PRE-KIT (For CAO Review)

9-19-2013 Version # 3

COMMUNITY ZONING APPEALS BOARD 14

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

10710 SW 211 Street, Miami

Thursday, October 17, 2013 at 6:00 p.m.

PREVIOUSLY DEFERRED

A.	13-9-CZ14-1	UNIVERSITY OF MIAMI	06-129	26-55-39	
B.	13-9-CZ14-2	SOUTH FLORIDA RE HOLDINGS LLC	13-18	11-56-39	

CURRENT

1.	13-10-C14-1	THE ASSOCIATION FOR DEVELOPMENT OF THE EXCEPTIONAL, INC.	12-138	14-56-39	N
2.	13-10-C14-2	VICTORIA MORENO	13-10	31-55-40	N

Memorandum

MIAMI-DADE COUNTY

Date: **October 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 Submited,

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 *(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, Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(4)(b), Non-Use Variance standards *(see attached Zoning Recommendation Addendum)*
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).

(7) NON-USE VARIANCE to permit outparcels with a minimum landscape open space of 10% (14% to 18% minimum required).

(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.

(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 seven 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 six (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).

(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 sod 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 permitted).

REQUEST #20 ON EXHIBIT "C"

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

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

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

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 07/29/13. Plans may be modified at public hearing.

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.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	**EXHIBIT "A"**: AU: vacant land, **EXHIBIT "B"**: AU: vacant land **EXHIBIT "C"**: 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. T**herefore, 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 the 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

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

Business and Office (Page I-41)	*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.*
Low –Medium Density Residential (Pg. I-31)	*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.*
Objective LU-4 (Pg. I-11)	*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.*
Policy LU-4A (Page I-11)	*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.*

ZONING RECOMMENDATION ADDENDUM

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

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(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.*
Section 33-311(A)(16) Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts.	*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.* *(j)* ***An alternative reduction in the number of required parking spaces*** *shall be approved after public hearing upon demonstration of the following:* *(1) 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:* *(2) the total number of required parking spaces is not reduced below ten percent (10%); and*

ZONING RECOMMENDATION ADDENDUM

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

(A) 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

(B) 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

(3) 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.

(k) ***Notwithstanding the foregoing****, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:*

(1) will result in a significant diminution of the value of property in the immediate vicinity; or

(2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

(3) 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.

(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:*

(A) 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

(B) 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.

ZONING RECOMMENDATION ADDENDUM

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

Section 33-311(A)(3) Special Exception, Unusual and New Uses.	*Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and* ***unusual uses*** *which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.*
Non-Use Variances From Other Than Airport Regulations. Section 33-311(A)(4)(b	*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.*
Section 33-311(A)(5) Variances from airport zoning regulations	*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.*
33-394 Establishment of land use zoning criteria for airports	*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:* *(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.* *(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.* ***(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.*** *(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.*

ZONING RECOMMENDATION ADDENDUM

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

	(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.
33-395 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:* *(1) Inner District (ILZ). New residential construction and educational facilities, excluding aviation, are not permitted within this land use classification.* *(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.* ***(3) No School Zone (NSZ). New educational facilities, excluding aviation schools, are not permitted within this land use classification.*** *(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.*
Sec. 33-395(A)(3)	***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:* *(3) No School Zone (NSZ). New educational facilities, excluding aviation schools, are not permitted within this land use classification.*
Sec. 33-402.(4) Variances.	*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.*

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#1

APPLICANT'S NAME: **UNIVERSITY OF MIAMI**

REPRESENTATIVE: Juan Mayol

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
13-9-CZ14-1 (06-129)	September 17, 2013	CZAB14		13

REC: 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.

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

■ DEFER: ☐ INDEFINITELY ■ TO: October 17, 2013 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

■ OTHER: Deferred for staff and applicant to provide information on SW 127 Avenue, SW 102 Avenue, and SW 97 Avenue connection plans to SW 152 Street and Turnpike connection to site.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN		Diane Coats-DAVIS	X		
COUNCILMAN	S	Nehemiah DAVIS	X		
VICE CHAIRMAN	M	Curtis LAWRENCE	X		
COUNCILMAN		Patrice MICHEL			X
COUNCILMAN		Neal SPENCER			X
CHAIRMAN		Wilbur B. Bell	X		
		VOTE:	4	0	

EXHIBITS: ■ YES ☐ NO COUNTY ATTORNEY: **RONALD BERNSTEIN**

A. UNIVERSITY OF MIAMI
(Applicant)

13-9-CZ14-1 (06-129)
Area 14/District 09
Hearing Date: 10/17/13

Property Owner (if different from applicant) **Same.**

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

If so, who are the interested parties? **Ram Development Co.**

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1977	State of Florida Department of Health and Rehabilitation	- Unusual Use to permit a state government facility. - Variance of Zoning regulations for section line right-of-way.	BCC	Denied without prejudice
1984	University of Miami	- Multi Non-Use Variance's for a education building. - Non-Use Variance for Zoning regulations.	ZAB	Approved with condition(s)
1989	University of Miami	- Modification of condition of resolution.	ZAB	Approved on a modified basis

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.

CFN 2013R0046045
OR 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

CIRCUIT AND COUNTY COURTS CLERK MIAMI-DADE COUNTY, FLORIDA

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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 sh

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any specified land use increase by more that 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

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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

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MIAMI-DADE COUNTY, FLORIDA

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,

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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 Co

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

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

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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.

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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]

CIRCUIT AND COUNTY COURTS
CLERK
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this 27th day of September, 2012

WITNESSES:

Signature

MARGARET PERRITT
Printed Name

Signature

Virginia Avozani
Printed Name

UNIVERSITY OF MIAMI
a Florida not-for-profit corporation

BY: _____
Name: JOE NATOLI
Title: SR VP, BUSINESS & FINANCE

ADDRESS: 1535 Levante Avenue, Suite 201
Coral Gables, Florida 33146

STATE OF Florida)
) SS
COUNTY OF Dade)

The foregoing instrument was acknowledged before me by Joe Natoli, as Sr. VP, Business & Finance of University of Miami, Inc., a Florida not-for-profit corporation, for the purposes stated herein on behalf of the corporation. He is personally known to me or has produced _____ as identification. Witness my signature and official seal this ____ day of _____, 2011, in the County and State aforesaid.

My Commission Expires:

Notary Public State of Florida
Terry E Hernandez Florida
My Commission DD875181
Expires 06/07/2015

Notary Public - State of Florida
Terry Hernandez
Printed Name

The release and termination of the Declaration of Restrictions recorded in Official Records Book 23413 at Page 1477 of the Public Records of Miami-Dade County, Florida is hereby acknowledged by the Director of the Regulatory and Economic Resources Department.

_____ Director

_____ Date

CIRCUIT AND COUNTY COURTS
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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.

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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.

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Said Lands Containing 64.73 Net Acres, more or less.

Said Lands Containing 68.41 Gross Acres, more or less.

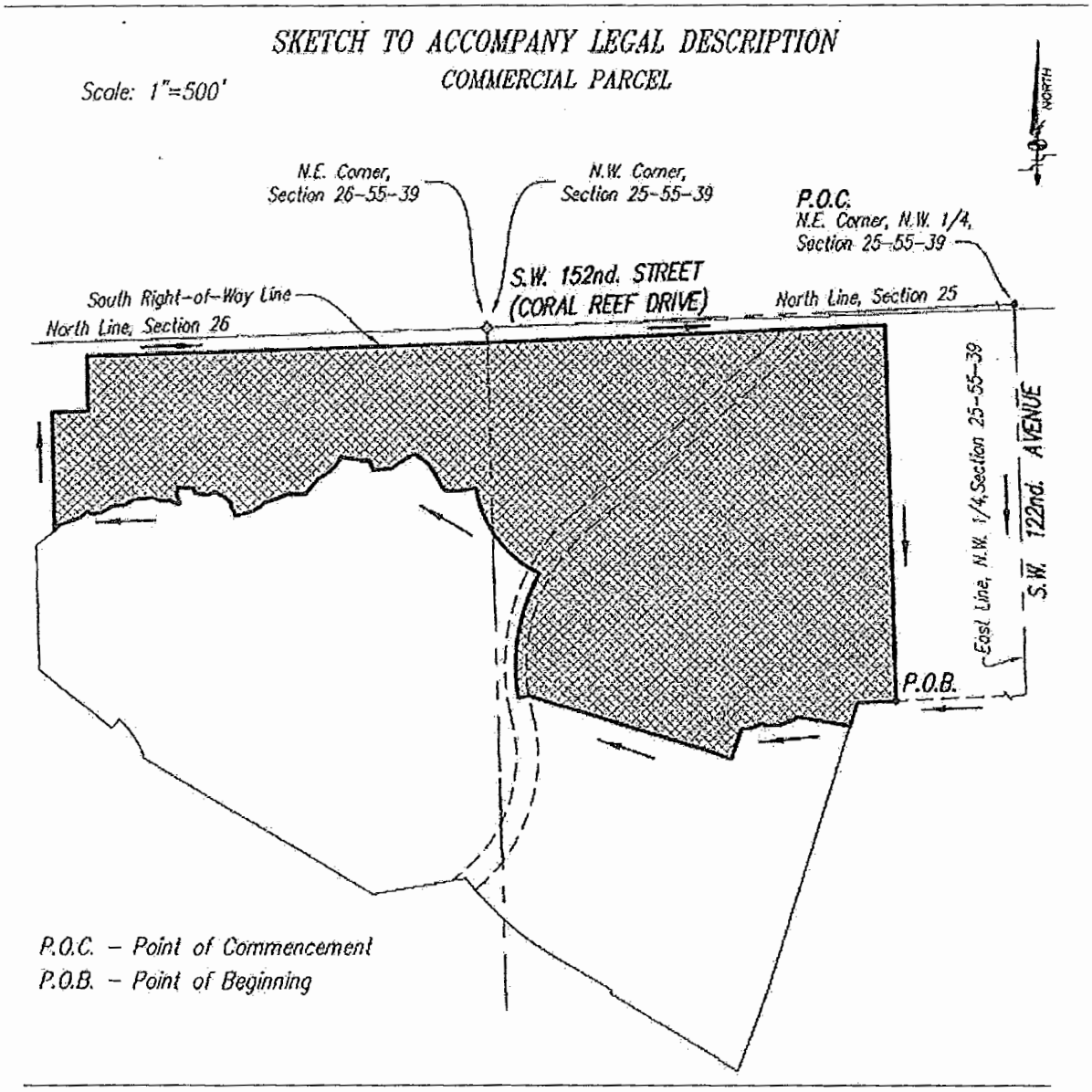

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EXHIBIT "C"

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

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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.

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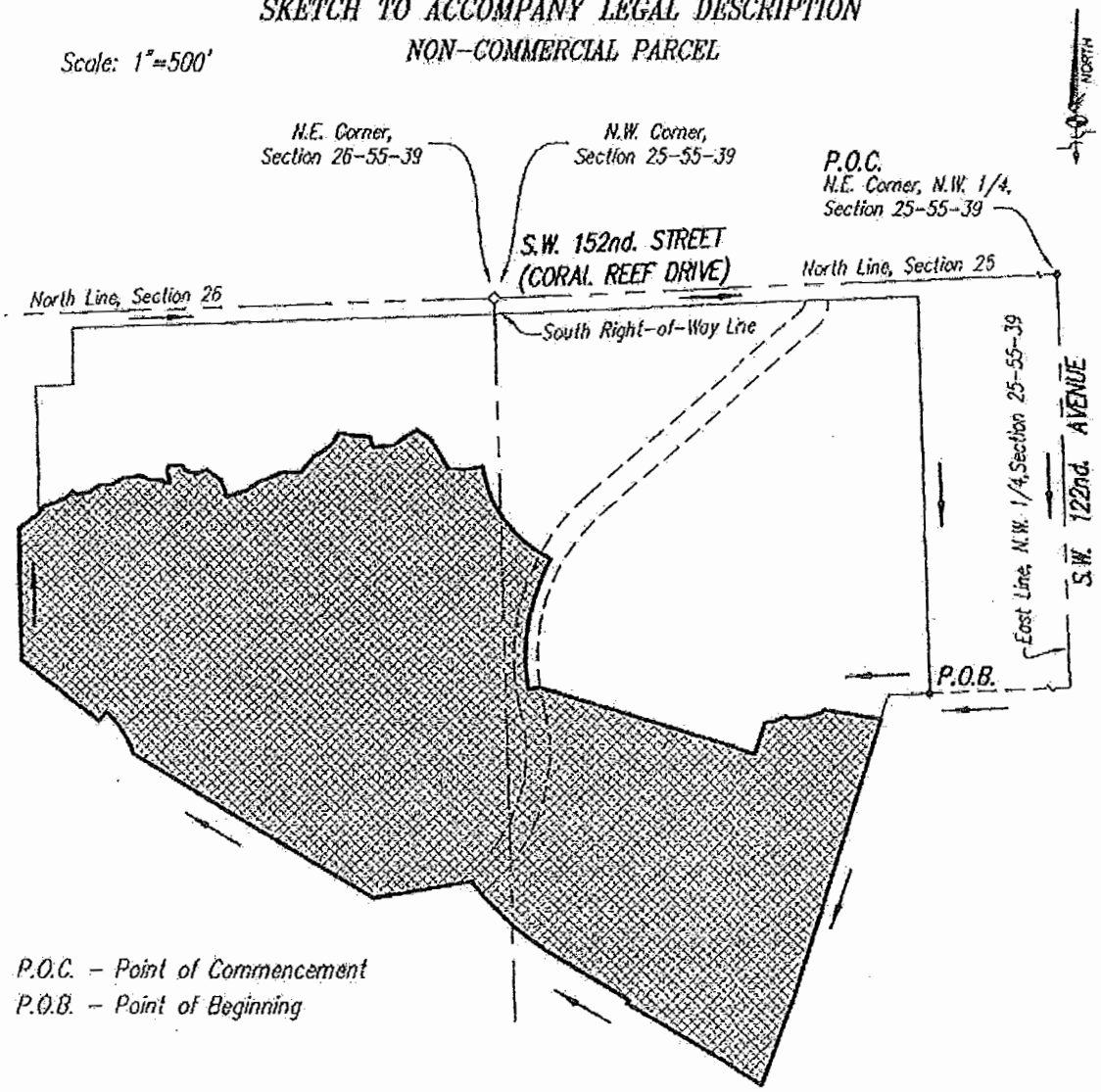
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
NON-COMMERCIAL PARCEL

Scale: 1"=500'



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

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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.

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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:

_____
Signature

_____
Printed Name

_____
Signature

_____
Printed Name

MIAMI-DADE COUNTY INTERNAL SERVICES DEPARTMENT

BY: _____
Print Name:
Title:

EXHIBIT "F"

Form of Agreement for Maintenance of the NFCs:

COVENANT RUNNING WITH THE LAND OF XXXXXXXXXXX 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, XXXXXXXXXXX, 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.

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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 _____ day of JAN 17 2013, A D 20 _____
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK of Circuit and County Courts
By _____ D.C.
TANASHIA ARNOLD 1144

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

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

MIAMI-DADE COUNTY

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

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

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

MIAMI-DADE COUNTY

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 Concurrency 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

MIAMI-DADE COUNTY

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
OR 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

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

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

Simon Ferro
Print Name

Meghan Halley
Signature

Meghan Halley
Print Name

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

By _____
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.

Meghan Halley
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

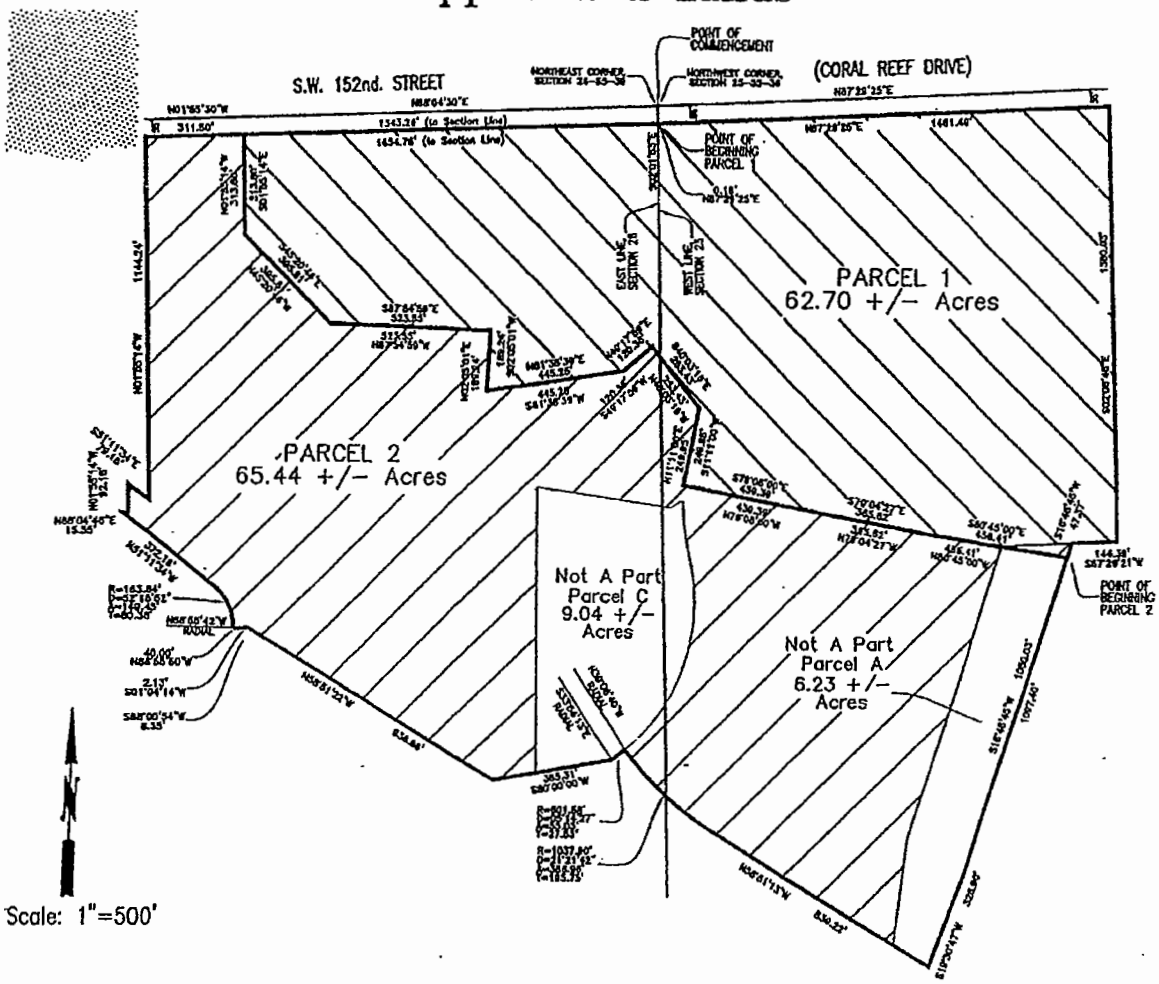


EXHIBIT A - 1

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

DATE: April 21, 2005

SHEET 1 *OF* 7 *SHEET(S)*

F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

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

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 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 0 1seconds 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 an 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
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

DATE: April 21, 2005

F.B.: N.A.

SHEET 4 *OF* 7 *SHEET(S)*

PREPARED UNDER MY SUPERVISION:

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

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 an 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
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
DATE: April 21, 2005
F.B.: N.A.

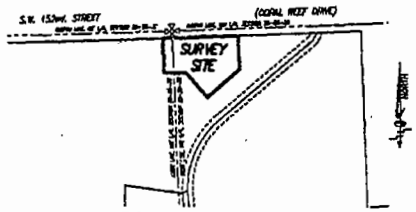
SHEET 5 *OF* 7 *SHEET(S)*

PREPARED UNDER MY SUPERVISION:

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

OR B. 26135 PG 3398
LAST PAGE

Exhibit "B"



LOCATION SKETCH

A Portion of Section 25 & 26-55-39
Miami-Dade County, Florida
Scale: 1"=500'

LEGAL DESCRIPTION:

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 Northwest corner of said Section 25; thence run S02°01'53"E along the West line of said Section 25 for a distance of 55.00 feet to a point on the Southerly right-of-way line of S.W. 152nd. Street (Coral Reef Drive) and the POINT OF BEGINNING of the following described parcel of land; thence run S88°04'30"W along the said Southerly right-of-way line of S.W. 152nd. Street (Coral Reef Drive) for a distance of 72.84 feet to a point; thence run S02°31'30"E for a distance of 270.15 feet to a point; thence run S87°54'59"E for a distance of 166.60 feet to a point; thence run S41°06'59"E for a distance of 248.12 feet to a point; thence run N49°02'53"E for a distance of 333.04 feet to a point; thence run N02°32'22"W for a distance of 270.19 feet to a point; thence run S87°29'25"W for a distance of 509.27 feet to a point; thence run S88°04'30"W for a distance of 0.18 feet to the POINT OF BEGINNING (said last mentioned 2 courses being coincident with the Southerly right-of-way line of S.W. 152nd. Street (Coral Reef Drive)).

(The Legal Description shown hereon is subject to final Site Plan revisions.)

SURVEYOR'S NOTES:

1. This sketch represents a "SPECIFIC PURPOSE SKETCH." This is not a Boundary Survey.
2. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification without hereto does not extend to any unnamed parties.
3. This sketch is subject to easements, rights-of-way and other matters which may be revealed by a search of title to the subject lands.
4. Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.
5. The elevations shown hereon refer to National Geodetic Vertical Datum (N.G.V.D. 1929).
6. The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. xxxxxx xxxx J, map dated March 2, 1994, Index map dated July 17, 1995.
7. Prepared For: MAMCO
8. Bearings shown hereon relate to an assumed bearing (S88°04'30"E) along the Southerly right-of-way line of S.W. 152nd. Street.

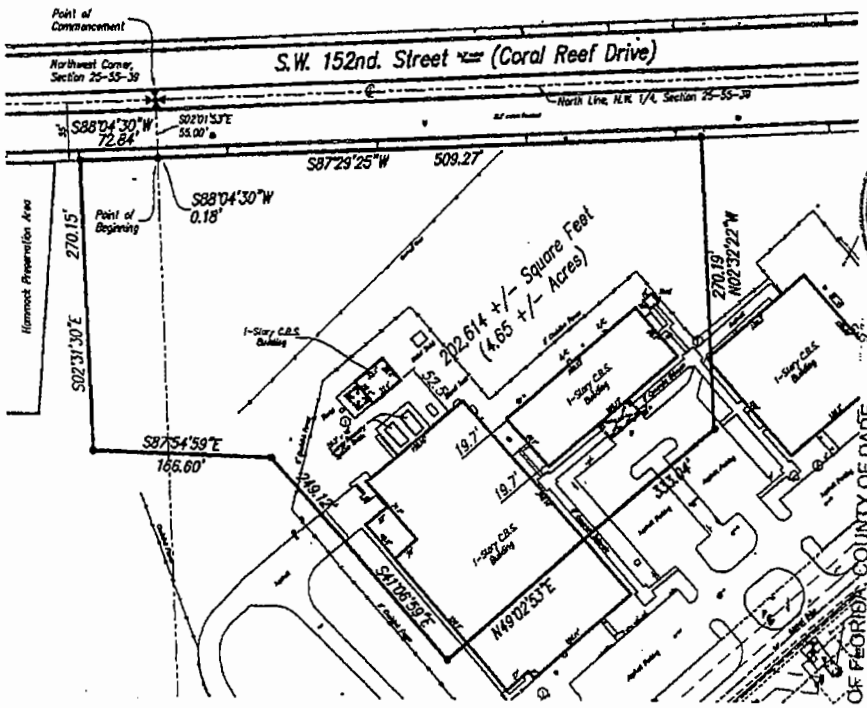
I HEREBY CERTIFY:

That the attached "SPECIFIC PURPOSE SKETCH" of the land shown hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision and direction. This survey complies with the applicable Minimum Technical Standards adopted by the Florida State Board of Professional Surveyors and Mappers contained in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

By: _____
Mark Steven Johnson Vice President
Professional Land Surveyor No.4775
State of Florida

Scale: 1"=60'



Note: Subject To Final Approval

REVISIONS		
Date	Remarks	By

SPECIFIC PURPOSE SKETCH

Prepared For:

MAMCO

Section 25 & 26, Township 55 South, Range 39 East, Miami-Dade County, Florida

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND PLANNERS ENGINEERS ARCHITECTS LAND SURVEYORS

NOTE: This survey is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Drawn By:	Date: 6-1-01	Checked By: MSJ	Date:
Order No.	Field Book	Scale: AS SHOWN	
File No. SD-464 AH		Sheet 1 of 1 Sheet(s)	

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on Jan 31 day of, A.D. 2007
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By _____ D.C.

CIRCUIT AND COUNTY COURTS MIAMI-DADE COUNTY FLORIDA CLERK IN GOD WE TRUST

Memorandum

MIAMI-DADE COUNTY

Date: September 18, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From: James K. Loftus, 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.

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.

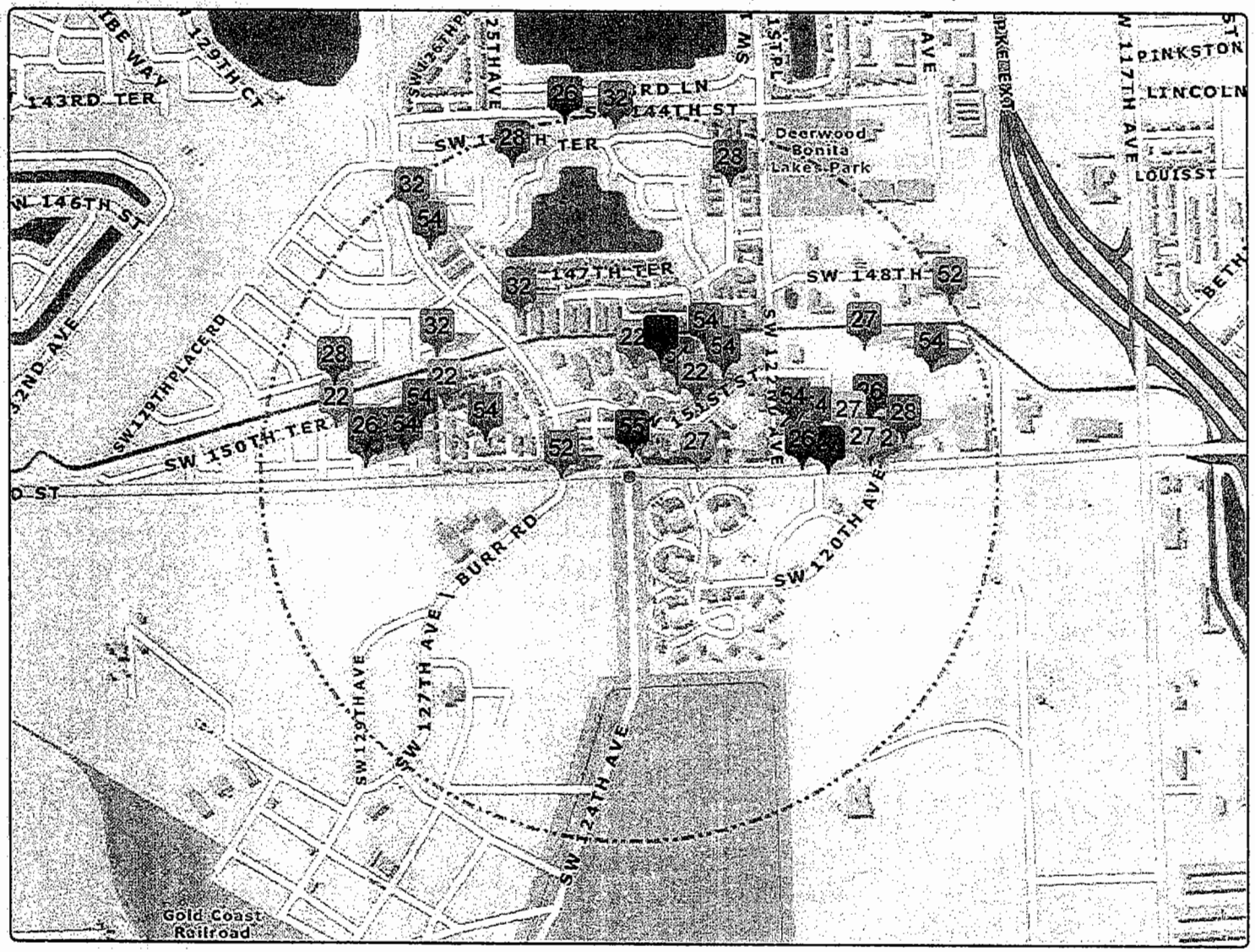
Should you have any questions or require additional information, Lieutenant William Gonzalez, of the Public Information & Education Bureau, may be contacted at (305) 471-1775.

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.

CrimeView Server
Printed: 7/27/2012 10:08:14 AM

Memorandum

MIAMI-DADE COUNTY

DATE: April 22, 2013

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

FROM: 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

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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 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

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Memorandum

MIAMI-DADE COUNTY

Date: May 7, 2013

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

From: Maria I. Nardi, Chief M. 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

APPLICANT

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

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

MIAMI-DADE COUNTY

Date: May 31, 2013

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

From: Christopher Rose
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

MIAMI-DADE COUNTY

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.

RECEIVED
Z06-129
MAY 16 2013
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY

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SITE DATA

LOCATION: SECTION 29 AND 30, TOWNSHIP 55S, RANGE 39E

FOLIO #: 30-5029-000-0060, 30-5029-000-0015, 30-5029-000-0035, 30-3025-000-0020

ADDRESS: CORAL REEF DRIVE AND SW 127TH AVENUE, MIAMI, FL 33177

ZONING DISTRICT:

	EXISTING	PROPOSED
COMMERCIAL	AU	BU-2
RESIDENTIAL	AU	PAD, RU-HL

LAND USE:

	EXISTING	PROPOSED
COMMERCIAL	LOW-MEDIUM DENSITY RESIDENTIAL	BUSINESS AND OFFICE
RESIDENTIAL	LOW-MEDIUM DENSITY RESIDENTIAL	LOW-MEDIUM DENSITY RESIDENTIAL

FLOOD ZONE: ZONE X, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 120639 0144 L AND 120639 0542 L, EFFECTIVE DATE SEPTEMBER 6, 2000.

OVERALL SITE AREA BREAKDOWN:

OVERALL PROPERTY AREA	AREA	%	OPEN SPACE AREA
RIGHT-OF-WAY DEDICATION (CORAL REEF DR.)	0.17 ACRES	0.17%	0.00 ACRES *
RIGHT-OF-WAY DEDICATION (SW 127TH AVE)	4.83 ACRES	3.49%	0.87 ACRES *
NATURAL FORESTED COMMUNITY	42.38 ACRES	31.41%	42.38 ACRES
TRACT 1	15.20 ACRES	11.34%	3.75 ACRES
TRACT 2	9.41 ACRES	3.92%	0.87 ACRES
TRACT 3	1.65 ACRES	1.20%	0.40 ACRES
TRACT 4	6.46 ACRES	4.84%	1.46 ACRES
OUTPARCEL 1	1.75 ACRES	1.29%	0.17 ACRES
OUTPARCEL 2	0.89 ACRES	0.95%	0.06 ACRES
OUTPARCEL 3	1.10 ACRES	0.82%	0.11 ACRES
OUTPARCEL 4	1.76 ACRES	1.28%	0.18 ACRES
OUTPARCEL 5	4.84 ACRES	3.40%	0.46 ACRES
OUTPARCEL 6	3.08 ACRES	2.16%	0.30 ACRES
OUTPARCEL 7	8.17 ACRES	5.79%	0.82 ACRES
NON-NATURAL FORESTED COMMUNITY	0.43 ACRES	0.31%	0.43 ACRES
PARCEL A	16.05 ACRES	13.02%	8.45 ACRES
PARCEL B	9.60 ACRES	7.11%	3.84 ACRES
PARCEL C	13.41 ACRES	9.70%	4.91 ACRES
TOTAL	137.28 ACRES	100%	64.38 ACRES

OVERALL PROJECT OPEN SPACE: 63.62 AC. OPEN SPACE * / 137.28 AC. = 46.32%

* OPEN SPACE FROM RIGHT-OF-WAY DEDICATION NOT INCLUDED

BU-2 ZONING INFORMATION:

OUTPARCELS 1-4, 6 & 7:

	REQUIRED	PROVIDED
MAX BUILDING HEIGHT:	NOT LIMITED	TO COMPLY WITH MIAMI-DADE CODE
BUILDING SETBACKS:		
FRONT	20'	TO COMPLY WITH MIAMI-DADE CODE
WEST SIDE	15'	TO COMPLY WITH MIAMI-DADE CODE
EAST SIDE	15'	TO COMPLY WITH MIAMI-DADE CODE
REAR	20'	TO COMPLY WITH MIAMI-DADE CODE
BUFFERS:		
FRONT	7'	TO COMPLY WITH MIAMI-DADE CODE
WEST SIDE	7'	TO COMPLY WITH MIAMI-DADE CODE
EAST SIDE	7'	TO COMPLY WITH MIAMI-DADE CODE
INTERIOR SIDE	0'	TO COMPLY WITH MIAMI-DADE CODE
REAR	7'	TO COMPLY WITH MIAMI-DADE CODE
INTERIOR REAR	0'	TO COMPLY WITH MIAMI-DADE CODE
BUILDING AREA:		MAX 87,016 S.F. OVER OUTPARCELS 1-4, 6, & 7
IMPERVIOUS AREA:		TO COMPLY WITH MIAMI-DADE CODE
OPEN SPACE AREA*:	15%	MIN. 10% PER OUTPARCEL*
LANDSCAPE:		TO COMPLY WITH MIAMI-DADE CODE
FLOOR AREA RATIO:	0.40 MAX.	TO COMPLY WITH MIAMI-DADE CODE
ON-SITE PARKING SUMMARY:		TO COMPLY WITH MIAMI-DADE CODE

* ADDITIONAL OPEN SPACE AREA PROVIDED WITHIN NATURAL FORESTED COMMUNITIES AND HAMMOCK PRESERVE

NOTE: ADA SPACES REQUIRED WILL BE PROVIDED BASED ON TOTAL PROVIDED PARKING PER ADA CODE

1. SIDEWALK DESIGN AND CONSTRUCTION SUBJECT TO D.R.E. R. INSPECTION AND PERMITTING AS NECESSARY.

Sheet List Table

S-1A OVERALL SITE PLAN
S-1A2 SHOPPING CENTER SITE AND LANDSCAPE LEGENDS
S-1B TRACT 2 & 3 SITE PLAN
S-1C TRACT 4 SITE PLAN
S-1D TRACT 1 SITE PLAN
S-1E SW 127TH AVENUE SITE PLAN
L-1A OVERALL LANDSCAPE PLAN
L-1B TRACT 2 & 3 LANDSCAPE PLAN
L-1C TRACT 4 LANDSCAPE PLAN
L-1D TRACT 1 LANDSCAPE PLAN
L-1E SW 127TH AVENUE LANDSCAPE PLAN
F-1A TRACT 1 FLOOR PLAN
F-1B TRACT 4 FLOOR PLAN
E-1A TRACT 1 BUILDING ELEVATION
E-1B TRACT 4 BUILDING ELEVATION
E-1C TRACT 2 BUILDING ELEVATION AND FLOOR PLAN
E-1D TRACT 3 BUILDING ELEVATION AND FLOOR PLAN
G-1A MASTER SIGNAGE PLAN
G-1B SIGNAGE PLAN
A-0.1 COVER SHEET
A-0.2 OVERALL SITE PLAN
A-0.3 SITE PLAN @ COMBINED PARCELS A & B
A-0.4 SITE PLAN PARCEL A
A-0.5 SITE PLAN PARCEL B
A-1.1 BUILDING TYPE I FLOOR PLANS
A-1.2 BUILDING TYPE II FLOOR PLANS
A-1.3 BUILDING TYPE III FLOOR PLANS
A-1.4 BUILDING TYPE IV FLOOR PLANS
A-1.5 BUILDING TYPE V FLOOR PLANS
A-1.6 BUILDING TYPE VI FLOOR PLANS
A-1.7 BUILDING TYPE VII FLOOR PLANS
A-1.8 BUILDING TYPE VIII FLOOR PLANS
A-1.9 BUILDING TYPE IX FLOOR PLANS
A-2.1 BUILDING TYPE I ELEVATIONS
A-2.2 BUILDING TYPE II ELEVATIONS
A-2.3 BUILDING TYPE III ELEVATIONS
A-2.4 BUILDING TYPE IV ELEVATIONS
A-2.5 BUILDING TYPE V ELEVATIONS
A-2.6 BUILDING TYPE VI ELEVATIONS
A-2.7 BUILDING TYPE VII ELEVATIONS
A-2.8 BUILDING TYPE VIII ELEVATIONS
A-2.9 BUILDING TYPE IX ELEVATIONS
A-3.1 TYPICAL UNIT PLANS
A-3.2 TYPICAL UNIT PLANS
A-4.1 CLUBHOUSE FLOOR PLANS & ELEVATIONS
A-5.1 STORAGE, GARAGE BUILDINGS & ENTRY SIGN
A-5.2 TRASH COMPACTOR, FENCES & MISCELLANEOUS SITE DETAILS
LM-1 MASTER COVER SHEET
PARCEL A
LA-1 COVER SHEET
LA-2 PLANT LIST/LANDSCAPE DATA
LA-3 PLANT LIST
LA-4 QUADRANT A PARCEL A
LA-5 QUADRANT B PARCEL A
LA-6 QUADRANT C PARCEL A
LA-7 QUADRANT D PARCEL A
LA-8 QUADRANT E PARCEL A
LA-9 QUADRANT F PARCEL A
LA-10 QUADRANT G PARCEL A
LA-11 QUADRANT H PARCEL A
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
LB-5 QUADRANT B PARCEL B
LB-6 QUADRANT C PARCEL B
LB-7 QUADRANT D PARCEL B
LB-8 QUADRANT E PARCEL B
LB-9 BUILDING TYPE 3 & 4 PLANTING
LB-10 BUILDING TYPE 7 & 8 PLANTING
LB-11 BUILDING TYPE 9 PLANTING
LB-12 PLANTING DETAILS & NOTES

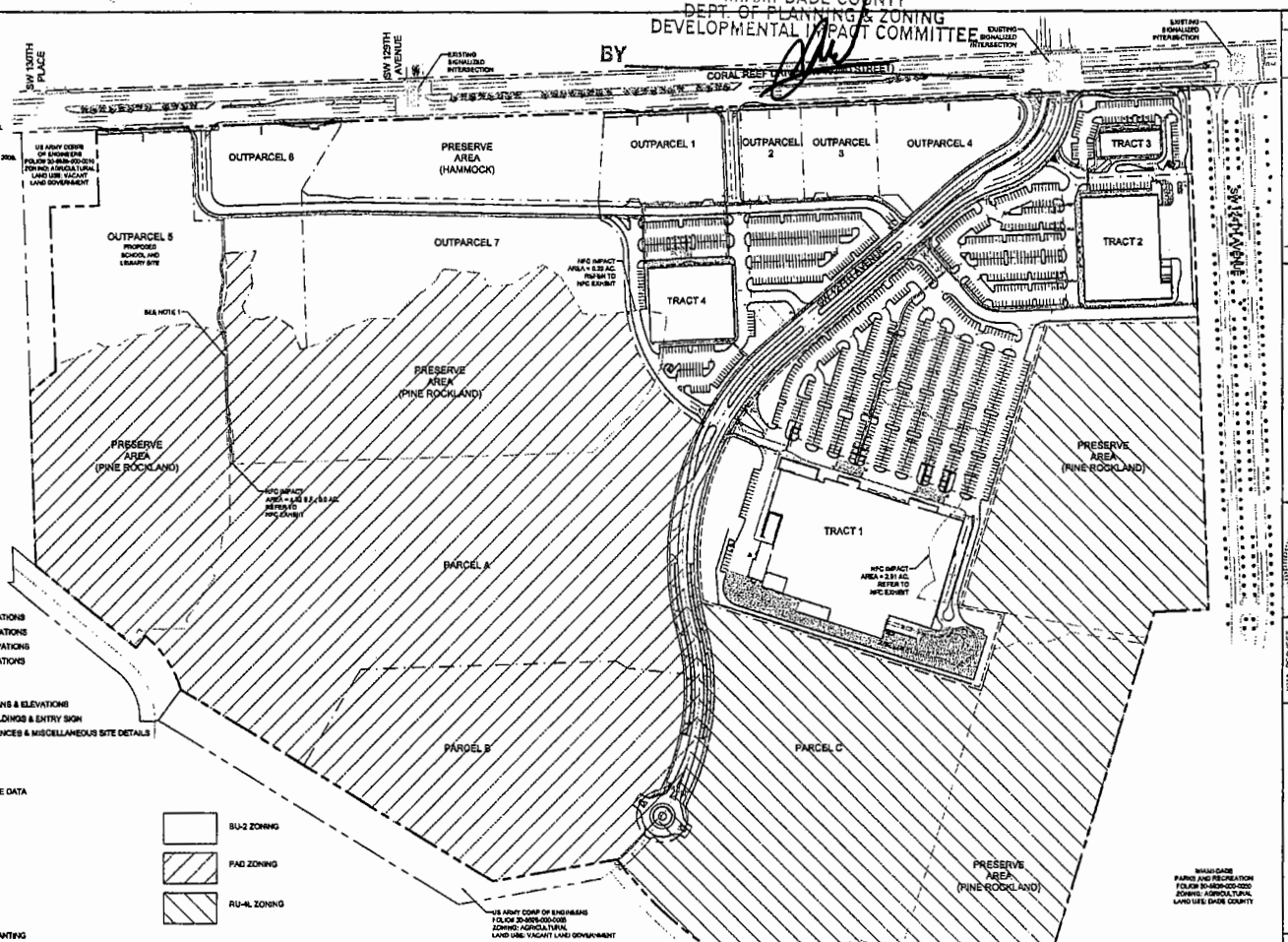

TABLE 1 - CORAL REEF COMMONS - SUMMARY TABLE - PARKING REQUIRED AND PROVIDED

PARCEL NO.	USE	COUNTY CODE SECTION 33-124	USE	UNITS	RATIO	REQUIRED	PROVIDED
TRACT 1	RETAIL	1 PER 250 SF OF GROSS AREA	117,316	SQ.FT.	250	469	
TRACT 1	FAST CASUAL RESTAURANT (KITCHEN VISIBLE)	1 PER 50 SF OF PATRON AREA	1,370	SQ.FT.	50	25	
TRACT 1 TOTAL			118,686	SQ.FT.		494	793
TRACT 2 TOTAL	RETAIL	1 PER 250 SF OF GROSS AREA	54,968	SQ.FT.	250	220	224
TRACT 3	RETAIL	1 PER 250 SF OF GROSS AREA	3,200	SQ.FT.	250	13	
TRACT 3	RESTAURANT (KITCHEN VISIBLE)	1 PER 50 SF OF PATRON AREA	3,216	SQ.FT.	50	65	
TRACT 3	RESTAURANT AREA NOT USED BY PATRONS	1 PER 4 SF OF AREA NOT USED BY PATRONS	1,048	SQ.FT.	4	0	
TRACT 3 TOTAL			10,464	SQ.FT.		78	
TRACT 4	RESTAURANT (OUTDOOR DINING)	1 PER 50 SF OF OUTDOOR DINING AREA	475	SQ.FT.	50	10	
TRACT 4 TOTAL		INCLUDED IN TOTAL DINING	16,410	SQ.FT.		96	79
TRACT 5	FITNESS CENTER	1 PER 150 SF OF FACILITY USE	33,551	SQ.FT.	150	223	
TRACT 5		1 PER 100 SF OF ADMINISTRATIVE OFFICE AREA	4,193	SQ.FT.	100	14	
TRACT 5		1 PER 250 SF OF RETAIL AREA	916	SQ.FT.	250	4	
TRACT 5		1 PER 50 SF OF GROSS DINING AREA	4,301	SQ.FT.	50	9	
TRACT 5 TOTAL			42,960	SQ.FT.		250	310
SITE TOTAL			277,484	SQ.FT.		1,279	1,316
PARKING REQUIRED BY CODE (33-124) FOR HAMMOCK							50
PARKING PROVIDED AS A PERCENT OF PARKING REQUIRED							103.8%
PARKING REDUCTION AS A PERCENT OF PARKING REQUIRED							0.5%

NFC TABLE

NFC PRESERVE

PRESERVED HAMMOCK =	3.72 AC.
PRESERVED PINE ROCKLAND =	39.64 AC.
TOTAL =	43.36 AC.

NFC IMPACTS

IMPACTED HAMMOCK =	0.00 AC.
IMPACTED PINE ROCKLAND =	9.50 AC.
TOTAL =	9.50 AC.

No.	REVISIONS	DATE	BY
1	PER MDC COMMENTS	01-01-13	ESM
2	PER MDC COMMENTS	03-19-13	ESM

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WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT 017514001
07/17/2012
SCALE AS SHOWN
DESIGNED BY MST
DRAWN BY ESM
CHECKED BY AEB

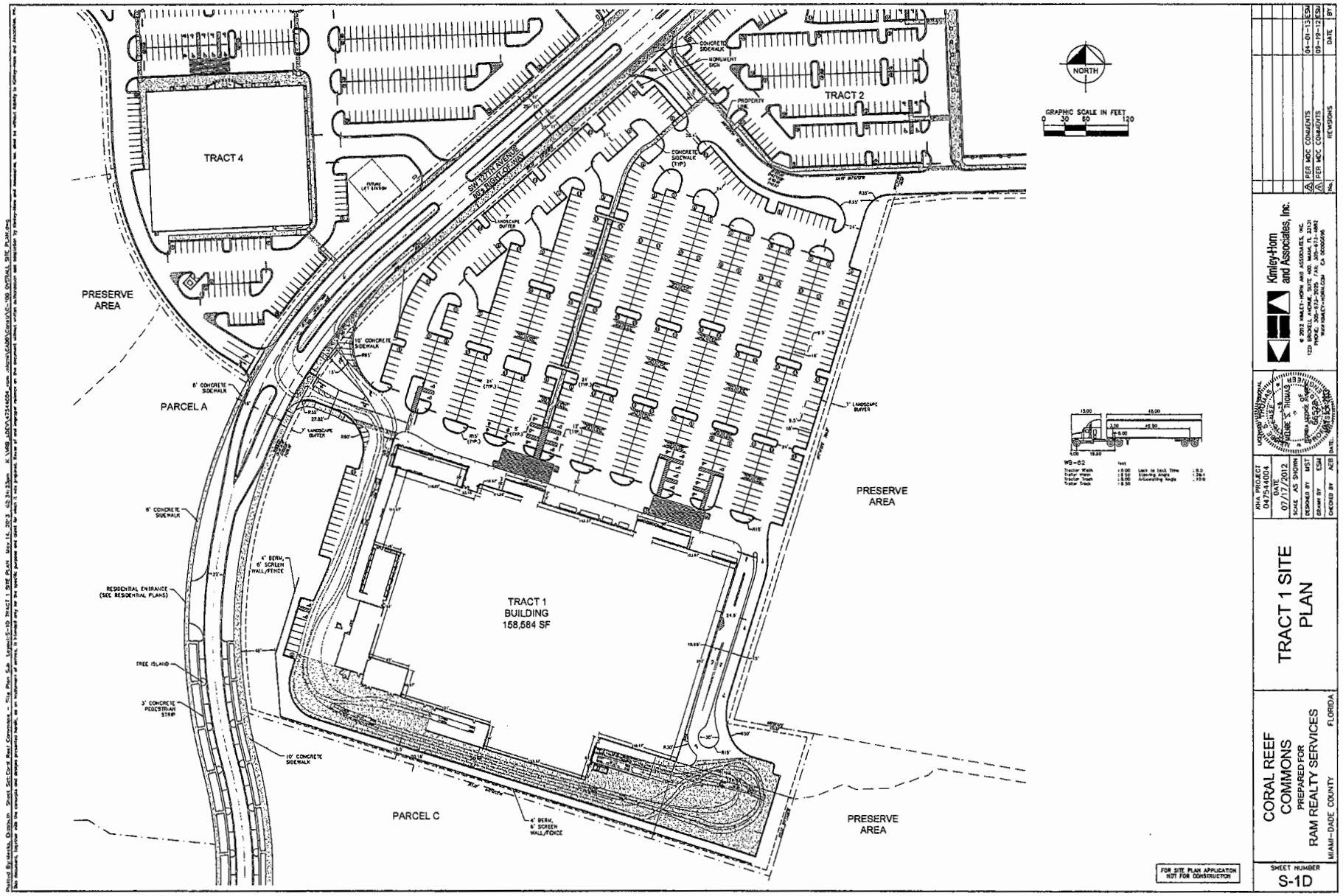
OVERALL SITE PLAN

CORAL REEF COMMONS

PREPARED FOR
RAM REALTY SERVICES

MIAMI-DADE COUNTY FLORIDA

SHEET NUMBER
S-1A


TRACT 4
TRACT 2
TRACT 1
BUILDING
158,584 SF
PARCEL A
PARCEL C
PRESERVE AREA
PRESERVE AREA
PRESERVE AREA
SW 117TH AVENUE
(80' RIGHT-OF-WAY)
CONCRETE SIDEWALK
MONUMENT SIGN
PROPERTY LINE
CONCRETE SIDEWALK (TYP)
FUTURE LEFT STACK
7' LANDSCAPE BUFFER
10' CONCRETE SIDEWALK
8' CONCRETE SIDEWALK
RESIDENTIAL ENTRANCE (SEE RESIDENTIAL PLANS)
FREE ISLAND
3' CONCRETE PEDESTRIAN STRIP
4' BERM, 6' SCREEN WALL/FENCE
NORTH
GRAPHIC SCALE IN FEET
0 30 60 120
WB-62
FOR SITE PLAN APPLICATION NOT FOR CONSTRUCTION
Kimley-Horn and Associates, Inc.
KHA PROJECT 047514001
07/17/2012
SCALE AS SHOWN
DESIGNED BY MST
DRAWN BY CSM
CHECKED BY ACB
TRACT 1 SITE PLAN
CORAL REEF COMMONS
PREPARED FOR
RAM REALTY SERVICES
MIAMI-DADE COUNTY FLORIDA
SHEET NUMBER
S-1D
REVISIONS
FER MDC COMMENTS 04-01-13
FER MDC COMMENTS 09-19-12

93

SITE DATA

LOCATION: SECTION 25 AND 26, TOWNSHIP 55S, RANGE 39E

FOLIO #: 30-5926-000-0090, 30-5925-000-0015, 30-5925-000-0025, 30-5925-000-0025

ADDRESS: CORAL REEF DRIVE AND SW 127TH AVENUE
MIAMI, FL 33177

ZONING DISTRICT:	EXISTING	PROPOSED
COMMERCIAL	AU	BU-2
RESIDENTIAL	AU	PAD, RU-4L

LAND USE:	EXISTING	PROPOSED
COMMERCIAL	LOW-MEDIUM DENSITY RESIDENTIAL	BUSINESS AND OFFICE
RESIDENTIAL	LOW-MEDIUM DENSITY RESIDENTIAL	LOW-MEDIUM DENSITY RESIDENTIAL

FLOOD ZONE: ZONE X, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 12086J 0441 L AND 12086J 0583 L, EFFECTIVE DATE SEPTEMBER 9, 2009.

OVERALL SITE AREA BREAKDOWN:

OVERALL PROPERTY AREA	AREA		%	OPEN SPACE AREA
RIGHT-OF-WAY DEDICATION (CORAL REEF DR.)	0.81	ACRES	0.61%	0.09 ACRES *
RIGHT-OF-WAY DEDICATION (SW 127TH AVE)	4.62	ACRES	3.48%	0.87 ACRES *
NATURAL FORESTED COMMUNITY	43.58	ACRES	31.44%	43.58 ACRES
TRACT 1	15.90	ACRES	11.24%	2.75 ACRES
TRACT 2	5.41	ACRES	3.92%	0.97 ACRES
TRACT 3	1.65	ACRES	1.20%	0.40 ACRES
TRACT 4	5.40	ACRES	4.04%	1.45 ACRES
OUTPARCEL 1	1.73	ACRES	1.25%	0.17 ACRES
OUTPARCEL 2	0.89	ACRES	0.65%	0.09 ACRES
OUTPARCEL 3	1.10	ACRES	0.80%	0.11 ACRES
OUTPARCEL 4	1.76	ACRES	1.28%	0.18 ACRES
OUTPARCEL 5	4.83	ACRES	3.49%	0.48 ACRES
OUTPARCEL 6	2.92	ACRES	2.15%	0.30 ACRES
OUTPARCEL 7	5.17	ACRES	3.73%	0.52 ACRES
NON-NATURAL FORESTED COMMUNITY	0.43	ACRES	0.31%	0.43 ACRES
PARCEL A	18.09	ACRES	13.09%	5.45 ACRES
PARCEL B	9.99	ACRES	7.18%	3.24 ACRES
PARCEL C	13.43	ACRES	9.73%	4.70 ACRES
TOTAL	137.00	ACRES	100 %	64.99 ACRES

OVERALL PROJECT OPEN SPACE: 63.83 AC. OPEN SPACE * / 132.99 AC. = 48.0%

* OPEN SPACE FROM RIGHT-OF-WAY DEDICATION NOT INCLUDED

BU-2 ZONING INFORMATION:

OUTPARCELS 1-4, 6 & 7:

	REQUIRED	PROVIDED
MAX BUILDING HEIGHT:	NOT LIMITED	TO COMPLY WITH MIAMI-DADE CODE
BUILDING SETBACKS:		
FRONT	20'	TO COMPLY WITH MIAMI-DADE CODE
WEST SIDE	15'	TO COMPLY WITH MIAMI-DADE CODE
EAST SIDE	15'	TO COMPLY WITH MIAMI-DADE CODE
REAR	20'	TO COMPLY WITH MIAMI-DADE CODE
BUFFERS:		
FRONT	7'	TO COMPLY WITH MIAMI-DADE CODE
WEST SIDE	7'	TO COMPLY WITH MIAMI-DADE CODE
EAST SIDE	7'	TO COMPLY WITH MIAMI-DADE CODE
INTERIOR SIDE	0'	TO COMPLY WITH MIAMI-DADE CODE
REAR	7'	TO COMPLY WITH MIAMI-DADE CODE
INTERIOR REAR	0'	TO COMPLY WITH MIAMI-DADE CODE
BUILDING AREA:		MAX 97,318 S.F. OVER OUTPARCELS 1-4, 6, & 7
IMPERVIOUS AREA:		TO COMPLY WITH MIAMI-DADE CODE
OPEN SPACE AREA*:	15%	MIN 15% PER OUTPARCEL*
LANDSCAPE:		TO COMPLY WITH MIAMI-DADE CODE
FLOOR AREA RATIO:	0.40 MAX.	TO COMPLY WITH MIAMI-DADE CODE
ON-SITE PARKING SUMMARY:		TO COMPLY WITH MIAMI-DADE CODE

*ADDITIONAL OPEN SPACE AREA PROVIDED WITHIN NATURAL FORESTED COMMUNITIES AND HAMMOCK PRESERVE

** ADA SPACES REQUIRED WILL BE PROVIDED BASED ON TOTAL PROVIDED PARKING PER ADA CODE.

SHOPPING CENTER:

	REQUIRED	PROVIDED
TRACT AREA (1 - 6)		78.99 ACRES (1,261,618 SF)
- MAX BUILDING HEIGHT:	NOT LIMITED	VARIES
BUILDING SETBACKS:		
FRONT	20'	VARIES
SIDE	15'	VARIES
REAR	20'	VARIES
BUFFERS:		
FRONT	7'	VARIES
SIDE	7'	VARIES
REAR	7'	VARIES
BUILDING AREA:		272,474 S.F.
IMPERVIOUS AREA:		740,407 S.F.
OPEN SPACE AREA*:	15%	228,777 S.F. (18.13%)*
FLOOR AREA RATIO:	0.40 MAX.	272,474 SF / 1,261,618 SF = 0.216
LOT COVERAGE:	0.40 MAX.	272,474 SF / 1,261,618 SF = 0.216**

*ADDITIONAL OPEN SPACE AREA PROVIDED WITHIN NATURAL FORESTED COMMUNITIES AND HAMMOCK PRESERVE

** LOT COVERAGE INCLUDES AWNINGS

MIAMI-DADE LANDSCAPE CODE

ZONING DISTRICT: BU-2
SECTION 5-4
NET LOT AREA: 78.99 ACRES 1,261,618 S.F.

	REQUIRED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OF OPEN SPACE REQUIRED, AS INDICATED ON SITE PLAN. NET LOT AREA: 1,261,618 S.F. X 15% =	189,243 S.F.	228,777 S.F. (DOES NOT INCLUDE NFC AREA)
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED. THE NUMBER OF PARKING SPACES 938 X 10 S.F. PER PARKING SPACE =	19,260 S.F.	19,260 S.F.
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED (A + B) =	208,503 S.F. (A)	248,037 S.F.
LAND AREA CALCULATION		
A. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED =	104,251 S.F.	24,367 S.F.
B. MAXIMUM LAWN AREA (ARGENTINE GRASS 50%) = 50% X REQUIRED OPEN SPACE	52,126 S.F.	12,183 S.F.
TREES		
A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE, LESS EXISTING NATIVE OR OTHER EXISTING PERMITTED REQUIRED-DATA = 32 TREES X 78.99 NET LOT ACRES	937	971 TREES + PALMS
B. 5 PALMS ALLOWED: NUMBER OF TREES PROVIDED X 30% = 5 PALMS PERMITTED TO COUNT TOWARDS STREET TREES ON 14 BASIS X 30%	313	470
C. 5 NATIVES REQUIRED: NUMBER OF TREES PROVIDED X 50% =	50%	1214 NATIVE
D. 5 DROUGHT TOLERANT AND LOW MAINTENANCE: NUMBER OF TREES PROVIDED X 50% =	50%	774 NATIVE 36 DROUGHT
E. STREET TREES (MAXIMUM AVERAGE SPACING OF 30' O.C.): (MAX) 1/30 SPACING 30' O.C.) 2665 LINEAR FEET ALONG STREET/30 =	73	147 TREES
SURLINE		
A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 10 =	9,370	13,711
B. 5 NATIVE SHRUBS REQ.: NUMBER OF SHRUBS PROVIDED (6,146) X 50% =	3,175	13,530
C. 5 DROUGHT TOLERANT AND LOW MAINTENANCE REQ.: NUMBER OF SHRUBS PROVIDED X 50% =	4,685	3,130 NATIVE 414 DROUGHT
		ADDITIONAL NOT INCLUDED

NOTE:
* ADDITIONAL OPEN SPACE AREA PROVIDED WITHIN NATURAL FORESTED COMMUNITIES AND HAMMOCK PRESERVE
** REQUIRED TREES HAVE BEEN CLUSTERED TO ACHIEVE NATURAL EFFECT.

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

No.	REVISIONS	DATE	BY
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2	PER MDC COMMENTS	09-19-12	ESM

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LICENSED PROFESSIONAL ARCHITECT THOMAS A. PROBST STATE OF FLORIDA LICENSE No. AR-0011219

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

SHOPPING CENTER SITE AND LANDSCAPE LEGENDS

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

SHEET NUMBER
S-1A2

Plotted By: Hurley, Elizabeth - Sheet Set: Coral Reef Commons - Site Plan Sub Layout: S-1A2 SITE AND LANDSCAPE LEGENDS May 14, 2013 03:34:07pm K:\MIA_LDEV\047544004_rom miami\CADD\Civil\C-100 OVERALL SITE PLAN.dwg
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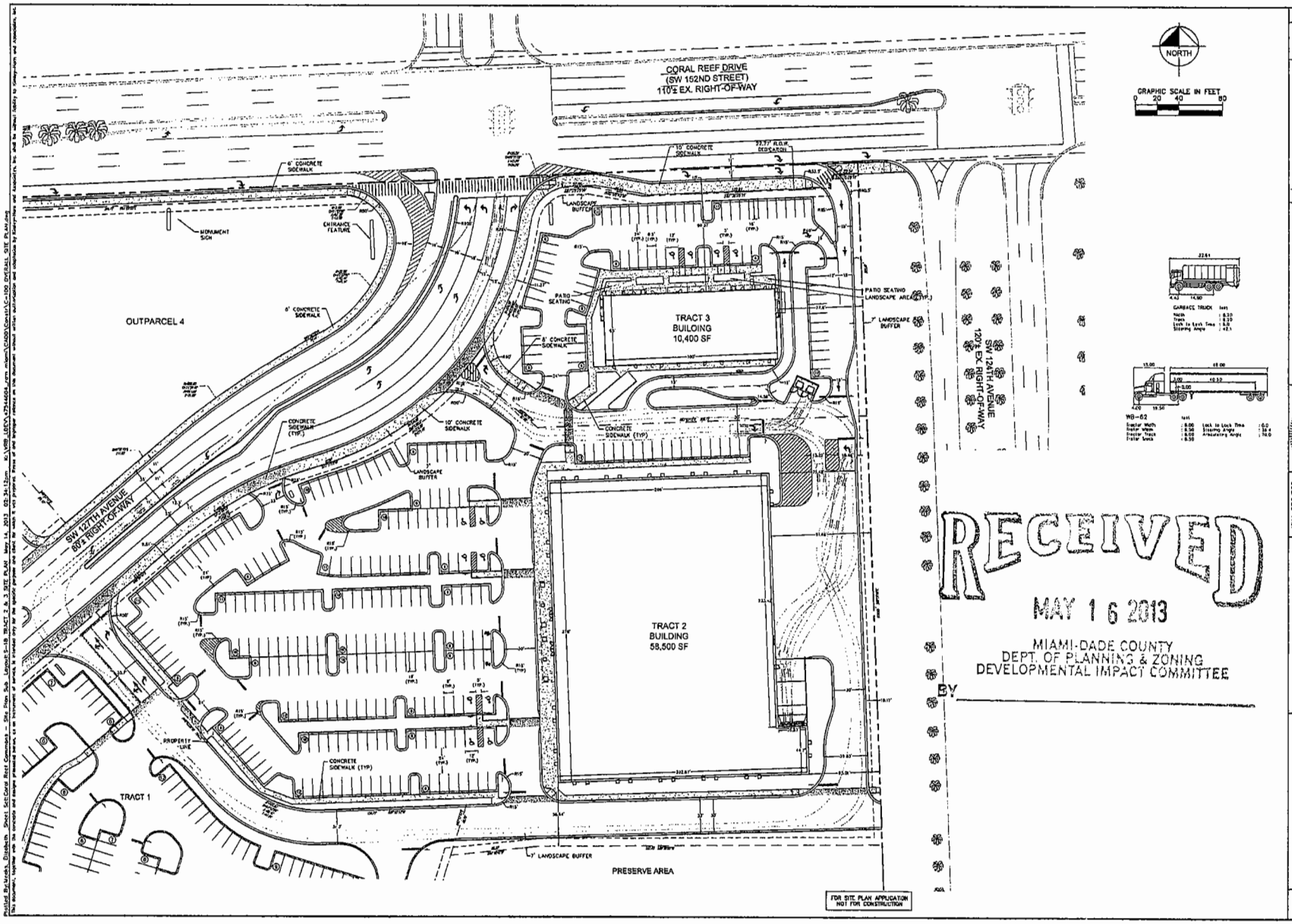
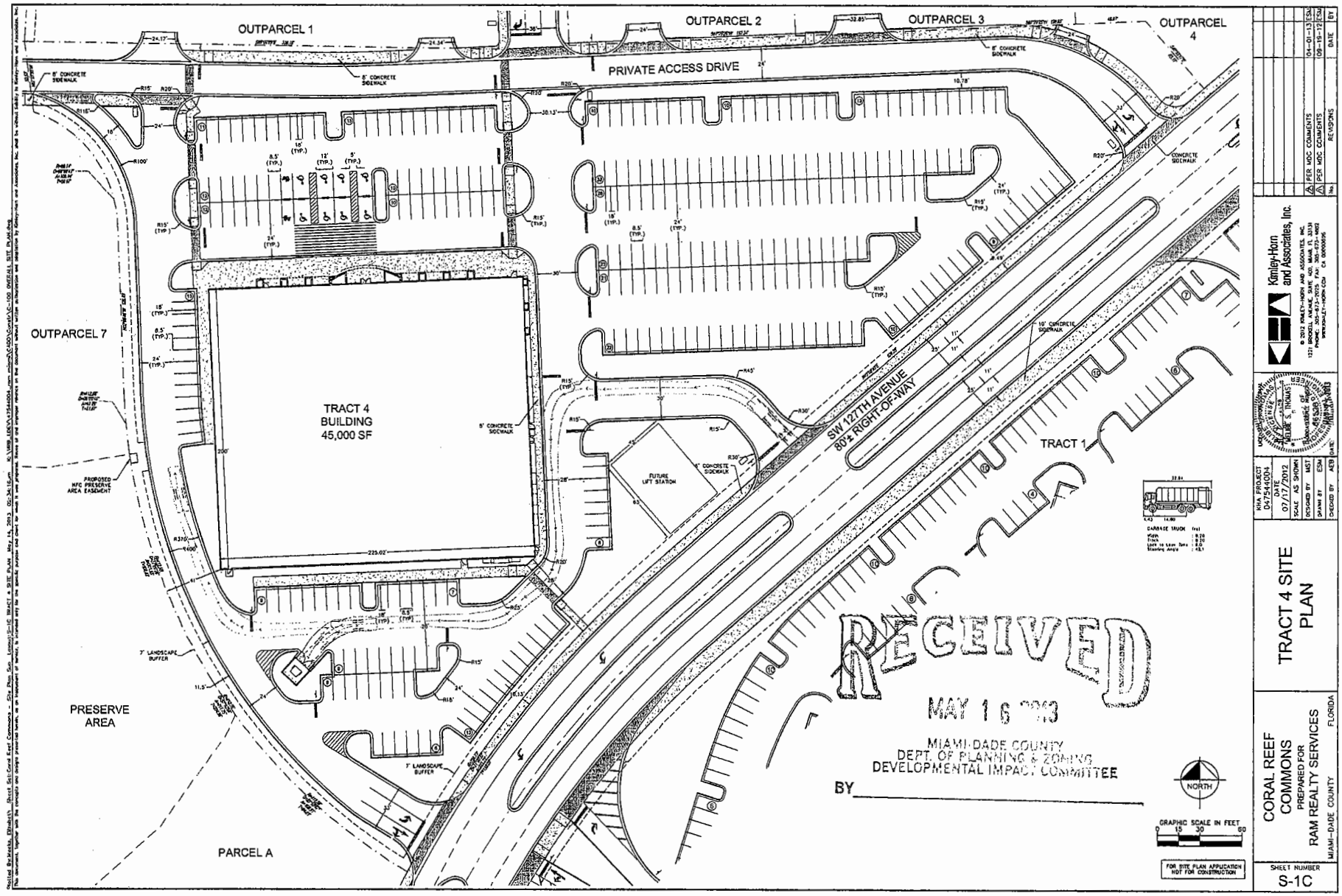

CORAL REEF DRIVE
(SW 152ND STREET)
110' EX. RIGHT-OF-WAY
NORTH
GRAPHIC SCALE IN FEET
0 20 40 80
OUTPARCEL 4
TRACT 3
BUILDING
10,400 SF
TRACT 2
BUILDING
58,500 SF
TRACT 1
SW 127TH AVENUE
60' EX. RIGHT-OF-WAY
SW 124TH AVENUE
120' EX. RIGHT-OF-WAY
PRESERVE AREA
MONUMENT SIGN
ENTRANCE FEATURE
PATIO SEATING
LANDSCAPE BUFFER
CONCRETE SIDEWALK (TYP)
PROPERTY LINE
FOR SITE PLAN APPLICATION
NOT FOR CONSTRUCTION
RECEIVED
MAY 16 2013
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY
Kimley-Horn and Associates, Inc.
TRACT 2 & 3 SITE PLAN
CORAL REEF COMMONS
PREPARED FOR
RAM REALTY SERVICES
MIAMI-DADE COUNTY FLORIDA
SHEET NUMBER
S-1B

95.


OUTPARCEL 1
OUTPARCEL 2
OUTPARCEL 3
OUTPARCEL 4
PRIVATE ACCESS DRIVE
OUTPARCEL 7
TRACT 4
BUILDING
45,000 SF
SW 127TH AVENUE
80'± RIGHT-OF-WAY
TRACT 1
PRESERVE
AREA
PARCEL A
FUTURE
LIFT STATION
PROPOSED
NFC PRESERVE
AREA EASEMENT
7' LANDSCAPE
BUFFER
5' CONCRETE
SIDEWALK
10' CONCRETE
SIDEWALK
CONCRETE
SIDEWALK
GARBAGE TRUCK
NORTH
GRAPHIC SCALE IN FEET
0 15 30 60
FOR SITE PLAN APPLICATION
NOT FOR CONSTRUCTION
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MAY 16 2013
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BY
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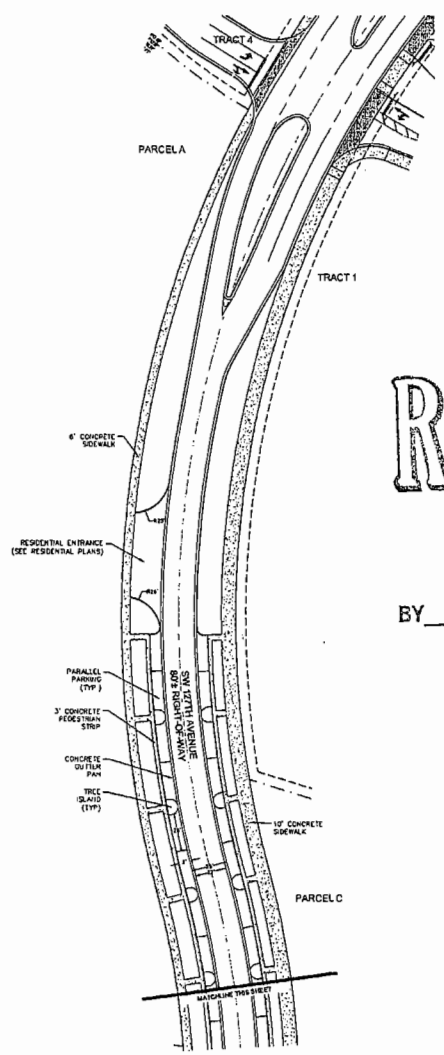
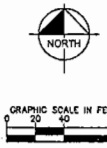
TRACT 4 SITE PLAN
CORAL REEF COMMONS
PREPARED FOR
RAM REALTY SERVICES
MIAMI-DADE COUNTY
FLORIDA
SHEET NUMBER
S-1C



SECTION 1



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DEVELOPMENTAL IMPACT COMMITTEE
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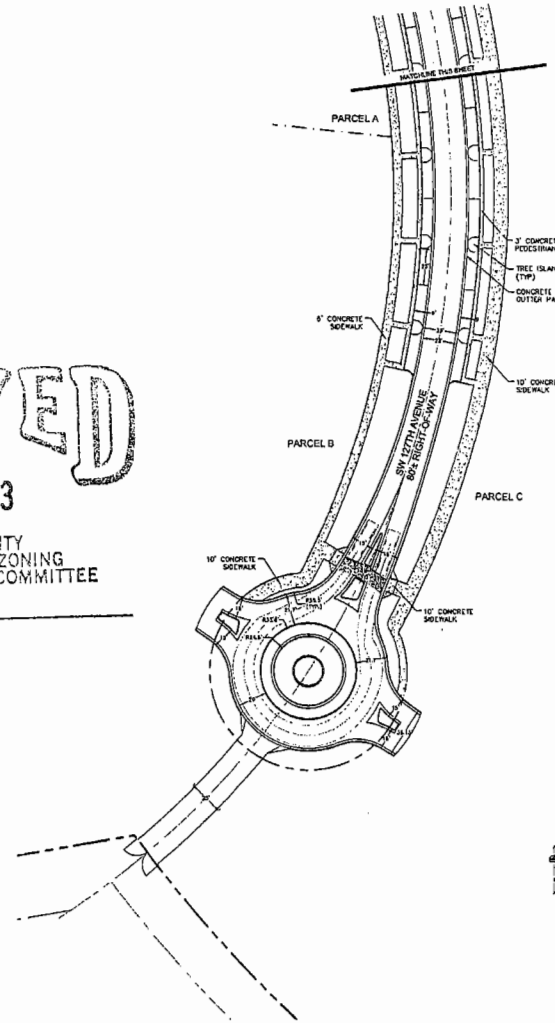
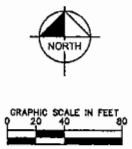


SECTION 2



FOR SITE PLAN APPLICATION NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
2	PER MDC COMMENTS	04-01-13	ESM
1	PER MDC COMMENTS	09-19-12	ESM

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LICENSED ARCHITECT ELISABETH S. THOMAS STATE OF FLORIDA No. 0-15248 PROFESSIONAL ARCHITECT
MAY 14 2013

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

SW 127TH AVENUE SITE PLANS

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

SHEET NUMBER
S-1E

Plotted By:Jenks, Elizabeth Sheet Set:Coral Reef Commons - Site Plan Sub Layout:S-1E SW 127TH AVENUE SITE PLANS May 14, 2013 2:34:12pm K:\MIA_LDEV\047544004-miami\CADD\Cons\C-100 OVERALL SITE PLAN.dwg
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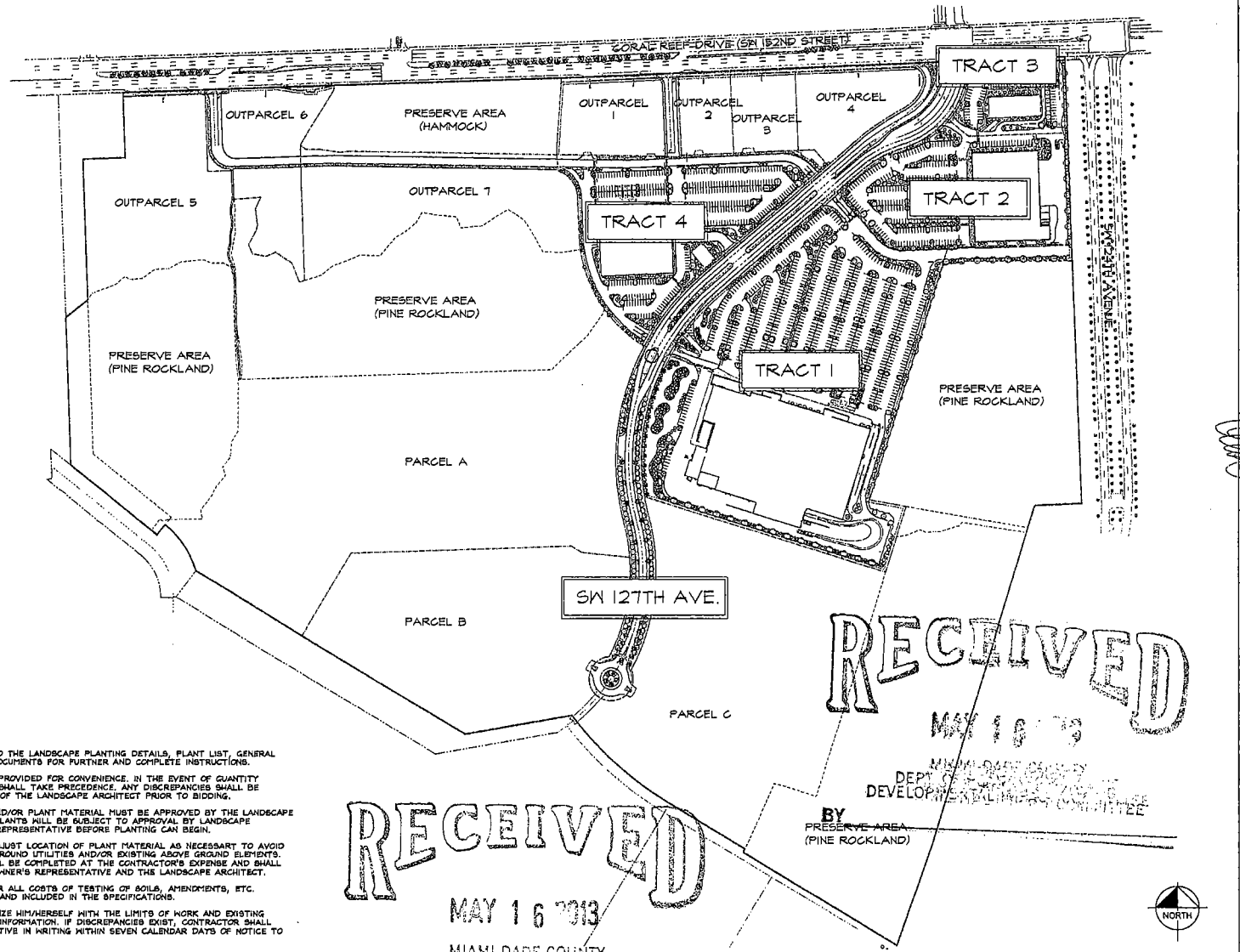

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL 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 OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
4. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
6. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
7. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
8. TREES/SHRUBS CANNOT EXCEED 2.5' IN HEIGHT WHEN PLACED WITHIN 10' ON EITHER SIDE OF THE DRIVEWAY.

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No.	REVISIONS	DATE	BY
1	PER MDC COMMENTS	04-01-13	ESM
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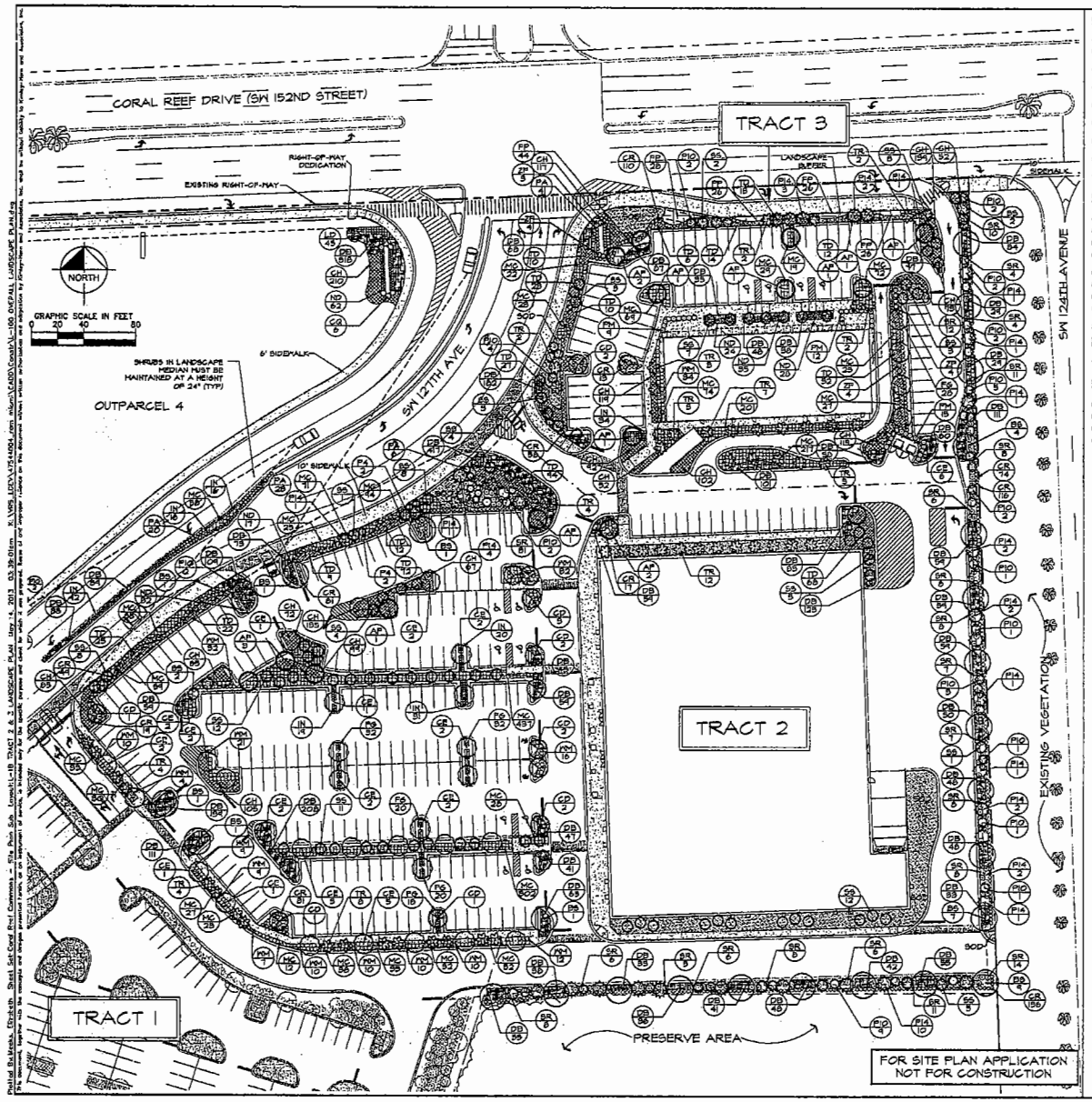
KHA PROJECT 047544001
DATE 07/17/2012
SCALE AS SHOWN
DESIGNED BY MST
DRAWN BY ESM
CHECKED BY MST

DAVID T. WOODWARD, RLA
FLORIDA LICENSE NUMBER 1163
DATE: MAY 14 2013

OVERALL LANDSCAPE PLAN

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

SHEET NUMBER
L-1A



PLANT SCHEDULE TRACT 2-3

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REQ
AF	Acacia farnesiana	Sweet Acacia	45 Gal	3" Cal.	12' Ht. Min	19
BS	Bursera simaruba Native	Gumbo Limbo	65 Gal	5.5" Cal	12' Ht. Min	39
CS	Conocarpus erectus Native	Green Buttonwood	45 Gal	5"Cal	12' Ht. Min	36
CO	Cordia sebestena Native	Orange Geiger Tree	45 Gal	2.5" Cal	12' Ht. Min	14
PE	Pinus elliotii 'density' Native	Slash Pine 4'	7 Gal.	1"Cal	4' O.A	10
PI0	Pinus elliotii 'density' Native	Slash Pine 10'	F.G.	2.5" Cal	10' O.A.	41
PI4	Pinus elliotii 'density' Native	Slash Pine 14'	F.G.	3.5" Cal	14' O.A	39
SS	Sabal palmetto Native	Cabbage Palm	F.G.		10-20' CT	41
TR	Thrinax radiata Native	Florida Thatch Palm	F.G		8'-9' Ht.	60
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	QTY
CA	Chrysobalanus icaco 'Red Tip' Native	Red Tip Cocoplum	3 Gal	30" O.C.	24" Ht.	158
CG	Crinum augustum 'Green Dwarf'	'Queen Emma' Crinum	1 Gal	As shown	36" Ht. Ht.	6
FG	Ficus microcarpa 'Green Island'	Green Island Ficus	3 Gal	24" O.C.	12" x 12" FULL	180
IV	Ilex vomitoria 'Stokes Dwarf'	Stokes Dwarf Yaupon	3 Gal	24" O.C.	18" Ht	144
MM	Myrtus communis Native	Man Myrtle	3 Gal	36" O.C.	24" Ht	226
NO	Nerium oleander 'Petite Pink'	Petite Pink Oleander	3 Gal	24" O.C.	18" Ht	158
PA	Phoenix dactylifera 'Imperial Blue'	Cape Palmetto	3 Gal	30" O.C.	24"x24" FULL	84
PM	Podocarpus macrophyllus' Maki'	Podocarpus	7 Gal	4' OC.	40" Ht.	84
SR	Serenoa repens Native	Saw Palmetto	7 Gal	48" O.C.	36" Full	110
ZF	Zamia furfuracea	Cardboard Palm	3 Gal	48" O.C.	24"x24" FULL	15
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT	SIZE		QTY
PC	Ptilochloa capillaris Native	Fox Hairy	3 gals 24" ox	18" Ht. Min.		3,512
TO	Tripsacum floridanum Native	Dwarf Fakahatchee Grass	3 gals 36" ox	18" Ht. Min.		471
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SIZE		QTY
CA	Chrysobalanus icaco 'Horizontal' Native	Horizontal Cocoplum	3 gals 18" ox	Full		1,371
DB	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	1 gals 18" ox			3,304
FP	Ficus microcarpa 'Green Island'	Green Island Ficus	1 gals 24" ox			140
LD	Lantana depressa	Depressed Shrubverbena	1 gals 24" ox	6" x 6"		57
SOD	Paspalum notatum 'Argentine'	Argentine Bahia	sod			8,330 sf

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2	PER MDC COMMENTS	09-19-12	MB

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PHONE: 305-673-2025 FAX: 305-673-2027
WWW.KIMLEY-HORN.COM CA 00000696

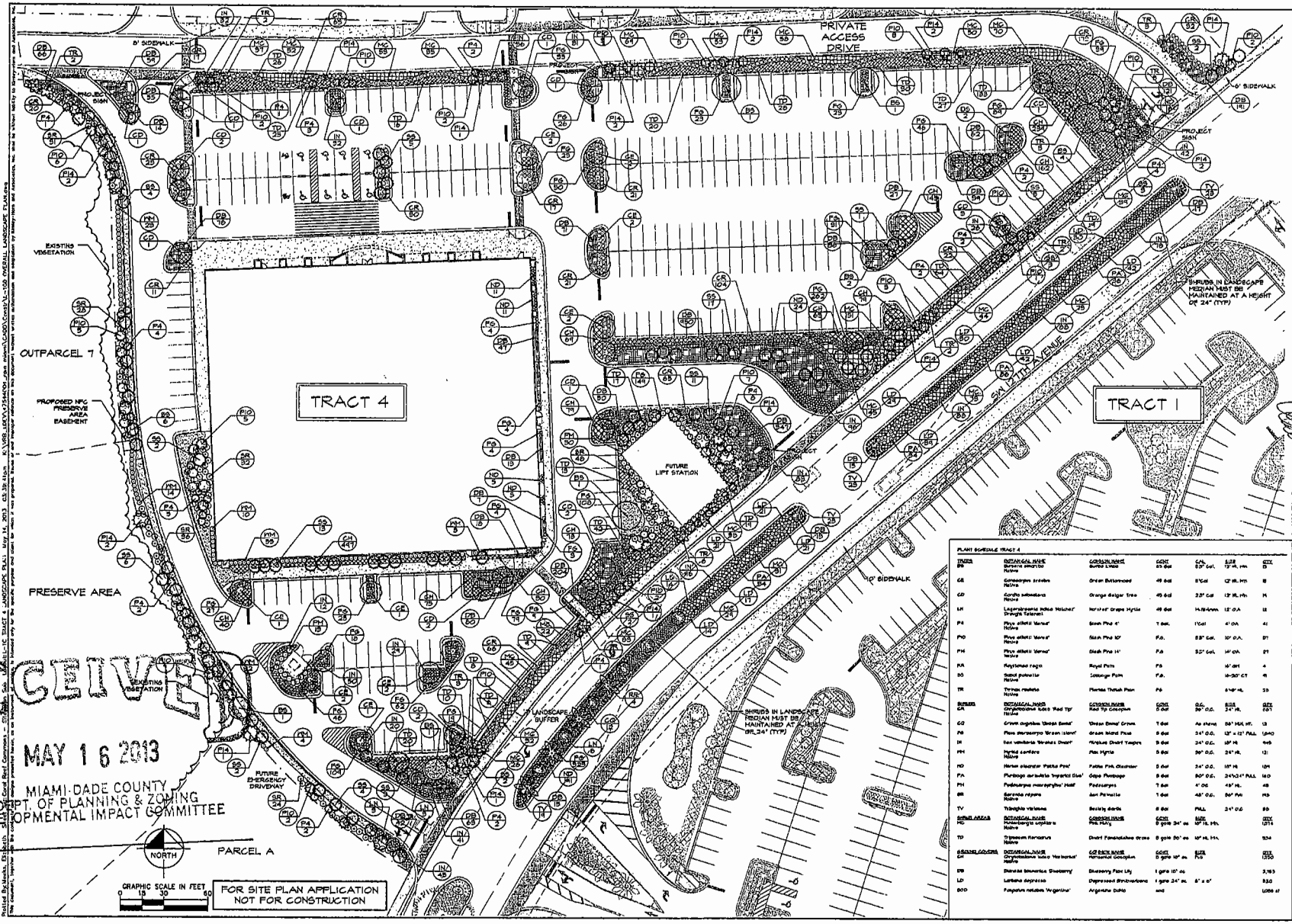
K-H PROJECT 047944004
DATE 07/17/2012
SCALE AS SHOWN
DESIGNED BY MST
DRAWN BY ESU
CHECKED BY MST

GARY T. WOODWARD, RLA
FLORIDA LICENSE NUMBER 1168
DATE MAY 14 2013

TRACT 2 & 3 LANDSCAPE PLAN

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

SHEET NUMBER
L-1B



PLANT SCHEDULE TRACT 4

TREES	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	REM.
BS	Bursera simaruba Native	Gumbo Limbo	65 Gal	5.0" Col.	12' Ht. min	53
CE	Conocarpus erectus Native	Green Buttonwood	45 Gal	5"Col	12' Ht. Min	8
CD	Cordia sebestena Native	Orange Geiger Tree	45 Gal	3.5" Col	12' Ht. Min	14
LH	Lagerstroemia indica 'Natchez' (Crape Myrtle)	Natchez Crape Myrtle	45 Gal	Multi-trunk	12' O.A.	12
PE	Pinus elliotii 'Densa' Native	Slash Pine 4'	7 Gal.	1"Col	4' O.A.	41
PED	Pinus elliotii 'Densa' Native	Slash Pine 10'	F.G.	3.5" Col.	10' O.A.	57
PEH	Pinus elliotii 'Densa' Native	Slash Pine 14'	F.G	5.5" Col.	14' O.A.	57
RA	Roystonea regia	Royal Palm	F.G		16' GH	4
SC	Sabal palmetto Native	Cabbage Palm	F.G.		16-20' CT	45
TR	Thrinax radiata Native	Florida Thatch Palm	F.G		6'-10' HL	33

SHRUBS

	BOTANICAL NAME	COMMON NAME	CONT.	O.C.	SIZE	REM. QTY
CR	Crinum Augustum 'Queen Emma'	'Queen Emma' Crinum	7 Gal	As shown	36" Hgt. Ht.	13
FG	Ficus microcarpa 'Green Island'	Green Island Ficus	5 Gal	3'-4' O.C.	12" x 12" FULL	1,040
IR	Ilex vomitoria 'Nordan Dwarf'	Nordan Dwarf Yaupon	3 Gal	2'-4' O.C.	18" Ht	498
MH	Myrica cerifera Native	Wax Myrtle	3 Gal	36" O.C.	24" Ht.	131
ND	Nerium oleander 'Petite Pink'	Petite Pink Oleander	3 Gal	3'-4' O.C.	18" Ht	104
PA	Plumbago auriculata 'Imperial Blue'	Cape Plumbago	3 Gal	30" O.C.	24"x24" FULL	140
PH	Podocarpus macrophyllus 'Maki'	Podocarpus	7 Gal	4' OC	48" Ht.	48
SR	Serenoa repens Native	Saw Palmetto	7 Gal	48" O.C.	36" Ht	49
TV	Tripsacum Native	Switch Grass	3 Gal	FILL	24" O.C	89

SHRUB AREAS

	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	REM. QTY
PC	Chrysobalanus icaco 'Horizontal' Native	Pink Ground	3 gals 24" oc	10" Ht. Ht.	
TD	Tripsacum floridanum Native	Dwarf Fakahatchee Grass	3 gals 30" oc	10" Ht. Ht.	534

GROUND COVERS

	BOTANICAL NAME	1/2 PINT NAME	CONT.	SIZE	QTY.
CH	Chrysobalanus icaco 'Horizontal' Native	Horizontal Cocoplum	1 gals 10" oc	8" x 8"	1,310
EB	Ernodea littoralis Shoestring	Shoestring Flax Lily	1 gals 10" oc		3,163
LD	Lantana depressa	Depressed Bindweed	1 gals 24" oc	8" x 8"	830
SCD	Sporobolus indicus 'Argentina'	Argentine Dallis	sod		1,066 sf

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2	REF. MDC COMMENTS	09-19-13	WB

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FLORIDA LICENSE NUMBER 1168

DWNR: T. WOODWARD, R.L.A.

DATE: MAY 14 2013

KHA PROJECT 017544004

DATE 07/17/2012

SCALE AS SHOWN

DESIGNED BY MST

DRAWN BY ESM

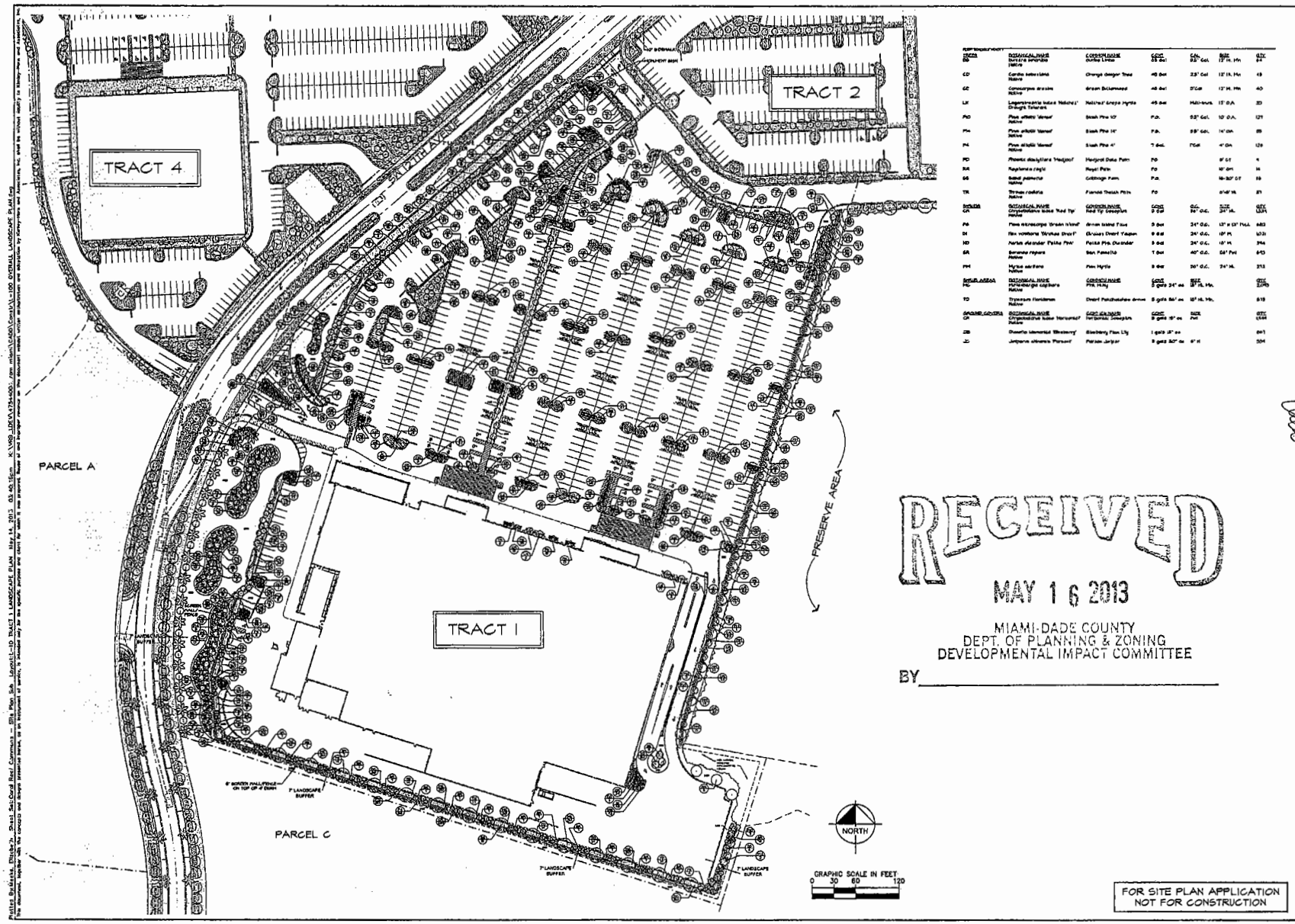
CHECKED BY MST

TRACT 4 LANDSCAPE PLAN

CORAL REEF COMMONS
PREPARED FOR
RAM REALTY SERVICES

MIAMI-DADE COUNTY FLORIDA

SHEET NUMBER
L-1C



PARKING AREA	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	QTY.
CS	Suriana maritima Native	Bay Cedar	25 Gal.	2.5" Cal.	12" H. Min.	54
CD	Cordia sebestena Native	Orange Geiger Tree	45 Gal.	2.5" Cal.	12" H. Min.	49
CE	Conocarpus erectus Native	Green Buttonwood	45 Gal.	2"Cal.	12" H. Min.	40
LC	Leptocophalus latus 'Natchez' Orange Tabebuia	Natchez Grape Myrtle	45 Gal.	Multi-trunk	12' O.A.	20
PC	Pinus elliotii 'Verna' Native	Slash Pine 10'	F.G.	2.5" Cal.	10' O.A.	121
PM	Pinus elliotii 'Verna' Native	Slash Pine 14'	F.G.	3.5" Cal.	14' O.A.	89
PL	Pinus elliotii 'Verna' Native	Slash Pine 4'	7 Gal.	7"Cal.	4' O.A.	129
PD	Phoenix dactylifera 'Medjool'	Medjool Date Palm	F.G.		8' C.T.	4
RE	Roystonea regia	Royal Palm	F.G.		10' OH.	14
SS	Sabal palmetto Native	Cabbage Palm	F.G.		16-20' C.T.	19
TR	Thrinax radiata Native	Florida Thatch Palm	F.G.		8'-14' H.	21
SHRUB AREA	**BOTANICAL NAME**	**COMMON NAME**	**CONT.**	**O.C.**	**SIZE**	**REF. LEGEND**
CH	Conocarpus lutus 'Red Tip' Native	Red Tip Conocarpus	3 Gal.	24" o.c.	24" H.	1,172
FS	Ficus microcarpa 'Green Island'	Green Island Ficus	3 Gal.	24" O.C.	12" x 12" FULL	663
OI	Ilex vomitoria 'Nordan Dwarf'	Dwarfed Dwarf Yaupon	3 Gal.	24" O.C.	18" H.	1,031
MD	Myrica cerifera 'Pelita Pink Dwarfer'	Pelita Pink Dwarfer	3 Gal.	24" O.C.	18" H.	344
SA	Serenoa repens Native	Saw Palmetto	7 Gal.	48" O.C.	24" Pal.	643
PM	Myrica cerifera Native	Pink Myrtle	3 Gal.	36" O.C.	24" H.	313
GROUND COVER	**BOTANICAL NAME**	**COMMON NAME**	**CONT.**	**SIZE**		**REF. LEGEND**
PH	Portulacaria afra 'Variegata' Native	Pink Holly	3 gals 24" oc	18" H. Min.		2,240
TD	Tripsacum floridanum Native	Dwarf Fakahatchee Grass	3 gals 36" oc	18" H. Min.		519
GROUND COVER	**BOTANICAL NAME**	**CONT.**	**SIZE**			**REF. LEGEND**
CI	Chlorophytum comosum 'Vittatum' Native	Variegated Spiderplant	1 gals 18" oc			1,128
DB	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	1 gals 24" oc			841
JC	Juniperus chinensis 'Parsoni'	Parson Juniper	3 gals 30" oc	6" H.		504

FOR SITE PLAN APPLICATION
NOT FOR CONSTRUCTION

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2	PER MDC COMMENTS	05-19-12	MB

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PHONE: 305-673-2025 FAX: 305-673-0337
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KHA PROJECT 047544004
DATE 07/17/2012
SCALE AS SHOWN
DESIGNED BY MST
DRAWN BY ESM
CHECKED BY MST

DAVID T. WOODWARD, R.L.A.
FLORIDA LICENSE NUMBER 1168
DATE: MAY 14 2013

TRACT 1 LANDSCAPE PLAN

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

SHEET NUMBER
L-1D

TRACT 1

PRELIMINARY

RETAIL AREA APPROX:
118,000 SF

TOTAL BUILDING AREA
158,584 SF

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RECEIVING
EDC
PUMP ROOM
TIRE STORAGE
LUBE AND TIRE MOUNTING AREA APPROX 2450 SF
TLE CUSTOMER SERVICE APPROX. 1260 SF
STORAGE AREA
CART STORAGE
GR VESTIBULE
FOOD SERVICE AREA APPROX. 1270 SF
PROPOSED LIQUOR APPROX. 700 SF
CUSTOMER SERVICE
GM VESTIBULE
PHARMACY
OPTICAL SALES
CART STORAGE
OUTSIDE LIVE GOODS

1 FLOOR PLAN
1/16"=1'-0"

B|R|R architecture

STIPULATION FOR REUSE:

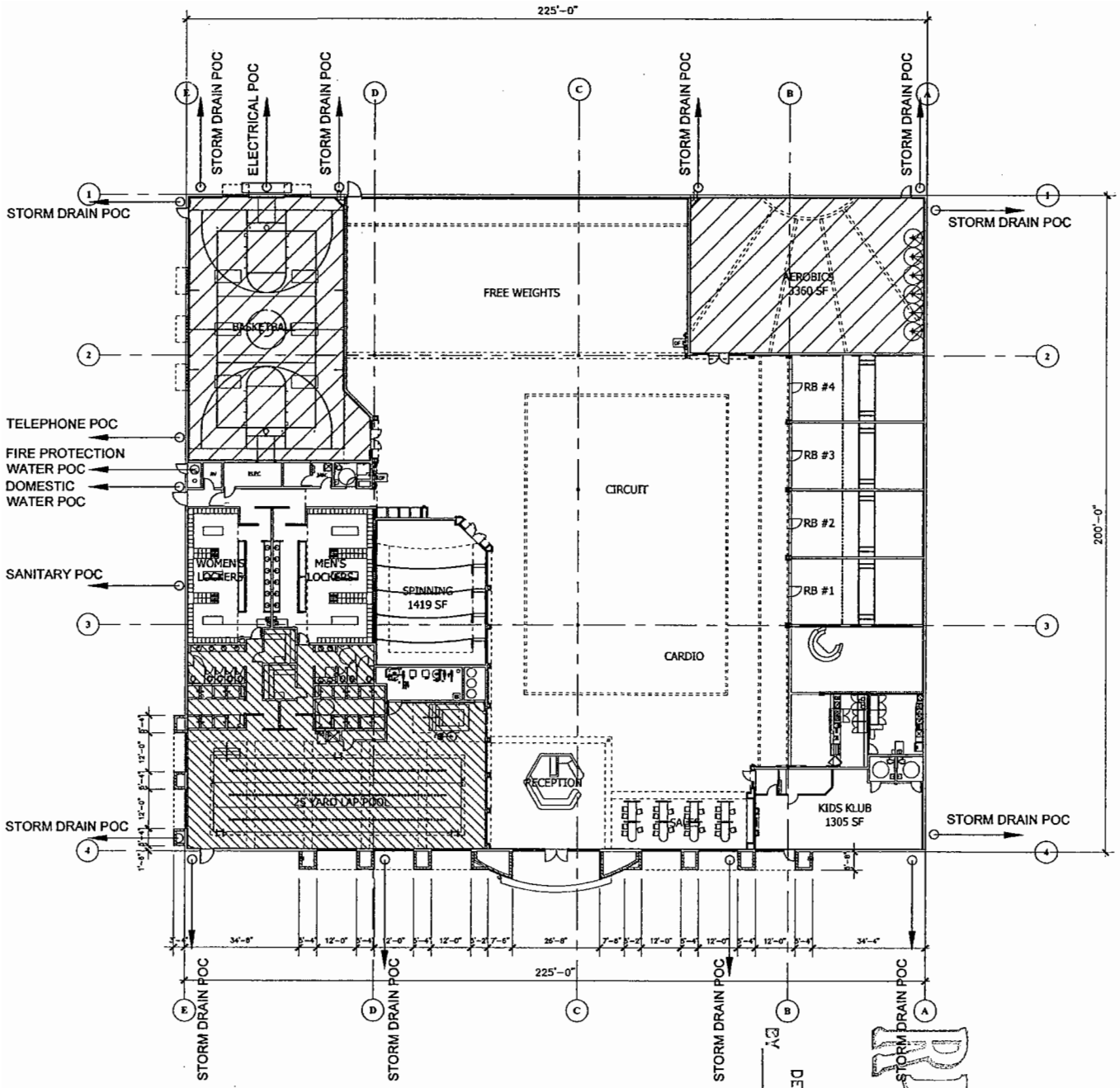
CONSULTANTS:

MIAMI(CORAL REEF),FL
STORE NO.6397-00
JOB NUMBER: 97190191 | PHOTO: 151

ISSUE BLOCK

CHECKED BY:
DRAWN BY:
FILE NAME:
PHOTO CYCLE: 012013
DOCUMENT DATE: 050713

SHEET:



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.

N

Ground Floor Level

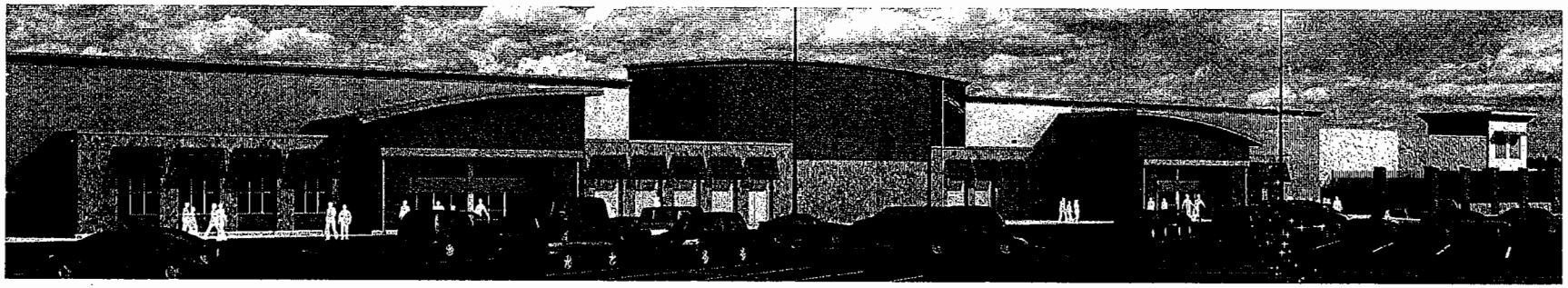
INFORMATION PROVIDED FOR DESIGN INTENT ONLY. DESIGN PROFESSIONAL OF RECORD IS RESPONSIBLE FOR VERIFICATION OF APPLICABLE CODE REQUIREMENTS. WALL TYPES ILLUSTRATED ARE FOR PRELIMINARY SPACE PLANNING ONLY; THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR CODE CONFORMANCE AND FLOOR PLAN DEVELOPMENT PER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

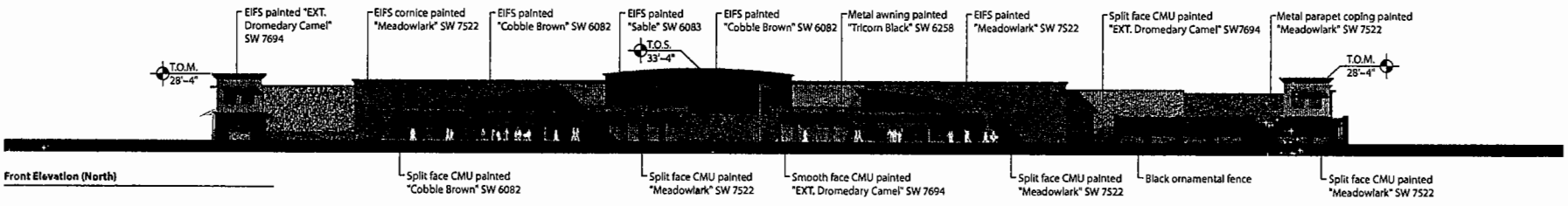
Ground Floor - 45,000 S.F.

Concept Floor Plan - Coral Reef, FL

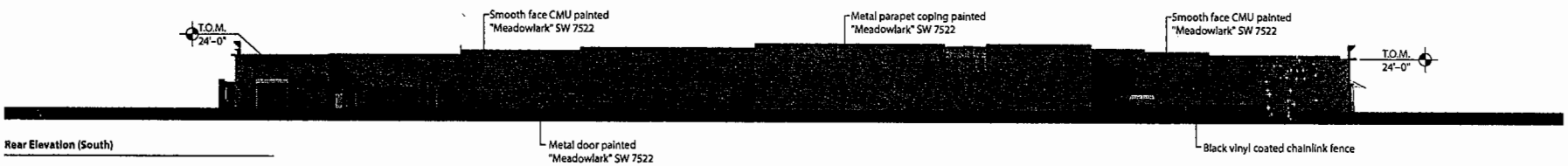
Reference Plan: Atlantic & Kernan Construction Set 03-02-12

06.20.12

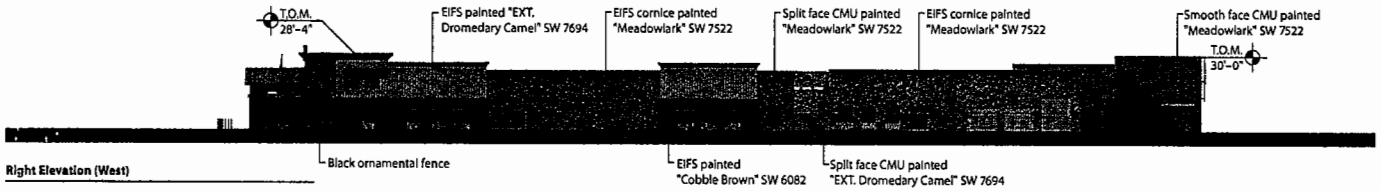




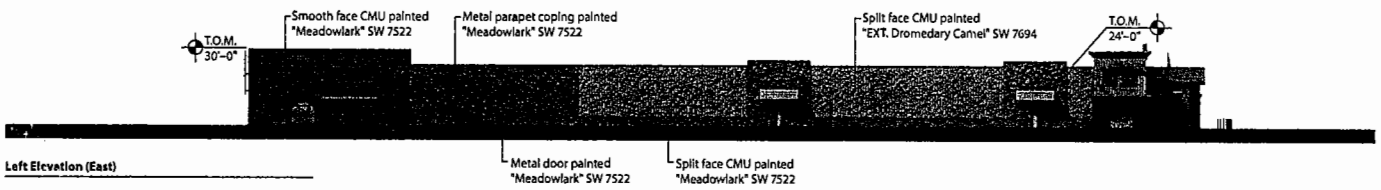
Front Elevation (North)



Rear Elevation (South)



Right Elevation (West)



Left Elevation (East)

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TRACT 1

B|R|R architecture	May 10, 2013	Miami (Coral Reef), FL - New Store	Elevations	1

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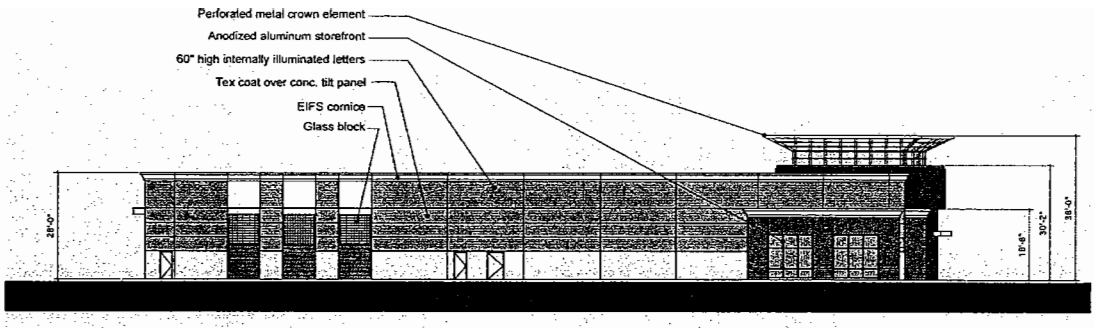
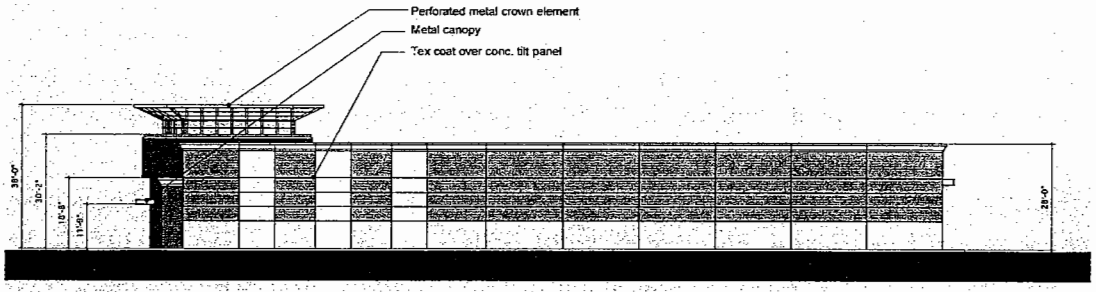
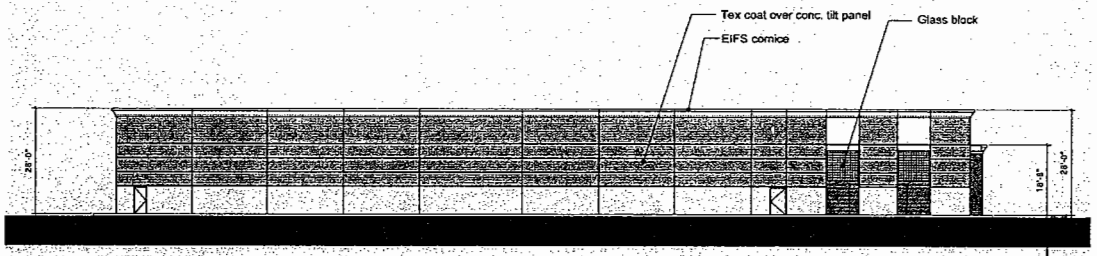


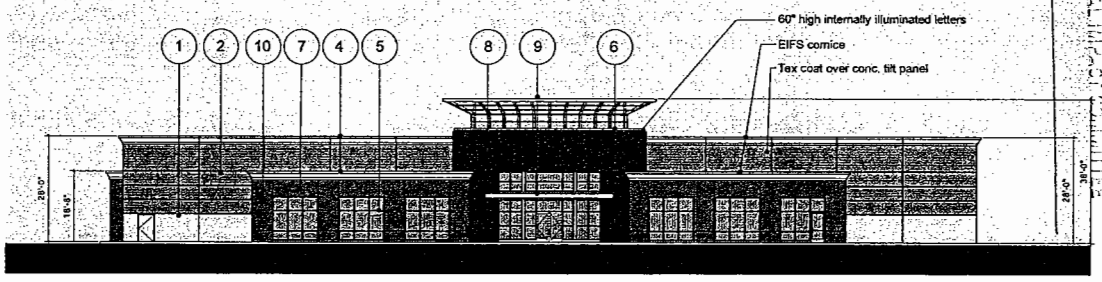
East Elevation



West Elevation



South Elevation



North Elevation

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TRACT 4

Color Legend

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	EFIS 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	EFIS system - Match ICI Paints - #A1706 - Dusty Canyon	8	EFIS system - Match ICI Paints - #A1736 - Toast Brown	9	Metal Entry Crown & Metal Canopy - Match ICI Paints - #2010 - Snowfield	10	Light Fixture - Dark oil-rubbend bronze - Kim Lighting fixture WFS74

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

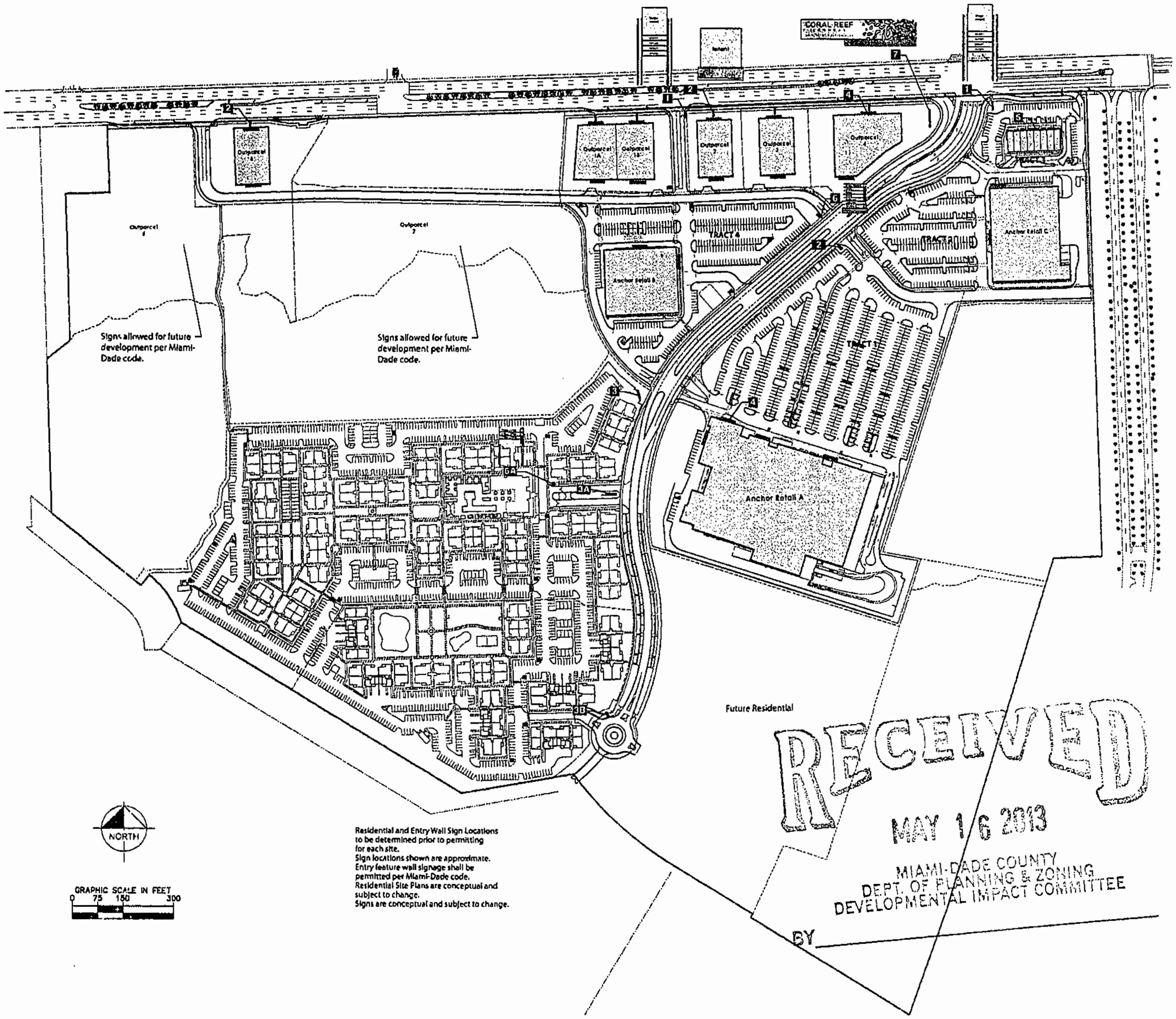
TOTAL - 45,000 S.F.

Concept Elevations - Coral Reef, FL

Reference Plan:

08.27.12

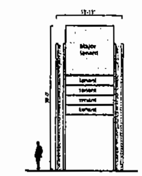
104



Residential and Entry Wall Sign Locations to be determined prior to permitting for each site.
Sign locations shown are approximate.
Entry feature wall signage shall be permitted per Miami-Dade code.
Residential Site Plans are conceptual and subject to change.
Signs are conceptual and subject to change.

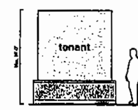
NOTE:
ALL SIGNS SHALL MEET SETBACK REQUIREMENTS.

KEY



1 Project Pylon ID Sign w/ Tenant Names

30'-0"(H). 200 s.f. sign area
Locations are approximate.
Tenants in Tracts 1, 2, 3 & 4 are allowed to have a sign panel on each major pylon signs at the owners' discretion.



2 Individual Site Monument Sign

One allowed per parcel.
Max. 10'-0"(H)
Max. 60 s.f. sign area
Locations are approximate

3 Residential Site Wall Sign

40 s.f sign area. (16'-0" x 2'-6" text area)
Sign material and construction to be consistent with materials and architecture for each residential phase. A separate entrance feature sign application will be filed for each site.

3A Parcels "A & B" Residential Site Wall Sign

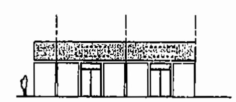
One allowed per residential phase.
20 s.f sign area. (12'-0" x 1'-8" text area)
Sign material and construction to be consistent with materials and architecture for each residential phase. A separate entrance feature sign application will be filed for each site.

3B Project Name ID/Restrictive Entry

12 s.f sign area.
Sign material and construction to be consistent with materials and architecture for each residential phase. A separate entrance feature sign application will be filed for each site.

4 Retail Wall Sign

Maximum s.f. not to exceed 10 percent of the wall area for a building that does not exceed 15 feet in height, then 1.5 percent increase for each foot of building height above grade measured to the bottom of the sign. Anchor Retail A allowed up to three signs total. All outparcels and other Anchor Retail Buildings allowed no more than two signs for a single use building and no more than two signs per tenant in a multiple use building.

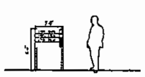


5 Retail (small tenant) Wall Sign

(below 15'-0" H) per Miami-Dade code

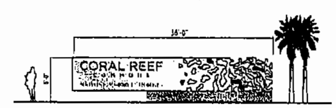
6 Retail Vehicular Directional

7'-0"(H) x 6'-2"(W)
41 s.f. sign area.
Locations on plan are approximate.
Maximum number shall be six (6)



6A Residential Vehicular Directional

4'-6"(H) x 3'-0"(W)
10 s.f. sign area
Quantities and locations on plan are approximate.



7 Entrance Feature

Architectural entry feature.
w/ illuminated logo of center and residential names.
Actual sign text area shall be no more than 80 s.f.
Location is approximate. A separate entrance feature sign application will be filed for each site.

tgadesign
tom graboski associates, inc.
4840 ponce de leon blvd, suite 401 coral gables, florida 33146
305.609.2500 www.tgadesign.com contact: david@tgadesign.com

CORAL REEF COMMONS

Signage Master Plan - **Proposed Signage**

description:

nls

scale:

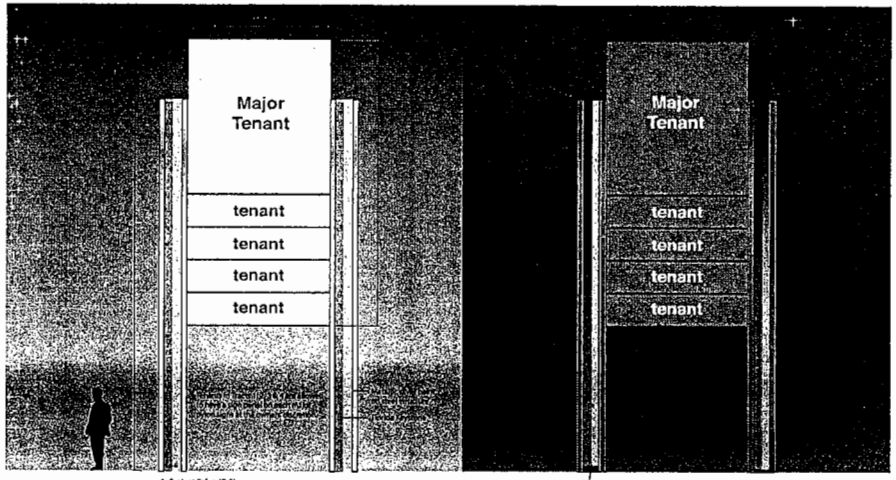
1. 2.23.12 djs 2. 3.5.12 djs 3. 3.26.12 djs 4. 3.27.12 djs 5. 6.5.12 djs 6. 6.13.12 vlm 7. 7.11.12 djs 8. 9.17.12 djs 9. 3.28.13 djs 10. 5.6.13 djs

issues & revisions:

final

plan option:

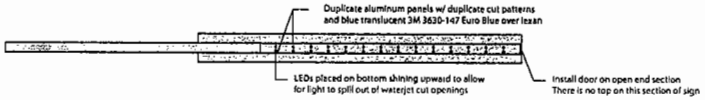
105

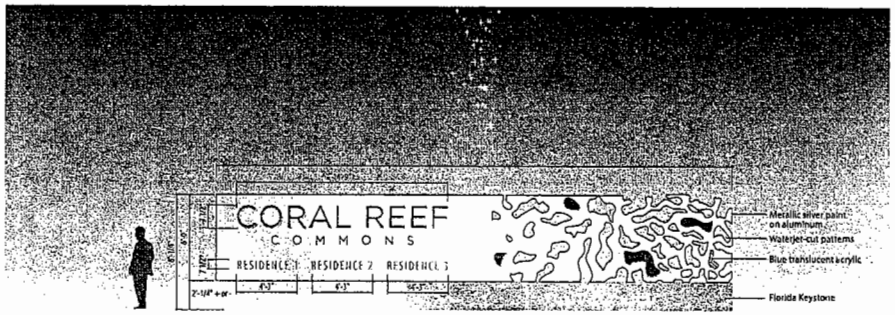


1. Project Pylon ID Sign
Text Area is 200 sq. ft.
Sign supports mimic the main identity sign with similar materials, silver metallic paint color and stone details. The stone is an inlay on the columns, which at night will have strong & dramatic uplighting.

Ground Up-Lighting

Project Pylon (30 ft.)

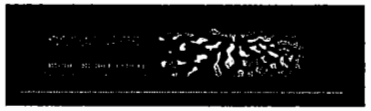




7. Entrance Feature
Sign is made of aluminum panels with shapes, resembling coral patterns. cut clean through
Sign is painted to match a light anodized aluminum color
A few of the cut shapes will be filled with a blue translucent acrylic, that will glow a soft blue at night

Total Text Area is approx. 80sqft.
"Coral Reef Commons" letters are internally illuminated, and will have a blue glow at night
Residence names will be pin mounted letters to the sign face and will be lit with a light wash from ground mounted fixtures.

The base is made of coral or some other natural stone



Entrance Feature Pylon

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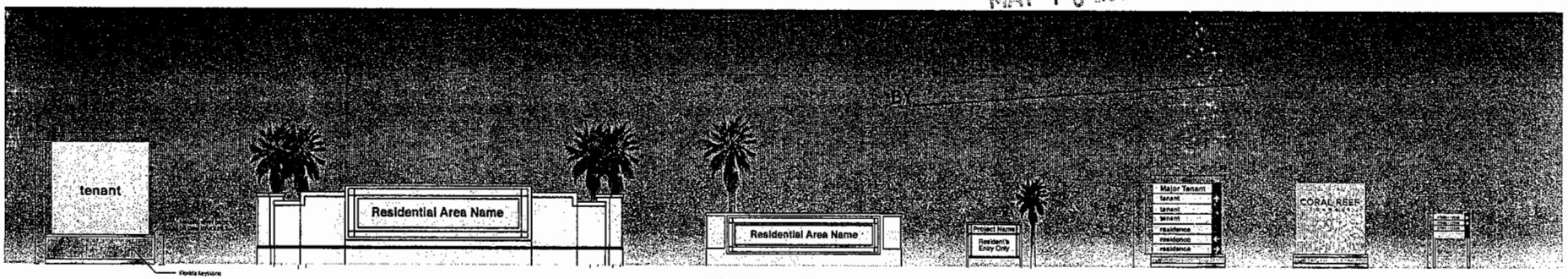


2. Individual Site Monument Sign
Maximum 15'-0" (h)
Maximum 60 LF sign area
All individual site monument signs will have this common base.

3. Residential Site Wall Sign
40 LF sign area (16'-0" x 2'-6" text area)
Sign material and construction to be consistent with materials and architecture for each residential phase. A separate entrance feature sign application will be filed for each site.

3A. Parcels A & B Residential Wall Sign
One allowed per residential phase.
70 LF sign area (12'-0" x 1'-8" text area)
Sign material and construction to be consistent with materials and architecture for each residential phase. A separate entrance feature sign application will be filed for each site.

3B. Project Name ID/Restrictive Entry
12 LF sign area
Sign material and construction to be consistent with materials and architecture for each residential phase. A separate entrance feature sign application will be filed for each site.

6. Retail Site Vehicular Directional
7'-0"(H) x 8'-3"(W)
41 LF sign area
Locations on plan are approximate.
Minimum number shall be met

Front Face

2nd Surface

6A. Residential Site Vehicular Directional
4'-6"(H) x 2'-0"(W)
10 LF sign area
Quantities and locations on plan are approximate.

Various Site Signage

NOTE:
ALL SIGNS SHALL MEET SETBACK REQUIREMENTS.

tgadesign
tom graboski associates, inc.
4640 ponce de leon blvd. suite 401 coral gables, florida 33146
305.669.2550 www.tgadesign.com contact: davidb@tgadesign.com

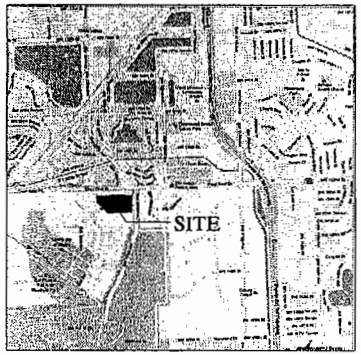
CORAL REEF COMMONS

Signage Master Plan - **Proposed Signage**

description:

nts
scale:

1. 3.28.13 djs
2. 5.9.13 djs
issues & revisions:



N

LOCATION MAP
N.T.S.

RESIDENTIAL PROJECT DATA

PROPOSED LAND USE: LOW MEDIUM DENSITY RESIDENTIAL (6-13 DU/ACRE)
TOTAL RESIDENTIAL SITE AREA 61.259 ACRES
MAX. DENSITY = 1,294 D.U.

SITE DATA

PARCELS A AND B & NFC WEST OF SW 127TH AVE

PROPOSED ZONING: PAD
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

GROSS SITE AREA PARCELS A & B: 46.443 ACRES
NFC SITE AREA: 15.315 ACRES
NET BUILDABLE SITE AREA: 27.55 ACRES (1,217,502 S.F.)

DENSITY: 13.91 UNITS / GROSS ACRE
PARCEL A: 408 UNITS
PARCEL B: 192 UNITS
TOTAL: 600 UNITS

NET SITE AREAS:
PARCEL A: 18.05 ACRES (786,258 S.F.)
PARCEL B: 9.50 ACRES (431,244 S.F.)
COMBINED PARCELS: 27.55 ACRES (1,217,502 S.F.)

BUILDING COVERAGE:
PARCEL A: 195,428 S.F. (24.4% OF NET SITE, PARCEL A)
PARCEL B: 93,084 S.F. (21.5% OF NET SITE, PARCEL B)
TOTAL: 288,412 S.F. (23.7% OF NET SITE, COMBINED PARCELS)

PAVED AREA (PARKING AND DRIVEWAYS):
PARCEL A: 253,141 S.F. (31.2% OF NET SITE, PARCEL A)
PARCEL B: 127,243 S.F. (29.5 % OF NET SITE, PARCEL B)
COMBINED PARCEL A & B: 380,384 S.F. (31.2% OF NET SITE)

COMMON OPEN SPACE:
PARCEL A:
SIDEWALKS & POOL DECK: 63,046 S.F.
GREEN AREA: 274,630 S.F.
TOTAL OPEN SPACE: 340,676 S.F. (42.2% OF NET SITE AREAS)

PARCEL B:
SIDEWALKS: 22,147 S.F.
GREEN AREA: 189,756 S.F.
TOTAL OPEN SPACE: 211,903 S.F. (49.1% OF NET SITE AREAS)

COMBINED PARCELS A & B:
SIDEWALKS & POOL DECK: 84,207 S.F.
GREEN AREA: 468,386 S.F.
TOTAL OPEN SPACE: 552,593 S.F. (45.36% OF NET SITE AREAS)

PRIVATE OPEN SPACE: APARTMENT UNIT BALCONIES
(SEE UNIT DATA)

WATER BODIES - 0 S.F.
PUBLIC FACILITIES - 0 S.F.
PUBLIC ROADS - 0 S.F.

ACREAGE DEDICATED FOR SEMI-PUBLIC FACILITIES:
PARCEL A: 33,234 S.F. (LEASING CENTER & POOL COURTYARD)
PARCEL B: 25,024 S.F. (COMMUNITY PARK)
TOTAL: 58,258 S.F.

BUILDING SETBACKS:
FRONT : 30'-0"
SIDE : 30'-0"
REAR : 15'-0" MIN. (TO GARAGE BLDG.)
(ADJACENT TO PARKING)
BETWEEN BUILDINGS : 15'-0" MIN.

BUILDING HEIGHT : 30'-0" TO MEDIAN ROOF

BUFFERS:
NORTH P.L. : 10'-0"
(ADJACENT TO NFC)
SOUTH P.L. : 30'-0" AND 50'-0" (SEE SITE PLAN)
WEST P.L. : 10'-0"
(ADJACENT TO NFC)

PARCEL C & NFC EAST OF SW 127TH AVE

PROPOSED ZONING: RU-4L

GROSS SITE AREA: 34.956 ACRES
NFC SITE AREA: 21.558 ACRES
PARCEL C 13.43 ACRES

APARTMENT DATA PARCEL A (PHASE 1)

UNIT TYPE	AC.AREA	BALCONY AREA	# UNITS	% MIX
A-1 1BR/1B	663 SF	61 SF	36	8.8%
A-2 1BR/1B	774 SF	61 SF	60	14.7%
B-1.1 2BR/2B	1,000 SF	84 SF	42	10.3%
B-1.2 2BR/2B	1,050 SF	84 SF	12	2.9%
B-1.3 2BR/2B	1,053 SF	84 SF	30	7.4%
B-2.1 2BR/2B	1,107 SF	90 SF	80	19.6%
B-2.2 2BR/2B	1,116 SF	90 SF	54	13.2%
C-1.1 3BR/2B	1,228 SF	92 SF	18	4.4%
C-1.2 3BR/2B	1,233 SF	92 SF	66	16.2%
		TOTAL	408	100%

TOTAL NUMBER OF BEDROOMS : 804
TOTAL NUMBER OF UNITS : 408

APARTMENT DATA PARCEL B (PHASE 2)

UNIT TYPE	AC.AREA	BALCONY AREA	# UNITS	% MIX
A-1 1BR/1B	663 SF	61 SF	24	12.5%
A-2 1BR/1B	774 SF	61 SF	24	12.5%
B-1.1 2BR/2B	1,107 SF	90 SF	60	31.25%
B-2.2 2BR/2B	1,116 SF	90 SF	24	12.75%
C-1.2 3BR/2B	1,233 SF	92 SF	60	31%
		TOTAL	192	100%

TOTAL NUMBER OF BEDROOMS : 564
TOTAL NUMBER OF UNITS : 192

APARTMENT DATA COMBINED PARCEL A AND B

UNIT TYPE	AC.AREA	BALCONY AREA	# UNITS	% MIX
A-1 1BR/1B	663 SF	61 SF	60	10%
A-2 1BR/1B	774 SF	61 SF	84	14%
B-1.1 2BR/2B	1,000 SF	84 SF	42	7%
B-1.2 2BR/2B	1,050 SF	84 SF	12	2%
B-1.3 2BR/2B	1,053 SF	84 SF	30	5%
B-2.1 2BR/2B	1,107 SF	90 SF	140	23.4%
B-2.2 2BR/2B	1,116 SF	90 SF	100	16.6%
C-1.1 3BR/2B	1,228 SF	92 SF	18	3%
C-1.2 3BR/2B	1,233 SF	92 SF	114	19%
		TOTAL	600	100%

⚠ PARKING DATA

PARCEL A

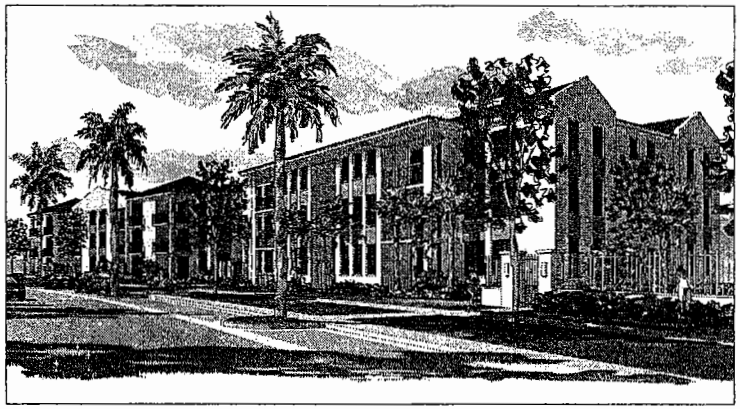
UNIT TYPE AND NUMBER OF UNITS	REQUIRED SPACES	PROVIDED SPACES
1 BEDROOM (96 EA.)	1.5 X 96 = 144	408 STANDARD SPACES
2 BEDROOM (240 EA.)	1.75 X 240 = 396	15 HANDICAPPED SPACES
3 BEDROOM (72 EA.)	2.0 X 72 = 144	(16 REQUIRED)
TOTAL REQUIRED/PROVIDED	711	477
ADDITIONAL PARKING PROVIDED		34 SPACES IN DETACHED GARAGE BUILDINGS
TOTAL PARKING PROVIDED FOR PARCEL A = 511 SPACES		

PARCEL B

UNIT TYPE AND NUMBER OF UNITS	REQUIRED SPACES	PROVIDED SPACES
1 BEDROOM (48 EA.)	1.5 X 48 = 72	276 STANDARD SPACES
2 BEDROOM (96 EA.)	1.75 X 96 = 168	24 STRIPED SPACES AT DRIVEWAYS TO INDIVIDUAL GARAGES LOCATED UNDER BUILDINGS
3 BEDROOM (48 EA.)	2.0 X 48 = 96	8 HANDICAPPED SPACES (7 REQUIRED)
TOTAL REQUIRED/PROVIDED	336	308
ADDITIONAL PARKING PROVIDED		52 SPACES 18 SPACES IN DETACHED GARAGES PLUS 26 SPACES IN INDIVIDUAL GARAGES LOCATED UNDER BUILDINGS
TOTAL PARKING PROVIDED FOR PARCEL B = 372 SPACES		

COMBINED PARCELS

UNIT TYPE AND NUMBER OF UNITS	REQUIRED SPACES	PROVIDED SPACES
1 BEDROOM (144 EA.)	1.5 X 144 = 216	684 STANDARD SPACES
2 BEDROOM (336 EA.)	1.75 X 336 = 588	24 STRIPED SPACES AT DRIVEWAYS TO INDIVIDUAL GARAGES LOCATED UNDER BUILDINGS
3 BEDROOM (120 EA.)	2.0 X 120 = 240	27 HANDICAPPED SPACES (23 REQUIRED)
TOTAL REQUIRED/PROVIDED	1,043	737
ADDITIONAL PARKING PROVIDED		86 SPACES 52 SPACES IN DETACHED GARAGES 34 SPACES IN INDIVIDUAL GARAGES LOCATED UNDER BUILDINGS
TOTAL PARKING REQUIRED FOR COMBINED PARCELS = 1,043 SPACES		
TOTAL PARKING PROVIDED FOR COMBINED PARCELS = 1,085 SPACES		



STREET VIEW

THE RESIDENCES AT CORAL REEF COMMONS

DADE COUNTY, FLORIDA

A RENTAL COMMUNITY FOR
RAM DEVELOPMENT CO.
1815 GRIFFIN ROAD, SUITE 106
FT. LAUDERDALE FL. 33004
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rfry@rogerfry.com

LANDSCAPE ARCHITECT
ALEX KNIGHT LANDSCAPE ARCHITECTURE AND PLANNING
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akdesign22@aol.com

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⚠	5-1-13	REVISE PARKING DATA

THE RESIDENCES AT CORAL REEF COMMONS
MIAMI, FLORIDA

RAM DEVELOPMENT CO.

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DATE	SHEET NUMBER
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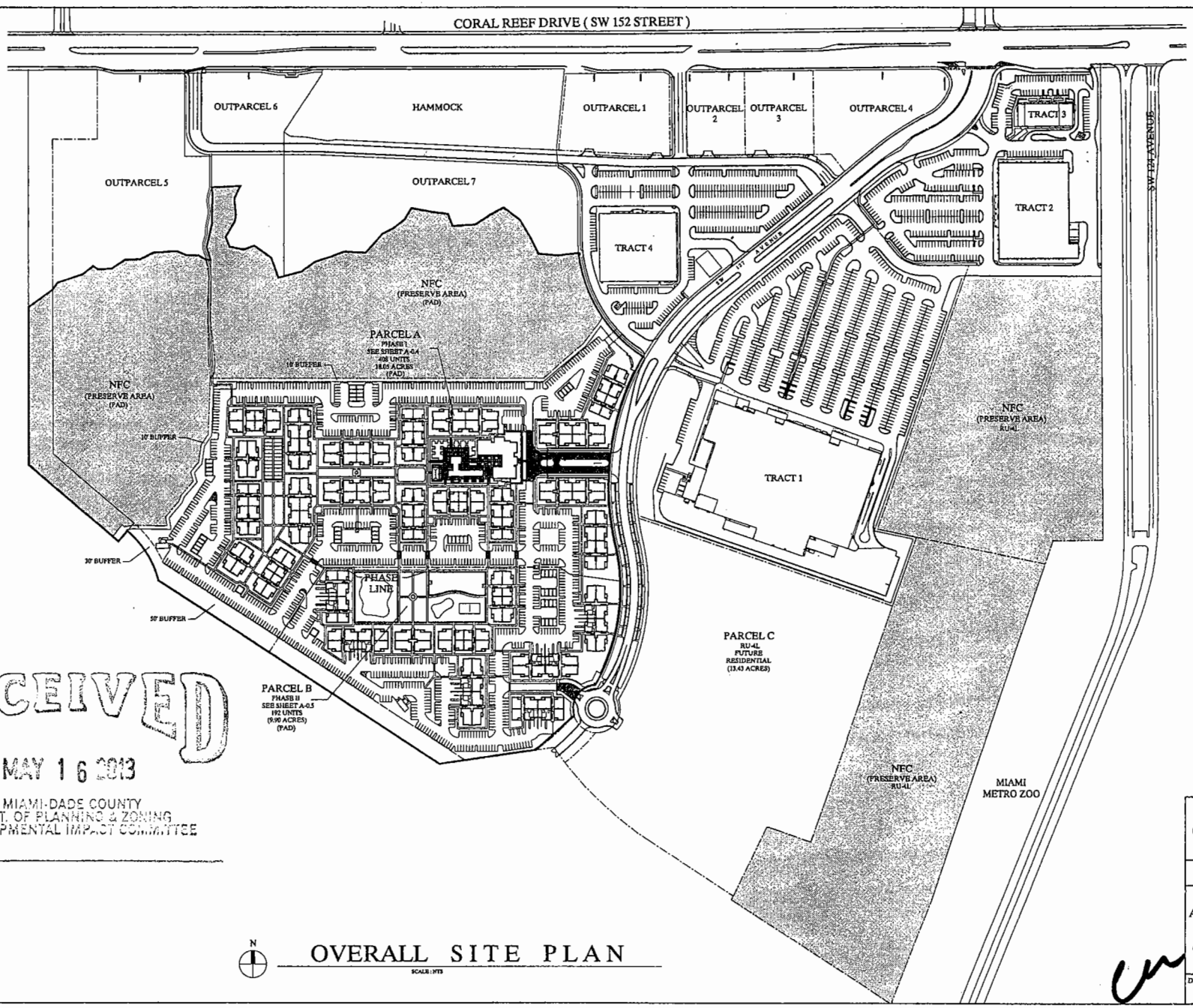

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OVERALL SITE PLAN

SCALE: NTS

THE RESIDENCES AT CORAL REEF COMMONS
MIAMI, FLORIDA

RAM DEVELOPMENT CO.

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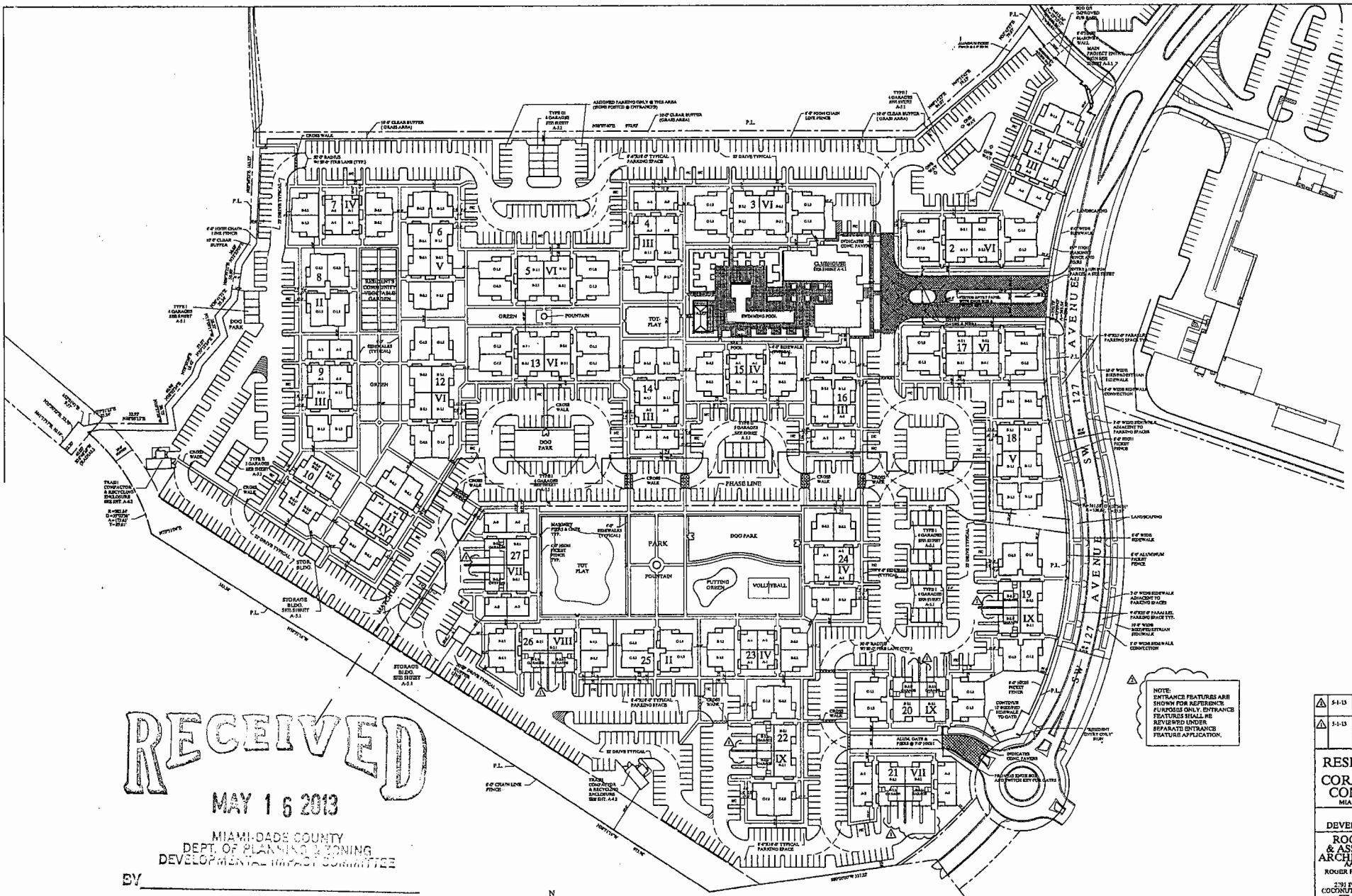

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SITE PLAN @ PARCEL A & B

2	5-1-13	ADD NOTE REGARDING ENTRY FEATURES
1	5-1-13	ADD STRIPING @ PARKING SPACES IN DRIVEWAYS @ GARAGES BENEATH BUILDING

THE RESIDENCES AT CORAL REEF COMMONS
MIAMI, FLORIDA

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DATE 4-1-13 | SHEET NUMBER A-0.3

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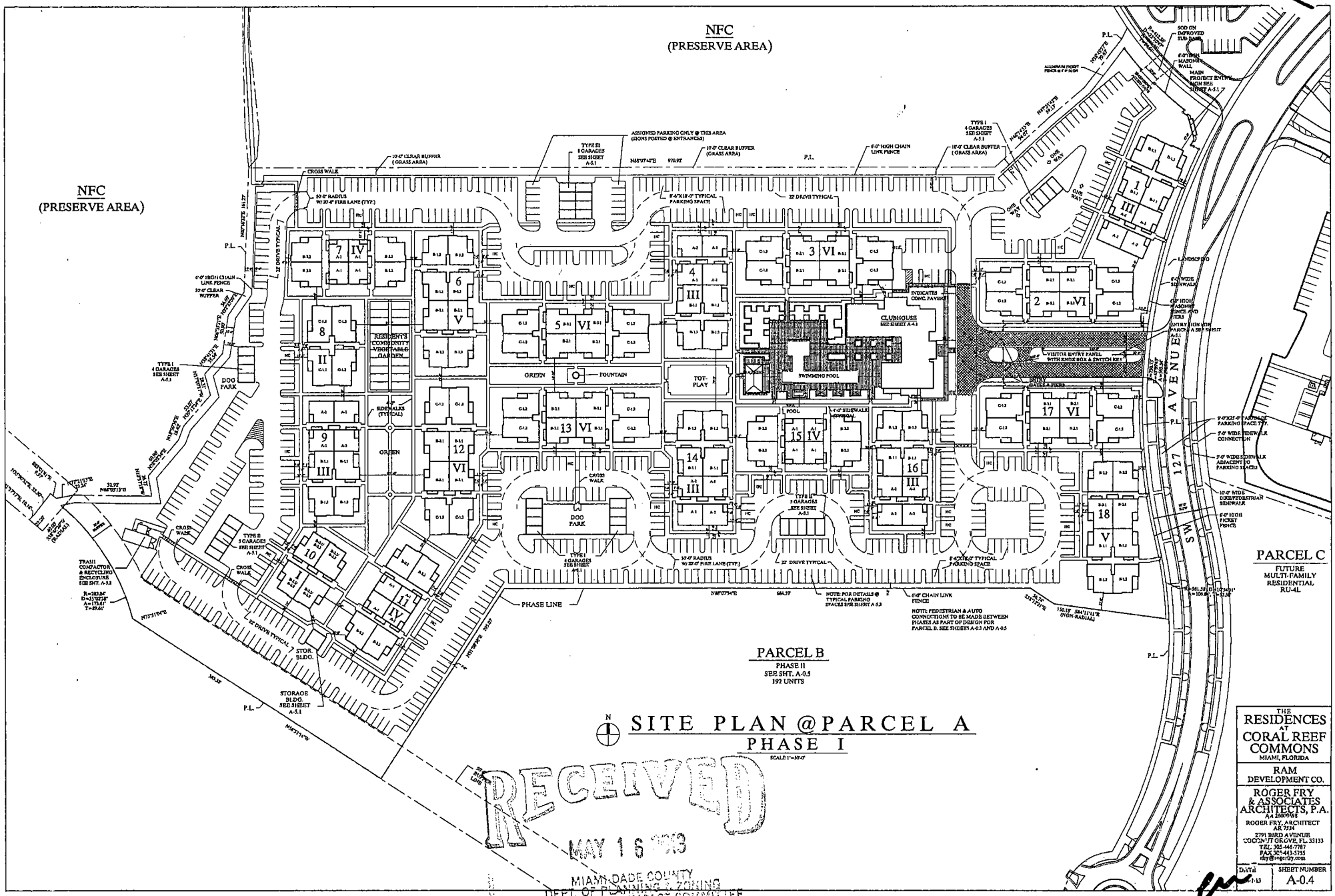

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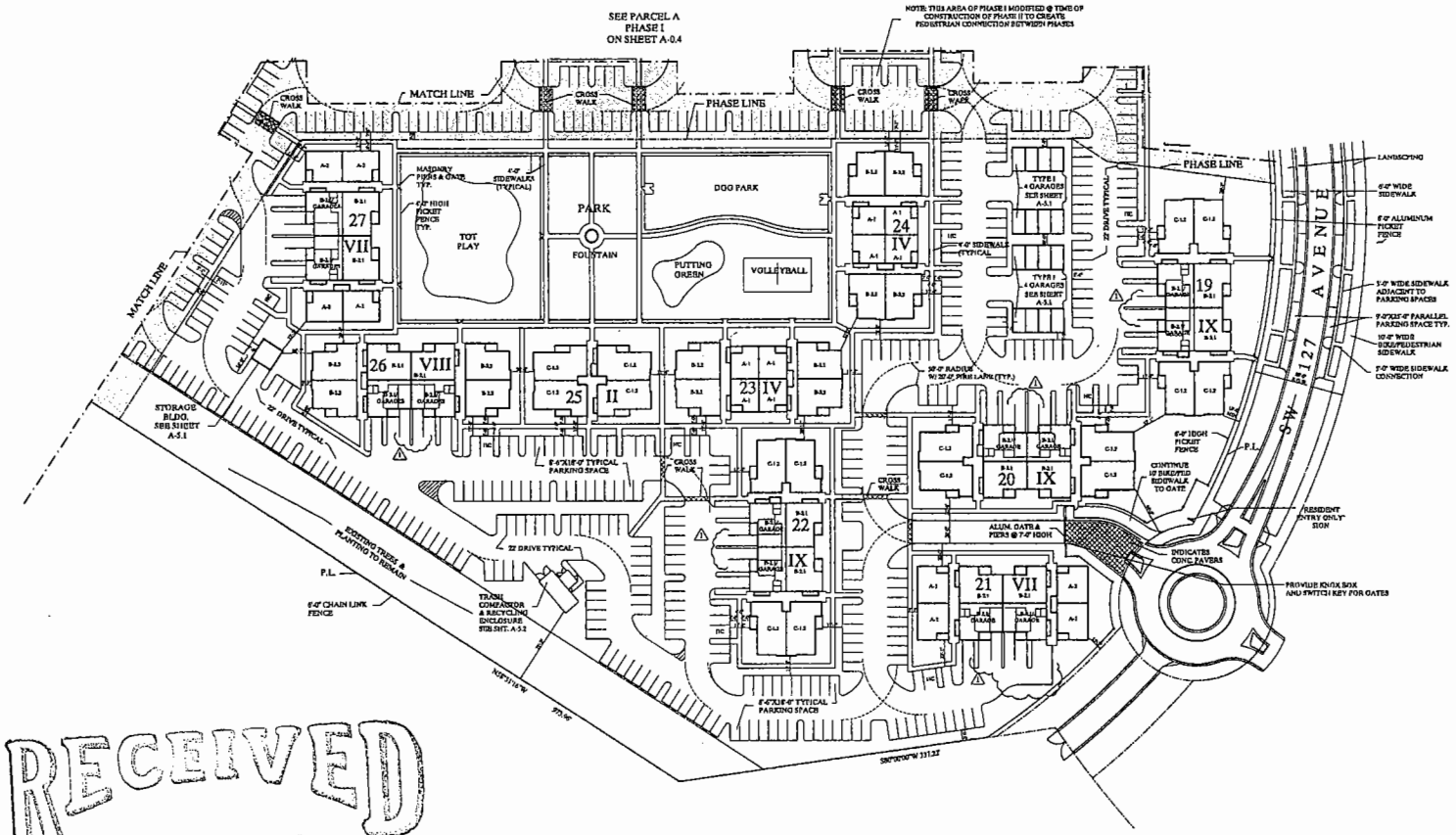

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SITE PLAN @ PARCEL B

PHASE II

SCALE 1"=50'-0"

1	5-1-13	ADD STRIPING @ PARKING SPACES IN DRIVEWAYS @ GARAGES BENEATH BLDGS.

THE RESIDENCES AT CORAL REEF COMMONS
MIAMI, FLORIDA

RAM DEVELOPMENT CO.

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DATE	SHEET NUMBER
4-1-13	A-0.5

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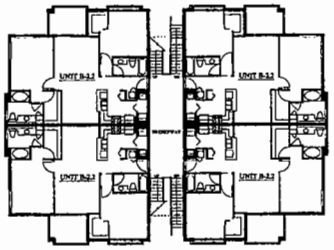
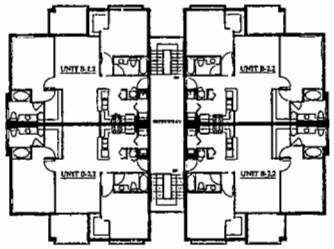
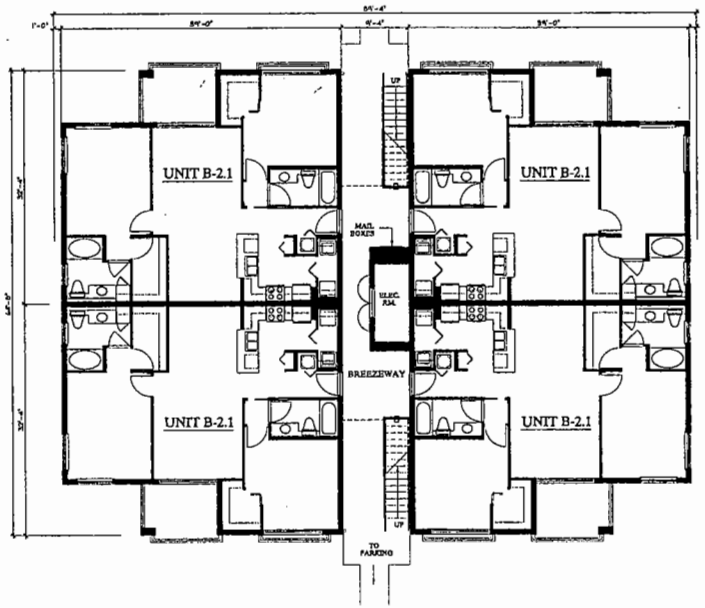


PLAN @ SECOND FLOOR
SCALE=1/8"=1'-0"



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



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

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BUILDING TYPE I

THE RESIDENCES AT CORAL REEF COMMONS
MIAMI, FLORIDA

RAM DEVELOPMENT CO.

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4-1-13	A-1.1

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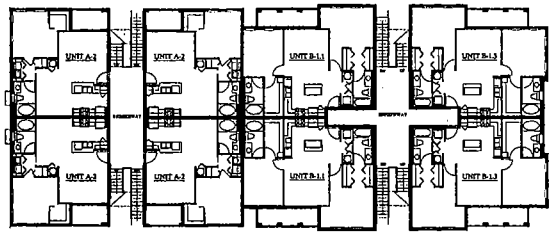
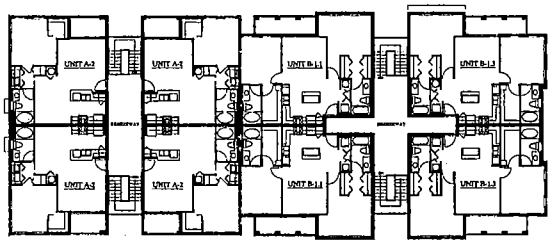
1/3



PLAN @ SECOND FLOOR
SCALE=1/16"=1'-0"



PLAN @ THIRD FLOOR
SCALE=1/16"=1'-0"

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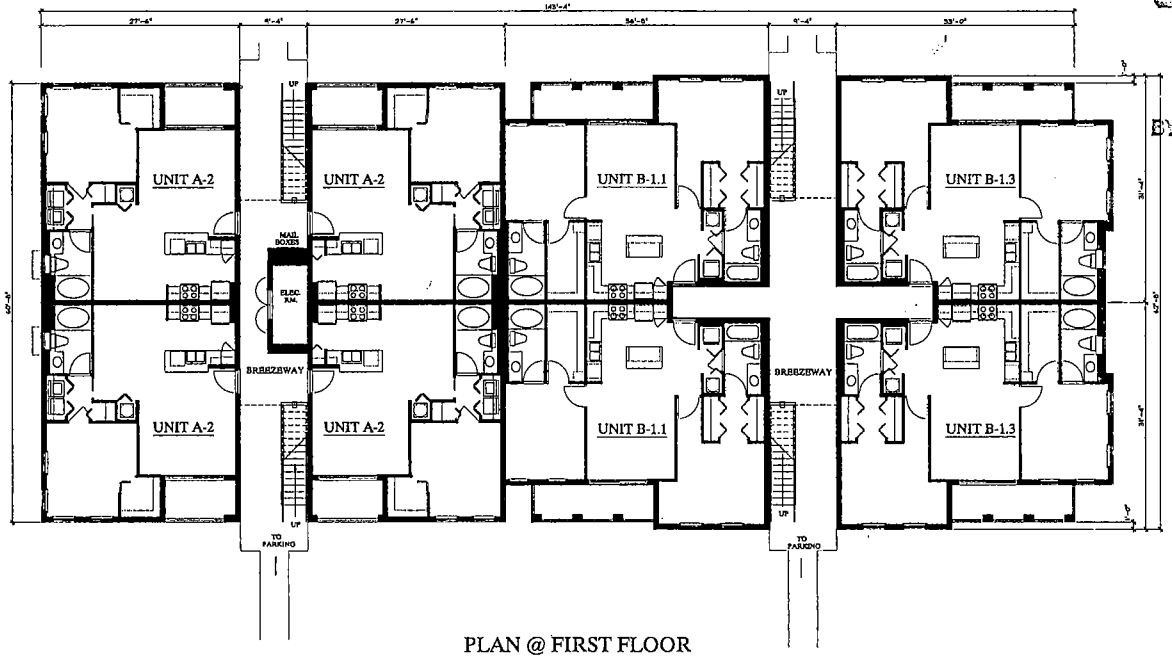

PLAN @ FIRST FLOOR
SCALE=1/8"=1'-0"

BUILDING TYPE III

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THE RESIDENCES AT CORAL REEF COMMONS
MIAMI, FLORIDA

RAM DEVELOPMENT CO.

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rfry@rogerfry.com

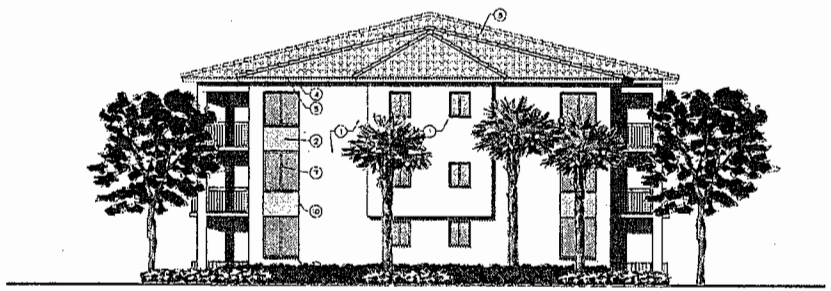
DATE	SHEET NUMBER
4-1-13	A-1.3

114

MATERIAL LEGEND

1. LIGHT TEXTURE STUCCO
2. SMOOTH STUCCO
3. CEMENT BARREL-S ROOF TILE
4. WOOD FASCIA
5. GALVANIZED METAL DRIP EDGE (PAINTED).
6. ALUM. GUTTER & DOWNSPOUT W/ E.P. FIN. COLOR T.B.D.
7. ALUMINUM WINDOWS
8. ALUMINUM SLIDING DOOR
9. ALUMINUM RAILING
10. STUCCO SCORE LINE
11. CANTILEVER CONC. EYEBROW
12. DECORATIVE ALUM. LOUVER
13. 2" RAISED WINDOW SILL
14. 2" RAISED STUCCO BAND
15. PRECAST STONE BAND
16. GARAGE DOOR

FRONT/ REAR ELEVATION



SIDE ELEVATION

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BUILDING TYPE I

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

THE RESIDENCES AT CORAL REEF COMMONS
MIAMI, FLORIDA

RAM DEVELOPMENT CO.

ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
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DATE	SHEET NUMBER
4-1-13	A-2.1

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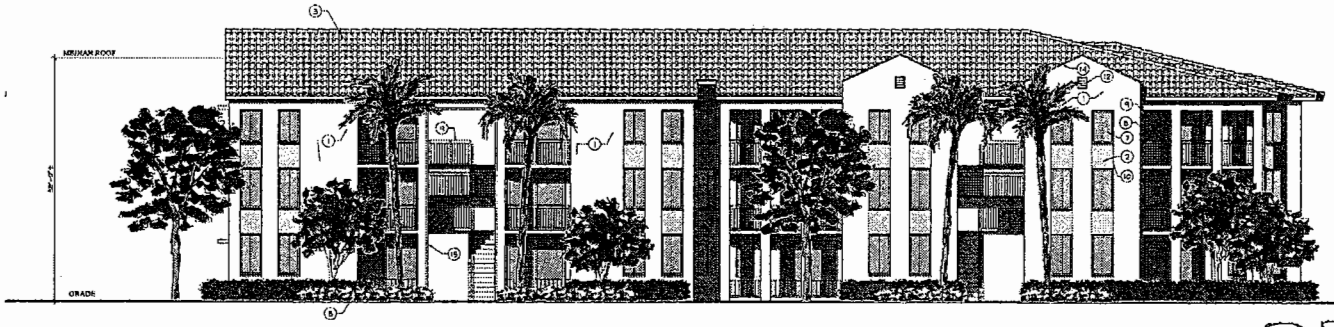
115

MATERIAL LEGEND

1. LIGHT TEXTURE STUCCO
2. SMOOTH STUCCO
3. CEMENT BARREL-S ROOF TILE
4. WOOD FASCIA
5. GALVANIZED METAL DRIP EDGE (PAINTED).
6. ALUM. GUTTER & DOWNSPOUT W/ B.B.P. FIN. COLOR T.B.D.
7. ALUMINUM WINDOWS
8. ALUMINUM SLIDING DOOR
9. ALUMINUM RAILING
10. STUCCO SCORE LINE
11. CANTILEVER CONC. EYEBROW
12. DECORATIVE ALUM. LOUVER
13. 2" RAISED WINDOW SILL
14. 2" RAISED STUCCO BAND
15. PRECAST STONE BAND
16. GARAGE DOOR



FRONT/REAR ELEVATION

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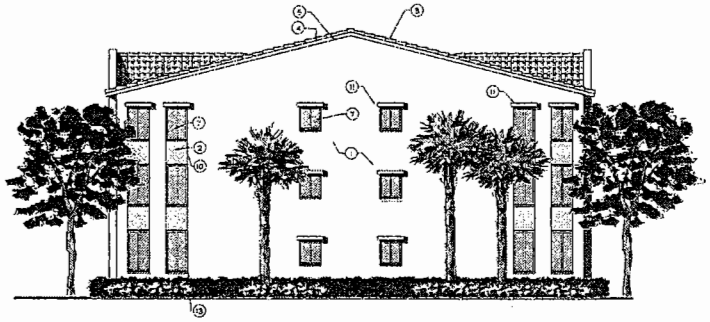
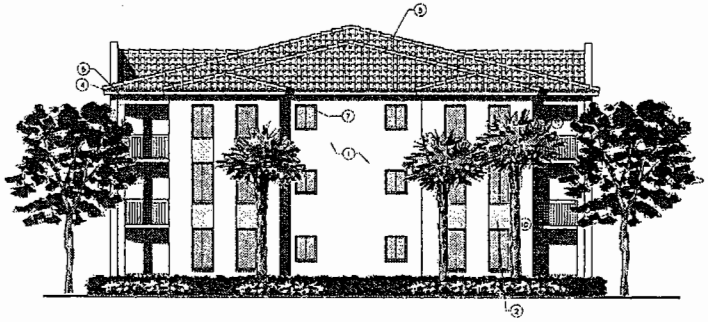


LEFT ELEVATION



RIGHT ELEVATION

BUILDING TYPE III

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

THE RESIDENCES AT CORAL REEF COMMONS
MIAMI, FLORIDA

RAM DEVELOPMENT CO.

ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
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FAX 305-443-7355
rfa@rogerfry.com

DATE	SHEET NUMBER
4-13	A-2.3

MAY 14 2013

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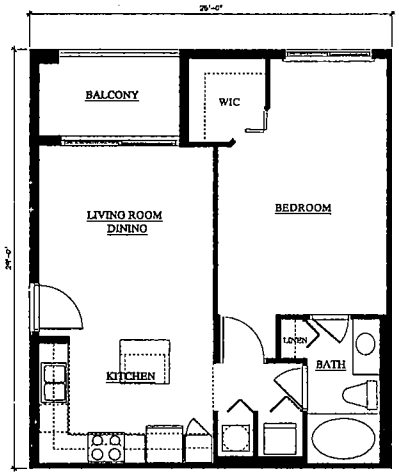
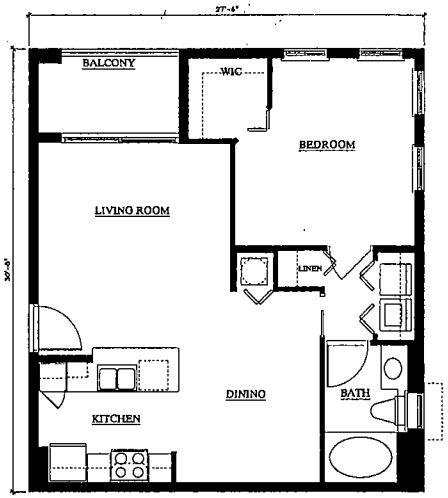


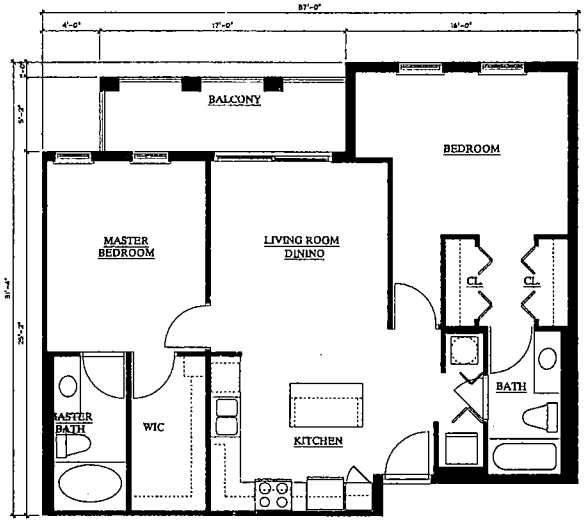
UNIT A-1

A/C AREA = 663 S.F.
BALCONY AREA = 61 S.F.



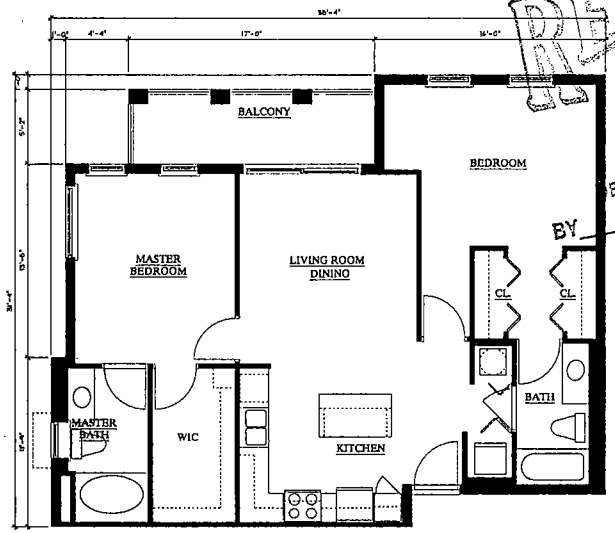
UNIT A-2

A/C AREA = 774 S.F.
BALCONY AREA = 61 S.F.



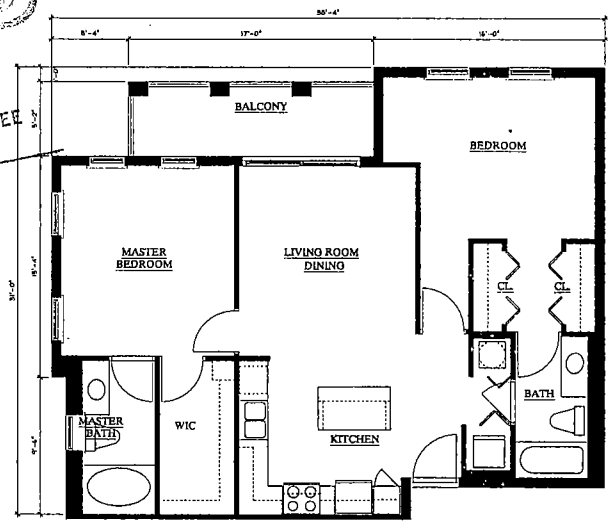
UNIT B-1.1

A/C AREA = 1,000 S.F.
BALCONY AREA = 88 S.F.



UNIT B-1.2

A/C AREA = 1,020 S.F.
BALCONY AREA = 88 S.F.



UNIT B-1.3

A/C AREA = 1,023 S.F.
BALCONY AREA = 88 S.F.

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TYPICAL UNIT PLANS

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

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rfry@rogerfry.com

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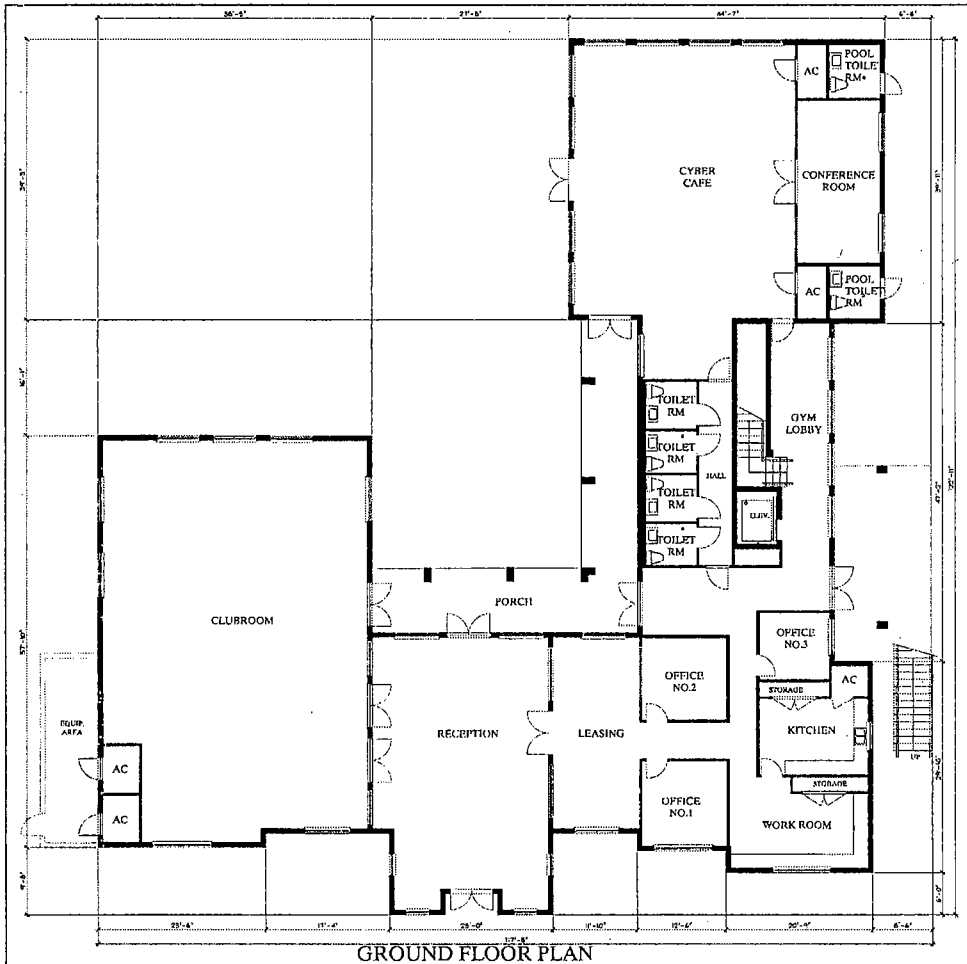
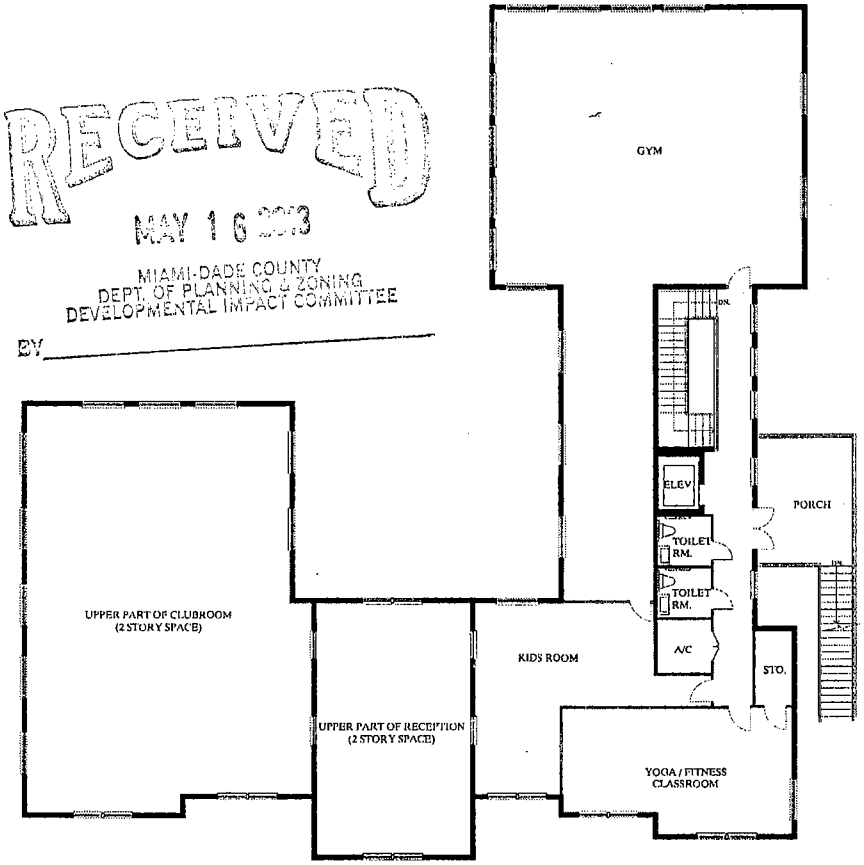


GROUND FLOOR PLAN



SECOND FLOOR PLAN

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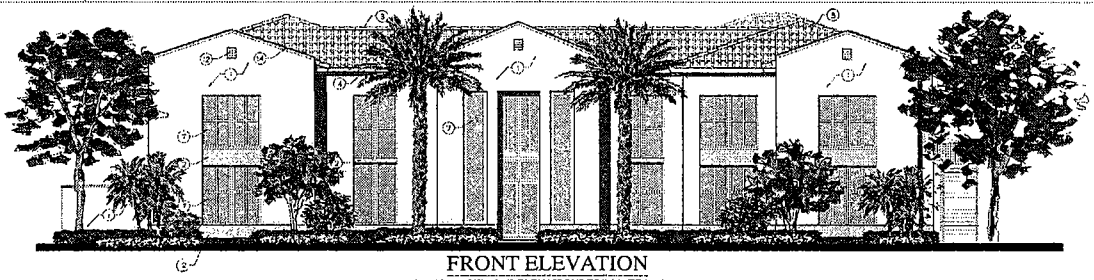

FRONT ELEVATION

(SEE APARTMENT BUILDING ELEVATIONS FOR MATERIAL LEGEND.)

CLUBHOUSE

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

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THE RESIDENCES AT CORAL REEF COMMONS
MIAMI, FLORIDA

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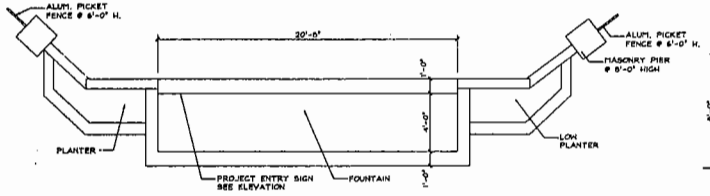
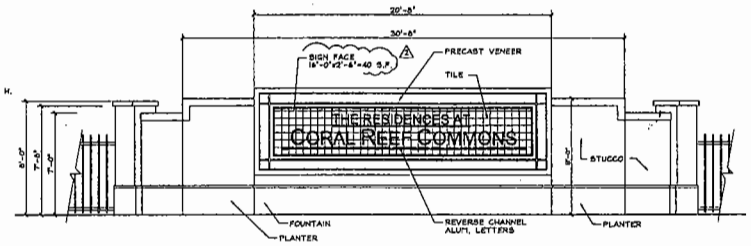
FAX 305-445-5355
rfry@rogerfry.com

DATE	SHEET NUMBER
4-1-13	A-4.1



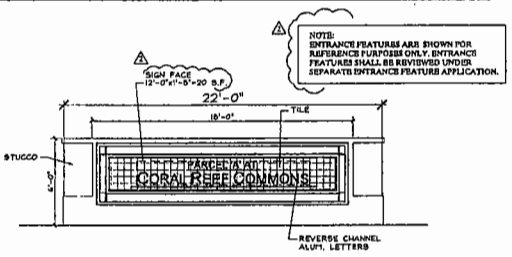
PLAN @ PROJECT ENTRY SIGN

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



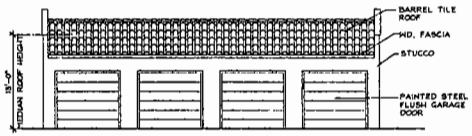
PROJECT ENTRY SIGN

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

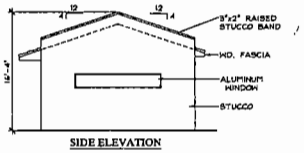


ENTRY SIGN @ PARCEL A & B

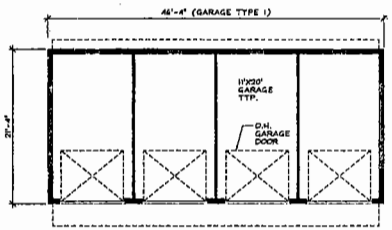
SCALE: 1/4"=1'-0"



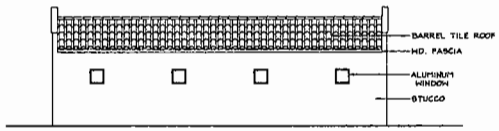
FRONT ELEVATION



SIDE ELEVATION



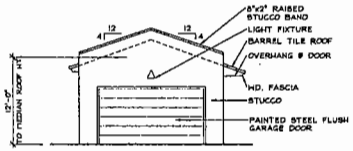
FLOOR PLAN



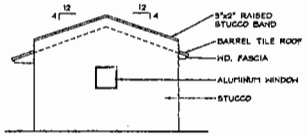
REAR ELEVATION

GARAGE BUILDING TYPE I

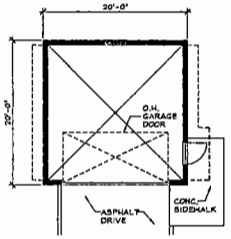
SCALE: 1/8" = 1'-0"



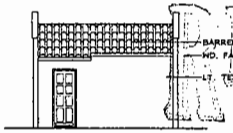
FRONT ELEVATION



REAR & LEFT SIDE ELEVATION



FLOOR PLAN



RIGHT SIDE ELEVATION

STORAGE BUILDING

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

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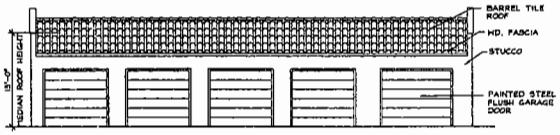
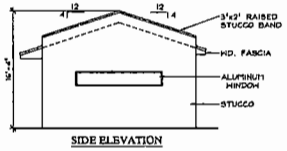
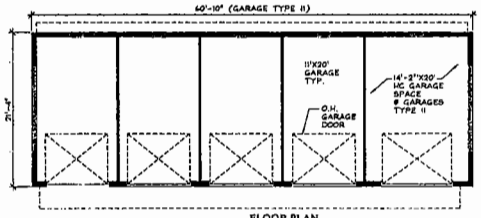


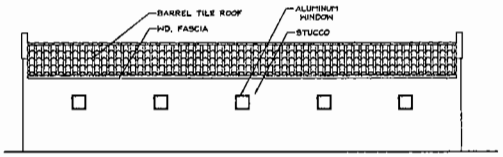
FRONT ELEVATION



SIDE ELEVATION



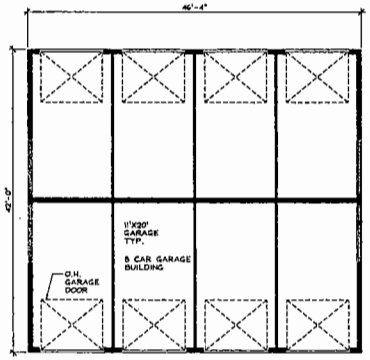
FLOOR PLAN



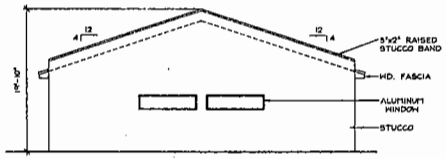
REAR ELEVATION

GARAGE BUILDING TYPE II

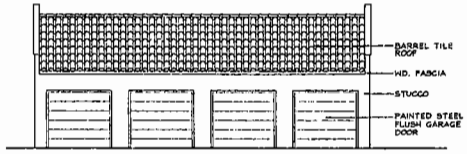
SCALE: 1/8" = 1'-0"



FLOOR PLAN



SIDE ELEVATION



FRONT & REAR ELEVATION

GARAGE BUILDING TYPE III

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

2	5-1-13	SHOW SIGN FACE DIMENSION & ADD ENTRY FEATURE NOTE
1	5-1-13	ADD GARAGE BLDG. TYPE II, PLAN & ELEVATIONS

THE RESIDENCES AT CORAL REEF COMMONS
MIAMI, FLORIDA

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FAX 305-443-5755
rfry@rogerfry.com

DATE	SHEET NUMBER
4-1-13	A-5.1

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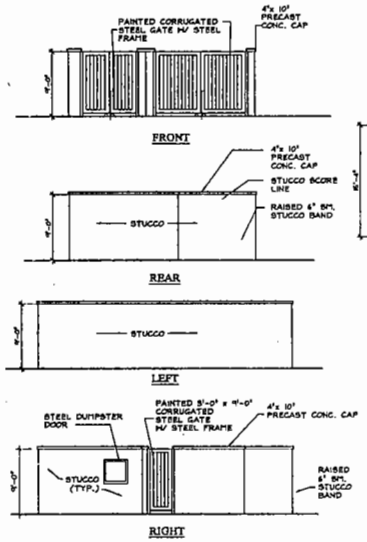

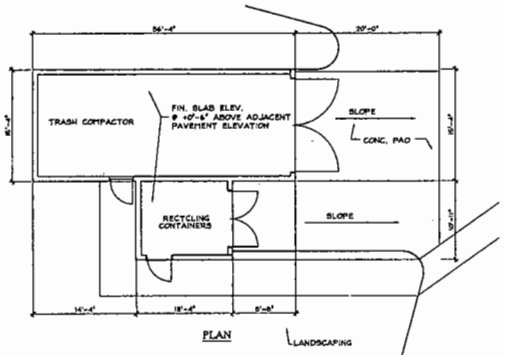

PLAN

TRASH COMPACTOR & RECYCLING ENCLOSURE

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

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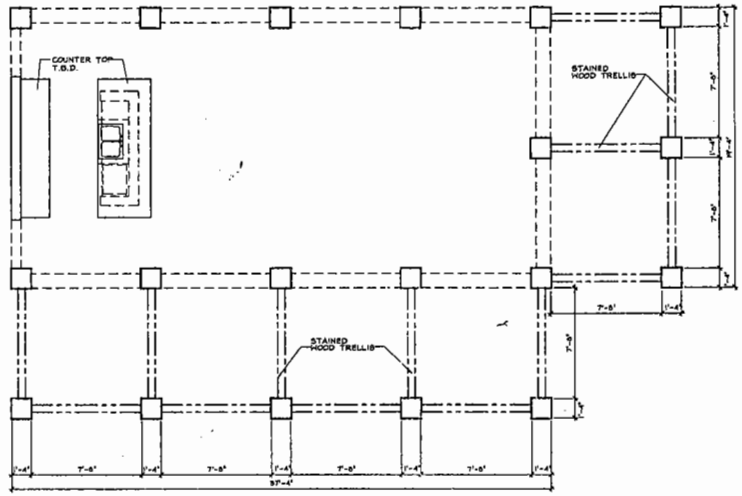
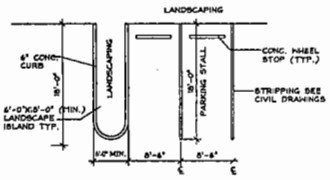
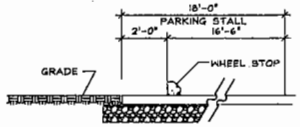


FLOOR PLAN



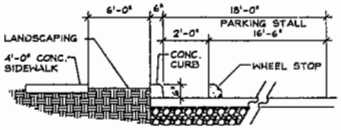
TYPICAL STALL DETAIL

1"=10'-0"



SECTION THRU TYP. PARKING STALL ADJACENT TO LANDSCAPING

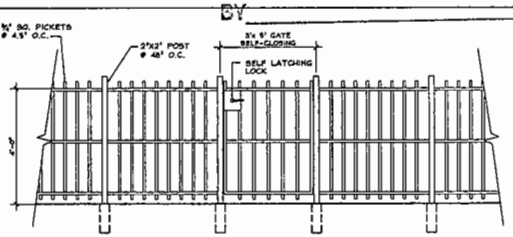
SCALE:1/2" = 1'-0"



SECTION THRU TYP. PARKING STALL ADJACENT TO SIDEWALK

SCALE:1/2" = 1'-0"

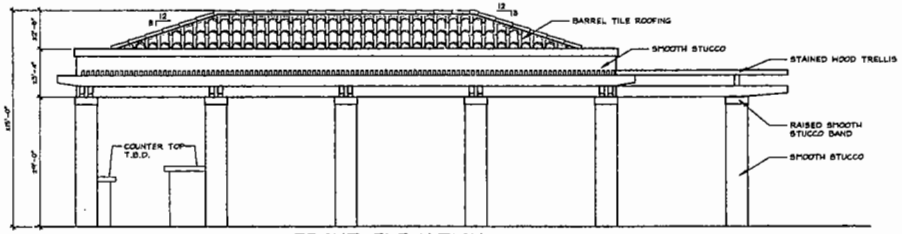
PARKING STALL DETAILS



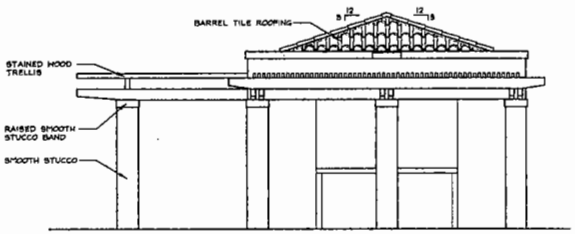
ELEVATION @ TYPICAL FENCE @ POOL AREA AND TOT PLAY AREAS

SCALE:1/2"=1'-0"

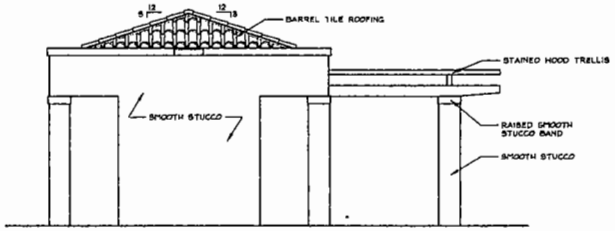
NOTE: FENCE TO BE PAINTED ESP ALUMINUM



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

POOL GAZEBO

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

1 5-1-13	ADD GAZEBO PLAN & ELEVATIONS

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MIAMI, FLORIDA

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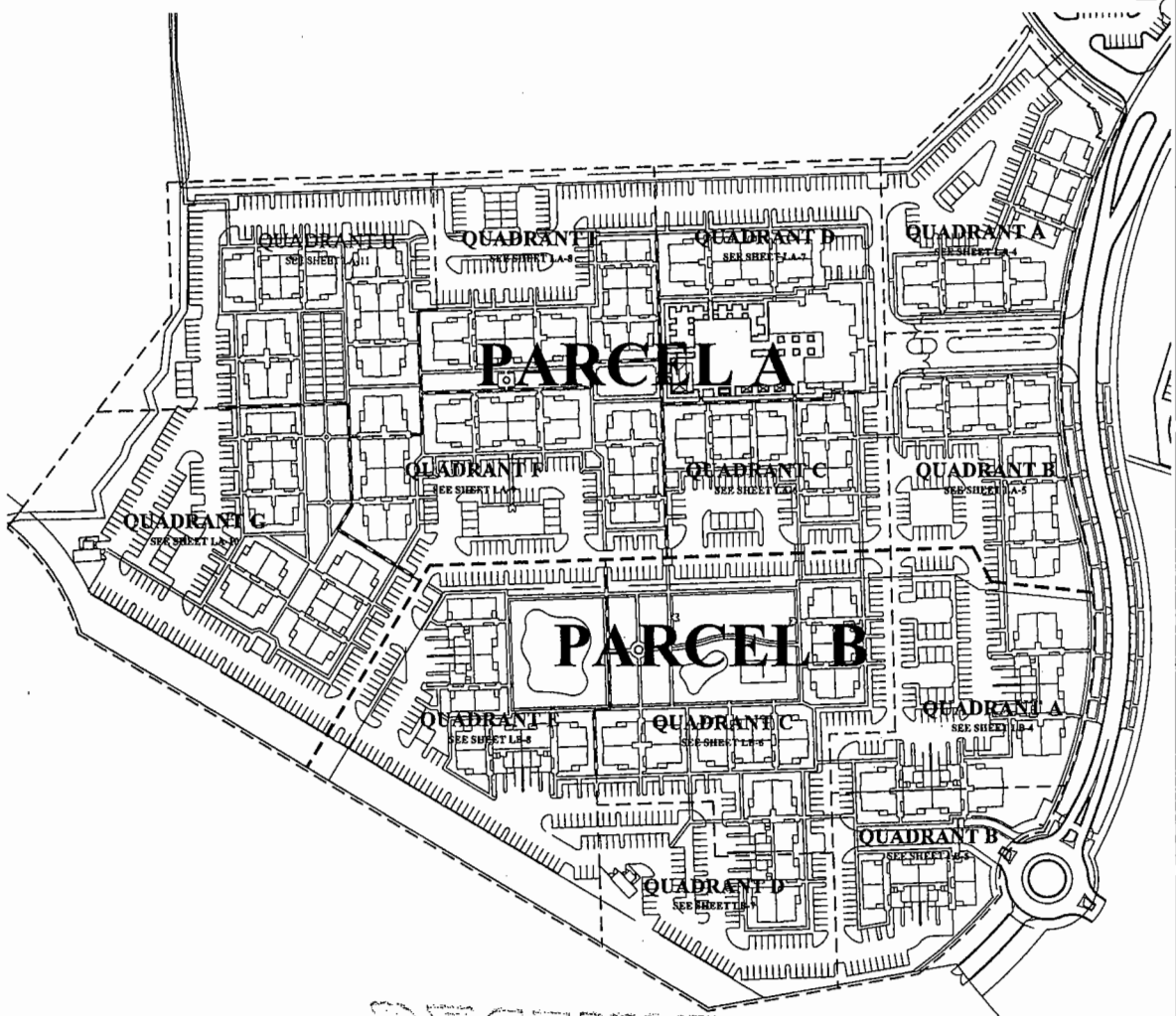
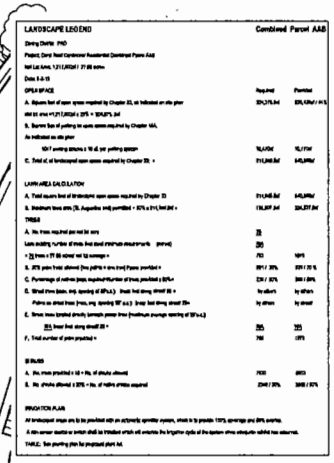
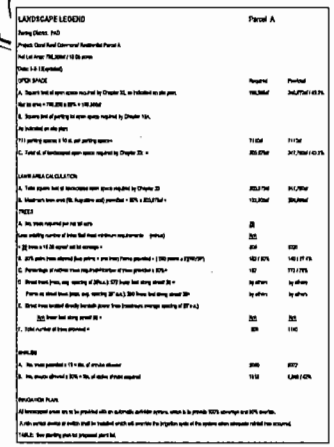
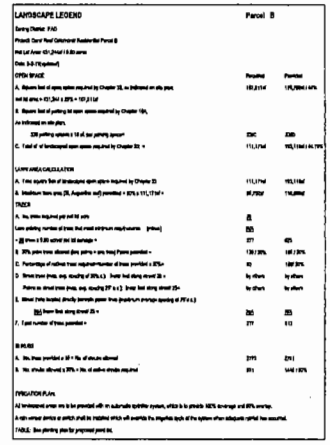



LANDSCAPE LEGEND — Combined Parcel A&B


LANDSCAPE LEGEND — Parcel A


LANDSCAPE LEGEND — Parcel B

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REVISIONS
1 Rev.1 5-1-2013 - added combined parcel A&B LS legend & SW 127th Ave roadway change as per Civil & added 10' clear area note

The Residences at Coral Reef Commons
Miami, Florida

LIST OF DRAWINGS:

LM-1 Master 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

MASTER PLAN COVER SHEET

MAY 4 2013

GEORGE ALEX KNIGHT
FL. LANDSCAPE ARCHITECT
FL. R.L.A. NO. 949

AK

ALEX KNIGHT
FL. REG. 949
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ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE EXCLUSIVE PROPERTY OF ALEX KNIGHT, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE BY AND IN CONJUNCTION WITH THIS PROJECT. NO OTHER USE OF THESE IDEAS, DESIGNS AND PLANS SHALL BE MADE OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ALEX KNIGHT, INC.

TITLE: Master Plan Cover Sheet

DATE: 04-01-2013

SCALE: N.T.S.

DRAWING NO.: LM-1

LANDSCAPE LEGEND — Parcel A

Zoning District: PAD

Project: Coral Reef Commons' Residential Parcel A

Net Lot Area: 788,293sf / 18.09 acres

OPEN SPACE	Required	Provided
A. Square feet of open space required by Chapter 33, as indicated on site plan	158,565sf	343,870sf / 43.5%
Net lot area = 788,293 x 25% = 198,565sf		
B. Square feet of parking lot open space required by Chapter 18A, As indicated on site plan.		
711 parking spaces x 10 sf. per parking space =	7110sf	
C. Total sf. of landscaped open space required by Chapter 33. =	187,276sf	343,870sf / 43.5%

LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33	187,276sf	340,870sf
B. Maximum lawn area (St. Augustine sod) permitted = 60% x 187,276sf =	118,366sf	111,296sf

TREES		
A. [illegible] trees required per net lot acre	28	
Less existing number of trees that meet minimum requirements [illegible]	N/A	
x 28 trees x 18.09 acres / net lot acreage =	506	1020
B. 10% palm trees allowed [illegible]	152 / 30%	140 / 27.4%
C. Percentage of native trees required [illegible] = 30% =	152	772 / 76%
D. Street trees (max. avg. spacing of 35 o.c. = [illegible] linear feet along street 35 =	by others	by others
Palms on street trees (max. avg. spacing 25' o.c.) [illegible] linear feet along street 25 =	by others	by others
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)		
[illegible] linear feet along street / 25 =	N/A	N/A
F. Total number of trees provided =	606	1160

SHRUBS		
A. No. trees provided x 10 = No. of shrubs allowed	5060	8072
B. No. shrubs allowed x 30% = No. of native shrubs required	1518	2,543 / 42%

IRRIGATION PLAN

All landscaped areas are to be provided with an automatic sprinkler system, which is to provide 100% coverage and 50% overlap. A rain sensor device or switch shall be installed which will override the irrigation cycle of the system when adequate rainfall has occurred.

TABLE: See planting plan for proposed plant list.

Master Plant List: Parcel A

Date: 4/1/13
Project: Coral Reef Commons / Residential Parcel A
Sheet #: LA-2

[Plant lists for Quadrants A–H (Trees, Palms, Shrubs / Ground Covers / Accent Plants): illegible]

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The Residences at Coral Reef Commons
Miami, Florida

MAY 2013

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TITLE: Planting List
PARCEL A

DATE: 04-01-2013

SCALE: N.T.S.

DRAWING NO.: LA-2

122

/12

Plant List: Building Type 1

Date: 4/1/13
Project: Coral Reef Commons / Residential Parcel A
Sheet #: LA-12 Building Type 1
Building #: 10

NOTE: Quantities shown are for (1) building only, repeat (9) nine times

DT / Drought Tol. - ***high, **moderate, *low

SHRUBS / GROUND COVERS / ACCENT PLANTS:

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
AM	N	**	72	Asparagus densiflorus 'MYERS' FOXTAIL FERN	1-gal 12"hgt min 12" o.c.
CI	Y	***	96	Chrysobalanus icaco 'RED TIP' RED TIP COCOPLUM	3-gal 24"hgt x20"w 24"o.c. full
CO	N	**	4	Crinum augustum 'QUEEN EMMA' QUEEN EMMA LILY	7-gal full
DT	N	**	80	Dianella tasmanica BLUEBERRY FLAX LILY	3-gal. 16"hgt min 24"o.c.
FG	N	***	54	Ficus 'GREEN ISLAND' SAME	3-gal 18"hgt x sp 24"o.c.
PS		***	96	Pennisetum setaceum WHITE FOUNTAIN GRASS	3-gal 18"-24"hgt 30"o.c.
Lawn type 1				St. Augustine 'FLORATAM'	solid sod
Lawn type 2				Paspalum 'ARGENTINE'	solid sod

Plant List: Building Type 2

Date: 4/1/13
Project: Coral Reef Commons / Residential Parcel A
Sheet #: LA-12 Building Type 2
Building #: 8

NOTE: Quantities shown are for (1) building only, repeat (5) five times

DT / Drought Tol. - ***high, **moderate, *low

SHRUBS / GROUND COVERS / ACCENT PLANTS:

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
CG2	Y	***	104	Clusia guttifera NANA SMALL LEAF CLUSIA	3-gal, 20"hgt x sp 30" o.c.
EF2	Y	***	44	Eugenia foetida SPANISH STOPPER	3-gal 30"hgt x24"w 24"o.c.
JH	N	**	80	Juniperus chinensis 'PARSONII' SAME	3-gal 14"hgt 24"o.c.
LM	N	***	72	Lantana montevidensis PURPLE TRAILING LANTANA	1-gal. full 12"o.c.
PN1	Y	***	78	Tripsacum floridana DWARF FAKAHATCHEE	3-gal 24"hgt 30"o.c. full
PX	N	*	40	Philodendron 'XANADU' SAME	3-gal 18"hgt x sp 24"o.c.
TU1	N	**	4	Rhaphiolepis 'MAJESTIC BEAUTY' MAJESTIC BEAUTY HAWTHORN	15-gal 4'hgt STD
TV	N	**	40	Schefflera 'TRINETTE' SAME	3-gal 24"hgt x sp 24" o.c.
Lawn type 1				St. Augustine 'FLORATAM'	solid sod
Lawn type 2				Paspalum 'ARGENTINE'	solid sod

Plant List: Building Type 3

Date: 4/1/13
Project: Coral Reef Commons / Residential Parcel A
Sheet #: LA-13 Building Type 3
Building #'s: 1,4,9,14 & 15

NOTE: Quantities shown are for (1) building only, repeat (5) five times

DT / Drought Tol. - ***high, **moderate, *low

SHRUBS / GROUND COVERS / ACCENT PLANTS:

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
CI	Y	***	172	Chrysobalanus icaco 'RED TIP' RED TIP COCOPLUM	3-gal 24"hgt x20"w 24"o.c. full
DE1	N	*	8	Duranta 'SAPPHIRE SHOWERS' SAME	7-gal 4'-5' hgt STD
GG	N	**	150	Galphimia glauca YELLOW THRYALUB	3-gal 24"hgt over 24"o.c.
HP	Y	***	136	Hamelia patens Dwarf DWARF FIREBUSH	3-gal 24"hgt x sp 24"o.c.
JP	N	**	84	Juniperus chinensis 'PARSONII' SAME	3-gal 14"hgt 24"o.c.
LO	Y	***	120	Lantana depressa YELLOW PINELAND LANTANA	1-gal full 12"o.c.
Lawn type 1				St. Augustine 'FLORATAM'	solid sod
Lawn type 2				Paspalum 'ARGENTINE'	solid sod

Plant List: Building Type 4

Date: 4/1/13
Project: Coral Reef Commons / Residential Parcel A
Sheet #: LA-13 Building Type 4
Building #'s: 7, 11 & 16

NOTE: Quantities shown are for (1) building only, repeat (3) three times

DT / Drought Tol. - ***high, **moderate, *low

SHRUBS / GROUND COVERS / ACCENT PLANTS:

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
CG1	Y	***	146	Clusia guttifera NANA SMALL LEAF CLUSIA	3-gal 20"hgt x sp 30" o.c.
DT	N	**	72	Dianella tasmanica BLUEBERRY FLAX LILY	3-gal. 16"hgt x sp 24"o.c.
FG	N	***	135	Ficus 'GREEN ISLAND' SAME	3-gal 18"hgt x sp 24"o.c.
IN	N	**	144	Ixora 'NORA GRANT' SAME	3-gal 24"hgt x sp 24"o.c.
LM	N	***	120	Lantana montevidensis PURPLE TRAILING LANTANA	1-gal. full 12"o.c.
PS		***	90	Pennisetum setaceum WHITE FOUNTAIN GRASS	3-gal 18"-24"hgt 30"o.c.
TU1	N	**	8	Rhaphiolepis 'MAJESTIC BEAUTY' MAJESTIC BEAUTY HAWTHORN	15-gal 4'hgt STD
Lawn type 1				St. Augustine 'FLORATAM'	solid sod
Lawn type 2				Paspalum 'ARGENTINE'	solid sod

Plant List: Building Type 5

Date: 4/1/13
Project: Coral Reef Commons / Residential Parcel A
Sheet #: LA-14 Building Type 5
Building #'s: 6 & 18

NOTE: Quantities shown are for (1) building only, repeat (2) two times

DT / Drought Tol. - ***high, **moderate, *low

SHRUBS / GROUND COVERS / ACCENT PLANTS:

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
CG1	Y	***	68	Clusia guttifera NANA SMALL LEAF CLUSIA	3-gal. 20"hgt x sp 30" o.c.
CI	Y	***	61	Chrysobalanus icaco 'RED TIP' RED TIP COCOPLUM	3-gal 24"hgt x20"w 24"o.c. full
CO	N	**	6	Crinum augustum 'QUEEN EMMA' QUEEN EMMA LILY	7-gal full
JP	N	**	72	Juniperus chinensis 'PARSONII' SAME	3-gal 14"hgt 24"o.c.
LO	Y	***	185	Lantana depressa YELLOW PINELAND LANTANA	1-gal. full 12"o.c.
PN1	Y	***	100	Tripsacum floridana DWARF FAKAHATCHEE	3-gal 24"hgt 30"o.c. full
PX	N	*	112	Philodendron 'XANADU' SAME	3-gal 18"hgt x sp 24"o.c.
TV	N	**	98	Schefflera 'TRINETTE' SAME	3-gal 24"hgt x sp
Lawn type 1				St. Augustine 'FLORATAM'	solid sod
Lawn type 2				Paspalum 'ARGENTINE'	solid sod

Plant List: Building Type 6

Date: 4/1/13
Project: Coral Reef Commons / Residential Parcel A
Sheet #: LA-14 Building Type 6
Building #'s: 2,3,5,12,13 & 17

NOTE: Quantities shown are for (1) building only, repeat (8) six times

DT / Drought Tol. - ***high, **moderate, *low

SHRUBS / GROUND COVERS / ACCENT PLANTS:

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
CG1	Y	***	150	Clusia guttifera NANA SMALL LEAF CLUSIA	3-gal. 20"hgt x sp 30" o.c.
CI	Y	***	44	Chrysobalanus icaco 'RED TIP' RED TIP COCOPLUM	3-gal 24"hgt x20"w 24"o.c. full
DT	N	**	128	Dianella tasmanica BLUEBERRY FLAX LILY	3-gal. 16"hgt x sp 24"o.c.
JR	N	**	90	Jasminum nitidum SHINING JASMINE	3-gal full 24" o.c.
LM	N	***	156	Lantana montevidensis PURPLE TRAILING LANTANA	1-gal. full 12"o.c.
PS	N	***	148	Pennisetum setaceum WHITE FOUNTAIN GRASS	3-gal 18"-24"hgt 30"o.c.
TU1	N	**	8	Rhaphiolepis 'MAJESTIC BEAUTY' MAJESTIC BEAUTY HAWTHORN	15-gal 4'hgt STD
Lawn type 1				St. Augustine 'FLORATAM'	solid sod
Lawn type 2				Paspalum 'ARGENTINE'	solid sod

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MAY 1 2013

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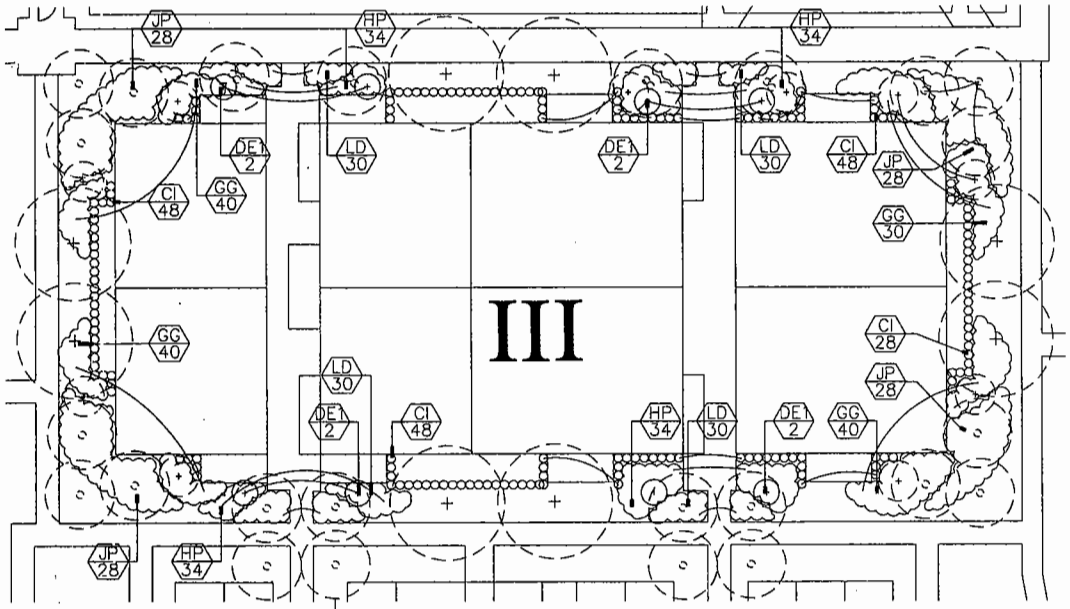
TITLE: Planting List
Typical Buildings 1, 2, 3, 4, 5 & 6
PARCEL A

DATE: 04-01-2013

SCALE: N.T.S.

DRAWING NO.: LA-3

123



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

Plant List: Building Type 3

Date: 4/1/13
Project: Coral Reef Commons / Residential Parcel A
Sheet # LA-13 Building Type 3
Building #'s: 1,4,9,14 & 16

NOTE: Quantities shown are for (1) building only, repeat (8) five times

DT / Drought Tol. - ***high, **moderate, *low

SHRUBS / GROUND COVERS / ACCENT PLANTS:

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
CI	Y	***	172	Chrysobalanus icaco 'RED TIP' RED TIP COCOPLUM	3-gal 24"hgt x20"s 24"o.c full
DE1	N	*	6	Duranta 'SAPPHIRE SHOWERS' SAME	7-gal 4'-5' hgt STD
GG	N	**	150	Galphimia glauca YELLOW TIMVALUS	3-gal 24"hgt/spr 24"o.c.
HP	Y	***	136	Hamelia patens Dwarf DWARF FIREBUSH	3-gal 24"hgt x sp 24"o.c
JP	N	**	84	Jasminum dichotomum 'FRAGRANT' SAME	3-gal 14"hgt 24"o.c.
LD	Y	***	120	Lantana depressa YELLOW PINELAND LANTANA	1-gal full 12"o.c.
Lawn type 1				St. Augustine 'FLORATAM'	solid sod
Lawn type 2				Paspalum 'ARGENTINE'	solid sod

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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

Plant List: Building Type 4

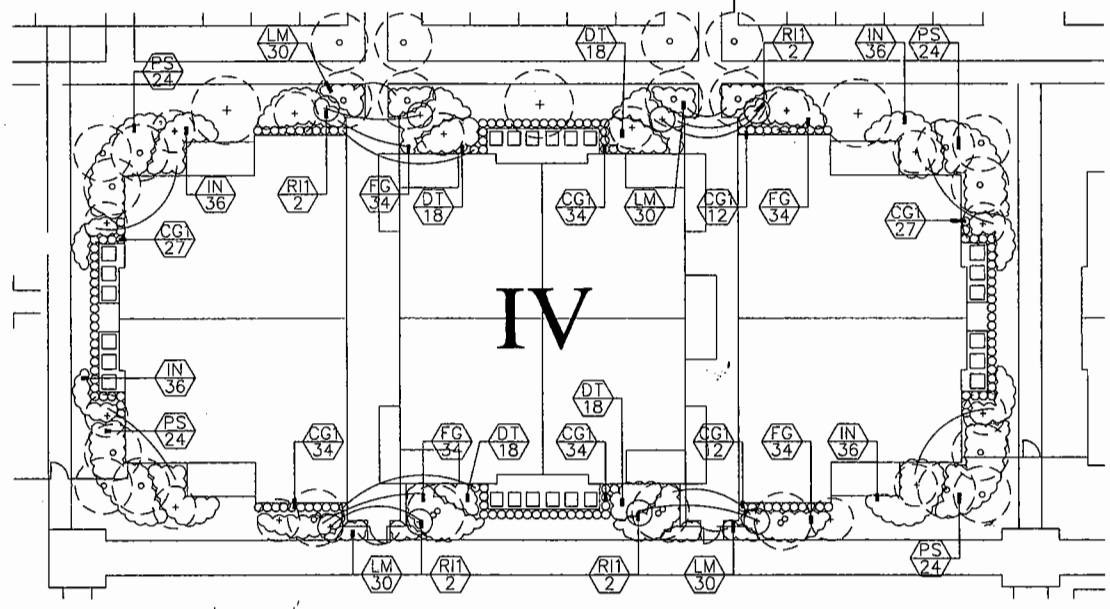
Date: 4/1/13
Project: Coral Reef Commons / Residential Parcel A
Sheet # LA-13 Building Type 4
Building #'s: 7, 11 & 15

NOTE: Quantities shown are for (1) building only, repeat (3) three times

DT / Drought Tol. - ***high, **moderate, *low

SHRUBS / GROUND COVERS / ACCENT PLANTS:

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
CG1	Y	***	146	Chiococca alba NANA SMALL LEAF CLUSIA	3-gal, 20"hgt/spr 30" o.c.
DT	N	**	72	Dianella tasmanica BLUEBERRY FLAX LILY	3-gal 16"hgt/spr 24"o.c.
FG	N	***	136	Ficus 'GREEN ISLAND' SAME	3-gal 18"hgt x sp 24"o.c.
IN	N	**	146	Ixora 'NORA GRANT' SAME	3-gal 24"hgt x sp 24"o.c.
LM	N	**	120	Lantana montevidensis PURPLE TRAILING LANTANA	1-gal full 12"o.c
PS		***	96	Pennisetum setaceum WHITE FOUNTAIN GRASS	3-gal 18"-24"hgt 30"o.c.
RI1	N	*	8	Rhapiolepis 'MAJESTIC BEAUTY' MAJESTIC BEAUTY HAWTHORN	15 gal 4'hgt STD
Lawn type 1				St. Augustine 'FLORATAM'	solid sod
Lawn type 2				Paspalum 'ARGENTINE'	solid sod



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

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TITLE: Typical Building 3 & 4 PARCEL A

DATE: 04-01-2013

SCALE: 1" = 10'

DRAWING NO.: LA-13

124

Plant List: Quadrant A

Date: 4/1/13
Project: Coral Reef Commons / Residential Parcel B
Sheet #. LB-4 Quad A

DT / Drought Tol - ***high, **moderate, *low
+ - Indicates code rq. trees

TREES:

Key	Native	DT	Quan	Botanical/ COMMON NAME	Description
BS1	Y	***	2	Bursera simaruba GUMBO LIMBO	16'-18' hgt x 8' spr 4" cal FO
CB	N	**	6	Calophyllum brasiliense BEAUTY LEAF	14'-16' hgt x 6 spr 3" cal FO
CD	Y	***	23	Coccoloba diversifolia PIGION PLUM	14'-16' hgt x 6'spr 3" cal FO
EF	Y	***	8	Eugenia foetida SPANISH STOPPER	6' hgt x 4'-5' spr 1 ½"-2 cal FO
EL	N	*	12	Elaeocarpus decipiens JAPANESE BLUEBERRY TREE	10' hgt x 4'-5' spr 100 gal STD
IP	Y	***	-	Ilex x attenuata 'EAST PALATKA' EAST PALATKA HOLLY	12'-14'hgt x 6 spr 2.5" cal FO STD (RPG)
LI	N	**	2	Lagerstroemia indica WATERMELON RED CRAPE MYRTLE	12-14' hgt x 6'spr 2 "cal FO STD multi trk (RPG)
LL	N	**	2	Ligustrum lucidum GLOSSY PRIVET	8'-10' hgt x 8' spr 2" cal FO multi trk Standard
LN	N	**	2	Lagerstroemia 'Natchez' NATCHEZ WHITE CRAPE MYRTLE	12'-14' hgt x 5'spr ½" cal FO STD white flowers(RPG)
MG2	N	*	6	Magnolia 'LITTLE GEM' LITTLE GEM MAGNOLIA	10'-12'hgt x 5'spr 2" cal FO (RPG)
QV3	Y	***	6	Quercus virginiana LIVE OAK	12'-14'hgt x 6'spr 3"cal FO(RPG)
SM	Y	***	10	Swietenia mahagoni Mahogany	12'-14 hgt x 6 spr 3"cal FO
SG1	Y	***	6	Simarouba glauca PARADISE TREE	14'-16' hgt x 8 spr 3.5" cal FO
TH	N	**	6	Tabebuia heterophylla PINK TRUMPET TREE	14'-16'hgt x 8'sp 3.5"cal FO

PALMS:

Key	Native	DT	Quan	Botanical/ COMMON NAME	Description
CA	N	***	28	Carpentaria acuminata CARPENTARIA PALM	16'-22' ct FO staggered hgts
RE	Y	***	7	Roystonea elata FLORIDA ROYAL PALM	20' Grey wood FO matched
SP	Y	***	16	Sabal palmetto SABAL PALM	10'-18' CT booted FO stagger hgts
VM1	N	**	24	Veitchia montgomeryana MONTGOMERY PALM	18' CT single FO matched hgts
VM2	N	**	6	Veitchia montgomeryana MONTGOMERY PALM	14'-16' CT dbl trk FO

SHRUBS / GROUND COVERS / ACCENT PLANTS:

Key	Native	DT	Quan	Botanical/ COMMON NAME	Description
CG2	Y	***	240	Clusia guttifera SMALL LEAF CLUSIA	3-gal. 30"hgtxspr 30" o.c.
CI	Y	***	170	Chrysobalanus icaco 'RED TIP' RED TIP COCOPLUM	3-gal 24"hgt x20" 24"o.c. full
FG	N	***	360	Ficus 'GREEN ISLAND' SAME	3-gal 18"hgt x sp 24"o.c.
HP	Y	***	40	Hamelia patens FIREBUSH	3-gal 24"hgt x sp 24"o.c.
JV	N	**	620	Jasminum multiflorum DOWNY JASMINE	3-gal 24"hgt xsp 24"o.c.
Lawn type 1				St. Augustine 'FLORATAM'	solid sod
Lawn type 2				Paspalum 'ARGENTINE'	solid sod

Plant List: Quadrant B

Date: 4/1/13
Project: Coral Reef Commons / Residential Parcel B
Sheet #: LB-5 Quad B

DT / Drought Tol. - ***high, **moderate, *low
+ - Indicates code req. trees

TREES:

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
CB	N	**	6	Calophyllum brasiliense BEAUTY LEAF	14'-16' hgt x 6'spr 3" cal FO
CD	Y	***	7	Coccoloba diversifolia PIGION PLUM	14'-16 hgt x 6'spr 3" cal FO
EF	Y	***	6	Eugenia foetida SPANISH STOPPER	6' hgt x 4'-5' spr 1 ½'-2 cal FO
EL	N	*	12	Elaeocarpus decipiens JAPANESE BLUEBERRY TREE	10' hgt x 4'-5' spr 100-gal STD
LI	N	**	5	Lagerstroemia indica WATERMELON RED CRAPE MYRTLE	12'-14' hgt x 6'spr 2 "cal FO STD multi trk (RPG)
LL	N	**	25	Ligustrum lucidum GLOSSY PRIVET	8-10' hgt x 8' spr 2" cal FO multi trk Standard
LN	N	**	6	Lagerstroemia 'Natchez' NATCHEZ WHITE CRAPE MYRTLE	12'-14' hgt x 5'spr ½" cal FO STD white flowers(RPG)
QV2	Y	***	2	Quercus virginiana LIVE OAK	16'-18'hgt x 6'spr 4" cal FO(RPG)
QV3	Y	***	8	Quercus virginiana LIVE OAK	12'-14'hgt x 6'spr 3"cal FO(RPG)
SG1	Y	***	1	Simarouba glauca PARADISE TREE	14'-16' hgt x 8'spr 3.5" cal FO

PALMS:

Key	Native	DT	Quan	Botanical/ COMMON NAME	Description
CA	N	**	24	Carpentaria acuminata CARPENTARIA PALM	16'-22' ct FO staggered hgts
RE	Y	***	26	Roystonea elata FLORIDA ROYAL PALM	20' Grey wood FO matched
VM1	N	**	4	Veitchia montgomeryana MONTGOMERY PALM	18' CT single FO matched hgts
VM2	N	**	9	Veitchia montgomeryana MONTGOMERY PALM	14'-18' CT dbl trk FO

SHRUBS / GROUND COVERS / ACCENT PLANTS:

Key	Native	DT	Quan	Botanical/ COMMON NAME	Description
CG2	Y	***	165	Clusia guttifera SMALL LEAF CLUSIA	3-gal. 30"hgtxspr 30" o.c.
CI	Y	***	80	Chrysobalanus icaco 'RED TIP' RED TIP COCOPLUM	3-gal 24"hgt x20"s 24"o.c. full
FG	N	***	410	Ficus 'GREEN ISLAND' SAME	3-gal 18"hgt x sp 24"o.c.
HP	Y	***	90	Hamelia patens FIREBUSH	3-gal 24"hgt x sp 24"o.c.
JV	N	**	380	Jasminum multiflorum DOWNY JASMINE	3-gal 24"hgt xsp 24"o.c.
LM	N	***	40	Lantana montevidensis PURPLE TRAILING LANTANA	1-gal. full BS1 12"o.c.
Lawn type 1				St. Augustine 'FLORATAM'	solid sod
Lawn type 2				Paspalum 'ARGENTINE'	solid sod

Plant List: Quadrant C

Date: 4/1/13
Project: Coral Reef Commons / Residential Parcel B
Sheet #. LB-6 Quad C

DT / Drought Tol. - ***high, **moderate, *low
+ - Indicates code req. tree

TREES:

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
BS1	Y	***	1	Bursera simaruba GUMBO LIMBO	16'-18' hgt x 8' spr 4" cal. FO
CB	N	**	11	Calophyllum brasiliense BEAUTY LEAF	14'-16' hgt x 6 spr 3" cal FO
CD	Y	***	26	Coccoloba diversifolia PIGION PLUM	14'-16' hgt x 6'spr 3" cal FO
CE1	Y	***	8	Conocarpus erectus 'SERICEUS' SILVER BUTTONWOOD	8'-10' hgt. x 5 spr 2" cal. FO STD.
CS	Y	***	6	Cordia sebestena ORANGE GEIGER TREE	10'-12' hgt x 5' spr 2" cal 45-gal STD
EF	Y	***	23	Eugenia foetida SPANISH STOPPER	6' hgt x 4'-5' spr 1 ½'-2 cal FO
EL	N	*	12	Elaeocarpus decipiens JAPANESE BLUEBERRY TREE	10' hgt x 4'-5' spr 100 gal STD
LI	N	**	15	Lagerstroemia indica WATERMELON RED CRAPE MYRTLE	12'-14' hgt x 6'spr 2 "cal FG STD multi trk (RPG)
LL	N	**	1	Ligustrum lucidum GLOSSY PRIVET	8'-10' hgt x 6' spr 2" cal FO multi trk Standard
LN	N	**	11	Lagerstroemia 'Natchez' NATCHEZ WHITE CRAPE MYRTLE	12-14' hgt x 5 spr ½" cal FO STD white flowers(RPG)
MG2	N	*	7	Magnolia 'LITTLE GEM' LITTLE GEM MAGNOLIA	10'-12 hgt x 5'spr 2" cal FO (RPG)
QV2	Y	***	14	Quercus virginiana LIVE OAK	16'-18'hgt x 6'spr 4" cal FO(RPG)
QV3	Y	***	6	Quercus virginiana LIVE OAK	12'-14'hgt x 5 spr 3"cal FO(RPG)
SM	Y	***	5	Swietenia mahagoni Mahogany	12'-14'hgt x 6'spr 3"cal FG
TH	N	**	8	Tabebuia heterophylla PINK TRUMPET TREE	14'-16'hgt x 8 sp 3.5"cal FO

PALMS:

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
CA	N	***	34	Carpentaria acuminata CARPENTARIA PALM	16'-22' ct FO staggered hgts
PH	N	***	6	Phoenix sylvestris SILVER DATE PALM	24' CT w/ nut FG matched
SP	Y	***	24	Sabal palmetto SABAL PALM	10-18' CT booted FG stagger hgts
VM1	N	**	14	Veitchia montgomeryana MONTGOMERY PALM	18 CT single FO matched hgts
VM2	N	**	6	Veitchia montgomeryana MONTGOMERY PALM	14-16' CT dbl trk FG

SHRUBS / GROUND COVERS / ACCENT PLANTS:

Key	Native	DT	Quan	Botanical/ COMMON NAME	Description
FG	N	***	300	Ficus 'GREEN ISLAND' SAME	3-gal. 18"hgt x sp 24"o.c.
JV	N	**	878	Jasminum multiflorum DOWNY JASMINE	3-gal.24"hgt xsp 24"o.c.
LD	Y	***	30	Lantana depressa YELLOW PINELAND LANTANA	1-gal. full 12"o.c.
LM	N	***	670	Lantana montevidensis PURPLE TRAILING LANTANA	1-gal. full BS1 12"o.c.
Lawn type 1				St. Augustine 'FLORATAM'	solid sod
Lawn type 2				Paspalum 'ARGENTINE'	solid sod

Plant List: Quadrant D

Date: 4/1/13
Project. Coral Reef Commons / Residential Parcel B
Sheet # LB-7 Quad D

NOTE: Quantities shown are for (1) building only, repeat as req.

DT / Drought Tol. - ***high, **moderate, *low
+ - Indicates code req. tree

TREES:

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
CB	N	**	4	Calophyllum brasiliense BEAUTY LEAF	14'-16' hgt x 6'spr 3" cal FO
CD	Y	***	11	Coccoloba diversifolia PIGION PLUM	14'-16' hgt x 6'spr 3" cal FO
CE1	Y	***	3	Conocarpus erectus 'SERICEUS' SILVER BUTTONWOOD	8'-10' hgt x 5'spr 2" cal. FO STD
CS	Y	***	2	Cordia sebestena ORANGE GEIGER TREE	10'-12' hgt x 5' spr 2" cal 45-gal STD
EF	Y	***	3	Eugenia foetida SPANISH STOPPER	6' hgt x 4'-5' spr 1 ½"-2 cal FO
EL	N	*	4	Elaeocarpus decipiens JAPANESE BLUEBERRY TREE	10' hgt x 4'-5' spr 100-gal STD
IP	Y	***	5	Ilex x attenuata 'EAST PALATKA' EAST PALATKA HOLLY	12'-14'hgt x 6'spr 2.5" cal FG STD (RPG)
LI	N	**	2	Lagerstroemia indica WATERMELON RED CRAPE MYRTLE	12-14' hgt x 6'spr 2 "cal FO STD multi trk (RPG)
LN	N	**	1	Lagerstroemia 'Natchez' NATCHEZ WHITE CRAPE MYRTLE	12'-14' hgt x 5'spr ½" cal FO STD white flowers(RPG)
MC1	Y	***	12	Myrica cerifera SOUTHERN WAX MYRTLE	8'-10' hgt x 6 spr 2" cal FO multi trk
PE	Y	***	7	Pinus elliotti 'densa' SLASH PINE	8'-16' hgt's FO staggered hgt's
QV3	Y	***	34	Quercus virginiana LIVE OAK	12'-14'hgt x 6'spr 3"cal FO(RPG)
TH	N	**	7	Tabebuia heterophylla PINK TRUMPET TREE	14'-16'hgt x 8'sp 3.5"cal FO

PALMS:

Key	Native	DT	Quan	Botanical/ COMMON NAME	Description
CA	N	***	7	Carpentaria acuminata CARPENTARIA PALM	16'-22' ct FO staggered hgts
SP	Y	***	24	Sabal palmetto SABAL PALM	10'-18' CT booted FO stagger hgts
VM1	N	**	10	Veitchia montgomeryana MONTGOMERY PALM	18' CT single FG matched hgts

SHRUBS / GROUND COVERS / ACCENT PLANTS:

Key	Native	DT	Quan	Botanical/ COMMON NAME	Description
CE2	Y	***	185	Conocarpus erectus 'SERICEUS' SILVER BUTTONWOOD	3-gal 30"hgtx24"s 24"o.c. full
CG2	Y	***	50	Clusia guttifera SMALL LEAF CLUSIA	3-gal. 30"hgtxspr 30" o.c.
CI	Y	***	70	Chrysobalanus icaco 'RED TIP' RED TIP COCOPLUM	3-gal 24"hgt x20"s 24"o.c. full
FG	N	***	60	Ficus 'GREEN ISLAND' SAME	3-gal.18"hgt x sp 24"o.c.
JV	N	**	150	Jasminum multiflorum DOWNY JASMINE	3-gal.24"hgt xsp 24"o.c.
LD	Y	***	30	Lantana depressa YELLOW PINELAND LANTANA	1-gal. full 12"o.c.
PN	Y	***	40	Tripsacum floridana DWARF FAKAHATCHEE	3-gal 24"hgt 30"o.c. full
Lawn type 1				St. Augustine 'FLORATAM'	solid sod
Lawn type 2				Paspalum 'ARGENTINE'	solid sod

Plant List, Quadrant E

Date: 4/1/13
Project: Coral Reef Commons / Residential Parcel B
Sheet #: LB-8 Quad E

DT / Drought Tol. - ***high, **moderate, *low
+ - Indicates code req. tree

TREES:

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
CB	N	**	8	Calophyllum brasiliense BEAUTY LEAF	14'-16' hgt x 6'spr 3" cal FG
CD	Y	***	9	Coccoloba diversifolia PIGION PLUM	14'-16' hgt x 6'spr 3" cal FG
CE1	Y	***	2	Conocarpus erectus 'SERICEUS' SILVER BUTTONWOOD	8'-10' hgt. x 5'spr 2" cal FO STD
CS	Y	***	10	Cordia sebestena ORANGE GEIGER TREE	10'-12' hgt x 5' spr 2" cal 45-gal STD
EF	Y	***	10	Eugenia foetida SPANISH STOPPER	6' hgt x 4'-5' spr 1 ½'-2 cal FG
EL	N	*	8	Elaeocarpus decipiens JAPANESE BLUEBERRY TREE	10' hgt x 4'-5' spr 100-gal STD
IP	Y	***	8	Ilex x attenuata 'EAST PALATKA' EAST PALATKA HOLLY	12'-14'hgt x 6'spr 2.5" cal FG STD (RPG)
LI	N	**	4	Lagerstroemia indica WATERMELON RED CRAPE MYRTLE	12'-14' hgt x 6'spr 2 "cal FG STD multi trk (RPG)
LL	N	**	9	Ligustrum lucidum GLOSSY PRIVET	8'-10' hgt x 6' spr 2" cal FG multi trk Standard

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
LN	N	**	4	Lagerstroemia 'Natchez' NATCHEZ WHITE CRAPE MYRTLE	12'-14' hgt x 5'spr ½" cal FO STD white flowers(RPG)
MG2	N	*	4	Magnolia 'LITTLE GEM' LITTLE GEM MAGNOLIA	10'-12 hgt x 6'spr 2" cal FO (RPG)
QV2	Y	***	33	Quercus virginiana LIVE OAK	16'-18'hgt x 6'spr 4" cal FO(RPG)
QV3	Y	***	17	Quercus virginiana LIVE OAK	12'-14'hgt x 6'spr 3"cal FO(RPG)
SM	Y	***	21	Swietenia mahagoni Mahogany	12'-14'hgt x 6'spr 3"cal FG
TH	N	**	3	Tabebuia heterophylla PINK TRUMPET TREE	14'-16'hgt x 8'sp 3.5"cal FG

PALMS:

Key	Native	DT	Quan	Botanical/COMMON NAME	Description
CA	N	***	25	Carpentaria acuminata CARPENTARIA PALM	16'-22' ct FO staggered hgts
SP	Y	***	30	Sabal palmetto SABAL PALM	10'-18' CT booted FO stagger hgts
VM1	N	**	22	Veitchia montgomeryana MONTGOMERY PALM	18' CT single FO matched hgts
VM2	N	**	8	Veitchia montgomeryana MONTGOMERY PALM	14'-16' CT dbl trk FG

SHRUBS / GROUND COVERS / ACCENT PLANTS:

Key	Native	DT	Quan	Botanical/ COMMON NAME	Description
CE2	Y	***	120	Conocarpus erectus 'SERICEUS' SILVER BUTTONWOOD	3-gal 30"hgtx24"s 24"o.c. full
CG2	Y	***	100	Clusia guttifera SMALL LEAF CLUSIA	3-gal. 30"hgtxspr 30" o.c.
CI	Y	***	115	Chrysobalanus icaco 'RED TIP' RED TIP COCOPLUM	3 gal 24"hgt x20"s 24"o.c. full
FG	N	***	200	Ficus 'GREEN ISLAND' SAME	3-gal 18"hgt x sp 24"o.c.
JV	N	**	700	Jasminum multiflorum DOWNY JASMINE	3-gal.24"hgt xsp 24"o.c.
LM	N	***	200	Lantana montevidensis PURPLE TRAILING LANTANA	1-gal. full BS1 12"o.c.
PN	Y	***	60	Tripsacum floridana DWARF FAKAHATCHEE	3-gal 24"hgt 30"o.c. full
Lawn type 1				St. Augustine 'FLORATAM'	solid sod
Lawn type 2				Paspalum 'ARGENTINE'	solid sod

LANDSCAPE LEGEND — Parcel B

Zoning District: PAD
Project: Coral Reef Commons/ Residential Parcel B
Net Lot Area: 431,244 sf / 9.90 acres

OPEN SPACE	Required	Provided
A. Square feet of open space required by Chapter 33, as indicated on site plan.	107,811sf	189,786sf / 44%
Net lot area = 431,244 x 25% = 107,811sf		
B. Square feet of parking lot open space required by Chapter 18A		
As indicated on site plan:		
336 parking spaces x 10 sf. per parking space =	336	336
C. Total sf. of landscaped open space required by Chapter 33 =	108,147sf	189,786sf / 44%

LAWN AREA CALCULATION	Required	Provided
A. Total square feet of landscaped open space required by Chapter 33	108,147sf	250,172sf
B. Maximum lawn area (St. Augustine sod) permitted = 60% x 108,147sf =	64,888sf	64,888sf

TREES	Required	Provided
A. No. trees required per net lot acre	28	
Less existing number of trees that meet minimum requirements (minus)	(00)	
= 28 trees x 9.90 acres net lot acreage =	277	825
B. 30% palm trees allowed (two palms = one tree) Palms provided =	133 / 30%	195 / 30%
C. Percentage of native trees required (number of trees provided x 30%)	83	319 / 39%
D. Street trees (max. avg. spacing of 35' o.c.) linear feet along street 35 =	by others	by others
Palms as street trees (max. avg. spacing 25' o.c.) linear feet along street 25 =	by others	by others
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)		
N/A linear feet along street 25 =	N/A	N/A
F. Total number of trees provided =	277	825

SHRUBS	Required	Provided
A. No. trees provided x 10 = No. of shrubs allowed	2773	3781
B. No. shrubs allowed x 30% = No. of native shrubs required	831	1445 / 38%

IRRIGATION PLAN:

All landscaped areas are to be provided with an automatic sprinkler system, which is to provide 100% coverage and 50% overlap. A rain device or switch shall be installed which will override the irrigation cycle of the system when adequate rainfall has occurred.

TABLE: See planting plan for proposed plant list.

Master Plant List: Parcel B

Date: 4/1/13
Project: Coral Reef Commons / Residential Parcel B
Sheet #. LB-2

DT / Drought Tol - ***high, **moderate, *low

TREES:

Key	Native	DT	Quan	Botanical/ COMMON NAME	Description
BS1	Y	***	3	Bursera simaruba GUMBO LIMBO	16'-18 hgt x 8' spr 4" cal. FO
CB	N	**	30	Calophyllum brasiliense BEAUTY LEAF	14'-16' hgt x 6'spr 3" cal FO
CD	Y	***	76	Coccoloba diversifolia PIGION PLUM	14'-16 hgt x 6'spr 3" cal FO
CE1	Y	***	13	Conocarpus erectus 'SERICEUS' SILVER BUTTONWOOD	8'-10' hgt. x 5'spr 2" cal FO STD.
CS	Y	***	18	Cordia sebestena ORANGE GEIGER TREE	10'-12' hgt x 5' spr 2" cal 45-gal STD
EF	Y	***	49	Eugenia foetida SPANISH STOPPER	6' hgt x 4'-5' spr 1 ½"-2 cal FG
EL	N	*	48	Elaeocarpus decipiens JAPANESE BLUEBERRY TREE	10' hgt x 4'-5' spr 100-gal STD
IP	Y	***	13	Ilex x attenuata 'EAST PALATKA' EAST PALATKA HOLLY	12'-14'hgt x 6 spr 2.5" cal FO STD (RPG)
LI	N	**	26	Lagerstroemia indica WATERMELON RED CRAPE MYRTLE	12'-14' hgt x 6 spr 2 "cal FO STD multi trk (RPG)
LL	N	**	44	Ligustrum lucidum GLOSSY PRIVET	8'-10' hgt x 8' spr 2" cal FO multi trk Standard

Key	Native	DT	Quan	Botanical/ COMMON NAME	Description
LN	N	**	17	Lagerstroemia 'Natchez' NATCHEZ WHITE CRAPE MYRTLE	12'-14' hgt x 5'spr ½" cal FO STD white flowers(RPG)
MC1	Y	***	12	Myrica cerifera SOUTHERN WAX MYRTLE	8'-10' hgt x 6'spr 2" cal FO multi trk
MG2	N	*	17	Magnolia 'LITTLE GEM' LITTLE GEM MAGNOLIA	10'-12'hgt x 5'spr 2" cal FO (RPG)
PE	Y	***	7	Pinus elliotti 'densa' SLASH PINE	8'-16' hgt's FO staggered hgt's
QV2	Y	***	109	Quercus virginiana LIVE OAK	16'-18'hgt x 6'spr 4" cal FO(RPG)
QV3	Y	***	71	Quercus virginiana LIVE OAK	12'-14'hgt x 6'spr 3"cal FO(RPG)
SM	Y	***	38	Swietenia mahagoni Mahogany	12'-14'hgt x 6'spr 3"cal FO
SG1	Y	***	6	Simarouba glauca PARADISE TREE	14'-16' hgt x 8'spr 3.5" cal FG
TH	N	**	22	Tabebuia heterophylla PINK TRUMPET TREE	14'-16'hgt x 8'sp 3.5"cal FO

PALMS:

Key	Native	DT	Quan	Botanical/ COMMON NAME	Description
CA	N	***	115	Carpentaria acuminata CARPENTARIA PALM	16'-22' ct FO staggered hgts
PH	N	***	6	Phoenix sylvestris SILVER DATE PALM	24' CT w/ nut FO matched
RE	Y	***	33	Roystonea elata FLORIDA ROYAL PALM	20' Grey wood FO matched
SP	Y	***	96	Sabal palmetto SABAL PALM	10'-18' CT booted FG stagger hgts
VM1	N	**	74	Veitchia montgomeryana MONTGOMERY PALM	18' CT single FG matched hgts
VM2	N	**	31	Veitchia montgomeryana MONTGOMERY PALM	14'-16 CT dbl trk FO

SHRUBS / GROUND COVERS / ACCENT PLANTS:

Key	Native	DT	Quan	Botanical/ COMMON NAME	Description
CE2	Y	***	275	Conocarpus erectus 'SERICEUS' SILVER BUTTONWOOD	3-gal 30"hgtx24"s 24"o.c. full
CG2	Y	***	545	Clusia guttifera SMALL LEAF CLUSIA	3-gal. 30"hgtxspr 30" o.c.
CI	Y	***	415	Chrysobalanus icaco 'RED TIP' RED TIP COCOPLUM	3-gal 24"hgt x20"s 24"o.c. full
FG	N	***	1338	Ficus 'GREEN ISLAND' SAME	3-gal. 18"hgt x sp 24"o.c.
HP	Y	***	90	Hamelia patens FIREBUSH	3-gal 24"hgt x sp 24"o.c.
JV	N	**	2608	Jasminum multiflorum DOWNY JASMINE	3-gal.24"hgt xsp 24"o.c.
LD	Y	***	60	Lantana depressa YELLOW PINELAND LANTANA	1-gal. full 12"o.c.
LM	N	***	810	Lantana montevidensis PURPLE TRAILING LANTANA	1-gal. full BS1 12"o.c.
PN	Y	***	120	Tripsacum floridana DWARF FAKAHATCHEE	3-gal 24"hgt 30"o.c. full
Lawn type 1				St. Augustine 'FLORATAM'	solid sod
Lawn type 2				Paspalum 'ARGENTINE'	solid sod

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

REVISIONS

The Residences at Coral Reef Commons
Miami, Florida

MAY [illegible] 2013

ALEX KNIGHT
LANDSCAPE ARCHITECTURE AND PLANNING
11843 SW 7th STREET
PEMBROKE PINES, FL 33025
TELEPHONE 786-216-3033
E-MAIL [illegible]

[illegible]

TITLE: Planting List PARCEL B
DATE: 04-01-2013
SCALE: N.T.S.
DRAWING NO.: LB-2

Planting Notes:
(see plant specifications and details for additional standards)

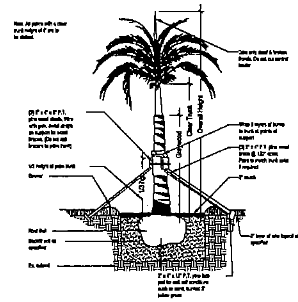
All plant material is to be florida number 1 or better.
Planting plans shall take precedence over plant list in case of discrepancies.
Trees will be guaranteed for one year from date of acceptance. Shrubs will be guaranteed for three months from acceptance.
No Changes are to be made without prior consent of the Landscape Architect and Owner. Additions and/or deletions to plant material list will be issued through an authorized change order only.
All existing invasive plant material and other undesirables are to be removed as per the Miami -Dade County Landscape Codes.
All mechanical equipment including but not limited to A/C units, irrigation pumps, FPL transformers, lift stations, backflow preventers and pool pump/equipment must be screened on three sides by continuous landscape hedging. Such hedging, at the time of installment, must be the greater of the following two options...6" higher than the equipment being screened or the height specified in the approved landscape plans. In addition, all trash dumpsters and trash compactors must receive landscape screening as per the Miami -Dade County Landscape Codes. The landscape contractor is to include the aforementioned material as part of their contract along with any additional site amenities (i.e. free standing planters, pots, saucers, trellis, etc.)
All bed areas will receive one application of pre-emergent weed killer, Surflan and Gallery (or equivalent) mixed according to manufacturers recommendations.
All trees and palms shall receive (12) Agriform tablets at time of planting.
All plantings shall be properly fertilized at the time of installation with atleast a minimum of (25%) organic 6-6-6 with trace element or better fertilizer. Fertilizer is to be applied per manufacturer's recommendations.
Guying/ staking practices shall not permit nails, screws, wires, etc. to penetrate outer surface of tree or palm. Trees or palm rejected due to this practice shall be replaced with inspector on site.
Grow bags, burlap material, wire cages, and plastic straps shall be cut and removed from rootball.
Street trees shall be a minimum of twelve (12) feet overall height with a spread of six (6) feet and a minimum of four and one half (4 ½) feet clear trunk immediately after installation. No street trees shall be closer than twenty five (25) feet from street lights or overhead utility lines.
Small trees shall be a minimum of eight (8) feet.
Palms trees minimum twelve (12) feet o.a. hgt.
Trees at intersection must have a minimum six (6) feet of clear trunk.
Hedges shall be a minimum of two (2) feet overall height spaced 18" on center at time of installation.
Hedges, at time of installation, shall be planted with branches touching, so as to create a solid screen with no visual spaces between plants.
Ground covers should be planted with a minimum of (75%) coverage, with (100%) coverage within one year.
All trees and palms are to be placed in a location in accordance with the requirements of the City/County Engineer in order to accomodate location of utilities and drainage easements.
No palms shall be located closer than (1 1/2) time the average mature frond length for the species from street lights or overhead utility lines.
As required, root barriers will be installed on appropriate shade trees to protect the sidewalk and utilities from root damage. The root barrier shall be installed as per manufacturer's recommendations. Root barriers shall be installed for trees planted less than (5) feet from curbs & sidewalks.
All soils used shall be suitable for the intended plant material.
Landscape islands shall be filled with clean fill and topsoil to atleast to top of curb.
100%, to the top of the curb, using clean 50/50 soil amended with horticultural acceptable organic material. The source of the topsoil shall be known to the applicant and shall be acceptable to the City/County.
Topsoil: topsoil shall be clean and free of construction debris, weeds, rocks, noxious pests and diseases. The topsoil for planting areas shall be ammended with horticultural acceptable organic material. The source of the topsoil shall be known to the applicant and shall be acceptable to the Miami Dade County.
The minimum topsoil depth shall be six (6) inches for for ground covers, flowers, shrubs and hedges.
Trees shall receive twelve (12) inches of topsoil around and beneath the rootball.
In addition, all planting holes shall be twice the size of the rootball and will be backfilled with clean 50/50 soil amended with horticultural acceptable organic material. Planting beds shall have the entire bed area loosened and mixed with clean 50/50 soil amended with horticultural acceptable organic material.
Native topsoil on the site shall be retained on-site and used when there is sufficient quantity to cover atleast some of the onsite landscape areas atleast (12") deep.
Use of organic mulches: A three (3) inch minimum thickness of approved organic mulch material, after initial watering, shall be installed in all landscaped areas not covered by buildings, pavement, sod, decorative stones, preserved areas and annual flower beds.
Every tree and palm shall have a ring of organic mulch at the base of no less 18" beyond its trunk in all directions. (No cypress mulch allowed)
Berms with hedges or trees shall be a minimum of four (4) feet in height, and shall have a hedge of a minimum of twenty four (24) inches in height; providing a minimum overall height of six feet.
The height of a berm shall be measured from the crown of the closest adjacent right of way.

Maintenance Requirements:

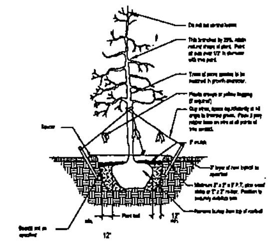
All owner's of the land parcel which pertains to the landscape plans herein, or their agents, shall be responsible for the maintenance of all landscaping. This includes but is not limited to mowing, pruning, fertilizing and maintaining all material on-site including abutting rights of way, swales, lakes, and canal banks.
Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be mowed, trimmed and fertilized in a manner and at a frequency so as not to detract from the appearance of the general area.
Landscaping shall be maintained to minimize property damage and public safety hazards, including but not limited to, removal of living, dead or decaying plant material (this includes the replacement of any dead landscape material), removal of low hanging branches and those obstructing street lighting and maintenance of sight distance standards for clear sight visibility (as specified in the City of Miami Landscape Code Manual).
All landscaping shall be maintained in accordance with the standards set in the Miami -Dade County Landscape Code Manual.
All juvenile Coconut fruit is to be removed from plant prior to maturity and mature lower Royal Palm fronds shall be removed prior to drop. Owner's maintenance company is to provide this service in addition to all general landscape maintenance as specified above.

General Notes:

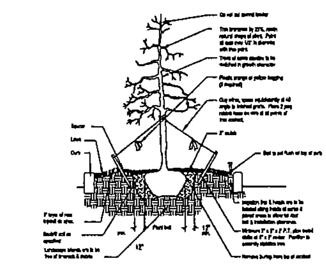
All landscape areas are to be provided with an automatic sprinkler system, which is to provide 100% coverage and 50% overlap. A rain sensor device or switch shall be installed which will override the irrigation cycle of the system when adequate rainfall has occurred.
Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and/or General Contractor prior to digging for field verifications. The Owner and Landscape Architect shall not be responsible for damages to utility or irrigation lines.
Landscape Contractor is to verify all current drawings and bring any discrepancies to the attention of the Landscape Architect prior to commencing with any bids and/or installation work.
All palm bracing and tree guy wires are to be flagged with bright safety orange flagging tape and/or weather resistant orange spray paint during the recommended time period for the bracing to remain.
All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
All planting plans are issued as directives for site layout. Any deviations, site changes, etc., are to be brought to the attention of the Landscape Architect for clarifications prior to installation.
Contractors are responsible for visiting the site prior to submitting a bid.
Landscape Contractor is to coordinate with General Contractor all installation, scheduling and phasing of project. All crane service costs must be provided for in bid.
Any landscape trees and/or palms proposed in utility easement areas require a separation between trees and underground utilities as required by the City/County Engineer. Landscape Architect is to field verify and adjust locations.
The Landscape Contractor is to include as part of their contract the following: all plant material (as specified on landscape plans and in the planting notes), all soil (including berming, planting bed areas, backfill and topsoil), all sod (including on-site open areas, lake banks, canal and drainage easements, and right of ways), all mulch (including planting bed areas, tree/palm saucers and misc. mechanical equipment areas), all installation fees (including any necessary crane use) along with any additional site amenities (including but not limited to free-standing planters, pots, saucers, trellis, etc.)



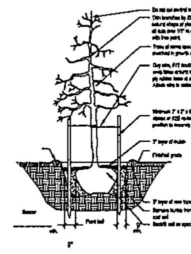
LARGE PALM DETAIL
(STRAIGHT TRUNK PALM)



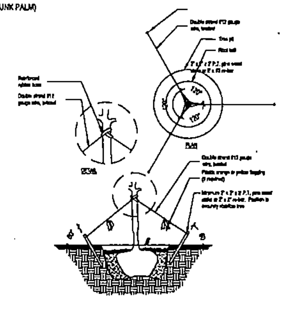
LARGE TREE DETAIL



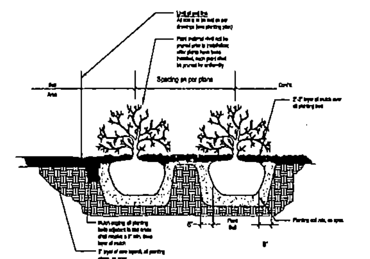
PARKING ISLAND TREE DETAIL



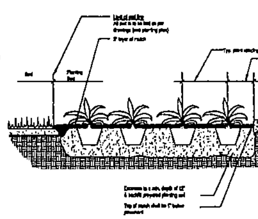
SMALL TREE DETAIL



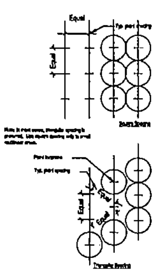
TYPICAL TREE GUYING DETAIL



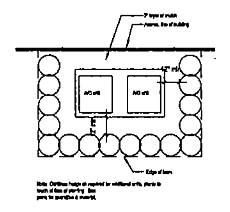
TYPICAL SHRUB DETAIL



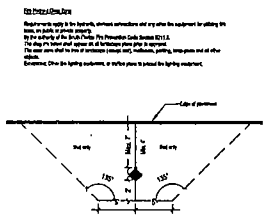
TYPICAL GROUND COVER DETAIL



PLANT BED SPACING DETAIL



A/C UNIT SCREENING DETAIL



FIRE HYDRANT CLEAR ZONE

NOTE:

- Landscape contractor shall verify locations of all underground utilities, above ground equipment (meters, backflow preventer's, A/C, FPL transformers, etc.) sanitary laterals. And clean outs in field for each building prior to any digging and installation.
- Plant material installation is to maintain a 10' clearance away from aforementioned utilities and equipment. Only lawn is allowed within the 10' clearance area. Service connection locations vary from building to building. Adjust plant material accordingly around each clear zone on site. Lawn is only allowed over easements.
- Clearances of seven and one half feet (7'-6") in front of and to the sides of fire hydrants, with four feet (4' ft.) clearance to the rear of hydrants shall be maintained.
- A root barrier is required for trees planted closer than five (5') from a sidewalk, street, or structure, a root barrier (s) shall be installed. Root barriers for trees shall be installed along the edge of structures, walkways, paving or curbs. The root barrier shall be a minimum of twenty four (24"0 deep, but depending on the size, location, and species of the tree/ palm to be planted, a larger barrier may be required. All root barriers shall be linear. The root barrier shall be installed with twenty (20') linear feet, centered from the trunk for large trees and fifteen (15') feet for smaller trees.
- For poor on site drainage, all tree/ palm planting pits are to have a 6" diam. augured tree sump at the base of each tree pit to a minimum depth of 24". Tree sump is to be filled with #57 crushed gravel and a filter fabric placed at the complete base of the pit prior to the installation of the tree/ palm.
- The will be provided with an automatic irrigation system with 100% coverage and 50% overlap. A moisture sensor is required. Water source for the system is from off site non-potable reclaimed water. Tap connection location TBD.

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

125

REVISIONS

The Residences at Coral Reef Commons
Miami, Florida

2013

SEAL

GEORGE ALEX KNIGHT, ASLA
FL. LANDSCAPE ARCHITECT
FL. REG. NO. 949

ALEX KNIGHT
FL. REG. 949
LANDSCAPE ARCHITECTURE AND PLANNING
11843 SW 7th STREET
PEMBROKE PINES, FL 33025
TELEPHONE 786-216-3033
E-MAIL akdesign22@aol.com

ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE EXCLUSIVE PROPERTY OF ALEX KNIGHT, INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE IN AND IN CONJUNCTION WITH THE PROJECT THEREIN REFERENCED. NO SUCH IDEAS, DESIGNS AND PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ALEX KNIGHT, INC.

TITLE: Planting Details & Notes
PARCEL B

DATE: 04-01-2013

SCALE: N.T.S.

DRAWING NO.: LB-12

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

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

CRISTINA BARRERA
MY COMMISSION # DD 904982
EXPIRES: October 30, 2013
Bonded Thru Notary Public Underwriters

*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

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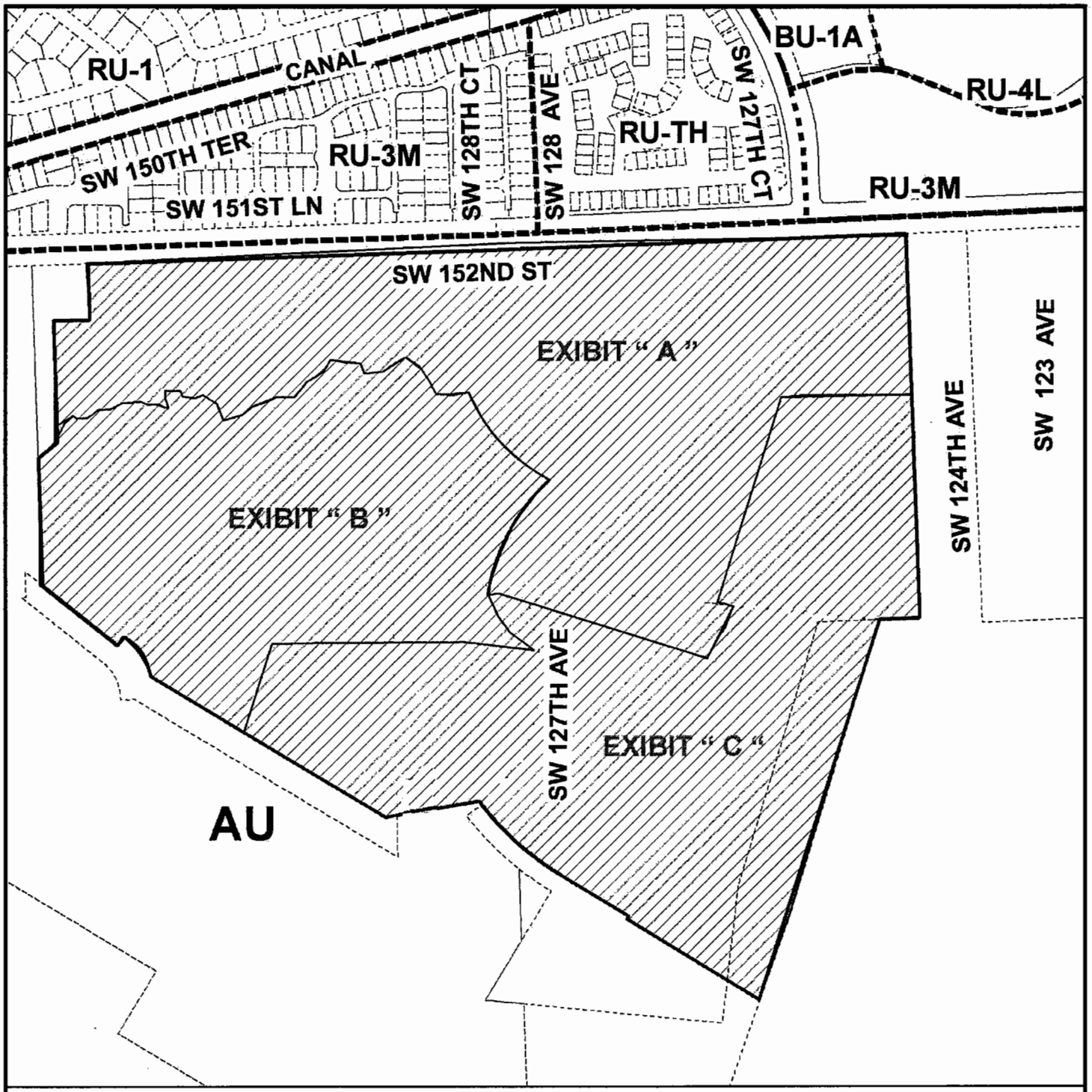


MIAMI-DADE COUNTY

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

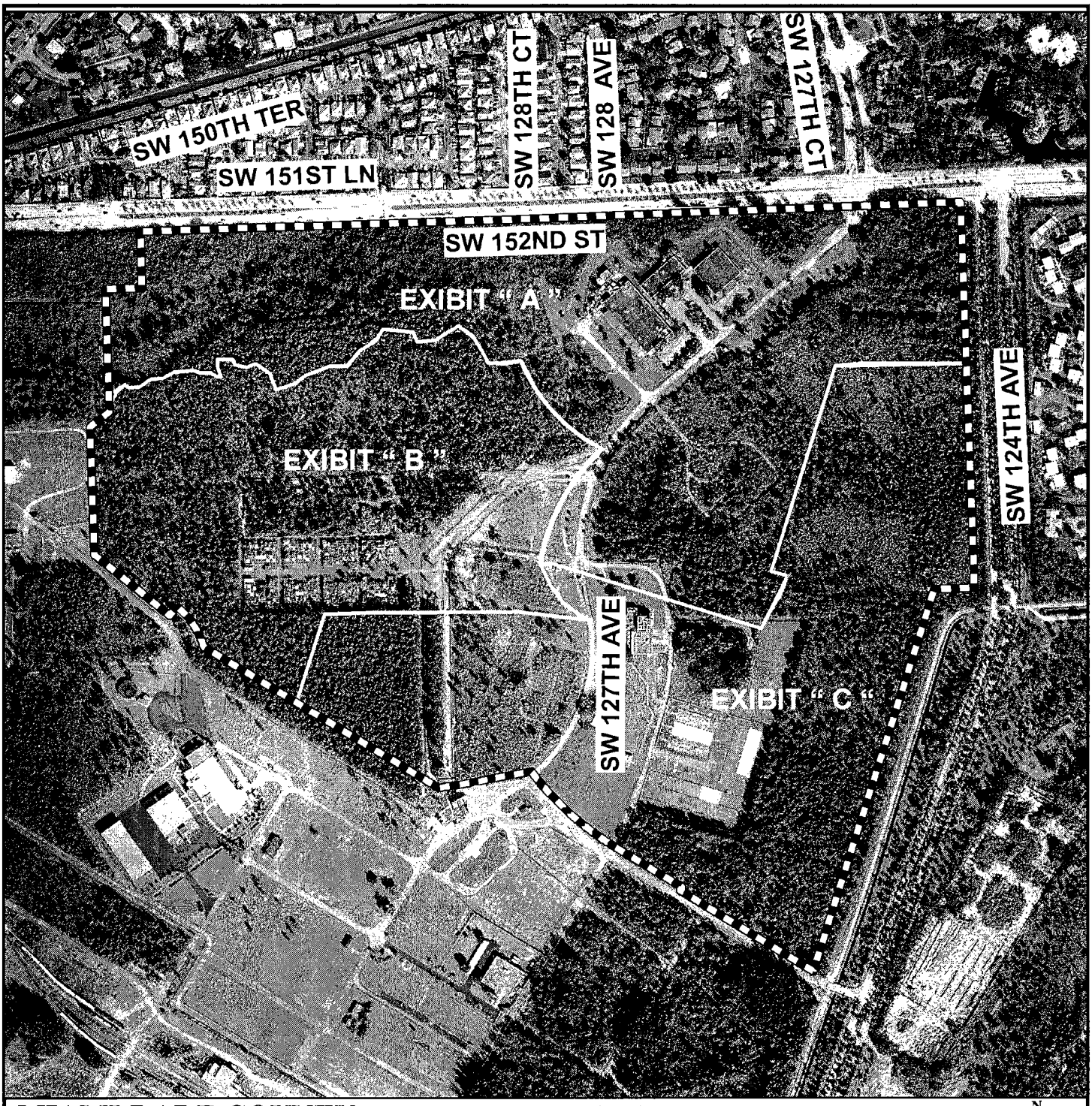
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, September 14, 2012

REVISION	DATE	BY
		129



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2006000129

N
W E
S

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

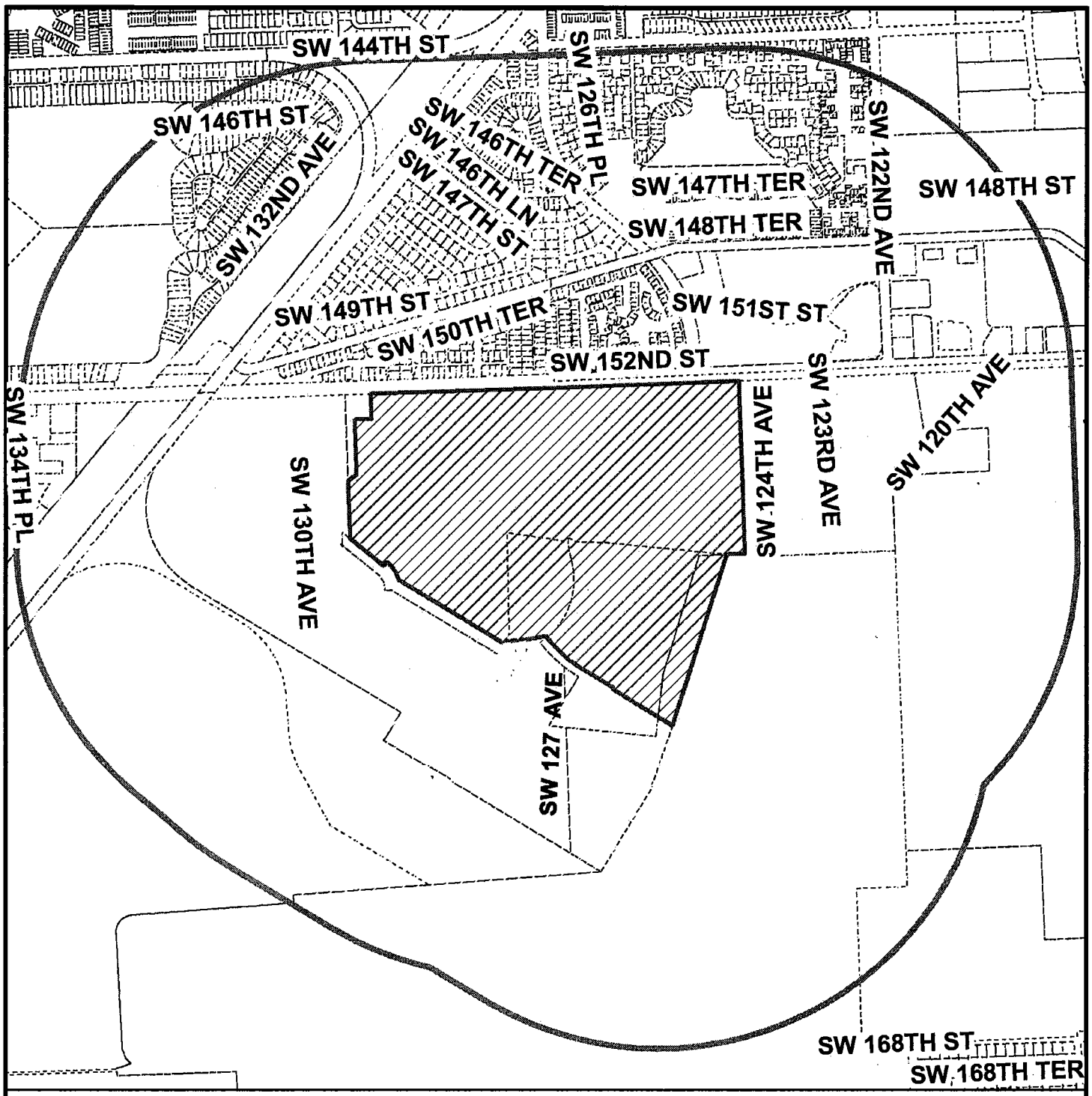
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, September 14, 2012

REVISION	DATE	BY
		130



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2006000129

RADIUS: 2640

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

N W E S

Legend

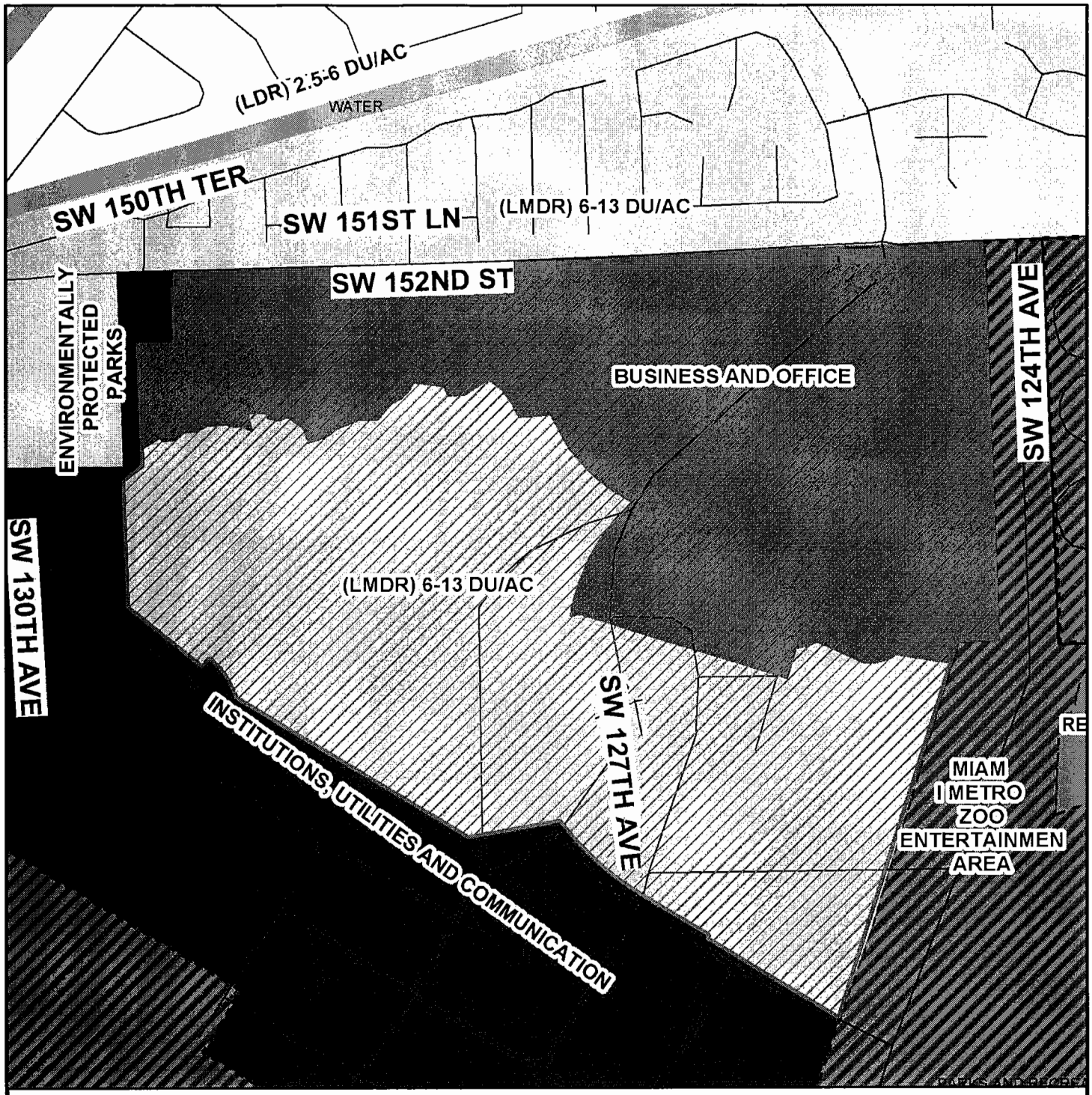
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, September 14, 2012

REVISION	DATE	BY
		131



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

N W E S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, May 24, 2013

REVISION	DATE	BY

This Instrument was Prepared by:

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

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, University of Miami, a Florida not-for-profit corporation (the "Owner"), holds fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter referred to as the "Property";

WHEREAS, on October 3, 2012, the Board of County Commissioners enacted Ordinance No. 12-87, which re-designated a portion of the Property to "Business and Office" on the Land Use Plan ("LUP") map of the County's Comprehensive Development Master Plan ("CDMP"), hereinafter identified as the "Commercial Parcel" and more specifically described in Exhibit "B" to this Declaration, and accepted the Owner's proffer of that certain Declaration of Restrictions, which is recorded in Official Records Book 28449, Page 1200 (the "CDMP Declaration"), the terms of which controls the future development of the the entire Property;

WHEREAS, the balance of the Property, that is not included within the Commercial Parcel, is designated for "Low-Medium Density Residential" development on the LUP (the "Residential Parcel") and is more specifically described in Exhibit "C" to this Declaration;

WHEREAS, the Residential Parcel will be further subdivided into an RU-4L zoned parcel (the "RU-4L Parcel," more specifically described in Exhibit "D") and a PAD zoned parcel (the "PAD Parcel," more specifically described in Exhibit "E"); and

WHEREAS, the Owner has filed a zoning application with Miami-Dade County (the "County"), which application is currently pending under Public Hearing No. 06-129 (the "Application"), and seeks the approval of certain district boundary changes and other zoning approvals to facilitate the future development of the Property.

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

1. **Site Plan**. The Property shall be developed substantially in accordance with the plans previously submitted, 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 Weiner Architect/Planning, consisting of 2 sheets; plans entitled "The Residences at Coral Reef Commons," as prepared by Roger Fry & Associates Architects, consisting of 28 sheets; plans "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 TGA Design and consisting of 2 sheets; and 2 sheets preparer unknown, for a total of 75 sheets. Sheet A-0.2 dated stamped received July 17, 2013, and the remaining sheets dated stamped received May 16, 2013, and the last handwritten revisions on

sheets A-0.3, A-0.4, and LM-1 dated July 29, 2013 (the "Plans"). Said Plans may be modified at public hearing.

2. **Permitted Uses**.

(A) As depicted in the Application and the Plans, the Commercial Parcel shall be developed in accordance with the BU-2 zoning district regulations, the RU-4L Parcel shall developed in accordance with the RU-4L zoning district regulations, and the PAD Parcel shall be developed in accordance with the PAD zoning district regulations.

(B) Consistent with the terms of the CDMP Declaration, 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 "F" (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 proposed 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.

(C) Liquor package store use shall be limited to that certain parcel of land identified on the Plans as Tract 1 of the Commercial Parcel.

(D) Nothing in this Paragraph 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.

3. **Transit Improvements**. In an effort to enhance public transportation in the area, the Owner shall provide a bus pullout bay on the south side of SW 152 Street adjacent to Outparcel 6, as identified on the Plans. In addition, prior to the issuance of a certificate of use and occupancy for any improvements within the Property, the Owner shall design and install or cause the design and installation of a bus stop and bus shelter adjacent to the sidewalk at said bus pullout bay location substantially in accordance with the design prepared by Kimley-Horn and Associates, Inc., dated 9/27/12, and attached hereto as Exhibit "G" to this Declaration.

4. **Donation of Public Library Site**. 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

"H". 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.**

(a) Prior to the approval of a building permit for any portion of the Property, the Owner shall enter into an agreement with the Department of Regulatory and Economic Resources 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 "I" (the "Maintenance Agreement"). 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.

(b) The removal of additional NFC for the construction of additional firebreaks shall be prohibited. Any additional firebreaks needed shall be constructed outside of and contiguous to the NFC.

6. **Exotic Plant Species.**

(a) Pursuant to Policy CON 8I of the Miami-Dade County Comprehensive Development Master Plan Conservation Element, prohibited plant species shall be eradicated from all portions of the site prior to any development of the Property. Due to the presence of pine rocklands throughout the Property, 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 Comprehensive Development Master Plan, Section 24-49.9 of the Miami-Dade County Code, the Miami-Dade County Landscape Manual, and all Florida Exotic Pest Plant Council Category One and Category Two listed species.

(b) All portions of the Property that are not designated NFC shall be maintained pursuant to Sections 19-13 and 19-14 of the Miami-Dade County Code to prevent the uncontrolled growth or accumulation of grass, weeds and nonnative undergrowth. Maintenance shall occur not less than twice yearly and more frequently as necessary.

(c) Designated NFC preservation areas shall be maintained to prevent the growth of invasive exotic pest plant species as defined in Subparagraph (a) above in accordance with a management plan approved by the Department of Regulatory and Economic Resources or its successor department.

7. **PAD Parcel Landscaping.** Landscaping within the PAD Parcel shall utilize *Paspalum* sod, or other acceptable similar drought tolerant grass species, to the greatest extent possible for sod and lawn areas.

8. **Prohibition of Vehicular Access to ZooMiami.** Vehicular access to ZooMiami (S.W. 124 Street) through Tract 2 shall be prohibited. This restriction shall not apply to bicycle and/or pedestrian access to ZooMiami.

9. **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 understand(s) that the property which is the subject of this conveyance contains and 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)."

10. **Miami-Dade Police Department Facility**. In order to accommodate the citizens, businesses, and police resources operating within the Property, an indoor, secured police work station shall be provided on the Property within three (3) years of the issuance of the first building permit for the Property. The work station may be located within any building on the Property as deemed appropriate by the Owner and the Miami-Dade County Police Department and shall include a desk/work table equipped with telephone and internet access, access to restroom facilities, and a "Police Only" parking space located near the work station. In the event

the Miami-Dade County Police Department determines that a work station is not required, this condition shall be null and void and of no further effect.

11. **Miscellaneous:**

(a) **County Inspection**. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

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

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

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

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

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

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

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

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

(j) **Recording**. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the 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 RER or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a

written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

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

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

[Execution Pages Follow]

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of August, 2013.

WITNESSES:

Signature

Debbie Riedmiller

Printed Name

Signature

Danielle Ibarra

Printed Name

UNIVERSITY OF MIAMI
a Florida not-for-profit corporation

By: _____

Name: Larry Marbert

Title: Vice President

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE COUNTY)

The foregoing instrument was acknowledged before me by LARRY MARBERT, as V.P. REAL ESTATE & FAC of University of Miami, a Florida not-for-profit corporation, and for the purposes stated herein on behalf of the corporation. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this 23 day of August, 2013, in the County and State aforesaid.

My Commission Expires: 6/19/16

Camille Cilli

Notary Public

CAMILLE CILLI

Printed Name

CAMILLE CILLI
Notary Public - State of Florida
My Comm. Expires Jun 19, 2016
Commission # EE 173797
Bonded Through National Notary Assn.

EXHIBIT "A"

LEGAL DESCRIPTION

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 Commercial Parcel:

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.

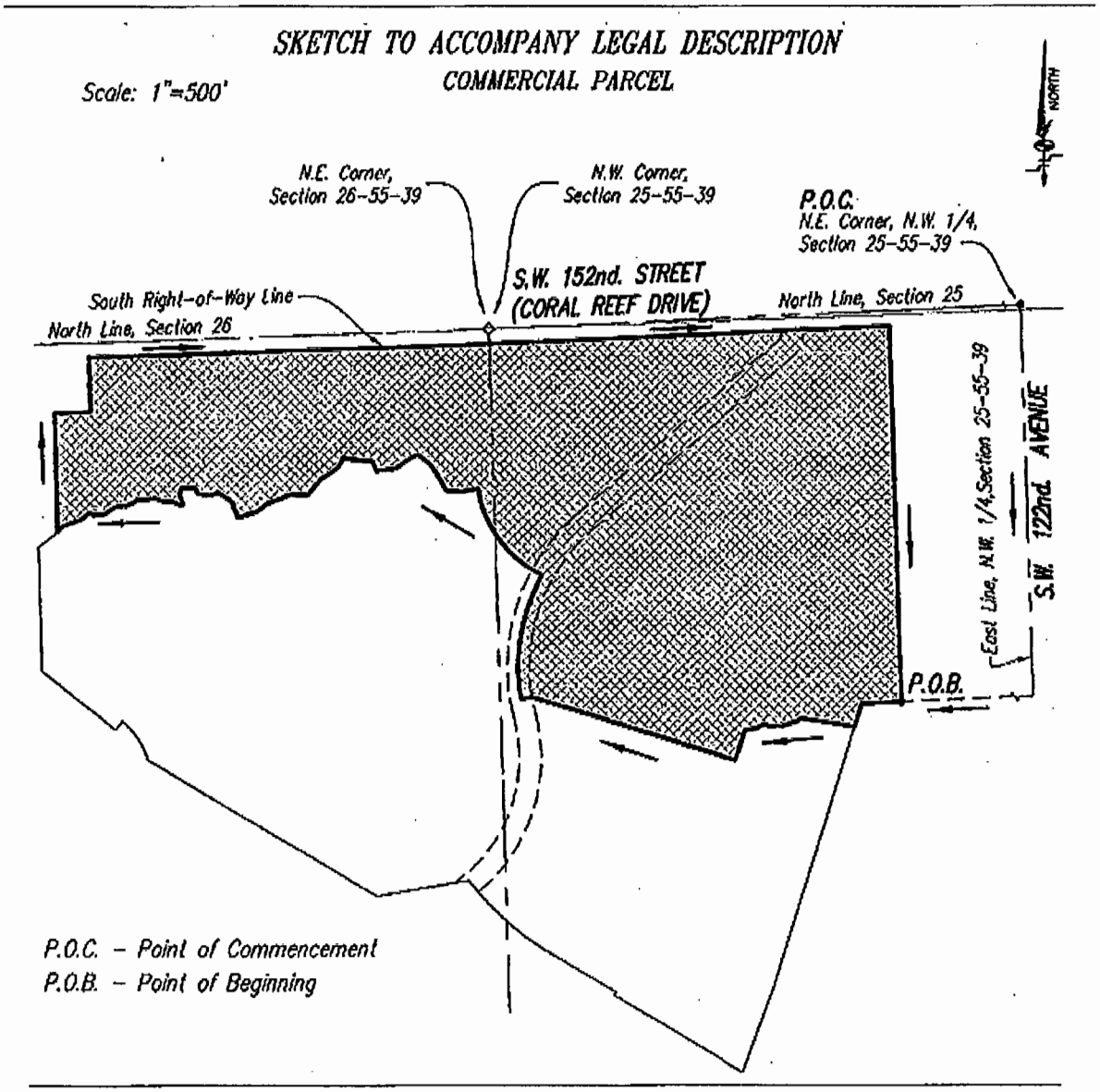


EXHIBIT "C"

Legal Description of the Residential Parcel:

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

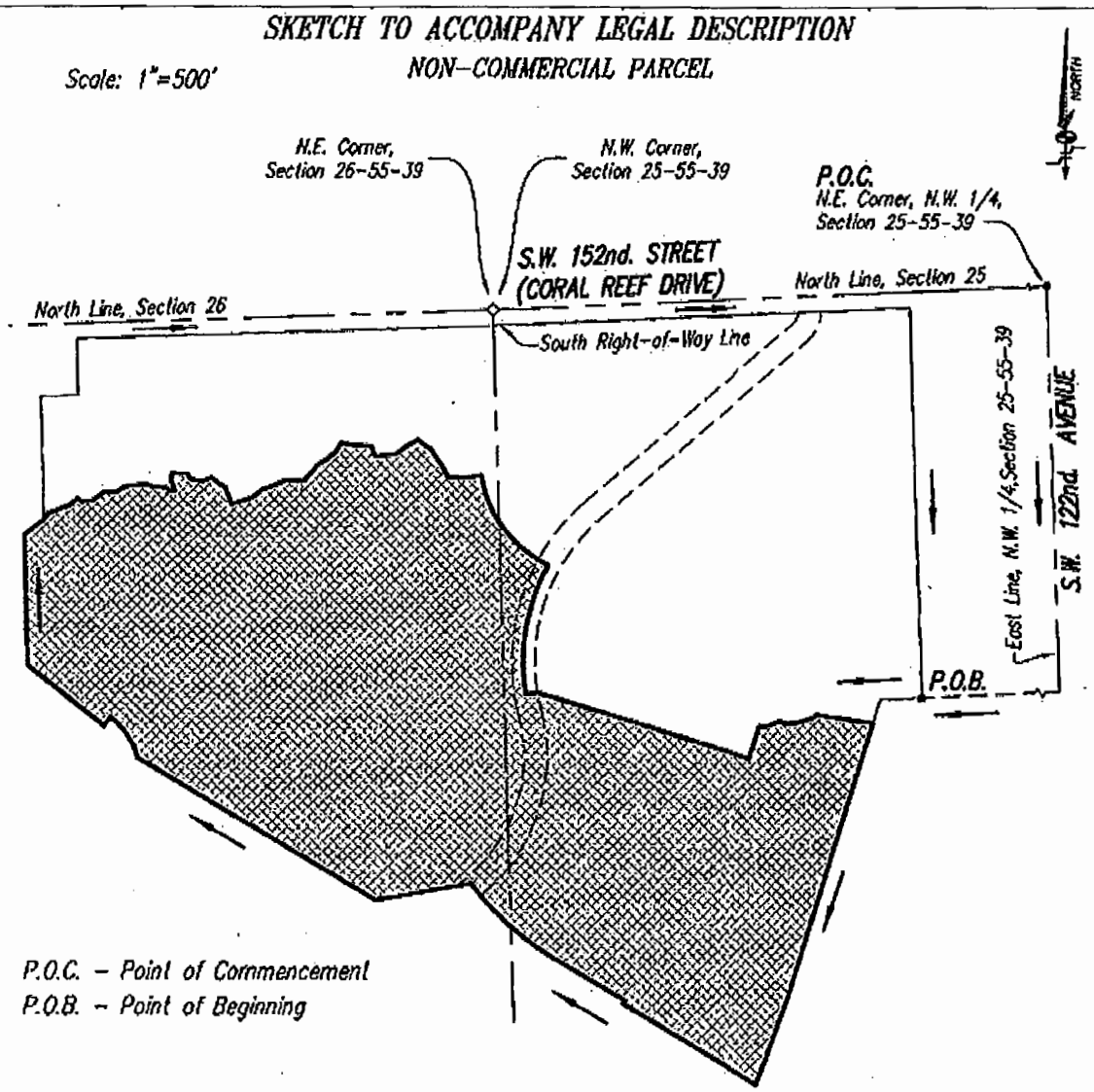
concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 412.56 feet and a central angle of 51°10'13", for an arc distance of 368.46 feet; thence S80°52'51"W for 60.54 feet; thence N86°23'57"W for 57.35 feet; thence N27°44'00"W for 50.78 feet; 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"

Legal Description of the RU-4L Parcel:

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 Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for a distance of 1435.00 feet to a point; thence run S87°29'21"W for a distance of 1190.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S87°29'21"W for a distance of 144.39 feet to a point; thence run S16°48'45"W for a distance of 1097.40 feet to a point; thence run S19°30'47"W for a distance of 326.90 feet to a point (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 a distance of 554.90 feet to a point; thence run N31°08'47"E for a distance of 12.58 feet to a point; thence run N58°51'13"W for a distance of 284.32 feet to a Point of Curvature 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 21°23'21", for an arc distance of 382.77 feet to a point on the next described circular curve concave to the West; thence run Northeasterly and Northerly along the arc of a circular curve to the left, having a radius of 601.58 feet, a central angle of 64°42'59", a chord distance of 643.94 feet through a chord bearing of N17°17'56"E, for an arc distance of 679.49 feet to a Point of Reverse Curvature with a 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 feet, a central angle of 05°20'01", a chord distance of 66.14 feet through a chord bearing of N12°23'27"W for an arc distance of 66.16 feet to a point; thence run N80°16'28"E, radial to the last described circular curve, for a distance of 40.00 feet to a point; thence run S72°42'25"E for a distance of 781.22 feet to a point; thence run N17°13'33"E for a distance of 212.51 feet to a point; thence run N80°06'51"W for a distance of 115.46 feet to a point; thence run N17°17'43"E for a distance of 764.36 feet to a point; thence run N84°10'45"E for a distance of 82.37 feet to a point; thence run N89°36'23"E for a distance of 317.43 feet to a point; thence run S02°06'48"E for a distance of 751.34 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 35.65 Acres, more or less.

EXHIBIT "E"

Legal Description of the PAD Parcel:

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 Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for a distance of 1435.00 feet to a point; thence run S87°29'21"W for a distance of 1190.00 feet to a point; thence continue S87°29'21"W for a distance of 144.39 feet to a point; thence run S16°48'45"W for a distance of 1097.40 feet to a point; thence run S19°30'47"W for a distance of 326.90 feet to a point (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 a distance of 554.90 feet to a point; thence run N31°08'47"E for a distance of 12.58 feet to a point; thence run N58°51'13"W for a distance of 284.32 feet to a Point of Curvature 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 21°23'21", for an arc distance of 382.77 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 00°50'23", for an arc distance of 15.03 feet to a point; thence run S80°00'00"W for a distance of 337.22 feet to a point; thence run N58°51'16"W for a distance of 973.96 feet to a point on the next described circular curve concave to the Southwest (from said point a line bears S73°51'04"W to the radius point of the next described curve); thence run Northwesterly along the arc of a circular curve to the left; having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 173.61 feet to a point; thence run S38°48'26"W, radial to the last described curve, for a distance of 40.00 feet; thence run N51°11'33"W for a distance of 341.34 feet to a point; thence run N01°55'14"W for a distance of 456.21 feet to a point; thence run N51°36'37"E for a distance of 87.05 feet to a point; thence run N31°52'32"E for a distance of 24.16 feet to a point; thence run N69°29'33"E for a distance of 78.63 feet to a point; thence run N48°41'09"E for a distance of 37.63 feet to a point; thence run S57°12'22"E for a distance of 16.93 feet to a point; thence run N85°18'33"E for a distance of 39.98 feet to a point; thence run N53°58'07"E for a distance of 46.26 feet to a point; thence run N86°03'08"E for a distance of 44.52 feet to a point; thence run N60°54'26"E for a distance of 42.77 feet to a point; thence run N84°42'21"E for a distance of 42.74 feet to a point; thence run N64°52'56"E for a distance of 2.59 feet to a point; thence run N88°05'14"E for a distance of 24.79 feet to a point; thence run S68°57'37"E for a distance of 27.39 feet to a point; thence run S89°53'21"E for a distance of 35.89 feet to a point: thence run S62°10'16"E for a distance of 25.63 feet to a point; thence run N89°47'41"E for a distance of 13.22 feet to a point; thence run N18°46'11"W for a distance of 39.40 feet to a point; thence run N10°56'17"E for a distance of 23.91 feet to a point; thence run S88°57'56"E for a distance of 53.82 feet to a point; thence run S22°49'01"E for a distance of 20.84 feet to a point; thence run S80°09'44"E for a distance of 41.92 feet to a point; thence run N68°29'39"E for a distance of 33.11 feet to a point; thence run S56°11'51"E for a distance of 60.41 feet to a point; thence run S20°49'07"E for a distance of 62.11 feet to a point; thence run

N72°59'51"E for a distance of 69.90 feet to a point; thence run N52°07'12"E for a distance of 48.90 feet to a point; thence run N69°53'27"E for a distance of 49.28 feet to a point; thence run N66°43'40"E for a distance of 39.29 feet to a point; thence run S89°19'00"E for a distance of 64.06 feet to a point; thence run N39°29'11"E for a distance of 73.66 feet to a point; thence run N60°13'23"E for a distance of 36.87 feet to a point; thence run N49°33'37"E for a distance of 41.43 feet to a point; thence run N29°47'40"E for a distance of 37.43 feet to a point; thence run S81°01'39"E for a distance of 48.70 feet to a point; thence run S84°19'51"E for a distance of 58.83 feet to a point; thence run S23°07'12"E for a distance of 37.61 feet to a point; thence run N84°11'38"E for a distance of 66.39 feet to a point; thence run N55°22'41"E for a distance of 52.50 feet to a point; thence run N59°45'56"E for a distance of 43.43 feet to a point; thence run S55°26'40"E for a distance of 58.65 feet to a point; thence run S32°39'07"E for a distance of 63.63 feet to a point; thence run S27°44'00"E for a distance of 50.78 feet to a point; thence run S86°23'57"E for a distance of 57.35 feet to a point; thence run N80°52'51"E for a distance of 60.54 feet to a point on the next described circular curve concave to the Northeast (said point bearing S81°52'29"W from the radius point of the next described curve); thence run Southerly and Southeasterly along the arc of a circular curve to the left, having a radius of 412.56 feet, a central angle of 51°10'13", a chord distance of 356.33 feet through a chord bearing of S33°42'37"E, for an arc distance of 368.46 feet to a Point of Tangency; thence run S59°17'44"E for a distance of 40.04 feet to a point on the next described circular curve concave to the East; thence run Southerly along the arc of a circular curve to the left, having a radius of 710.73 feet, a central angle of 43°00'55", a chord distance of 521.14 feet through a chord bearing of S06°26'54"W, for an arc distance of 533.59 feet to a Point of Reverse Curvature with a circular curve concave to the West; thence run Southerly and Southwesterly along the arc of a circular curve to the right, having a radius of 601.58 feet, a central angle of 64°42'59", a chord distance of 643.94 feet through a chord bearing of S17°17'56"W, for an arc distance of 679.49 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 47.31 Acres, more or less.

EXHIBIT "F"

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 "G"

Proposed Bus Bay and Shelter:

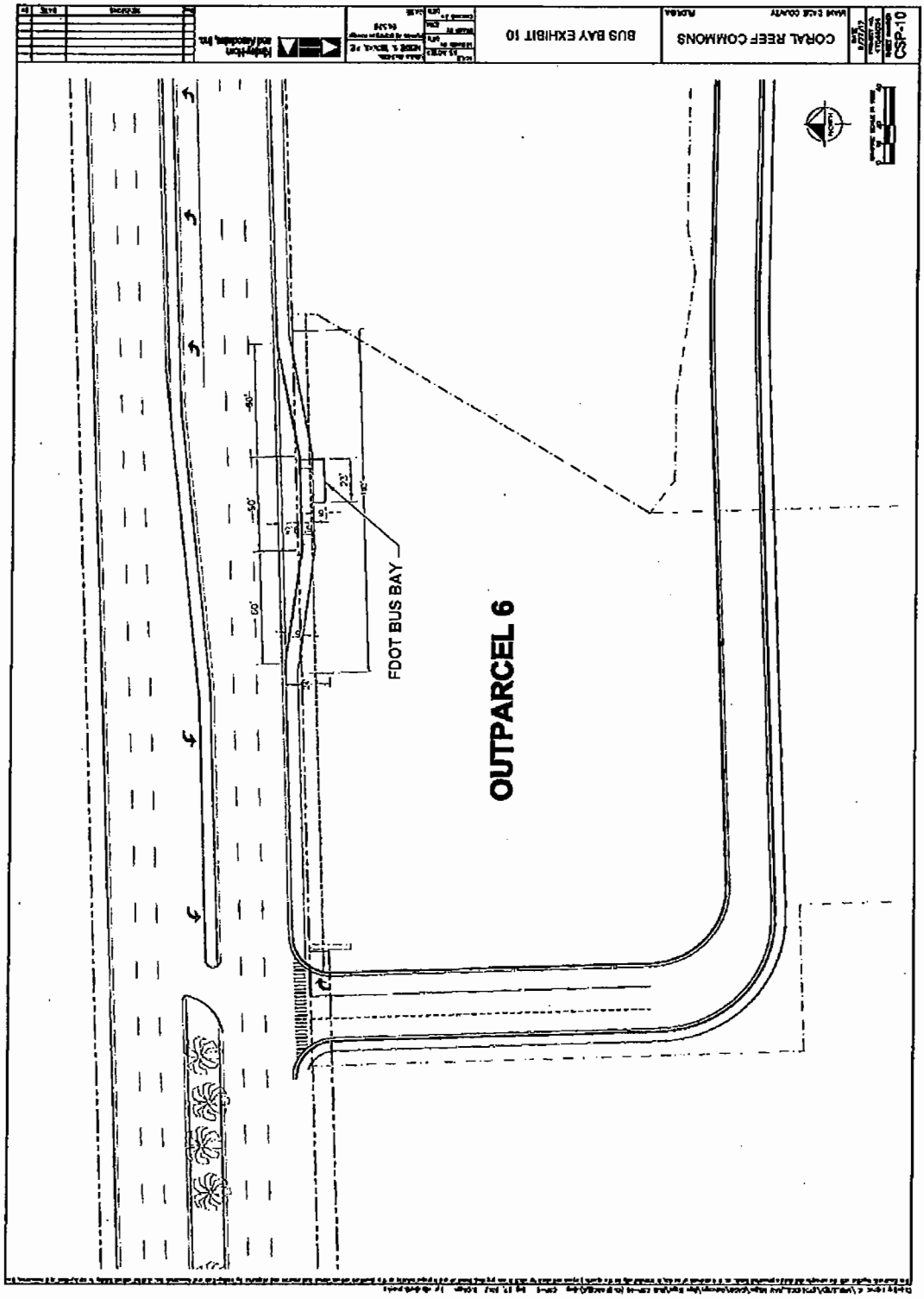


EXHIBIT "H"

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:

_____
Signature

_____
Printed Name

_____
Signature

_____
Printed Name

MIAMI-DADE COUNTY INTERNAL SERVICES DEPARTMENT

BY: _____
Print Name:
Title:

EXHIBIT "I"

Form of Agreement for Maintenance of the NFCs:

COVENANT RUNNING WITH THE LAND OF UNIVERSITY OF MIAMI REAL ESTATE DEPARTMENT IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING NATURAL FOREST COMMUNITY LAND LOCATED AT SW 124 AVENUE AND SW 152 STREET, MIAMI-DADE COUNTY FOLIO NOS. 30-5926-000-0060, 30-5925-000-0015 AND 30-5925-000-0025.

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

Located at SW 124 Avenue SW 152 Street, Miami-Dade County (folios 30-5926-000-0060, 30-5925-000-0015 and 30-5925-000-0025) 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 Tree Removal Permit No. NFC2012-012, 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 Plan entitled "Proposed NFC Area Impacts", prepared by Schwebke-Shiskin & Associates, Inc., dated June 22, 2012 and attached hereto as Exhibit C and incorporated herein by reference, shall be preserved in a natural condition so that existing pineland/hammock canopy and pineland/hammock 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 Environmental Resources Management Department (hereafter referred to as "DERM") 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 DERM.

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 DERM.

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 DERM 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 23 day of August, 2013.

WITNESSES:
sign
print Debbie Riedmiller
sign
print Danielle Ibarra

OWNER(S):
sign
print Larry Marbert
Address 1539 Levante
Coral Gables FL 33146

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
The foregoing instrument was acknowledged before me this 23 day of August, 2013, by LARRY MARBERT, who is personally known to me or who has produced _____ as identification and who did take an oath.

CAMILLE CILLI
Notary Public - State of Florida
My Comm. Expires Jun 19, 2016
Commission # EE 173797
Bonded Through National Notary Assn.

NOTARY PUBLIC:
Sign
Print CAMILLE CILLI
State of Florida at Large (Seal)
My Commission Expires 6/19/16

THIS INSTRUMENT PREPARED BY:

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

#11545572_v13

This Instrument was prepared by:
Name: Juan J. Mayol, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, FL 33131

(Space reserved for Clerk)

PLANNED AREA DEVELOPMENT AGREEMENT

WHEREAS, the undersigned Owner, **University of Miami, Inc.,** (the "Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion;

WHEREAS, the Owner filed Application No. 06-129 (the "Application") with Miami-Dade County (the "County"), for the approval of a Planned Area Development ("PAD") district, pursuant to Article XXXIIID of the Code of Miami-Dade County (the "Code") on the Property;

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

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

(1) **Site Plan**. That said Property shall be developed substantially in accordance with the plans previously submitted, entitled "The Residences at Coral Reef Commons," as prepared by Roger Fry & Associates Architects, consisting of 28 sheets, and "The Residences at Coral Reef Commons," as prepared by Alex Knight Landscape Architecture

and Planning, consisting of 28 sheets. Sheet A-0.2 dated stamped received July 17, 2013, and the remaining sheets dated stamped received May 16, 2013, and the last handwritten revisions on sheets A-0.3, A-0.4, and LM-1 dated July 29, 2013 (the "Plans"), as may be modified at the public hearing. Said Plans being on file with the Miami-Dade County Department of Regulatory and Economic Resources, and by reference made a part of this Agreement.

(2) **Residential Density Restriction**. The maximum number of dwelling units on the Property shall be 600 dwelling units at an average density of 12.8 units per gross acre.

(3) **Development Schedule**. Development of the Property is projected to commence no later than 24 months following the final approval of the Application. The project shall be developed in two (2) phases. Completion of the project is estimated to be 10 years from the date of commencement.

(4) **Additional Quantitative Data**.

A. Total Number of Bedrooms. The total number of bedrooms on the Property shall not exceed 1,188.

B. Total Building Coverage. The total area of building for the Property shall not exceed 284,483± square feet, or 23.4% of the Property.

C. Open Space. The area of common open space for the Property shall consist of at least 552,593± square feet and shall be in accordance with Section 33-284.27(I) of the Code, as may be amended from time to time.

D. Residential Density. The maximum residential density on the Property shall be 12.8 units per gross acre. The maximum residential density of the buildable site area, which consists of +/-27.85 acres, shall be 21.5 units per acre.

E. Building Setbacks. The building setbacks for the Property shall be as follows:

i) Front Setback: 10'-0"

ii) Side Setback: 20'-0"

iii) Rear Setback: 18'-0" minimum (to garage building shown on the Plans)

iv) Setbacks Between Buildings: 15'-0"

F. Private and Public Roads. The area of those private roadways and parking areas shown as private on the Plans shall be 380,426± square feet. The area of the public roads within the Property is +/-0 acres.

G. Population Projection. The estimated population projection resulting from the development of the Property is 1,314 people or 2.19 persons per unit pursuant to calculations performed by the Miami-Dade County, Regulatory and Economic Resources Department Research Section.

(5) **Types of Dwelling Units**. The Owner agrees that the Property shall be developed with multi-family dwelling units with a number of models and sizes[1] as follows:

Three-Story Apartment

1/1 Unit – approx. 600 s.f. - 800 s.f.

2/2 Unit – approx. 900 s.f. - 1,200 s.f.

3/2 Unit – approx. 1,100 s.f. - 1,500 s.f.

(6) **Accessory Uses**. The Owner agrees that the accessory uses on the Property shall be limited to a guard house, pools, pool cabanas, a clubhouse, park area, a community center, and associated recreational uses, and all other uses related and incidental thereto.

(7) **Ownership and Maintenance of Roadways, Lake, Landscape and Common Areas**. One or more property owners' association(s) shall be created for the maintenance of the roadways, lake, landscape and common areas within the PAD Property.

(8) **Pedestrian and Vehicular Access**. The Owner agrees to provide permanent and safe access for pedestrian and vehicular traffic within the Property at all times. Access shall also be provided at all times to fire, police, health, sanitation, and other public service personnel and vehicles. Furthermore, all streets or accessways within the Property shall

[1] The unit sizes provided reflect the amount of space under air conditioning.

be installed by the Owner, including, but not limited to, sidewalks, drainage facilities, water, sewers, and fire hydrants, subject to the approval of the appropriate departments of Miami-Dade County.

(9) **Water and Sewer Provider**. Water and sewer utility services shall be provided to the Property by the Miami-Dade Water and Sewer Department or its successor entity in accordance with Miami-Dade County Code requirements.

(10) **County Inspection**. As further part of this Planned Area Development Agreement, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

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

(12) **Term.** This Planned Area Development Agreement is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Planned Area Development Agreement is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to

change the covenant in whole, or in part, provided that the Planned Area Development Agreement has first been modified or released by Miami-Dade County.

(13) **Modification, Amendment, Release.** This Planned Area Development Agreement may be modified, amended or released as to the land herein described, or as to any Sector, as defined in the Plans. A modification, amendment or release as to the Property shall be by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or the Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing. A modification, amendment or release of a portion of the PAD Property shall be by a written instrument executed by the, then, owner(s) of the Sector(s) of the Property seeking such modification, amendment or release as to that portion, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Planned Area Development Agreement be so modified, amended or released, the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

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

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

(16) **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.

(17) **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 Planned Area Development Agreement.

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

(19) **Recording**. This Planned Area Development Agreement 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 Planned Area Development Agreement 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 Planned Area Development Agreement shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the

Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Planned Area Development Agreement is null and void and of no further effect.

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

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

[Execution Page Follows]

IN WITNESS WHEREOF, we have hereunto set out hands and seal this 23 day of August, 2013.

WITNESSES:

Signature

Debbie Riedmiller
Printed Name

Signature

Danielle Ibarra
Printed Name

UNIVERSITY OF MIAMI, INC.
a Florida not-for-profit corporation

By: _____

Name: Larry Marbert
Title: Vice President

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 23 day of August 2013, by LARRY MARBERT, as V.P. REAL ESTATE & FAC. of University of Miami, Inc., on behalf of said not-for-profit corporation. She/He is personally known to me and acknowledged that she/he executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires: 6/19/16

Camille Cilli
Notary Public

CAMILLE CILLI
Notary Public - State of Florida
My Comm. Expires Jun 19, 2016
Commission # EE 173797
Bonded Through National Notary Assn.

(Public Hearing)

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION:

P.A.D. Zoning District

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 Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for a distance of 1435.00 feet to a point; thence run S87°29'21"W for a distance of 1190.00 feet to a point; thence continue S87°29'21"W for a distance of 144.39 feet to a point; thence run S16°48'45"W for a distance of 1097.40 feet to a point; thence run S19°30'47"W for a distance of 326.90 feet to a point (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 a distance of 554.90 feet to a point; thence run N31°08'47"E for a distance of 12.58 feet to a point; thence run N58°51'13"W for a distance of 284.32 feet to a Point of Curvature 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 21°23'21", for an arc distance of 382.77 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 00°50'23", for an arc distance of 15.03 feet to a point; thence run S80°00'00"W for a distance of 337.22 feet to a point; thence run N58°51'16"W for a distance of 973.96 feet to a point on the next described circular curve concave to the Southwest (from said point a line bears S73°51'04"W to the radius point of the next described curve); thence run Northwesterly along the arc of a circular curve to the left; having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 173.61 feet to a point; thence run S38°48'26"W, radial to the last described curve, for a distance of 40.00 feet; thence run N51°11'33"W for a distance of 341.34 feet to a point; thence run N01°55'14"W for a distance of 456.21 feet to a point; thence run N51°36'37"E for a distance of 87.05 feet to a point; thence run N31°52'32"E for a distance of 24.16 feet to a point; thence run N69°29'33"E for a distance of 78.63 feet to a point; thence run N48°41'09"E for a distance of 37.63 feet to a point; thence run S57°12'22"E for a distance of 16.93 feet to a point; thence run N85°18'33"E for a distance of 39.98 feet to a point; thence run N53°58'07"E for a distance of 46.26 feet to a point; thence run N86°03'08"E for a distance of 44.52 feet to a point; thence run N60°54'26"E for a distance of 42.77 feet to a point; thence run N84°42'21"E for a distance of 42.74 feet to a point; thence run N64°52'56"E for a distance of 2.59 feet to a point; thence run N88°05'14"E for a distance of 24.79 feet to a point; thence run S68°57'37"E for a distance of 27.39 feet to a point; thence run S89°53'21"E for a distance of 35.89 feet to a point: thence run S62°10'16"E for a distance of 25.63 feet to a point; thence run N89°47'41"E for a distance of 13.22 feet to a point; thence run N18°46'11"W for a distance of 39.40 feet to a point; thence run N10°56'17"E for a distance of 23.91 feet to a point; thence run S88°57'56"E for a distance of 53.82 feet to a point; thence run S22°49'01"E for a distance of

20.84 feet to a point; thence run S80°09'44"E for a distance of 41.92 feet to a point; thence run N68°29'39"E for a distance of 33.11 feet to a point; thence run S56°11'51"E for a distance of 60.41 feet to a point; thence run S20°49'07"E for a distance of 62.11 feet to a point; thence run N72°59'51"E for a distance of 69.90 feet to a point; thence run N52°07'12"E for a distance of 48.90 feet to a point; thence run N69°53'27"E for a distance of 49.28 feet to a point; thence run N66°43'40"E for a distance of 39.29 feet to a point; thence run S89°19'00"E for a distance of 64.06 feet to a point; thence run N39°29'11"E for a distance of 73.66 feet to a point; thence run N60°13'23"E for a distance of 36.87 feet to a point; thence run N49°33'37"E for a distance of 41.43 feet to a point; thence run N29°47'40"E for a distance of 37.43 feet to a point; thence run S81°01'39"E for a distance of 48.70 feet to a point; thence run S84°19'51"E for a distance of 58.83 feet to a point; thence run S23°07'12"E for a distance of 37.61 feet to a point; thence run N84°11'38"E for a distance of 66.39 feet to a point; thence run N55°22'41"E for a distance of 52.50 feet to a point; thence run N59°45'56"E for a distance of 43.43 feet to a point; thence run S55°26'40"E for a distance of 58.65 feet to a point; thence run S32°39'07"E for a distance of 63.63 feet to a point; thence run S27°44'00"E for a distance of 50.78 feet to a point; thence run S86°23'57"E for a distance of 57.35 feet to a point; thence run N80°52'51"E for a distance of 60.54 feet to a point on the next described circular curve concave to the Northeast (said point bearing S81°52'29"W from the radius point of the next described curve); thence run Southerly and Southeasterly along the arc of a circular curve to the left, having a radius of 412.56 feet, a central angle of 51°10'13", a chord distance of 356.33 feet through a chord bearing of S33°42'37"E, for an arc distance of 368.46 feet to a Point of Tangency; thence run S59°17'44"E for a distance of 40.04 feet to a point on the next described circular curve concave to the East; thence run Southerly along the arc of a circular curve to the left, having a radius of 710.73 feet, a central angle of 43°00'55", a chord distance of 521.14 feet through a chord bearing of S06°26'54"W, for an arc distance of 533.59 feet to a Point of Reverse Curvature with a circular curve concave to the West; thence run Southerly and Southwesterly along the arc of a circular curve to the right, having a radius of 601.58 feet, a central angle of 64°42'59", a chord distance of 643.94 feet through a chord bearing of S17°17'56"W, for an arc distance of 679.49 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 47.31 Acres, more or less.

#12749385_v2

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

PH: Z13-018 (13-9-CZ14-2) **October 17, 2013**
Item No. B

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.**

This item was deferred from the September 17, 2013, Community Zoning Appeals Board (CZAB) #14 meeting to allow the applicant time to provide all of the required covenant documents to staff for review prior to the hearing.

REQUEST:

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

PROJECT DESCRIPTIONAND 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.

NEIGHBORHOOD CHARACTERISTICS		
	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

DRAFT

West	EU-1; religious facility	Low-Density Residential (2.5 – 6 dua)

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

DRAFT

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

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)	*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.*
Objective LU-4 (Pg. I-11)	*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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

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.*

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#2

APPLICANT'S NAME: **SOUTH FLORIDA RE HOLDINGS, LLC**

REPRESENTATIVE: Iris Escarra

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
13-9-CZ14-2 (13-018)	September 17, 2013	CZAB14		13

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

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):

■ DEFER: ☐ INDEFINITELY ■ TO: October 17, 2013 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

■ OTHER: Deferred to allow applicant to submit complete covenant to staff.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	S	Diane Coats-DAVIS	X		
COUNCILMAN	M	Nehemiah DAVIS	X		
VICE CHAIRMAN		Curtis LAWRENCE	X		
COUNCILMAN		Patrice MICHEL			X
COUNCILMAN		Neal SPENCER			X
CHAIRMAN		Wilbur B. Bell	X		
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **RONALD BERNSTEIN**

B. SOUTH FLORIDA RE HOLDINGS LLC
(Applicant)

13-9-CZ14-2 (13-018)
Area 14/District 08
Hearing Date: 10/17/13

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:

Year	Applicant	Request	Board	Decision
None				

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

Memorandum

MIAMI-DADE COUNTY

Date: 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

MIAMI-DADE COUNTY

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

MIAMI-DADE COUNTY

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

MIAMI-DADE COUNTY

Date: March 13, 2013

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

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

Subject: 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:

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

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

APPLICANT

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

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

NAME AND ADDRESS	Percentage of Stock
Felipe A. Valls	100%
3663 Southwest 8th Street, Penthouse, Miami, Fl 33155	

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

RECEIVED
Z13-018
FEB 20 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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: _____
(Applicant)

Sworn to and subscribed before me this 19th day of February 20 13. Affiant is personally know to me or has produced _____ as identification.

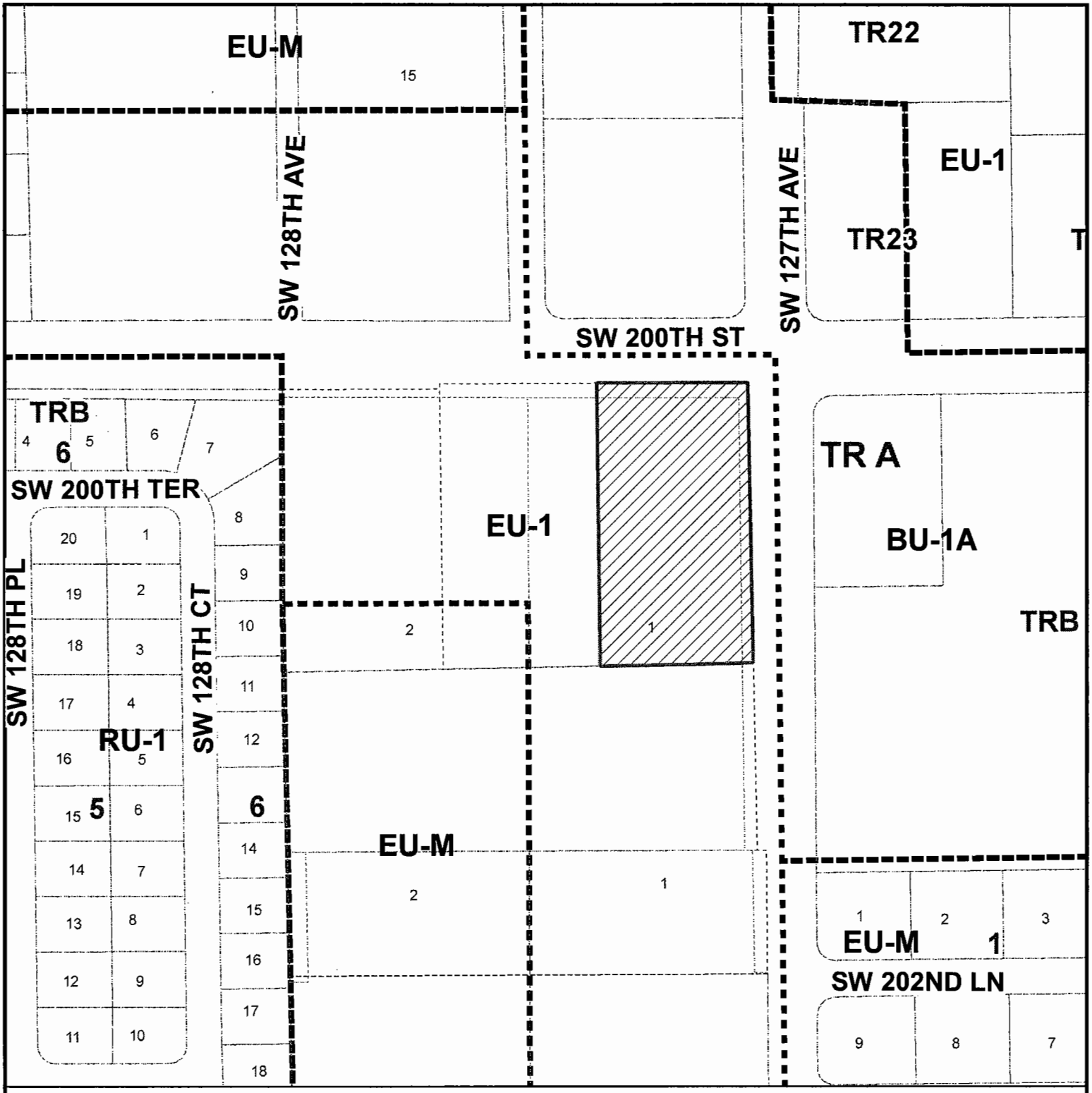
(Notary Public)

RENE GONZALEZ
Notary Public - State of Florida
My Comm. Expires Oct 7, 2016
Commission # EE 207835
Bonded Through National Notary Assn.

My commission expires: _____ Seal

RECEIVED
Z13-018
FEB 20 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

*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

N W E S

Legend

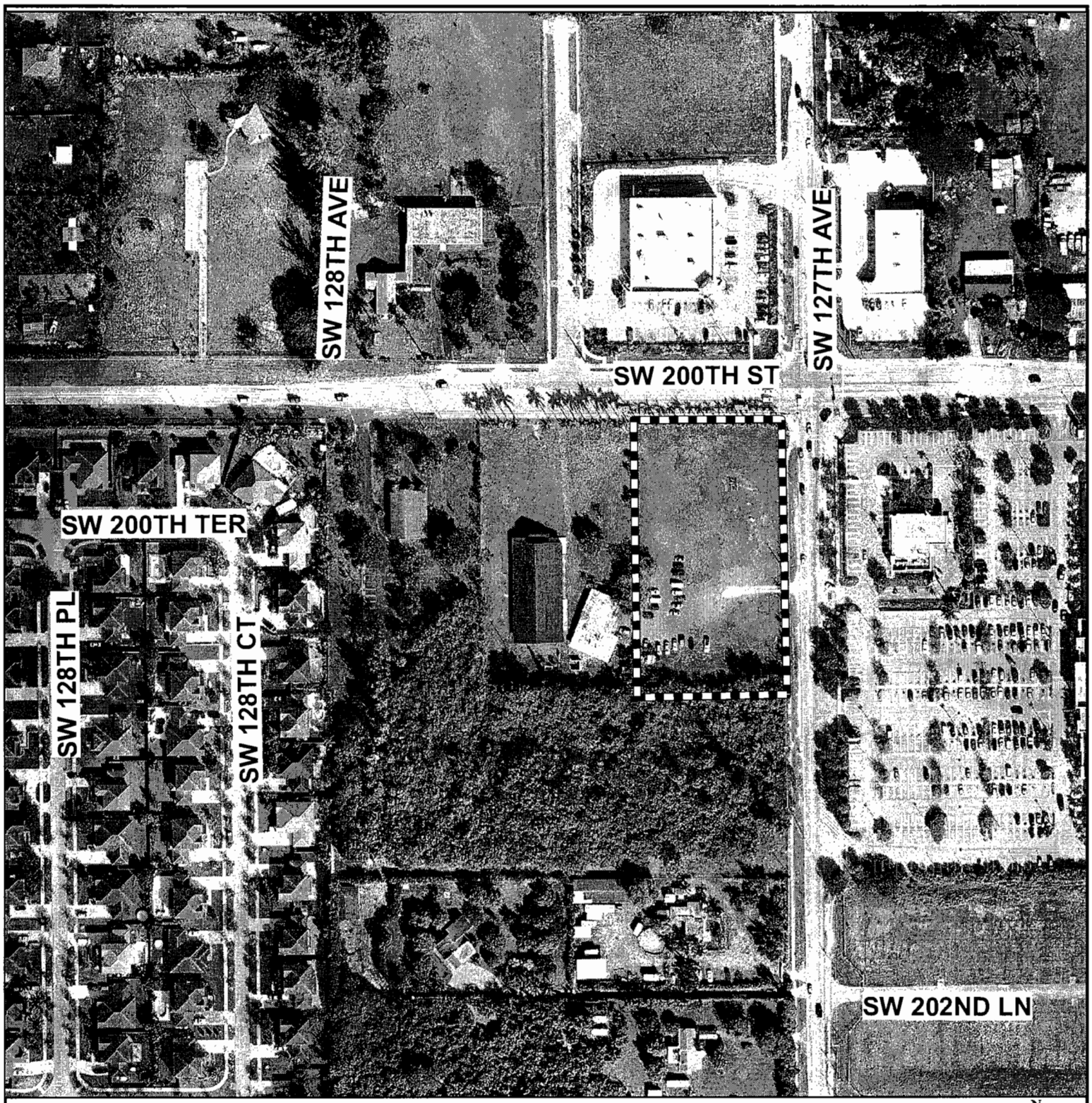
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, March 6, 2013

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000018

N
W E
S

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

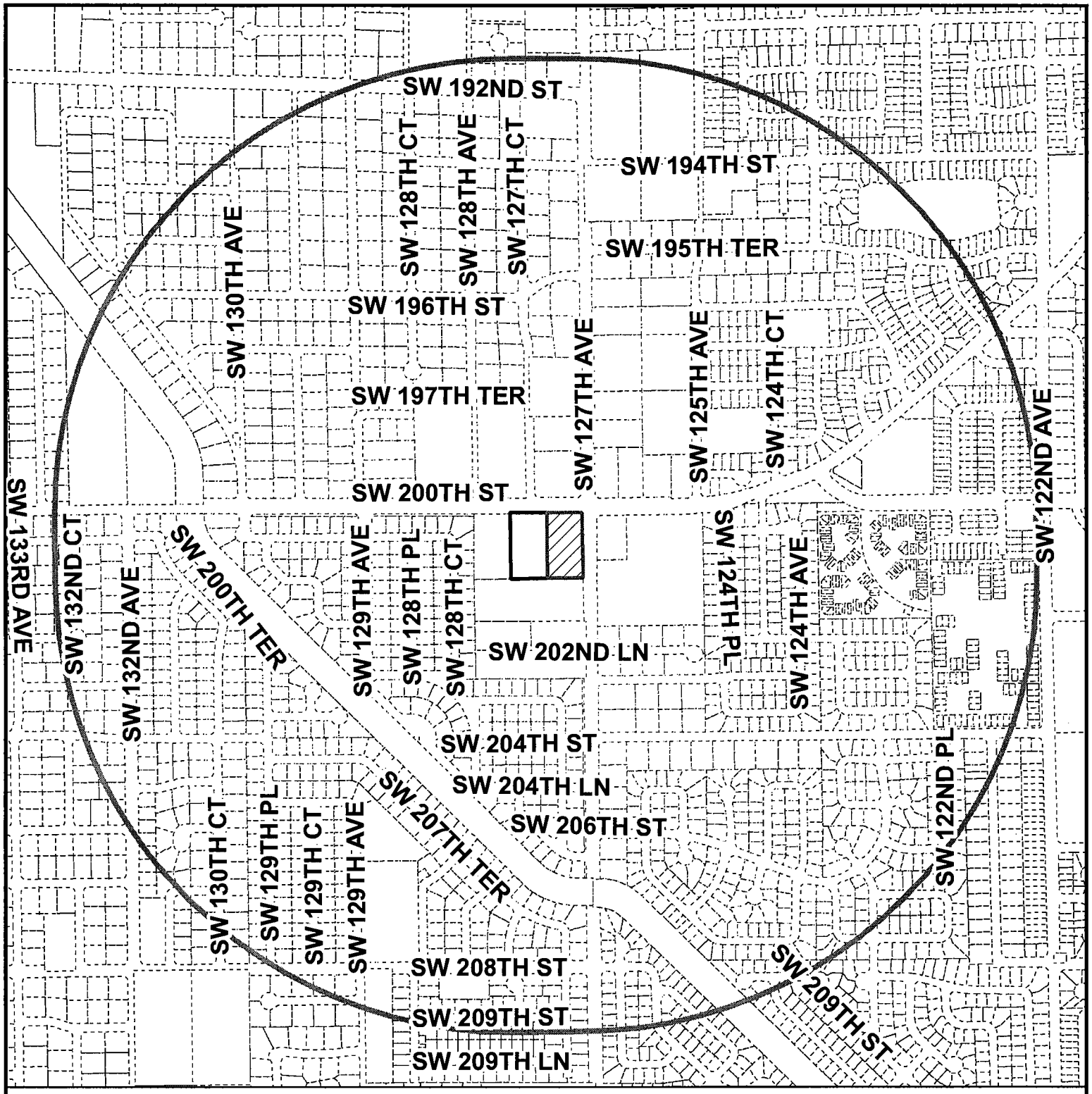
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, March 6, 2013

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000018

RADIUS: 2640

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

N W E S

Legend

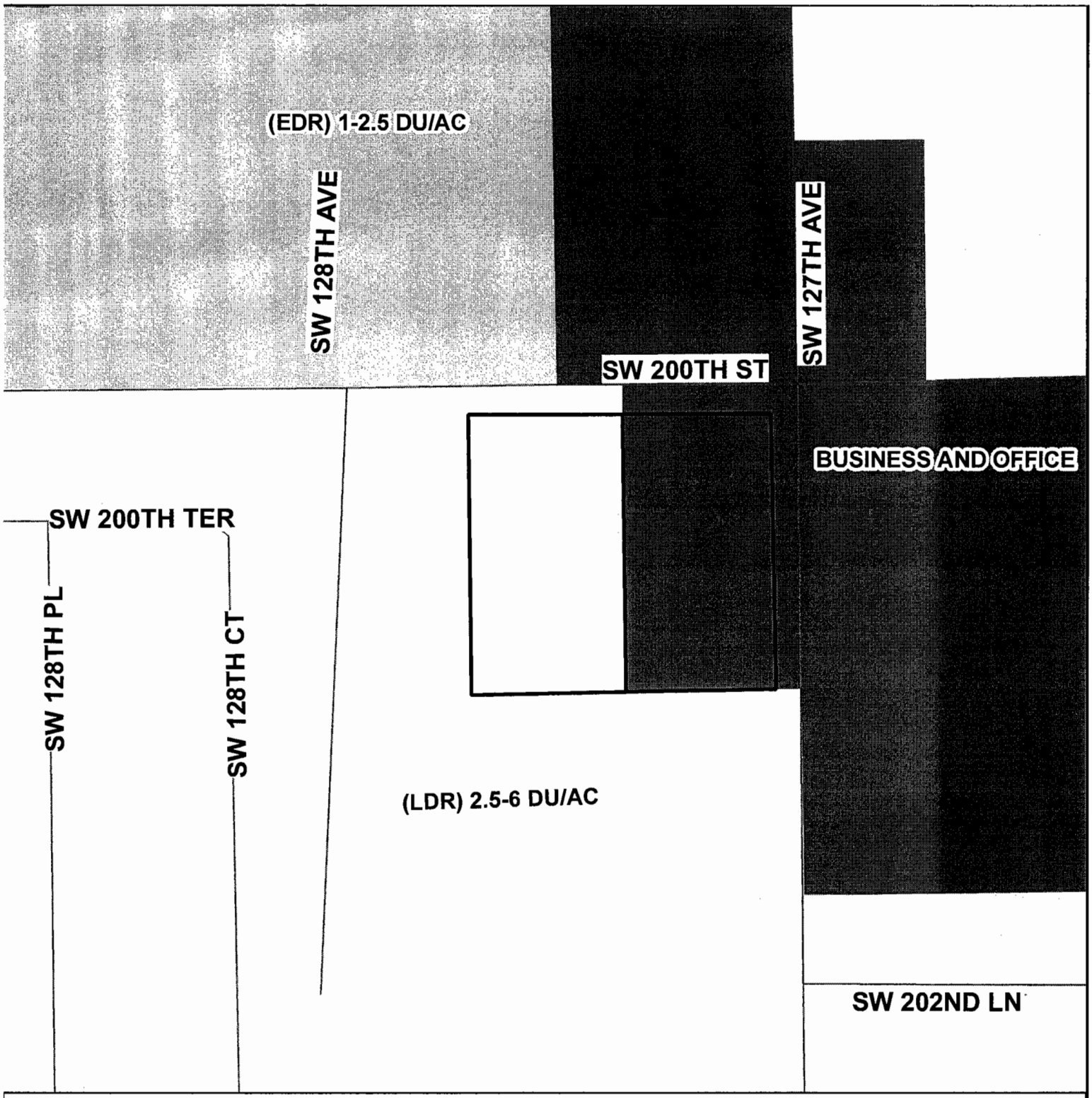
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, March 6, 2013

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000018

N
W E
S

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

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, March 6, 2013

REVISION	DATE	BY

This instrument was prepared by:
Name: Iris Escarra, Esq.
Greenberg Traurig
333 Avenue of the Americas
Miami, Fl 33131

PLANNING AND ZONING
AGENDA OFFICE

2013 SEP 19 A 8:26

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

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

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of Public Hearing No. Z2013-018 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

(1) Prior to the issuance of a building permit for the construction of any improvements on the Property, the Owner shall submit for approval an application for Administrative Site Plan Review ("ASPR") to the Zoning Hearings Section.

(2) The Owner shall design the Site Plan and Building(s), 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 the then owner shall use best efforts to pursue such certification during the development process.

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and

effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

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

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

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

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

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made

and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

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

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

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

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

LIMITED LIABILITY COMPANY

PLANNING AND ZONING
AGENDA OFFICE
2013 SEP 19 A 8: 26

Signed, witnessed, executed and acknowledged on this 10th day of May 2013.

IN WITNESS WHEREOF, South Florida RE Holdings, LLC has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature

JACQUELINE DENES
Print Name

Signature

JOSE RIVERA
Print Name

South Florida RE Holdings, LLC
Name of LLC
Address:
3663 SW 8 Street, Penthouse
Miami, FL 33131

By
(Managing Member)

Print Name: Felipe Valls
[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF Florida **COUNTY OF** Miami-Dade

The foregoing instrument was acknowledged before me by Felipe Valls (Name) the Managing Member (Title) of South Florida RE Holdings, LLC (Name), on behalf of the LLC.

He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 23rd day of May, 2013, in the County and State aforesaid.

RENE GONZALEZ
Notary Public - State of Florida
My Comm. Expires Oct 7, 2016
Commission # EE 207635
Bonded Through National Notary Assn.

Signature
Notary Public-State of Florida
René Gonzalez
Print Name

My Commission Expires:

[L:\forms\Declaration of Restrictions-Public Hearing

(Public Hearing)

Section-Township-Range:
Folio number:
MIA 183238309v2

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

PH: Z13-010 (13-10-CZ14-1) **October 17, 2013**

Item No. 2

Recommendation Summary	
Commission District	8
Applicant	Victoria Moreno
Summary of Requests	The applicant is seeking to permit an existing addition to a single-family residence setback less than required from an interior side and rear property lines.
Location	16804 SW 109 Court, Miami-Dade County, Florida.
Property Size	14,650 sq. ft.
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2015-2025 CDMP Land Use Designation	Low-Density Residential, 2.5 to 6 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

REQUEST:

NON-USE VARIANCE to permit an existing addition to a single-family residence setback 11.30' to 16.34' (25' required) from the rear (west) property line and setback 7.4' (7.5' required) from the interior side (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Addition to be Legalized" as prepared by Carlos Tillan, P.E. dated stamped received 1/23/13, consisting of 6 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: The plan submitted depicts the 14,650 sq. ft., RU-1, Single-Family Residential district zoned parcel with the existing 3,250 sq. ft. single family residence, which includes the additions that encroach into the rear (west) and interior side (south) setback areas. This application seeks to legalize the existing additions to the residence that encroach into the rear and interior side setback areas and were constructed without the required permits.

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

DRAFT

NEIGHBORHOOD COMPATIBILITY:

The subject property is located at 16804 SW 109 Court within an existing residential development. The area surrounding the subject property is primarily characterized by single-family residences and an elementary school located to the north.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to maintain the existing addition to the single-family residence which provides the applicant and her family with additional living area. Since the addition is existing, staff opines that the approval of this application is not likely to have any new visual impact on the surrounding properties.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential.** *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of the request sought in the application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP, and will not change the single-family detached use. Since the applicant is not requesting to add additional dwelling units or change the single-family detached use, approval of the application with conditions is **consistent** with the density threshold of Low Density Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

The applicant seeks to permit the residence with the existing non-permitted addition that is setback 11.30' to 16.34' (25' required) from the rear (west) property line and setback 7.40' (7.5' required) from the interior side (south) property line. When the aforementioned application is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and for the reasons stated below would be **compatible** with same. The subject property is an irregular, pentagon shaped lot located at the end of a cul-de-sac within an established residential neighborhood. The existing 14,650 sq. ft. (0.37-acre) irregular shaped parcel is configured such that the middle portion of the lot is the widest portion of the lot and the lot is substantially narrowed at the east end where it abuts the roadway and the rear northwest property line. The submitted plans indicate that the existing residence is located closer to the southern portion of the subject parcel. In addition, staff notes that the existing residence with the additions that are the subject of the application only occupy 22% of the total lot area for the RU-1 zoned property which allows a lot coverage of 35%. As such, staff opines that although the addition encroaches into the rear and interior side setback areas, the existing 3,250 sq. ft. residence is not overly intensive and is primarily a result of the irregular lot configuration and the location of the residence on the parcel.

Staff notes also that the property abuts a vacant parcel to the west which is zoned RU-1 and could be developed in the future with single-family residences. The submitted plans indicate that the fence along the rear (west) property line abutting this parcel is a chain-link fence. As such, as a condition for approval, staff recommends that the applicant should provide a hedge in

addition to the existing fence, or an opaque fence or cbs wall to mitigate the negative visual impact of the 13.7' encroachment into the rear (west) setback area on any future development on the parcel to the west. Further, staff opines that this existing 0.1' encroachment into the interior side (south) setback area is minimal, and is not likely to create any new visual impacts on the abutting residence to the south. Staff notes that the floor plan of the existing residence could be easily configured to allow a multi-family residence use on the subject property. However, that the applicant has worked with staff to reduce this possibility by replacing some of the ingress/egress doors to the residence with windows and removing internal walls to ensure connectivity throughout the residence. Notwithstanding, as a condition for approval, staff requires the applicant to provide a Declaration of Use at the time of permitting that will restrict the residence to single-family use only.

Further, in staff's opinion, the requested encroachment is not out of character or incompatible with the surrounding area and will not set a precedent for rear or side setback variances in this area. Staff's research indicated that other properties in the surrounding area were approved for similar variances to the rear and side setback requirements as are being requested herein. For example, pursuant to Administrative Variance #V1998000054, a property located to the west of the subject parcel at 16917 SW 111 Court, was approved to allow a terrace addition setback 12.5' from the rear (east) property line where 25' is required. Additionally, pursuant to Administrative Variance #V1988000063, a property located south of the subject property at 16884 SW 109 Court was approved to allow the single-family residence setback 6.66' (7.5' required) from the interior side (south) property line. **Based on the aforementioned analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

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, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Addition to be Legalized" as prepared by Carlos Tillan, P.E. dated stamped received 1/23/13, consisting of 6 sheets.

3. That the applicant shall install a hedge along the rear (west) property line, that must be 3' high at the time of planting and that shall grow to and be maintained at a maximum height of 6' along with the existing chain-link fence or in the alternative, install a 6' high opaque fence or cbs wall along the interior side (west) property line prior to final permit approval.

4. That the applicant shall provide a Declaration of Use at the time of permitting that will restrict the residence to single-family use only.

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

ES:MW:NN:JC:CH

DRAFT

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

ZONING RECOMMENDATION ADDENDUM

Victoria Moreno
Z13-010

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

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

Low-Density Residential (Pg. I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

2. VICTORIA MORENO
(Applicant)

13-10-CZ14-1 (13-010)
Area 14/District 09
Hearing Date: 10/17/13

Property Owner (if different from applicant) **Same.**

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

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1976	Sam and Roberts Bloom	- Zone change from AU to RU-1 & EU-M.	BCC	Approved
1981	Financiera Zama, S.A. & M. Aguilar	- Zone change from EU-M to RU-1.	BCC	Approved

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

Memorandum

MIAMI-DADE COUNTY

Date: April 3, 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 #Z2013000010-1st Revision
Victoria Moreno
16804 SW 109 Court, Miami, Florida 33157
Non-Use Variance Setbacks Less Than Required
(RU-1) (00 Acres)
31-55-40

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.

Flood Protection

The application site does not lie within a Special Flood Hazard Zone as per determined the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County, however, it is required to comply with Chapter 11C requirements for flood plain management. The proposed legalization of several additions as depicted in the zoning request for a variance of set backs appears to be a substantial improvement as defined in the Code. Existing residential structures with proposed substantial improvements must be 8 inches above the crown of road and County Flood Criteria. Based on the provided Elevation Certificate, signed by Mario Prats Jr. (License No.3332) the existing lowest finished floor of the house and the proposed lowest finished floor of the addition are in compliance with the Code. For more information please contact the DERM Floodplain Program at 786-315-2800.

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
The existing addition will not affect the existing stormwater management system.

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 proposed addition will not impact tree resources. Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

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

MIAMI-DADE COUNTY

Date: March 12, 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: Z2013000010
Name: Victoria Moreno
Location: 16804 SW 109 Court
Section 31 Township 55 South Range 40 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 11, Block 1 of Plat Book 126, Page 77.

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

Memorandum

MIAMI-DADE COUNTY

Date: March 13, 2013

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

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

Subject: #13-010
Victor Moreno

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

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

#13-010
Victor Moreno

Application: ***Victor Moreno*** is requesting a variance for a rear setback on a property which is currently zoned for Single Family Residential use (RU-1).

Size: The subject property is approximately .34 acres.

Location: The subject property is located at 16804 SW 109 Court 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 on the property 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 currently receives, and shall continue to receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: March 1, 2013

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

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

Subject: Z2013000010: VICTORIA MORENO

Application Name: VICTORIA MORENO

Project Location: The site is located at 16804 SW 109 CT, Miami-Dade County.

Proposed Development: The applicant is seeking approval for a rear setback less than required for expansion of an existing single family home.

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: 07-FEB-13

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

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2013000010

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2013000010
located at 16804 SW 109 CT, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2145 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 8:01 minutes

Existing services

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

Station 50 - Perrine - 9798 Hibiscus Street
Rescue

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 23-AUG-13

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

VICTORIA MORENO

APPLICANT

16804 SW 109 CT, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2013000010

HEARING NUMBER

HISTORY:

NC OPEN: THERE ARE NO CURRENT OPEN NEIGHBORHOOD COMPLIANCE CASES

NC CLOSED:
CASE NUMBER 201102001726, WAS OPENED ON MARCH 8, 2011, FOR STORING OR MAINTAINING SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS [BAGS OF GARAGE AND DEBRIS, PALM FRONDS, CONSTRUCTION DEBRIS AND MISCELLANEOUS JUNK AND TRASH]. A WARNING LETTER WAS ISSUED THE SAME DAY. CITATION #T014056, WAS ISSUED ON MARCH 24, 2011, FOR THE NON-COMPLIANCE TO THE VIOLATION. THE CASE WAS FORWARED TO THE LIEN DEPT FOR NON-COMPLIANCE AND NON-PAYMENT. THE VIOLATION WAS CORRECTED AND THE LIEN HAS BEEN SATISFIED. THE CASE HAS BEEN CLOSED.

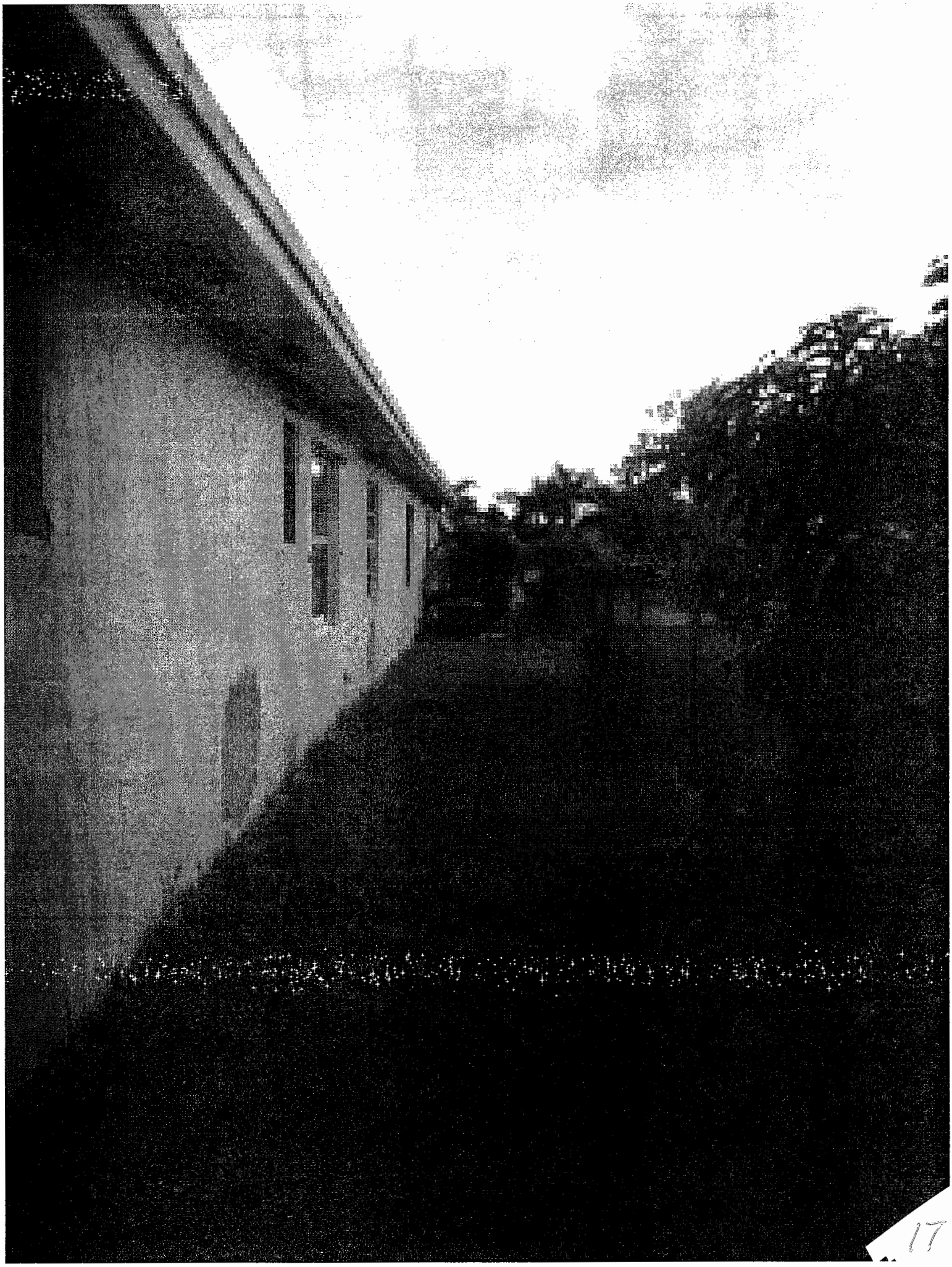
BLDG SUPPORT OPEN:
CASE #20130155589-B, WAS OPENED ON OCTOBER 3, 2012, FOR FAILURE TO OBTAIN THE REQUIRED BUILDING PERMIT [S] PRIOR TO COMMENCING WORK ON MULTIPLE ATTACHED ADDITIONS AT THE REAR OF THE PROPERTY [INCLUDING ELECTRICAL AND PLUBMING AND ATTACHED STORAGE STRUCTURE. CITATION #P010322, WAS ISSUED ON FEBRUARY 6, 2013, FOR THE NON-COMPLIANCE OF THE VIOLATION. A FINAL NOTICE OF INTENT TO LIEN/DEMAND FOR PAYMENT WAS ISSUED ON MAY 13, 2013. THE CITATION AND THE FINAL NOTICE OF INTENT TO LIEN WERE VOIDED ON JULY 22, 2013. THE CASE REMAINS OPENED.

BLDG SUPPORT CLOSED: THERE ARE NO CURRENT CLOSED BUILDING SUPPORT CASES

VICTORIA MORENO

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

REPORTER NAME:



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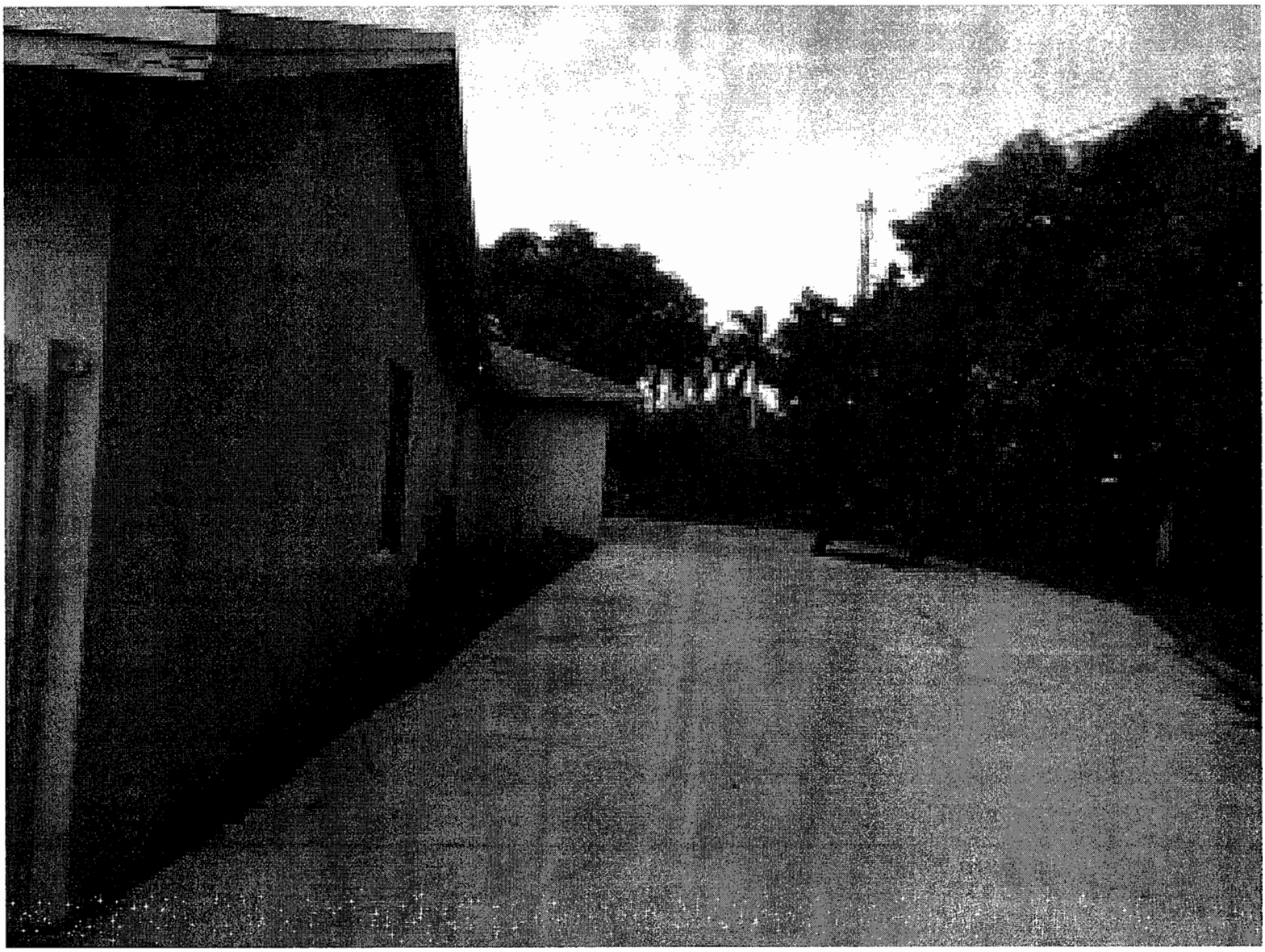
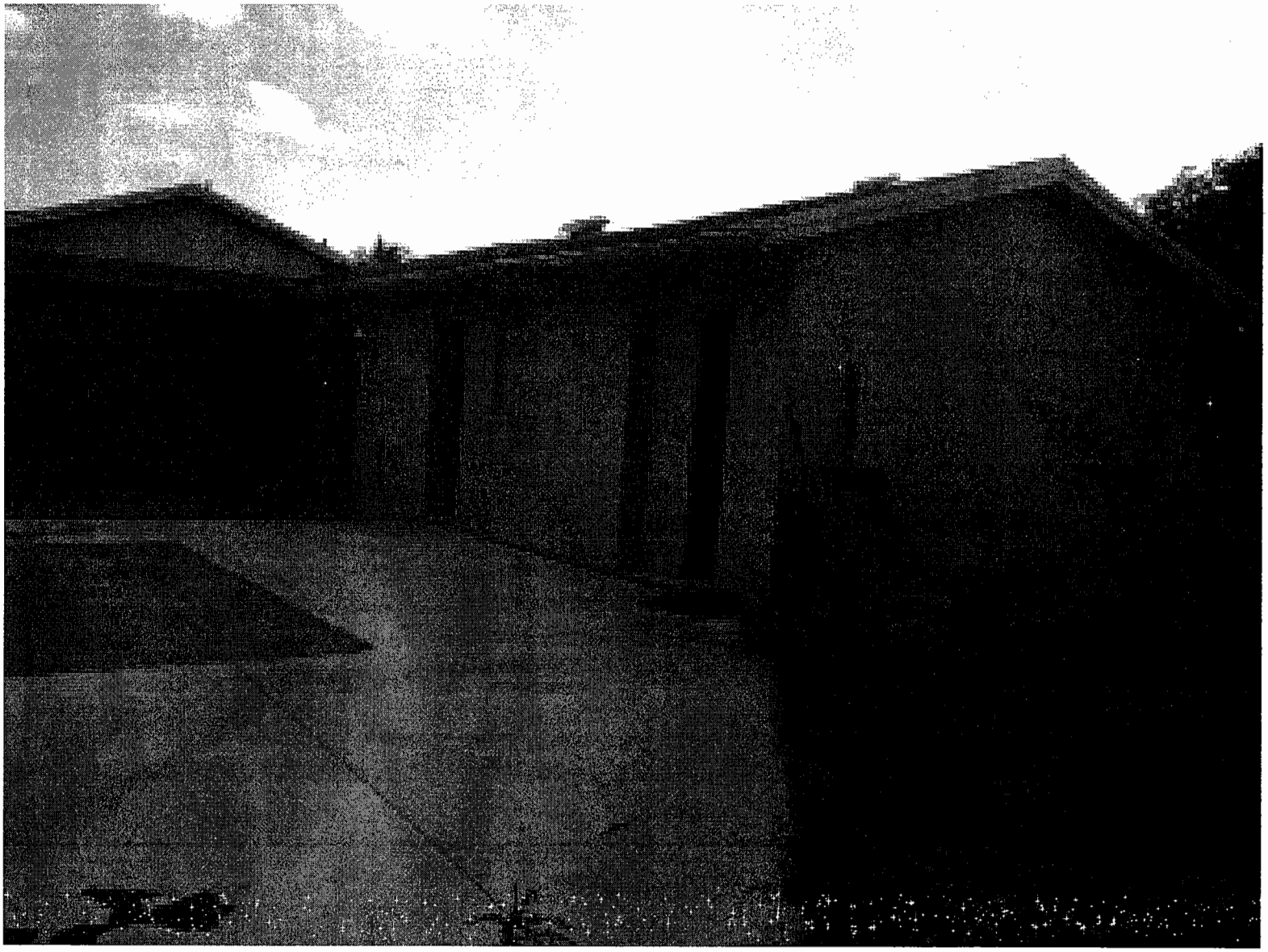
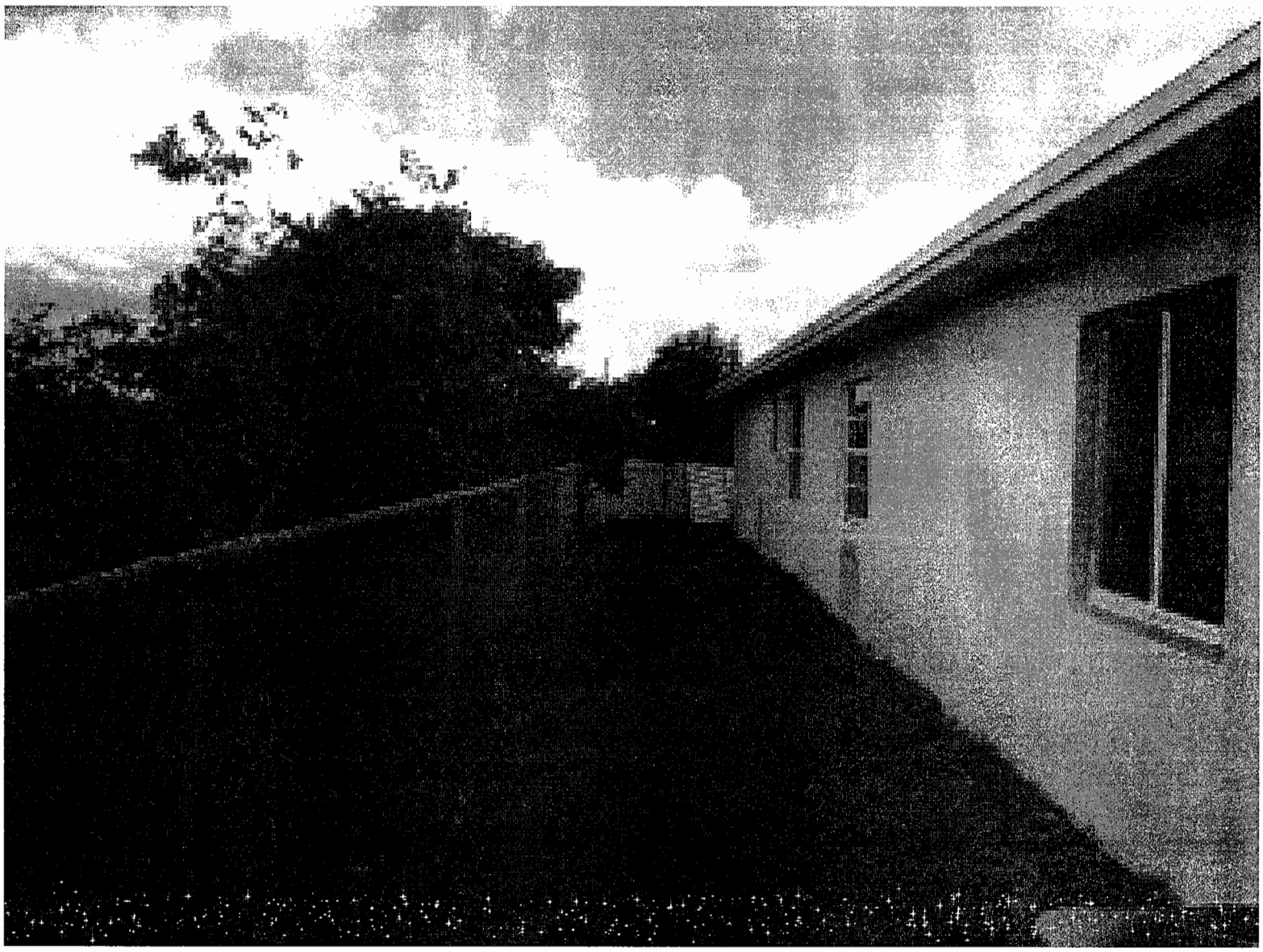
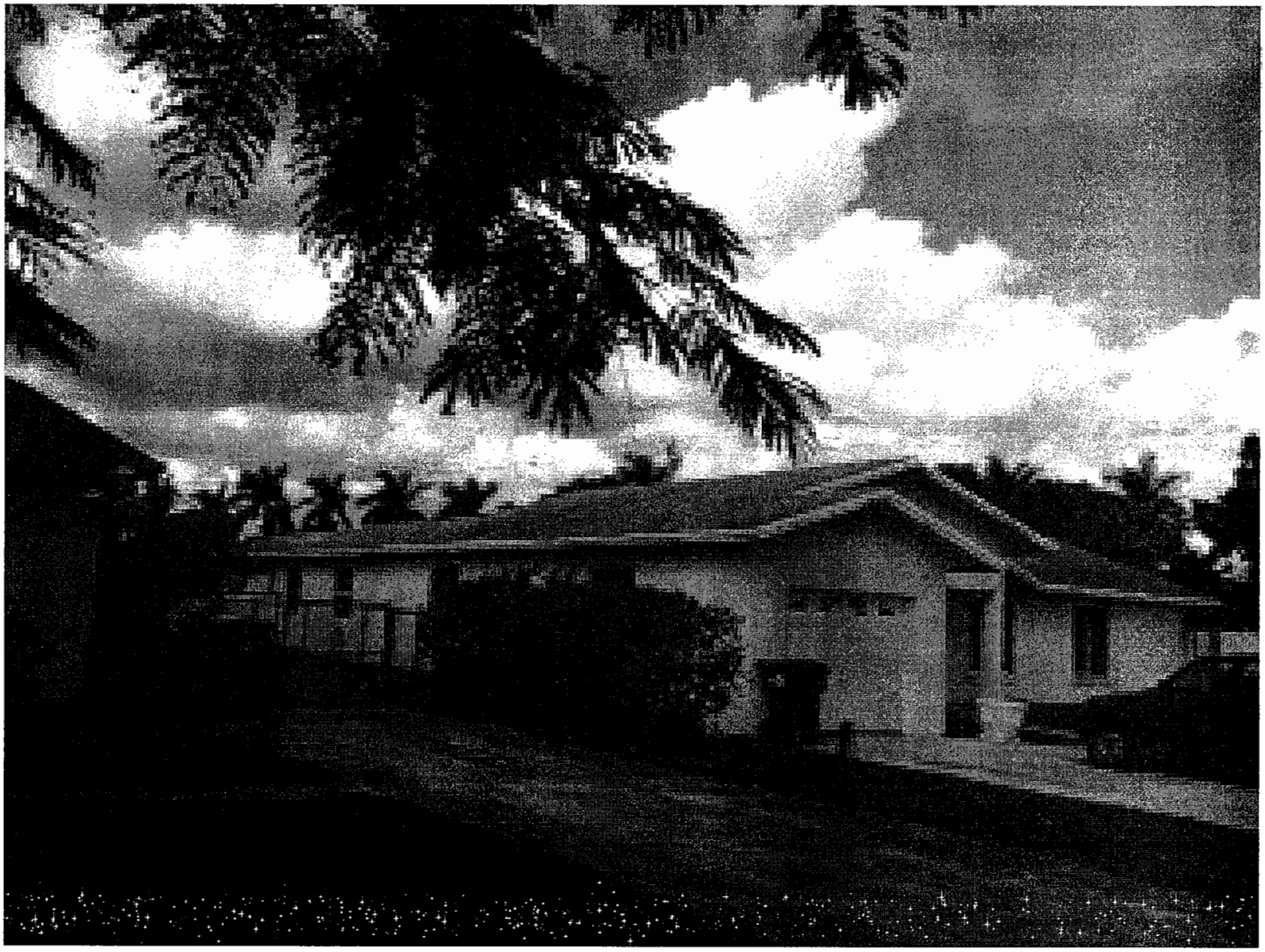
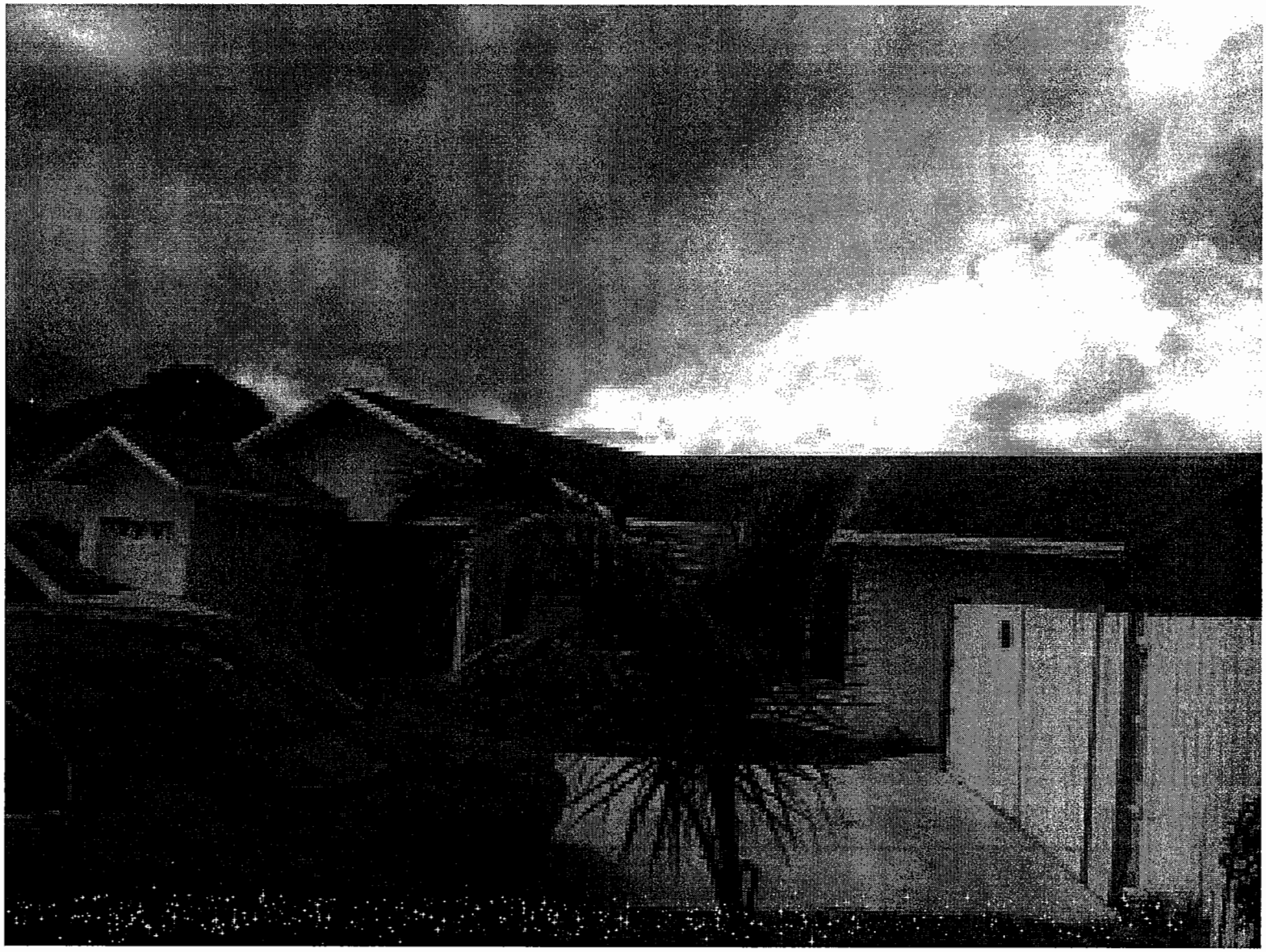
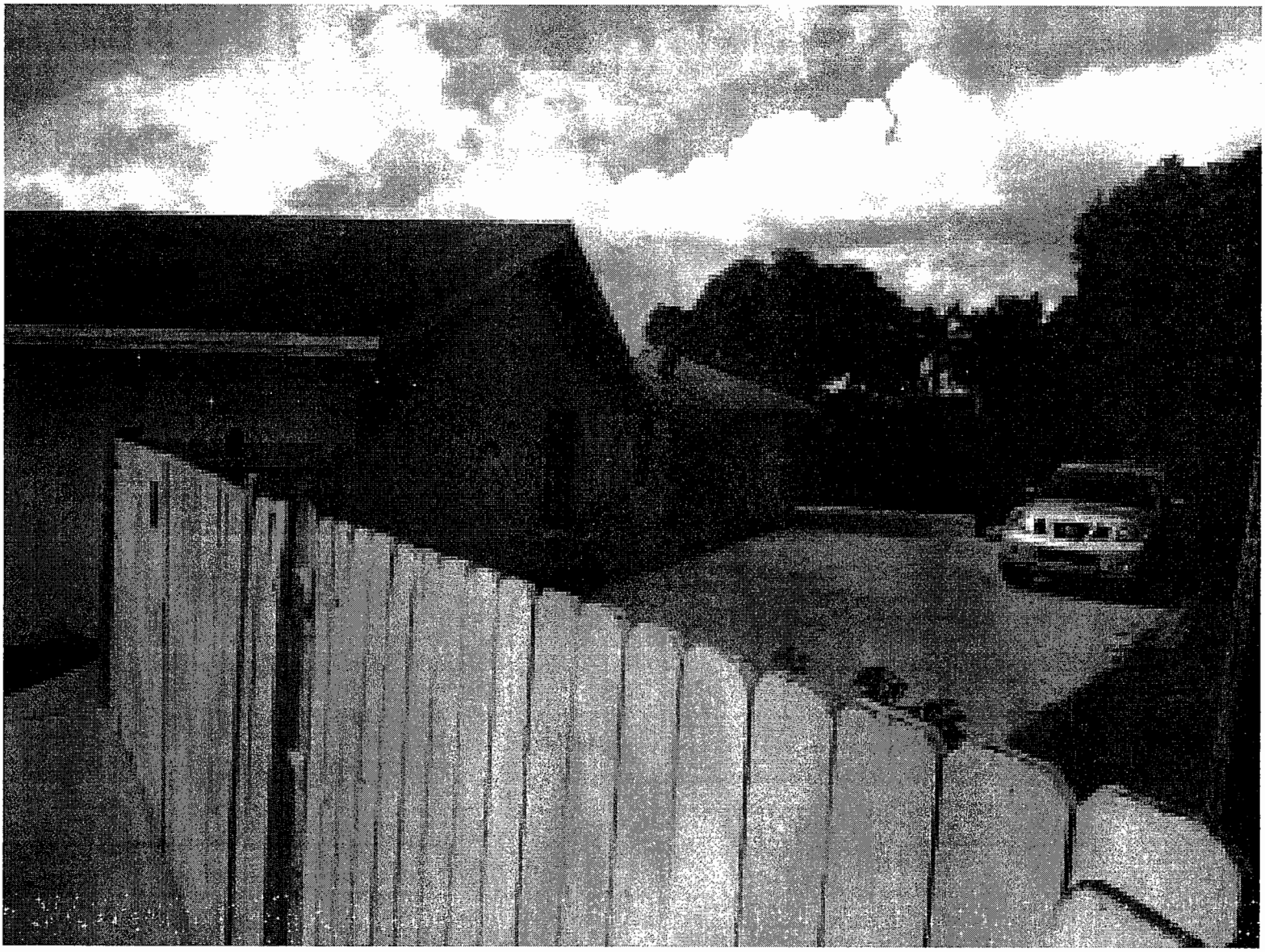


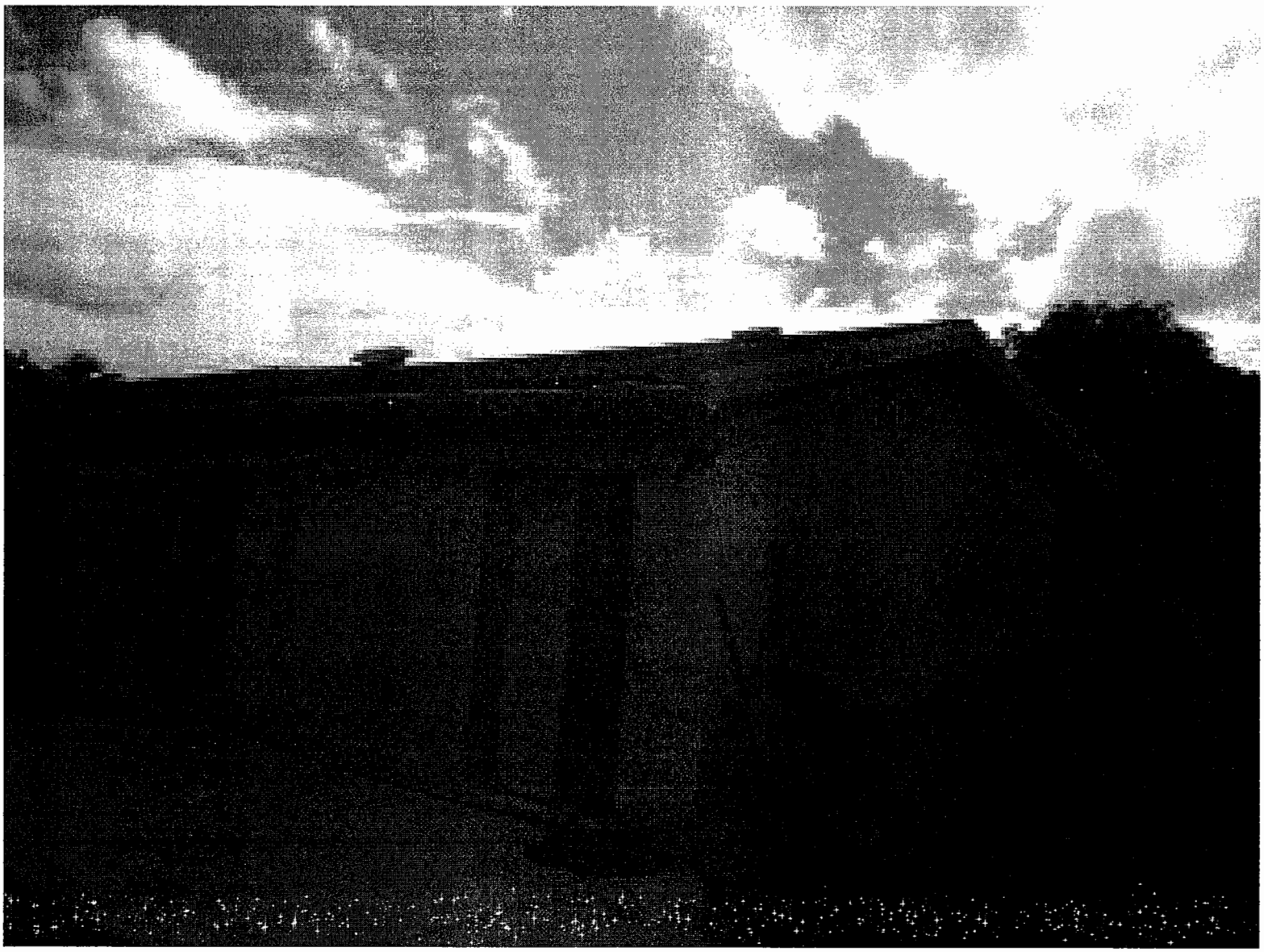


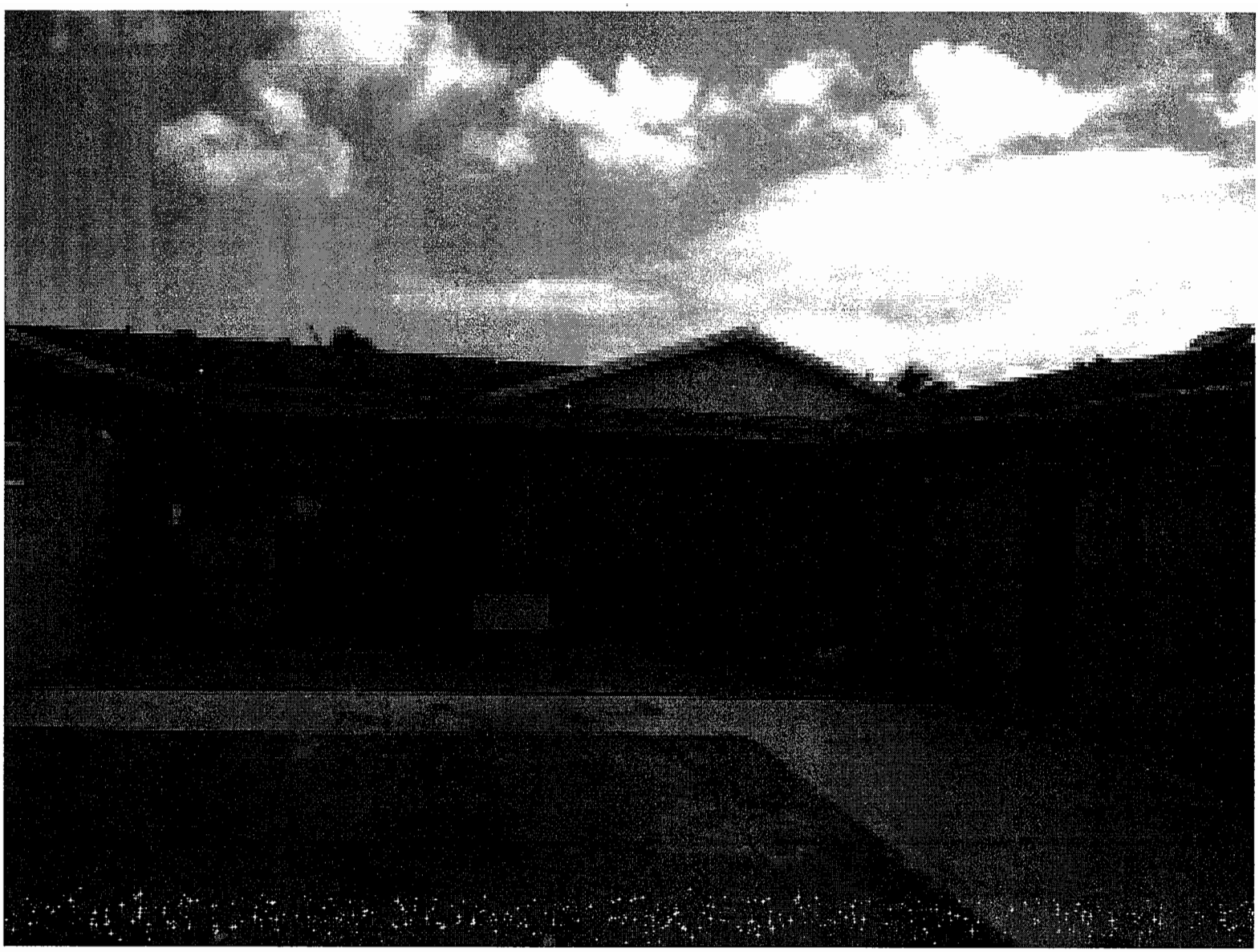




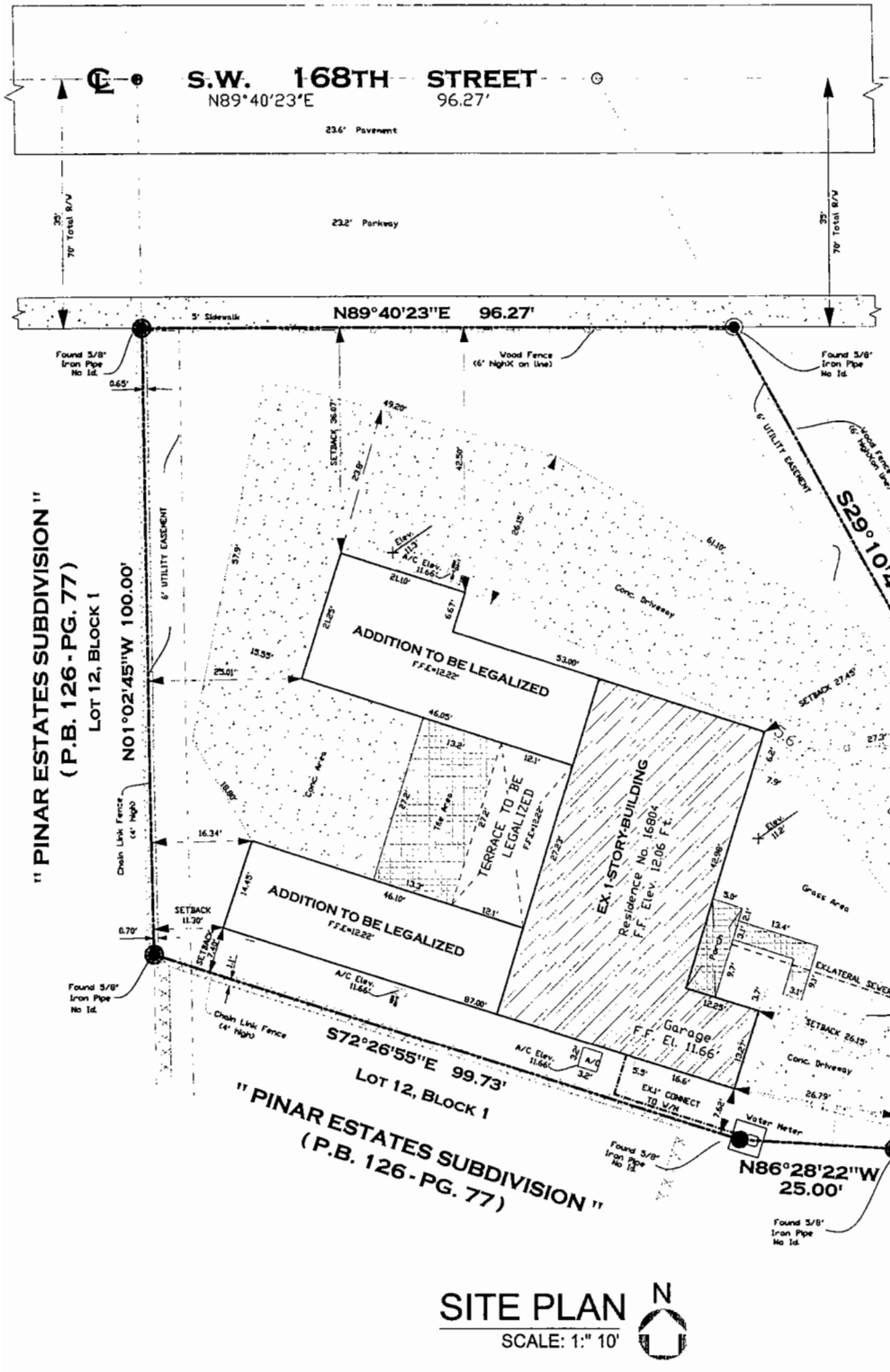






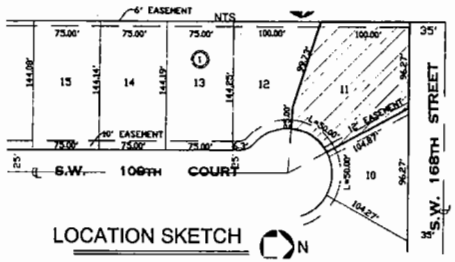


ENLARGE SITE PLAN



SITE PLAN

SCALE: 1:" 10'



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

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LEGAL DESCRIPTION

LOT 11,BLOCK 1, OF "PINAR ESTATES SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 126 AT PAGE 77, OF THE PUBLIC RECORDAS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS

16804 SW 109 COURT,
MIAMI, FL. 33157

FLOOD ZONE

THIS IS NOT A FLOOD HAZARD ZONE
FLOOD ZONE: X
BASE FLOOD ELEV: N/A
SUFFIX: L
PANEL: 12086C0601
COMMUNITY N: 120635
LOWEST ADJ. GRADE 11.20'
HIGHEST ADJ. GRADE 11.30'
LOWEST ELEV.MACHINARY: 11.56'
C.O.R= 11.00'

ZONING LEGEND

ZONING:	REQ.	PROV.
HEIGHT (to ridge of roof):	25'	16'-5"
GROSS LAND AREA	14,650 S.F.	
SETBACKS: FRONT	25'-0"	26'-2"
SIDE RIGHT	7'-6"	27'-6"
SIDE LEFT	7'-6"	7'-5"
REAR	25'-0"	11'-4"

BUILDING CRITERIA

EXISTING AREA	
EXISTING HOUSE:	1,369 SF
EX. PORCH	74 SF
LEFT ADDITION TO BE LEGALIZED:	668 SF
RIGHT ADDITION TO BE LEGALIZED:	812 SF
TERRACE TO BE LEGALIZED	329 SF
TOTAL EXISTING AREA	3,250 SF
TOTAL PROPOSED AREA	3,250 SF
% LOT COVER TOTAL	22 %

31

SITE GENE

1. BEFORE SUBMITTING THE SITE AND INFOR NATURE OF THE WO GENERAL AND LOCA AND ALL MATTERS W CONTRACT.
2. CLEAR AND GRUB PR MATERIALS CANAL D AS REQUIRED TO RE INDICATED ON DRAW
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6. SOIL SHALL BE TREA A RELIABLE AND EST THOROUGHLY FAMIL TO BE TREATED SHA AREA AND ALONG SI
7. ALL BUILDINGS SHALL PROTECTION AGAINS A CERTIFICATE OF CO DEPARTMENT BY THE THE FOLLOWING STA

TREATMENT FOR THE IS IN ACCORDANCE W FLORIDA DEPARTMEN

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FLOOD LEG

ADDRESS: 6570 SW 27 TERRACE, MIAMI, FL. 33155

LEGAL DESCRIPTION

LOT 3,BLOCK 31, OF "CORAL WAY VILLAGE SECTION A PART TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65 AT PUBLIC RECORDAS OF MIAMI-DADE COUNTY, FLORIDA.

	FLOOR ELEV.HOUSE
EX.HOUSE TO REMAIN	+12.22' FT.NGVD
LEFT ADDITION TO BE LEGALIZED	+12.22' FT.NGVD
RIGHT ADDITION TO BE LEGALIZED	+12.22' FT.NGVD
TERRACE TO BE LEGALIZED	+12.22' FT.NGVD

C.O.R= 11.00'

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLAC ELEVATION. (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDE WITH A MINIMU A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOT HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED O ENCLOSED AREA, OPENINGS WILL BE EQUIPPED WITH SCRE MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION MARIO PRATS JR.SA NOTES INDICATING THAT THE DESIGN WILL BE ALLOWED FO HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADE IN A MANNER TO PREVENT THE FL PROPERTIES, WHERE NECESARY INTERCEPTOR SWALES WI NO ENCROACHMENT OVER ADJACENT PROPERTIES.

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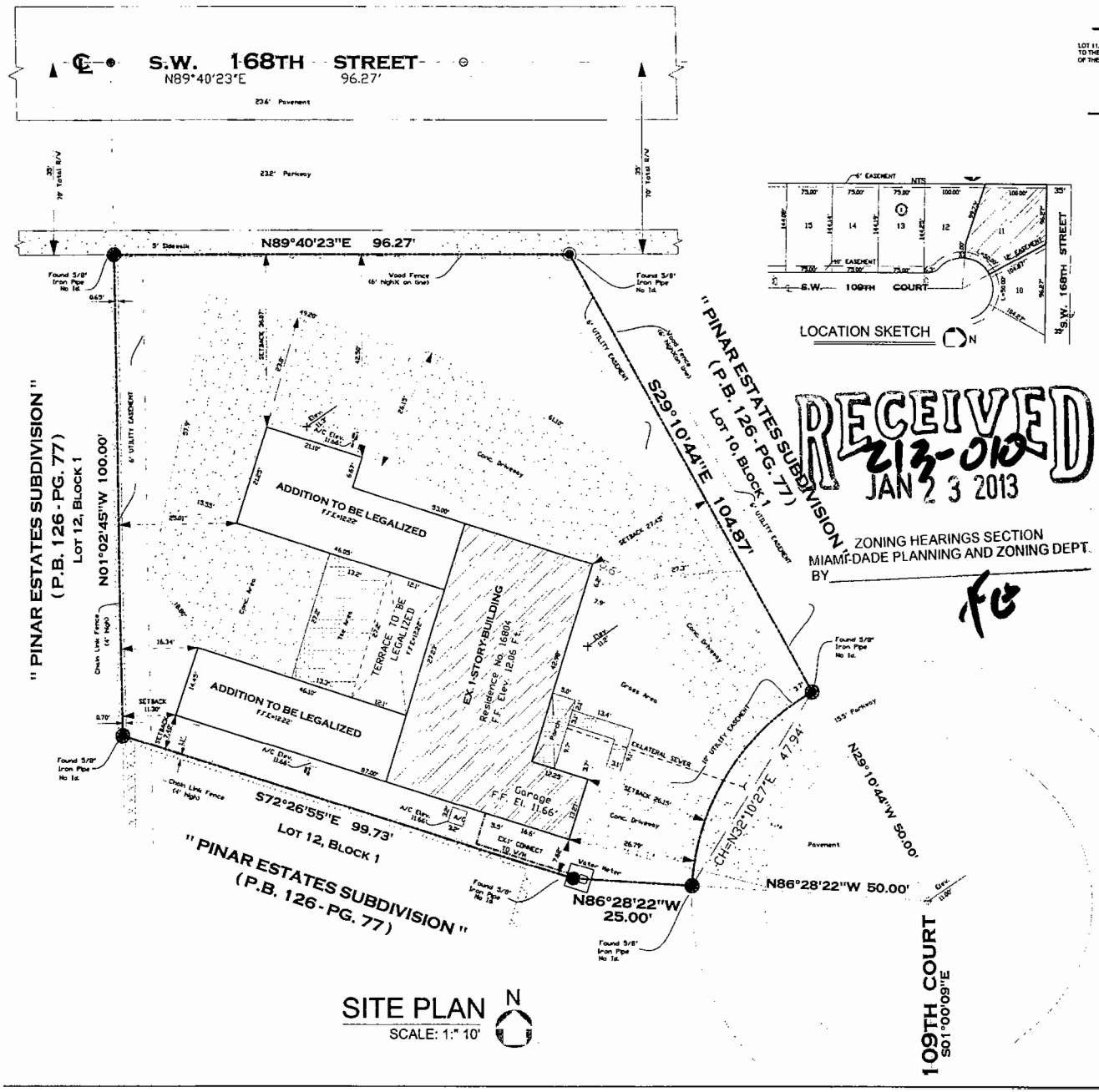

LEGAL DESCRIPTION

LOT 11,BLOCK 1, OF "PINAR ESTATES SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 126 AT PAGE 77, OF THE PUBLIC RECORDAS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS

16804 SW 109 COURT,
MIAMI, FL 33157

FLOOD ZONE

THIS IS NOT A FLOOD HAZARD ZONE
FLOOD ZONE: X
BASE FLOOD ELEV: N/A
SUFFIX: L
PANEL: 12086C0601
COMMUNITY #: 120635
LOWEST ADJ. GRADE: 11.20'
HIGHEST ADJ. GRADE: 11.30'
LOWEST ELEV MACHINARY: 11.50'
C.O.R= 11.00'

ZONING LEGEND

ZONING:	REQ.	PROV.
HEIGHT (to Ridge of roof):	25'	16'-5"
GROSS LAND AREA	14,650 S.F.	
SETBACKS: FRONT	25'-0"	26'-2"
SIDE RIGHT	7'-6"	27'-5"
SIDE LEFT	7'-6"	7'-3"
REAR	25'-0"	11'-4"

BUILDING CRITERIA

EXISTING AREA	
EXISTING HOUSE:	1,369 SF
EX. PORCH	74 SF
LEFT ADDITION TO BE LEGALIZED:	666 SF
RIGHT ADDITION TO BE LEGALIZED:	612 SF
TERRACE TO BE LEGALIZED	329 SF
TOTAL EXISTING AREA	3,250 SF
TOTAL PROPOSED AREA	3,250 SF
% LOT COVER TOTAL	22 %

SITE GENERAL NOTES

1. BEFORE SUBMITTING BIDS, THE CONTRACTOR SHALL VISIT THE SITE AND INFORM THEMSELVES AS TO THE LOCATION, NATURE OF THE WORK, EQUIPMENT AND FACILITIES NEEDED, GENERAL AND LOCAL CONDITIONS PREVAILING AT THE SITE AND ALL MATTERS WHICH MAY AFFECT THE WORK UNDER THIS CONTRACT.
2. CLEAR AND GRUB PREMISES OF ALL SUBTERRANEAN OR SURFACE MATERIALS CANAL DREDGING MATERIAL, GROWTH AND THE LIKE AS REQUIRED TO REMOVE ANY OBSTRUCTION TO THE WORK INDICATED ON DRAWINGS WITHIN CLEARING AND GRADE LIMITS.
3. GRUB ENTIRE CONSTRUCTION AREA OF ANY GRASS, WEEDS AND PLANTS EXCEPT PROTECT ANY TREES INDICATED TO REMAIN ANY STONE, STUMPS AND ROOTS LARGER THAN 1 INCH IN DIAMETER SHALL BE REMOVED TO A DEPTH NOT LESS THAN 18 INCHES BELOW ORIGINAL GRADE LEVEL.
4. DIG ALL EXCAVATION FOR CONTINUOUS WALL FOUNDATIONS WITH SQUARE CORNERS LEVEL BOTTOMS AND TO TRUE DIMENSIONS AS SHOWN IN PLANS. FORMS FOR FOUNDATIONS WILL BE REQUIRED WHEN EXCAVATIONS ARE NOT CLEAN CUT OR CAVERNS OCCUR. REMOVE STUMPS AND ROOTS PROTRUDING THROUGH OR APPEARING ON THE SURFACE OF THE EXCAVATIONS. EXTEND EXCAVATIONS FOR FOUNDATIONS TO ELEVATIONS SHOWN ON DRAWINGS.
5. MAKE EXCAVATIONS REQUIRING FORMING LARGE ENOUGH TO ALLOW FOR INSTALLATIONS OF SERVICES AND FOR INSPECTIONS.
6. SOIL SHALL BE TREATED AGAINST SUBTERRANEAN TERMITES BY A RELIABLE AND ESTABLISHED LICENSED TERMITE CONTROL FIRM THOROUGHLY FAMILIAR WITH LOCAL SOILS AND CHEMICALS. AREA TO BE TREATED SHALL INCLUDE ALL THE BUILDING CONSTRUCTION AREA AND ALONG SIDE OF BUILDING FOUNDATIONS.
7. ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C 1816.1.7. A CERTIFICATE OF COMPLIANCE SHALL BE ISUUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

APPROXIMATE AMOUNT TO THE WORK:$ 84,929.00

SCOPE OF WORK::

- LEFT AND RIGHT ADDITIONS TO BE LEGALIZED. (INTERIOR REMODELING IN THESE ADDITIONS WILL BE DONE), SEE A.1.0,A.2
- TERRACE TO BE LEGALIZED.
- MANY WINDOWS AND DOORS(IMPACT RESISTANT) TO BE LEGALIZED.
- NEW WINDOWS&DOORS IMPACT RESISTANT TO BE INSTALED.
- SMOKE DETECTORS IN EXISTING HOUSE AND ADDITIONS TO BE LEGALIZED WILL BE INSTALLED.
- THE EXISTING BREAKER PANEL WILL BE REMOVED AND NEW 225 BREAKER PANEL WILL BE INSTALLED. THE EXISTING SERVICES FROM FPL WILL BE REVISED AND IF REQUIRED NEW SERVICES WILL BE PLACED.
- NEW CENTAL A/C WILL BE INSTALLED(SEE MECHANICAL PLAN (AND A NEW MINI SPLIT TOO) IN ADDITION TO BE LEGALIZED.
- TWO NEW TEAM INSTANT WATER HEATER WILL BE INSTALLED BEE PLUMBING PLAN (IN ADDITION TO BE LEGALIZED).

LEGEND:

EXISTING AREA TO REMAIN.

AREA TO BE LEGALIZED OR TO BE REMODELING

FLOOD LEGEND

ADDRESS: 8570 SW 27 TERRACE, MIAMI, FL 33155

LEGAL DESCRIPTION

LOT 3,BLOCK 31, OF "CORAL WAY VILLAGE SECTION A PART 5" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28 AT PAGE 17, OF THE PUBLIC RECORDAS OF MIAMI-DADE COUNTY, FLORIDA.

	FLOOR ELEV.HOUSE	GARAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION
EX.HOUSE TO REMAIN	+12.22' FT.NGVD	N/A	11.20' FT.NGVD
LEFT ADDITION TO BE LEGALIZED	+12.22' FT.NGVD	N/A	11.20' FT.NGVD
RIGHT ADDITION TO BE LEGALIZED	+12.22' FT.NGVD	N/A	11.20' FT.NGVD
TERRACE TO BE LEGALIZED	+12.22' FT.NGVD	N/A	11.20' FT.NGVD

C.O.R= 11.00'

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACE AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDE WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL DE NG HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION MARIO PRATS /PLA&ASSOCIATES NOTES INDICATING THAT THE DESIGN WILL BE ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADE IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES, WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON SITE WIHT NO ENCROACHMENT OVER ADJACENT PROPERTIES.

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

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JAN 23 2013

Revisions

16804 SW 109 CT
MIAMI , FL 33157

ADDITIONS TO BE LEGALIZED

OWNER: VICTORIA MORENO.

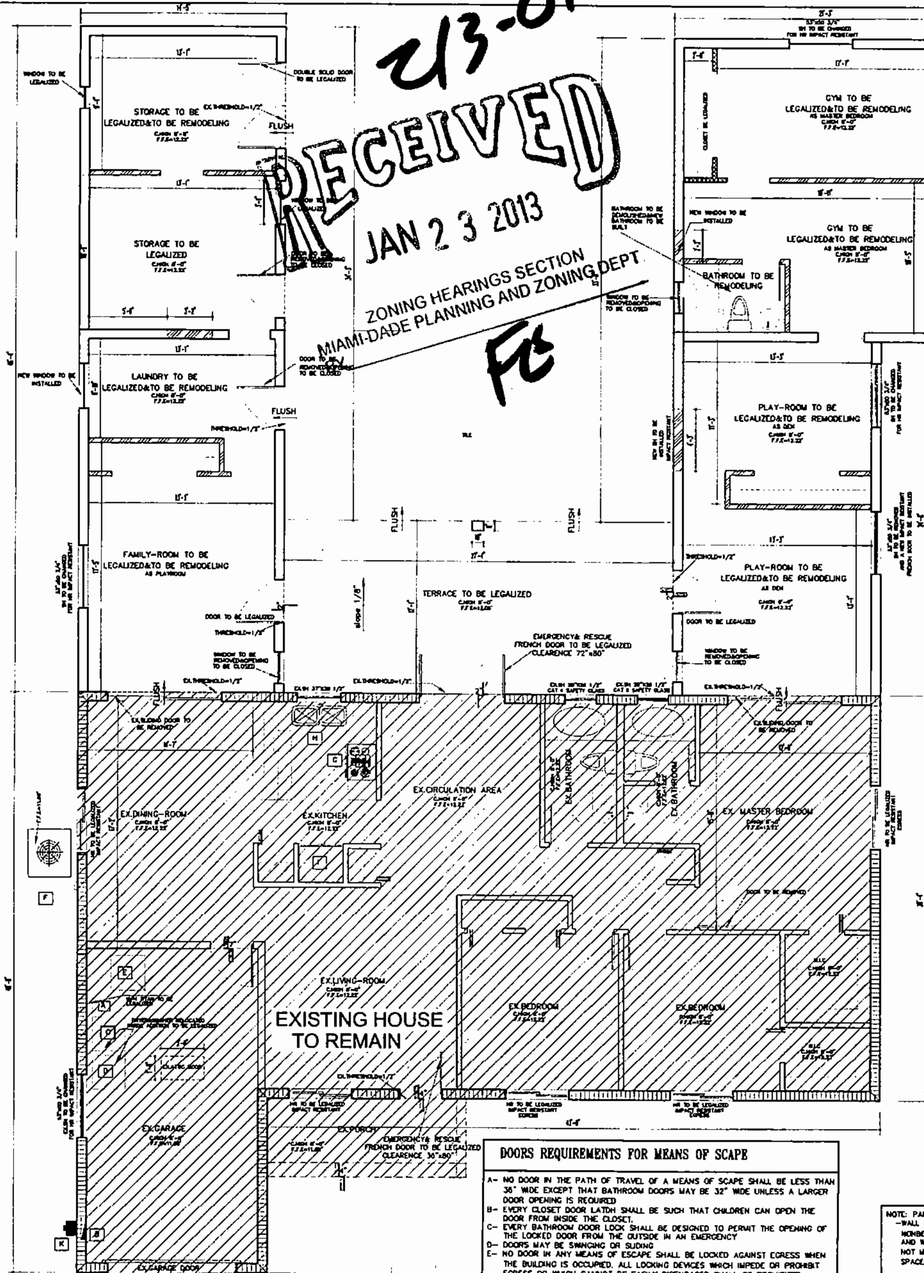
ENGINEER: CARLOS TILLAN
P.E. LIC.# 68869
11214 SW 156 PL
MIAMI, FL. 33196
Ph: (305) 527 9041

Job No. 12
Date: 12/20/2012
Scale: 1/4"= 1'

Seal

1 OF 13

SP



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

REMOVAL NOTES

1. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL VISIT JOB LOCATION TO BECOME THOROUGHLY FAMILIAR WITH THE WORK AND SHALL VERIFY ALL EXISTING CONDITIONS APPLICABLE TO THE DEMOLITION WORK PRIOR TO SUBMITTING A BID FOR THE WORK. IF ANY ITEMS AND/OR SYSTEMS ARE OTHER THAN AS DESCRIBED ON THESE DRAWINGS, THE CONTRACTOR SHALL SUBMIT A BID ON THE BASIS OF THE WORK ACTUALLY REQUIRED TO DEMOLISH, PROVIDE, OR INSTALL ANY ITEMS OR SYSTEMS EQUAL TO THE DESIGN AS DRAWN AND QUALIFY THE BID ACCORDINGLY.

2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE JOB SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS, FROM THE SITE TO THE DUMPSTER OR OFF SITE ON A DAILY BASIS. DEBRIS IS NOT TO ACCUMULATE. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.

4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS THE PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.

5. DEMOLITION TO OCCUR IN SUCH A MANNER SO THAT ALL BUILDING STANDARD COMPONENTS SUCH AS LIGHTS, ALL DIFFUSERS AND RETURN AIR GRILLES, POWER DEVICES, CEILING AND ROOF, ARE CAREFULLY REMOVED.

6. REMOVE OR RELOCATE ALL WIRING, (OVER CEILING), AFFECTED BY THE REMOVAL CEILING AND ROOF.

6. ALL WIRING, MECHANICAL CONDUITS, PLUMBING ,SHALL BE REMOVED.(THE ELECTRICAL INSTALATIONS UNDER FLOOR TO REMAIN)

7. REMOVE ABANDONED DUCTWORK, WIRES, PIPES, ETC. SERVING THIS TENANT SPACE FROM PLENUM ABOVE AND BELOW THE CEILING AND FLOOR SLAB. INSTALL VALVES AND CAPS AS REQUIRED. ALL ABANDONED OPENINGS THROUGH THE SLAB (ELECTRICAL, ETC.) TO BE REPOURED TO MAINTAIN FIRE RATING. THE BASE BUILDING SPECIFICATIONS SHALL APPLY. REPLACE FIREPROOFING.

8. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING COURSE OF WORK.

9. THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO DO THE WORK DESCRIBED HEREIN. CERTIFICATES OF INSURANCE ARE ALSO PROVIDED IN CONFORMANCE W/ LANDLORD REQUIREMENTS WHICH SHALL BE INCLUDED AS PART OF THE BID PACKAGE.

10. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY NEATLY AND IN A SYSTEMATIC MANNER.

11. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF APPLICABLE CODES.

12. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY THE DEPARTMENT OF BUILDING RULES AND REGULATIONS.

13. REMOVE DRYWALL/ A.C.T. AND GRID CEILING AS REQUIRED.

14. ALL WORK IS TO BE COORDINATED W/ BUILDING MANAGEMENT.

15. G.C. TO MAINTAIN INTEGRITY OF FIRE ENVELOPE DURING DEMO, RENOVATION AND CONSTRUCTION

EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED

SOIL AND BUILDING TREATMENT NOTE:(TERMITE PROTECTION.)

IF A REGISTRED TERMICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PREVENTION SECTIONS 1816.1.1 THROUGH 1816.1.6 DO NOT APPY.HOWEVER, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM FOR A MINIMUM OF FIVE YEARS FROM THE ISSUE OF THE CERTIFICATE OF OCCUPANCY. SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO THE POURING OF THE SLAB, AND THE SYSTEM MUST BE INSTALLED PRIOR TO FINAL BUILDING APPROVAL. IF THE BAITING SYSTEM DIRECTIONS FOR USE REQUIRE A MONITORING PHASE PRIOR TO INSTALLATION OF THE PESTICIDE ACTIVE INGREDIENT,

THE INSTALLATION OF THE MONITORING PHASE COMPONENTS SHALL BE DEEMED TO CONSTITUTE INSTALLATION OF THE SYSTEM.

APPLY SOIL TREATMENT FOR THE MAXIMUM TERMITICIDE CONCENTRATION ALLOWED FOR EACH SPECIFIED USE, LISTED BELOW, PER PRODUCTS EPA-REGISTERED LABLE.

1. SLABS ON GRADE: UNDERGROUND SUPPORTED SLAB CONSTRUCTION, INCLUDING FOOTINGS, BUILDING SLABS AND ATTACHED SLABS AS AN OVERALL TREATMENT. TREAT SOIL MATERIALS BEFORE CONCRETE FOOTING AND SLABS PLACED.
2. FOUNDATIONS: ADJACENT SOIL ALONG ENTIRE INSIDE PERIMETER OF FOUNDATION WALLS, ALONG BOTH SIDES OF INTERIOR PARTITION WALLS, AROUND PLUMBING PIPES AND ELECTRIC CONDUIT PENETRATING SLAB AND AROUND INTERIOR COLUMN FOOTINGS, PIERS + AND ALONG ENTIRE OUTSIDE PERIMETER, FROM GRADE TO BOTTOM OF FOOTINGS.
3. MASONRY: TREAT VOIDS.
4. PENETRATIONS: AT EXPANSION JOINTS AND AREAS WHERE SLABS WILL BE PENETRATED. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTRERED TERMICIDES OF OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO ALL NEW CONSTRUCTION.

NOTE: THE WINDOWS AND DOORS THAT ARE CAT II SAFETY GLASS, THE GLASS USED FOR THESE IS TEMPERED GLASS. WINDOWS&DOORS NEW AND TO BE LEGALIZED ARE IMPACT RESISTANT.

NOTE:CLASSIFICATION OF WORK: LEVEL OF ALTERATION ACCORDING TO SECTIONS 404 IS LEVEL 2. (INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENTION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT, IT SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 6 FOR LEVEL 1 ALTERATIONS AS WELL THE PROVISIONS OF CHAPTER 7. ADDITIONS TO BE LEGALIZED TOO.

WALL LEGEND:

- INDICATES EXISTING CBS WALL
- INDICATES CBS WALL TO BE LEGALIZED.
- INDICATES STUDS PARTITIONS OR CBS WALL TO BE DEMOLISHED
- INDICATES STUDS PARTITIONS TO BE LEGALIZED
- INDICATES EXISTING STUDS PARTITION TO REMAIN
- INDICATES 4"STUDS PARTITIONS (NEW)

DEMOLITION NOTES:

NOTE: SAFEGUARDS DURING CONSTRUCTION OR DEMOLITION: PEDESTRIAN PROTECTION, MEANS OF EGRESS, & UTILITY CONNECTIONS WILL BE GARANTIZED .

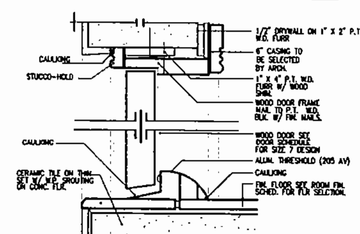
1. PROTECT ALL FINISHES (FLOORS, WALLS AND CEILINGS) DURING CONSTRUCTION AND REMOVAL OF DEBRIS FROM DEMOLITION AND DELIVERY OF SUPPLIES.
2. DEMOLISH ONLY THE SECTIONS OF PARTITIONS AS SHOWN ON THIS PLAN. PROTECT ALL EXISTING WALLS TO MAINTAIN INTEGRITY OF FIRE RATED WALLS
3. REMOVE AND STORE DOORS SHOWN TO BE RELOCATED.

EXISTING FIXTURES	
A	WATER HEATER
B	BREAKER PANEL
C	WASHER
D	DRYER
E	A.H.U
F	C.U
G	RANGE
H	SINK
I	REFRIGERATOR
J	MICROWAVE
K	ELECTRIC METER

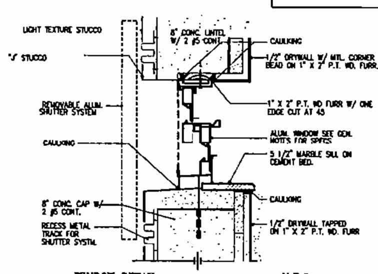
LEGEND:

- EXISTING HOUSE TO REMAIN
- AREA TO BE LEGALIZED OR TO BE REMODELING

EXISTING AREA	
EXISTING HOUSE:	1,369 SF
EX. PORCH	74 SF
LEFT ADDITION TO BE LEGALIZED:	668 SF
RIGHT ADDITION TO BE LEGALIZED:	812 SF
TERRACE TO BE LEGALIZED	329 SF
TOTAL EXISTING AREA	3,250 SF



DOOR DETAIL N.T.S.



WINDOW DETAIL N.T.S.

G.C TO CORDINATE W/ SHUTTER MFG FOR TRACK SIZE

NOTES:

THE RESTROOM :.

- REQUIRED STEEL STUDS SUPPORTING ALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NO LESS THAN 20 GAUGE THE WALLS AND FLOOR SHALL HAVE
- A SMOOTH, HARD , NONABSORBENT .
- THE EXPOSED PIPES AND SURFACES UNDER LAVATORIES SHALL BE INSULATED

DOORS REQUIREMENTS FOR MEANS OF SCAPE

A- NO DOOR IN THE PATH OF TRAVEL OF A MEANS OF SCAPE SHALL BE LESS THAN 36" WIDE EXCEPT THAT BATHROOM DOORS MAY BE 32" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED

B- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

C- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY

D- DOORS MAY BE SWINGING OR SLIDING

E- NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

NOTE: PARTITION REINFORCEMENT FOR WALL HUNG CABINETS OR PLUMBING -WALL HUNG FIXTURES.STUDS IN BEARING WALLS,EXTERIOR WALLS AND NONBEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2X4, WHERE SPACED NOT MORE THAN 16 INCHES ON CENTER OR, NOT LESS 2X6, WHERE SPACED NOT MORE THAN 24 INCHES ON CENTER.

-A MINIMUM 2X4 HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS. SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.

INSULATION:
FLAT ROOF : R-19
EXTERIOR WALL =R-4.1
EX.ATTIC ROOF =R-30

THE WALLS AND FLOOR SHALL HAVE A SMOOTH, HARD , NONABSORBENT . MATERIAL TILE.
(IN BATBROOM).(H=72" IN WALLS)

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WALL HUNG PLUMBING FIXTURE NOTE:

PROVIDE DOUBLE STUDS OR 20 GA. STUDS AT ALL WALL HUNG FIXTURE LOCATIONS AND PROVIDE TWO 2"x4" HORIZONTAL WOOD BLOCKING FASTENED TO NO LESS THAN TWO STUDS .

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2 OF 13
A.1

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213-010

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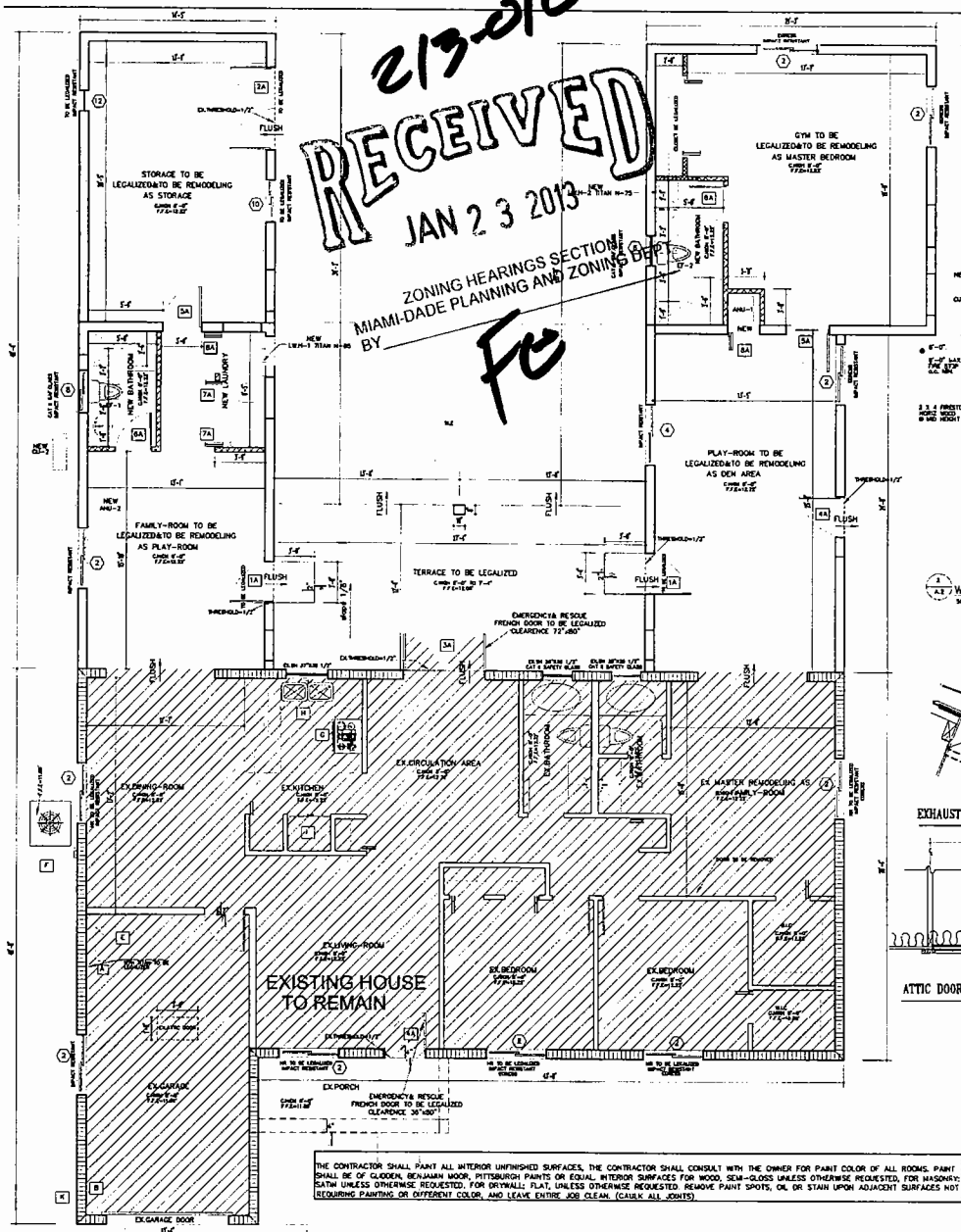


PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: THE WINDOWS AND DOORS THAT ARE CAT II SAFETY GLASS. THE GLASS USED FOR THESE ARE TEMPERED GLASS WINDOWS&DOORS NEW AND TO BE LEGALIZED ARE IMPACT RESISTANT.

EXISTING FIXTURES

A	WATER HEATER
B	BREAKER PANEL
C	WASHER
D	DRYER
E	A.H.U
F	C.U
G	RANGE
H	SINK
I	REFRIGERATOR
J	MICROWAVE
K	ELECTRIC METER

WALL LEGEND:

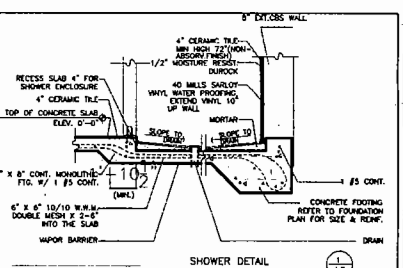
- INDICATES EXISTING CBS WALL
- INDICATES CBS WALL TO BE LEGALIZED.
- INDICATES STUDS PARTITIONS TO BE LEGALIZED
- INDICATES EXISTING STUDS PARTITION TO REMAIN
- INDICATES 4"STUDS PARTITIONS (NEW)

LEGEND:

- EXISTING HOUSE TO REMAIN
- AREA TO BE LEGALIZED OR TO BE REMODELING

PROPOSED AREA

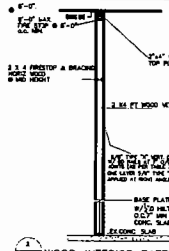
EXISTING HOUSE:	1,369 SF
EX. PORCH	74 SF
LEFT ADDITION TO BE LEGALIZED:	666 SF
RIGHT ADDITION TO BE LEGALIZED:	812 SF
TERRACE TO BE LEGALIZED	329 SF
TOTAL PROPOSED AREA	3,250 SF



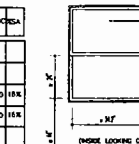
SHOWER DETAIL
N.T.S

DOOR SCHEDULE.

		U-COEF	SHGC	NFA
1A	SOLID EXTERIOR DOOR 36"X80."CLEARENCE 36"	2		
2A	74"x80"DOUBEL SOLID EXTERIOR DOOR CLEARENCE 72"	1		
3A	74"x80"FRECH DOOR (IMPACT RESISTANT). CLEARENCE 72"	1	1.1	0.50	18%
4A	36"x80"FRENCH DOOR (IMPACT RESISTANT). CLEARENCE 36"	2	1.1	0.50	16%
5A	36"x80" INTERIOR DOOR CLEARENCE 36"	2		
6A	34"x80" INTERIOR DOOR CLEARENCE 32"	2		
7A	30"x80" LOUVERED--BFOULD	2		
8A	34"x80" LOUVERED--BFOULD	4		



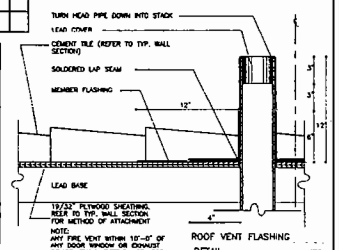
A.2 WOOD INTERIOR PARTITION
SCALE: N.T.S



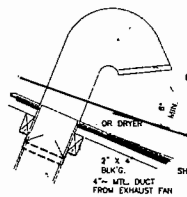
WINDOWS SCHEDULE

MARK	CODE	WIDTH	HEIGHT	Q.	U-COEF.	SHGC
2	HR IMPACT RESISTANT	53"	63"	10	1.1	0.50
4	HR IMPACT RESISTANT	53"	36"	1	1.1	0.50
6	SH IMPACT RESISTANT	26"	26 1/2"	1	1.1	0.50
8	HR IMPACT RESISTANT	36"	36"	1	1.1	0.30
10	SH IMPACT RESISTANT	37"	38 1/2"	1	1.1	0.50
12	SH IMPACT RESISTANT	19"	26 1/2"	1	1.1	0.30

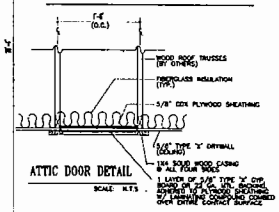
THE WINDOWS&DOORS TO BE LEGALIZED AND NEW ARE IMPACT RESISTANT.
THE WINDOWS AND DOORS CAT II SAFETY GLASS ARE WITH TEMPERED GLASS.
% SA < 18 %



ROOF VENT FLASHING DETAIL
NTS.



EXHAUST FAN ROOF CAP DETAIL NTS.



ATTIC DOOR DETAIL
SCALE: N.T.S

GENERAL NOTES:

1. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL.
2. IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, 5.7 SQ. FT. IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.
3. NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL BE 3 INCHES MIN. IN HEIGHT.
4. ALL GLASS USED INSIDE SHALL BE TEMPERED.
5. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
6. CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER/TUB ENCLOSURES INCLUDING WINDOWS WITH SILLS LOWER THAN 60" AND MIRRORS IN THE TUB
7. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK, BRING ALL DISCREPANCIES TO THE ATTENTION OF THE A/E BEFORE PROCEEDING WITH THE WORK.
8. ALL FIXED GLASS SHALL BE C.S.P. WHITE PAL FRAMES SIMILAR TO ABOVE. PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH AND 24" IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR.

NOTE:
M.R. DRYWALL/PAINTED TO BE USED IN WALLS WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HUMIDITY. WATER RESISTANT GYPSUM WALLBOARD SHALL NOT BE USED AT THIS WALLS.

WALLS & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200 PER R302.9.1 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 PER R302.9.3

SHOWER&BATHTUB SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 72" HEIGHT PER R307.2.

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NOTE:
ALL WORK MUST COMPLY WITH THE FBCR + FBCEC 2010.

EX.ROOM FINISH SCHEDULE

ROOM NAME	BASE	FLOOR	WALLS	CEILING HEIGHT	CEILING TYPE	REMARKS
SPACES						
PLAYROOM	TILE	TILE	SKIM COAT PLAS/ DRYWALL PAINTED	8'-0"	SKIM COAT PLAS/ DRYWALL PAINTED	
BATHROOMS	TILE	TILE	C./T. MR. DRYWALL	8'-0"	M.R. DRYWALL/PAINTED	(H=72" IN WALLS) TILE
LAUNDRY	TILE	TILE	SKIM COAT PLAS/ DRYWALL PAINTED	8'-0"	SKIM COAT PLAS/ DRYWALL PAINTED	
STORAGE	TILE	TILE	SKIM COAT PLAS/ DRYWALL PAINTED	8'-0"	SKIM COAT PLAS/ DRYWALL PAINTED	
MASTER BEDROOM	TILE	TILE	SKIM COAT PLAS/ DRYWALL PAINTED	8'-0"	SKIM COAT PLAS/ DRYWALL PAINTED	
DEN	TILE	TILE	SKIM COAT PLAS/ DRYWALL PAINTED	8'-0"	SKIM COAT PLAS/ DRYWALL PAINTED	
CLOSETS	TILE	TILE	SKIM COAT PLAS/ DRYWALL PAINTED	8'-0"	SKIM COAT PLAS/ DRYWALL PAINTED	
TERRACE	TILE	TILE		8'-0" 7'-4"	SKIM COAT PLAS/ DRYWALL PAINTED	

THE CONTRACTOR SHALL PAINT ALL INTERIOR UNFINISHED SURFACES. THE CONTRACTOR SHALL CONSULT WITH THE OWNER FOR PAINT COLOR OF ALL ROOMS. PAINT SHALL BE OF GLIDDEN, BENJAMIN MOOR, PITTSBURGH PAINTS OR EQUAL. INTERIOR SURFACES FOR WOOD, SEMI-GLOSS UNLESS OTHERWISE REQUESTED, FOR MASONRY: SATIN UNLESS OTHERWISE REQUESTED. FOR DRYWALL: FLAT, UNLESS OTHERWISE REQUESTED REMOVE PAINT SPOTS, OIL OR STAIN UPON ADJACENT SURFACES NOT REQUIRING PAINTING OR DIFFERENT COLOR, AND LEAVE ENTIRE JOB CLEAN. (CAULK ALL JOINTS)

EXTERIOR WALL FINISHES:
C.M.U WALL EXTERIOR FINISH BUILT WITH STUCCO TO MATCH EXISTING.

CERAMIC TILE WALL FINISH IN TUB AND SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD PER R702.4.2

Revisions

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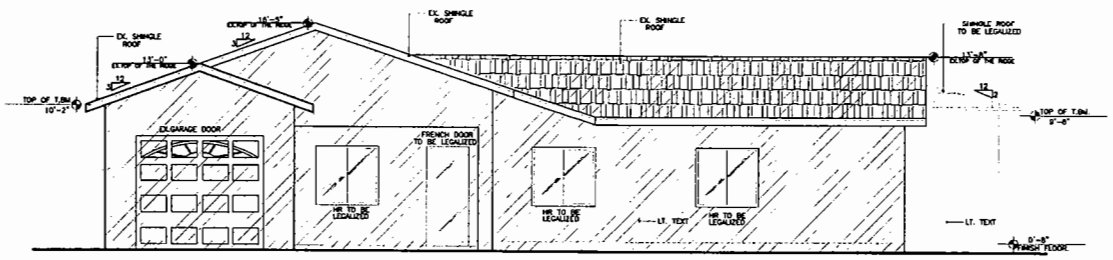


GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS

1. CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE BUILDING AND ALL RELATED COMPONENTS PRIOR TO BIDDING OF THE WORK. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL SITE CONDITIONS. FAILURE TO DO SO WILL NOT JUSTIFY ANY ADDITIONAL CHARGES BY CHANGE ORDER AFTER ISSUANCE OF CONTRACT. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
2. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION. IN THE EVENT OF A CONFLICT, CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL VERIFY WITH OWNER WHETHER THE CONTRACTOR WILL BE PAYING PERMITS AND FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PREMISES DURING AND AFTER HOURS OF CONSTRUCTION FOR THE PROTECTION OF THE OWNER AND THE PREMISES.
7. CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND SAFE MANNER AND SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS DAILY.
8. FINISHED WORK SHALL BE SMOOTH, FREE FROM ABRASIONS, TOOL MARKS, OR RAISED GRAINS ON EXPOSED SURFACES. ALL FASTENINGS AND ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW.
9. ALL GYPSUM WALLBOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS AND INSTRUCTIONS PUBLISHED BY UNITED STATES GYPSUM CO. IN THE GYPSUM CONSTRUCTION HANDBOOK.
11. MATERIALS SHALL BE NEW, OF QUALITY SPECIFIED AND DELIVERED IN AMPLE QUANTITIES TO PREVENT DELAY OF WORK.
12. WHERE TWO METALS ARE AFFIXED TO EACH OTHER, CONTRACTOR SHALL PROVIDE THE NECESSARY INSULATION MATERIAL SO THAT NO VIBRATION OR NOISE IS TRANSMITTED BETWEEN THE METALS.
13. ALL CONVENTIONAL DRYWALL CONSTRUCTION, FURRING, & SHEATHING SHALL BE AS DETAILED IN THESE CONSTRUCTION DOCUMENTS. DRYWALL JOINTS SHALL BE TAPED/SPACKLED LEVEL. EXTERIOR CORNERS SHALL RECEIVE METAL CORNER REINFORCING BEAD AND BE SPACKLED IN CONVENTIONAL MANNER. FULL HEIGHT GYPSUM BOARD SHEETS SHALL BE USED THROUGHOUT FOR THE FULL HEIGHT CONSTRUCTION.
14. NO STRUCTURAL MEMBER SHALL BE NOTCHED, CUT, ALTERED OR MOVED IN ANY WAY WITHOUT PREVIOUS AUTHORIZATION FROM THE ARCHITECT.
15. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
16. PAINTING MATERIAL PRODUCTS TO BE FACTORY PREPARED AND AS RECOMMENDED FOR THE SPECIFIC TYPE OF PAINT. COLORS TO MATCH THOSE SPECIFIED.
17. WALLS SHALL BE PERFECTLY DRY, SMOOTH AND WALL MARKINGS MUST BE SUFFICIENTLY SEALED BEFORE APPLICATION OF FINISH MATERIAL SO AS TO PREVENT IMPERFECTIONS.
19. ALL PRIMERS, SIZING AND UNDERCOATS SHALL BE TINTED TO BE A SHADE OFF OF THE FINISH COAT.
20. ALL MATERIALS PROVIDED BY THE CONTRACTOR SHALL BE FREE OF CHIPPING, BLAZIERS, DISTRESS, WARPING CRACKING, FLAKING, SPLITTING OR ANY MARRING THAT WILL RESULT IN AN UNEVEN OR DAMAGED SURFACE.
21. THE ELECTRICAL SUB CONTRACTOR SHALL FURNISH AND INSTALL EXIT LIGHTS IN ACCORDANCE WITH THE PLANS AND BASED ON APPLICABLE BUILDING AND FIRE CODES.
22. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONDITION WHICH WILL PROHIBIT INSTALLATION OF CEILING OR FIXTURES AS SHOWN.
23. NO COMBUSTIBLE MATERIAL SHALL BE USED ABOVE THE SUSPENDED CEILING. REMOVE ALL UNUSED CONDUIT AND PIPING ABOVE THE SUSPENDED CEILING. ALL TELEPHONE WIRING SHALL BE RATED FOR PLENUM USE UNLESS IT IS RUN INSIDE CONDUIT, AND SHALL COMPLY WITH APPLICABLE BUILDING AND FIRE CODES.
24. ALL SMOKE DETECTORS, AND EXIT LIGHTS HEADS LOCATED IN CEILING TILE MUST BE CENTERED.
25. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
26. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROTECTION & SAFEKEEPING OF GOODS BEING INSTALLED UNDER THIS CONTRACT, AS WELL AS FOR COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.
27. MISCELLANEOUS ITEMS NOT SPECIFIED IN DRAWINGS SHALL BE SELECTED BY OWNER.

RECEIVED 213-010 JAN 23 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

2/5/2013
RECEIVED JAN 23 2013

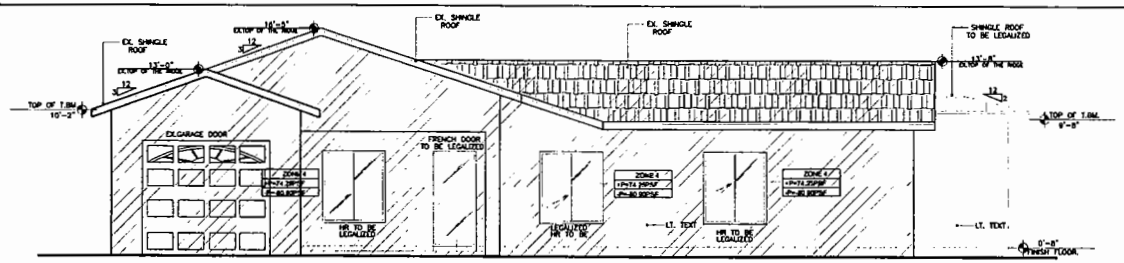
Revisions

ADDITIONS TO BE LEGALIZED
15804 SW 109 CT
MIAMI, FL 33157
OWNER: VICTORIA MORENO.

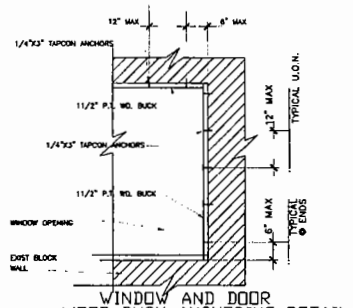
ENGINEER: CARLOS TILLAN
P.E. LIC.# 68869
11214 SW 156 PL
MIAMI, FL, 33196
Ph: (305) 527 9041

Job No. 12
Date: 12/20/2012
Scale: 1/4"=1'
Seal
4 OF 13
A.3

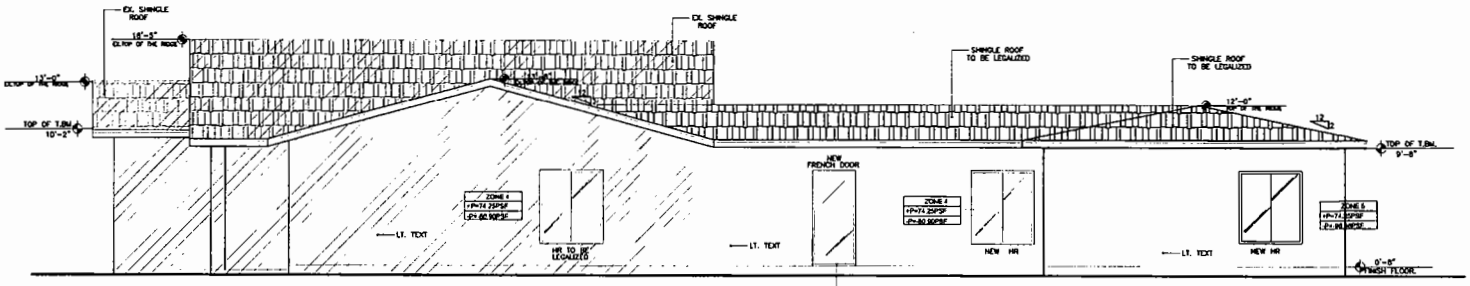
36



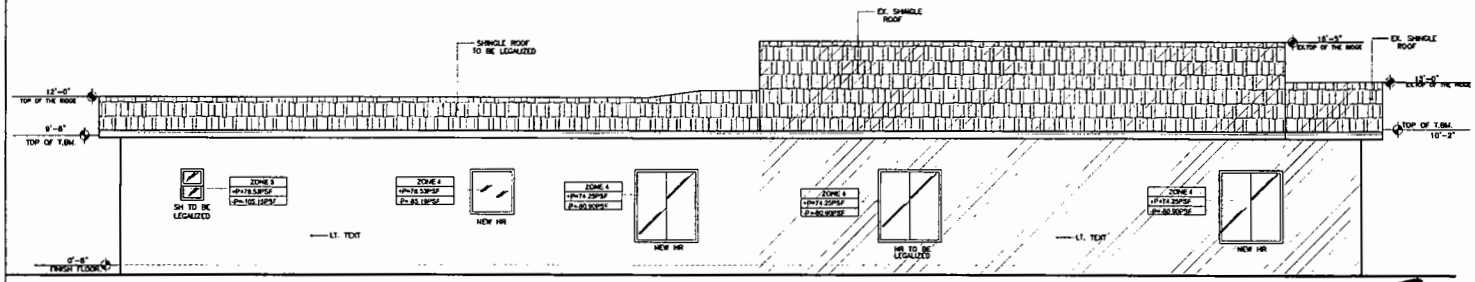
PROPOSED EAST ELEVATION
SCALE:1'=1/4"



WINDOW AND DOOR
WOOD BUCK ANCHORING DETAIL
SCALE: N.T.S.



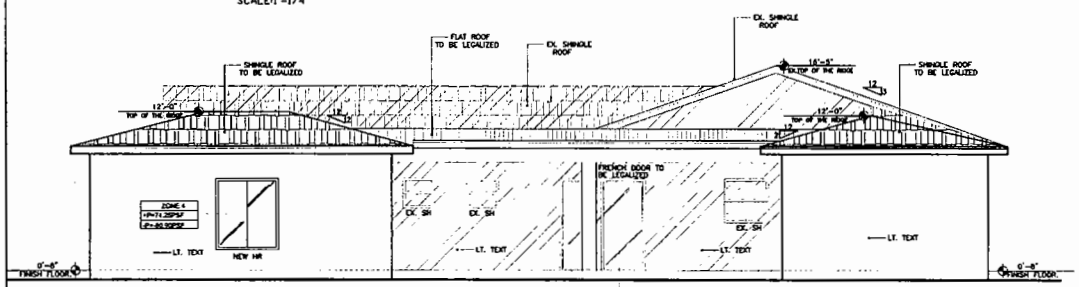
PROPOSED NORTH ELEVATION
SCALE:1'=1/4"



PROPOSED SOUTH ELEVATION
SCALE:1'=1/4"

LEGEND:
- EXISTING HOUSE TO REMAIN
- AREA TO BE LEGALIZED OR TO BE REMODELING

NOTE: DESIGN WIND PRESSURE WAS DETERMINED IN ACCORDANCE WITH F.B.C 2010 WITH RISK CATEGORY 2 = 115 MPH FBC 2010



PROPOSED WEST ELEVATION
SCALE:1'=1/4"

213-010

RECEIVED
JAN 2 3 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
JAN 2 3 2013

Revisions

ADDITIONS TO BE LEGALIZED

16604 SW 109 CT
MIAMI, FL. 33157

OWNER: VICTORIA MORENO.

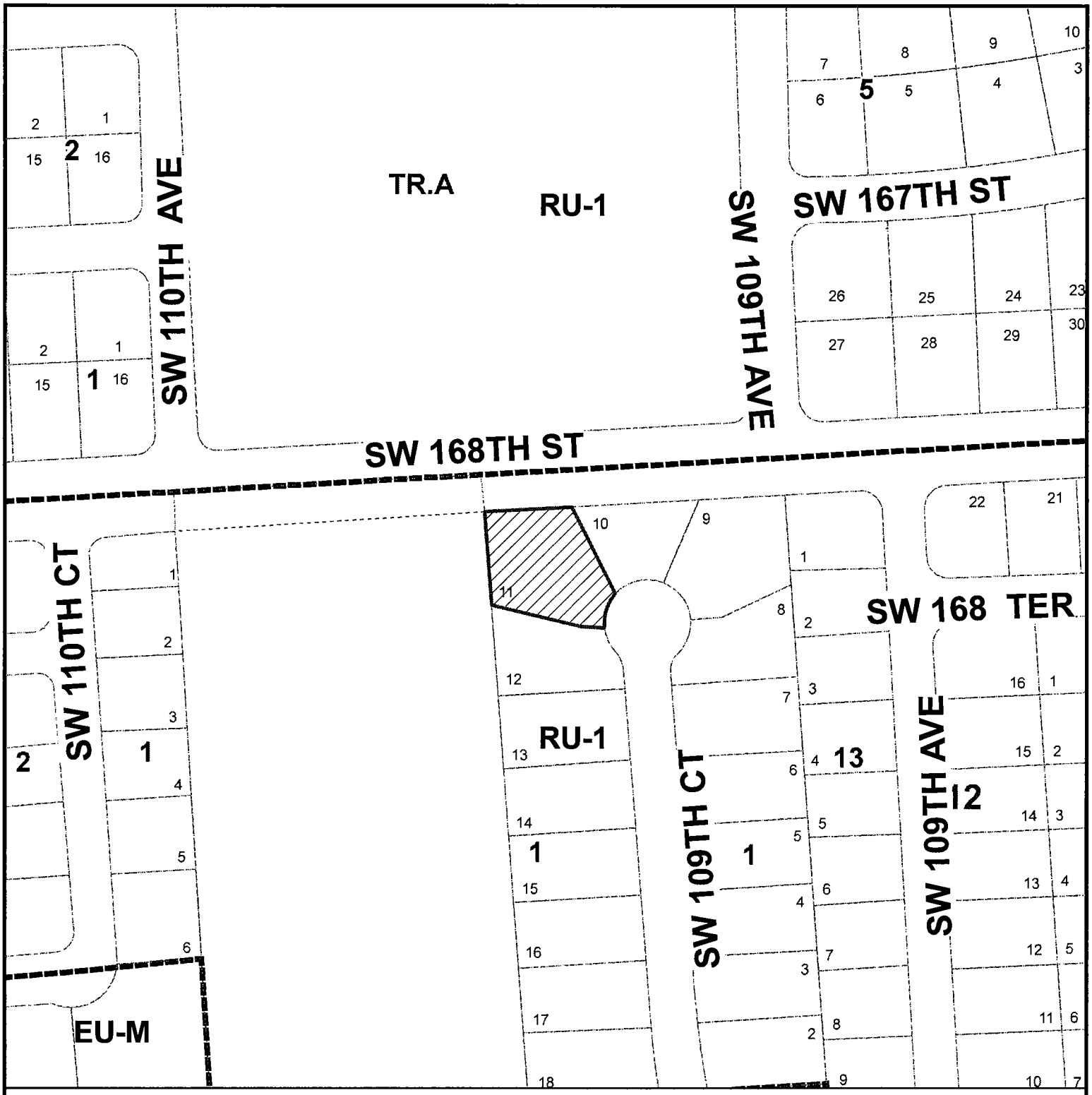
ENGINEER: CARLOS TILLAN
P.E. LIC.# 68869
11214 SW 156 PL
MIAMI, FL. 33196
Ph: (305) 527 9041

Job No. 12
Date: 12/20/2012
Scale: 1/4"=1'

Seal

5 OF 13

A-4



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000010

Section: 31 Township: 55 Range: 40
Applicant: VICTORIA MORENO
Zoning Board: C14
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 6, 2013

REVISION	DATE	BY
		37

MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000010

N
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Section: 31 Township: 55 Range: 40
Applicant: VICTORIA MORENO
Zoning Board: C14
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

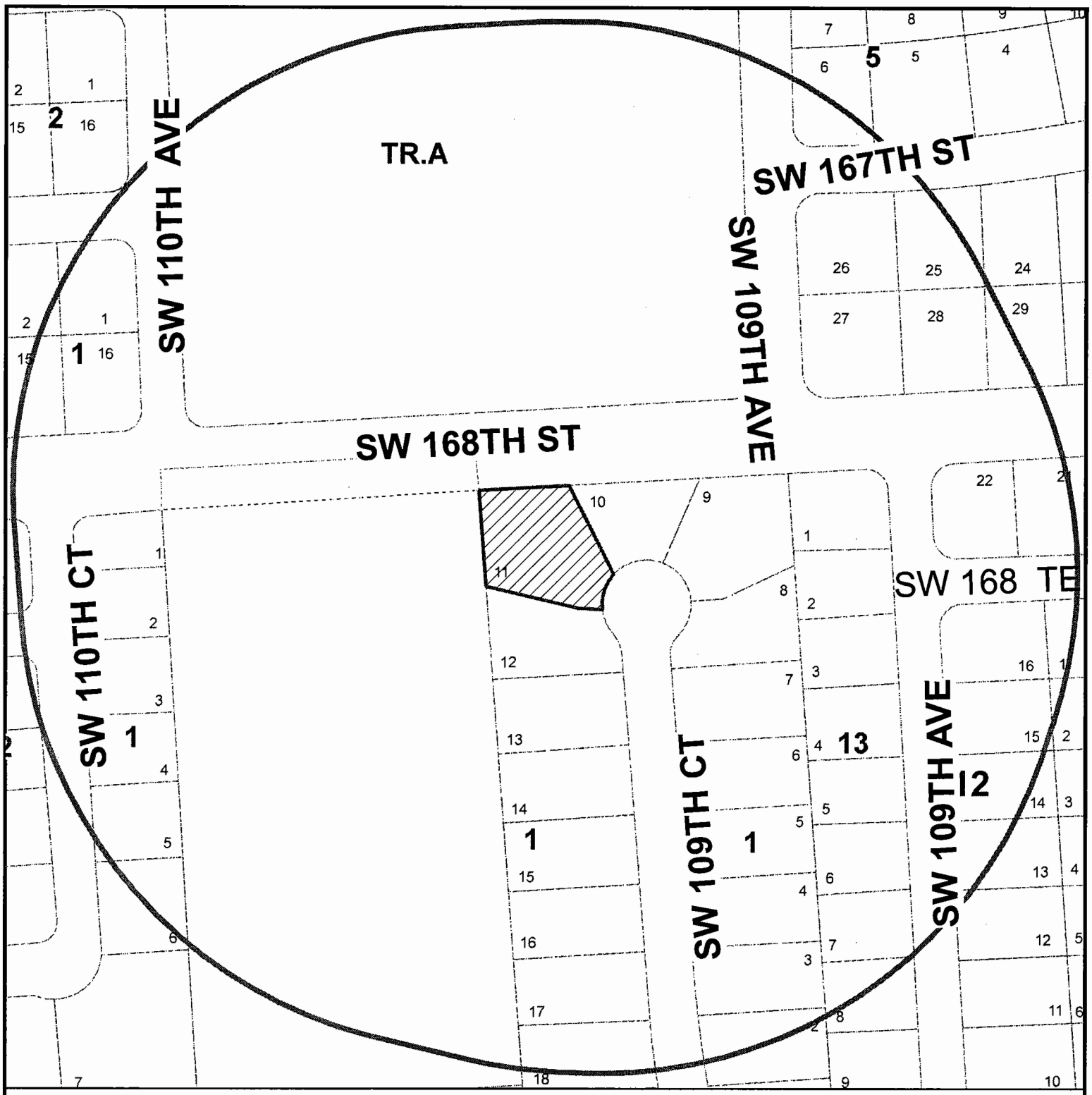
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 6, 2013

REVISION	DATE	BY
		38



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2013000010
RADIUS: 500

Section: 31 Township: 55 Range: 40
Applicant: VICTORIA MORENO
Zoning Board: C14
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

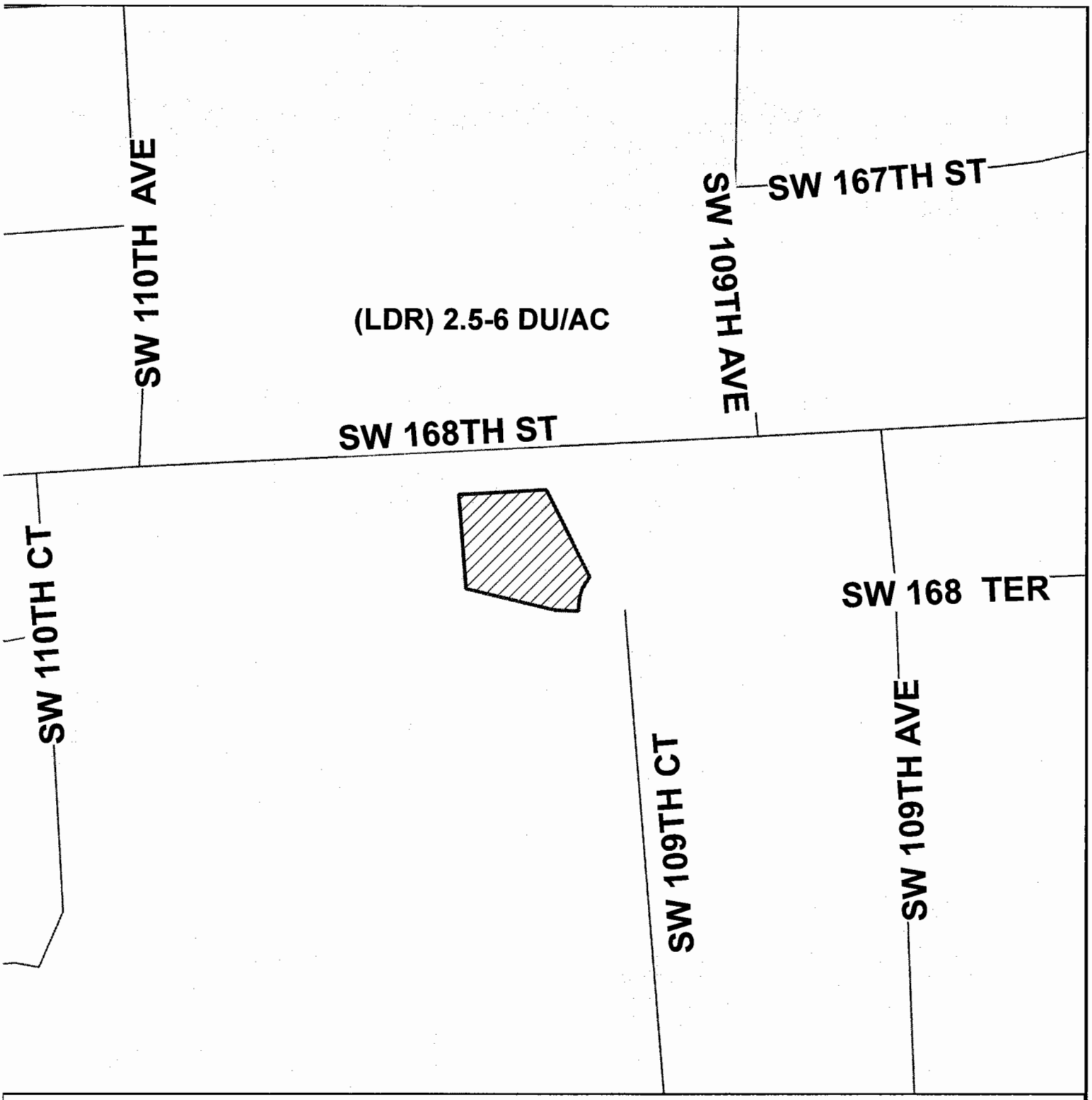
N W E S

Legend
Subject Property
Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 6, 2013

REVISION	DATE	BY
		39



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000010

N
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S

Section: 31 Township: 55 Range: 40
Applicant: VICTORIA MORENO
Zoning Board: C14
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 6, 2013

REVISION	DATE	BY

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

PH: Z12-138 (13-10-CZ14-2) **October 17, 2013**

Item No. 1

Recommendation Summary	
Commission District	8
Applicant	The Association For Development of The Exceptional, Inc.
Summary of Requests	The applicant is seeking to allow a district boundary change from AU to EU-M. Additionally, the applicant is seeking to establish an educational training facility for adults with disabilities with buildings setback less than required from property lines, and a reduced two-way drive.
Location	12700 SW 216 Street, Miami-Dade County, Florida
Property Size	1.86-acres
Existing Zoning	AU, Agricultural District
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, District Boundary Change Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval of request #1 and approval with conditions of requests #2 through #4.**

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from AU zone to EU-M zone.

(2) UNUSUAL USE to permit an educational training facility for adults with disabilities.

(3) NON-USE VARIANCE to permit buildings to setback a minimum of 20' from the interior side (west) property line, setback 25' from the (south) property line (50' required from both) and spaced less than the required 75' from adjacent residences under different ownership to the west.

(4) NON-USE VARIANCE to permit a 2-way drive with a width of 15' (20' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Association for The Development of the Exceptional, Inc." as prepared by Mario Coro with sheets A-1.2, A-2 & A-3 dated stamped received 5/28/13 and the remaining 3 sheets dated stamped received 8/21/13 for a total of 6 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The site plan depicts an existing single-family home that will be utilized for administration purposes setback more than 94 feet from the street frontage along SW 216 Street and four (4) proposed training rooms located at the rear of the property in a rectangular building. Parking will be provided at the rear of the property with entrance and exit drives along SW 127 Avenue.

DRAFT

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; single-family residence	Low Density Residential (2.5 - 6 dua)
North	AU; single-family residence	Low Density Residential (2.5 - 6 dua)
South	EU-M; single-family residences	Low Density Residential (2.5 – 6 dua)
East	AU; vacant land	Low Density Residential (2.5 - 6 dua)
West	EU-M; single-family residences	Low Density Residential (2.5 - 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property located at 12700 SW 216 Street. The surrounding area is characterized by single-family residential uses and vacant land.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to establish an educational training facility for adults with disabilities with buildings setback less than required from property lines, and a reduced two-way drive. However, the approval could have visual, aural and traffic impacts on the surrounding area.

CDMP ANALYSIS:

The subject property is designated as ***Low Density Residential*** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of this application will permit the applicant to establish an educational training facility for adults with disabilities with buildings setback less than required from property lines, and a reduced two-way drive. Staff notes that approval will change the use; however, the proposed educational training facility for adults with disabilities is a use that can be permitted in residential communities based on the CDMP's Land Use Element interpretative text for Residential Communities, which states that *neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities are permitted only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.* In staff's opinion, the layout of the site plan which depicts two (2) buildings, one (1) of which is proposed and the other is the existing single family residence, keeps within the existing character of the surrounding area.

Further, staff opines that the submitted site plan is **compatible** with the surrounding area based on compatibility criteria set forth in the **Land Use Element Policy LU-4A** which states *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.*

Staff notes that the redevelopment of the subject property includes buildings that are designed to match the architecture and scale of the surrounding single and multi-family residences. Further, the landscape plan depicts a hedge, fence, wall and trees around the property to buffer any potential negative visual impacts to the surrounding residences. Additionally, the subject property abuts properties to the south and west that are also zoned EU-M. As such, staff opines that the rezoning of the subject property to EU-M and approval of the proposed use will be **consistent** with the CDMP LUP map Low Density Residential designation, the CDMP Land Use Element interpretative text for Residential Communities and **compatible** with the surrounding are based on the Land Use Element **Policy LU-4A** compatibility criteria.

ZONING ANALYSIS:

When the applicant's request #1 to rezone the 1.86-acre parcel to EU-M, Single-Family Modified Estate District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be **consistent** with the Low Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources. Additionally, staff notes that the memorandum from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County. Furthermore, staff notes that the subject property is located at the southwest corner of two (2) section line roads, SW 127 Avenue and SW 216 Street, and will provide the proposed educational training facility for adults with disabilities with easy access to US 1 and the Florida Turnpike expressway which are approximately 1 and 2 miles respectively east of the subject property. Further, staff notes that the subject property is surrounded by other parcels that are zoned EU-M and AU. Therefore, staff opines that approval of the district boundary change to EU-M will be **compatible** with the surrounding area. **Staff therefore, recommends approval of request #1 under Section 33-311, District Boundary Change.**

When analyzing request #2, an Unusual Use request to permit an educational training facility for adults with disabilities under Section 33-311(A)(3) standards for Special Exceptions, **Unusual Uses** and New Uses, staff is of the opinion that, as proposed, the educational training facility would be **compatible** with the surrounding area. The submitted letter of intent indicates that the proposed educational training facility will provide vocational training for adults with disabilities. The existing single-family residence will be used solely as an administration building to serve the staff at the institution. The four (4) training rooms will serve to accommodate the training needs of the disabled adults attending the institution. The site plan indicates that only three (3) of the four (4) training rooms will be occupied as classrooms with a maximum of 41 disabled adults in each classroom at any given time. One (1) of the training rooms will be utilized as a multipurpose room. The hours of operation of the institution will be from 7:30 am through 4:00 pm with a maximum staff of 23. Staff opines based on the information provided that the proposed facility is designed with sensitivity to the surrounding area. The submitted site plans show one story buildings buffered by ample landscaping from neighboring properties to the west and south. Further, staff notes that the landscaping exceeds the landscaping requirements set forth in the Code.

Staff opines the new use will not result in excessive traffic because it does not generate any new daily peak hour trips as described in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources. Further, staff notes that said memorandum indicates that the application meets the traffic concurrency criteria for an Initial Development Order. The DERM memorandum indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or stormwater management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed educational training facility for adults with disabilities will have a negative impact on fire rescue services in the area. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development. **As such, staff recommends approval with conditions of request #2 under Section 33-311(A)(3) Standards For Special Exceptions, Unusual Uses and New Uses.**

When requests #3 and #4, to permit buildings to setback a minimum of 20' from the interior side (west) property line, setback 25' from the (south) property line (50' required from both) and spaced less than the required 75' from adjacent residences under different ownership to the west, and to permit a 2-way drive with a width of 15' (20' required), are analyzed under Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval of these requests would be **compatible** with the surrounding residential area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff notes that the existing single family residence and proposed training facility building must now be analyzed as a building of public assemblage because the proposed use with a maximum of 123 students and 23 staff members exceeds the 50-person maximum allowed by the Zoning Code. Staff opines that the requested setback encroachments (request #3) are adequately buffered from the properties located to the south and west by a hedge, fence, wall and trees as depicted on the submitted landscape plan. In staff's opinion said landscaping also buffers the requested 2-way drive with a width of 15' (20' required). Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources does not object to the 2-way drive width request as evidenced in their memorandum. Additionally, in staff's opinion, the proposed encroachments and reduced 2-way drive width are minimal, interior to the site and will not be visually intrusive to the surrounding properties. **As such, staff recommends approval with conditions of requests #3 and #4 under Section 33-311(A)(4)(b), Non-Use Variance Standards**.

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts 2 ingress/egress points for the parking lot along SW 127 Avenue.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval of request #1 and approval with conditions of requests #2 through #4.

CONDITIONS FOR APPROVAL: For requests #2 through #4 only.

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, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Association for The Development of the Exceptional, Inc." as prepared by Mario Coro with sheets A-1.2, A-2 & A-3 dated stamped received 5/28/13 and the remaining 3 sheets dated stamped received 8/21/13 for a total of 6 sheets.

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

4. That the applicant obtain a Certificate of Use from and promptly renew same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. That the use be limited to a educational training facility for adults with disabilities only.

6. That no rehabilitative services be offered on-site.

7. That the maximum number of disabled students be limited to 123 at any given time.

8. That the maximum number of staff members be limited to 23 at any given time.

9. That the applicant maintain a visual buffer either in the form of a 6' high opaque fence, 6' high CBS wall or a hedge, 3' high at planting which shall grow to and be maintained at a height of 6' along the interior side (west) and rear (south) property lines.

10. That the applicant comply with all applicable conditions and requirements of the Environmental Division of the Miami-Dade County Department of Regulatory and Economic Resources.

11. That all outdoor lighting on the property be in compliance with Miami-Dade County's outdoor lighting regulations; specifically that any over-spill lighting onto adjacent properties not exceed one-half (1/2) foot candle vertical nor one-half (1/2) foot candle horizontal illumination on adjacent properties or structures, and that the outdoor lighting installation shall not be used until a compliance letter from a registered engineer or architect is provided.

ES:MW:NN:CH:JV

DRAFT

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

ZONING RECOMMENDATION ADDENDUM

The Association For Development of The Exceptional, Inc.
Z12-138

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation & 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

Low Density Residential (Pg. I-31)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Low Density Residential****. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by 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.*
Residential Communities (Pg. I-26)	*The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments mix of land uses, and their relationship.*
Land Use Element LU-4A (Pg. I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

ZONING RECOMMENDATION ADDENDUM

The Association For Development of The Exceptional, Inc.

Z12-138

	(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.*
33-311(A)(3) Special exceptions, unusual and new uses	*Special exceptions (for all applications other than public charter schools), **unusual** and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.*
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*

ZONING RECOMMENDATION ADDENDUM

The Association For Development of The Exceptional, Inc.

Z12-138

33-17. - Buildings for public assemblage—In districts other than business or industrial.	*All building or other structures or any part thereof, intended for public assemblage, wherein provisions are made for fifty (50) or more persons to assemble in one (1) room or such structure as an auditorium, church, club, hospital, sanitarium, school, theater, night club, amusement park structure and similar structures, excluding hotels, motels and apartments shall be located or placed only in business or industrial districts, as herein provided, and shall comply with the following:* *(1) No building for public assemblage shall be located closer than twenty-five (25) feet to any property line which abuts on a public highway or alley, or closer than fifty (50) feet of any property line abutting a lot under different ownership than that on which the structure is to be placed, or closer than seventy-five (75) feet to an existing residential building.*

Memorandum

MIAMI-DADE COUNTY

Date: September 17, 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 #Z2012000138-2nd Revision
The Association for Development of the Exceptional, Inc.
12700 SW 216th Street, Goulds, FL 33170
District Boundary Changes from AU to EUM; Unusual Use to Permit Vocational Training for Adults with Disabilities; Non Use Variance to Permit a Building Setback Less Than Required from Property Lines (AU) (2 Acres)
14-56-39

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 Supply
The subject property is currently served by an on-site potable water supply well. There is a 16-inch water main abutting the north and east portion of the subject property and is available for connection. Based on the proposed development, connection to the proposed facility to the abutting water supply system shall be required in accordance with Code requirements.

Existing public water 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.

Wastewater Disposal
The subject property is currently served by septic tank disposal system. The closest available public sanitary sewer is an 8-inch gravity main located approximately 196 feet from the subject property.

Section 24-43.1(4)(c) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by on-site drinking waters supply well in conjunction with a septic tank as a means for the disposal of domestic liquid waste; if any proposed land use is, among other restricted land uses, a land use for an educational institution.

The developer has obtained the sewer extension permit 2010-SEW-EXT-00114, issued by the Environmental Permitting Section of DERM. Be advised that this extension must be completed in conformance with the approved plans and specifications, and operative prior to final development orders.

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
Any future development greater than 2.0 acres of impervious area will required a Surface Water Standard General Permit for this site.

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.

Tree Preservation
The subject property contains specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. The site plan submitted entitled "Association for Development of the Exceptional Inc", sheet A-1, prepared by Mario Coro and signed and sealed on July 22, 2013, depicts the preservation of the specimen sized trees on the site. Therefore, DERM recommends approval of this application.

A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

For those trees that will be preserved on the site any type of construction, including driveways, septic tanks, fences, pipes, buildings, roads, polls etc., should be at least 6 feet from specimen and non specimen trees. As per Section 24-49.5 (1a) of the Code, during construction, protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area no less than six (6)

feet (in radius) from the trunk. If this distance is not maintained the root systems of the trees may be affected, thereby causing the effective destruction of the trees. In the event that the proposed construction causes the effective destruction of the trees on site, it would constitute a violation of Section 24-49 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 tree permitting procedures and requirements prior to site development.

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

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

MIAMI-DADE COUNTY

Date: September 4, 2013

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

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

Subject: Z2012000138
Name: Association for Development of the Exceptional, Inc.
Location: 12700 SW 216 Street
Section 14 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 complies with chapter 28 of the Miami-Dade County Code. The property is grandfathered; therefore, platting is not required.

An additional 5 feet of dedication is required for SW 127th Avenue and an additional 20 feet for SW 216th Street along with the required 25 foot radius return at the northeast corner of the property.

Sidewalk is required along the boundary of the property. Additional improvements may be required at time of permitting.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **61 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
9790	SW 127 Ave. s/o SW 216 St.	C	C
9898	SW 216 St. w/o US-1	B	B
9910	SW 232 St. w/o SW 137 Ave.	A	A
9914	SW 248 St. e/o SW 127 Ave.	D	D

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

Memorandum

MIAMI-DADE COUNTY

Date: September 4, 2013

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

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

Subject: Association for the Development of the Exceptional, Inc (12_138)

The Department's review of the above-referenced item is provided below. Final comments will be offered as needed. 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. **The PWWM has no objections to the proposed application.**

Application: ***Association for the Development of the Exceptional, Inc*** is requesting a district boundary change from Agricultural (AU) to Estate Residential, Modified (EU-M), an unusual use and non-use variances of setback regulations to permit the property to be improved as an institution for disabled adults.

Size: The subject property is approximately 2 acres.

Location: The subject property is located at 12700 SW 216th Street in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 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

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the subject development would be considered a "commercial development" and is therefore subject to the following requirements:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service, once the building is developed on the vacant lot. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling

The following language from **Section 15-2.3a** of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

1) High grade office paper
2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (cans, scrap)
6) Steel (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored)
9) Textiles
10) Wood

Section 15-2.3 of the Code states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: December 12, 2012

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

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

Subject: Z2012000138: THE ASSOCIATION FOR DEVEVELOPMENT OF THE EXCEPTIONAL, INC.

Application Name: THE ASSOCIATION FOR DEVEVELOPMENT OF THE EXCEPTIONAL, INC.

Project Location: The site is located at 12700 SW 216 STREET, Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from AU to EU-M, an unusual use for an institution for vocational training for disabled adults and non-use variances of setbacks .

Impact and demand: The requests of this application do 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

REVISION 1

Memorandum

Date: 17-JUL-13

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

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2012000138

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated November 29, 2012.
OBJECTIONS:
These objections are to site plan date stamped recived May 28, 2013.
- Applicant must provide 20 feet road width on North side of property.
- Provide proper T-Turn for Fire Department turnaround. See MDFR site requirements.

Service Impact/Demand:

Development for the above Z2012000138
located at 12700 SW 216 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2320 is proposed as the following:

N/A	dwelling units	N/A	square feet
residential		industrial	
N/A	square feet	10,108	square feet
Office		institutional	
N/A	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 6.7 alarms-annually.
The estimated average travel time is: 6:34 minutes

Existing services:

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

Station 5 - Goulds/Princeton - 13150 SW 238 Street
Rescue, BLS Engine - Battalion7

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 date stamped received May 28, 2013.

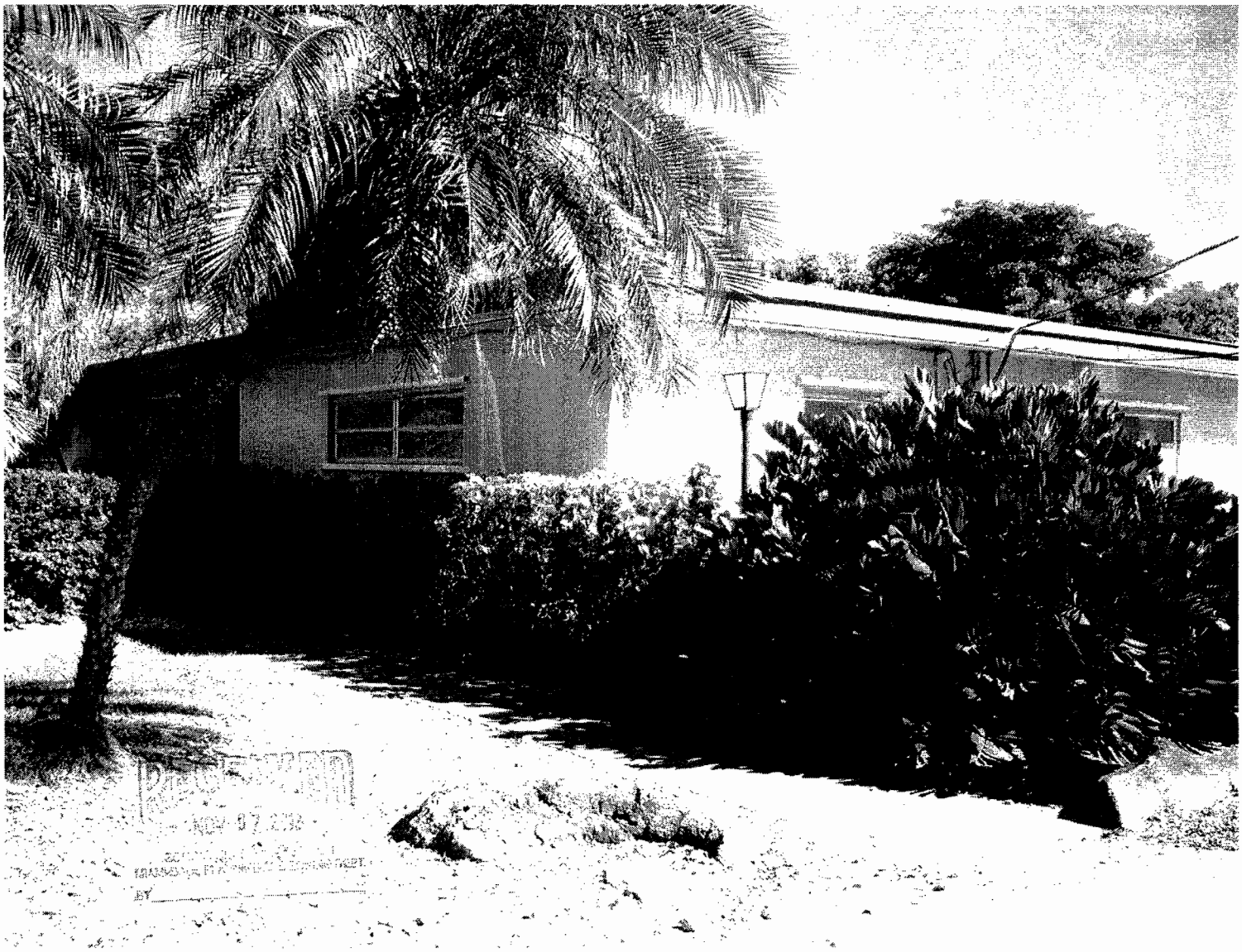
For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

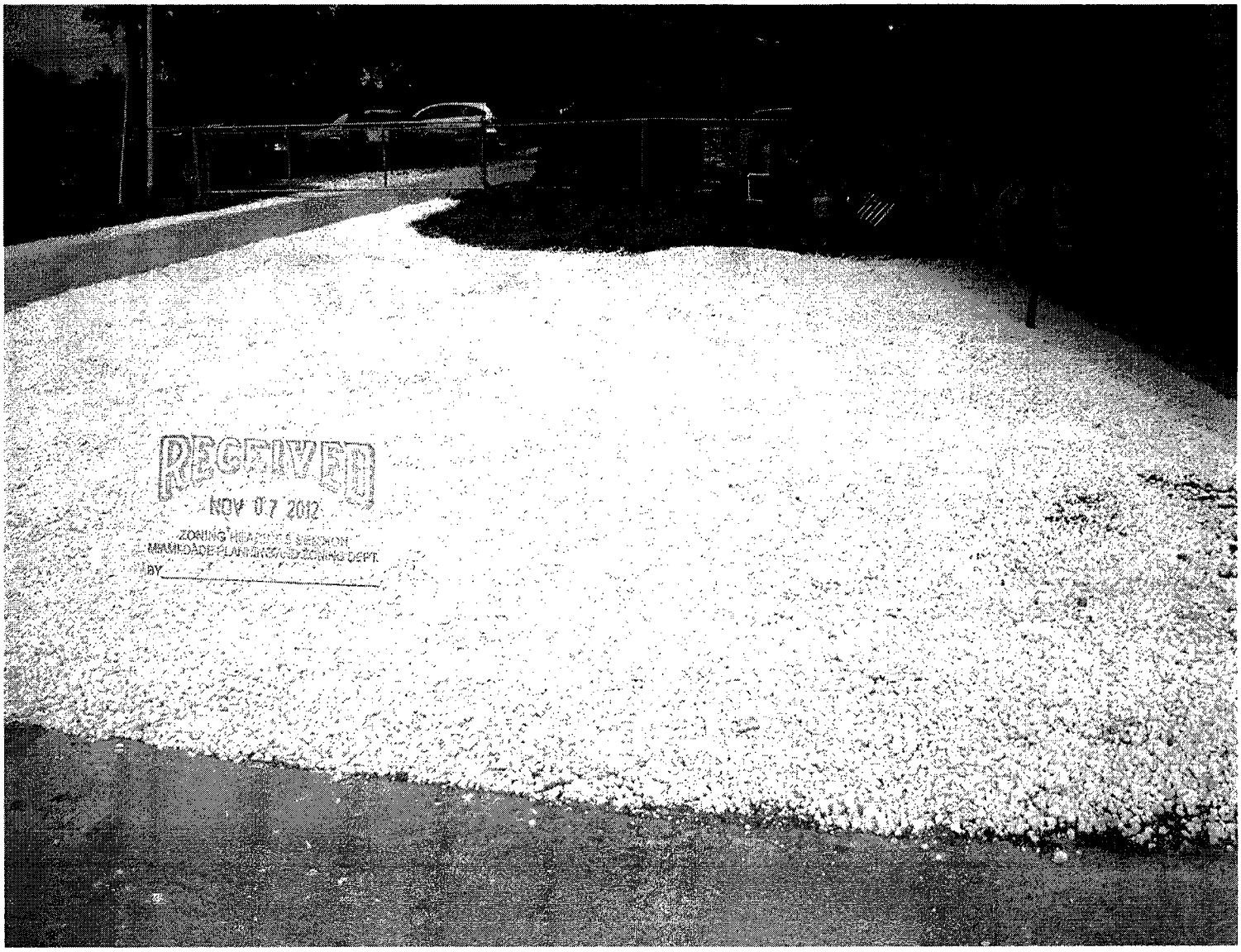
BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTOTY

WILL BE DISTRIBUTED

AT A LATER DATE

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

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: The Association for Development of the Exceptional, Inc.

NAME AND ADDRESS	Percentage of Stock
Manuel Alonso-Poch, Board President	-0-
Dr. Sean Shea, Board Member	-0-
William Perry III, Board Member	-0-
Helena Del Monte, Executive Director	-0-

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 N/A

NAME AND ADDRESS	Percentage of Interest
Not Applicable	

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
Not Applicable	

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

Not Applicable

212-138

BY: AH

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: _____
(Applicant)

Sworn to and subscribed before me this 31 day of October, 2012. Affiant is personally know to me or has produced personally known as identification.

_____
(Notary Public)

MARIA C PEREZ
MY COMMISSION # DD878183
EXPIRES April 06, 2013
(407) 398-0153 FloridaNotaryService.com

My commission expires: 04-06-2013

Seal

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

24

RECEIVED
212-138
AUG 21 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

S.W. 127 COURT

LOT 3-BLOCK 2
PLAT BOOK 134-8

LOT 4-BLOCK 5
PLAT BOOK 126-10

LOT 3-BLOCK 5
PLAT BOOK 126-10

LOT 2-BLOCK 2
PLAT BOOK 134-8

LOT 1-BLOCK 2
PLAT BOOK 134-8

S.W. 218 STREET

SW 216th STREET

SW 127th AVENUE

PROPOSED BLDG. #2

PROPOSED ASPHALT PAVEMENT

SITE PLAN 1"=20.0'

ENLARGED SITE PLAN

PROPERTY ZONING : A

PROPERTY SETBAC
REAR:
FRONT
INTERIOR :
SIDE STRE

SITE CALCU
LOT SIZE : 2 ACF
LOT SIZE AFTER F
PROPOSED ADDITI
EXISTING BUILDING
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PROPOSED BUILDIN
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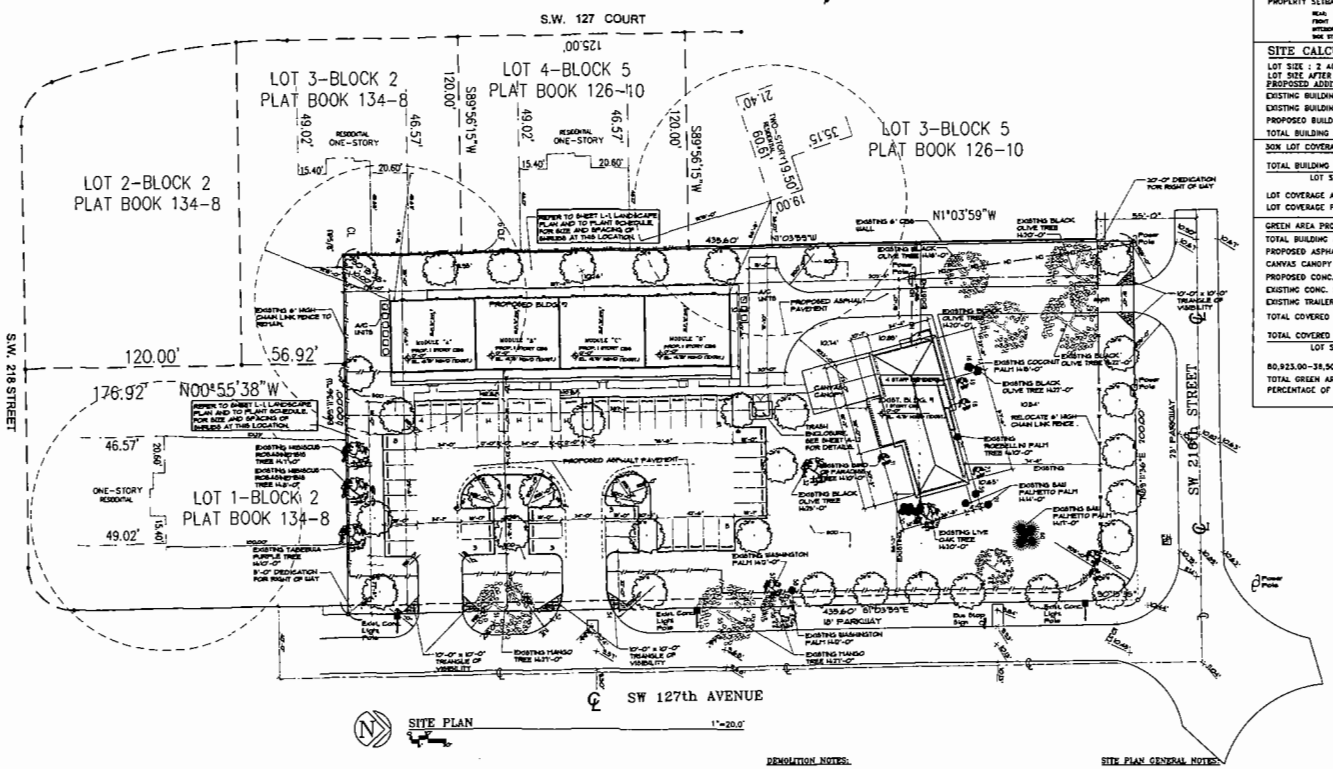
PERCENTAGE OF

25



SITE PLAN 1"=20.0'

LEGEND :

OWNER : ASSOCIATION FOR THE DEVELOPMENT OF THE EXCEPTIONAL, INC.
PROPERTY ADDRESS : 12700 S.W. 216th STREET, MIAMI-DADE COUNTY, FL. 33170
FOLIO NUMBER: 30-6914-000-0021

PROPERTY ZONING : AU TO DU-w

PROPERTY SETBACKS :	REQUIRED	BUILDING #1 PROVIDED	BUILDING #2 PROVIDED
REAR	25'-0"	197'-1"	30'-0"
FRONT	25'-0"	74'-4"	253'-3"
INTERIOR SIDE (RIGHT SIDE)	15'-0"	15'-0"	30'-0"
SIDE STREET (LEFT SIDE)	25'-0"	94'-1"	129'-4"

ZONING : AU

PROPERTY SETBACKS :	REQUIRED
REAR	25'-0"
FRONT	50'-0"
INTERIOR SIDE (RIGHT SIDE)	15'-0"
SIDE STREET (LEFT SIDE)	25'-0"

SITE CALCULATIONS

LOT SIZE : 2 ACRES = 87,120.00 SF
LOT SIZE AFTER RIGHT OF WAY DEDICATION = 80,923.00 SF
PROPOSED ADDITION :
EXISTING BUILDING #1 2,725.00 SF
EXISTING BUILDING #2 (TO BE REMOVED) 1,148.00 SF
PROPOSED BUILDING AREA (A/C) 7,586.98 SF
TOTAL BUILDING AREA 10,311.98 SF

30% LOT COVERAGE ALLOWED :

TOTAL BUILDING AREA PROPOSED / LOT SIZE = 10,311.98 SF / 80,923.00 SF = 12.74%

LOT COVERAGE ALLOWED	30.00%	26,136.00 SF
LOT COVERAGE PROPOSED	12.74%	10,311.98 SF

25% LOT COVERAGE ALLOWED :

TOTAL BUILDING AREA PROPOSED / LOT SIZE = 10,311.98 SF / 80,923.00 SF = 12.74%

LOT COVERAGE ALLOWED	25.00%	21,780.00 SF
LOT COVERAGE PROPOSED	12.74%	10,311.98 SF

GREEN AREA PROVIDED :

TOTAL BUILDING AREA	10,311.98 SF
PROPOSED ASPHALT AREA	21,123.72 SF
CANVAS CANOPY AREA (EXISTING)	1,006.94 SF
PROPOSED CONC. SLAB & RAMP	3,750.90 SF
EXISTING CONC. SLAB	315.03 SF
EXISTING TRAILER'S WALKWAY (TO BE REMOVED)	934.20 SF
TOTAL COVERED AREA	36,508.57 SF

TOTAL COVERED AREA PROPOSED / LOT SIZE = 36,508.57 SF / 80,923.00 SF = 45.12%

80,923.00-36,508.57 = 44,414.43 SQ. FT.
TOTAL GREEN AREA PROVIDED = 44,414.43 SQ. FT.
PERCENTAGE OF GREEN AREA PROVIDED = 54.88%

PARKING CALCULATION:

EXISTING BLDG. #1

OFFICE AREA	992.91 SF
	992.91 SF / 300 SF = 3.30 - 4 PARKING SPACES
CONFERENCE ROOM	355.83 SF
	355.83 SF / 200 SF = 1.78 - 2 PARKING SPACES
GARAGE	812.56 SF

PROPOSED BUILDING

CLASSROOM AREA	5,709.02 SF
MULTIPURPOSE AREA	791.00 SF
	6,500.02 SF / 200 SF = 32.50 - 33 PARKING SPACES
GENERAL OFFICE	881.06 SF
LUNCHROOM AREA	182.80 SF
	1,063.86 SF / 300 SF = 3.55 - 4 PARKING SPACES

STAFF PARKING : 1 PARKING SPACE FOR EVERY 4 STAFF = 6 STAFF / 4 = 1.5 - 2 PARKING SPACES

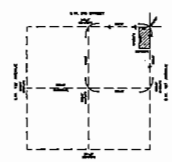
PARKING REQUIRED	45 PARKING SPACES
PARKING PROVIDED	45 PARKING SPACES

DEMOLITION NOTES:

1. ALL ITEMS THAT CAN BE RE-USED MUST BE REMOVED CAREFULLY AND STORED IN A DRY ENVIRONMENT UNTIL REINSTALLED OR RE-USED.
2. OUTDOOR WALLS AND WINDOWS TO REMAIN IN PLACE SHALL BE PROTECTED AT ALL TIMES FROM DAMAGE.
3. ALL ELECTRICAL, PLUMBING, AND MECHANICAL ITEMS TO BE COMPLETELY DISCONNECTED AT SOURCE (ELECTRICAL PANELS, CIRCUITS, AND BREAKERS TO BE MARKED). ALL PLUMBING LINES LEADING TO AND FROM ARE TO BE CAPPED AS REQUIRED.
4. ALL DEMOLITION MUST BE DONE CAREFULLY TO SAVE UNDISTURBED POLES, LINES AND OTHER AERIAL AND UNDERGROUND FACILITIES.
5. ELECTRICAL RECEPTACLES AND LIGHTING FIXTURES TO BE REMOVED TO BE CAPPED AT THE DEMOLITION STAGE.
6. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, TO AVOID DAMAGE TO EXISTING LINES.
7. CONTRACTOR TO VERIFY IF BLOCK WALL/ PARTITION, TO BE REMOVED, IS A LOAD BEARING WALL PRIOR TO COMMENCING DEMOLITION WORK. NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE PROCEEDING WITH WORK.
8. DEMOLITION CONTRACTOR TO BE RESPONSIBLE FOR DAILY TRASH REMOVAL AND PICK-UP.

SITE PLAN GENERAL NOTES:

1. CONTRACTOR SHALL PREPARE SITE + BUILDING PAD AS PER RECOMMENDATIONS OF GEOTECHNICAL REPORT.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF WATER AND SEWER AND NOTIFY ANY DISCREPANCIES TO THE ARCHITECT.
3. ALL SIDEWALKS AND CONCRETE RAMPS SHALL BE FINISHED WITH LIGHT BROOM FINISH.
4. STRIPE AND PROVIDE CURBS AS SHOWN ON PLAN FOR ALL PARKING SPACES.
5. ALL ACCESSIBLE ROUTES FROM PARKING TO BUILDING SHALL HAVE A SLOPE OF 1:50 OR LESS. ALL RAMPS SHALL HAVE A SLOPE OF 1:12 OR LESS. DISABLED PARKING SPACE AND ACCESS AISLE SHALL HAVE A SLOPE OF 1:50 OR LESS.
6. REFER TO THE RECORDED PLAT FOR INFORMATION RELATED TO THIS PROPERTY.
7. REFER TO LEGAL SURVEY FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS, LOCATION OF EXISTING STRUCTURE AS PREPARED BY VIZCAYA LAND SURVEYORS, INC.
8. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. IF ANY DISCREPANCY ARISES PLEASE NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OR CONTINUATION WITH THE WORK IN QUESTION.
9. SITE SHALL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTIES AND RIGHT OF WAY.



LOCATION MAP
N.T.S.

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LEGAL DESCRIPTION:

THE NORTH 410.6 FEET OF BLOCK 2 (LESS THE WEST 25 FEET OF THE W1/4 OF THE W1/4 LESS H.30' AND E.30'OF SECTION H, TOWNSHIP 56 SOUTH, RANGE 39 EAST, AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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212-0178
AUG 21 2013
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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

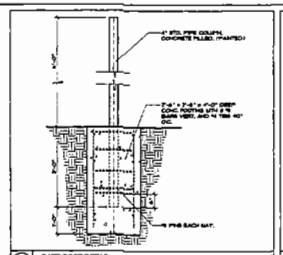
REVISIONS	BY
PUBLIC HEARING 11/06/12	
CONTRACTOR'S COMMENTS JULY 15, 2013	
CONTRACTOR'S COMMENTS JUNE 12, 2013	

MARIO CORO
REGISTERED ARCHITECT
12700 SW 216th STREET
MIAMI, FL. 33170
PHONE: 305-235-0000
FLA. REGISTRATION AR-0010853

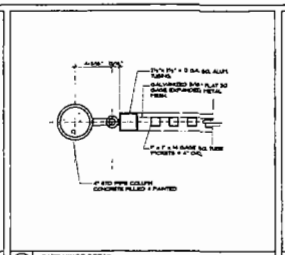
ASSOCIATION FOR THE DEVELOPMENT OF THE EXCEPTIONAL, INC.
12700 SW. 216th STREET
MIAMI-DADE, FLORIDA

Date: 11/06/12
Scale: A.S.
Drawn: M.C./A.T.
Job: 1
Sheet: A-1

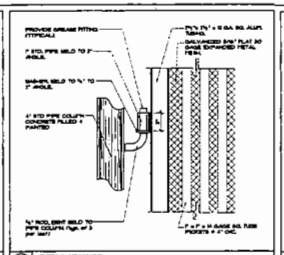
26



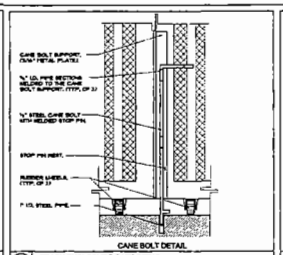
1 GATE POST DETAIL



2 GATE HINGE DETAIL

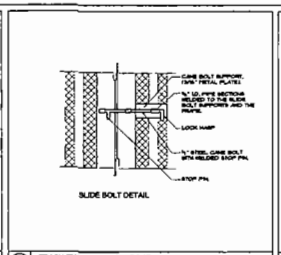


3 DETAIL AT HINGE



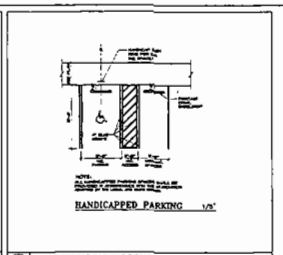
CANE BOLT DETAIL

4 TRASH ENCLOSURE GATE DETAIL



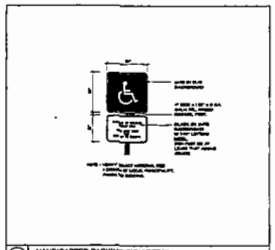
SLIDE BOLT DETAIL

5 TRASH ENCLOSURE GATE DETAIL

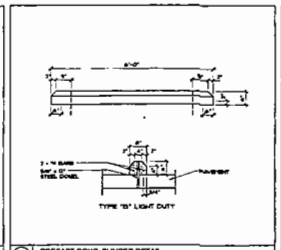


HANDICAPPED PARKING 1/8"

6 HANDICAPPED PARKING DETAIL

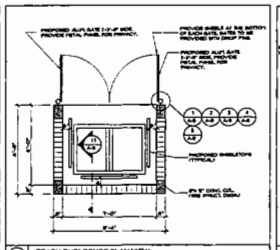


7 HANDICAPPED PARKING SIGN DETAIL

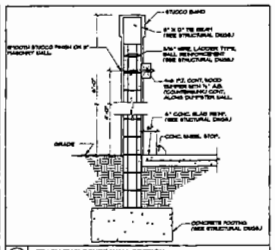


TYPE "B" LIGHT DUTY

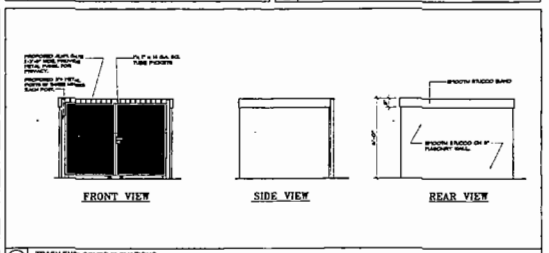
8 PRECAST CONC. BUMPER DETAIL



9 TRASH ENCLOSURE PLAN VIEW



10 TRASH ENCLOSURE WALL SECTION

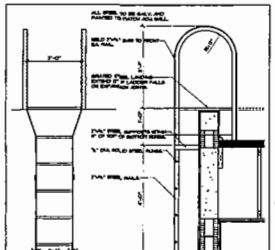


FRONT VIEW

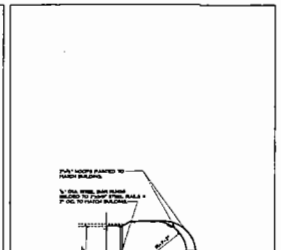
SIDE VIEW

REAR VIEW

11 TRASH ENCLOSURE ELEVATIONS



12 METAL LADDER DETAIL



13 METAL CAGE

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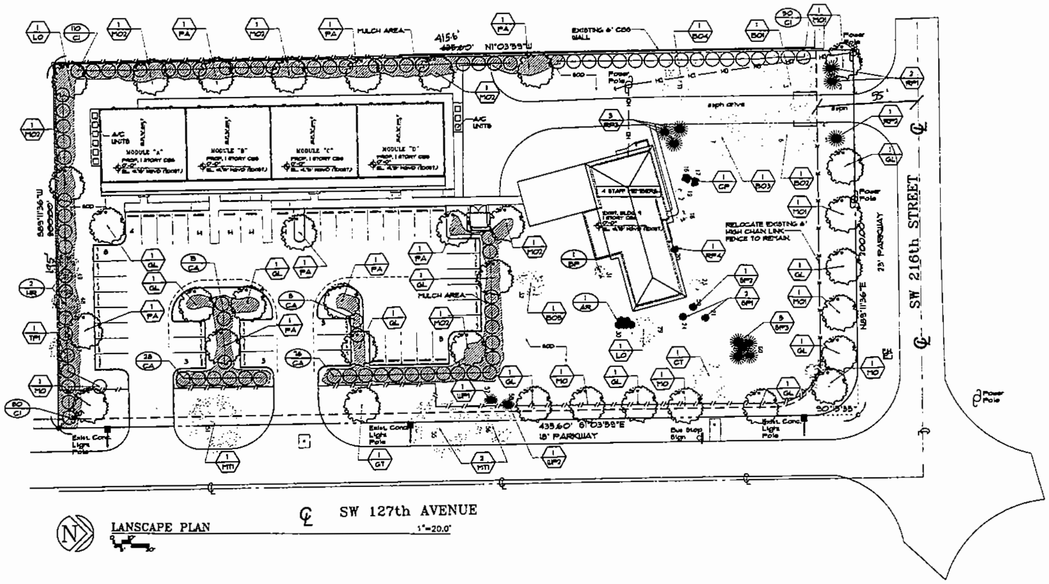
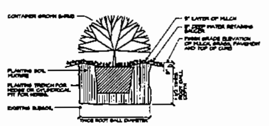
MAY 21 2013

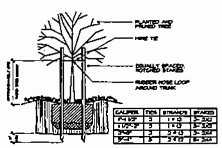
MARIO CORO
REGISTERED ARCHITECT
FLORIDA REGISTRATION NO. 11000
ASSOCIATION FOR THE DEVELOPMENT OF THE EXCEPTIONAL, INC.
12700 SW. 216th STREET
Date 11/26/12
Scale A.S.
A-1.2



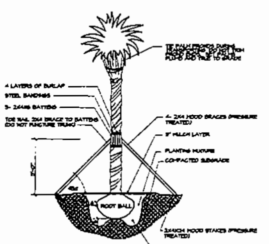
LANSCAPE PLAN 1"=20.0'



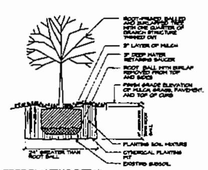
SHRUB/HERB PLANTING DETAIL N.T.S.



TREE STAKING DETAIL N.T.S.



PALM PLANTING N.T.S.



TREE PLANTING DETAIL N.T.S.

LANDSCAPE SPECS

[illegible]

IRRIGATION PLAN REQUIRED BY CHAPTER 33, AUTO IRRIGATION ____ OR HOSE BIB ✓ PROVIDED

PLANT SCHEDULE												
SYMBOL	KEY	EXISTING	SCIENTIFIC NAME	COMMON NAME	NATIVE	QTY	[illegible]	HEIGHT	[illegible]	[illegible]	REMARKS	QTY.
BO1		YES	BUCIDA BUCERAS	BLACK OLIVE	NO		[illegible]	[illegible]	[illegible]	[illegible]	LOW MAINTENANCE DROUGHT TOLERANT	1
BO2		YES	BUCIDA BUCERAS	BLACK OLIVE	NO		[illegible]	[illegible]	[illegible]	[illegible]	LOW MAINTENANCE DROUGHT TOLERANT	1
BO3		YES	BUCIDA BUCERAS	BLACK OLIVE	NO		[illegible]	[illegible]	[illegible]	[illegible]	LOW MAINTENANCE DROUGHT TOLERANT	1
BO4		YES	BUCIDA BUCERAS	BLACK OLIVE	NO		[illegible]	[illegible]	[illegible]	[illegible]	LOW MAINTENANCE DROUGHT TOLERANT	1
BO5		YES	BUCIDA BUCERAS	BLACK OLIVE	NO		[illegible]	[illegible]	[illegible]	[illegible]	LOW MAINTENANCE DROUGHT TOLERANT	1
CT		YES	CEIBA PENTANDRA	CEIBA TREE	NO		[illegible]	[illegible]	-	[illegible]	LOW MAINTENANCE DROUGHT TOLERANT	1
MT1		YES	[illegible]	MAHO TREE	NO		[illegible]	[illegible]	[illegible]	[illegible]	LOW MAINTENANCE	3
TP1		YES	TABEBUIA IMPETIGINOSA	PURPLE TABEBUIA	NO		6"	[illegible]	[illegible]	[illegible]	DROUGHT TOLERANT	1
												[illegible]
CP		YES	COCOS NUCIFERA	COCONUT PALM	NO		[illegible]	[illegible]	-	[illegible]		1
RP1		YES	PHOENIX ROEBELENII	ROEBELLINE PALM	NO		[illegible]	[illegible]	[illegible]	[illegible]	LOW MAINTENANCE DROUGHT TOLERANT	[illegible]
RP2		YES	PHOENIX ROEBELENII	ROEBELLINE PALM	NO		[illegible]	[illegible]	[illegible]	[illegible]	LOW MAINTENANCE DROUGHT TOLERANT	1
RP3		YES	PHOENIX ROEBELENII	ROEBELLINE PALM	NO		[illegible]	[illegible]	[illegible]	[illegible]	LOW MAINTENANCE DROUGHT TOLERANT	[illegible]
RP4		YES	PHOENIX ROEBELENII	ROEBELLINE PALM	NO		[illegible]	[illegible]	[illegible]	4'	LOW MAINTENANCE DROUGHT TOLERANT	1
SP1		YES	SERENOA REPENS	SAW PALMETTO	YES	[illegible]	[illegible]	[illegible]	-	[illegible]	LOW MAINTENANCE DROUGHT TOLERANT	
SP2		YES	SERENOA REPENS	SAW PALMETTO	YES	1	[illegible]	[illegible]	-	[illegible]	LOW MAINTENANCE DROUGHT TOLERANT	
SP3		YES	SERENOA REPENS	SAW PALMETTO	YES	[illegible]	[illegible]	[illegible]	-	[illegible]	LOW MAINTENANCE DROUGHT TOLERANT	
WP1		YES	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	NO		[illegible]	[illegible]	-	[illegible]	LOW MAINTENANCE	1
WP2		YES	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	NO		[illegible]	[illegible]	-	[illegible]	LOW MAINTENANCE	1
						[illegible]						[illegible]
				[illegible] PALM TREES / [illegible] =		[illegible]				[illegible] PALM TREES / [illegible] =		[illegible]
GL	YES		BURSERA SIMARUBA	GUMBO LIMBO TREE	YES	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	LOW MAINTENANCE	
CT	YES		CORDIA SEBESTENA	GEIGER TREE	NO		[illegible]	[illegible]	[illegible]	[illegible]	-	1
LO2	YES		QUERCUS VIRGINIANA	LIVE OAK	YES	1	[illegible]	[illegible]	[illegible]	-	LOW MAINTENANCE DROUGHT TOLERANT	
MO	YES		SWIETENIA MAHOGANI	MAHOGANY TREE	YES	7	[illegible]	[illegible]	[illegible]			
MO2	YES		SWIETENIA MAHOGANI	MAHOGANY TREE	YES	[illegible]	[illegible]	[illegible]	[illegible]	-	LOW MAINTENANCE	
PA	YES		CLUSIA ROSEA	PITCH APPLE	NO		[illegible]	[illegible]		-	DROUGHT TOLERANT	[illegible]
						[illegible]						[illegible]
						[illegible]						[illegible]
TOTAL NUMBER OF PROPOSED AND EXISTING TREES = 33												
SYMBOL	KEY	EXISTING	SCIENTIFIC NAME	COMMON NAME	NATIVE	QTY		HEIGHT	SPREAD		REMARKS	QTY.
CI	YES		CHRYSOBALANUS ICACO	COCOPLUM	YES		-	36"	36"		N/A	[illegible]
CA	YES		CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	YES		-	[illegible]	36"		N/A	[illegible]
												[illegible]

36" min reg at time of planting

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

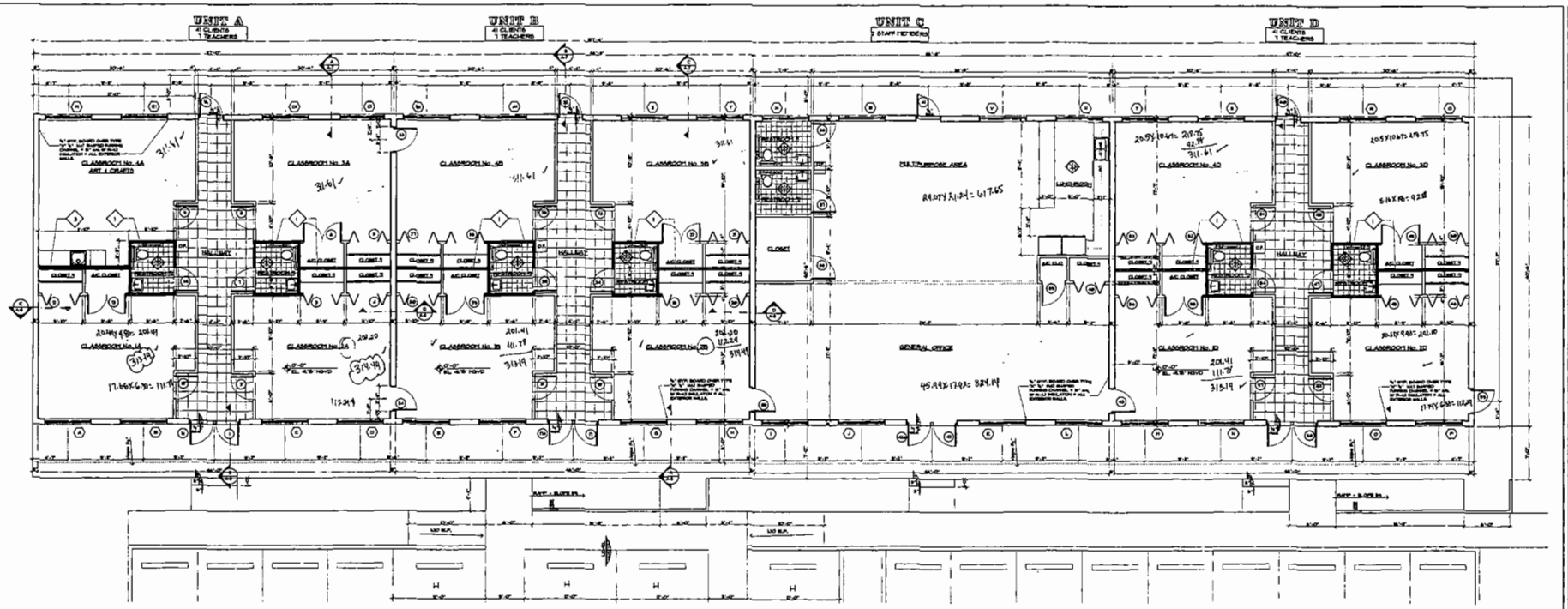
PROPOSED BUILDING FOR:
ASSOCIATION FOR THE DEVELOPMENT OF THE EXCEPTIONAL, INC.
12700 SW. 216th STREET
MIAMI-DADE FLORIDA

MARIO CORO
REGISTERED ARCHITECT

A-1.1

27

28



FLOOR PLAN 1/4"

WALL LEGEND

FLOOR PLAN NOTES:

NOTES:

INTERIOR FINISH CLASSIFICATION TABLE 803.5 FBC-2007						
OCCUPANCY	SPRINKLERED			UNSPRINKLERED		
	VERTICAL ACCESS PLACEMENT	EXITS ACCESS CORRIDORS OTHER EXITWAYS	ROOMS & ENCLOSED SPACES	VERTICAL ACCESS PLACEMENT	EXITS ACCESS CORRIDORS OTHER EXITWAYS	ROOMS & ENCLOSED SPACES
BUSINESS VOCATIONAL SCHOOL	B	C	C	A	B	C

MINIMUM OCCUPANT LOAD TABLE 1004.1.1 FBC-2007	
AREA	7,547 NET S.F./100 S.F.= 75.47 = 76 — 76 PERSONS
ACTUAL TOTAL OCCUPANT LOAD	75 WOMEN + 75 MEN = 146 PERSONS

MINIMUM NUMBER OF PLUMBING FIXTURES TABLE 403.1 FBC-2007					
OCCUPANCY	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS
	MALE	FEMALE	MALE	FEMALE	
BUSINESS VOCATIONAL SCHOOL	1 PER 25 FOR 26 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50		1 PER 40 for 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80		1 PER 100

PLUMBING FIXTURES PROVIDED TABLE 403.1 FBC-2007		
MEN & WOMEN	8 WATER CLOSETS	6 LAVATORIES
DRINKING FOUNTAIN	4 DRINKING FOUNTAIN	

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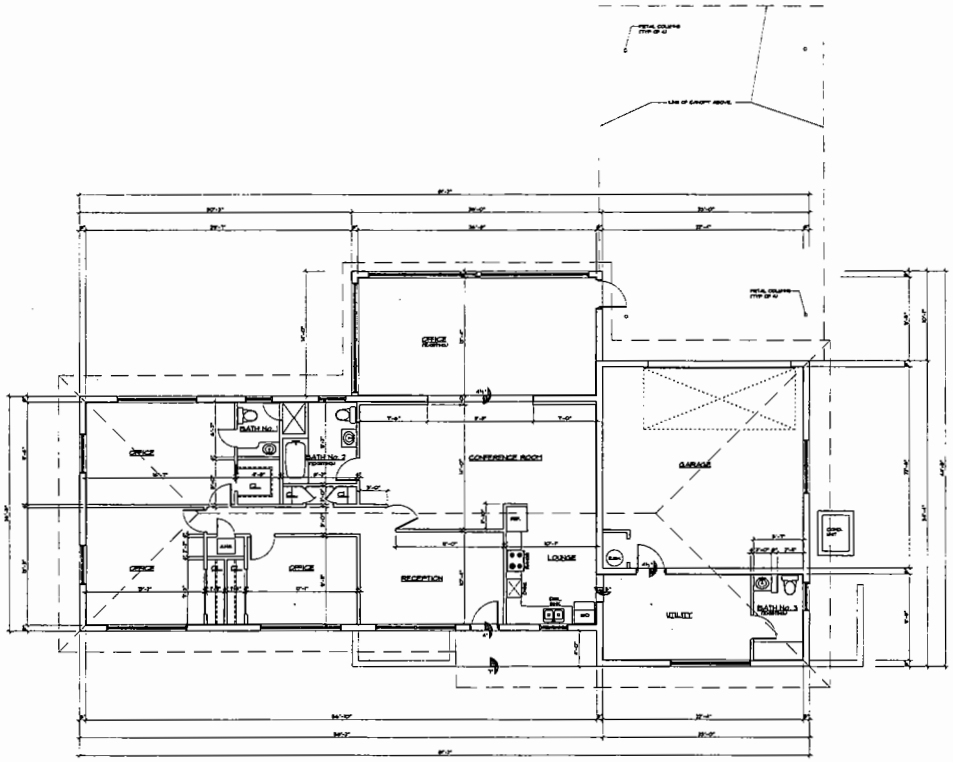
REGISTERED ARCHITECT
1446 W. 49 PLACE
HIALEAH, FL. 33012
PHONE (305) 822-0181
FAX (305) 822-0182
FLA. REGISTRATION NO. AR-0010

ASSOCIATION FOR THE DEVELOPMENT OF THE EXCEPTIONAL, INC.
12700 SW. 216th STREET

A-2

29



FLOOR PLAN (OFFICES) 1/4"

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MIAMI-DADE PLANNING AND ZONING DEPT.
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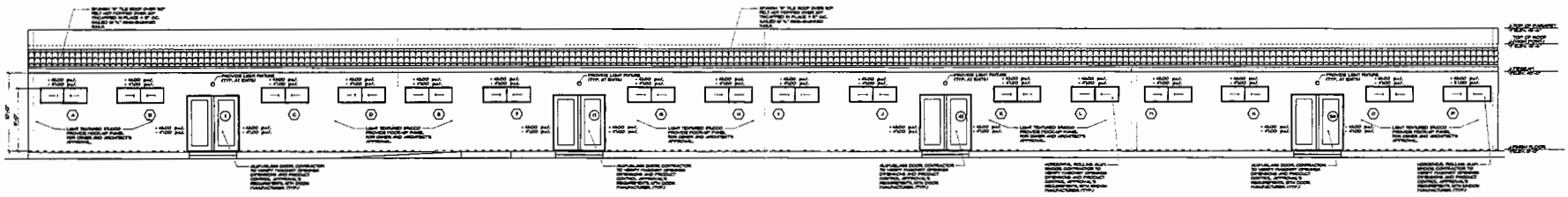
MARIO CORO

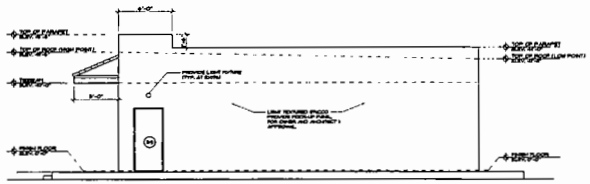
ASSOCIATION FOR THE DEVELOPMENT OF THE EXCEPTIONAL, INC.
12700 SW. 216th STREET

A-4

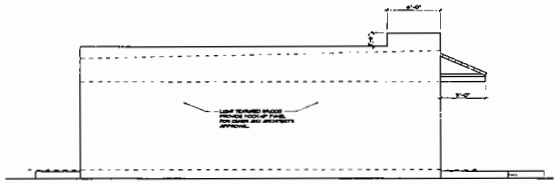
30



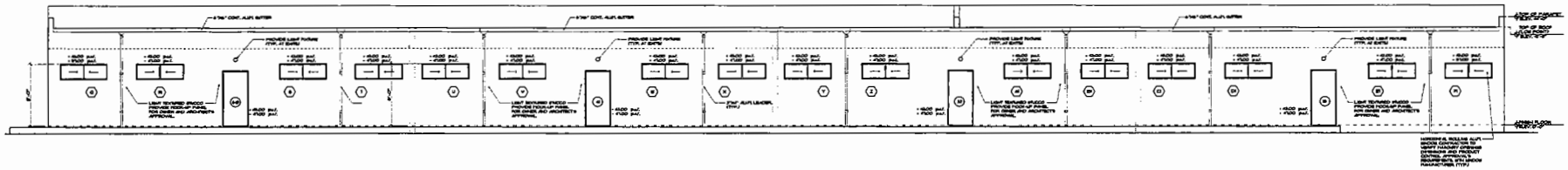
FRONT ELEVATION (EAST) 1/4"



RIGHT SIDE ELEVATION (NORTH) 1/4"



LEFT SIDE ELEVATION (SOUTH) 1/4"



REAR ELEVATION (WEST) 1/4"

MARIO CORO
ARCHITECT
1687 NW 163 STREET, SUITE 200
MIAMI, FL 33169
PHONE (305) 621-4139
FAX: 305(305)621-4139

ASSOCIATION FOR THE DEVELOPMENT OF THE EXCEPTIONAL, INC.
12700 SW 216th STREET

Date 11/04/11
Scale A.S.
Drawn M.C./A.T.
Job
Sheet A-3

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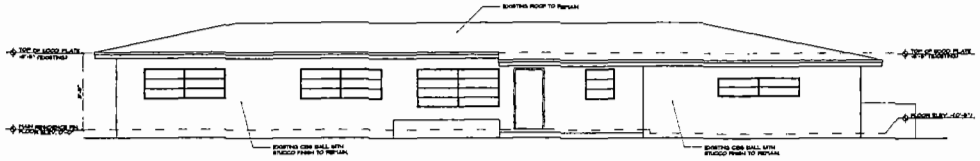
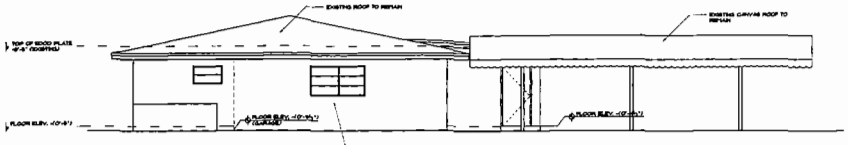
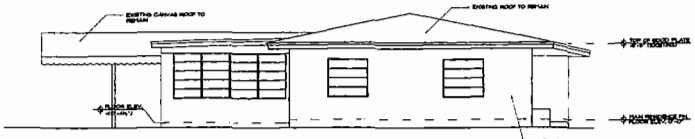


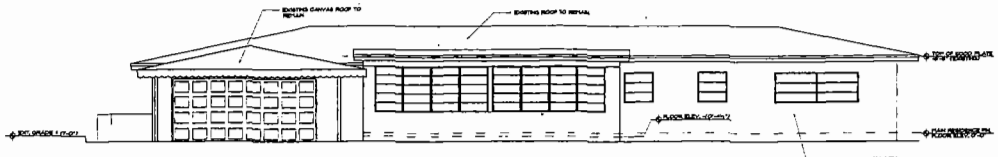
FRONT ELEVATION 1/4"



RIGHT SIDE ELEVATION 1/4"



LEFT SIDE ELEVATION 1/4"



REAR ELEVATION 1/4"

RECEIVED
AUG 21 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

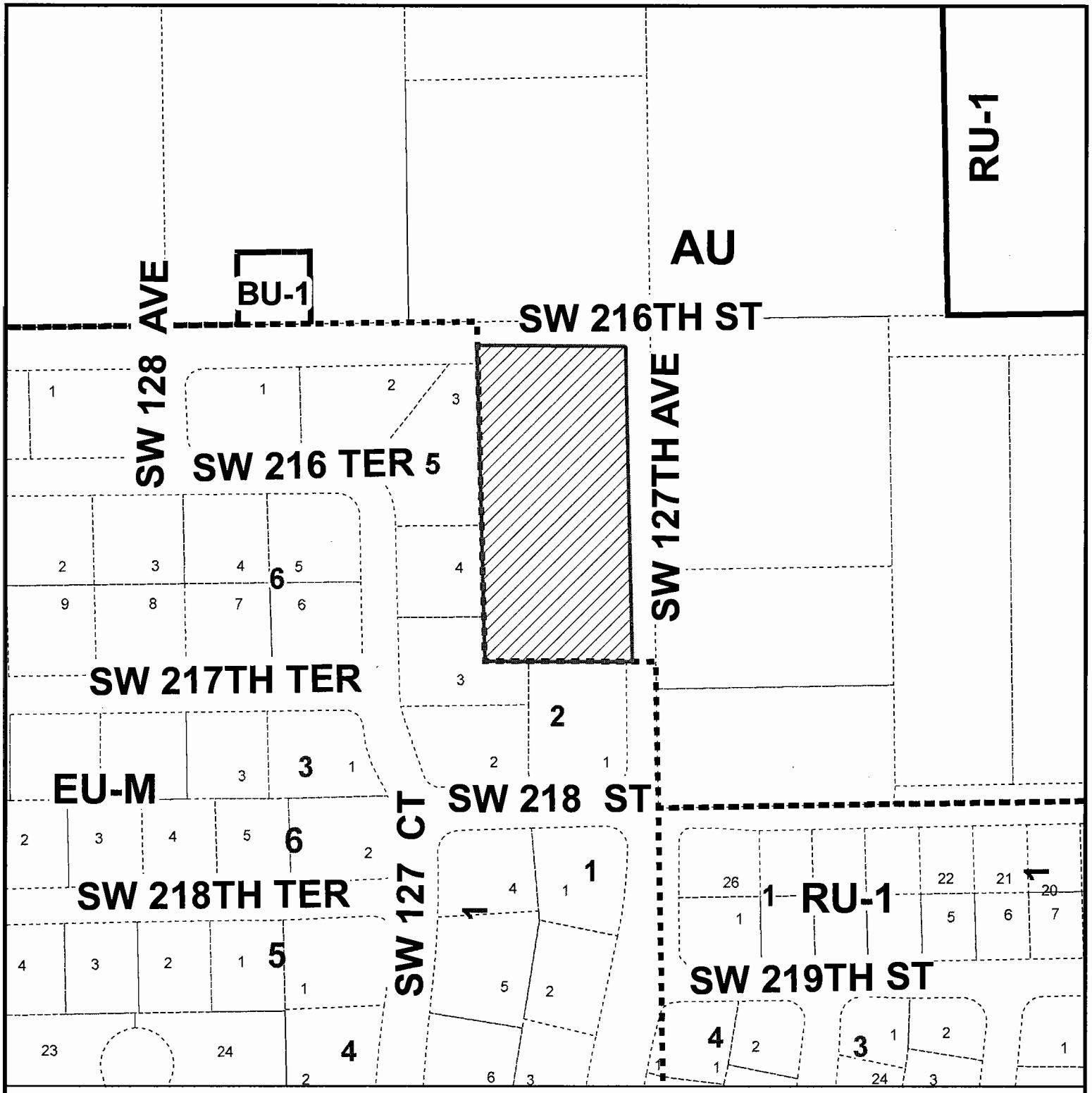
REVISIONS	BY
PUBLIC HEARING 11/04/13	
COMMENTS JULY 26, 2013	
COMMENTS AUG. 21, 2013	

MARIO CORO
REGISTERED ARCHITECT
13800 N.W. 7 AVENUE
MIAMI, FL 33168
TEL. (305) 688-1144
FAX. (305) 688-1145
FLA. REGISTRATION #AR-0010488

Prepared exclusively for:
ASSOCIATION FOR THE DEVELOPMENT OF THE EXCEPTIONAL, INC.
12700 SW. 216th STREET
Miami-Dade, Florida

Date 11/04/13
Scale A.S.
Drawn M.C./A.T.
Job
Sheet A-5
of Sheets
Reg. Architect
Date August 7th 2013
License # AR-0010488

RECEIVED
212-138
AUG 21 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2012000138

Legend

Section: 14 Township: 56 Range: 39
Applicant: THE ASSOCIATION FOR DEVEVELOPMENT OF THE EXCEPTIONAL, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

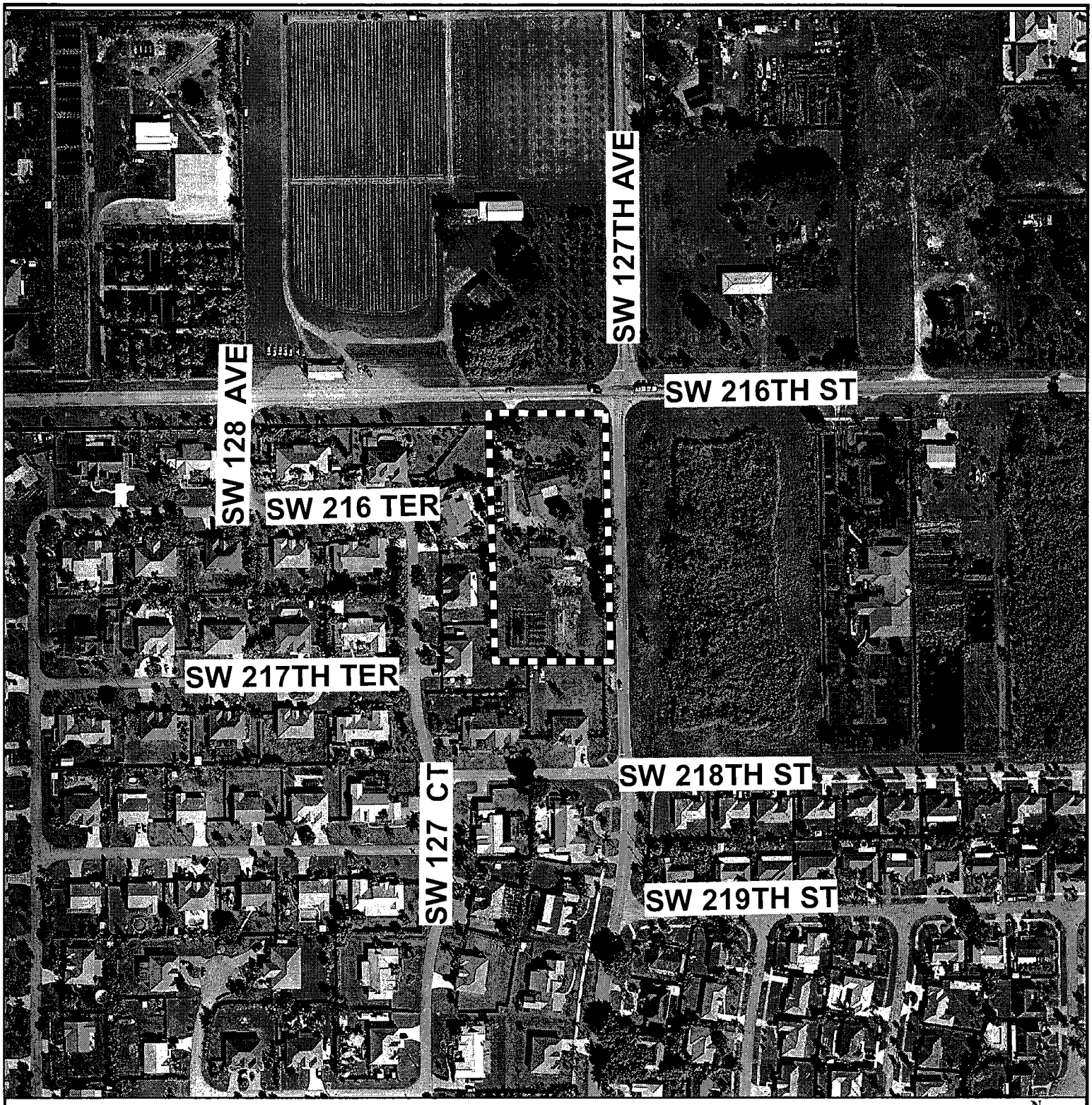
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 19, 2012

REVISION	DATE	BY
		32



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number
Z2012000138

N
W E
S

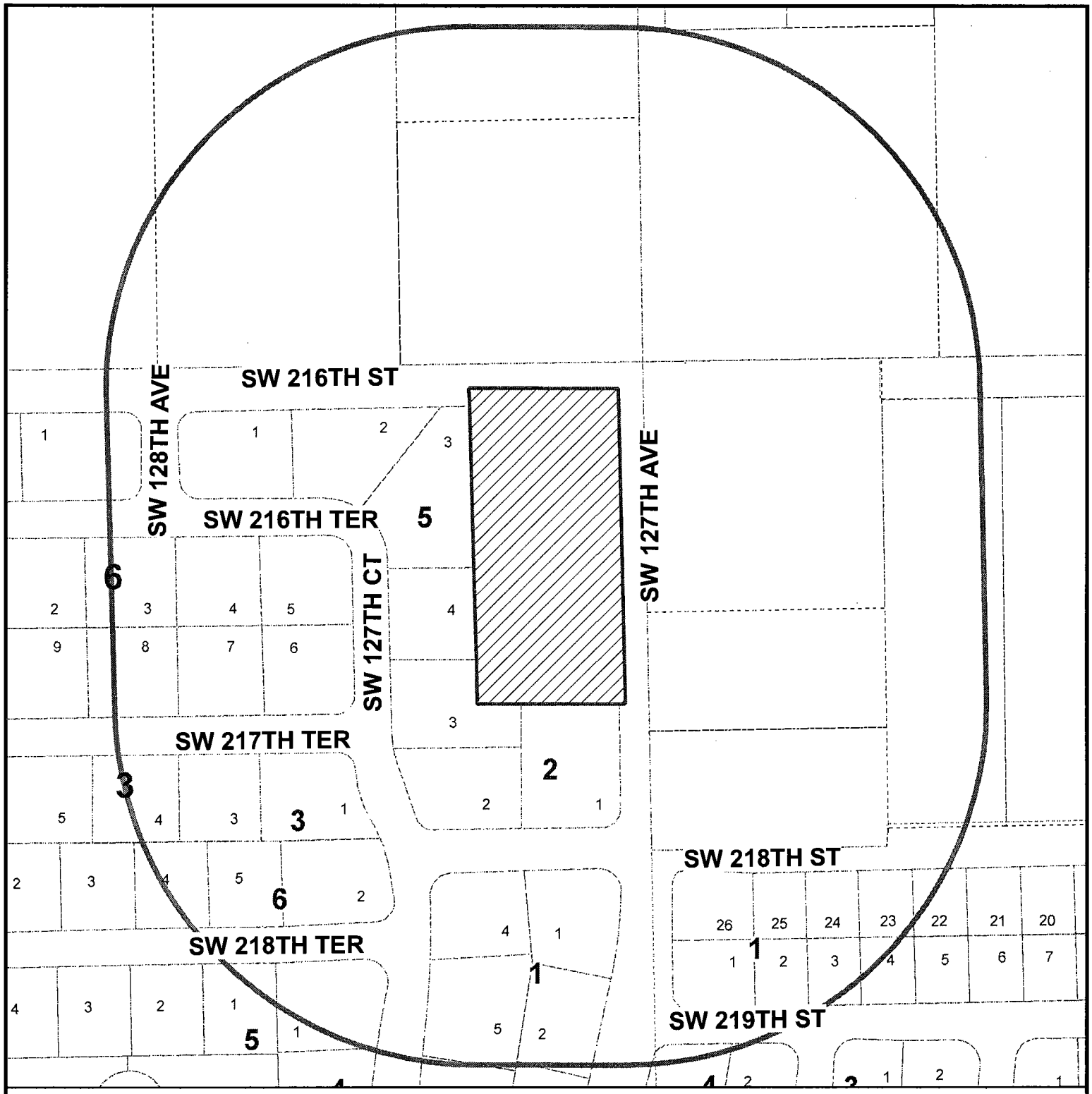
Section: 14 Township: 56 Range: 39
Applicant: THE ASSOCIATION FOR DEVEVELOPMENT OF THE EXCEPTIONAL, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend
Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 19, 2012

REVISION	DATE	BY
		33



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2012000138

RADIUS: 500

Section: 14 Township: 56 Range: 39

Applicant: THE ASSOCIATION FOR DEVEVELOPMENT OF THE EXCEPTIONAL, INC.

Zoning Board: C14

Commission District: 8

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend

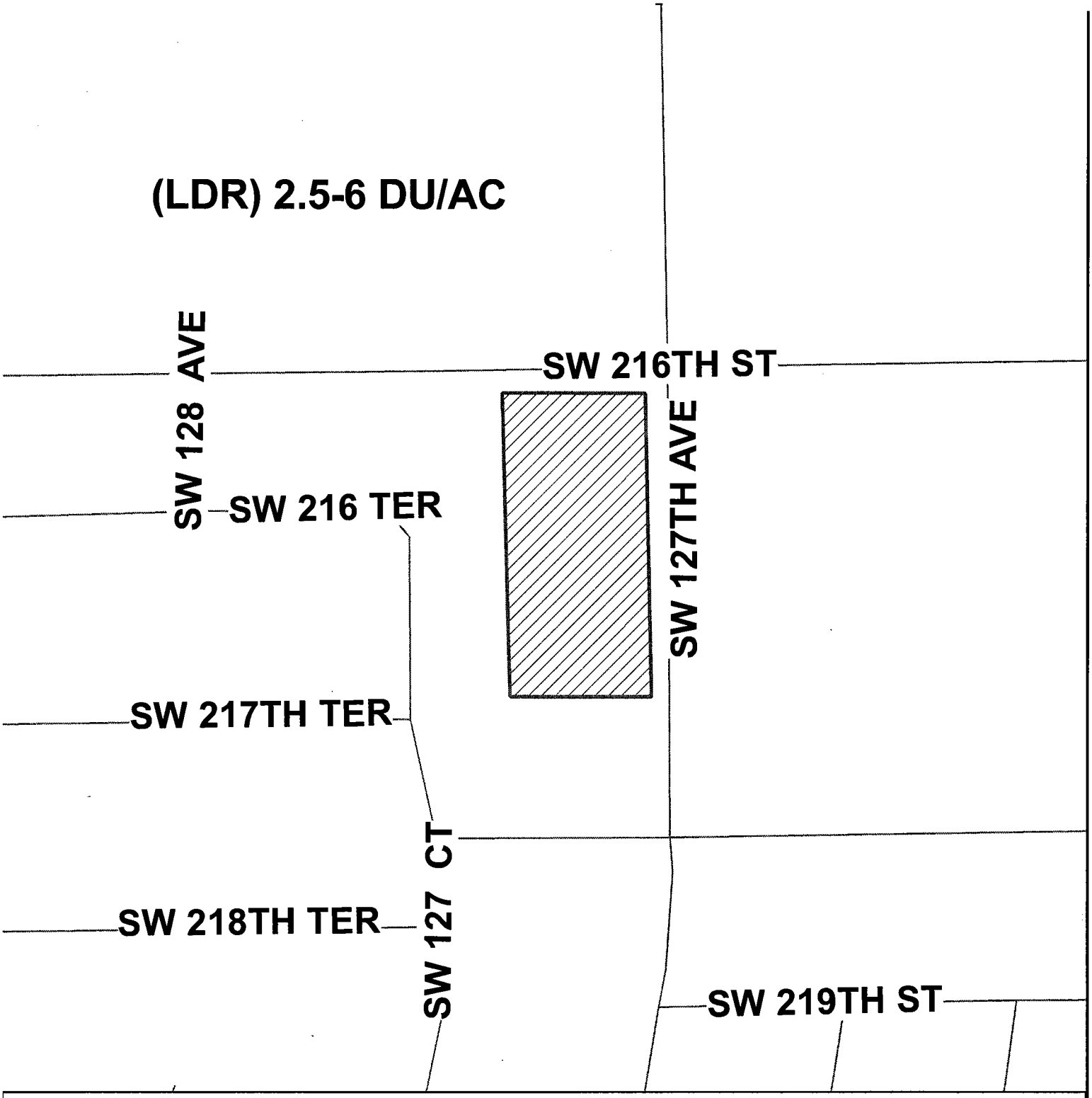
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 19, 2012

REVISION	DATE	BY
		34



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2012000138

N W E S

Section: 14 Township: 56 Range: 39
Applicant: THE ASSOCIATION FOR DEVEVELOPMENT OF THE EXCEPTIONAL, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 19, 2012

REVISION	DATE	BY