

FINAL AGENDA

11-5-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 14
SOUTH DADE GOVERNMENT CENTER-ROOM #104 (OLD BUILDING)
10710 SW 211 Street, Miami
Thursday, December 12, 2013 at 6:00 p.m.

CURRENT

1. 13-12-CZ14-1 ESRIDGE COMPANY, N.V. & CANTONVILLE INVESTMENTS, N.V. (DEVELOPMENTAL IMPACT COMMITTEE) 12-150 34-55-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF THURSDAY, DECEMBER 12, 2013

SOUTH DADE GOVERNMENT CENTER,

ROOM # 104 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESS

1. **ESRIDGE COMPANY, N.V. & CANTONVILLE INVESTMENTS, N.V.**
13-12-CZ14-1 (12-150)

27/34-55-39
Area 14/Dist. 9

- (1) DISTRICT BOUNDARY CHANGE from BU-2 TO RU-4M.
- (2) NON-USE VARIANCE to permit 519 parking spaces (548 parking spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Atlantic Villas @ Kendall" as prepared by MSA Architects, dated stamped received 6/15/13. With sheets SP-1, SP-1A & CH-2.1 last handwritten revision dated 7/23/13 and consisting of 34 sheets. Plans may be modified at public hearing.

LOCATION: Lying West of SW 137 Avenue and on both sides of theoretical SW 168 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 12.97 Acres

Developmental Impact Committee
Recommendation:

Approval, of request #1 subject to the acceptance of the covenant and approval with conditions of request # 2.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

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

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

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



Memorandum



Date: December 12, 2013

To: The Community Zoning Appeals Board - 14

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Esridge Company N.V. and Cantonville Investments N.V. (Z12-150)

SUMMARY OF REQUESTS:

The applicants are seeking to allow a zone change to RU-4M in order to develop the parcel with a 322 multi-family residential apartment complex with fewer parking spaces than required.

LOCATION: Lying west of SW 137 Avenue and on both sides of theoretical SW 168 Street, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee because the number of units exceeds 250. 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 December 4, 2013 and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with conditions, subject to board's acceptance of the proffered covenant, as set forth in the Department of Regulatory and Economic Resources' recommendation.

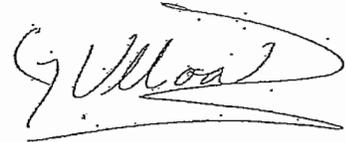
The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application with the acceptance of the proffered covenant, will not be contrary 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. Z12-150
ESRIDGE COMPANY, N.V. & CANTONVILLE INVESTMENTS, N.V.

Respectfully Submitted,

DIC Executive Council
December 04, 2013

Giovannie Ulloa, Fire Chief
Miami-Dade Fire Rescue Department



AYE

Eric Silva, AICP
Sustainability, Planning and Economic Enhancement
Department



AYE

Antonio Cotarelo, Assistant Director
Public Works Department



AYE

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

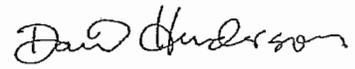


AYE

John W. Renfrow, P.E., Director
Miami-Dade Water and Sewer Department

Absent

David Henderson, Bicycle/Pedestrian Specialist
Metropolitan Planning Organization



AYE

Monica Cejas, Senior Professional Engineer
Miami-Dade Transit



AYE

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

PH: Z12-150

DIC Date: December 4, 2013

Recommendation Summary	
Commission District	9
Applicants	Esridge Company, N.V. and Cantonville Investments N.V.
Summary of Requests	The applicants are seeking to allow a zone change to RU-4M in order to develop the parcel with a multi-family residential apartment complex with less parking spaces than required.
Location	Lying west of SW 137 Avenue and on both sides of theoretical SW 168 Street, Miami-Dade County, Florida.
Property Size	13 acres
Existing Zoning	BU-2, Special Business District
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Business and Office/Medium Density Residential <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-303.1(D)(7) Developmental Impact Committee, Section 33-311(A)(4)(b) Non-Use Variance From Other Than Airport Regulations, Section 33-311, District Boundary Change, <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval, of request #1 subject to the acceptance of the covenant and approval with conditions of requests #2.

REQUESTS:

1. DISTRICT BOUNDARY CHANGE from BU-2 to RU-4M.
2. NON-USE VARIANCE to permit 519 parking spaces (548 parking spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Atlantic Villas @ Kendall" as prepared by MSA Architects, dated stamped received 6/15/13. With sheets SP-1, SP-1A & CH-2.1 last handwritten revision dated 7/23/13 and consisting of 34 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The submitted plans depict the proposed 322 unit, multi-family garden style residential development consisting of the fourteen (14), three (3)-story apartment buildings, a clubhouse and parking areas on the approximately 13-acre parcel.

Pursuant to Resolution #CZAB14-32-06, the 13-acre subject parcel was rezoned from IU-1, Light Industrial District and BU-2, Special Business District, to BU-2 along with ancillary requests for variances in 2006. Additionally, the subject parcel was approved to waive the right-of-way dedication for a section line roadway and to permit 0' of dedication for SW 168 Street pursuant to said resolution.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-2; vacant land	Business and Office/Medium Density Residential, (13 – 25 dua)
North	IU-1; vacant land	Industrial and Office
South	RU-3M; townhome development	Industrial and Office
East	AU; Federal Corrections facility, vacant land	Institution Utilities and Communications
West	GU; FP&L utility easement	Industrial and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is a vacant parcel surrounded by an existing townhome development to the south, a Federal Correctional use along with a vacant Federal parcel to the east, and a Florida Power and Light (FP&L) easement to the west which abuts a canal and single-family residences. The abutting property to the north is vacant and is zoned IU-1, Light Industrial Manufacturing District and it abuts a property to the north that pursuant to Resolution #CZAB14-7-11, was rezoned to RU-4M, Modified Apartment House District in 2011.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to develop the parcel in accordance with the proposed RU-4M, Modified Apartment House District regulations and provide the community with additional multi-family residences in this area. However, since the site is vacant the proposed development of the residential site with less parking than required could have traffic impacts on the surrounding residential and commercial developments in this area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The CDMP Land Use Plan (LUP) map designates the southern 7.14 gross acres of the subject 13-acre subject property for Medium Density Residential use. Staff notes that the southern portion of the subject property was the subject of Application Number 3 in the October 2012 cycle of applications to amend the Land Use Plan map of the Comprehensive Development Master Plan (CDMP) for Miami-Dade County. As a result of this application the land use designation on this portion of the subject property was changed from Industrial and Office and Business and Office to Medium Density Residential use. The Medium Density Residential category *allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.* This would allow the applicants to develop this portion of the property with a maximum of 178 residential units.

The remaining northern 6-gross acres of the subject property is designated Business and Office on the CDMP LUP map. 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 CDMP Land Use Element interpretative text for the Business and Office use also states that *residential uses, and mixing of residential use with commercial, office and hotels are also permitted in business*

and office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed-use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met, residential development may be authorized to occur in the business and office category at a density up to one density category higher than the LUP map's designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. The adjoining residential property to the south is designated for Medium Density Residential use, 13 to 25 units per gross acre on the CDMP Land use plan map. For the reasons stated below, based on the CDMP Land Use Element interpretative text for the Business and Office category, this portion of the subject property would be allowed to develop one category higher, at the Medium-High Density Residential category which allows residential development at 25 to 60 units per gross acre. This would allow the applicants to develop this northern, 6-gross acre portion of the property with a maximum of 360 residential units.

The CDMP Land Use Element interpretative text for Residential Communities states that where a parcel or group of contiguous parcels under a single ownership or legally unified development has two different LUP map residential designations, the number of units permitted under one designation may be averaged with the number of units permitted under the other and developed at varying densities providing that the total number of units built on such property does not exceed the total number permitted under the two designations. Based on the aforementioned, the applicants would be able to develop the 13.14 gross acre parcel with a combined total of 538 residential units. The submitted plans indicate the development of the site under the RU-4M zoning district requirements with 322 residential units. The RU-4M zoning district permits residential development at a maximum of 35.9 residential units per net acre which would allow a maximum of 466 residential units. Notwithstanding, the applicants have proffered a declaration of restrictions that restricts the development to the submitted site plans and a maximum of 322 residential units as indicated in the site plans. As such, subject to the acceptance of the covenant, the applicants' proposal to develop the property with 322 residential units would be **consistent** with the maximum density threshold allowed by the CDMP interpretative text noted above.

The criteria for determining compatibility is outlined in CDMP Land Use Element, **Policy LU-4A**, among which are noise, lighting, height, bulk, scale of architectural elements, landscaping and buffering as applicable. Staff notes that the subject property abuts an existing one-story townhouse development located to the south, an FP&L utility easement to the west, a corrections facility and vacant parcel to the east that are zoned AU, Agricultural District, and a vacant IU-1, Light Industrial District parcel to the north that was previously approved for an automobile storage compound in 1986. The submitted plans indicate that the proposed development will meet the setback requirements and will be adequately buffered on all sides by a continuous hedge and a double, staggered row of trees, which staff opines will mitigate the visual impact of the three (3)-story development on the abutting properties.

Further, staff is of the opinion that the submitted site plan conforms with the CDMP Land Use Element's interpretative text for the Business and Office land use category that states that *any residential proposal in Business and Office designated parcels not be out of character with the surrounding community, not detrimentally impact adjacent development and zoning and provide*

a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity.

Based on the foregoing analysis, staff opines that the proposed development will be adequately buffered and will not have a negative visual impact on the surrounding properties or on passersby along SW 137 Avenue and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element, **Policy LU-4A**. Therefore, subject to the acceptance of the proffered covenant, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text for residential uses and the density threshold permitted in areas designated for **Business and Office** and **Medium Density Residential** uses on the CDMP Land Use Plan (LUP) map.

ZONING ANALYSIS:

The applicants seek approval of a request for a zone change from BU-2 to RU-4M (request #1). For the reasons stated above, staff opines that when the applicants' request to rezone the 13.17-acre parcel to RU-4M (request #1), is analyzed under Section 33-311, District Boundary Change that the approval of the request would be **compatible** with the surrounding residential, institutional, recreational and utility uses in the surrounding area.

Staff notes that the subject property was previously approved to allow a commercial development in 2006 pursuant to Resolution #CZAB14-32-06. However, staff notes that in addition to the townhouse residential development located to the south which was developed under the RU-3M, Minimum Apartment House District regulations, there are other properties along the west side of SW 137 Avenue in this area that have been developed with residential uses or are in the process of being developed with residential uses as is being requested herein. To the south, located at approximately 173 Street and 137 Avenue, is a single-family residential development developed under the RU-1M(a), Single-Family Modified Residential District regulations. To the north, pursuant to Resolution #CZAB14-7-11, a vacant parcel located at approximately 166 Street and SW 137 Avenue, also on the west side of SW 137 Avenue, was rezoned from RU-3M to RU-4M in 2011. As such, staff opines that approval of the rezoning to RU-4M (request #1), would permit residential uses that would not be out of character with, and would be more compatible with the residentially zoned properties located to the north and south along the west side of SW 137 Avenue, between SW 160 Street and SW 184 Street.

Staff notes that based on the memorandum from the Public Works and Waste Management Department, the 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 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 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, once 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 of the aforementioned request 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 fronts onto SW 137 Avenue which is a section line roadway and is located approximately one (1) mile south of SW 152 Street and one (1) mile north of SW 184 Street, both of which are east/west section line roadways. Said roadways provide connectivity to the Florida Turnpike, a north/south expressway which is located approximately 2 miles to the east of their respective intersections with SW 137 Avenue. As such, based on the foregoing analysis and the memoranda from the Departments concerned, staff opines that the approval of the proposed development 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 acceptance of the covenant, staff recommends approval of request #1 under Section 33-311, District Boundary Change.**

The applicants also seek to develop the residential development with 29 less parking spaces than the 548 parking spaces required by the RU-4M zoning regulations. When this request (request #2) is analyzed under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards, staff opines that approval would be **compatible** with the surrounding area. Staff notes that the submitted plans show an additional 66 parking spaces located within detached garage buildings and enclosed garages within the residential buildings. However, the RU-4M zoning district regulations do not allow the use of these spaces in calculating the total available parking spaces for the proposed residential development. Staff's parking calculation only included the parking spaces marked on the site plan, resulting in the shortage that is the subject of request #2. However, as a condition for approval, staff recommends that the aforementioned garages not be enclosed in any manner for habitable space and remain for the parking of vehicles and storage of household items. Notwithstanding, staff notes that the site plan incorporates principles of urban design such as architecturally defined blocks and open spaces in the form of greens and squares. The squares are distributed throughout the site to offer areas for social encounters and for recreation. Landscaping is used to buffer the proposal from adjacent uses as well as to reinforce the urban spaces created by the block and street design. Further, the parking areas are for the most part located central to the site and screened from the abutting roadways by the apartment buildings. Staff therefore, opines that the approval of this request 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 provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. As such, staff is supportive of the applicants' request to reduce the number of on-site parking spaces since the likelihood of the spillage of parking onto the abutting roadways is very minimal. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate two (2) ingress/egress points along SW 137 Avenue. The applicants have provided 519 striped parking spaces and an additional 66 parking spaces in detached garage buildings and garages within

the proposed residential buildings for a total of 585 parking spaces. The applicants have also provided adequate drives to facilitate the flow of traffic within the proposed development.

NEIGHBORHOOD SERVICES PROVIDER REVIEW:

Aviation

The Miami-Dade County Aviation Department (MDAD) has no objections to this application provided the applicants comply with all State and Federal regulations.

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

The Division of Environmental Resource Management (DERM) does not object to this application after a review for compliance with the requirements of Chapter 24 of the Code of Miami-Dade County.

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 applicants is required to comply with the tree permitting requirements and must meet the standards of Section 24.49.2 and 24.49.4 of the Code that includes the submittal of a tree survey. 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 90 fire and rescue calls annually. The department states that the estimated number of alarms would result in a moderate 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 6:45 minutes (based on 2012 data). Travel time to the vicinity of the proposed development complies with the national performance objective.

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 322 residential units based on current staffing levels at the Hammocks District will result in an average response time of eight (8) minutes or less. However, the MDPD indicates in its memorandum requests that should the demand for services increase as a result of the completion of this project, additional sworn personnel, support staff and equipment be added to the Hammocks District to maintain emergency response times. Its memorandum also encouraged the applicants and developers to work with police during any future application, design or construction changes to determine the best possible solutions or security options.

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 applicants has provided an internal network of pedestrian paths that connect the various multi-family residential buildings to SW 137 Avenue. The MDT Department indicates in its memorandum that this will provide convenient pedestrian connectivity to the proposed SW 137 Avenue Enhanced Bus Service which will run adjacent to the property along SW 137 Avenue.

Parks, Recreation and Open Spaces

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

The MDPROS indicates in its memorandum that the proposed 322 dwelling unit development will generate the need for approximately 1.8 acres of parkland based on the CDMP Open Spaces Spatial Standards. 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 the Parks Benefits District.

Public Works and Waste Management Department (Traffic Engineering Division)

The Public Works and Waste Management Department, does not object to this application subject to the condition outlined in its memorandum.

Its memorandum indicates that the anticipated trip generation based on Institute of Transportation Engineers (ITE) is 200 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 137 Avenue, south of SW 152 Street and south of SW 184 Street will increase from LOS "D" to LOS "C".
- SW 84 Street west of SW 117 Avenue and west of SW 137 Avenue will increase from LOS "D" to LOS "B".
- SW 127 Avenue south of SW 184 Street will increase from LOS D to LOS B.
- SW 137 Avenue south of SW 184 Street will increase from LOS D to LOS C

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.

Its memorandum indicates that Section 15-2.2a of the County Code requires that the multi-family residential development shall provide for a recycling program and that the applicants are advised that adequate space and facilities should be incorporated in the building plans to accommodate the required recycling program.

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

The Miami-Dade County Public Schools does not object to this application.

Its memorandum indicates that the proposed development would generate 114 students; 50 elementary, 29 middle and 35 senior high students and at this time, all three school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency will only be made at the time of final plat approval.

OTHER: Not applicable.

RECOMMENDATION:

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

CONDITIONS FOR APPROVAL (For request #2 only):

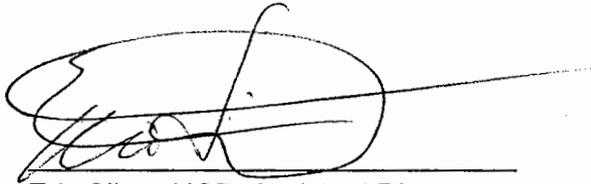
1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Atlantic Villas @ Kendall" as prepared by MSA Architects, dated stamped received 6/15/13. With sheets SP-1, SP-1A & CH-2.1 last handwritten revision dated 7/23/13 and consisting of 34 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the garages not be enclosed in any manner for habitable space and remain for the parking of vehicles only and storage of items related to the residential use.
5. That the applicants comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Public Works and Waste Management Department as contained in its memorandum dated August 9, 2013.

Esridge Company, N.V. and Cantonville Investments N.V.

Z12-150

Page | 9

ES:MW:NN:AN:CH

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

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

ZONING RECOMMENDATION ADDENDUM

Applicants: *Esridge Company. N.V. and Cantonville Investments N.V.*
PH: Z12-150

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	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

<p>Business and Office (Page I-41)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p>
<p>Medium Density Residential (Pg. I-31)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Medium Density Residential use. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i></p>
<p>Medium-High Density Residential (Pg. I-31)</p>	<p><i>This category authorizes apartment buildings ranging from 25 to 60 dwelling units per gross acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and impact of the development on surrounding areas. The provisions of the section below entitled "Density Increase with Urban Design" are not applicable to this density category. At such time as Miami-Dade County's land development regulations are amended pursuant to Policy LU-9O, a density bonus can be added to each residential zoning district that falls within the Medium-High Density range of 25 to 60 dwelling units per gross acre. When land development regulations are amended, this density bonus may allow a maximum of 60 dwelling units per gross acre on properties that are designated Medium-High Density on the Land Use Plan map. These density bonuses shall not apply to existing or proposed developments with</i></p>

ZONING RECOMMENDATION ADDENDUM

Applicants: *Esridge Company. N.V. and Cantonville Investments N.V.*

PH: Z12-150

	<i>vehicular entrances that are controlled or have entry gates or existing or proposed developments with private streets.</i>
<p>Density Averaging (Pg. I-32.2)</p>	<p><i>The land use density ceiling designated on the LUP map will apply to every parcel of land. However, in certain instances, the averaging of density may be authorized among different parcels. Specific provisions for this to occur are specified below. All of the following allowances are limited to lands located within the Urban Development Boundary which are designated for urban uses.</i></p> <p><i>Where groups of parcels under a single ownership or multiple ownerships that are legally unified (hereinafter legally unified development) are located within a unit area bounded by Major or Minor Roadways as indicated on the Land Use Plan map, portions of the unified development may be developed at densities higher than that shown on the LUP map provided that other portions are developed at correspondingly lower densities so that the average density of the entire development does not exceed the maximum gross density limits shown on the LUP map. Where a parcel or group of contiguous parcels under a single ownership or legally unified development has two different LUP map residential designations, the number of units permitted under one designation may be averaged with the number of units permitted under the other and developed at varying densities providing that the total number of units built on such property does not exceed the total number permitted under the two designations. Further, where 50 percent or more of the boundary of a parcel or group of contiguous parcels, not exceeding 20 acres in size, adjoins land that is developed or zoned for densities that are higher than those which are shown on the LUP map, such property may be zoned for a density higher than that shown on the LUP map but not higher than the highest density which is permitted by zoning on the adjoining properties. Density may be transferred across a Major or Minor roadway to an adjacent and legally unified parcel or portion thereof contiguous to the Roadway provided, further, that the site receiving the increased density shall be developed at a density no greater than the higher of adjoining or adjacent existing residential development or zoning, or if the adjoining land is undeveloped and not zoned for urban use, one density category higher than the LUP map designation of the parcel. The above provisions, however, are all conditioned upon a determination being made that the requested density and housing types are compatible with the surrounding development and would not create a significant negative impact on services within the area.</i></p>
<p>Policy LU-4A (Page I-11)</p>	<p><i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) <i>Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</i></p> <p>(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is</i></p>
---	---

ZONING RECOMMENDATION ADDENDUM

Applicants: *Esridge Company, N.V. and Cantonville Investments N.V.*

PH: Z12-150

	<p><i>consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i></p> <p>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></p> <p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways</i></p>
<p>Non-Use Variances From Other Than Airport Regulations. Section 33-311(A)(4)(b)</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
<p>33-303.1(D)(7) Developmental Impact Committee</p>	<p><i>Review and make recommendations concerning County zoning actions, with the exception of applications which seek only non-use variances and/or a modification of a condition(s) or covenant(s) and which do not approve a change of use or an increase in the floor area for any and all nonresidential use(s), which are:</i></p> <p>(a) <i>Required by the regulations to be taken after public hearing, and which would allow individually, or cumulatively within an independent development parcel:</i></p> <p>1. <i>Residential developments involving in excess of two hundred fifty (250) dwelling units.</i></p>

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 #Z2012000150-3rd Revision
Esridge Company, N.V. and Cantonville Investments, N.V.
West of SW 137th Avenue and SW 168th Street
District Boundary Change from BU-2 to RU-4M
(BU-2) (13 Acres)
34-55-39

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

Potable Water Service and Wastewater Disposal

The subject property is located within the Miami-Dade Water and Sewer Department (MDWASD) water franchised service area. A 12-inch public water main is abutting the subject property along side SW 137th Ave.

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.

The subject property is located within MDWASD sanitary sewer franchised service area. An 8-inch gravity main is abutting the property along SW 137th Ave.

The wastewater flow is directed into pump station 30-1099, then into 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 station, is 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.

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

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

with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

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

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

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

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 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

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

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

Tree Preservation

The subject properties contain tree resources. 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. 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

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

Concurrency Review Summary

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

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

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: July 16, 2013

To: Jack Osterholt, Director
Permitting, Environment and Regulatory Affairs

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

Subject: DIC Zoning Hearing Application No. 12-150 – Cantonville Investments, N.V. and Esridge Company, N.V. (Revision No. 4)

According to the revised letter of intent dated July 8, 2013, the applicant is seeking a district boundary change from BU-2 (Special Business District) to RU-4M (Modified Apartment House District) on an approximate 13 acre parcel of land lying west of SW 137th Avenue and theoretical SW 168th Street. The applicant is proposing to develop the property with 322 multi-family residential units in accordance with the RU-4M district regulations of Miami-Dade County.

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately 90 fire and rescue alarms annually. The estimated number of alarms results in a moderate impact to existing fire and rescue service. However, existing stations serving this area will be able to absorb the additional number of alarms.
- (B) Based on data retrieved during calendar year 2012, the average travel time to the vicinity of the proposed development was 6:45 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 Hwy	Rescue	3
52	12105 Quail Roost Drive	Rescue, Tanker, Battalion	8
36	10001 Hammocks Blvd	Rescue, Aerial	7
5	13150 SW 238 Street	Rescue, Engine	7

SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau has reviewed and approved the revised site plan entitled 'Atlantic Villas Kendall' as prepared by MSA Architects, dated stamp received July 11, 2013.

DIC Zoning Hearing Application No. 12-150 – Cantonville Investments, N.V. and
Esridge Company, N.V. (Revision No. 4)
July 16, 2013
Page 2 of 2

- (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 along with the corresponding Entrance Feature must be reviewed by the Fire Engineering & Water Supply 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.

Memorandum



Date: August 9, 2013

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

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

Subject: DIC 12-150
Name: Esridge Company, N.V. & Cantonville Investments, N.V.
Section 34 Township 55 South Range 39 East

I. PROJECT LOCATION:

Located on the west side of SW 137 Avenue at approximately theoretical SW 168 Street

II. APPLICATION REQUEST:

This application requests a district boundary change from BU-2 (Special Business District) to RU-4M (Modified Apartment House District).

III. RECOMMENDATION:

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. Additional improvements may be required at time of permitting/platting. **Public Works and Waste Management (PWWM) approves this application.**

IV. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to the site is available from the north and the south from SW 137 Avenue/Tallahassee Road.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

200 PM Peak Hour trips are generated by this development.

B. Cardinal Distribution

North	48%	East	30%
South	14%	West	8%

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9818 located on SW 137 Avenue south of SW 152 Street, has a maximum LOS “D” of 4560 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2927 vehicles and an additional 277 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9818** with its PHP and assigned vehicles is at LOS “C”. The 140 vehicle trips generated by this development when combined with the 2927 and those previously approved through Development Orders, 277, equal 3344 and will cause this segment to operate at LOS “C”.

Station 9876 located on SW 184 Street west of SW 117 Avenue, has a maximum LOS “D” of 3130 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1214 vehicles and an additional 41 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9876** with its PHP and assigned vehicles is at LOS “C”. The 21 vehicle trips generated by this development when combined with the 1214 and those previously approved through Development Orders, 41, equal 1276 and will cause this segment to operate at LOS “C”.

Station 9788 located on SW 127 Avenue south of SW 184 Street, has a maximum LOS “D” of 1170 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 583 vehicles and an additional 28 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9788** with its PHP and assigned vehicles is at LOS “B”. The 4 vehicle trips generated by this development when combined with the 583 and those previously approved through Development Orders, 28, equal 615 and will cause this segment to operate at LOS “B”.

Station 9820 located on SW 137 Avenue south of SW 184 Street, has a maximum LOS “D” of 1530 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 788 vehicles and an additional 38 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9820** with its PHP and assigned vehicles is at LOS “C”. The 28 vehicle trips generated by this development when combined with the 788 and those previously approved through Development Orders, 38, equal 854 and will cause this segment to operate at LOS “C”.

Station 9878 located on SW 84 Street west of SW 137 Avenue, has a maximum LOS “D” of 2150 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1072 vehicles and an additional 297 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9878** with its PHP and assigned vehicles is at LOS “C”. The 7 vehicle trips generated by this development when combined with the 1072 and those previously approved through Development Orders, 297, equal 1376 and will cause this segment to operate at LOS “C”.

VII. DEVELOPMENT IMPROVEMENTS REQUIRED FOR THIS PROJECT:

Please see item VIII, access improvements for details.

VIII. ACCESS IMPROVEMENTS REQUIRED FOR THIS PROJECT:

- As per the provided site plan the southern/minor driveway should accommodate southbound entering vehicles. "Resident Only" signs should be installed on west side of SW 137 Avenue, north of the southern driveway to guide entering vehicles as part of PWWM paving and drainage submittal.

IX. SITE PLAN CRITIQUE:

- 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 through the recording of a plat.
- Convert three (3) free standing garage parking areas to carports.
- Adjust dumpster facility out of sight triangle.
- Interior gate south of clubhouse will be exit only (northbound).
- Adjust northbound turn bay lane geometry into proposed driveway and incorporate turn bay length requirement per traffic study.

X. STANDARD CONDITIONS:

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



Miami-Dade County Public Schools

giving our students the world

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

January 22, 2013

VIA ELECTRONIC MAIL

Mr. Juan Mayol, Esquire
Holland & Knight
701 Brickell Avenue, Suite 3000
Miami, Florida 33132

JUAN.MAYOL@HKLAW.COM

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
ESRIDGE COMPANY, N.V. & CANTONVILLE INVESTMENTS N.V. – Z2012-0150
LOCATED WEST OF SW 137 AVE. AND ON BOTH SIDES OF THEORETICAL SW 168 ST.
PH3013011200046 - FOLIO Nos. 3059340010170 3059270000220**

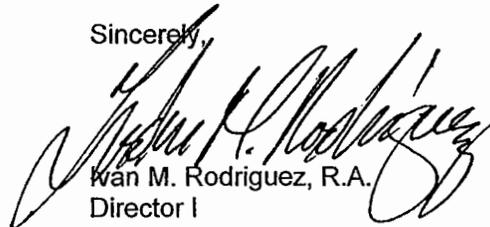
Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 322 single-family attached units, which generate 114 students; 50 elementary, 29 middle and 35 senior high students. **At this time, all three school levels have sufficient capacity available to serve the application.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. **As such, this analysis does not constitute a Public School Concurrency approval.**

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,



Juan M. Rodriguez, R.A.
Director I

IMR:ir
L-299

Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrency Master File

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



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

**Concurrency Management System
Preliminary Concurrency Analysis**

MDCPS Application Number: PH3013011200046 Local Government (LG): Miami-Dade
 Date Application Received: 1/12/2013 4:15:48 AM LG Application Number: Z2012000150
 Type of Application: Public Hearing Sub Type: Zoning
 Applicant's Name: ESRIDGE COMPANY, N.V. & CANTONVILLE INVESTMENTS, N
 Address/Location: 1185 IMMOKALLE RD
 Master Folio Number: 3059340010170
 Additional Folio Number(s): 3059270000220,

PROPOSED # OF UNITS 322
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 322
 MULTIFAMILY UNITS: 0

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3261	MIAMI HEIGHTS ELEMENTARY	106	50	50	YES	Current CSA
6771	JORGE MAS CANOSA MIDDLE	-13	29	0	NO	Current CSA
6771	JORGE MAS CANOSA MIDDLE	0	29	0	NO	Current CSA Five Year Plan
7701	SOUTH DADE SENIOR	-64	35	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	35	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
6761	REDLAND MIDDLE	463	29	29	YES	Adjacent CSA
7151	HOMESTEAD SENIOR	543	35	35	YES	Adjacent CSA
*An Impact reduction of 19.5% included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

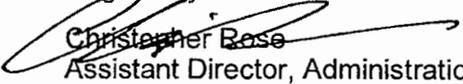
1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

Memorandum



Date: July 19, 2013

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

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

Subject: Cantonville Investments, N.V. and Esridge Company, N.V. (DIC #12_150)

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 May 21, 2013, as the applicant is currently providing revisions to site plans. The development of 322 garden-style multi-family residential units will likely be considered for "multi-family residential units" per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial or multi-family residential waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The PWWM does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

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

Memorandum



Date: July 15, 2013

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

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

Subject: Z2012000150: ESRIDGE COMPANY, N.V. & CANTONVILLE INVESTMENTS, N.V.
Review includes revisions as described in letter of intent dated 7-08-2013 and revised plans dated 7-11-2013.

Application Name: ESRIDGE COMPANY, N.V. & CANTONVILLE INVESTMENTS, N.V.

Project Location: The site is located in that area LYING WEST OF SW 137 AVENUE AND ON BOTH SIDES OF THEORETICAL SW 168 STREET, Miami-Dade County.

Proposed Development: The applicant is requesting approval for a district boundary change from BU-2 to RU-4M for a gated community development of 322 multi-family dwelling units. The site plan submitted with the application includes private recreation opportunities including a private park area, dog park, and pool and clubhouse. Review includes revisions as described in letter of intent dated 7-08-2013 and revised plans dated 7-11-2013.

Current Park Benefit District Area Conditions: County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park. The nearest local park to the application is Serena Lakes Park, which is located approximately .8 miles from the site.

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

Park Facility	Classification	Acreage
Caribbean Park	NEIGHBORHOOD PARK	5.17
Charles Burr Park	NEIGHBORHOOD PARK	3.80
Chuck Pezoldt Park	COMMUNITY PARK	39.88
Colonial Drive Park	COMMUNITY PARK	14.34
Deerwood Bonita Lakes Park	COMMUNITY PARK	11.03
Eureka Park	COMMUNITY PARK	4.42
Eureka Villas Park	NEIGHBORHOOD PARK	5.30
Kings Grant Park	NEIGHBORHOOD PARK	6.42
Losner Park	MINI-PARK	0.55
MedSouth Park	NEIGHBORHOOD PARK	4.48
Oak Creek Park	NEIGHBORHOOD PARK	5.03
Quail Roost Park	NEIGHBORHOOD PARK	2.47
Serena Lakes Park	NEIGHBORHOOD PARK	5.14
Sgt. Joseph Delancy Park	COMMUNITY PARK	10.46
Southridge Park	DISTRICT PARK	20.88
Three Lakes Park	SINGLE PURPOSE PARK	15.72

Impact Analysis: 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.

Impact and demand: The proposed development consisting of 322 dwelling units generates the need for approximately 1.8 acres of parkland based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population. The site is located in Park Benefit District 2 which has a surplus of 494.95 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District. The Department has no objection to this application.

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



DATE: January 8, 2013

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

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

SUBJECT: Review of DIC Project No. 12-150 Cantonville Investments & Esridge Co.
MDT Project No. OSP006
FSC No. 41.04

Project Description

12-150 – Cantonville Investments and Esridge Company are requesting a district boundary change from BU-2 (Special Business District) to RU-4M (Modified Apartment House District). The submitted site plans illustrate a proposed garden-style multi-family apartment development with 322 units. The subject property is approximately 13 acres and is located on the west side of SW 137 Avenue at approximately theoretical SW 168 Street in Miami-Dade County, Florida.

Current Transit Service

Existing transit service is located approximately 0.4 miles to the north of the subject site and is provided by Route 137 (West Dade Connection) and Route 252 (Coral Reef MAX). The alignments for these routes are illustrated on the attached maps. The service headways for these routes (in minutes) are as follows:

**Metrobus Route Service Summary
Cantonville Investments and Esridge Company 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		
137 (West Dade Connection)	(30) / (30/45)	45	(50/60)	n/a	40	45	0.4	L
252 (Coral Reef MAX)	(24/30/50) / (15/20)	60	30	n/a	60	60	0.4	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

Future Transportation/Transit Improvements

The 2013 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 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 2012 ten-year Transit Development Plan (TDP) identifies in its 2022 Recommended Service Plan the following improvements/adjustments on the existing routes serving the vicinity of the project:

Route	Improvement/Adjustment
137 (West Dade Connection)	No planned improvements.
252 (Coral Reef MAX)	Route to be transformed to the Coral Reef Enhanced Bus.

In addition, the 2012 ten-year TDP identifies in its 2022 Recommended Service Plan the following new route that will serve the vicinity of the project:

Route	Description
SW 137 Avenue Enhanced Bus	This route will provide premium limited-stop transit service along SW 137 Avenue from MDT's proposed park-and-ride/bus terminal station (SW 8 Street and SW 147 Avenue) to SW 304 Street and US-1.

MDT Comments/Recommendations

The subject site is currently vacant and is located on the west side of SW 137 Avenue at approximately theoretical SW 168 Street. Route 137 (West Dade Connection) and Route 252 (Coral Reef MAX) are located approximately 0.4 mile to the north of the subject site and currently provide bus service with a 30 minute or better AM/PM peak-hour headway. 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 2012 ten-year Transit Development Plan (TDP) identifies in its 2022 Recommended Service Plan a proposed new Metrobus Route, SW 137 Avenue Enhanced Bus, that will operate adjacent to the subject site along SW 137 Avenue.

This route will provide premium limited-stop transit service along SW 137th Avenue from MDT's proposed park-and-ride/bus terminal station (SW 8th Street and SW 147th Avenue) to SW 304

Street and US-1. This enhanced bus project will feature strategic park-and-ride locations. In addition, this route provides a premium north-south transit connection for the West Kendall area connecting several residential areas with large shopping centers, which include Kendale Lakes Mall, Miller Square and London Square. In 2007, the Miami-Dade Metropolitan Planning Organization conducted a study of potential transit service improvements in the Kendall area. Bus rapid transit (BRT) service on SW 137th Avenue was one of the recommendations made in that study. Service headways will be 20 minutes during the AM/PM peak-hour and 40 minutes during the mid-day. Revenue service is anticipated to begin in 2020 using nine (9) new standard 40-foot buses.

Based on MDT's review of the revised site plan, the applicant has incorporated an internal network of pedestrian paths that connect the various multi-family residential buildings to SW 137 Avenue which will provide convenient pedestrian connectivity to the proposed SW 137 Avenue Enhanced Bus Service which will run adjacent to the property along SW 137 Avenue. **As such, MDT has no objections to this application.**

c: Monica D. Cejas, P.E., Senior Professional Engineer
Eric Zahn, Transit Planning Section Supervisor

Memorandum



Date: February 22, 2013

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: *[Signature]*
J.D. Patterson, Director
Miami-Dade Police Department

Subject: Review - Developmental Impact Committee Zoning Application
Case: No. Z2012000150 - Cantonville Investments, N.V.
and Esridge Company, N.V.

RECEIVED
ASSISTANT DIRECTORS OFFICE

FEB 22 2013

POLICE SERVICES

APPLICATION

The applicant, Cantonville Investments, N.V. and Esridge Company, N.V., is requesting a district boundary change of approximately 13 acres of land from Special Business District (BU-2) to Modified Apartment House District (RU-4M) for the development of 322 multi-family residential units. The subject property is located on the west side of SW 137 Avenue at approximately SW 168 Street in Miami-Dade County.

CURRENT POLICE SERVICES

The site is 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. The MDPD requests that should demand for police services increase as a result of the completion of this project, additional sworn personnel, support staff, and equipment be added to the Hammocks District to maintain emergency response times. A ½ mile radius check of crimes/calls for service of the location was completed and has been provided in the attached documents for your Department.

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.

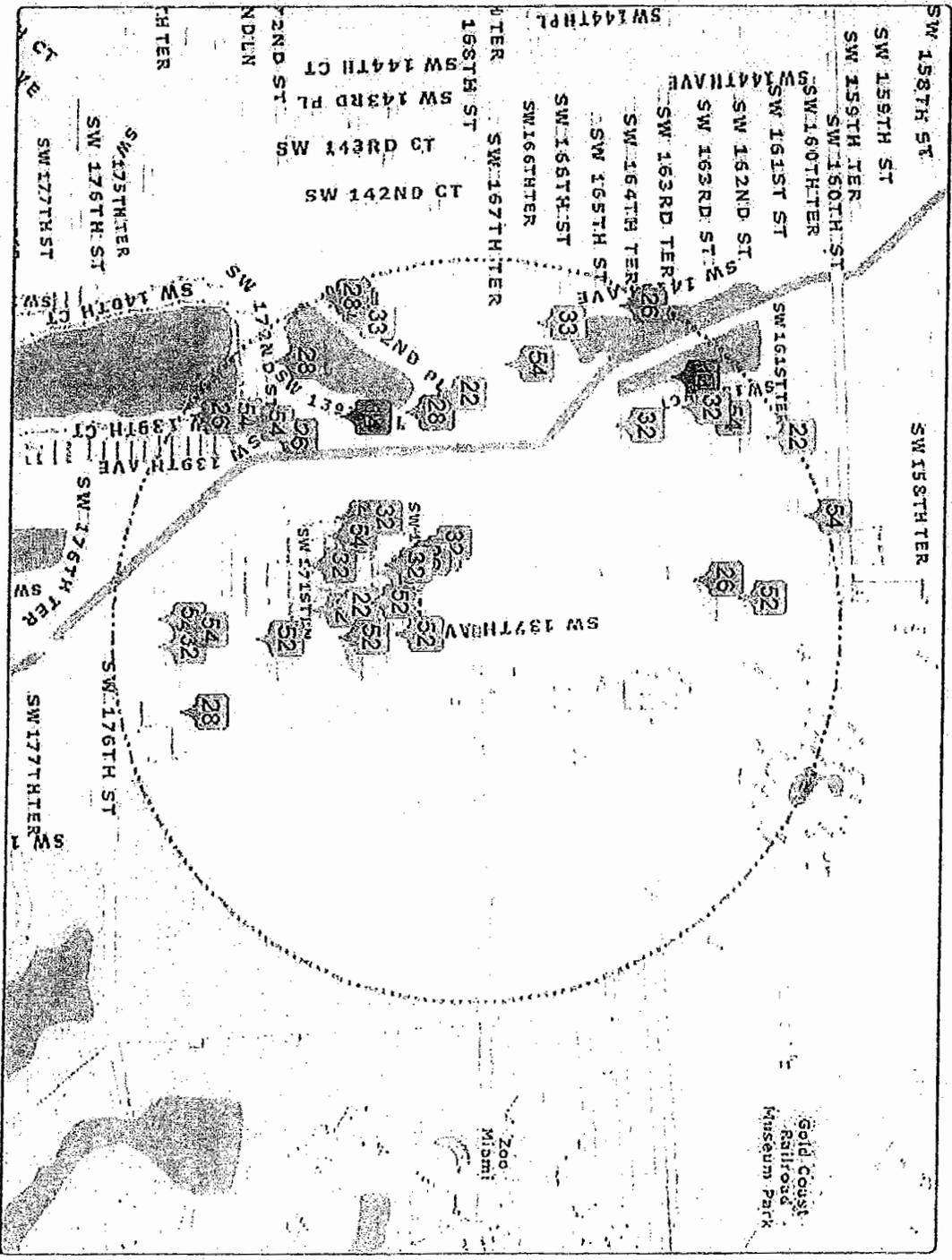
Should you have any questions or require additional information, Lieutenant William Gonzalez, of the Public Information & Education Bureau, may be contacted at (305) 471-1775.

JDP/kh

ESRIDGE COMPANY, N.V. AND CANTONVILLE INVESTMENTS, N.V.

Z2012000150 2012 SELECTED CRIMES (JAN 1 - DEC 30) 0.5 MI

Miami-Dade Police Department



Map Legend	
	CDW Incidents (47)
	52 - Narcotics Investigation (9)
	26R - Burglary Residential (7)
	54 - Fraud (7)
	32D - Domestic Assault (6)
	32 - Assault (5)
	26 - Vandalism (4)
	22S - Auto Theft Stolen (4)
	14 - Conduct Investigation (2)
	26C - Burglary Commercial (1)
	33R - Sex Offense Rape (1)
	33O - Sex Offense Other (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 requester should consult the official government record. Based on these limitations, MDC is unable to guarantee the accuracy of the information represented. Employees or agents disclaim all warranties, expressed or implied, as to any matter whatsoever and shall not be responsible for any loss or damage that may directly or indirectly arise as the result of use of information contained in the County's GIS.

Memorandum



Date: March 11, 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 #12-150
ESRIDGE COMPANY, N.V. & CANTONVILLE INVESTMENTS, N.V.
MDAD DN-13-03-1116

A handwritten signature in black ink, appearing to read "J. Ramos", written over the "From:" field of the memorandum.

As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #12-150, Esridge Company, N.V. & Cantonville Investments, N.V. The applicant is requesting a district boundary change from BU-2 to RU-4M. The site is located west of SW 137 Avenue and approximately 69' north of SW 169 Terrace in Miami-Dade County, Florida. The size of the property is approximately 13 acres.

Based upon our review of the information provided, MDAD does not object to the zone change provided the applicant complies with all applicable local, state and federal aviation regulations including the Code of Miami-Dade County, Chapter 33, Airport Zoning.

C: Jorge Vital, DIC Coordinator, Department of Regulatory and Economic Resources

DATE: 07-MAY-13

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

ESRIDGE COMPANY, N.V. &
CANTONVILLE INVESTMENTS,
N.V.

LYING WEST OF SW 137 AVENUE
AND ON BOTH SIDES OF
THEORETICAL SW 168 STREET,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000150

HEARING NUMBER

HISTORY:

NC OPEN:
THERE ARE NO CURRENT OPEN CASES ON FOLIO NUMBERS 30-5934-001-0170 OR 30-5927-000-0220.

NC CLOSED:
FOLIO NUMBER: 30-5934-001-0170
CASE #201202007088, WAS OPENED ON JULY 31, 2012, FOR FAILURE TO PERFORM LOT MAINTNANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1). CITATION #T029953 WAS ISSUED ON AUGUST 16, 2012, FOR NON-COMPLIANCE TO THE VIOLATION. COMPLIANCE WAS MET, THE TICKET WAS PAID, AND THE CASE HAS BEEN CLOSED.

THERE ARE NO CURRENT CLOSED CASES ON FOLIO NUMBER 30-5927-000-0220.

BLDG: THERE ARE NO CURRENT OPENED OR CLOSED CASES

ESRIDGE COMPANY, N.V. & CANTONVILLE INVESTMENTS, N.V.

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

Memorandum



Date: July 19, 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: Esridge Company, N.V. & Cantonville Investments, N.V.
DIC Application # Z2012000150 (REVISION # 3)

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. This revision addresses new comments from the Public Works Traffic Engineering Division and does not have an impact on MDWASD comments. The only comment provided for this revision was an update to the Nominal Average Pump Operating Time (NAPOT) for pump station # 1099.

Application Name: Esridge Company, N.V. & Cantonville Investments, N.V.

Proposed Development: The applicants are seeking a district boundary change on the property from BU-2 (Special Business District) to RU-4M (Modified Apartment House District). The applicants are proposing to develop the property with 322 multi-family residential units (apartments) in accordance with the RU-4M district regulations. The total water demand for this development will be 48,300 gpd.

Project Location: The subject property is located on the west side of SW 137th Avenue at approximately theoretical SW 168th Street, in unincorporated Miami-Dade County with folio numbers 30-5927-000-0220 and 30-5934-001-0170.

Water: The subject project is located within MDWASD's service area. The source of water for the project is the Alexander Orr Water Treatment Plant. As noted in Agreement No. 21386 offered on January 23, 2013, there is an existing 12-inch water distribution main located in SW 137th Avenue abutting the eastern boundary of the property from which the Developer may connect to provide water service. Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) 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) for the proposed development was issued on January 14, 2013 with Agreement Number 21386. The WSC letter shall remain active in accordance with the terms and conditions specified in said certification. Said Certification is issued to assure 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 is obtained.

Sewer: The subject project is located within MDWASD's service area. There is an existing 8-inch sanitary gravity sewer in SW 137th Avenue, abutting the eastern boundary of the Developer's property, from which the Developer may connect and install an 8-inch gravity sewer line within the Developer's property, provided that there is sufficient depth and that there are no obstacles which would preclude construction of the sewer facilities. Please note that Agreement No. 21386 was offered on January 23, 2013, and final points of connection were issued.

Pump Station: 1099
Yearly NAPOT: 0.79 Hrs
Projected NAPOT: 3.31 Hrs
Projected NAPOT including this project flows: 5.61 Hrs

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.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

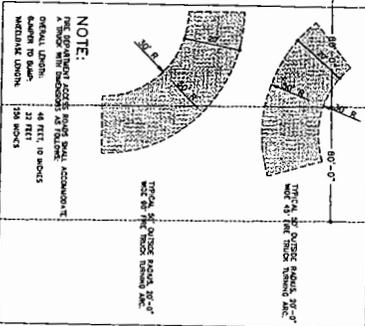
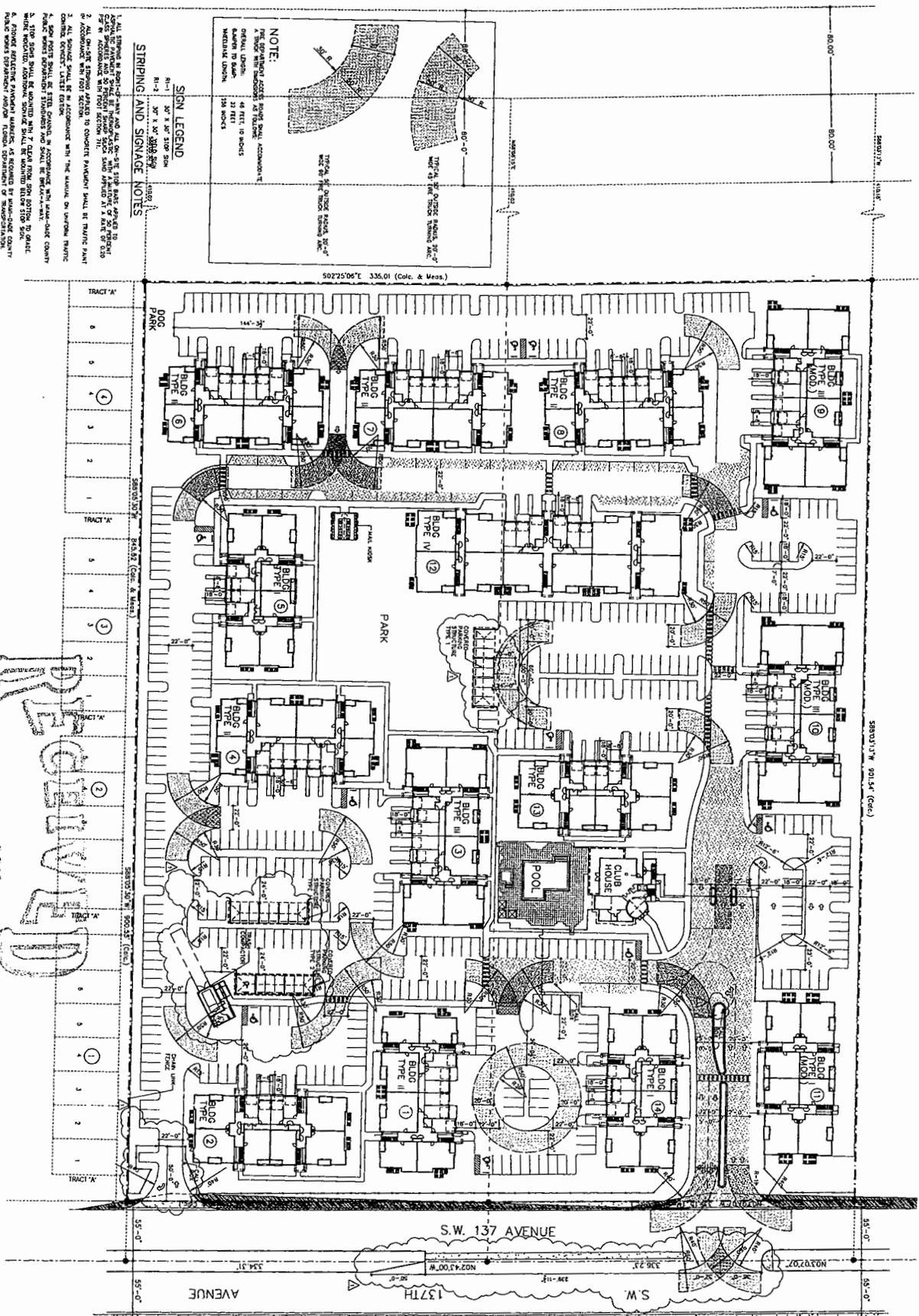
Water Conservation: All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with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



STRIPING AND SIGNAGE NOTES

SIGN LEGEND

R-1: 30" x 30" SIGN SIGN

R-2: 30" x 30" SIGN SIGN

1. ALL STRIPING IS TO BE PAINTED AND ALL 30" x 30" SIGN SIGNS APPLIED TO CONCRETE SURFACES AND TO BE PAINTED WITH WHITE PAINT. ALL SIGNAGE SHALL BE PAINTED WITH WHITE PAINT.
2. ALL SIGNAGE SHALL BE 2' ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
3. ALL SIGNAGE SHALL BE 2' ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. ALL SIGNAGE SHALL BE 2' ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
5. ALL SIGNAGE SHALL BE 2' ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

RECEIVED

JUL 4 4 553

MIAMI-DADE COUNTY
DEPT. OF PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENTAL IMPACT COMMITTEE

TRAFFIC/FIRE ACCESS PLAN

SCALE: 1" = 40'-0"

JUL 0 3 2013

J.S.

MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
MIAMI OFFICE
7250 SW 161st ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
JOSE I. SALDUELL
LIC. # AR 0013085

ATLANTIC VILLAS • KENDALL
168TH STREET & SW 137th AVENUE, MIAMI, FL.
FOR:
FLORIDA ATLANTIC INVESTMENTS, INC.
MIAMI, FLORIDA

NO.	DATE	REVISIONS

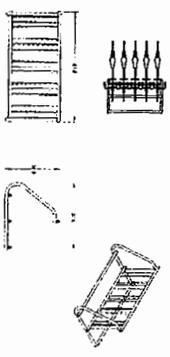
SITE DATA

ZONE: RU-4M DISTRICT (ADJUDICATED APARTMENT HOUSE DISTRICT 3.9 UNITS/NET ACRE)	
PRESIDENT ZONING: BU-2	PROPOSED ZONING: RU-4M
NET LOT AREA: 568,154 SF (12,907 AC)	
GROSS AREA: 602,989 SF	
SETBACKS:	REQUIRED: 25'
FRONT	PROVIDED: 25'
INTERIOR SIDE	20'
SIDE STREET	25'
REAR	N/A
ANCLAY STRUCTURES (REAR)	25'
	10'
BUILDING HEIGHT:	28'-6" (1B)
MAX HEIGHT:	100' (9 STORES)
OPEN SPACE:	(38'-0" / 27'-0" / 27') (1 R003)
OFFER SPACE: 25% TOTAL LOT AREA	141,538.5 SF
	184,455.52 SF
	32.23 %
BUILDING COVERAGE (30% OF LOT: 168,846.2 SQ FT)	
BUILDING FOOTPRINT: 157,031 SF	
CLUBHOUSE: 3,820 SF	
MAIL-ROOMS: 598 SF	
TOTAL: 158,250 SF = 27.59 %	
* 1 ACRE = 43,560 SQ FT	

FAR CALCULATION (3 STORES: 568,154 SF x 0.75 = 426,115.5 SF)

BUILDING TYPE I	23,314 SF X 4 BLDGS. =	93,256 SF
BUILDING TYPE II (R00)	23,314 SF X 1 BLDG. =	23,314 SF
BUILDING TYPE III	27,154 SF X 5 BLDGS. =	135,770 SF
BUILDING TYPE IV	30,288 SF X 3 BLDGS. =	90,864 SF
BUILDING TYPE V	46,584 SF X 1 BLDG. =	46,584 SF
CLUBHOUSE 1ST FLOOR	3,545 SF	
CLUBHOUSE 2ND FLOOR	3,272 SF	
GARAGE TYPE 1	1,841 U.S.F.	
GARAGE TYPE 2	1,133 U.S.F.	
TOTAL PROVIDED FAR	400,331.88 SF	

BICYCLE RACKS
 SPACE & MARKING
 ALL BICYCLE PARKING SPACES SHALL BE PROVIDED WITH THE FOLLOWING MARKING: A WHITE SQUARE WITH A BICYCLE SYMBOL IN THE CENTER. THE SQUARE SHALL BE AT LEAST 4 FEET BY 4 FEET. THE BICYCLE SYMBOL SHALL BE AT LEAST 18 INCHES BY 12 INCHES. THE SQUARE SHALL BE PAINTED OR PLACED ON THE PAVEMENT. THE SQUARE SHALL BE PAINTED OR PLACED ON THE PAVEMENT. THE SQUARE SHALL BE PAINTED OR PLACED ON THE PAVEMENT.



BIKE RACK DETAIL
 N.T.S.

PARKING DATA

REQUIRED	PROVIDED	BICYCLE PARKING SPACES
1 BEDROOM X 1.5 : 112 UNITS	188	453 STRIPED STANDBY PARKING SPACES
2 BEDROOMS X 1.75 : 162 UNITS	284	12 RACKS OF 4 BIKES OR 48 BIKES
3 BEDROOMS X 2 : 48 UNITS	96	
TOTAL REQUIRED / PROVIDED	548 SPACES	548 SPACES
		66 ENCLOSED SPACES @ GARAGES LOCATED IN RESIDENTIAL BUILDINGS.
		540 SPACES
		66 ENCLOSED SPACES @ GARAGES LOCATED IN RESIDENTIAL BUILDINGS.
		608 SPACES

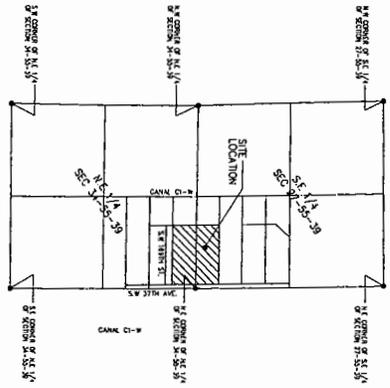
* REQUIRED ACCESSIBLE PARKING SPACES 2% TOTAL PARKING SPACES = 10,960 SPACES; PROVIDED 11 SPACES.

UNIT MIX

UNIT TYPE	AREA SQ FT	TOTAL UNIT NUMBER	PERCENTAGE OF MIX
A-1 1BR/1B	803.5	52 UNITS	16.1%
A-2 1BR/1B+DEN	928.97	60 UNITS	18.6%
B-1 2BR/2B	1,128.5	90 UNITS	27.6%
B-2 2BR/2B+DEN	1,268.2	72 UNITS	22.4%
C-1 3BR/2B	1,400.8	48 UNITS	15.0%
TOTALS		322 UNITS	100%

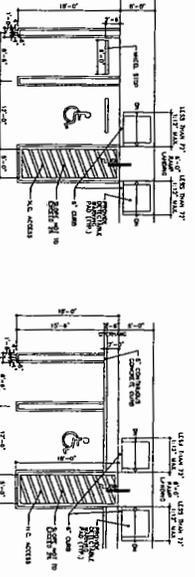
UNIT MIX PER BUILDING

UNIT TYPE	TYPE I (4 BLDGS /BLDG)	TYPE II (24 UNITS /BLDG)	TYPE III (14 BLDGS /BLDG)	TYPE IV (12 UNITS /BLDG)	TOTAL
A-1 1BR/1B	40	12	60	52	164
A-2 1BR/1B+DEN	48	12	30	60	150
B-1 2BR/2B	50	50	48	48	196
B-2 2BR/2B+DEN	50	50	48	48	196
C-1 3BR/2B	50	50	48	48	196
TOTALS	68	24	110	110	312

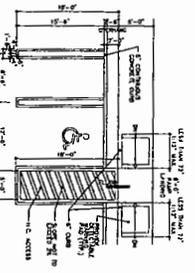


LOCATION MAP
 N.T.S.

RECEIVED
 JUL 11 2013
 MIAMI-DADE COUNTY
 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE
 WHEELSTOP DETAIL
 N.T.S.



HANDICAP PARKING DETAIL & TYP. PARKING
 N.T.S.



HANDICAP PARKING DETAIL & TYP. PARKING W/OVERHANG OVER PAVED AREA
 N.T.S.

JUL 03 2013
 SP-2
 SHEETS

MSA ARCHITECTS
 ARCHITECTURE & PLANNING
 MIAMI OFFICE
 7835 SW 15th St.
 SUITE 100
 MIAMI, FL 33155
 (305) 273-0911
 JOSE L. SAUWELL
 P.E. # 0012682

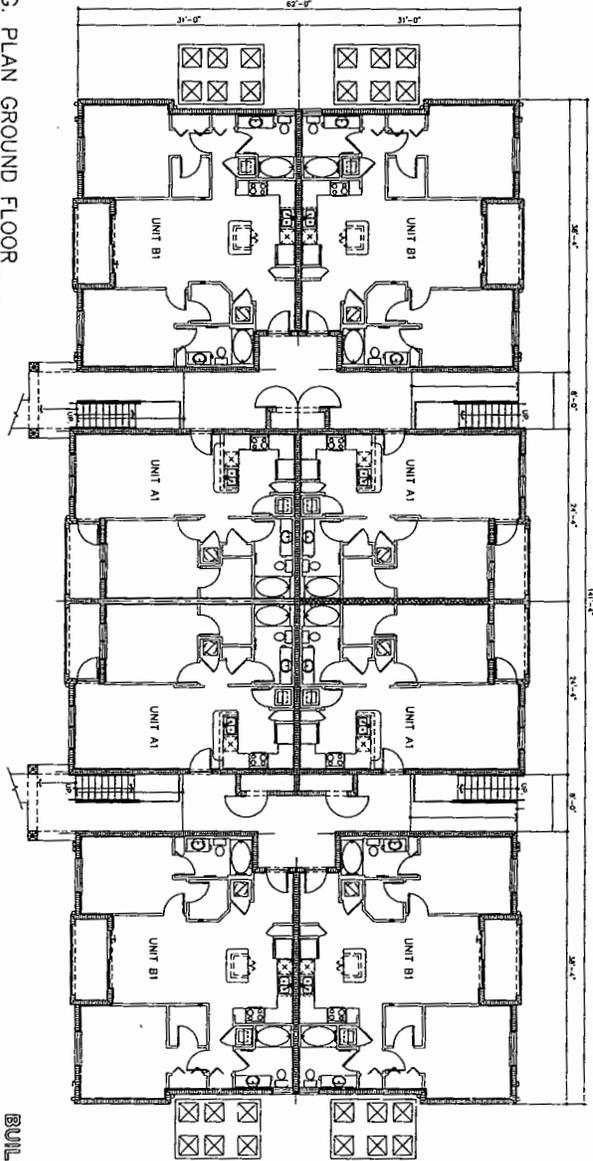
ATLANTIC VILLAS • KENDALL
 168TH STREET & SW 137th AVENUE, MIAMI, FL.
 FOR:
 FLORIDA ATLANTIC INVESTMENTS, INC.
 MIAMI, FLORIDA

REVISIONS

NO.	DATE	DESCRIPTION

BLDG. PLAN GROUND FLOOR

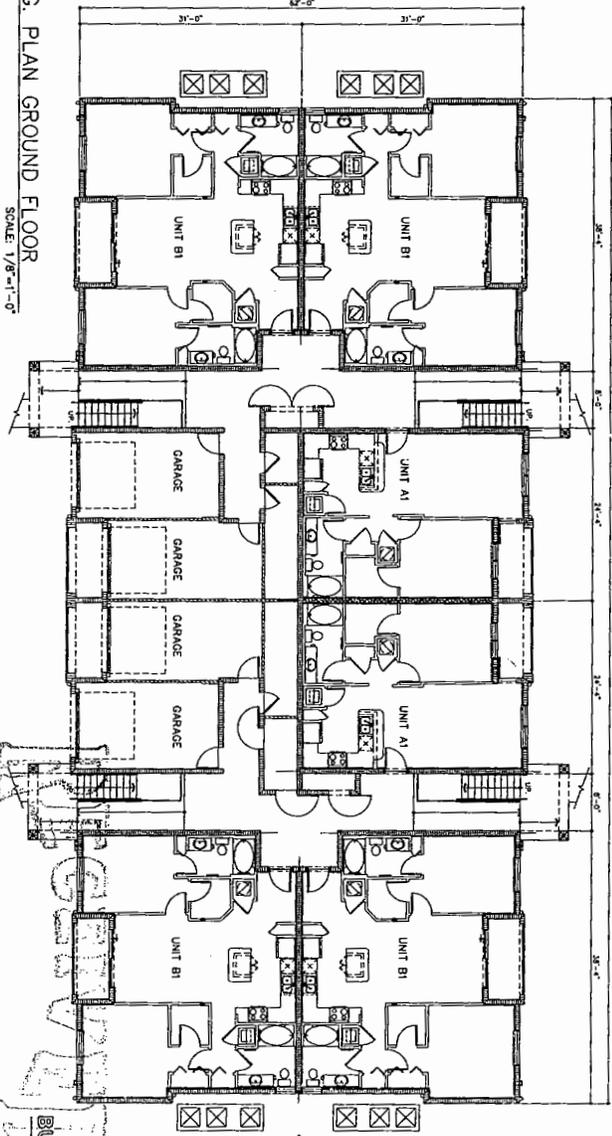
SCALE: 1/8"=1'-0"



BUILDING TYPE I-MOD.
APPLICABLE FOR BUILDING #11

BLDG. PLAN GROUND FLOOR

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



BUILDING TYPE I

A-2.1.1

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

JUL 1 1 2013

JUL 03 2013
J.S.

DRAWN	DATE	BY
CHECKED	DATE	BY
DATE	DATE	BY
JOB NO.	134842	
SHEET	104 (2-13)096	

MSA ARCHITECTS
ARCHITECTURE & PLANNING

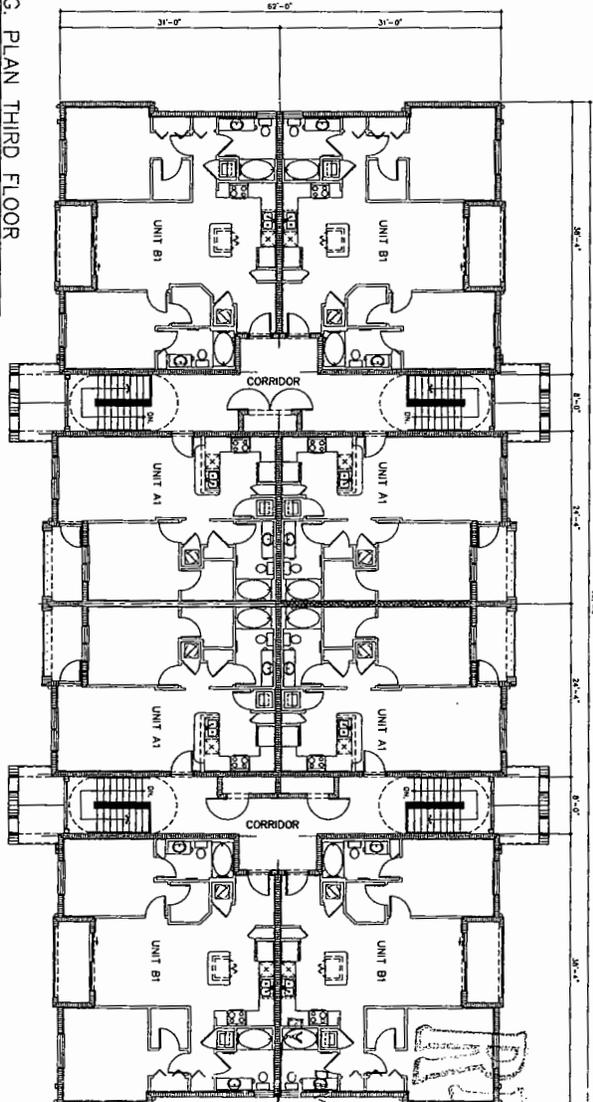
MSA ARCHITECTS, INC.
MIAMI OFFICE
7535 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
JOSE I. SAUMELL
LIC. # AY 0013065

ATLANTIC VILLAS • KENDALL
168TH STREET & SW 137th AVENUE, MIAMI, FL.
FOR:
FLORIDA ATLANTIC INVESTMENTS, INC.
MIAMI, FLORIDA

REVISIONS	BY

41

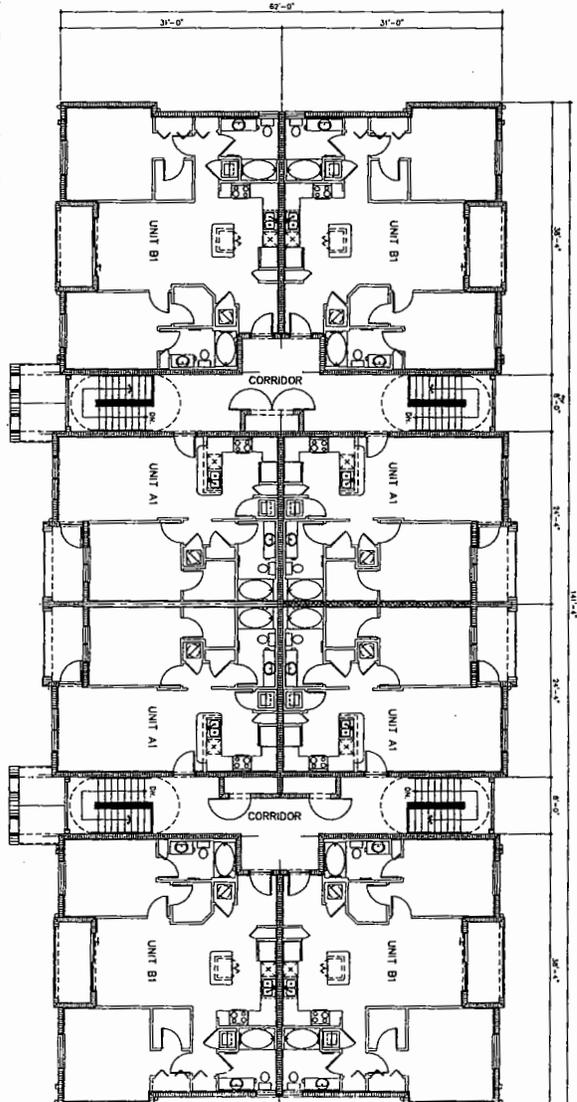
BLDG. PLAN THIRD FLOOR
SCALE: 1/8"=1'-0"



BUILDING TYPE I

A-2.1.8

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



BUILDING TYPE I-MOD.
APPLICABLE FOR BUILDING #11

JUL 03 2013
J.S.

DATE	BY	REVISION
07/03/2013	J.S.	ISSUE FOR PERMITS
06/20/2013	J.S.	REVISED
06/14/2013	J.S.	REVISED
06/14/2013	J.S.	REVISED
06/14/2013	J.S.	REVISED

RECEIVED
 JUL 1 9 2013
 MIAMI-DADE COUNTY
 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE

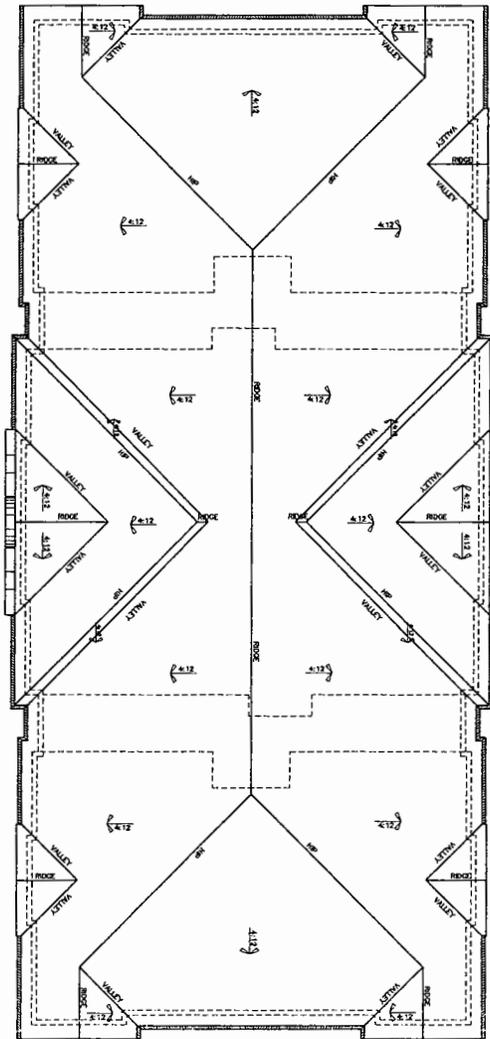
MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
MIAMI OFFICE
2885 SW 107th St.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-8911
JOSE I. SAMUEL
LIC. # AH 0013068

ATLANTIC VILLAS • KENDALL
168TH STREET & SW 137th AVENUE, MIAMI, FL.
FOR:
FLORIDA ATLANTIC INVESTMENTS, INC.
MIAMI, FLORIDA

REVISIONS	BY

43



BLDG. ROOF PLAN

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

RECEIVED
 JUL 1 1973

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

BY _____

BUILDING TYPE I & TYPE I MOD.

A-2.14

SHEETS

JUL 0 3 1973

J.S

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

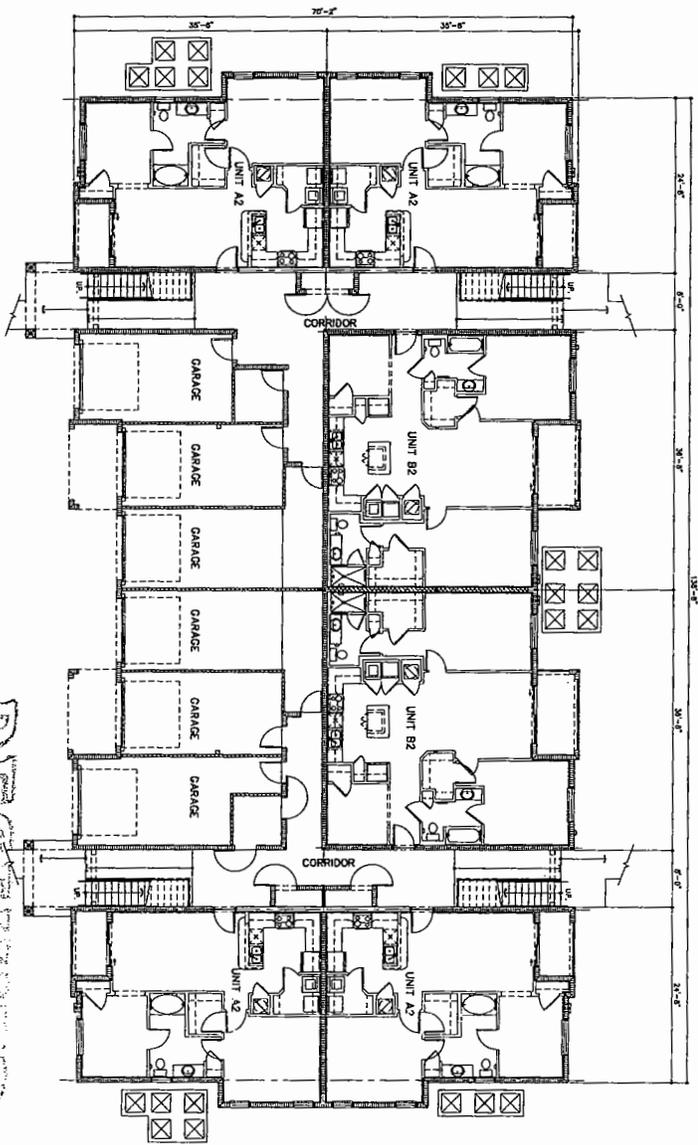
MSA ARCHITECTS, INC.
 MIAMI OFFICE
 7692 SW 104th ST.
 SUITE 100
 MIAMI, FLORIDA 33156
 (305) 273-9911
 JOSE I. SAUMELL
 LIC. # AR 0013085

ATLANTIC VILLAS • KENDALL
 168TH STREET & SW 137th AVENUE, MIAMI, FL.
 FOR:
 FLORIDA ATLANTIC INVESTMENTS, INC.
 MIAMI, FLORIDA

REVISIONS
 BY

44

COPYRIGHT © 2010 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DESIGN CONCEPTS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



BLDG. PLAN GROUND FLOOR
SCALE: 1/8"=1'-0"

RECEIVED
MAY 14 2013

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

BUILDING TYPE II

A-221

DATE	BY
2013.07.03	J.S.

MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
MIAMI OFFICE
7225 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
JOSE I. SALMELL
L.C. #. 0013065

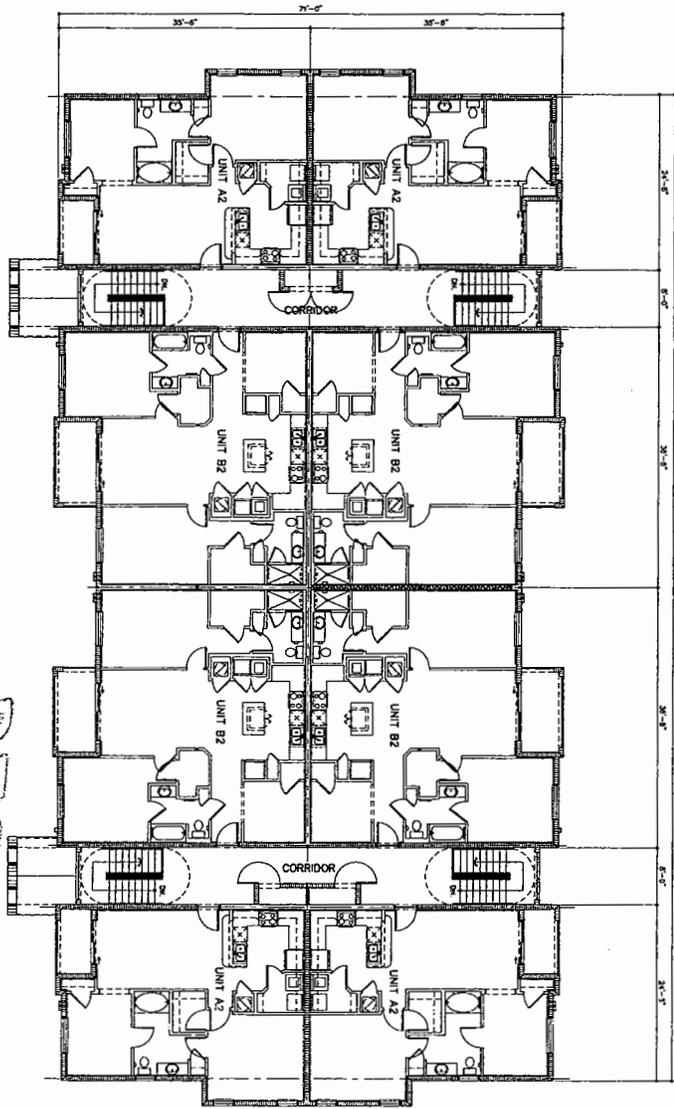
ATLANTIC VILLAS • KENDALL
168TH STREET & SW 137th AVENUE, MIAMI, FL.
FOR:
FLORIDA ATLANTIC INVESTMENTS, INC.
MIAMI, FLORIDA

REVISIONS:	BY

45

JUL 03 2013
J.S.

COPYRIGHT © 2013 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



BLDG. PLAN THIRD LEVEL
SCALE: 1/8"=1'-0"

RECEIVED
JUL 1 1993

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

BUILDING TYPE II

A-2.2.3

OF SHEETS

DATE	BY	REVISION

MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
MIAMI OFFICE
7695 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 272-7911
JOSE L. SAMBELL
LIC # AH 0013085

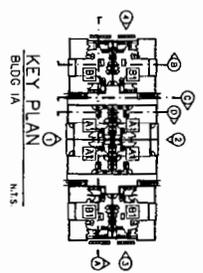
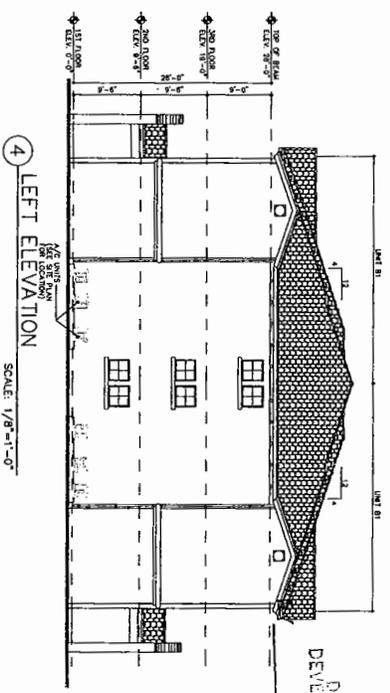
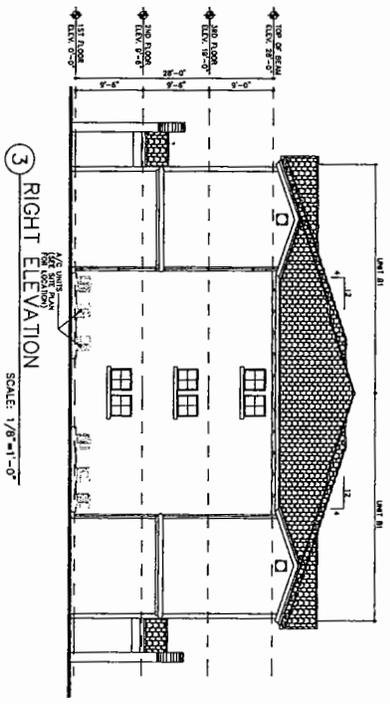
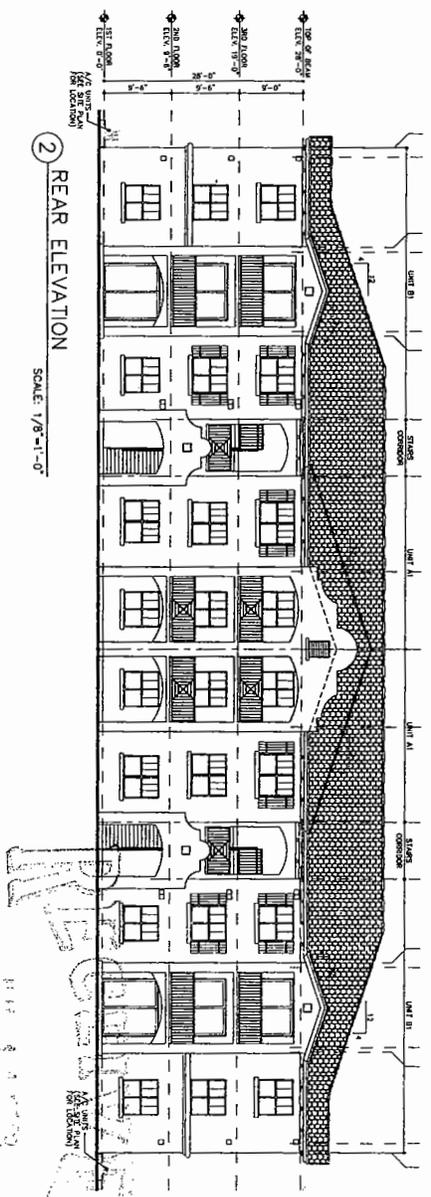
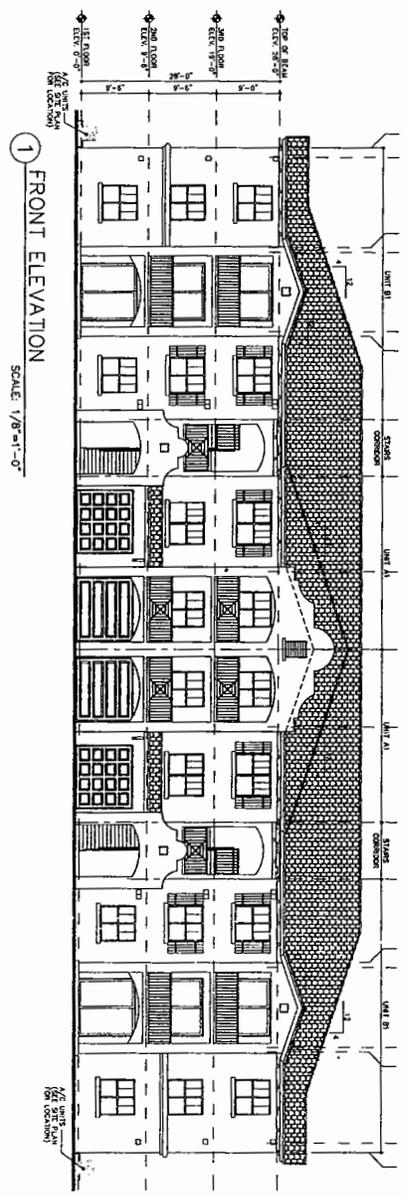
ATLANTIC VILLAGES • KENDALL
168TH STREET & SW 137th AVENUE, MIAMI, FL.
FOR:
FLORIDA ATLANTIC INVESTMENTS, INC.
MIAMI, FLORIDA

REVISIONS	BY

47

JUL 03 2013

T.S



BUILDING TYPE I

A-311

07 SHEETS

JUL 03 2013
J.S.

MSA ARCHITECTS
ARCHITECTURE & PLANNING

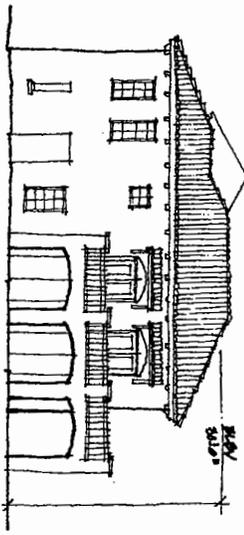
MSA ARCHITECTS, INC.
MAIN OFFICE: 7853 SW 104th ST., SUITE 100, MIAMI, FLORIDA 33156 (305) 273-0011
JOSE I. SAUREL, LIC. # AC 0033048

ATLANTIC VILLAS • KENDALL
168TH STREET & SW 137th AVENUE, MIAMI, FL.
FOR: FLORIDA ATLANTIC INVESTMENTS, INC.
MIAMI, FLORIDA

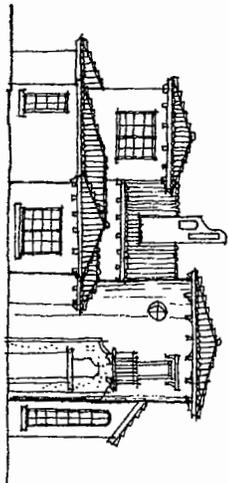
REVISIONS	BY

48

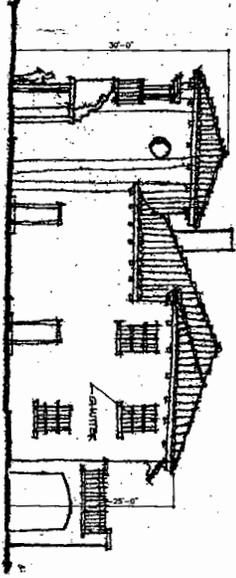
Copyright © 2013 MSA Architects, Inc. The architectural design and detail drawings for this building and/or overall project are the legal property of and all rights are reserved by the architect.



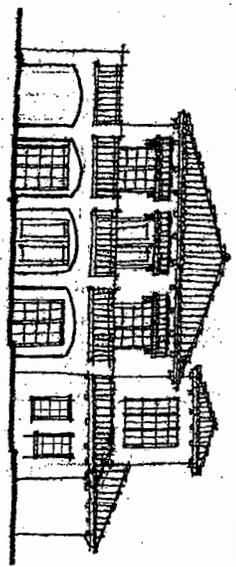
WEST ELEVATION
SCALE 1/8"=1'-0"



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



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

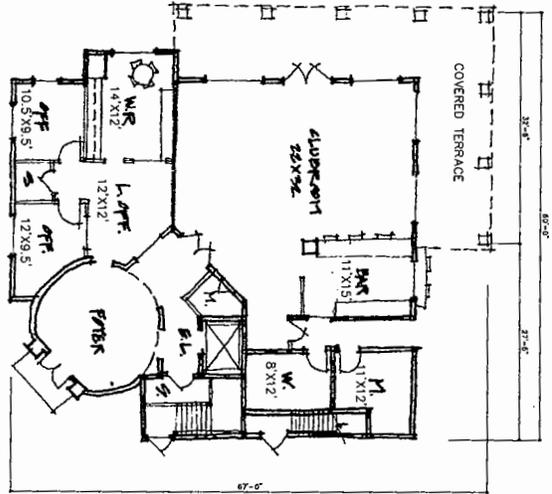
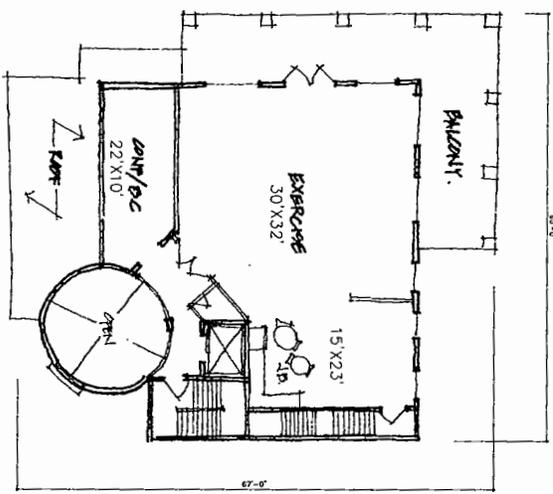


SOUTH ELEVATION
SCALE 1/8"=1'-0"

RECEIVED
MAY 14 2013

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

CLUB HOUSE



MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
MAIN OFFICE
7855 SW 184th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
JOSE I. SAINWELL
LIC. # 0013265

ATLANTIC VILAS • KENDALL
168TH STREET & SW 137th AVENUE, MIAMI, FL.
FOR:
FLORIDA ATLANTIC INVESTMENTS, INC.
MIAMI, FLORIDA

REVISIONS	BY

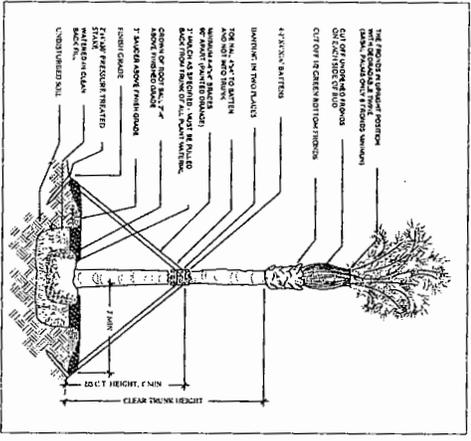
50

JUL 03 2013
J.S.

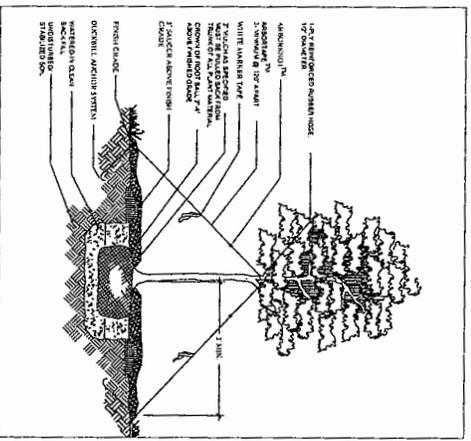
GH-2.1

07 SHEETS

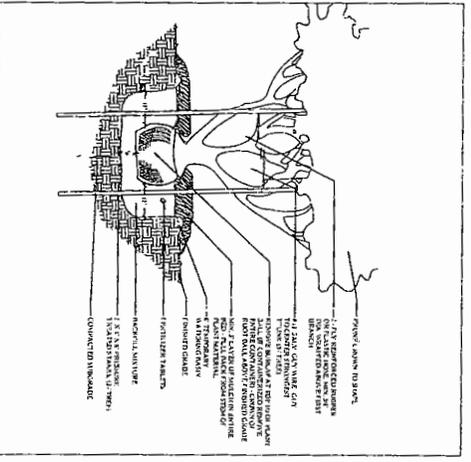
Copyright © 2010 MSA Architects, Inc. The architectural design and other drawings for this building and/or other project are the legal property of and all rights are reserved by the architect. Their use for reproduction, construction or other purposes is prohibited unless authorized in writing by the architect.



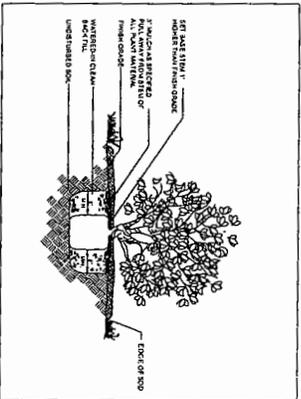
147 Palm Planting Detail
Scale: 1/8\"/>



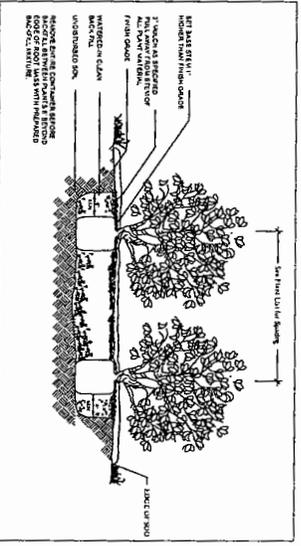
148 Single Trunk Tree Planting Detail
Scale: 1/8\"/>



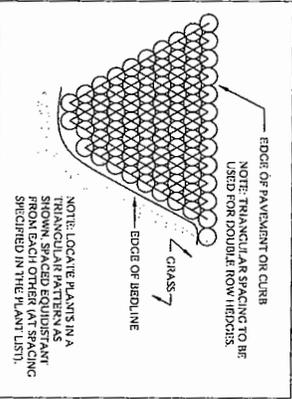
149 Multi-Trunk Tree Planting Detail
Scale: 1/8\"/>



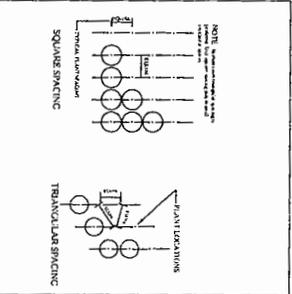
150 Shrub Planting Detail
Scale: 1/8\"/>



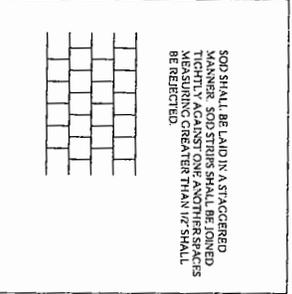
151 Ground Cover Detail
Scale: 1/8\"/>



152 Shrub Planting Spacing Detail
Scale: 1/8\"/>



153 Ground Cover Spacing Detail
Scale: 1/8\"/>



154 Sod Planting Detail
Scale: 1/8\"/>

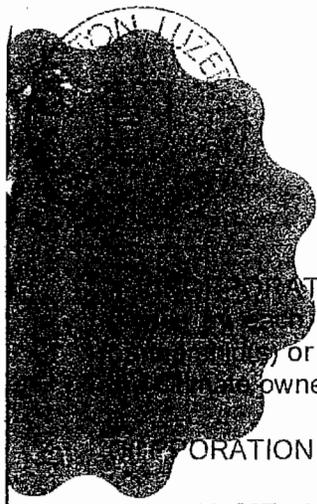
RECEIVED

RECEIVED BY
 DEVELOPER
 DATE: 12.11.2013
 PROJECT: ATLANTIC VILLAS AT KENDALL

RECEIVED

RECEIVED BY
 DEVELOPER
 DATE: 12.11.2013
 PROJECT: ATLANTIC VILLAS AT KENDALL

RECEIVED BY
 DEVELOPER
 DATE: 12.11.2013
 PROJECT: ATLANTIC VILLAS AT KENDALL



DISCLOSURE OF INTEREST*

IF CORPORATION owns or leases the subject property, list principal stockholders and percent of stock
[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
ownership interest].

CORPORATION NAME: Esridge Company, N.V.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>See Attached</u>	

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

TRUST/ESTATE NAME _____

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

212-150

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

NAME OF PURCHASER: Florida Atlantic Investments, Inc.

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
<u>See Attached</u>	

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.

Esridge Company, N.V

Signature: _____

Print Name/Title: _____ Peter Moosbrugger / Managing Director

Subscribed before me this 05th day of December, 2012. Affiant is personally know to me or has produced Swiss Passport No. F1174211 as identification.



(Notary Public)

My commission expires: n/a

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.

LEGALIZATION

The undersigned notary public of the Canton of Lucerne, Dr. iur. Joseph Küng, Hirschmattstrasse 36, 6003 Lucerne, declares by this, that

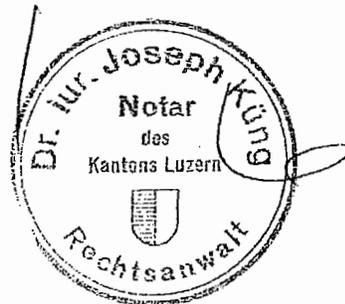
Mr Peter Johann Moosbrugger, born 08.12.1947, citizen of Wittenbach SG, in 8500 Frauenfeld, Dohlenweg 7

has signed the above document (Disclosure of Interest) in his presence. Mr. Moosbrugger has proved his identity with his Swiss Passport No. F1174211. The signature is therefore certified as true.

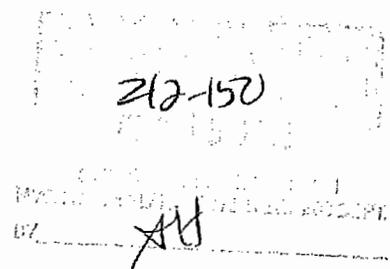
The notary public further certifies that according to the copy of the Certificate of Legal Existence, dated July 18, 2012, Mr. Peter Johann Moosbrugger is acting as one of the Managing Directors of Esridge Company N.V.

Lucerne, December 05, 2012
Prot. No. 2286/2012

The notary public



APOSTILLE (Convention de La Haye du 5 octobre 1961)	
1. Country: Swiss Confederation, Canton of Lucerne This public document	
2. has been signed by <i>Joseph Küng</i>	
3. acting in the capacity of <i>Notary public</i>	
4. bears the seal/stamp of <i>Notary public</i>	
Certified	
5. at Lucerne	6. the <i>5-12-2012</i>
7. by the Chancery of State of the Canton of Lucerne	
8. no <i>107/2012</i>	10. signature <i>his Remembred</i>
9. seal/stamp	

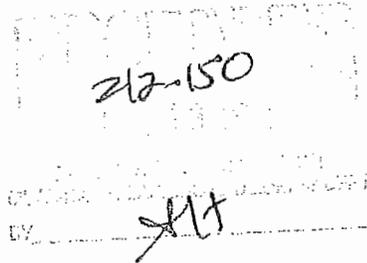


GREEN FORK CONTINENTAL S.A.
As Trustee of Arcabuco Trust

Pasea Estate, Road Town
Tortola, British Virgin Islands

Fernando J. Portuondo, Esq.
2121 Ponce De Leon Blvd.
Suite 950
Coral Gables, FL 33134

Copy by Email: PortuondoF@bellsouth.net



Date: 29 October 2012

**Sale and Purchase Agreement -
Esridge Company NV ("Esridge")**

Following to your request to provide a confirmation on the ownership of Esridge, we hereby confirm the following:

- 100 percent of the share capital of Esridge is held by Green Fork Continental S.A. in its capacity as Trustee of Arcabuco Trust. For your information, a copy of Shareholder's register of Esridge is hereby attached.

Arcabuco Trust is a revocable trust, which was settled on 28 September 2007 by Rafael Molano Olarte, born 21 October 1923 and Ana Luisa Camacho de Molano, born 14 November 1926 (jointly "the Settlers").

In addition, we have attached for your information the following documents on Green Fork Continental S.A.

- Register of Directors
- Passport copies of the signatories

We will advise you if there are any material changes to the above declaration.

Yours sincerely
Green Fork Continental S.A.
as Trustee of Arcabuco Trust

NAME: **ESBRIDGE COMPANY N.V.**

Incorporated dd: **October 21, 1980**
 Ministerial Declaration dd: **October 16, 1980, no. 5652/N.V.**

AUTHORIZED CAPITAL:
 Par Value
 Class of Shares

Deed of Incorporation dd: **US\$ 10,000.00**
 Deed of Amendment dd: **US\$ 10,000.00**
 Deed of Amendment dd: **BEARER**

SHAREHOLDERS REGISTER

Name of Shareholder	No. of Share Cert.	Number of Shares evidenced by Cert.	No. of Share(s)	Date of Acquisition	Date of transfer	Number of Shares transferred to	Payment of Shares	Total Number of Shares Issued	SIGNATURES
CURACAO CORPORATION COMPANY N.V.			3.000	OCT. 20 1980	APR. 21 1981	BEARER		3.000	<i>[Signature]</i> CURACAO CORPORATION COMPANY N.V. Managing Director
NETHERLANDS ANTILLES CORPORATION COMPANY N.V.			3.000	OCT. 20 1980	APR. 21 1981	BEARER		6.000	<i>[Signature]</i> CURACAO CORPORATION COMPANY N.V. Managing Director
BEARER	1	7.500		MAY 11 1981	APR. 15 1986	R. MOLANO		7.500	<i>[Signature]</i> CURACAO CORPORATION COMPANY N.V. Managing Director
BEARER	2	7.500		MAY 11 1981	APR. 15 1986	R. MOLANO		15.000	<i>[Signature]</i> CURACAO CORPORATION COMPANY N.V. Managing Director
BEARER	3	7.500		MAY 11 1981	APR. 15 1986	R. MOLANO		22.500	<i>[Signature]</i> CURACAO CORPORATION COMPANY N.V. Managing Director
BEARER	4	7.500		MAY 11 1981	APR. 15 1986	R. MOLANO		30.000	<i>[Signature]</i> CURACAO CORPORATION COMPANY N.V. Managing Director

212-150
 APR 18 1986
 BY *[Signature]*

**REGISTER OF DIRECTORS AND OFFICERS
FOR GREEN FORK CONTINENTAL S.A., BVI**

Date of Appointment	Name and Address	Description (Functions)	Date of Ceasing to Act	Remarks
27.09.2007	PRISCA STRAUB-HELFFENBERGER at Rebweg 11, 8532 Warth, Switzerland	Director	17.3.2011	
27.09.2007	CHRISTOPH MÜLLER at Spitzruetistrasse 12, 8500 Frauenfeld, Switzerland	Director		
06.03.2008	PETER MOOSBRUGGER at Dohlenweg 7, 8500 Frauenfeld, Switzerland	Director		

20-150
BY: *AD*

DISCLOSURE OF INTEREST*

... CORPORATION owns or leases the subject property, list principal stockholders and percent of stock held 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: Cantonville Investments, N.V.

NAME AND ADDRESS

Percentage of Stock

See Attached

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS

Percentage of Interest

_____ 20-150
_____ *AB*

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percentage of Ownership

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

NAME OF PURCHASER: Florida Atlantic Investments, Inc.

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

See Attached

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.

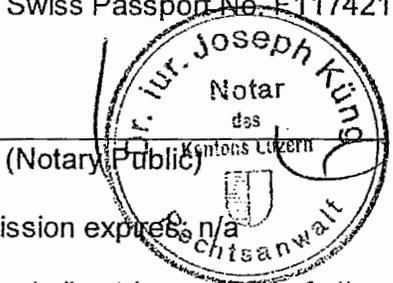
Cantonville Investments, N.V

ZB-150
Alt

Signature: _____

Print Name/Title: Peter Moosbrugger / Managing Director

Subscribed before me this 05th day of December, 2012. Affiant is personally know to me or has produced Swiss Passport No. E1174211 as identification.



My commission expires: n/a

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.

LEGALIZATION

The undersigned notary public of the Canton of Lucerne, Dr. iur. Joseph K ng,
Hirschmattstrasse 36, 6003 Lucerne, declares by this, that

Mr Peter Johann Moosbrugger, born 08.12.1947, citizen of Wittenbach SG, in 8500
Frauenfeld, Dohlenweg 7

has signed the above document (Disclosure of Interest) in his presence. Mr. Moosbrugger has
proved his identity with his Swiss Passport No. F1174211. The signature is therefore certified as
true.

The notary public further certifies that according to the copy of the Certificate of Legal
Existence, dated July 17, 2012, Mr. Peter Johann Moosbrugger is acting as one of the Managing
Directors of Cantonville Investments N.V.

Lucerne, December 05, 2012
Prot. No. 2283/2012

The notary public



APOSTILLE	
(Convention de La Haye du 5 octobre 1961)	
1. Country: Swiss Confederation, Canton of Lucerne This public document	
2. has been signed by <i>Joseph K�ng</i>	
3. acting in the capacity of <i>Notary public</i>	
4. bears the seal/stamp of <i>Notary public</i>	
Certified	
5. at Lucerne	6. the <i>05/12/2012</i>
7. by the Chancery of State of the Canton of Lucerne	
8. not on <i>06/09/2012</i>	10. signature <i>[Signature]</i>
Seal/stamp <i>[Signature]</i> Claudia Achermann	



212-150
[Handwritten initials]

GREEN FORK CONTINENTAL S.A.
As Trustee of Los Alcazares Trust

Pasea Estate, Road Town
Tortola, British Virgin Islands

Fernando J. Portuondo, Esq.
2121 Ponce De Leon Blvd.
Suite 950
Coral Gables, FL 33134

Copy by Email: PortuondoF@bellsouth.net

Date: 29 October 2012

**Sale and Purchase Agreement -
Cantonville Investments NV ("Cantonville")**

Following to your request to provide a confirmation on the ownership of **Cantonville**, we hereby confirm the following:

- 100 percent of the share capital of Cantonville is held by Green Fork Continental S.A. in its capacity as Trustee of Los Alcazares Trust. For your information, a copy of Shareholder's register of Cantonville is hereby attached.

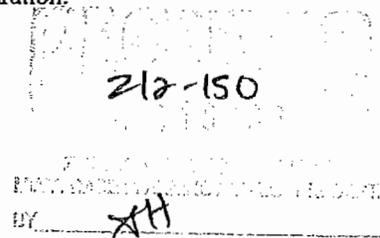
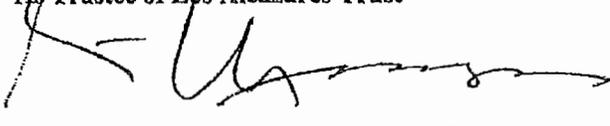
Los Alcazares Trust is a **revocable trust**, which was settled on **28 September 2007** by **Rafael Molano Olarte, born 21 October 1923** and **Ana Luisa Camacho de Molano, born 14 November 1926** (jointly "the Settlers").

In addition, we have attached for your information the following documents on Green Fork Continental S.A.

- Register of Directors
- Passport copies of the signatories

We will advise you if there are any material changes to the above declaration.

Yours sincerely
Green Fork Continental S.A.
As Trustee of Los Alcazares Trust



**REGISTER OF DIRECTORS AND OFFICERS
FOR GREEN FORK CONTINENTAL S.A., BVI**

Date of Appointment	Name and Address	Description (Functions)	Date of Ceasing to Act	Remarks
27.09.2007	PRISCA STRAUB-HELFFENBERGER at Rebweg 11, 8532 Warth, Switzerland	Director	17.8.2011	
27.09.2007	CHRISTOPH MÜLLER at Spitzruetistrasse 12, 8500 Frauenfeld, Switzerland	Director		
06.03.2008	PETER MOOSBRUGGER at Dohlenweg 7, 8500 Frauenfeld, Switzerland	Director		

20-150
 RECEIVED
 2011
 17
 17

Disclosure of Interest
Florida Atlantic Investments, Inc.

Stockholders of Florida Atlantic Investments, Inc.	Ownership Percentage
Alfonso Fanjul	0.17%
Florida Crystals Corporation	26.74% (1)
Florida Pioneer Investments, Inc.	44.46% (1)
Hartselle, N.V.	5.46%
Jose F. Fanjul	0.28%
Maria Cristina de Los Reyes Fanjul	0.11%
Marnid Investments, N.V.	2.54%
Mirnad Investments, N.V.	4.71%
New Hope Sugar Company	12.88% (1)
Silvia B. Arruza Trust	2.66%

(1) Entities with Direct and Indirect Ownership in Florida Crystals Corporation, Florida Pioneer Investments, Inc., and New Hope Sugar Company

Florida Pioneer Investments, Inc.
 Osceola Farms Co.
 New Hope Sugar Company
 Trucane Sugar Corporation
 Petrolera de las Antillas, S.A.
 Fundacion Casilda, Panamanian Trust
 Florida Crystals Corporation
 Fanjul Corp

Individuals having Ultimate Ownership in the Foregoing Entities and Corporations

Individuals having Ultimate Ownership in the Foregoing Entities and Corporations	Ultimate Ownership Percentage
Alexander L. Fanjul	6.10%
Alexander N. Fanjul	0.05%
Alexander N. Fanjul and Oliver R. Fanjul	0.21%
Alfonso Fanjul	8.93%
Alfonso Gustavo Fernandez	0.08%
Alfred C. Harrison, Jr	0.10%
Alls & Co.	0.80%
Allson S. Pratt	0.02%
Aljemar, Inc.	1.58%
Allegra Fullforth Toub	0.05%
Allegra I. Fanjul	0.05%
Amanda R. Hamilton	0.08%
Andres A. Fanjul	0.05%
Andres A. Fanjul, Allegra I. Fanjul, and Carlissa Fanjul	0.21%
Andres B. Fanjul	6.41%
Arthur B. Choate 2001 Revocable Trust	0.24%
Arthur C. Patterson	0.02%
Atwell & Co.	0.57%
BrandyTrust Crystals, LLC	5.20%
Carlissa Fanjul	0.05%
Cascade Development Corp.	0.65%
Catherine, F. Ross	0.02%
Christopher Preston Toub	0.02%
Collen & Co.	3.87%
David C. Patterson	0.04%
David Kirkland	0.16%
Dixon Boardman	1.06%
Douglas E. Allen	0.20%
Electra P. Toub	0.10%
Emilia Elaine Pflffer	0.04%
Emilia H. Fanjul	0.07%
Erik J. Blomqvist	0.12%
European Electrical Inversions Corporation S.A.	0.65%
Flor-Ag Corp.	6.43%
Flo-Sun Voting Trust, u/a dated 6/1/96, Brandywine Trust Company, Trustee	3.40%
Glenn Walsler Parkinson	0.01%
GST Exempt Trust A under Will of James Knott, Jr.	0.09%
GST Exempt Trust B under Will of James Knott, Jr.	0.09%
Hare & Co.	0.01%
Heldi K. Carey	0.06%
Henry F. DuPont Harrison	0.10%
Isabel Grace Donaldson	0.05%

212-150
 AH

Exhibit B-1
Disclosure of Interest
Florida Atlantic Investments, Inc.

Jacob S. Elkins	0.05%
James T. Parkinson, III	0.06%
James T. Parkinson, IV	0.01%
Jeremiah Bogert, Trustee u/a dated 3/31/89, f/b/o of decedents of Arthur B. Choate	0.09%
John A. Fanjul	0.02%
Jose F. Fanjul	9.39%
Jose F. Fanjul, III and Lourdes Emilia Fanjul	0.36%
Jose F. Fanjul, III	0.04%
Jose F. Fanjul, Jr. and Emilia H. Fanjul	0.86%
Knotfloat & Co.	0.06%
Laurence H. Pratt	0.02%
Lewis Hunter Hallowell	0.05%
Lewis T. Preston, III	0.05%
Ulla K. Huviler	0.05%
Ulla W. Kirkland	0.02%
Lillian Maria Fanjul de Azqueta	8.02%
Lillian Maria Fanjul de Fernandez	0.17%
Lillian Maria Fanjul de Fernandez and Maria Cristina Fanjul Ryan	0.48%
Lillian Maria Fanjul de Fernandez, Maria Cristina Fanjul Ryan and Maria Cristina Fanjul	1.89%
Linda Bartlett Miller	0.06%
Louise P. Pettit,	0.02%
Lourdes Emilia Fanjul	0.04%
Lowerline, Inc.	1.58%
Luis Alfonso Fernandez	0.08%
Maria Christine Donaldson	0.05%
Maria Cristina Fanjul Ryan	0.17%
Marta R. de Maldonado	0.41%
Mary Pease Acquinio	0.01%
Michael E. Patterson	0.01%
Michelle G. Brewster	0.01%
Naultia Limited	0.14%
Nicolas Fanjul Pfeiffer	0.04%
Nicolas Fanjul Pfeiffer and Emilia Elaine Pfeiffer	0.17%
Non-Exempt Trust under Will of James Knott, Jr.	0.67%
Norberto Azqueta	2.20%
Norberto Azqueta, Jr., Jesus Jesse Azqueta, Alfonso Azqueta, Lillian Milagrosa Azqueta and Alexander Aleco Azqueta	1.79%
Oliver R. Fanjul	0.05%
Oscar and Lynn B. Hernandez	0.03%
Penelope P. Miller	0.06%
Phillip D. Allen	0.20%
Priscilla P. Hallowell	0.10%
Rafael J. Fanjul	0.02%
Recto Family Limited Partnership	0.36%
Richard J. Starr	0.01%
Ruth H. Grobe	0.10%
Ruton Enterprises, Inc.	1.58%
Serena Hallowell	0.05%
Susan Ellis Starr	0.01%
Trustees under Article 12 under Will of Arthur O. Choate, Jr., f/b/o Arthur B. Choate	0.16%
Trustees under Article 13 under Will of Arthur O. Choate, Jr., f/b/o Arthur B. Choate	0.24%
Trustees under Article 15 under Will of Arthur O. Choate, Jr, Trust C	0.06%
Victoria B. Donaldson	0.10%
Whitney M. Douglass	0.06%
William B. Preston	0.05%
Woolsey Corporation	4.99%
Woolvant Holdings, Inc.	0.16%

20-150

BY: AD

LIST of PRINCIPAL OFFICERS

2012 FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 504573

FILED
Apr 13, 2012
Secretary of State

Entity Name: FLORIDA ATLANTIC INVESTMENTS, INC.

Current Principal Place of Business:

ONE NORTH CLEMATIS ST
STE 200
WEST PALM BEACH, FL 33401

New Principal Place of Business:

Current Mailing Address:

ONE NORTH CLEMATIS ST
STE 200
WEST PALM BEACH, FL 33401

New Mailing Address:

FEI Number: 59-1679581 FEI Number Applied For () FEI Number Not Applicable () Certificate of Status Desired ()

Name and Address of Current Registered Agent:

TABERNILLA, ARMANDO
ONE NORTH CLEMATIS ST
STE 200
WEST PALM BEACH, FL 33401 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

OFFICERS AND DIRECTORS:

Title: VT
Name: BLOMQUIST, ERIK J
Address: ONE NORTH CLEMATIS ST., STE 200
City-St-Zip: WEST PALM BEACH, FL 33401

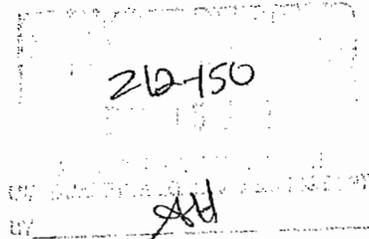
Title: DVC
Name: FANJUL, JOSE
Address: ONE NORHT CLEMATIS ST STE 200
City-St-Zip: WEST PALM BEACH, FL 33401

Title: DC
Name: FANJUL, ALFONSO
Address: ONE NORTH CLEMATIS ST STE 200
City-St-Zip: WEST PALM BEACH, FL 33401

Title: DEV
Name: FERNANDEZ, LUIS J
Address: ONE NORTH CLEMATIS ST., STE 200
City-St-Zip: WEST PALM BEACH, FL 33401

Title: DP
Name: FANJUL, JR., JOSE F
Address: ONE NORTH CLEMANTIS ST STE 200
City-St-Zip: WEST PALM BEACH, FL 33401

Title: V
Name: TARR, WILLIAM F ESQ
Address: ONE NORTH CLEMATIS ST STE 200
City-St-Zip: WEST PALM BEACH, FL 33401



I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ARMANDO A. TABERNILLA

V

04/13/2012

Electronic Signature of Signing Officer or Director

Date

ATTACHMENT TO
2012 ANNUAL REPORT

DOCUMENT # 504573

I. Corporation Name

FLORIDA ATLANTIC INVESTMENTS, INC.

- CONTINUED ADDITIONS / CHANGES TO OFFICERS AND DIRECTORS

TITLE	V	<input type="checkbox"/> Change <input type="checkbox"/> Addition
NAME	Ross, Daniel D., Esq.	
STREET ADDRESS	One North Clematis St., Suite 200	
CITY-ST-ZIP	West Palm Beach, FL 33401	
TITLE	V	<input type="checkbox"/> Change <input type="checkbox"/> Addition
NAME	Hernández, Oscar R.	
STREET ADDRESS	One North Clematis St., Suite 200	
CITY-ST-ZIP	West Palm Beach, FL 33401	
TITLE	VS	<input type="checkbox"/> Change <input type="checkbox"/> Addition
NAME	Tabernilla, Armando A.	
STREET ADDRESS	One North Clematis St., Suite 200	
CITY-ST-ZIP	West Palm Beach, FL 33401	
TITLE	AS	<input type="checkbox"/> Change <input type="checkbox"/> Addition
NAME	Del Busto, Jorge	
STREET ADDRESS	One North Clematis St., Suite 200	
CITY-ST-ZIP	West Palm Beach, FL 33401	
TITLE	VIAT	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
NAME	Zukowski, Philip M.	
STREET ADDRESS	One North Clematis St., Suite 200	
CITY-ST-ZIP	West Palm Beach, Florida 33401	
TITLE	V	<input type="checkbox"/> Change <input type="checkbox"/> Addition
NAME	Martell, Daniel	
STREET ADDRESS	One North Clematis St., Suite 200	
CITY-ST-ZIP	West Palm Beach, Florida 33401	

JUAN PORRO - VICE PRESIDENT
ONE NORTH CLEMATIS ST., SUITE 200
WEST PALM BEACH, FL 33401

210-150
BY *AB*

Exhibit A

Legal Description of Subject Property:

PARCEL A:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LESS THE WEST 410 FEET THEREOF, AND LESS THE NORTH 200 FEET OF THE EAST 200 FEET, LYING AND BEING IN DADE COUNTY, FLORIDA; A/K/A LOT 1, LESS THE WEST 410 FEET THEREOF, AND LESS THE NORTH 200 FEET OF THE EAST 200 FEET, IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 55 SOUTH, RANGE 39 EAST, OF TROPICO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 57, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

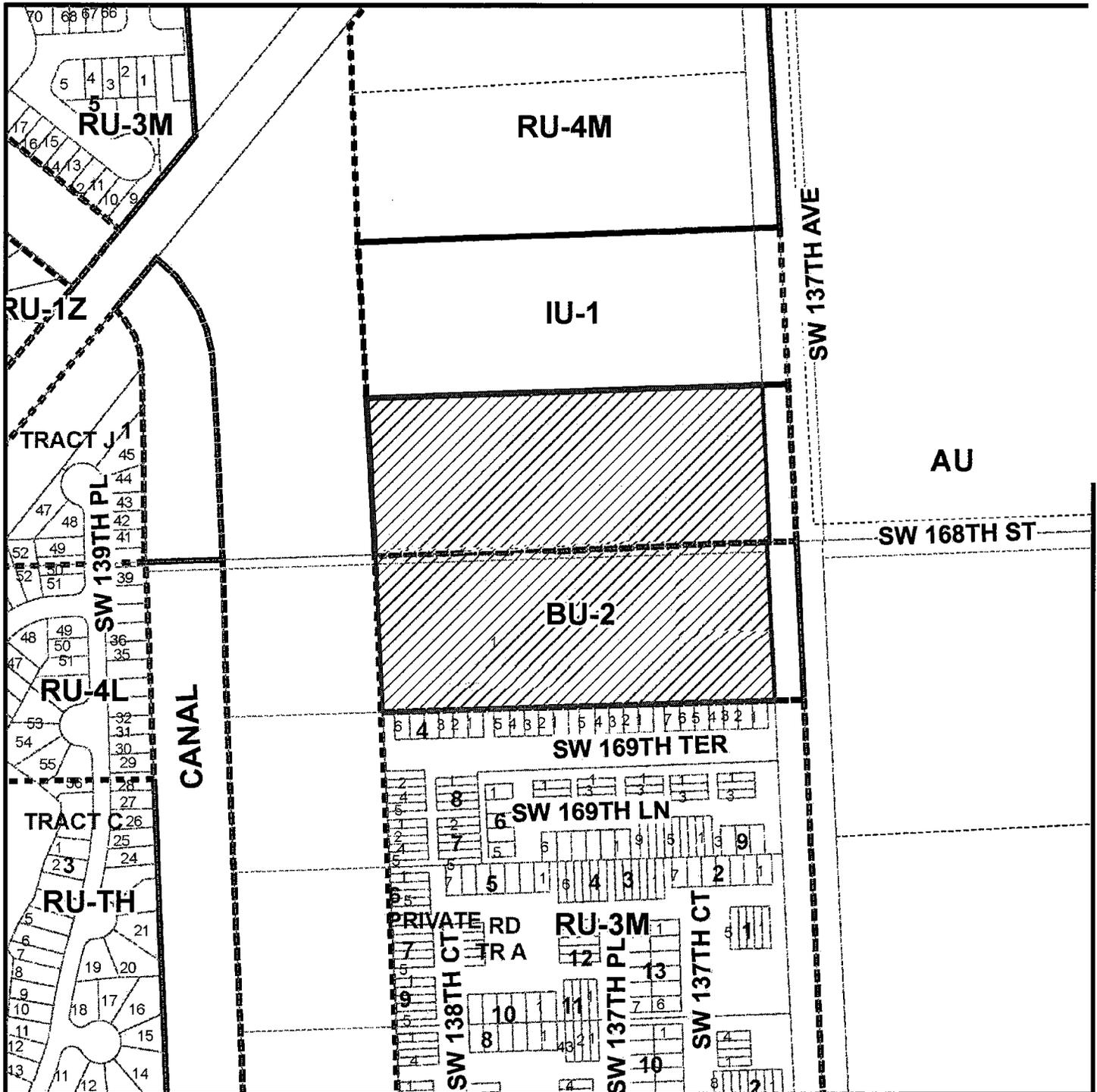
PARCEL B:

THE NORTH 200 FEET OF THE EAST 200 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA; A/K/A THE NORTH 200 FEET OF THE EAST 200 FEET OF LOT 1, IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 55 SOUTH, RANGE 39 EAST, OF TROPICO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 57, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE WEST 410 FEET THEREOF, IN SECTION 27, TOWNSHIP 55 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN DADE COUNTY, FLORIDA.

212-150
BY Alt



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2012000150



Section: 27/34 Township: 55 Range: 39
 Applicant: ESRIDGE COMPANY, N.V. & CANTONVILLE INVESTMENTS, N.V.
 Zoning Board: BCC
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

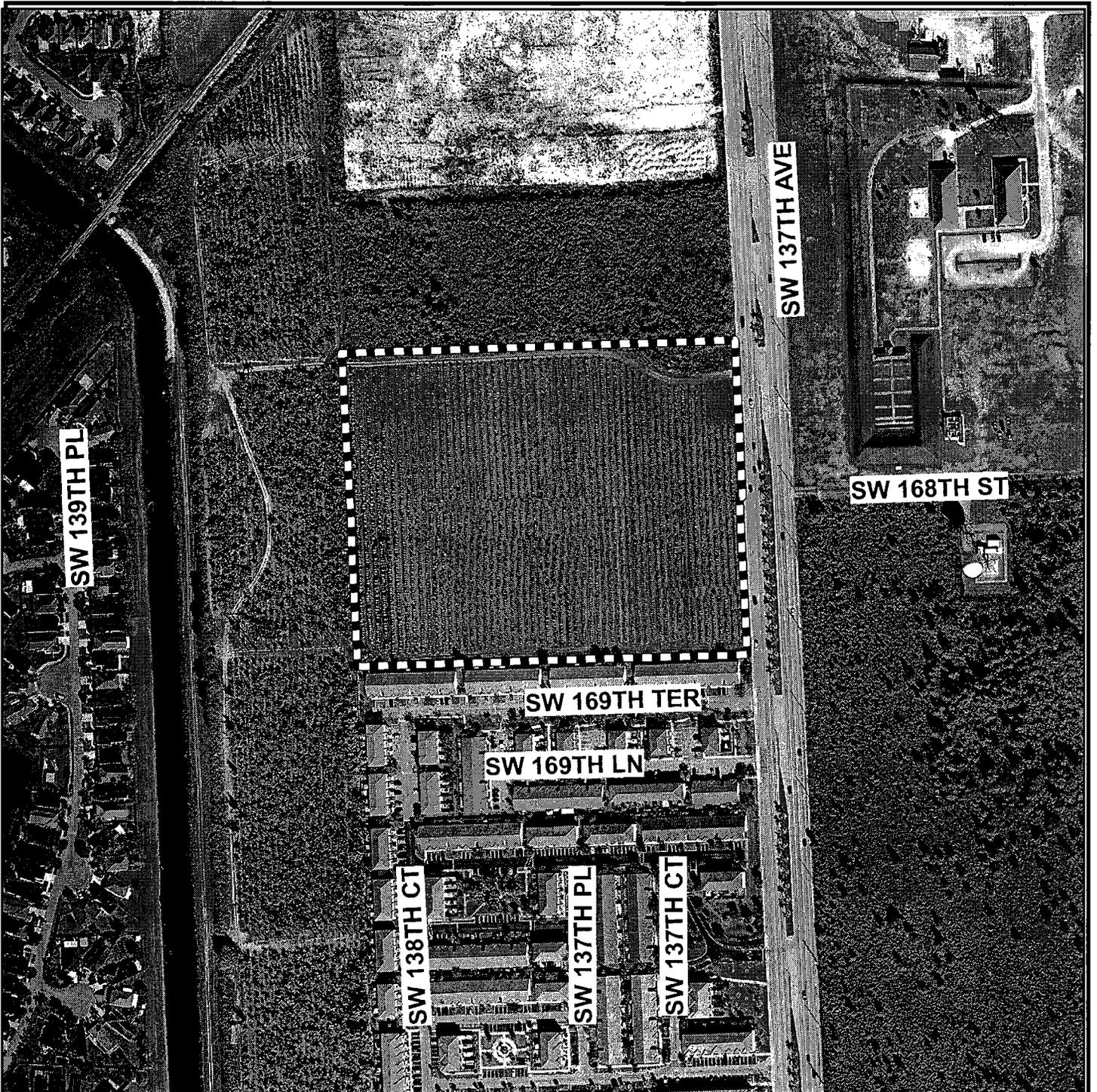
Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, January 16, 2013

REVISION	DATE	BY
		75



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2012000150



Section: 27/34 Township: 55 Range: 39

Applicant: ESRIDGE COMPANY, N.V. & CANTONVILLE INVESTMENTS, N.V.

Zoning Board: BCC

Commission District: 9

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend

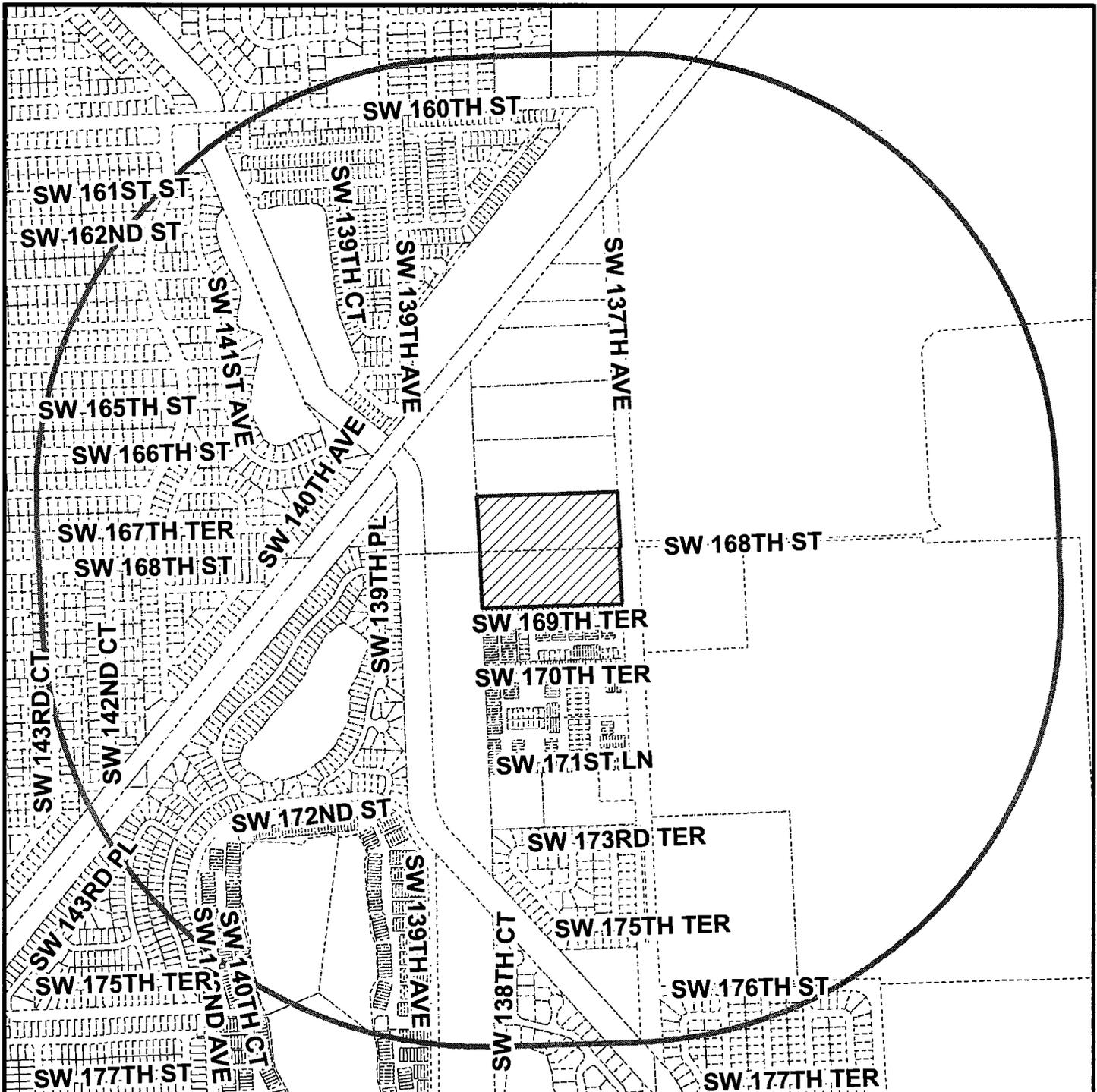


Subject Property



SKETCH CREATED ON: Tuesday, January 15, 2013

REVISION	DATE	BY
		76



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2012000150



Section: 27/34 Township: 55 Range: 39
 Applicant: ESRIDGE COMPANY, N.V. & CANTONVILLE INVESTMENTS, N.V.
 Zoning Board: BCC
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

RADIUS: 2640

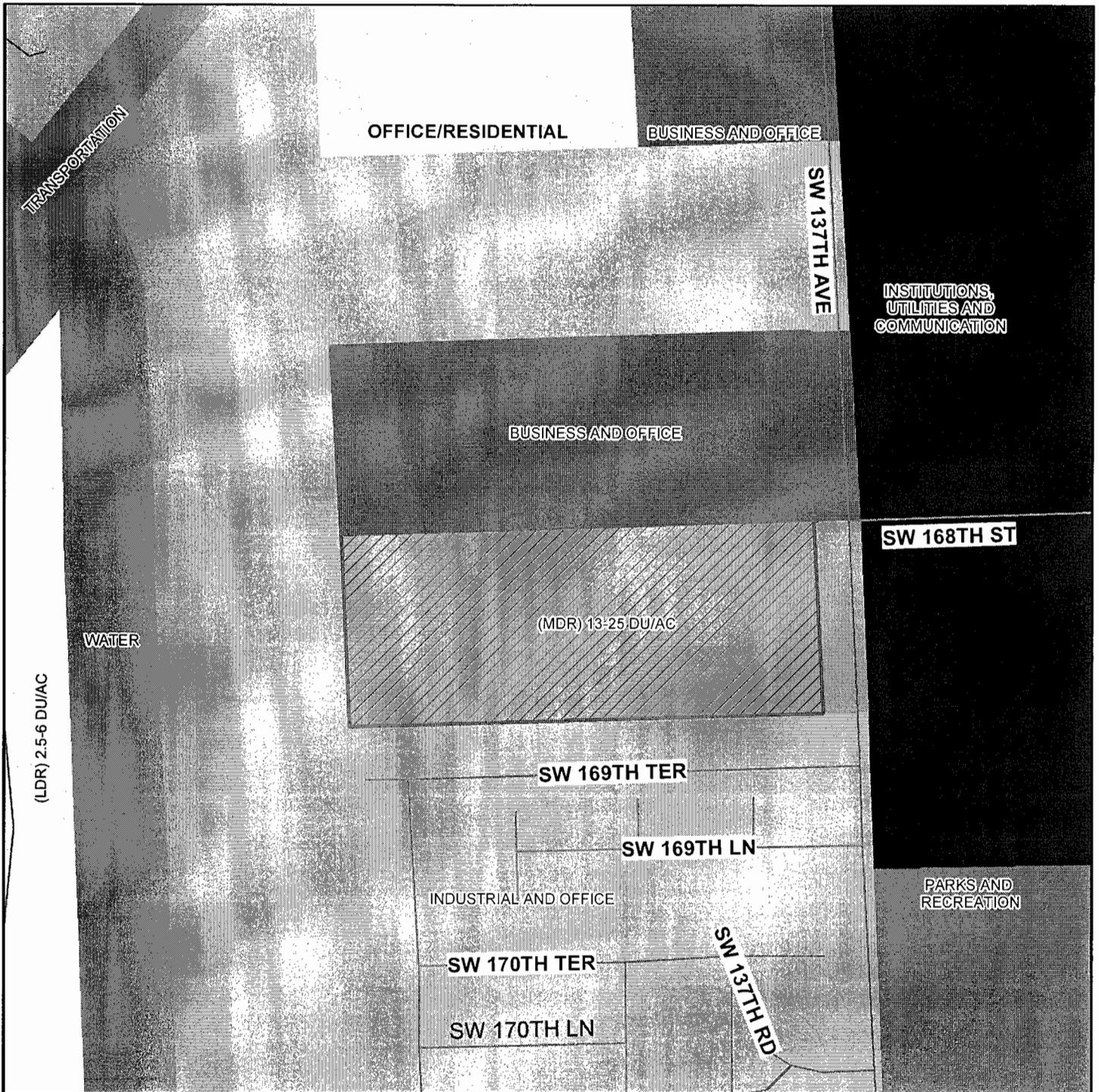
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Tuesday, January 15, 2013

REVISION	DATE	BY
		77



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2012000150



Section: 27/34 Township: 55 Range: 39
 Applicant: ESRIDGE COMPANY, N.V. & CANTONVILLE INVESTMENTS, N.V.
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend
 Subject Property Case
 Zoning



SKETCH CREATED ON: Monday, August 19, 2013

REVISION	DATE	BY