

FINAL AGENDA

9-26-2012 Version # 2



COMMUNITY ZONING APPEALS BOARD 15
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Thursday, October 25, 2012 at 7:00 p.m.

PREVIOUSLY DEFERRED

A. 12-7-CZ15-1 H.I.T.D. INVESTMENT, LLC. 11-49 30-56-40

REMAND

1. 11-12-CZ15-1 FLORIDA TOWER PARTNERS, LLC (REMANDED) 11-13 25-56-39 N

CURRENT

2. 12-10-CZ15-2 ADRIAN DEVELOPERS OF DE LA FUNTE PARCEL, LLC 12-74 35-56-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF THURSDAY, OCTOBER 25, 2012

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 15**

PH: Z11-049 (12-7-CZ15-1)

October 25, 2012

Item No. A

Recommendation Summary	
Commission District	15
Applicants	H.I.T.D. Investment, LLC
Summary of Requests	The applicant is seeking to modify plans for a previously approved residential development.
Location	S.E. Corner of S.W. 117 Avenue & S.W. 248 Street, Miami-Dade County, Florida.
Property Size	10.28 acres
Existing Zoning	RU-3M
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Low Density Residential (<i>see attached Zoning Recommendation Addendum</i>)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards
Recommendation	Approval with conditions

This item was deferred from the July 25, 2012 and subsequently from the September 19, 2012 meetings of Community Zoning Appeals Board (CZAB) 15 due to a lack of quorum.

REQUEST:

Modification of paragraph #1 & #2 of Declaration of Restrictions, recorded in Official Record Book 25428 pages 961-968, reading as follows:

FROM:

"1. The Property shall be developed in substantial accordance with the plans entitled "HITD at S.W. 248th St. and S.W. 117th Ave.", as prepared by Martin A.D. Yabor & Associates, Inc., dated stamped received November 28, 2006, and consisting of twenty-six (26) sheets, as may be modified at the public hearing on the Application (the "Plan")."

TO:

"1. The Property shall be developed in substantial accordance with a plan entitled "Majestic Palm Estates" as prepared by Juan R. Martinez & Associates, dated stamped received 02/14/12, consisting of 1 sheet."

FROM:

"2. Density Restriction. The number of dwelling units on the Property shall not exceed fifty-nine (59) units."

TO:

"2. Density Restriction. The number of dwelling units on the Property shall not exceed fifty-two (52) Lots and Tract "A" for a Pump Station."

The purpose of the request is to allow the applicant to submit a new site plan showing a single family residential development in lieu of the previously approved townhouse and single family residential development.

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

PROJECT DESCRIPTION:

The applicant seeks to modify previously approved plans to permit a residential development with fifty-two (52) single-family residences.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-3M; vacant	Low Density Residential (2.5 to 6 dua)
North	BU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
South	RU-1M(a); vacant	Low Density Residential (2.5 to 6 dua)
East	RU-1M(a); vacant	Low Density Residential (2.5 to 6 dua)
West	RU-1M(a); vacant	Low Density Residential (2.5 to 6 dua); Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is located in the southeast corner of S.W. 248th Street and S.W. 117th Avenue. The surrounding properties to the south, east and west are vacant residential sites and the parcel to the north contains a single-family residence. The area surrounding of the subject property is primarily characterized by vacant land and residential uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in this section of the County. However, the proposed development could have an impact on public utilities and services in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Low Density Residential*** on the Comprehensive Development Master Plan’s (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, which would result in the maximum development of 61 residential units on this site. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. The applicant has provided a site plan restricting the development of the 10.28 acre parcel to 52 lots which is within the density threshold of the LUP map. As such, approval of the resulting residential uses, is **compatible** with the surrounding area based on criteria detailed in the CDMP’s **Land Use Element Objective 4**, and **consistent** with the density range and uses allowed in the Low-Density Residential land use category and the density range of the category depicted on the CDMP LUP map for the subject property.

ZONING ANALYSIS:

The subject property was previously approved in 2007 pursuant to Resolution #CZAB15-1-07. Said resolution approved a district boundary change from AU to RU-3M, waived the section line right-of-way dedication and accepted a proffered covenant that provided a site plan and density restriction of fifty-nine (59) dwelling units for the subject property. The site plan approved with said resolution consisted of thirty-three (33) single-family residences and twenty-six (26) townhomes. The applicant currently seeks to modify the declaration of restrictions to submit a new site plan showing an entirely single-family residential development with an overall density of 52 units in lieu of the previously approved townhouse and single-family residential development.

When the subject request is analyzed under Section 33-311(A)(7), **General Modification Standards**, staff opines that the proposed modification of the previously approved site plan to develop the site with fifty-two (52) single-family residences, will not generate excessive noise or traffic, provoke excessive overcrowding of people, or tend to provoke a nuisance, and is **compatible** with the surrounding area and future development of the neighborhood. Staff also opines that the newly proposed site plan is less intensive than the previously approved plan as it depicts less dwelling units and the proposed lot areas are in accordance with those typically found in the RU-1M(a) zoning district. Furthermore, the RU-3M zoning district permits less intensive development such as what is proposed in this application. Therefore, staff opines that the proposed development is more compatible with the surrounding less intensive RU-1M(a) zoned properties to the East, South and West of the subject property. Moreover, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned, the requested modification is compatible with the surrounding area based on by the memoranda submitted by the reviewing Departments. **Therefore, staff recommends approval with conditions of the request, under the Generalized Modification Standards, Section 33-311(A)(7).**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

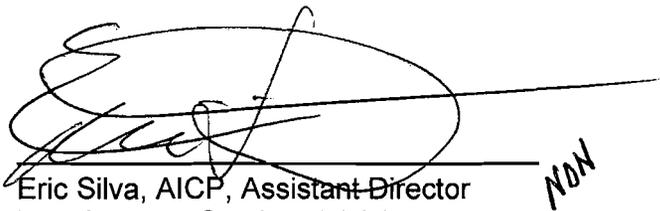
RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Declaration of Restrictions, recorded in Official Records Book 25428, Pages 961-968, pursuant to Resolution #CZAB15-1-07, remain in full force and effect except as herein modified.
2. That a revised Declaration of Restrictions be submitted to the Department of Regulatory and Economic Resources within 30 days after final public hearing approval of this application, unless a time extension is granted by the Director.
3. That this Resolution will not be transmitted to the Clerk of the Commission until the required Declaration of Restrictions is submitted in final, recordable form acceptable to the Department.
4. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

5. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Majestic Palm Estates" as prepared by Juan R. Martinez & Associates, dated stamped received 02/14/12, consisting of 1 sheet.
6. That the use be established and maintained in accordance with the approved plan.
7. The number of dwelling units on the property shall not exceed fifty-two (52) Lots and Tract "A" shall be limited to the development of a Pump Station.

ES:MW:NN:JV:JC

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
Department of Regulatory and Economic Resources

NDN

ZONING RECOMMENDATION ADDENDUM

Applicant: H.I.T.D. Investments, LLC
PH: Z11-049

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Regulatory and Economic Resources (Environmental Resources Management Division)	No objection
Public Works & Waste Management	No objection
Parks, Recreation & Open Spaces	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

Low Density Residential (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include single-family housing e.g., single family detached, cluster and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Land Use Objective 4 (Pg. I-11)	<i>Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized Modification Standards.	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.</i>
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MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: H.I.T.D. INVESTMENT, LLC.

A

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-7-CZ15-1 (11-049)	September 19, 2012	CZAB15	12

REC: Approval with conditions.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: October 25, 2012 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

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

WITH CONDITIONS

OTHER: Deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Patricia FORBES			X
COUNCILMAN		Paul J. MORROW			X
VICE CHAIRWOMAN		Marjorie MURILLO			X
COUNCIL WOMAN		Gale L. WIMBLEY			
CHAIR WOMAN		Diane RICHARDSON			

VOTE:

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EXHIBITS: YES NO

COUNTY ATTORNEY: MERCEDES HOLSTON

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP**

#1

APPLICANT'S NAME: H.I.T.D. INVESTMENT, LLC

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-7-CZ15-1 (11-049)	July 25, 2012	CZAB15	12

REC: Approval with conditions.

- WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: September 19, 2012 W/LEAVE TO AMEND
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS
 OTHER: Deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Patricia FORBES			X
COUNCILMAN		Paul J. MORROW			X
VICE CHAIRWOMAN		Marjorie MURILLO			X
COUNCIL WOMAN		Gale L. WIMBLEY			
CHAIR WOMAN		Diane RICHARDSON			X

VOTE:

EXHIBITS: YES NO

COUNTY ATTORNEY: NONE

A. H.I.T.D. INVESTMENT, LLC
(Applicant)

12-7-CZ15-1 (11-049)
Area 15/District 08
Hearing Date: 09/19/12

Property Owner (if different from applicant) **SAME**

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

Disclosure of interest form attached? ? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1984	Barbara Nash	- Unusual Use for temporary use of watchman quarter.	BCC	Appeal Approved, Application Approved
1984	Barbara Nash	- Unusual Use for temporary use of watchman quarter.	ZAB	Denied without Prejudice
2007	Barbara Nash	- Zone change from AU to RU-3M.	C15	Approved
2009	MD Holdings II, LLC	- Zone change from RU-3M to RU-1M(a). - Modification of paragraphs #1, #2 and #4 of Declaration of Restrictions as recorded in ORB 24711 Pgs. 2682 – 2968, Reading as follows...		

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

Memorandum



Date: February 23, 2012

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

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

Subject: C-15 #Z2011000049-1st Revision
H.I.T.D. Investments, LLC
Southeast corner of S.W. 117th Avenue and S.W. 248th Street
Modification of a Previous Resolution to Permit a Single-Family
Residence in Lieu of a Townhouse Development
(RU-3M) (13.51 Acres)
30-56-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

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

Potable Water Service and Wastewater Disposal

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

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 for this proposed development order.

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

Stormwater Management

The applicant is advised since the subject is part of the underlining approved Surface Water Management Standard General Permit No. 13-03995-P issued by this department, a modification of the previous approved site plan may require a new revision and approval. It is the applicant's responsibility to contact this agency for more information.

Wetlands

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

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

Tree Preservation

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

The applicant is required to comply with the above tree permitting requirements. The approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: H.I.T.D. INVESTMENT, LLC.

This Department has no objections to this application.

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

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 60 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9904	SW 220 St. e/o US-1	B	B
F-50	SW 112 Ave. n/o HEFT	B	B
F-1095	SW 112 Ave. n/o SW 216 St.	D	D
F-2264	Florida Turnpike e/o SW 112 Ave.	B	B
9914	SW 248 St. e/o SW 127 Ave.	C	C

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



Raul A Pino, P.L.S.

12-MAR-12

Memorandum



Date: 06-MAR-12
To: , Director
 Department of Sustainability, Planning and Economic Enhancement
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2011000049

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated May 12, 2011.
 APPROVAL
 No objection to site plan date stamped received February 14, 2012.

Service Impact/Demand

Development for the above Z2011000049
 located at SOUTHEAST CORNER OF SOUTHWEST 117 AVENUE & SOUTHWEST 248, MIAMI-DADE COUNTY,
 FLORIDA.

in Police Grid 2439 is proposed as the following:

<u>52</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 14.26 alarms-annually.
 The estimated average travel time is: 6:15 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 34 - Cutler Ridge - 10850 SW 211 Street
 Rescue, BLS 50' Sqr, 100' Platform

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 Station 70 - Coconut Palm - SW 248 Street and SW 114 Pl.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped received February 14, 2012. Substantial changes to the plan will require additional service impact analysis.

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

Memorandum



Date: February 29, 2012

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

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

Subject: Majestic Palm Estates
H.I.T.D. Investments, LLC
DIC Application# Z2011-049
Revised Documents Dated Stamped Received through 2/02/2012

Application Name: Majestic Palm Estates

Project Location: The site is located at SW 248th Street and SW 117th Avenue, Miami-Dade County.

Proposed Development: The applicant is requesting a modification to an existing Resolution (No. CZAB15107) for a 10.28 acre parcel zoned RU-3M to permit 52 single family homes. Revised Documents Dated Stamped Received through 2/02/2012 have been submitted.

Impact and demand:

Existing Service

The nearest park to the application is Princetonian Park, a neighborhood park providing a tot lot, tennis and basketball. Goulds Parks, located 1.9 miles from the site includes the following recreational amenities; a 400-meter track, a three-hole miniature golf course, baseball and softball fields, three full-size basketball courts with retractable bleachers, four tennis courts and a 50-meter swimming pool. The parks within a 2-mile radius are included in the following table.

Park Name	Classification	Acreage
Princetonian Park	Neighborhood Park	6.5
Kevin Broils Park	Neighborhood Park	5.24
Goulds Park	Community Park	30.0
Sharman Park	Neighborhood Park	2.06

Concurrency/Capacity Status

Development in the new PAD parcel proposes 52 single family units which are estimated to produce a population of 164 based on current population estimates prepared by the Research Division of the Planning and Zoning Department. The population within the PAD parcel generates a need for .45 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

This application is located in Park Benefit District 3, which has a surplus of 230.42 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.

Site Plan Critique & Quality of Life Issues

The site plan provides for connectivity to the platted communities to the east and west providing opportunities to connect to future greenways/trails (Princeton Trail) consistent with the recommendations of the County's Parks and Open Space System Master Plan.

The Department has no objection to the proposed 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, RLA/AICP, Parks Property Management Supervisor

DATE: 22-JUN-12
REVISION 1

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

H.I.T.D. INVESTMENT, LLC.

SOUTHEAST CORNER OF
SOUTHWEST 117 AVENUE &
SOUTHWEST 248, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000049

HEARING NUMBER

HISTORY:

THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD REGULATIONS OR
BUILDING SUPPORT REGULATION CASES.

H.I.T.D INVESTMENT, LLC

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

REPORTER NAME:

Memorandum



Date: JUNE 7 2012

To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Miami-Dade Sustainability, Planning and Economic Enhancement

From: James Byers, Zoning Permitting Division Chief
Department of Permitting, Environment and Regulatory Affairs

Subject: Z2011000049

An inspection was conducted on June 6, 2012, at the Southeast corner of SW 117 Avenue and the South side of SW 248 Street. This is a vacant overgrown parcel not requiring a CU at this time.

There were no other zoning violations or unauthorized uses observed.

If you have any questions or need further information, please let me know!

Francie Boellard

RECEIVED
Z11-049
APR 20 2011

DISCLOSURE OF INTEREST*

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

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

CORPORATION NAME: H.I.T.D. Investments, LLC a Fla Limited Liability Company
Percentage of Stock

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Delfin Pernas Managing Member</u>	<u>50%</u>
<u>13220 SW 132ND AVE # 2</u>	
<u>Carlos Pernas Managing Member</u>	<u>50%</u>
<u>13220 SW 132ND AVE # 2</u>	

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: H.I.T.D. Inv. LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>Delfin Pernas</u>	<u>50%</u>
<u>13220 SW 132ND AVE # 2</u>	
<u>Carlos Pernas</u>	<u>50%</u>
<u>13220 SW 132ND AVE # 2</u>	

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

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

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



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

Date of contract: _____

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

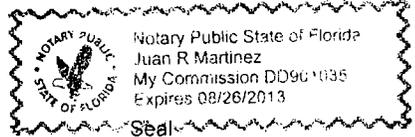
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: * [Handwritten Signature]
(Applicant)

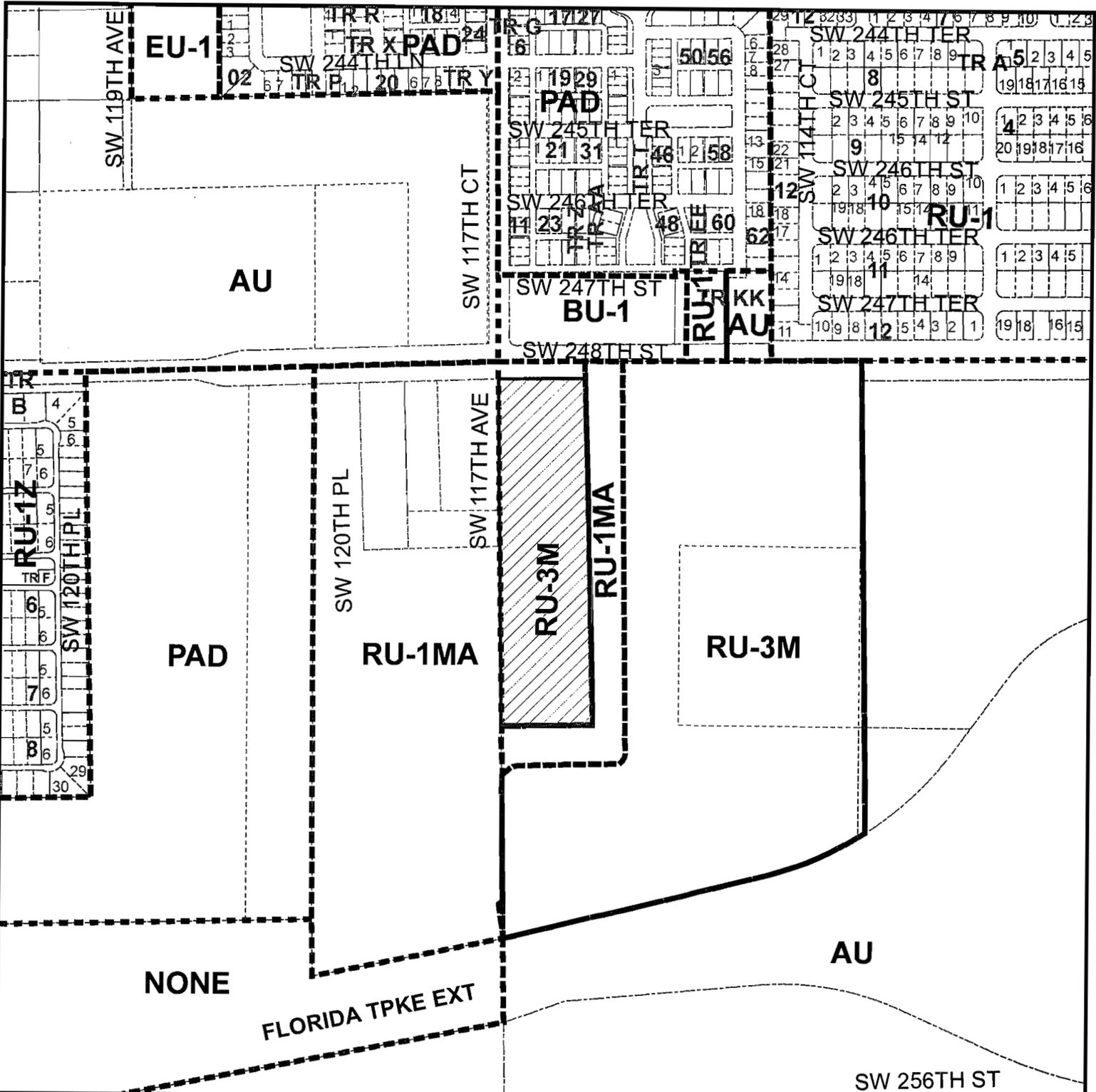
Sworn to and subscribed before me this 15 day of April, 20 11. Affiant is personally known to me or has produced _____ as identification.

[Handwritten Signature]
(Notary Public)



My commission expires: 8-26-2013

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000049

Section: 25 Township: 56 Range: 39
 Section: 30 Township: 56 Range: 40
 Applicant: H.I.T.D. INVESTMENT, LLC.
 Zoning Board: C15
 Commission District: 8
 Drafter ID: KEELING STENNETT
 Scale: NTS

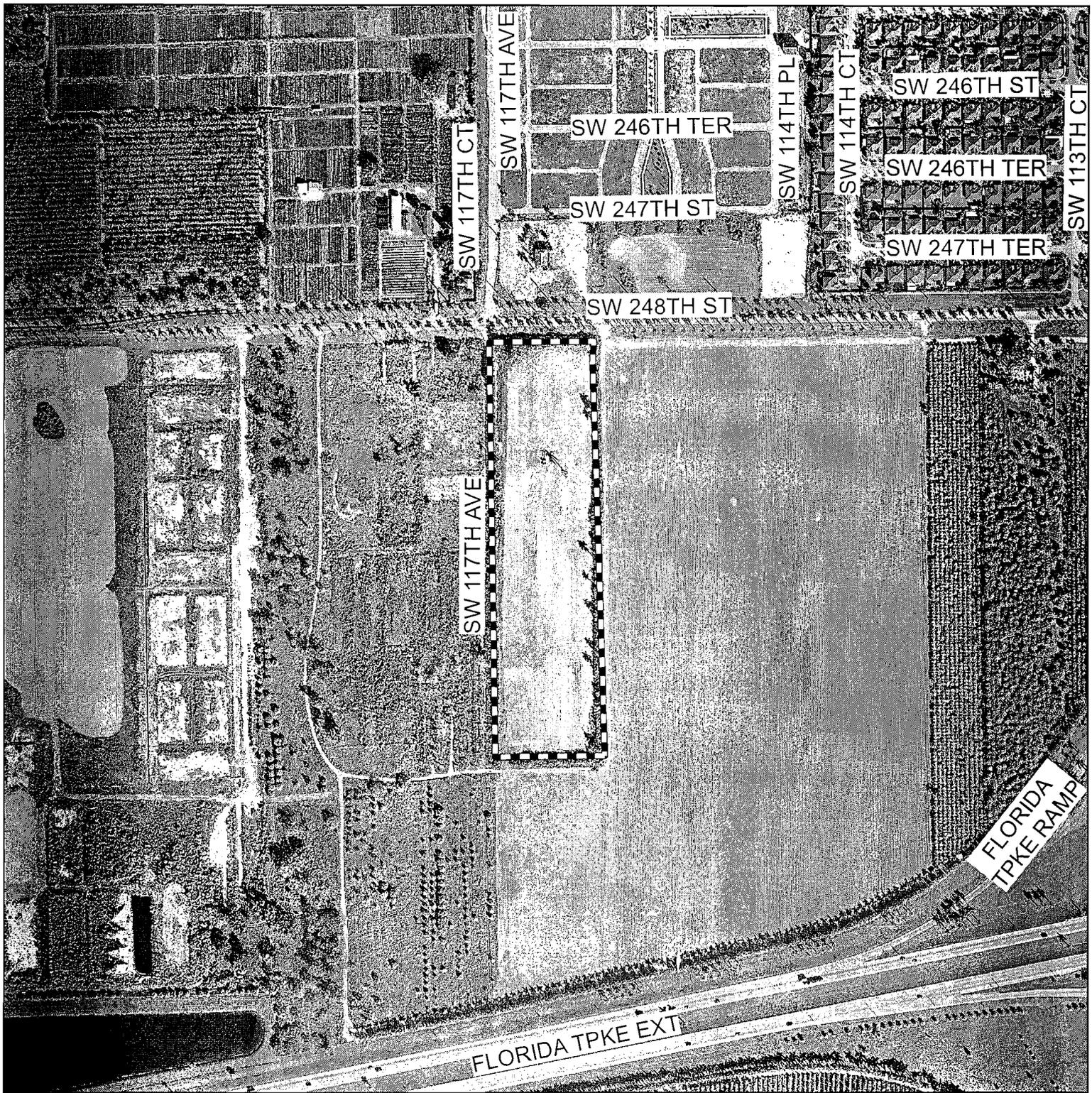
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, April 28, 2011

REVISION	DATE	BY
	21	

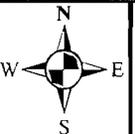


MIAMI-DADE COUNTY

AERIAL YEAR 2009

Section: 25 Township: 56 Range: 39
 Section: 30 Township: 56 Range: 40
 Applicant: H.I.T.D. INVESTMENT, LLC.
 Zoning Board: C15
 Commission District: 8
 Drafter ID: KEELING STENNETT
 Scale: NTS

Process Number
Z2011000049

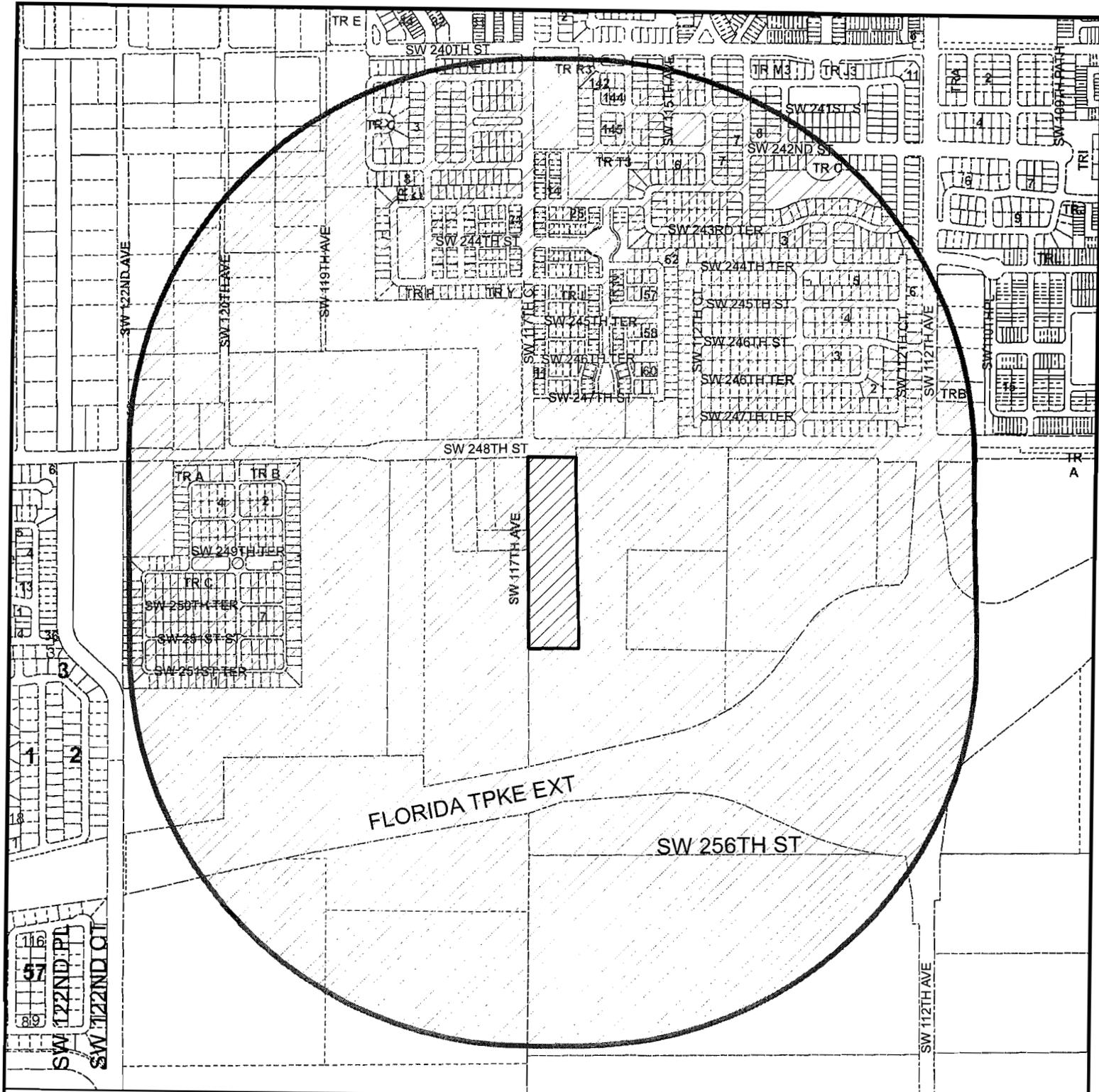


Legend

 Subject Property



REVISION	DATE	BY
	22	



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 25 Township: 56 Range: 39
 Section: 30 Township: 56 Range: 40
 Applicant: H.I.T.D. INVESTMENT, LLC.
 Zoning Board: C15
 Commission District: 8
 Drafter ID: KEELING STENNETT
 Scale: NTS

Process Number
Z2011000049
 RADIUS: 2640

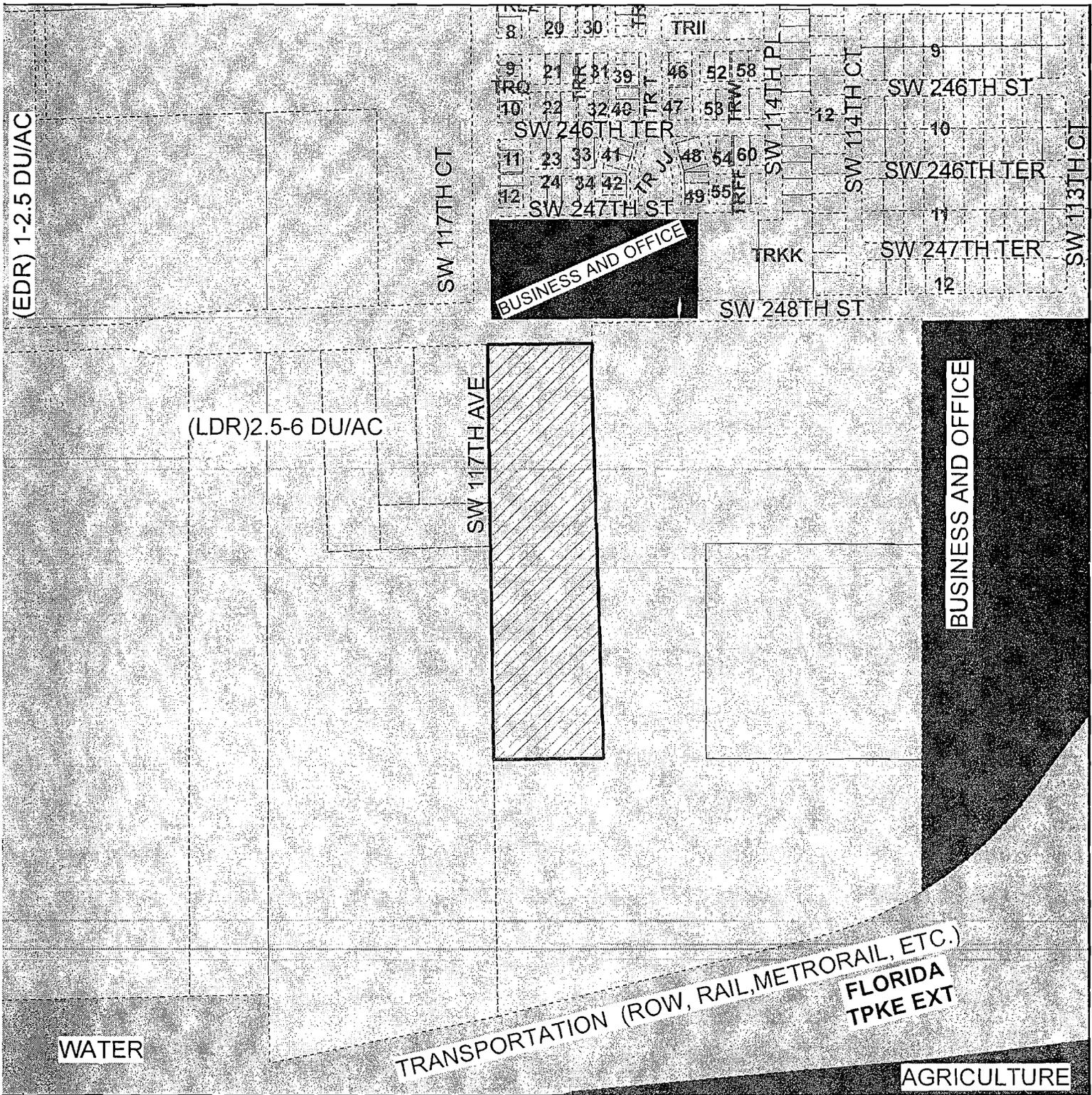
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, April 28, 2011

REVISION	DATE	BY
	23	



MIAMI-DADE COUNTY

CDMP MAP

Section: 25 Township: 56 Range: 39
 Section: 30 Township: 56 Range: 40
 Applicant: H.I.T.D. INVESTMENT, LLC.
 Zoning Board: C15
 Commission District: 8
 Drafter ID: KEELING STENNETT
 Scale: NTS

Process Number
Z2011000049



Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, April 28, 2011

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 15**

PH: Z11-013 (11-12-CZ15-1)

October 25, 2012

Item No. 1

Recommendation Summary	
Commission District	8
Applicant	Florida Tower Partners, LLC
Summary of Requests	The applicant is seeking to permit a 150' high cell tower setback less than required from the property line and on a smaller parcel than allowed by the zoning regulations. Additionally, the applicant seeks to waive the landscape requirements for street and lot trees as well as the required number of shrubs. The applicant also seeks to permit the parcel with less right-of-way dedication than required.
Location	Northeast corner of SW 122 Avenue and SW 264 Street, Miami-Dade County, Florida.
Property Size	4.59 gross acres
Existing Zoning	AU
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Agriculture (see attached Zoning Recommendation Addendum) Outside the Urban Development Boundary (UDB).
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(18), Special Exceptions, Unusual Uses and New uses, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

This item was denied without prejudice on January 25, 2012 by the Community Zoning Appeals Board (CZAB) #15. The applicant appealed this ruling to the Circuit Court and the application was remanded back to CZAB #15 with leave to amend. The applicant has revised the application and is now requesting an Unusual Use to permit the wireless supported facility and has submitted revised plans which are the subject of the requests below.

REQUESTS:

- (1) UNUSUSAL USE to permit a proposed 150' high wireless support antenna facility and ancillary equipment.
- (2) NON-USE VARIANCE to permit the proposed antenna to setback 80.1' from the rear (north) property line and setback 150' from the interior side (east) property line (165' setback required from all property lines).
- (3) NON-USE VARIANCE to permit a parcel of land with a lot area of 4.59 gross acres (5 gross acres minimum required).
- (4) NON-USE VARIANCE of landscape requirements to permit 13 lot trees (34 lot trees required).

- (5) NON-USE VARIANCE of landscape requirements to permit 15 street trees (24 street trees required).
- (6) NON-USE VARIANCE of landscape requirements to permit 175 shrubs (480 shrubs required).
- (7) NON-USE VARIANCE of zoning and subdivision regulations requiring half section line rights-of-way to be 70' wide: to waive same and to permit 15' of zoned right-of-way (35' required) for the east half of SW 122 Avenue.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "Florida Tower Partners" as prepared by Atwell, sheets C-1, L-1 and L-2 dated stamped received 08/17/12 sheets C-1 and L-1 last handwritten revision dated 9/6/12 and the remaining sheets dated stamped received 5/23/12 for a total of 22 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The site plan submitted by the applicant depicts the proposed 150' high monopole antenna structure and ancillary facilities on the substandard sized parcel.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; vacant	Agriculture
North	AU; row crops	Agriculture
South	AU; vacant	Agriculture
East	AU; row crops	Agriculture
West	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is surrounded on three (3) sides by vacant parcels and parcels currently used for agricultural cultivation. However, the subject property is located east of and outside the Urban Development Boundary (UDB) and abuts an established single-family development located to the west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional wireless coverage in this area of the County. However, approval of the 150' high antenna structure with less landscaping than required could have a visual impact on the surrounding areas.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located at the northeast corner of SW 122 Avenue and SW 264 Street, and is designated as **Agriculture** on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. Additionally, said property is immediately east of and outside the UDB, which runs north to south along SW 122 Avenue in this area of the

County. The CDMP interpretative text for the Agriculture land use category, states that *the principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences*. The CDMP Land Use Element interpretative text also states *that uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, and that other uses, including utility uses compatible with agriculture and the rural agricultural community may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area*.

The applicant has submitted documentation to explain why the proposed tower, would serve the needs of the rural agricultural community and the nearby urban areas within the UDB. The applicant has indicated in a revised letter of intent that "functional wireless coverage of agricultural areas is vital for notifying the appropriate response personnel so that they can arrive in time to adequately address the emergency". As such, the applicant's letter of intent states that satisfactory wireless coverage "is in the public interest". Said letter also states that Section 365.172(12), Florida Statutes, expressly identifies "the public need for reliable E911 services through reliable wireless systems" and makes the adequate provision of telecommunication access to emergency services in all locales a statewide priority. Additionally, the applicant had previously provided staff with documentation which indicates that the proposed site addresses a specific coverage gap in this area of the County that could not be served if the proposed tower were located elsewhere. According to the applicant's revised letter of intent, these gaps in coverage represent holes in the network required for the emergency services referenced in the aforementioned State statute. The current network does not provide reliable wireless systems to public safety agencies. The applicant states that approval of this application would address these gaps in coverage thereby meeting the public need and addressing the public interest. The applicant has also provided staff with further documentation to demonstrate that no suitable site for the use that will serve the applicable coverage gap area exists outside the Agriculture area.

Staff opines that the aforementioned information adequately explains the public need and the public interest for locating the proposed utility outside the UDB in an area designated Agriculture on the CDMP LUP map. Further, in staff's opinion, the Acquisition Analysis provided by the applicant provided staff with sufficient information to indicate that there were no other sites within the UDB, outside of the Agriculture area that would address the coverage gaps indicated in the propagation maps submitted by the applicant. In addition, staff notes that the plans submitted by the applicant indicate that only 3,600 sq. ft. of the 4.59 acre parcel, will be used for the proposed wireless facility and the remaining approximately 98% of the parcel will remain available for agricultural uses which will be **compatible** with the agricultural uses allowed on the properties to the north, east and south.

Objective TC-2 of the Transportation Circulation Subelement of the interpretative text of the CDMP states that rights-of-way and corridors needed for existing and future transportation facilities will be designated and reserved. Further, **Policy TC-2B** of said Subelement of the interpretative text of the CDMP requires the County to require the dedication of all necessary rights-of-way from all developments at the time of development. However, staff notes that the memorandum from the Public Works and Solid Waste Department does not object to this application and indicate in its memorandum that approval of this application meets the traffic concurrency criteria set forth an initial development order. As such, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text pertaining to the Agricultural designation of the subject property on the CDMP LUP map and

Objective TC-2 and Policy TC-2B of the Transportation Circulation Subelement of the interpretative text of the CDMP.

ZONING ANALYSIS:

This item was denied without prejudice on January 25, 2012 by the Community Zoning Appeals Board (CZAB) #15. The applicant appealed this ruling to the Circuit Court and the application was remanded back to CZAB #15 with leave to amend. The applicant has revised the application and is now requesting an Unusual Use to permit the wireless supported facility and has submitted revised plans which are the subject of the analysis below.

The applicant has submitted a revised letter of intent and requested the withdrawal of the previously requested special exception and instead requests an unusual use to permit the proposed 150' high wireless tower facility. Additionally, the applicant has submitted revised plans showing the relocation of the proposed tower facility to now setback 80.1' (previously 67'-4") from the rear (north) property line and setback 150' from the interior side (east) property line (165' setback required from all property lines). Additionally, the applicant has now provided 13 of the required 34 lot trees, 28 (44 required) street trees and 175 shrubs (480 required). Further, the applicant's revised letter of intent and the revised plans indicate a reduced right-of-way dedication from the abutting half section line roadway, SW 122 Avenue to the west.

In order to analyze the applicant's amended request for an unusual use to permit a 150' high wireless support antenna facility (request #1) under Section 33-311(A)(3)(a) (Wireless Supported Service Facilities, including Antenna Support Structures), the applicant is required to demonstrate that the proposed site will cure interference problems or the lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility. The applicant has provided staff with propagation maps that demonstrate a lack of service coverage or capacity in this area and has provided a new search ring affidavit pertaining to alternate sites both inside and outside the Urban Development Boundary (UDB) that supplements the previous one. Further, the County's Information Technology Department (ITD) has reviewed the documents submitted and confirmed that they meet the technical standards to continue the process of permitting the site. As such, staff opines that the applicant has satisfied the requirements of Section 33-311(A)(3)(a), pertaining to the signal interference problems and the wireless service coverage in this area. Further, the applicant has also indicated that the proposed development will comply with all FAA and FCC lighting requirements and also indicates that the lighting has been designed in such a manner to ensure that all lighting will not spill over onto any adjoining parcels of land in violation of Section 33-4.1. The subject site has adequate ingress, egress, parking and loading areas such that servicing the facility will not block vehicular or pedestrian traffic on abutting streets. The antenna support structure is designed in such a manner that in the event of a structural failure, the pole will fall or bend on itself so that the structure will remain wholly contained within the property. Staff opines that the equipment and support facility compound is adequately buffered by a proposed 6' high wood fence and hedge around the lease area. Further, the proposed continuous double row of trees to be planted 35' apart, along the side street (west) property line which abuts the single-family residential development to the west will provide a visual enhancement to the surrounding area and therefore will not have a negative visual impact on same.

Staff notes that the Environmental Management Division of the Department of Regulatory and Economic Resources (RER), Miami-Dade Fire Rescue (MDFR) Department, the Departments of

Public Works and Waste Management and Miami-Dade Aviation, do not have any objections to this application. Memoranda submitted for this application by the aforementioned Departments indicate that the approval with conditions of this application will not impact the Level of Service (LOS) standards for an initial development order as it pertains to water or environmental services, traffic or interference with aviation activities in this area. Further, staff opines that approval of the proposed wireless facility and ancillary uses will not create any additional hazards that will impact MDFRD services in the area. In addition, as mentioned previously, the applicant has indicated in their revised letter of intent that satisfactory wireless coverage is in the "public's interest" and as such, approval of the application will help to satisfy the public need for reliable E911 services as set forth in Section 365.172(12), Florida Statutes. Therefore, the applicant opined, and staff concurs that the reduction of the gaps in coverage that will be addressed by the proposed wireless tower will enhance the reliability of the wireless communications to public safety agencies in this area. When considering the necessity for and reasonableness of such use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development, staff opines that approval of the facility as indicated in the submitted plans is **compatible** with the surrounding area. **Staff therefore recommends approval with conditions of request #1 under Section 33-311(A)(3)(a) Special Exceptions, Unusual Uses and New Uses.**

When request #2 to permit the proposed wireless support facility setback 80.1' (previously requested 67'-4") from the rear (north) property line and setback 150' from the interior side (east) property line (165' setback required from all property lines) and request #3 to permit the parcel with a gross lot area of 4.59 acres (5-acres minimum required) are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff is of the opinion that approval of these requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the appearance of the community. Staff opines that although the proposed tower is substantially taller than any other structure in the vicinity, it is sufficiently spaced from the residential development located to the west and will not pose a physical hazard. In addition, as previously noted, the applicant has indicated in the original letter of intent that the structure has been designed to collapse on itself in the event of failure. Further, staff notes that the requested variance of the lot size to allow the parcel at approximately 91% of the required 5-gross acre requirement (request #3) is minimal. As such, since the proposed encroachments only impact the agricultural cultivation located to the east and the canal located to the north and the requested variance of the parcel size is minimal, staff opines that the approval of these requests would not affect the general welfare or the basic appearance of the surrounding community and would be **compatible** with same. **Therefore, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) Non-Use Variances.**

When requests #4 through #6 pertaining to the lot and street trees as well as the number of shrubs on the parcel are similarly analyzed under Section 33-311(A)(4)(b) Non-Use Variances, staff opines that approval of same would be **compatible** with the area. Staff notes that the subject property is zoned AU and that approximately 98% of the parcel will still remain available for agricultural production. As such, staff opines that the requested reduction of the landscaping requirements will not be out of character with the predominant agricultural production that is proposed on the remainder of the subject parcel as well as ongoing agricultural production on the abutting parcels to the north, east and south. Further, staff opines that although the applicant has not provided the required amount of street and lot trees and a substantial reduction in the number of shrubs, the concentration of the lot and street trees in a dual row

along the side street west property line along with the proposed shrubs, will mitigate any negative visual impact of the proposed tower facility on the residential development located to the west. As such, staff opines that the approval with conditions of requests #4 through #6 would not be detrimental to the area and would be **compatible** with same. **Staff, therefore, recommends approval with conditions of requests #4 through #6 under Section 33-311(A)(4)(b) Non-Use Variances.**

Similarly, when the applicant's request to permit only 15' (35' required) of dedication on the east half of SW 122 Avenue abutting the subject property (request #7) is analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff is of the opinion that 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. Although this is a half section line roadway, staff notes that the Public Works and Waste Management Department's memorandum indicates that the reduced dedication being requested by the applicant will not have a negative effect on the LOS standards in this area of the County and will be **compatible** with the surrounding agricultural and residential uses. **Therefore, staff recommends approval of request #7 under Section 33-311(A)(4)(b) Non-Use Variances..**

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate a two (2) way access drive from SW 122 Avenue for the proposed wireless tower and support facilities located to the rear of the subject property. Additionally, the plans indicate that the site will have adequate parking on site for the service vehicles.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

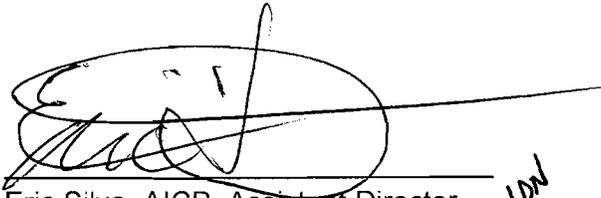
Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Florida Tower Partners" as prepared by Atwell, sheets C-1, L-1 and L-2 dated stamped received 08/17/12 sheets C-1 and L-1 last handwritten revision dated 9/6/12 and the remaining sheets dated stamped received 5/23/12 for a total of 22 sheets.
3. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

4. That the applicants obtain a Certificate of Use for the wireless supported service facility from, and promptly renew the same annually with, the Department of Regulatory and Economic Resources upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the use be established and maintained in accordance with the approved plan.
6. That the wireless supported service facility be designed and maintained to allow co-location of other telecommunication service operators.
7. That the wireless supported service facility comply with all FAA and FCC lighting requirements.

ES:MW:NN:AN:CH



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

NDW

ZONING RECOMMENDATION ADDENDUM

Florida Tower Partners, LLC
PH: Z11-013

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Environmental Division (Regulatory and Economic Resources)</i>	<i>No objection*</i>
<i>Public Works and Waste Management</i>	<i>No objection</i>
<i>Parks</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Aviation</i>	<i>No objection*</i>
<i>Information Technology</i>	<i>No objection</i>
<i>Schools</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Agriculture (Pg. I-58)</p>	<p><i>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sales and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.</i></p> <p><i>In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, packing houses for produce grown in Florida are not restricted to locating on an arterial roadway. Other uses including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.</i></p>
<p>Objective LU-4 (Pg. I-11)</p>	<p><i>Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i></p>

ZONING RECOMMENDATION ADDENDUM

Florida Tower Partners, LLC
PH: Z11-013

Transportation Circulation Subelement - Objective TC-2 (Page II-13)	<i>Rights-of-way and corridors needed for existing and future transportation facilities will be designated and reserved.</i>
Transportation Circulation Subelement - Policy TC-2B (Page II-13)	<i>The County shall require the dedication of the appropriate share of all necessary rights-of-way from all developments at the time of development.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(3)(a) Special Exception, Unusual and New Uses.</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p> <p><i>(a) Hear application for and grant or deny unusual uses for Wireless Supported Service Facilities, which by the regulations are only permitted upon approval after public hearing; provided the applied for use, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development, provided that:</i></p> <ul style="list-style-type: none"> <i>i. The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure: <ul style="list-style-type: none"> <i>a. signal interference problems; or</i> <i>b. the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility</i> </i> <i>ii. The applicant shall provide information to permit independent verification of factual</i>
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ZONING RECOMMENDATION ADDENDUM

*Florida Tower Partners, LLC
PH: Z11-013*

	<p><i>data relied upon by the applicant to establish 3(a)(i) above, including, but not limited to the following:</i></p> <ul style="list-style-type: none"> <i>a. the purpose for the proposed Wireless Supported Service Facility; and</i> <i>b. the following technical data for the proposed Wireless Supported Service Facility and for each existing, authorized, pending and proposed adjacent facility:</i> <ul style="list-style-type: none"> <i>i. site name or other reference;</i> <i>ii. facility latitude and longitude;</i> <i>iii. site elevation;</i> <i>iv. for each antenna at each of the included facilities:</i> <ul style="list-style-type: none"> <i>1. height of antenna radiation center;</i> <i>2. antenna type and manufacturer;</i> <i>3. maximum effective radiated output power, including the maximum total power radiated from all channels;</i> <i>4. azimuth of main antenna lobe; and</i> <i>5. beam tilt and null-fill of each antenna.</i> <i>c. a complete up- and down-link power budget for the proposed Wireless Supported Service Facility, including any differences that may exist with the power budgets of the adjacent facilities, to ensure that all of the gain and loss factors used by the applicant are included in a verification analysis.</i> <i>d. complete descriptions of methodology, formulas, data presented in appropriate parameter data units (e.g., Erlangs, Watts, dBm, ft.), existing traffic studies and trend analyses if the proposed facility is intended to cure a lack of capacity, and any other information necessary for an independent engineer to verify statements concerning signal interference or lack of capacity or coverage; and</i> <i>e. identification of any equipment that differs from industry standards.</i> <p><i>iii. that the applicant shall reimburse the department for fees charged to the department for independent verification of factual data relied upon by the applicant, as required pursuant to paragraph 3 a ii above.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

B

APPLICANT'S NAME: FLORIDA TOWER PARTNERS, LLC

REPRESENTATIVE: Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-12-CZ15-1 (11-013)	January 25, 2012	CZAB15	1	12

REC: Denial without prejudice.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: _____ W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

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

WITH CONDITIONS

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	S	Patricia FORBES	X		
VICE CHAIRMAN		Paul J. MORROW			X
COUNCIL WOMAN		Diane RICHARDSON	X		
COUNCIL WOMAN	M	Gale L. WIMBLEY	X		
CHAIR WOMAN		Marjorie MURILLO		X	
VOTE:			3	1	

EXHIBITS: YES NO

COUNTY ATTORNEY: THOMAS ROBERTSON

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

#1

APPLICANT'S NAME: FLORIDA TOWER PARTNERS, LLC

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
11-12-CZ15-1 (11-013)	December 14, 2011	CZAB15	11

REC: Denial without prejudice.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>January 25, 2012</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	Deferred due to a lack of quorum.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Patricia FORBES			X
VICE CHAIRMAN		Paul J. MORROW			X
COUNCIL WOMAN		Diane RICHARDSON			
COUNCIL WOMAN		Gale L. WIMBLEY			
CHAIR WOMAN		Marjorie MURILLO			

VOTE:

EXHIBITS: YES NO

COUNTY ATTORNEY: RONALD BERNSTEIN

1. FLORIDA TOWER PARTNERS, LLC
(Applicant)

11-12-CZ15-1 (11-013)
Area 15/District 08
Hearing Date: 10/25/12

Property Owner (if different from applicant) **M & R TOWER, LLC.**

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

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

None

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

Memorandum

Date: August 31, 2012

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

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

Subject: C-15 #Z2011000013-2nd Revision
Florida Tower Partners, LLC
N.E. corner of S.W. 122nd Avenue and S.W. 264th Street
Unusual Use to Permit a Proposed Antenna Support Structure with
Related Equipment
(AU) (3.87 Acres)
25-56-39

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

Potable Water Service and Wastewater Disposal

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

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

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

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Be advised that this property is contiguous by the C-102 Canal; therefore a canal Right of Way(RW) verification letter from by the South Florida Water Management District might be required.

Wetlands

A recent site inspection performed by the Department on February 8, 2011, revealed that the subject property does not contain wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit will not be required.

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

Tree Preservation

An on site inspection performed on February 8, 2011 revealed that the property contains specimen-sized (trunk diameter 18 inches or greater) strangler fig trees along the north side of the property, which may be impacted by the proposed antenna. However, a letter submitted by the attorneys and representatives of the applicant, dated July 18, 2011, states that no existing trees on site will be directly or indirectly impacted by the proposed antenna.

Any type of construction, including driveways, septic tanks, fences, pipes, buildings, roads, polls etc., should be at least 12-14 feet from specimen and non specimen trees. Protective barriers should be placed during construction 10-12 feet from the trunk of the specimen sized trees, and 6-8 feet from the trunk of non specimen sized trees. If this distance is not maintained the root systems of the trees may be affected, thereby causing the effective destruction of the trees. In the event that the proposed construction causes the effective destruction of the trees on site, it would constitute a violation of Section 24-49 of the Code. Therefore, the Department recommends that appropriate actions be taken to not adversely impact tree resources on the referenced property.

Also, Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Section 24 of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. 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 Program for additional information regarding tree 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: February 10, 2011

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

From: José A. Ramos, R.A., Chief, Aviation Planning Division
Aviation Department

Subject: Florida Tower Partners, LLC (PH: 11-013)
MDAD DN-11-02-512

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

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request for an Unusual Use to permit a 156' Above Ground Level (AGL) antenna support structure with related equipment to be located at the northeast corner of SW 122 Avenue and SW 264 Street, Miami-Dade County, Florida.

Based on our cursory review of the project information provided to us, a proposed 156' AGL antenna support structure with related equipment at this location conforms to Miami-Dade County Airport Zoning Ordinance. **However, an FAA Airspace Determination is required to coordinate frequency activation and verify that no interference is caused to FAA facilities prior to beginning any transmission from the site. See the next paragraph for filing information.**

It is necessary to file with the FAA by using form 7460-1 'Notice of Proposed Construction Alteration for Determination of Known Hazards'. Furthermore, any construction cranes for this project reaching or exceeding 200 ft AMSL (Above Mean Sea Level) must be filed by the construction contractor using the same form. This form should be filed with a 45 day advance notice prior to raising the crane. The form is available through this office or through the FAA website: <https://oeaaa.faa.gov>. The developer may "e-file" online at <https://oeaaa.faa.gov>. Alternatively, this form may be mailed to: Federal Aviation Administration, Air Traffic Airspace Branch - ASW-520, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520.

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

Should you have any questions in obtaining and/or filling out FAA form 7460-1 or if I can be of any further assistance, please feel free to contact me at 305-876-8080.

JR/rb

C: S. Harman
File

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: FLORIDA TOWER PARTNERS, LLC

This Department has no objections to this application.

This Department has no objections to the request to permit 15 feet of dedication for the east portion of SW 122 Avenue where 35 feet is required.

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

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



Raul A Pino, P.L.S.

06-SEP-12

Memorandum



Date: 17-SEP-12
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2011000013

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated February 3, 2011.
 APPROVAL
 No objection via Case Z2011000013.

Service Impact/Demand

Development for the above Z2011000013
 located at Northeast corner of SW. 122 Ave and SW 264 ST, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 2491 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 8:51 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 5 - Goulds/Princeton - 13150 SW 238 Street
 Rescue, BLS Engine, Battalion 7.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 Station 70 - Coconut Palm - SW 248 Street and 114 Pl.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

19

Memorandum



Date: August 31, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

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

Subject: Z2011000013: FLORIDA TOWER PARTNERS, LLC
Includes revised plans dated stamped received through 8/17/12

Application Name: FLORIDA TOWER PARTNERS, LLC

Project Location: The site is located at Northeast corner of SW. 122 Ave and SW 264 ST, Miami-Dade County.

Proposed Development: The applicant is requesting an unusual use to permit an antenna. Review includes revised plans dated stamped received through 8/17/12.

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

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

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

MN:jb

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

DATE: 09-AUG-12
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

FLORIDA TOWER PARTNERS, LLC

Northeast corner of SW. 122 Ave and
SW 264 ST, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2011000013

HEARING NUMBER

HISTORY:

THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD COMPLIANCE OR
BUILDING SUPPORT REGULATIONS CASES.

FLORIDA TOWER PARTNERS, LLC

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

REPORTER NAME:

Memorandum



Date: AUGUST 1, 2012

To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Miami-Dade Sustainability, Planning and Economic Enhancement

From: James Byers, Zoning Permitting Division Chief
Department of Permitting, Environment and Regulatory Affairs

Subject: Z2011000013

An inspection was conducted on July 31, 2012, at the Northeast Corner of SW 122 Avenue and SW 264 Street. This is a vacant agricultural property lying fallow at this time. The properties to the North and South are also vacant agricultural farmed properties. There are residential homes on the West side of SW 122 Avenue. Under Chapter 19-14A, property owners are required to maintain a 100' strip away from improved properties or roads. There is approximately a 5' strip at this time, with some overgrowth growing towards the street. No other zoning violations were observed.

If you have any questions or need further information, please let me know!

Francie Boellard

FL1511-Miami SW 122nd- Homestead, FL



VIEW FACING EAST OF THE OVERALL PROPOSED TOWER LOCATION



VIEW OF THE CENTER OF PROPOSED TOWER LOCATION 2-11-013

Handwritten signature or initials



VIEW FROM THE PROPOSED TOWER LOCATION, FACING NORTH



VIEW FROM THE PROPOSED TOWER LOCATION, FACING EAST

2-11-017

001

24



VIEW FACING SOUTH, FROM THE PROPOSED TOWER LOCATION



VIEW FACING WEST, FROM THE PROPOSED TOWER LOCATION

8-11-013

MA



VIEW TOWARD THE SUBJECT SITE FROM SW 122nd, FACING EAST



VIEW OF THE NORTHERN PROPERTY BOUNDARY, FACING WEST

E-11-013

MA

26



VIEW OF THE EASTERN SITE BOUNDARY, FACING SOUTH



VIEW OF THE SOUTHERN SITE BOUNDARY, FACING WEST

2-11-013

EMW



VIEW OF THE WESTERN SITE BOUNDARY, FACING NORTH



VIEW OF THE NORTHERN ADJACENT PROPERTY, FACING NORTH

2-11-013

MBK

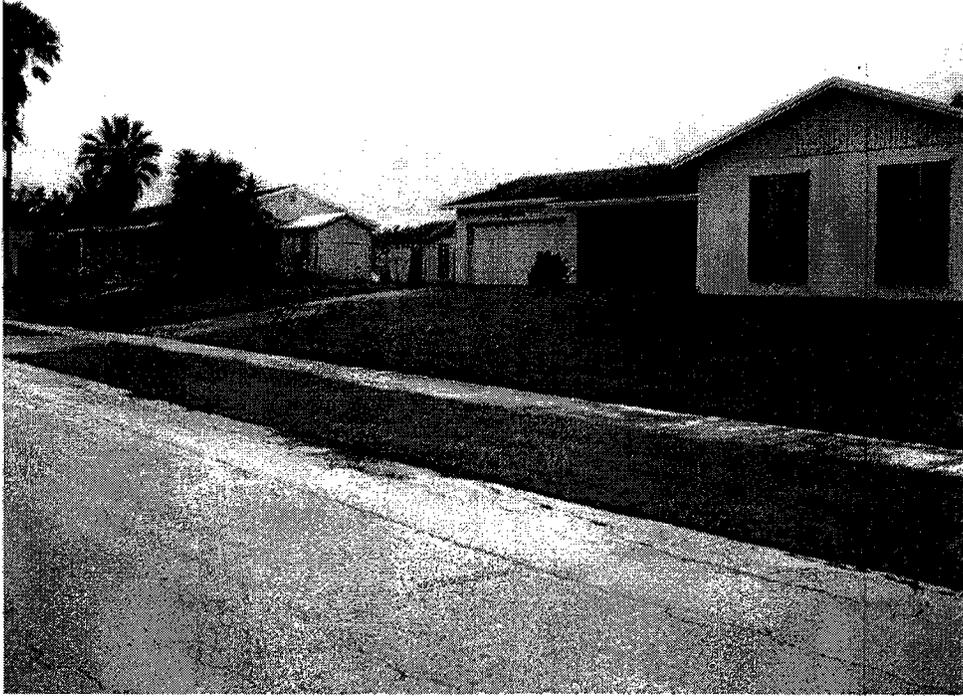


VIEW OF METAL DEBRIS OBSERVED ON SITE



VIEW OF DEBRIS OBSERVED ON SITE

E-11-013



VIEW OF WESTERN SURROUNDING PROPERTIES, BEYOND 122nd AVENUE,
FACING SOUTHWEST

DISCLOSURE OF INTEREST*

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

COMPANY NAME: M & R TOWER, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Marcelo Stolarczyk</u>	<u>50%</u>
<u>Rafael Lopez</u>	<u>50%</u>

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

TRUST/ESTATE NAME: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

2-11-012


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

NAME OF PURCHASER: _____

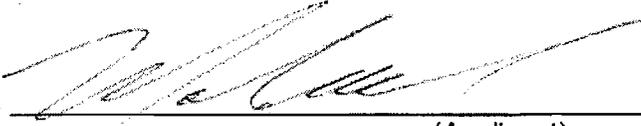
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Stock
_____	_____
_____	_____
_____	_____

Date of contract: _____

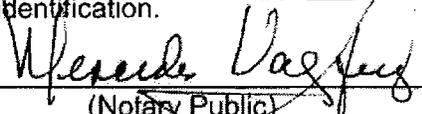
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

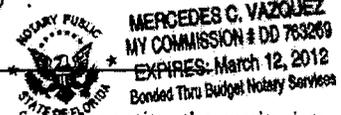
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: 
(Applicant)

Sworn to and subscribed before me this 4th day of January 2011.
Affiant is personally known to me or has produced _____ as
identification.


(Notary Public)

My commission expires _____


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

2-11-019


DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Florida Tower Partners, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Tarpon Towers, LLC, 1001 3rd Ave West, Ste. 420</u>	<u>100%</u>
<u>Bradenton, FL 34205</u>	
<u>(see attached)</u>	

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

TRUST/ESTATE NAME: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	<u>2-11-2013</u>
_____	_____

[Handwritten signature]

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

NAME OF PURCHASER: _____

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

Date of contract: _____

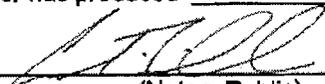
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

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

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

Signature: 
(Applicant)

Sworn to and subscribed before me this 13th day of January, 2011. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)



CURTIS MILLER
MY COMMISSION # DD 813272
EXPIRES: August 11, 2012
Bonded Thru Budget Notary Services

2-11-013

My commission expires 8-11-12

*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.

Tarpon Towers, LLC
Ownership Interests

<u>Unit Holder</u>	<u>Ownership Percentage</u>	<u>Additional Information</u>
ABS Capital	63.1%	Equity investors, multiple ownership structure
84 Capital, LLC	6.2%	Sole owner is Ronald G. Bizick, II
WTF Trust	5.7%	Sole owner is William T. Freeman
WTF Investments, LLC	0.5%	Sole owner is William T. Freeman
Yellowwood Investments, LLC	1.2%	Sole owner is Brett Buggeln
Darby Investments, LLC	0.3%	Sole owner is Gail Buteau
MCA Tower Investments LLC	1.1%	Owners are Keith Walters and Steve Bittner
Tech Towers A	3.4%	Owners are Todd Schlemmer and Richard House
Spire Capital Partners	18.3%	Equity investors, multiple ownership structure
John Stevens	0.2%	Individual
	<u>100.0%</u>	

2-11-013

NOTES:

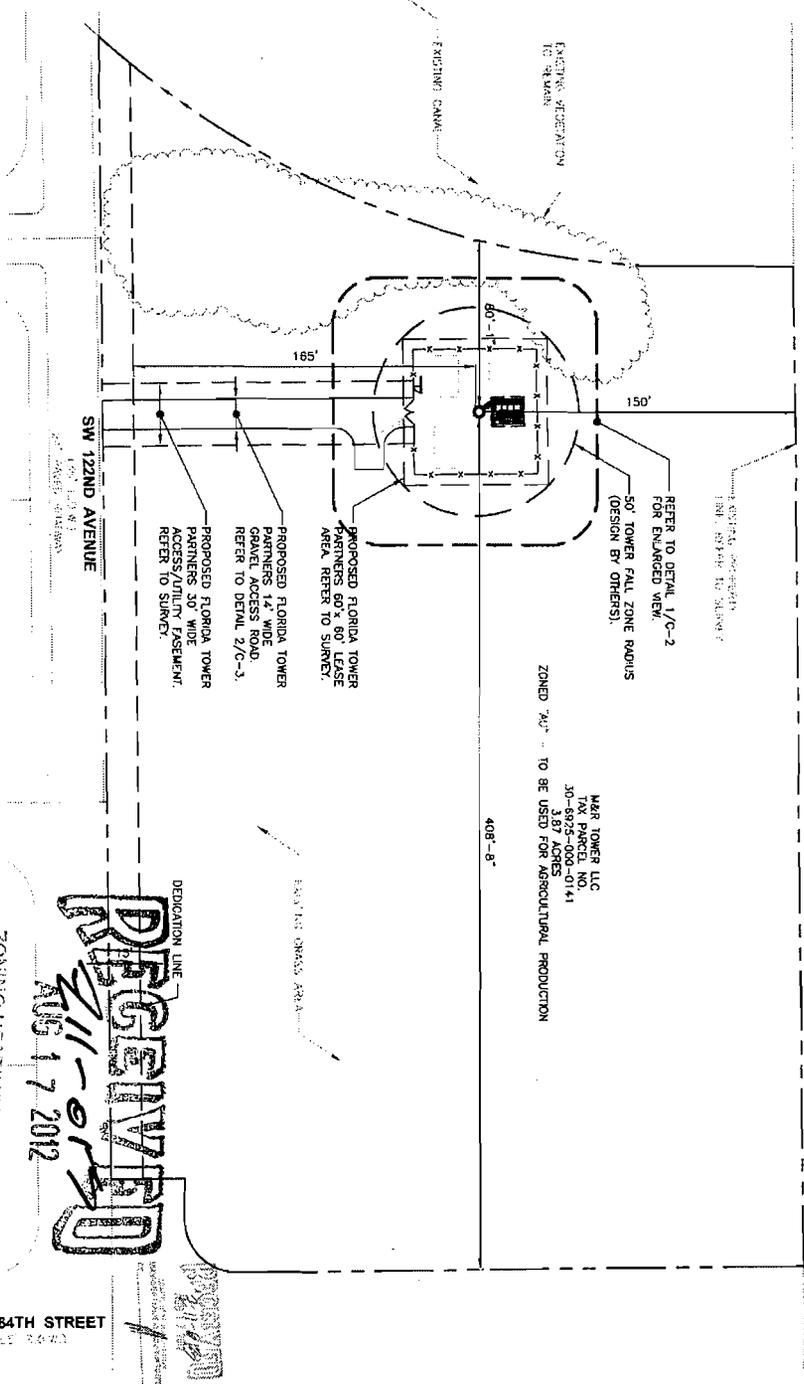
1. FENCED SITE AREA SHALL BE CLEARED AND GRUBBED. ALL EXISTING UTILITIES SHALL BE RELOCATED TO THE EXTERIOR OF THE FENCE LINE. ALL EXISTING MATERIAL AND/OR RUBBLE TO REMAIN SHALL BE UNDERCUT UP TO 6 INCHES BELOW FINISH GRADE.
2. IF ANY ARCHITECTURAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE CLIENT.
3. THE CONTRACTOR MUST CONTACT THE SURVEYOR TO STAKE OUT ALL EASEMENTS AND LEASE AREA PRIOR TO CONSTRUCTION. ALL FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS TO ENSURE THAT NO DAMAGE OR DEBRIS OCCURS ON THE ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH LOW MAINTENANCE NATIVE GRASS AND COVER WITH APPROVED STRAW.
6. UNTIL THE COMPOUND IS SURROUNDED BY A PERMANENT FENCE, THE CONTRACTOR SHALL MAINTAIN A TEMPORARY FENCE AROUND THE TOWER AND POST A "NO TRESPASSING" SIGN. ALL CLIMBING PEGS MUST BE REMOVED UP TO 20" UNTIL A PERMANENT FENCE IS INSTALLED.
7. THE CONTRACTOR MUST ENSURE THAT ALL DELIVERY TRUCKS WILL BE ABLE TO ACCESS THE MATERIALS TO THE COMPOUND. IF THE DELIVERY TRUCKS CAN NOT ACCESS THE COMPOUND THEN THE CONTRACTOR MUST MAKE OTHER ARRANGEMENTS TO GET THE MATERIAL TO THE COMPOUND. IF THIS IS REQUIRED THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE MATERIAL AND FEES WILL BE PASSED ON TO THE CLIENT.
8. PROPOSED TOWER AND FOUNDATION TO BE INSTALLED IN ACCORDANCE WITH THE TOWER MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE TOWER MATERIALS DELIVERED TO SITE BY THE TOWER MANUFACTURER.
9. CONTRACTOR MUST REFER TO THE GEOTECH REPORT AND THE GEOTECH REPORT COMMENTS WITH THE CONSTRUCTION DRAWINGS THEN STOP WORK AND CONTACT THE CLIENT AS SOON AS POSSIBLE.
10. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL FLORIDA DOT AND/OR COUNTY SPECIFICATIONS PRIOR TO BID AND CONSTRUCTION. IF THE SPECIFICATIONS DIFFER FROM THE CONSTRUCTION DRAWINGS, THEN THE CONTRACTOR SHALL NOTIFY THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ADHERING TO THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ADHERING TO THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ADHERING TO THE SPECIFICATIONS.
11. AT THE TIME THE CONSTRUCTION DRAWINGS WERE COMPLETED, ANEHL DID NOT HAVE A COPY OF THE SPECIFICATIONS FOR THE TOWER. THE CONTRACTOR MUST DO NOT KNOW THE EXACT SIZE OF THE OVERALL TOWER FOOTPRINT. THE CONTRACTOR MUST COMPARE THE CONSTRUCTION DRAWINGS WITH THE TOWER DRAWINGS PRIOR TO BID AND/OR CONSTRUCTION AND IF THEY FIND ANY DISCREPANCIES OR POSSIBLE ISSUES THEY MUST NOTIFY THE CLIENT IMMEDIATELY.

THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 11, 2009. NO FIELD MEASUREMENTS WERE USED IN THIS DETERMINATION.

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
NORTH	15'	80'-1"
SOUTH	15'	408'-8"
EAST	25'	150'-0"
WEST	50'	185'-0"

ZONING CLASSIFICATION: AU		
MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
FRONTAGE FOR INTERIOR LOT	200'	4546'
LOT AREA FOR INTERIOR LOT	5.0 ACRES	3.87 ACRES
FRONT SETBACK	N/A	150'
OPEN SPACE	185'	4953'



ENLARGED SITE PLAN

OVERALL SITE PLAN SCALE: 1"=40' SCALE BASED ON 11"X17" ONLY



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
APR 17 2012

SW 264TH STREET



ATWELL
www.atwell-group.com

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OFFICES IN NORTH AMERICA AND ASIA

Florida Tower Partners
1001 3rd AVENUE WEST
BRUNSWICK, FL 34205
TEL: (941) 757-3070



REVISIONS

NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	SCALE AS NOTED	JOB NO.
7	06/17/12	REVISED PER COMMENTS				
6	07/19/12	REVISED PER COMMENTS				
5	08/01/12	REVISED PER COMMENTS				
4	08/01/12	REVISED PER COMMENTS				
3	07/27/12	REVISED PER COMMENTS				
2	07/27/12	REVISED PER COMMENTS				
1	07/17/12	ISSUED FOR REVIEW				

SHEET NO. C-1

OVERALL SITE PLAN

MIAMI SW 122ND
FL1511
SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

26

37

NOTES:

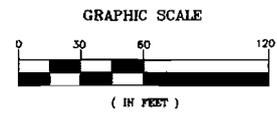
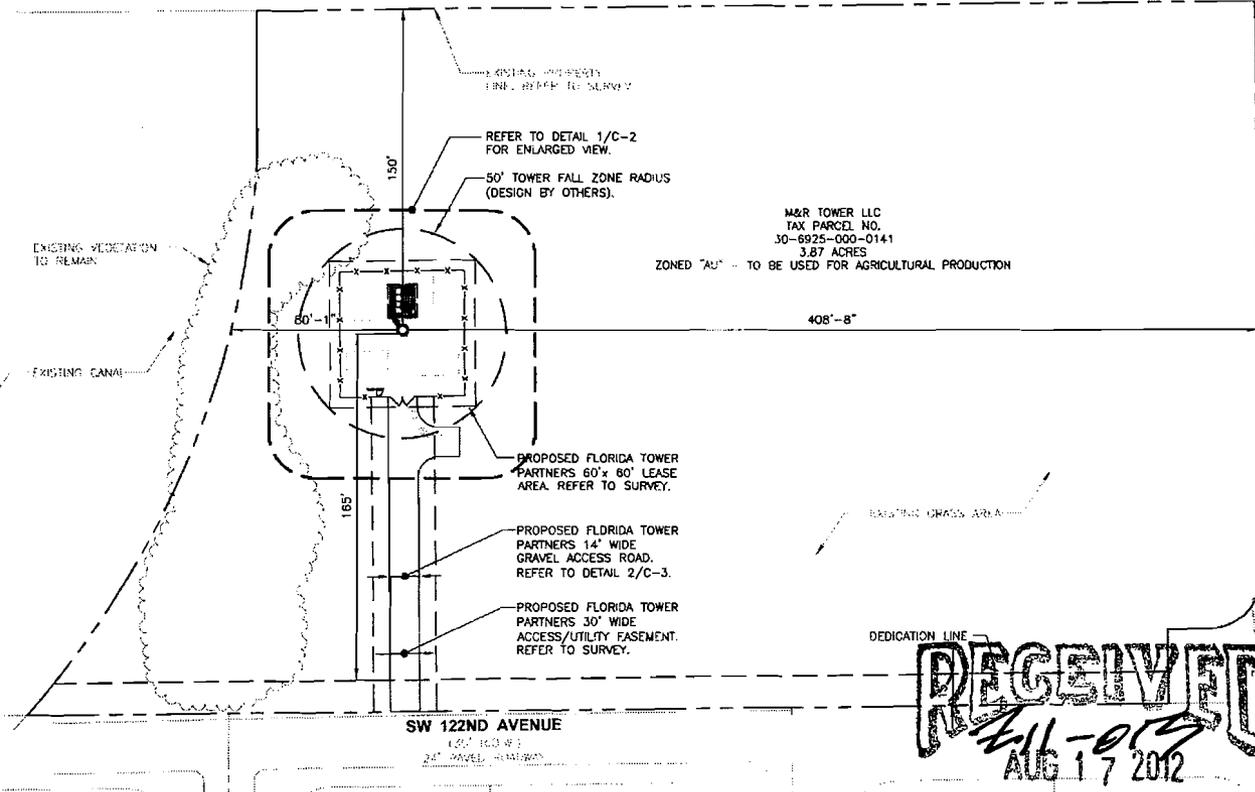
- FENCED SITE AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE SOFT OR LOOSE SOILS, ORGANIC MATERIAL AND OR RUBBLE TO FIRM SUBGRADE. FILL UNDERCUT UP TO 6 INCHES BELOW FINISH GRADE.
- IF ANY ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE CLIENT.
- THE CONTRACTOR MUST CONTACT THE SURVEYOR TO STAKE OUT ALL EASEMENTS AND LEASE AREA PRIOR TO CONSTRUCTION. ALL FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS TO ENSURE THAT NO DAMAGE OR DEBRIS OCCURS ON THE ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH LOW MAINTENANCE NATIVE GRASS AND COVER WITH APPROVED STRAW.
- UNTIL THE COMPOUND IS SURROUNDED BY A PERMANENT FENCE, THE CONTRACTOR MUST ERECT A TEMPORARY FENCE AROUND THE TOWER AND POST A "NO TRESPASSING" SIGN. ALL CLIMBING PEGS MUST BE REMOVED UP TO 20' UNTIL A PERMANENT FENCE IS INSTALLED.
- THE CONTRACTOR MUST ENSURE THAT ALL DELIVERY TRUCKS WILL BE ABLE TO DELIVER THE MATERIAL TO THE COMPOUND. IF THE DELIVERY TRUCKS CAN NOT ACCESS THE COMPOUND THEN THE CONTRACTOR MUST MAKE OTHER ARRANGEMENTS TO GET THE MATERIAL TO THE COMPOUND. IF THIS IS REQUIRED THE CONTRACTOR MUST CONTACT ATWELL IMMEDIATELY. NO ADDITIONAL FEES WILL BE PASSED ON TO THE CLIENT.
- PROPOSED TOWER AND FOUNDATION TO BE INSTALLED IN ACCORDANCE WITH THE TOWER MANUFACTURER PLANS PROVIDED BY CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING OF TOWER MATERIALS DELIVERED TO SITE BY THE TOWER MANUFACTURER.
- CONTRACTOR MUST REFER TO THE GEOTECH REPORT FOR ALL COMPACTED FILL RECOMMENDATIONS. IF THE GEOTECH REPORT CONFLICTS WITH THE CONSTRUCTION DRAWINGS THEN STOP WORK AND CONTACT THE CLIENT AS SOON AS POSSIBLE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL FLORIDA DOT AND/OR COUNTY SPECIFICATIONS PRIOR TO BID AND CONSTRUCTION. IF THE SPECIFICATIONS DIFFER FROM THE CONSTRUCTION DRAWINGS, THEN THE SPECIFICATIONS WILL GOVERN. NO ADDITIONAL COSTS FOR ADHERING TO THE SPECIFICATIONS WILL BE ALLOWED AFTER THE BID HAS BEEN ISSUED AND ACCEPTED NOR WILL PROJECT DELAYS BE TOLERATED.
- AT THE TIME THE CONSTRUCTION DRAWINGS WERE COMPLETED, ATWELL DID NOT HAVE A COPY OF THE PROPOSED TOWER MANUFACTURER DRAWINGS. THUS WE DO NOT KNOW THE EXACT SIZE OF THE OVERALL TOWER FOOTPRINT. THE CONTRACTOR MUST COMPARE THE CONSTRUCTION DRAWINGS WITH THE TOWER DRAWINGS PRIOR TO BID AND/OR CONSTRUCTION AND IF THEY FIND ANY DISCREPANCIES OR POSSIBLE ISSUES THEY MUST NOTIFY THE CLIENT IMMEDIATELY.

THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE "AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12086C 0594L, DATED SEPTEMBER 11, 2009. NO FIELD MEASUREMENTS WERE USED IN THIS DETERMINATION.

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
NORTH	15'	80'-1"
SOUTH	15'	408'-8"
EAST	25'	150'-0"
WEST	50'	165'-0"

ZONING CLASSIFICATION: AU		
MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
FRONTAGE FOR INTERIOR LOT	200'	±546'
LOT AREA FOR INTERIOR LOT	5.0 ACRES	3.87 ACRES
HEIGHT PROVIDED	N/A	150'
OPEN SPACE	16%	±95%



OVERALL SITE PLAN
SCALE: 1"=60'
SCALE BASED ON 11"x17" ONLY



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Florida Tower Partners

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SUITE 420
BRADENTON, FL 34205
TEL: (941) 757-5010

SEAL

BOYAN V. PARGOLOV, PE
FL. PROFESSIONAL ENGINEER LIC. # 127106
FL. LICENSE OF AUTHORIZATION # 20241

REVISIONS

NO.	DATE	DESCRIPTION
7	06/14/12	REVISED PER COMMENTS
6	07/19/12	REVISED PER COMMENTS
5	8/08/12	REVISED PER COMMENTS
4	4/30/12	REVISED PER COMMENTS
3	4/17/12	REVISED PER COMMENTS
2	4/12/12	REVISED PER COMMENTS
1	4/4/12	REVISED PER COMMENTS
0	01/17/11	ISSUED FOR REVIEW

DRAWN BY: MB CHECKED BY: CR
SCALE: AS NOTED JOB NO: 10000847

RECEIVED
AUG 17 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.



MIAMI SW 122ND
FL1511
SW 122ND AVE & SW 284TH ST
MIAMI, FL 33173

SHEET DESCRIPTION
OVERALL SITE PLAN
SHEET NO.
C-1

38
33

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SEAL



ROYAN V. PARSHOV, INC.
FL PROFESSIONAL ENGINEER LIC. # 87708
FL CERTIFICATE OF AUTHORIZATION # 2881

REVISIONS

7	08/14/12	REVISED PER COMMENTS
6	07/19/12	REVISED PER COMMENTS
5	6/28/12	REVISED PER COMMENTS
4	4/30/12	REVISED PER COMMENTS
3	4/17/12	REVISED PER COMMENTS
2	4/12/12	REVISED PER COMMENTS
1	4/4/12	REVISED PER COMMENTS
0	01/17/11	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION
DRAWN BY:	MB	CHECKED BY: CR
SCALE:	AS NOTED	JOB NO: 10000847

MIAMI SW 122ND
FL1511
SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

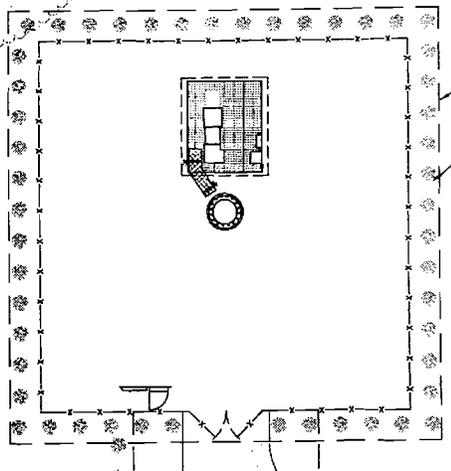
SHEET DESCRIPTION

LANDSCAPE PLAN

SHEET NO.

L-1

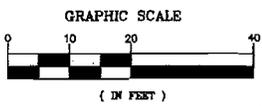
PLANT MATERIAL LIST				
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
	175 EA	DWARF YAUPON HOLLY HEDGE	ILEX VOMITORIA 'NANA'	7 GAL., 3' HT., 5' O.C., FL #1
	28 EA	BLACK IRONWOOD	KRUGIODENDRON FERREUM	12' HT., 2" CALIPER MIN., 35' O.C., FL #1



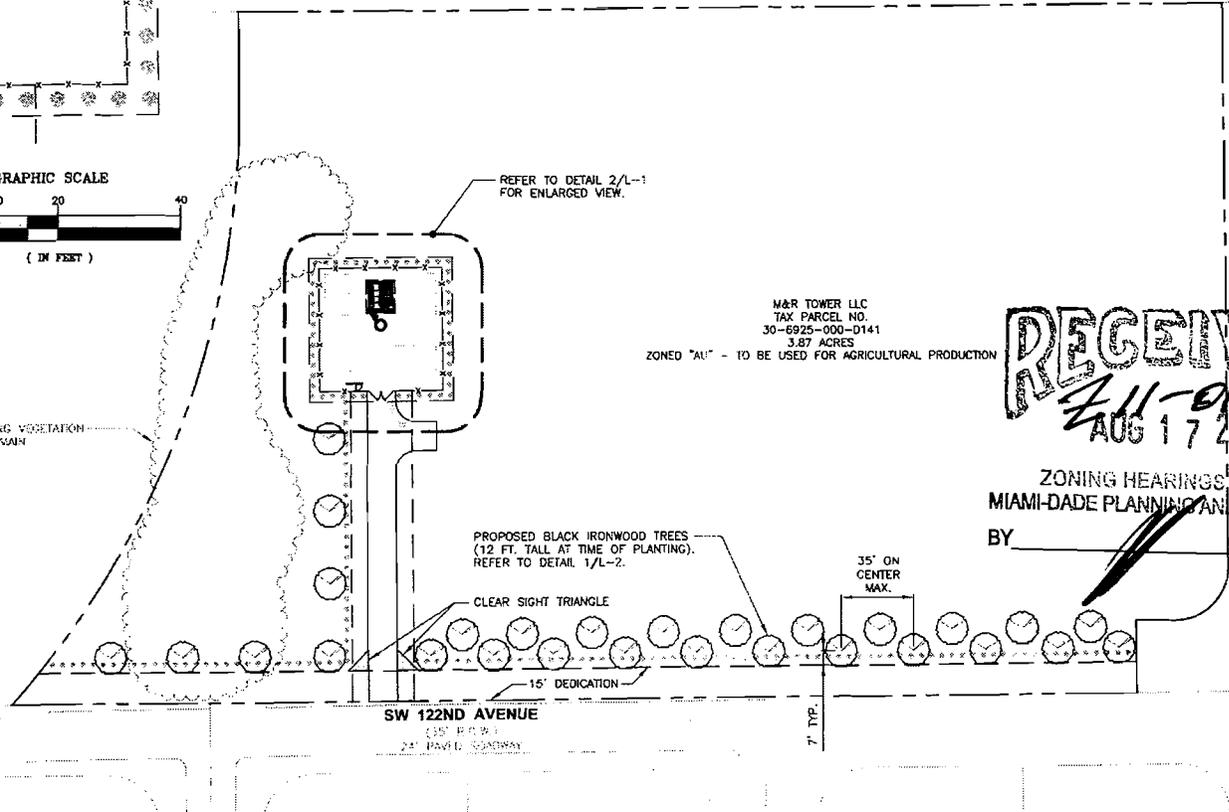
PROPOSED 5' WIDE LANDSCAPE BUFFER WITH MULCH BED (TO BE USED AS GROUND COVER)

PROPOSED DWARF YAUPON HOLLY HEDGE (3' TALL AT TIME OF PLANTING). REFER TO DETAIL 2/L-2.

2
L-1
LANDSCAPE PLAN
SCALE: 1"=20'
SCALE BASED ON 11"x17" ONLY



EXISTING VEGETATION TO REMAIN



REFER TO DETAIL 2/L-1 FOR ENLARGED VIEW.

M&R TOWER LLC
TAX PARCEL NO. 30-6925-000-D141
3.87 ACRES
ZONED "AU" - TO BE USED FOR AGRICULTURAL PRODUCTION

RECEIVED
2-11-013
AUG 17 2012

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

PROPOSED BLACK IRONWOOD TREES (12 FT. TALL AT TIME OF PLANTING). REFER TO DETAIL 1/L-2.

CLEAR SIGHT TRIANGLE

15' DEDICATION

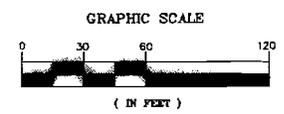
35' ON CENTER MAX.

SW 122ND AVENUE
15' F.O.B.
24' PAVED ROADWAY

7' TYP.

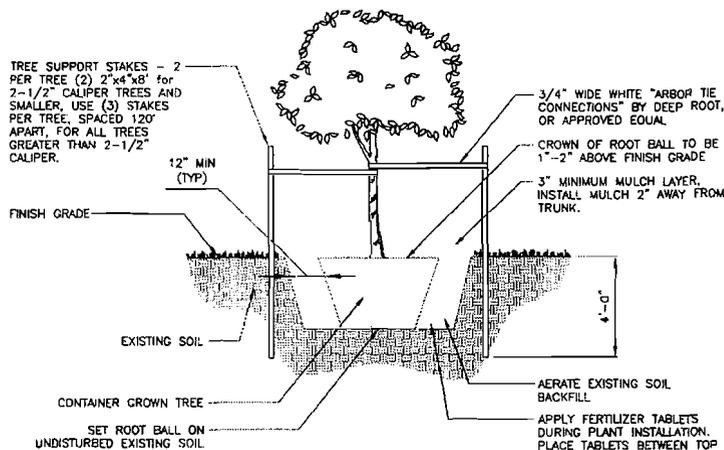
SW 264TH STREET
15' F.O.B.

1
L-1
OVERALL SITE PLAN
SCALE: 1"=60'
SCALE BASED ON 11"x17" ONLY



LANDSCAPE INSTALLATION NOTES:

1. ALL PLANT MATERIALS SHALL BE GRADE FLORIDA #1 OR BETTER AS GIVEN IN, GRADES AND STANDARDS FOR NURSERY PLANTS, FEBRUARY 1998 EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
4. ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK MULCH. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM 24" RADIUS. ALL NEW TREES AND PALMS SHALL BE STAKED.
5. TREES, SHRUBS AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT. ADD AGRIFORM FERTILIZER TABLETS TO EACH PLANT PIT, AS PER THE SPECIFICATIONS.
6. TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" - 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.
7. THE CONTRACTOR MUST MAINTAIN THE LANDSCAPING FOR 1 YEAR FROM THE DATE OF CONSTRUCTION COMPLETE. THIS INCLUDES BUT IS NOT LIMITED TO WATERING AND INSURING THAT THE LANDSCAPING DOES NOT DIE. IF ANY OF THE LANDSCAPING DIES WITHIN THE 1 YEAR TIME FRAME, THE CONTRACTOR MUST REPLACE IT WITH EQUIVALENT LANDSCAPING. LOCAL JURISDICTION WATERING GUIDELINES SHALL BE FOLLOWED THOROUGHLY.
8. IF EXISTING TREES REMAIN, LOCATION/SPACING OF NEW TREES MAY BE MODIFIED TO AVOID CONFLICT.



- NOTES:
1. 4" SAUCER RIM WITH 3" MULCH ON TOP (WHEN NECESSARY). SAUCER SHALL BE UNIFORM AND NEATLY CONSTRUCTED.
 2. CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE GROWING SEASON.

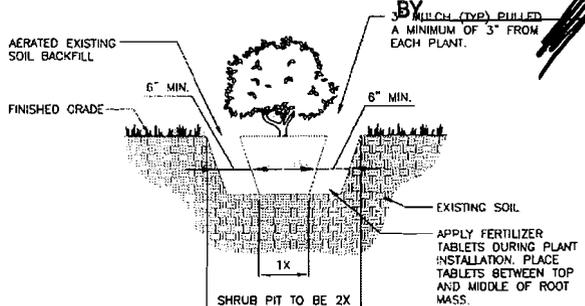
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 AUG 17 2012

1 TREE PLANTING DETAIL
 SCALE: N.T.S.

LANDSCAPE LEGEND:

ZONING DISTRICT: AU		
GROSS LOT AREA: 4.52 ACRES 199,828.1 SQUARE FEET		
NET LOT AREA: 3.88 ACRES 160,325.178 SQUARE FEET		
OPEN SPACE	REQUIRED	PROVIDED
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA = 160,325.178 SQUARE FEET X 18% = 28,652 SQUARE FEET.	25,652	151,358
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN: THE NUMBER OF PARKING SPACES 1 X 10 SQUARE FEET PER PARKING SPACE =	10	10
C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 = A+B =	25,662	151,358
LAWN AREA CALCULATION		
A. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33=	25,662	
B. MAXIMUM LAWN AREA (ST. AUGUSTINE SOO) PERMITTED = 60% X 160,325.178 SQUARE FEET =	96,195	0
C. PROPERTY WILL BE USED AS AGRICULTURE (ANY UNUSED PORTIONS OVER 96,195 SQ. FT. WILL BE PLANTED WITH DROUGHT RESISTANT GRASS.		151,358
TREES		
A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS = 9 TREES X NET LOT ACREAGE =	9	13
B. 30% PALM TREES ALLOWED (TWO PALMS = ONE TREE) PALMS PROVIDED =	N/A	N/A
C. PERCENTAGE OF NATIVE TREES REQUIRED = THE NUMBER OF TREES PROVIDED X 30% =	14	28
D. STREET TREES (MAX. AVERAGE SPACING 35' O.C.): 533 LINEAR FEET ALONG STREET + 35 =	15	15
E. PALMS AS STREET TREES (MAX AVERAGE SPACING 25' O.C.): N/A LINEAR FEET ALONG STREET + 25 =	N/A	N/A
F. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.): LINEAR FEET ALONG STREET + 25 =	N/A	N/A
F. TOTAL NUMBER OF TREES PROVIDED =	48	28
SHRUBS		
A. THE TOTAL NUMBER OF TREES REQUIRED X 10 = THE NUMBER OF SHRUBS REQUIRED	480	175
B. THE NUMBER OF SHRUBS REQUIRED X 30% = THE NUMBER OF NATIVE SHRUBS REQUIRED	144	175

IRRIGATION PLAN: IRRIGATION AS REQUIRED BY CODE.



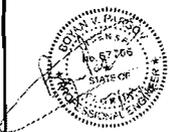
2 SHRUB PLANTING DETAIL
 SCALE: N.T.S.

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SEAL



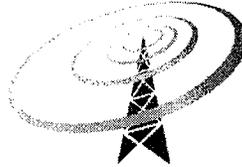
BOYAN V. PAMBROY, PE
 FL PROFESSIONAL ENGINEER LIC. # 67706
 FL OFFICE OF AIA-ORLANDO # 25811

REVISIONS	
7	08/14/12 REVISED PER COMMENTS
6	07/19/12 REVISED PER COMMENTS
5	06/06/12 REVISED PER COMMENTS
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1	4/4/12 REVISED PER COMMENTS
0	01/17/11 ISSUED FOR REVIEW
NO.	DATE DESCRIPTION
DRAWN BY:	MB
CHECKED BY:	CR
SCALE:	AS NOTED
JOB NO:	10000647

MIAMI SW 122ND
 FL1511
 SW 122ND AVE & SW 264TH ST
 MIAMI, FL 33173

SHEET DESCRIPTION
LANDSCAPE NOTES AND DETAILS

SHEET NO.
L-2



Florida Tower Partners

**FL1511 - MIAMI SW 122ND
150' UNIPOLE CONCEALED ANTENNA STRUCTURE
METRO PCS SITE NO. SFL-892/SW339**

RECEIVED
Full-1511
MAY 23 2012

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

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FAX: 813 884 4288
OFFICES IN NORTH AMERICA AND ASIA



Florida Tower Partners

1001 3rd AVENUE WEST
SUITE 420
BRADENTON, FL 34205
TEL: (941) 757-2010

SITE INFORMATION

SITE NAME: MIAMI SW 122ND
SITE NUMBER: FL1511
SITE ADDRESS: SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173
PROPERTY OWNER: MAR TOWER LLC
COUNTY: MIAMI-DADE
JURISDICTION: MIAMI-DADE COUNTY
SITE COORDINATES: N25° 31' 23.97" (LAT)
W89° 07' 15.46" (LONB)
SITE TYPE: RAW LAND
STRUCTURE TYPE: UNIPOLE
STRUCTURE HEIGHT: 150'-0" AGL
PARCEL NUMBER: 30-0929-000-0141 (1.87 ACRES)
ATWELL PROJECT MANAGER: CARRIE REINHART
POWER COMPANY: FLORIDA POWER AND LIGHT
(800) 375-4375
TELEPHONE COMPANY: BELL SOUTH
(800) 432-4770

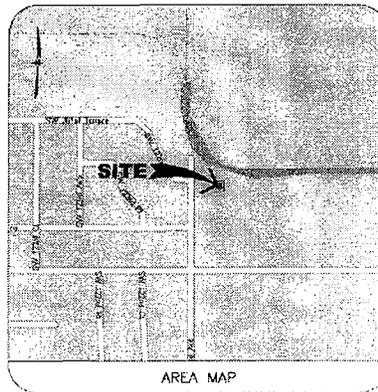
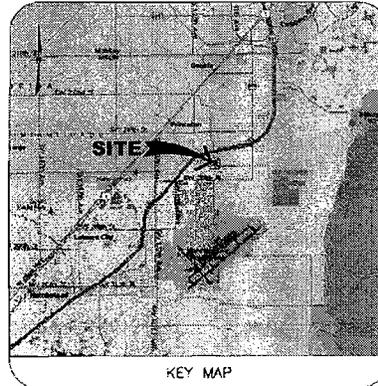
PROJECT SCOPE OF WORK:

THIS PROJECT CONSISTS OF A NEW 150' UNIPOLE WITH FOUNDATION (REFER TO TOWER DRAWINGS PROVIDED BY TOWER MANUFACTURER), SITE WORK, THE INSTALLATION OF (12) NEW LINES AND (6) ANTENNAS, NEW UNMANNED EQUIPMENT CABINETS AND ALL ASSOCIATED WORK.

DIRECTIONS:

STARTING FROM SARASOTA, FL MERGE ONTO I-75 SOUTH VIA THE RAMP TO NAPLES (PARTIAL TOLL RD) AND FOLLOW FOR +/- 212 MILES. TAKE EXIT 8 FOR FLORIDA'S TURNPIKE SOUTH TOWARD KEY WEST (TOLL RD) AND FOLLOW FOR +/- 0.5 MILE. MERGE ONTO FLORIDA 221 TOLL SOUTH/HIGHWAY EXTENSION OF FLORIDA'S TURNPIKE (PARTIAL TOLL RD.) AND FOLLOW FOR +/- 30 MILES. TAKE EXIT 9A TO MERGE ONTO FL-989 S/SW 112TH AVE/ALLAPATTAH RD. AND FOLLOW FOR +/- 1.4 MILE. TURN RIGHT AT SOUTH WEST 265TH ST/MAGNOLIA DR AND FOLLOW FOR +/- 1 MILE. TAKE THE FIRST RIGHT ONTO 122ND AVE. DESTINATION WILL BE ON RIGHT.

THE CONTRACTOR MUST VERIFY ALL FIELD MEASUREMENTS AND CONDITIONS PRIOR TO BID AND TO COMMENCEMENT OF CONSTRUCTION.



SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
T-1	TITLE SHEET
DN-1	GENERAL NOTES & ABBREVIATIONS
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SP-2	SPECIFICATIONS
LS-1	LIMITED BOUNDARY SURVEY
LS-2	LIMITED BOUNDARY SURVEY
O-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	ROAD, FENCE, AND COMPOUND SECTION DETAIL
G-4	GRADING PLAN
S-1	TOWER ELEVATION AND DETAILS
S-2	MISC DETAILS
S-3	PLATFORM FOUNDATION AND FRAMING PLAN
S-4	PLATFORM DETAILS
S-5	STRUCTURAL GENERAL NOTES
E-1	ELECTRICAL SPECIFICATIONS
E-2	ELECTRICAL PLAN
E-3	ONE-LINE AND PFD SCHEMATIC
E-4	MISC. DETAILS
GR-1	GROUNDING PLAN
GR-2	GROUNDING DETAILS
GR-3	GROUNDING DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE NOTES AND DETAILS

FTP DEPARTMENTAL APPROVALS

SIGNED: _____ DATE: _____
PROPERTY OWNER/REP
SIGNED: _____ DATE: _____
SITE ACQUISITION
SIGNED: _____ DATE: _____
CONSTRUCTION
SIGNED: _____ DATE: _____
OPERATIONS

LESSOR / LICENSOR APPROVAL

SIGNED: _____ DATE: _____

PRINTED NAME: _____

PLEASE CHECK: NO CHANGES CHANGES NEEDED (SEE PLANS)

SEAL



BOYAN V. PARODY, PE
FL PROFESSIONAL ENGINEER NO. 2 8730
FL. CERTIFICATE OF AUTHORIZATION # 2008

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3	4/20/12	REVISED PER COMMENTS
4	4/17/12	REVISED PER COMMENTS
5	4/17/12	REVISED PER COMMENTS
6	4/17/12	REVISED PER COMMENTS
7	4/17/12	REVISED PER COMMENTS
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MIAMI SW 122ND
FL1511
SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

T-1

CIVIL SPECIFICATION NOTES

TRENCHING:

CONTRACTOR MUST NOTIFY "ONE-CALL" UTILITY LOCATING SERVICE THREE DAYS PRIOR TO CONSTRUCTION TO FLAG ALL UNDERGROUND UTILITIES.

1. MATERIALS:

A. FILL MATERIAL SHALL BE OBTAINED TO THE MAXIMUM EXTENT POSSIBLE FROM EXCAVATIONS ON-SITE. THE STRUCTURAL FILL SHOULD BE SAND AND GRAVEL. ALL FILL MATERIAL SHALL BE PROTECTED FROM OVERWATERING AND SHOULD BE COMPACTED IN LIFTS TO THE REQUIRED DENSITY AND MOISTURE CONTENT. FILL MATERIAL SHALL BE FREE FROM PERCEPTIBLE AMOUNTS OF WOOD, DEBRIS OR TOPSOIL AND SHALL NOT CONTAIN MARBLE OR OTHER ELEMENTS WHICH TEND TO KEEP IT IN A PLASTIC STATE. MATERIALS DESIGNATED AS HAZARDOUS OR CONTAMINATED SHALL BE REMOVED AND DEPOSITED IN AN APPROVED HAZARDOUS WASTE TREATMENT AND DISPOSAL FACILITY. ALL MATERIAL SHALL BE COMPACTED TO FILL ALL Voids IN THE MATERIAL.

2. PIPE DETECTION AND IDENTIFICATION:

A. GROUND WARNING TAPE: ALL ELECTRICAL SERVICE TRENCHES SHALL BE MARKED WITH WARNING TAPE.

3. TRENCH EXCAVATION:

A. DIG TRENCH TO LINES AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY CONSTRUCTION MANAGER.
 B. TRENCH WIDTH SHALL BE SUFFICIENT TO ALLOW FOR SATISFACTORY CONSTRUCTION AND INSPECTION OF THE PROJECT WITHOUT ENDANGERING OTHER CONSTRUCTION WORK OR ADJACENT FACILITIES.
 C. DISPOSAL OF EXCESS AND UNUSABLE EXCAVATION MATERIAL PROPERLY, AS DIRECTED BY CONSTRUCTION MANAGER.
 D. USE HAND METHODS FOR EXCAVATION THAT CANNOT BE ACCOMPLISHED WITHOUT ENDANGERING EXISTING OR NEW STRUCTURES OR OTHER FACILITIES.

4. TRENCH PROTECTION:

A. PROTECT MATERIALS, LADDER, AND EQUIPMENT NECESSARY TO PROTECT TRENCHES AT ALL TIMES.
 B. SHEETING AND BRACING: WET OR EXCEED OSHA REQUIREMENTS.

5. BACKFILLING:

A. A PRELIMINARY EARTH RESISTIVITY TEST SHALL BE PERFORMED PRIOR TO BACKFILLING.
 B. BACKFILL AND/OR BEDDING SHALL NOT BE PLACED IN A TRENCH UNTIL THE TRENCH WORK AND BACKFILL HAS BEEN INSPECTED AND APPROVED BY THE CLIENT CONTRACTOR TO NOTIFY CLIENT'S CONSTRUCTION MANAGER AT LEAST 24 HOURS IN ADVANCE OF EXPECTED BACKFILL.
 C. IF BACKFILL MATERIAL IS NOT SUITABLE (CONTAINS DEBRIS OR ROCK), REPLACE WITH A LOW RESISTANCE GROUND ENHANCEMENT MATERIAL.
 D. WHENEVER CLIENT REQUESTS THE REMOVAL OF WET OR OTHERWISE UNSUITABLE MATERIAL, THE CONTRACTOR SHALL BEAR THE COST OF ALL REMOVAL OF UNSUITABLE SOIL AND WITH BACKFILLING OF THE TRENCH.
 E. BACKFILL SHALL BE PLACED AND PACKED DOWN THOROUGHLY TO ACHIEVE 95 PERCENT DENSITY AS DETERMINED BY STANDARD PROCTOR METHOD (ASTM D698).
 F. FOLLOWING AN APPROVED INSPECTION, BACKFILL MATERIAL SHALL BE DEPOSITED IN THE TRENCH WITH HAND SHAPERS (NOT BY MEANS OF EXCAVATOR) TO ACHIEVE THE REQUIRED DENSITY. BACKFILL SHALL BE DEPOSITED IN 4" LAYERS AND COMPACTED BY MECHANICAL TAMPERS UNTIL THE CONDUIT OR PIPE HAS A COVER OF NOT LESS THAN 12". THE REMAINDER OF THE BACKFILL MATERIAL SHALL THEN BE DEPOSITED IN THE TRENCH IN 8" LAYERS AND MECHANICALLY COMPACTED.
 G. PROJECT CONDUIT FROM LATERAL MOVEMENT, DAMAGE FROM IMPACT OR UNPLANNED LOADING TO AVOID DISPLACEMENT OF CONDUIT AND/OR STRUCTURES, ANY SUBSEQUENT SETTLEMENT SHALL BE CONSIDERED THE RESULT OF WORKER COMPROMISE AND SHALL BE PROMPTLY CORRECTED.
 H. IF REQUIRED COMPACTION DENSITY HAS NOT BEEN OBTAINED, REMOVE THE BACKFILL FROM THE TRENCH OR STRUCTURE, REPLACE WITH APPROVED BACKFILL, AND RECOMPACT AS SPECIFIED.

RECEIVED
 MAY 23 2012

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

REVISIONS

NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE
1	1/27/12	ISSUED PER COMMENTS			
2	4/27/12	REVISED PER COMMENTS			
3	4/27/12	REVISED PER COMMENTS			
4	1/20/12	ISSUED PER COMMENTS			

NOV 14 10 51 AM '12
 CIVIL ENGINEER
 STATE OF FLORIDA
 REG. NO. 12008
 PROJECT NO. 12008A7

REVISIONS

MIAMI SW 122ND
 FL 1511
 SW 122ND AVE & SW 264TH ST
 MIAMI, FL 33173

SHEET DESCRIPTION

SPECIFICATIONS

SHEET NO.

SP-2

ATWELL
 www.atwell-jordan.com

4410 ENVIRONMENTAL BOULEVARD
 SUITE 200
 BROWNSVILLE, TEXAS 77801
 PH: 817 683 8500
 FAX: 817 683 4288

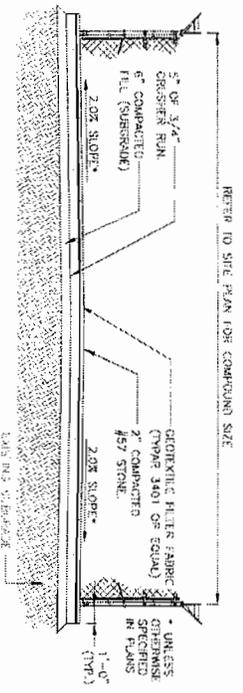
OFFICES IN NORTH AMERICA AND ASIA

Florida Tower Partners

1021 3rd AVENUE WEST
 SUITE 420
 BROWNSVILLE, TX 77805
 TEL: (941) 757-3010

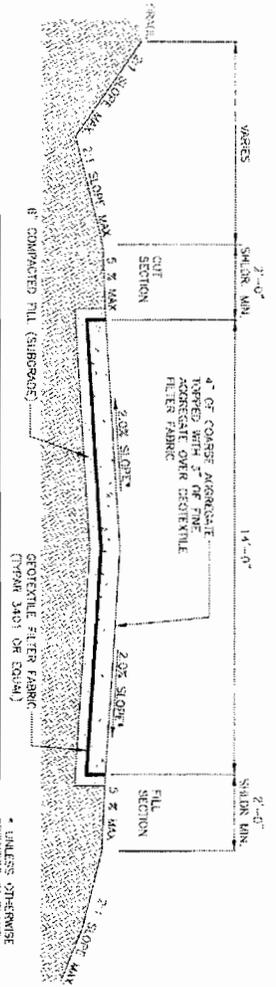


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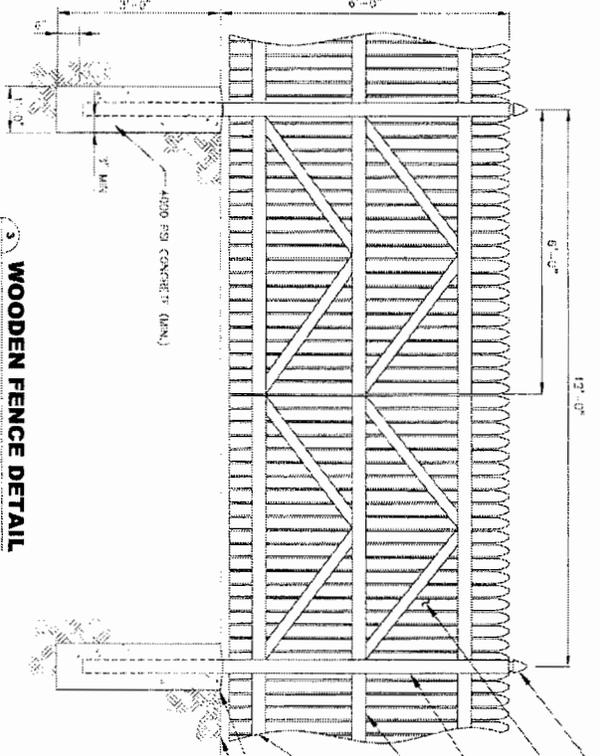
- NOTES:
1. SITE SHALL BE GRADED TO ALLOW DRAINAGE AWAY FROM TOWER AND SHELTER.
 2. PRIOR TO LAYING THE STONE, THE COMPOUND SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
 3. AFTER PROJECT COMPLETION ALL DISTURBED AREAS MUST BE SEEDED WITH LOW MAINTENANCE GRASS.
 4. STONE SHALL BE COMPACTED 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 TO PREVENT IMMEDIATE EROSION AND EASE IN DRIVING ACCESSIBILITY.

1 TYPICAL COMPOUND SECTION DETAIL
SCALE: 1/4" = 1'-0"



- NOTES:
1. STONE SHALL BE COMPACTED 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
 2. PRIOR TO LAYING THE STONE, THE ACCESS ROADWAY SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
 3. A MINIMUM TURNING RADIUS OF THE ACCESS ROAD SHALL BE 50 FEET FOR THE SHELTER DELIVER.
 4. THE MAXIMUM LONGITUDINAL SLOPE OF THE ACCESS ROAD SHALL NOT EXCEED 10%.
 5. CONTRACTOR, AT MINIMUM, MUST REMOVE OR TRIM ALL TREES THAT ARE WITHIN 3' OF THE ACCESS ROAD ON BOTH SIDES.

2 TYPICAL ACCESS ROAD SECTION DETAIL
SCALE: 1/4" = 1'-0"



3 WOODEN FENCE DETAIL
SCALE: 1/4" = 1'-0"

RECEIVED
MAY 23 2012

ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

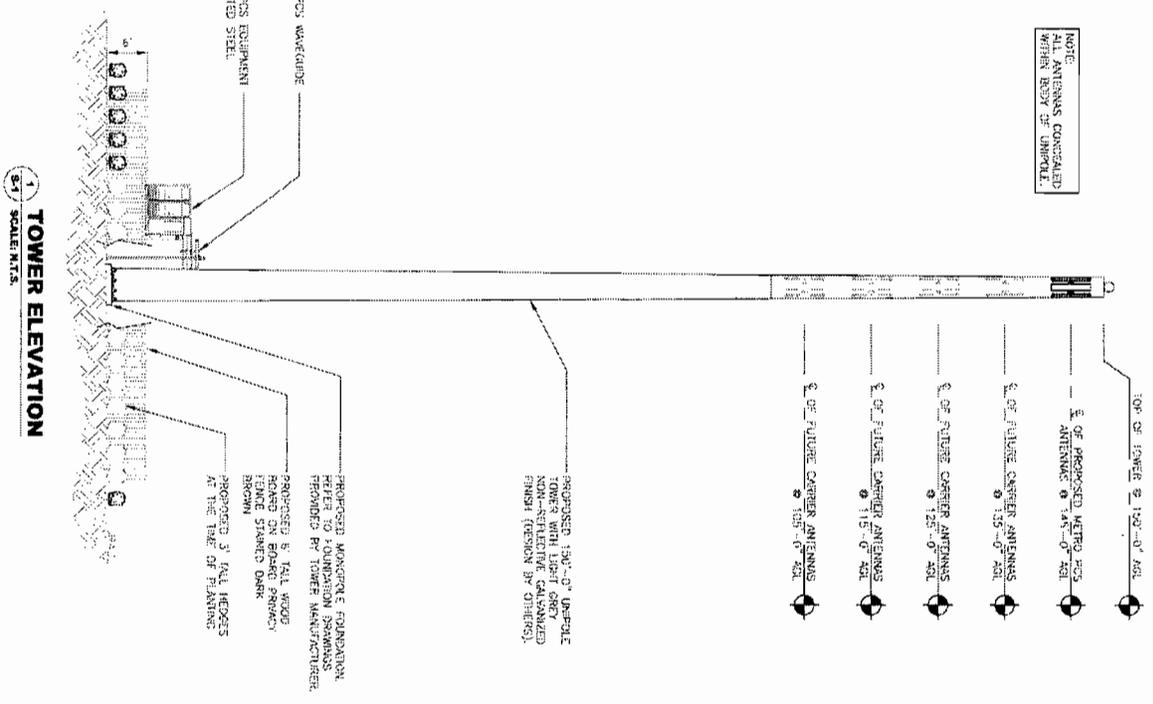


<p>6410 DESHARDER BOULEVARD SUITE 200, MIAMI, FL 33134 TEL: (954) 488-9550 OFFICES IN NORTH AMERICA AND ASIA</p>		<p>ATWELL ARCHITECTS</p>																			
<p>1001 3rd AVENUE WEST BRANDENBURG, KY 40305 TEL: (901) 757-5010</p>		<p>Florida Tower Partners</p>																			
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<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>4/26/12</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>2</td> <td>4/27/12</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>3</td> <td>4/27/12</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>4</td> <td>4/27/12</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>5</td> <td>4/27/12</td> <td>ISSUED FOR PERMITS</td> </tr> </table>				NO.	DATE	DESCRIPTION	1	4/26/12	ISSUED FOR PERMITS	2	4/27/12	ISSUED FOR PERMITS	3	4/27/12	ISSUED FOR PERMITS	4	4/27/12	ISSUED FOR PERMITS	5	4/27/12	ISSUED FOR PERMITS
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- NOTES:
- WHEN REQUIRED, PROPOSED LIGHTNING RODS INSTALLED AT A MINIMUM OF 3' ABOVE HIGHEST APPEARANCE.
 - IF THE OVERALL HEIGHT OF THE STRUCTURE INCLUDING APPOINTMENTS AFTER CONSTRUCTION EXCEEDS THE HEIGHT SHOWN ON THE DRAWINGS THEN CONTACT CLIENT IMMEDIATELY.
 - ANTENNA LOCATION AND LOCATION BASED ON INFORMATION PROVIDED BY CLIENT.
 - WHEN REQUIRED, CONTRACTOR MUST PROVIDE PROTECTION FOR ALL EXISTING UTILITIES WHICH ARE REACHED PER SITE. THE PERMANENT COVERING IS INSTALLED.
 - WHEN REQUIRED, CONTRACTOR SHALL INSTALL BEACONS TO INDICATE THE LOCATION OF ALL ANTENNAS SPECIFICATIONS. THE BEACON MUST NOT BE BLOCKED BY ANY OBJECT LARGER THAN 7/8" PER FAA REGULATIONS.
 - WHEN TOWER LIGHTING IS REQUIRED, THE CONTRACTOR MUST VISUALLY MONITOR THE TOWER LIGHTING AT LEAST ONCE A DAY UNTIL THE LIGHTING IS ELECTRONICALLY MONITORED. IF ANY PROBLEMS OCCUR, THE CONTRACTOR MUST CONTACT CLIENT IMMEDIATELY.
 - PROS TO PERFORMING THE WORK. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE STRUCTURAL CAPACITY OF THE TOWER TO RESIST THE WIND/SWAY LOADS FROM THE PROPOSED ANTENNAS.
 - INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES, AND SUPPORT STRUCTURES. ANTENNA WORK TO BE INSTALLED PER THE SPECIFICATIONS OF THE TOWER MANUFACTURER'S SPECIFICATION.
 - ANTENNA AND MOUNT DESIGN SHALL COMPLY WITH THE-01-222-0 AND ALL LOCAL CODES.
 - CONTRACTOR TO PROVIDE THE PROPER COAX JUMPER SUPPORT ATTACHMENTS TO THE TOWER AND ANTENNA MOUNT.
 - ATWELL HAS NOT PERFORMED A STRUCTURAL ANALYSIS FOR THIS PROJECT. PROS TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE. A STRUCTURAL ANALYSIS SHALL BE PROVIDED BY THE CLIENT. THE ANALYSIS SHALL VERIFY THAT THE EXISTING/PROPOSED FOUNDATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAX, CABLES AND OTHER ATTACHMENTS. A PROFESSIONAL ENGINEER SHALL FURNISH A CERTIFICATION LETTER SEALED BY A REGISTERED PROFESSIONAL ENGINEER STAMPING IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

NOTE: ALL ANTENNAS CONCEALED WHEN VIEWED FROM OVERHEAD.



1 TOWER ELEVATION
S1 SCALE: N.T.S.

2 ANTENNA SCHEDULE
S1 SCALE: N.T.S.

SITE	SECTOR	AZIMUTH IN DEGREES	EDT	MDT	ANTENNA MODEL	COAX SIZE
219	1	0°	0°	0°	OM-3-6521/781-578M/785	1-5/8"ø
219	1	0°	0°	0°	OM-3-6521/781-578M/785	1-5/8"ø
219	2	120°	0°	0°	OM-3-6521/781-578M/785	1-5/8"ø
219	2	120°	0°	0°	OM-3-6521/781-578M/785	1-5/8"ø
219	3	240°	0°	0°	OM-3-6521/781-578M/785	1-5/8"ø
219	3	240°	0°	0°	OM-3-6521/781-578M/785	1-5/8"ø

RECEIVED
MAY 23 2012
ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



4810 PERSIMMON BOULEVARD
SUITE 200
MIAMI, FL 33133
PH: 305.444.4444
FAX: 305.444.4444
OFFICES IN NORTH AMERICA AND ASIA

ATWELL
www.atwell-engineering.com

Florida Tower Partners
1001 3rd AVENUE WEST
GARDEN CITY, FL 34455
TEL: (354) 752-5910

SEAL:

NOVIA V. ANTON, P.E. 0202
P.E. LICENSE NO. 1222ND
STATE OF FLORIDA

REVISIONS:

NO.	DATE	DESCRIPTION
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100	4/27/12	ISSUED PER COMMENTS

MIAMI SW 122ND
FL 1511
SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

SHEET DESCRIPTION
TOWER ELEVATION AND DETAILS

SHEET NO. **S-1**

46

47



4610 BUSHWICK ROAD
SUITE 202, TAMPA, FL 33604
PH: 813 834 4300
FAX: 813 834 4300
WWW.ATWELL.COM
OFFICES IN NORTH AMERICA AND ASIA

Florida Tower Partners
1001 3rd AVENUE WEST
BROOKLYN, FL 34620
TEL: (813) 757-5010



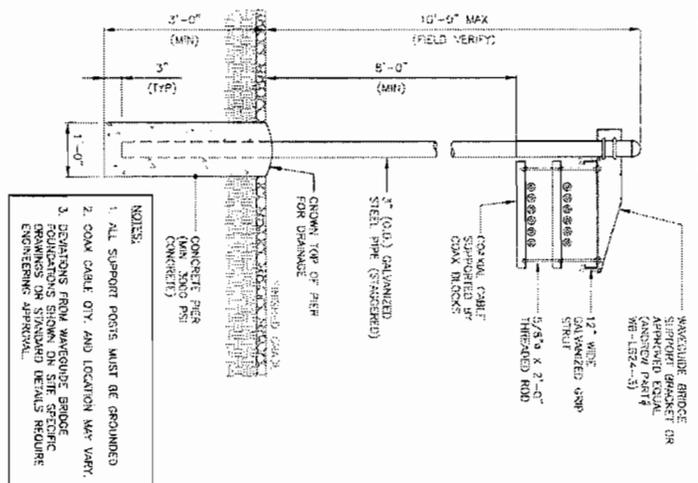
REVISIONS

NO.	DATE	DESCRIPTION
1	12/04/11	PROJECT PER CONDITIONS
2	01/17/12	REVISED PER CONDITIONS
3	01/17/12	REVISED PER CONDITIONS
4	01/17/12	REVISED PER CONDITIONS
5	02/17/12	ISSUED FOR REVIEW

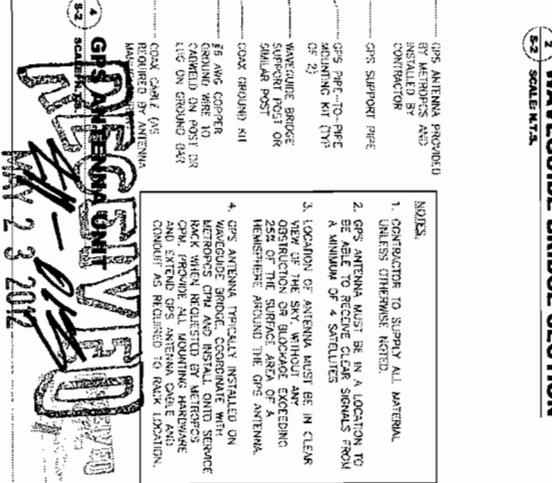
MISC. DETAILS

MIAMI SW 122ND
FL 5111
SW 122ND AVE & SW 264TH ST
MIAMI, FL 33173

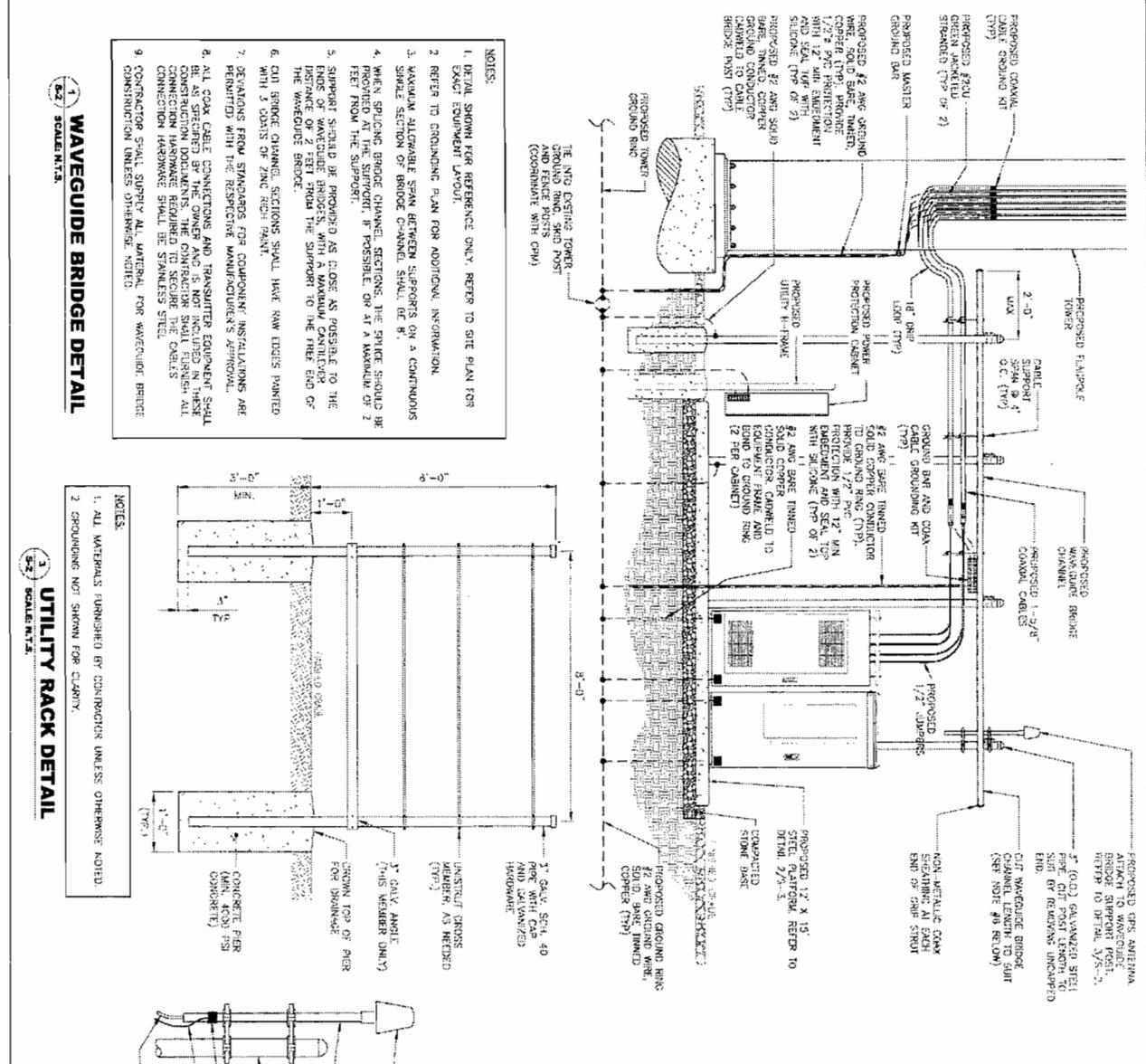
SHEET NO. S-2



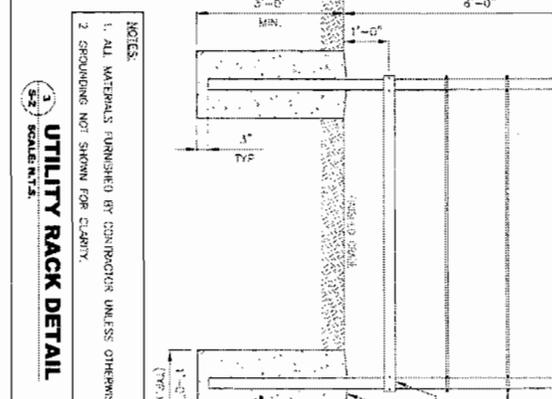
- NOTES:**
1. ALL SUPPORT POSTS MUST BE GROUNDING.
 2. COAX CABLE O.D. AND LOCATION MAY VARY.
 3. SEPARATIONS FROM WAVEGUIDE BRIDGE DRAWINGS OR STANDARD DETAILS REQUIRE ENGINEERING APPROVAL.



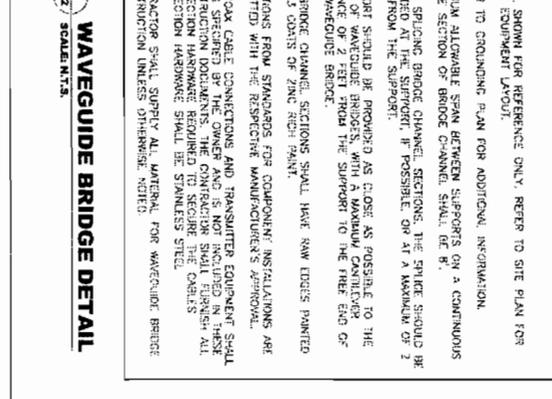
- NOTES:**
1. CONTRACTOR TO SUPPLY ALL MATERIAL UNLESS OTHERWISE NOTED.
 2. GPR ANTENNA MUST BE IN A LOCATION TO BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF 4 SATELLITES.
 3. LOCATION OF ANTENNA MUST BE IN CLEAR VIEW OF THE SKY WITHOUT ANY OBSTACLES. THE SURFACE AREA OF THE HEMISPHERE AROUND THE GPR ANTENNA MUST BE CLEAR OF ALL OBSTACLES. METROPCS SHALL INSTALL ANTENNA BACK WHEN REQUESTED BY METROPCS ONLY. PROVIDE ALL MOUNTING HARDWARE AND EXPOSE GPR ANTENNA CABLE AND CONDUIT AS REQUESTED TO LOCAL JURISDICTION.
 4. GPR ANTENNA PRECISELY INSTALLED ON METROPCS SHALL AND INSTALL ON SITE. CONTRACTOR SHALL VERIFY ANTENNA POSITION AND PROVIDE ALL MOUNTING HARDWARE TO SECURE THE CABLES CONNECTION HARDWARE SHALL BE STAINLESS STEEL.



- NOTES:**
1. DETAIL SHOWN FOR REFERENCE ONLY. REFER TO SITE PLAN FOR EXACT EQUIPMENT LAYOUT.
 2. REFER TO GROUNDING PLAN FOR ADDITIONAL INFORMATION.
 3. MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 8'.
 4. WHEN SPACING BRIDGE CHANNEL SECTIONS, THE SPICE SHOULD BE FEET FROM THE SUPPORT, IF POSSIBLE, OR AT A MAXIMUM OF 2 FEET FROM THE SUPPORT.
 5. SUPPORT SHOULD BE PROVIDED AS CLOSE AS POSSIBLE TO THE END OF WAVEGUIDE BRIDGES, WITH A MAXIMUM CLEARANCE DISTANCE OF 2 FEET FROM THE SUPPORT TO THE FREE END OF THE WAVEGUIDE BRIDGE.
 6. CH BRIDGE CHANNEL SECTIONS SHALL HAVE RAW EDGES PAINTED WITH 3 COATS OF ZINC RICH PAINT.
 7. SEPARATIONS FROM MANUFACTURER'S INSTALLATIONS ARE PERMITTED WITH THE RESPECTIVE MANUFACTURER'S APPROVAL.
 8. ALL COAX CABLE CONNECTIONS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE DRAWINGS. CONTRACTOR SHALL VERIFY ANTENNA POSITION AND PROVIDE ALL MOUNTING HARDWARE TO SECURE THE CABLES CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
 9. CONTRACTOR SHALL SUPPLY ALL MATERIAL FOR WAVEGUIDE BRIDGE CONSTRUCTION UNLESS OTHERWISE NOTED.



- NOTES:**
1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.
 2. GROUNDING NOT SHOWN FOR CLARITY.



- NOTES:**
1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.
 2. GROUNDING NOT SHOWN FOR CLARITY.

ZONING HEADLINE SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [Signature]

RECEIVED
MAY 23 2012

49



4810 BOSTON BOULEVARD
SUITE 200 DALLAS TEXAS 75244
PH: 817 884 6500
FAX: 817 884 4288
OFFICES IN NORTH AMERICA AND ASIA

Florida Tower Partners
1801 2nd AVENUE WEST
BROWARDON, FL 33005
TEL: (954) 757-5010

SEAL



STATE OF FLORIDA
FLORIDA BOARD OF PROFESSIONAL ENGINEERS
FLORIDA REGISTERED PROFESSIONAL ENGINEER
NO. 12345
EXPIRES 12/31/2012

REVISIONS

NO.	DATE	DESCRIPTION
1	4/20/12	ISSUED FOR PERMITS
2	4/27/12	REVISED PER COMMENTS
3	4/27/12	REVISED PER COMMENTS
4	4/27/12	REVISED PER COMMENTS
5	4/27/12	REVISED PER COMMENTS

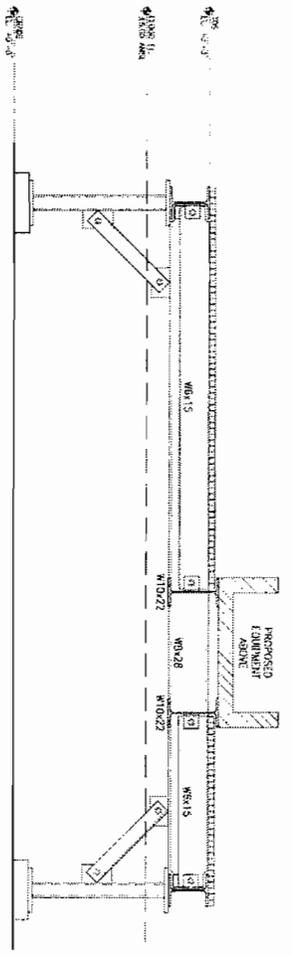
MIAMI SW 122ND
FL 1511
SW 122ND AVE. & SW 264TH ST
MIAMI, FL 33173

PLATFORM DETAILS

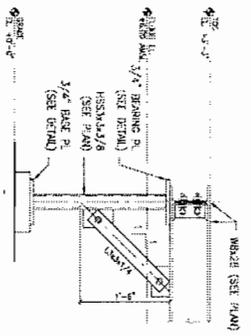
SHEET NO.
S-4

RECEIVED
4/11-2012
MAY 23 2012

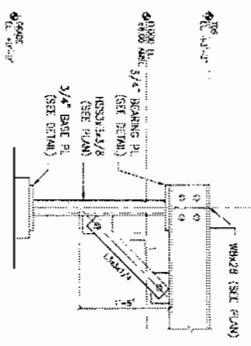
ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____



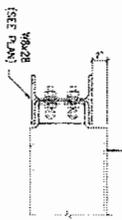
SECTION 3
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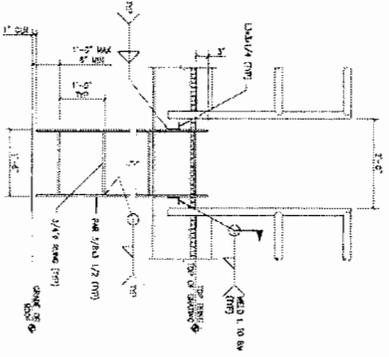
SECTION 2
SCALE: 1/2" = 1'-0"



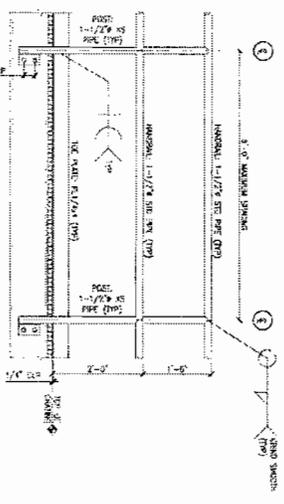
SECTION 1
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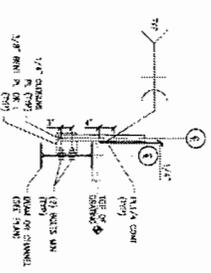
DETAIL 4
SCALE: 3/4" = 1'-0"



TYPICAL DETAIL 10
SCALE: 3/4" = 1'-0"



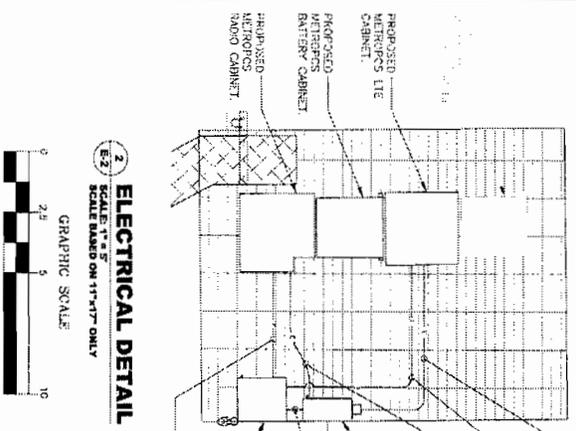
TYPICAL DETAIL 9
SCALE: 3/4" = 1'-0"



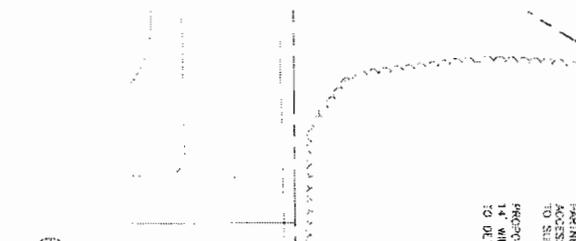
TYPICAL DETAIL 7
SCALE: 3/4" = 1'-0"

- NOTES:**
1. CONTRACTOR MUST NOTIFY LOCAL UNDERGROUND UTILITY LOCATING SERVICE AT LEAST THREE DAYS PRIOR TO CONSTRUCTION TO FLAG ALL UNDERGROUND UTILITIES. CONTRACTOR MUST HAND DIG ALL TRENCHES & CONDUIT ROUTING EXISTING UNDERGROUND UTILITIES IN WORK AREA.
 2. CONTRACTOR MUST VERIFY AND COORDINATE ALL POWER AND TELCO DESIGN INFORMATION PRIOR TO CONSTRUCTION WITH LOCAL UTILITY COMPANIES.
 3. CONTRACTOR TO COORDINATE THE EXACT LOCATION OF THE NEW TELCO PEGS/STAKE AND/OR POLE WITH LOCAL UTILITY COMPANIES.
 4. IF CONDUIT RUNS HAVE MORE THEN (3) 90° TURNS, THEN THE CONTRACTOR MUST INSTALL PULL BOXES AS NEEDED.
 5. ALL TELCO CONDUIT BEND RADII MUST BE 10 TIMES THE CONDUIT DIAMETER.
 6. ALL EQUIPMENT INSTALLED ON THE H-FRAMES SHALL MAINTAIN A MINIMUM OF 3" CLEARANCE TO ALL TRENCHES.
 7. ALL CONDUIT INSTALLED IN FRONT OF THE GATE SHALL BE ENCLOSED IN CONCRETE.
 8. ALL EQUIPMENT GAS WORK SHALL CONFORM TO THE REQUIREMENTS OF SEPA 54 AND 58.
 9. MAINTAIN A MINIMUM OF 12" SEPARATION BETWEEN ALL NEW TELCO CONDUITS AND EXISTING POWER PIPES SHALL BE BURIED 36" BELOW FINISHED GRADE.

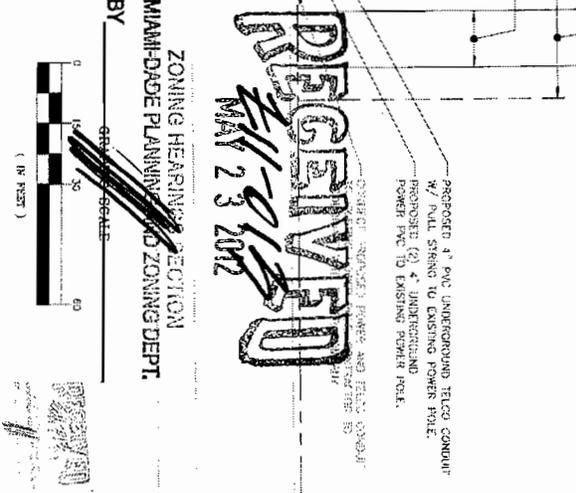
THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CORRECTIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



- PROPOSED 2" PVC POWER CONDUIT FROM POWER CABINET TO THE CABINET.
- PROPOSED UNDERGROUND 2" PVC TELCO CONDUIT TO THE CABINET.
- PROPOSED 2" PVC POWER CONDUIT FROM METROPCS POWER CABINET TO RADIO CABINET.
- PROPOSED METROPCS POWER CABINET MOUNTED TO PLATFORM HANDRAIL REFER TO DETAIL 3/E-3.
- PROPOSED 1/2" RIG MARRA CONDUIT FROM METROPCS POWER CABINET TO TELCO CABINET.
- PROPOSED METROPCS TELCO CONDUIT MOUNTED TO PLATFORM HANDRAIL REFER TO DETAIL 3/E-3.
- PROPOSED UNDERGROUND 2" PVC TELCO CONDUIT FROM METROPCS POWER CABINET TO RADIO CABINET.



- PROPOSED 12" WIDE DOUBLE SWING GATE REFER TO DETAIL 3/C-3.
- PROPOSED FLORIDA TOWER PARTNERS ACCESS/UTILITY CREWMAN REFER TO SHEET 1.
- PROPOSED FLORIDA TOWER PARTNERS 14" WIDE GIMBEL ACCESS ROAD REFER TO DETAIL 2/E-3.
- PROPOSED UNDERGROUND 2" PVC TELCO CONDUIT W/ FALL STRING FROM METROPCS TELCO CABINET TO COMMUNITY TELCO ENCLOSURE.
- PROPOSED UNDERGROUND 2" SCHED PVC POWER CONDUIT FROM METROPCS POWER CABINET TO COMMUNITY UTILITY RACK.
- PROPOSED COMMUNITY UTILITY RACK WITH WATER CENTER AND TELCO ENCLOSURE. REFER TO DETAIL 1/E-4.
- PROPOSED 12" WIDE DOUBLE SWING GATE REFER TO DETAIL 3/C-3.
- PROPOSED FLORIDA TOWER PARTNERS ACCESS/UTILITY CREWMAN REFER TO SHEET 1.
- PROPOSED FLORIDA TOWER PARTNERS 14" WIDE GIMBEL ACCESS ROAD REFER TO DETAIL 2/E-3.



- PROPOSED 12" WIDE DOUBLE SWING GATE REFER TO DETAIL 3/C-3.
- PROPOSED FLORIDA TOWER PARTNERS ACCESS/UTILITY CREWMAN REFER TO SHEET 1.
- PROPOSED FLORIDA TOWER PARTNERS 14" WIDE GIMBEL ACCESS ROAD REFER TO DETAIL 2/E-3.
- PROPOSED UNDERGROUND 2" PVC TELCO CONDUIT W/ FALL STRING TO EXISTING POWER POLE.
- PROPOSED 3" PVC UNDERGROUND TELCO CONDUIT W/ FALL STRING TO EXISTING POWER POLE.
- PROPOSED (2) 4" UNDERGROUND POWER PVC TO EXISTING POWER POLE.

ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____
 RECEIVED
 MAY 23 2012

MIAMI SW 122ND
 FL 1511
 SW 122ND AVE & SW 264TH ST
 MIAMI, FL 33173

SHEET DESCRIPTION
ELECTRICAL PLAN

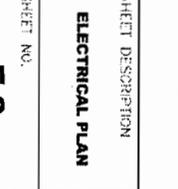
SHEET NO.
E-2

REVISIONS

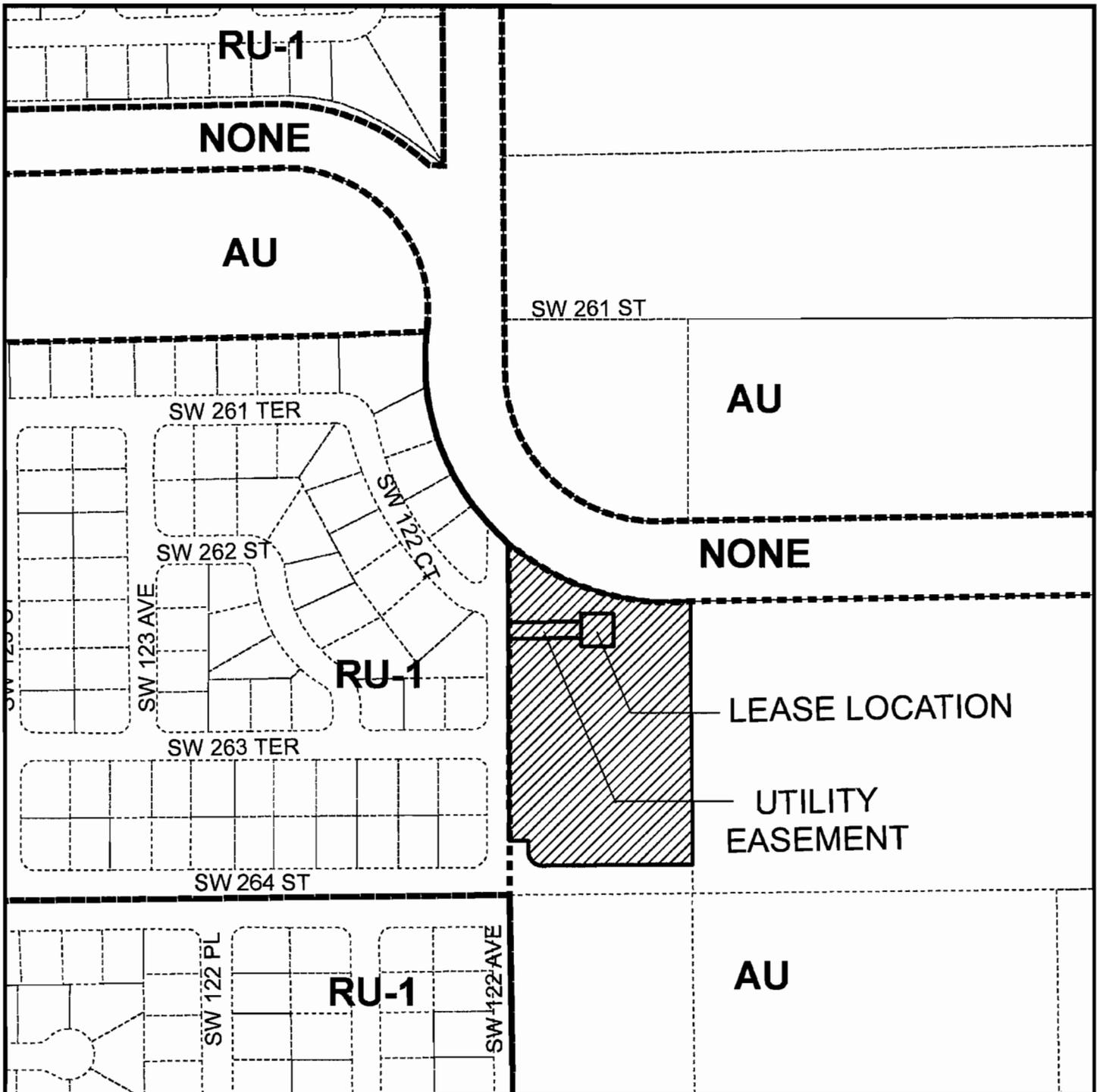
NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
1	4/13/12	ISSUED FOR PERMITS		
2	4/17/12	REVISED PER COMMENTS		
3	4/17/12	REVISED PER COMMENTS		
4	4/17/12	REVISED PER COMMENTS		

ATWELL
 4410 EISENHOWER BOULEVARD
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 FAX: 305.444.4208
 OFFICES IN NORTH AMERICA AND ASIA

Florida Tower Partners
 1001 3rd AVENUE WEST
 BRADLETON, FL 34420
 TEL: (941) 757-5070



52



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
Z2011000013

Legend

- Zoning
- Subject Property Case



Section: 25 Township: 56 Range: 39
 Applicant: FLORIDA TOWER PARTNERS, LLC
 Zoning Board: C15
 Commission District: 8
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Thursday, January 27, 2011

REVISION	DATE	BY
		58



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2011000013

Legend



Subject Property

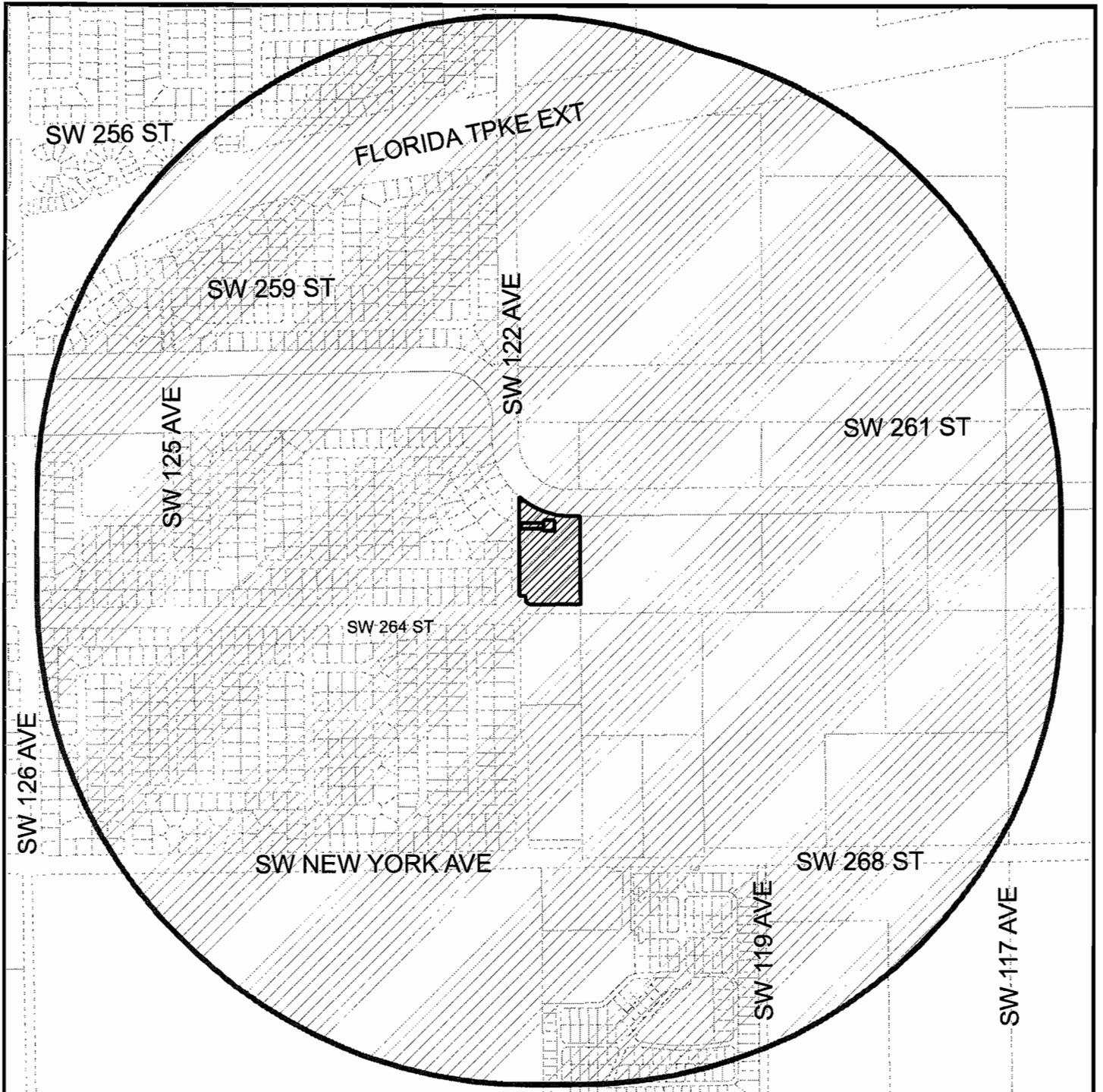


Section: 25 Township: 56 Range: 39
 Applicant: FLORIDA TOWER PARTNERS, LLC
 Zoning Board: C15
 Commission District: 8
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Thursday, January 27, 2011

REVISION	DATE	BY
		59



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2011000013
RADIUS: 2640

Section: 25 Township: 56 Range: 39
Applicant: FLORIDA TOWER PARTNERS, LLC
Zoning Board: C15
Commission District: 8
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

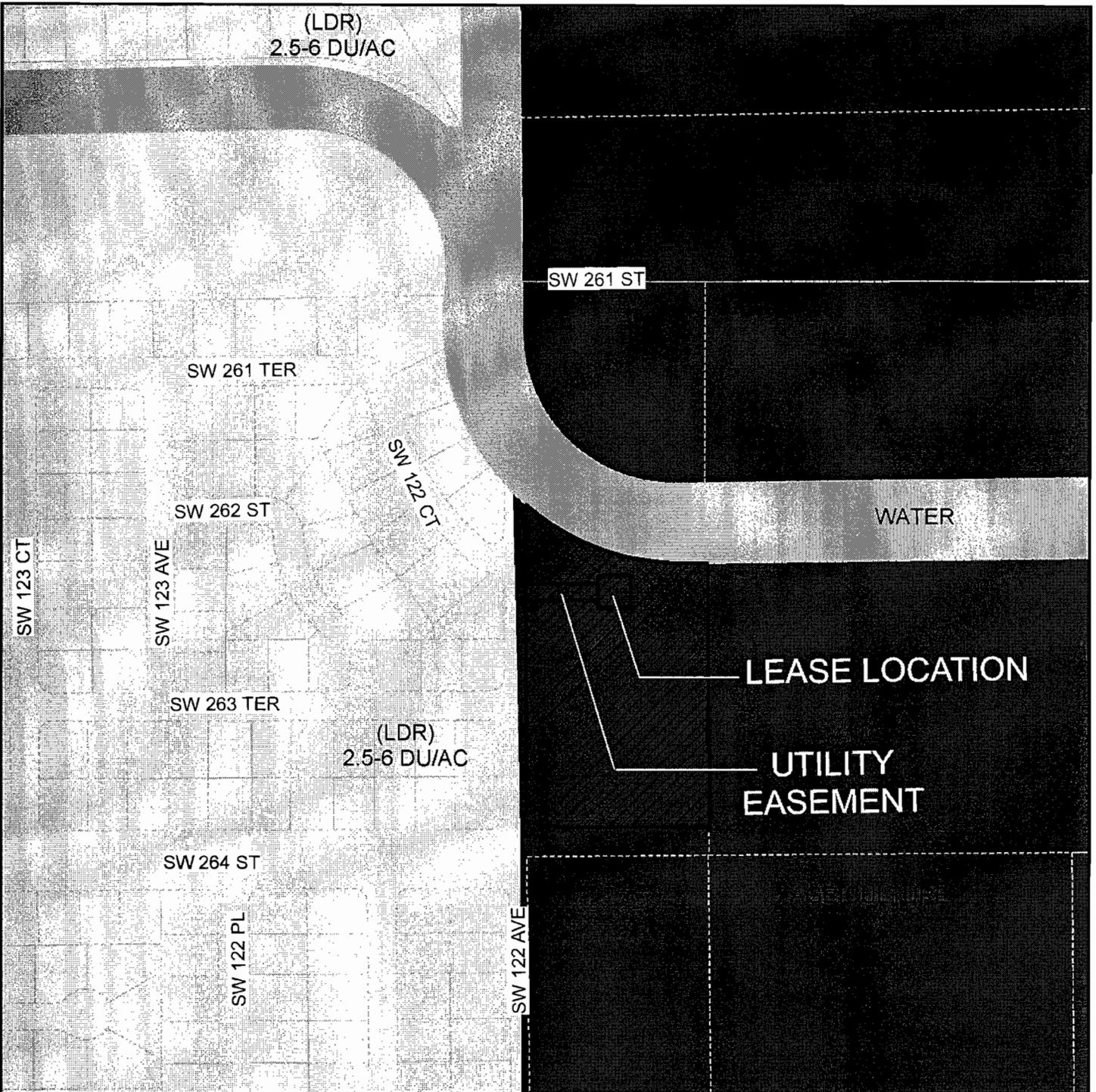
Legend

-  Buffer
-  Subject Property
-  Property Boundaries



SKETCH CREATED ON: Thursday, January 27, 2011

REVISION	DATE	BY
		60



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2011000013

Legend



 Subject Property Case

Section: 25 Township: 56 Range: 39
 Applicant: FLORIDA TOWER PARTNERS, LLC
 Zoning Board: C15
 Commission District: 8
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Thursday, January 27, 2011

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 15**

PH: Z12-074 (12-10-CZ15-2)

October 25, 2012

Item No. 2

Recommendation Summary	
Commission District	9
Applicant	Adrian Development of de la Fuente Parcel, LLC
Summary of Requests	The applicant is seeking to waive the right-of-way dedication for a half-section line roadway.
Location	Southeast corner of SW 137 Avenue and SW 272 Street, Miami-Dade County, Florida.
Property Size	6.93 acres
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Low-Density Residential 2.5 to 6 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with a condition.

REQUEST:

NON-USE-VARIANCE of zoning and subdivision regulations requiring half section line rights-of-way to be 70' wide: to waive same to permit 0 feet of zoned right-of-way (35' required) for the south half of SW 272 Street.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources "Sketch of Boundary Survey" as prepared by American Services of Miami, Corp. consisting of one (1) sheet and dated stamped received 5/23/12. Plans may be modified at public hearing.

PROJECT DESCRIPTION: No site plan submitted.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; vacant land	Low Density Residential (2.5 to 6 dua)
North	RU-1Z and RU-3; single-family residences	Low Density Residential (2.5 to 6 dua)
South	GU; Florida Turnpike ramp	Transportation
East	GU; Florida Turnpike ramp	Transportation
West	RU-3M; vacant land	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The 6.93-acre subject property is surrounded by single-family residences located to the north, the Florida Turnpike extension to the east and south and vacant land to the west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional residential units within the vacated right-of-way in this section of the County. However, the lack of road dedication may have minimal impact on the flow of traffic in this area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Low Density Residential** use on the Comprehensive Development Master Plan (CDMP) the Land Use Plan (LUP) map. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* Approval of this application will allow the applicant to waive the zoning regulations requiring half-section line rights-of-way to be 70' wide, to permit 0' of dedication for the north half of SW 272 Street between SW 137 Avenue and the Florida Turnpike Extension. The approval of the request sought in the application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. The applicant's letter of intent states that approval of the application will allow the applicant to plat the RU-1, Single-family residential District parcel into thirty (30) individual residential lots. Since the applicant is not requesting to add additional dwelling units or to change the single-family detached use, approval of the application with conditions is **consistent** with the density threshold of the LUP map of the CDMP.

Further, **Policy TC-2D** of the Transportation Circulation Subelement of the interpretative text of the CDMP, allows for the interruption of the half section-line road system when it would destroy the integrity of a neighborhood or development. Staff opines that the approval of this application would not restrict vehicular access through the proposed residential development and would maintain the integrity of the abutting residential developments located to the north. Further, approval would comply with replat and road closure applications that are required to be filed with the Public Works and Waste Management Department. Although **Policy TC-2D** of the Transportation Circulation Subelement of the interpretative text of the CDMP requires a determination by the County that the right-of-way is not required for present or future public use, staff notes that the memorandum from the Public Works and Solid Waste Department does not object to this application. As such, staff opines that approval of the request to vacate this portion of SW 272 Street is **consistent** with the CDMP Land Use Plan map designation for the **Low Density Residential** use and **Policy TC-2D** of the Transportation Circulation Subelement of the CDMP Land Use Element interpretative text.

ZONING ANALYSIS:

When this application is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, nor would it affect the appearance of the community. Staff is of the opinion that the approval of the proposed road

closing petition for SW 272 Street will not have a negative impact on the adjacent parcels lying to the north and northwest of the subject property which contain single-family residences. Both of these parcels are accessible through SW 137 Avenue. In addition, staff notes the residential development the north of the subject property was similarly approved pursuant to Resolution #4-ZAB-466-78, to waive the dedication of the north half of SW 272 Street abutting the subject parcel. As such, staff opines that approval of the application will not be out of character with the surrounding area.

Further, the applicant's letter of intent indicates that the proposed residential development will be accessible also from SW 137 Avenue and from SW 135 Avenue which allows them connectivity to the major east and west corridors in this section of the County. In addition, staff notes that the existing SW 272 Street planned right-of-way dead ends at the turnpike and does not provide access to the turnpike. Based on the aforementioned, staff opines that approval of the application which would allow the applicant to waive the dedication of the right-of-way for this portion of SW 272 Street, would not deny the surrounding properties or residents of the proposed residential development access to rights-of-ways. As such, approval of the application would be **compatible** with the surrounding area. Additionally, as previously mentioned, approval of the application is **consistent** with the CDMP land use element interpretative text in **Policy TC-2D** of the Transportation Circulation Subelement and that the Public Works and Solid Waste Department does not object to the closure of this portion of SW 272 Street as indicated in its memorandum. **As such, staff recommends approval with a condition of this application under the NUV standards, Section 33-311(A)(4)(b).**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

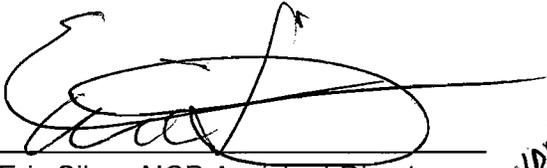
OTHER: Not applicable.

RECOMMENDATION:

Approval

CONDITION FOR APPROVAL:

That the applicant complies with all applicable conditions and requirements of the Department of Public Works and Waste Management, and obtain approval of a road closing petition for SW 272 Street.

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

NOW

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

ZONING RECOMMENDATION ADDENDUM

*Adrian Development of De la Fuente Parcel, LLC
PH: Z12-074*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Environmental Division (RER)</i>	<i>No objection</i>
<i>Public Works and Solid Waste</i>	<i>No objection</i>
<i>Parks, Recreation and Open Space</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Police</i>	<i>No objection</i>
<i>Schools</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low Density <i>(Pg. I-31)</i>	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Transportation Circulation Subelement – Policy TC-2D <i>(Page II-13)</i>	<i>The section line, half section-line, and quarter section-line road system should form a continuous network within developed areas, interrupted only when it would destroy the integrity of a neighborhood or development. The County shall not approve vacation of zoned rights-of-way unless it is determined that the right-of-way is not required for present or future public use, or unless the zoned right-of-way is within that portion of the Northwest Wellfield Protection Area located west of the Homestead Extension of the Florida Turnpike, and the CDMP Guidelines for Urban Form will be reflected.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<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>
---	--

**2. ADRIAN DEVELOPERS OF
DE LA FUNTE PARCEL, LLC**
(Applicant)

12-10-CZ15-2 (12-074)
Area 15/District 09
Hearing Date: 10/25/12

Property Owner (if different from applicant) **Adrian Dev. Of Fe La Funte Parcel.**

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
None				

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

Memorandum 

Date: June 5, 2012
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Jose Gonzalez, P.E., Assistant Director
Department of Regulatory and Economic Resources



Subject: C-15 #Z2012000074
Adrian Developers of de la Fuente Parcel, LLC
SE Corner of SW 137th Avenue and SW 272nd Street
Regulations Requiring a Half Section Line Roads to be 70 in Width;
to Waive Same to Permit a Right-of-Way Width of 0 (35 Required)
on the South Side of SW 272nd Street adjacent to the Subject
property
(RU-1) (6.93 Acres)
35-56-39

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

The Department has no pertinent comments regarding this application since the request does not entail any environmental concern.

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: ADRIAN DEVELOPERS OF DE LA FUNTE PARCEL, LLC

This Department has no objections to this application.

This Department has no objections to the request to permit 0 feet of right-of-way for the south half of SW 272 Street.

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



Raul A Pino, P.L.S.

01-AUG-12

Memorandum



Date: 07-JUN-12
To: , Director
Department of Regulatory and Economic Resources
From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department
Subject: Z2012000074

Fire Prevention Unit:

No objection to Letter of Intent.

Service Impact/Demand

Development for the above Z2012000074
located at *SEC OF SW 137 AVE & SW272 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2488 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 7:18 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 5 - Goulds/Princeton - 13150 SW 238 Street
Rescue, BLS Engine

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
Station 70 - Palm Glade - SW 248 St. & 117 Ave.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

Memorandum



Date: June 21, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

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

Subject: Z2012000074: ADRIAN DEV.OF DE LA FUNTE PARCEL, LLC

Application Name: ADRIAN DEV.OF DE LA FUNTE PARCEL, LLC

Project Location: The site is located at the Southeast Corner OF SW 137 AVE & SW 272 ST, Miami-Dade County.

Proposed Development: The applicant is requesting a non-use variance to waive right-of-way dedication.

Impact and demand: This variance requested by this application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

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

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

MN:jb

Cc: John M. Bowers

DATE: 20-JUN-12

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

ADRIAN DEV.OF DE LA FUNTE
PARCEL, LLC

*Southeast Corner OF SW 137 AVE
& SW 272 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000074

HEARING NUMBER

HISTORY:

THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD REGULATONS OR
BUILDING SUPPORT REGULATION CASES.

ADRIAN DEV OF DE LA FUENTE PARCEL, LLC

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

REPORTER NAME:

Memorandum



Date: August 31, 2012

To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Miami-Dade Sustainability, Planning and Economic Enhancement

From: James Byers, Zoning Permitting Division Chief
Department of Permitting, Environment and Regulatory Affairs

Subject: Z2012000074

An inspection was conducted on August 30, 2012, at the Southeast corner of SW 137 Avenue and SW 272 Street.

This is a 5 acre vacant parcel surrounded by a 6' chain link fence. I could not locate a ZIP permit for the fence. The parcel has some overgrowth contained inside the fenced area, however, the swale area is well maintained. No other zoning violations were observed.

No CU is required for this vacant land.

If you have any questions or need further information, please let me know!

Francie Boellard

Memorandum



Date: June 11, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

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

Subject: DIC # Z12-074
Adrian Developers of de la Fuente Parcel, LLC

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

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW # Z12-074

Adrian Developers of de la Fuente Parcel, LLC

Application: *Adrian Developers of de la Fuente Parcel, LLC*. is requesting a non-use variance to waive the dedication of a zoned public right of way. The property is zoned RU-1 (Single Family Residential) and is in the process of being platted into 30 single family lots.

Size: The subject property is approximately 6.93 acres.

Location: The subject property is approximately located at the southeast corner of SW 137th Avenue and SW 272nd Street in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 12, 2011, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

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

3. Recycling

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

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

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

REGISTERED
 212-074
 MAY 23 2012

DISCLOSURE OF INTEREST*

ZONING HEARING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

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

CORPORATION NAME: Adrian Developers of De La Fuente Parcel LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Pedro J. Adrian</u>	<u>100</u>
<u>11970 SW 64 Street</u>	
<u>Miami, Florida 33183</u>	

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

RECEIVED
MAY 23 2012

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

ZONING HEARINGS SECTION
URBAN PLANNING AND ZONING DEPT.

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature: Pedro J. Adrian
(Applicant)

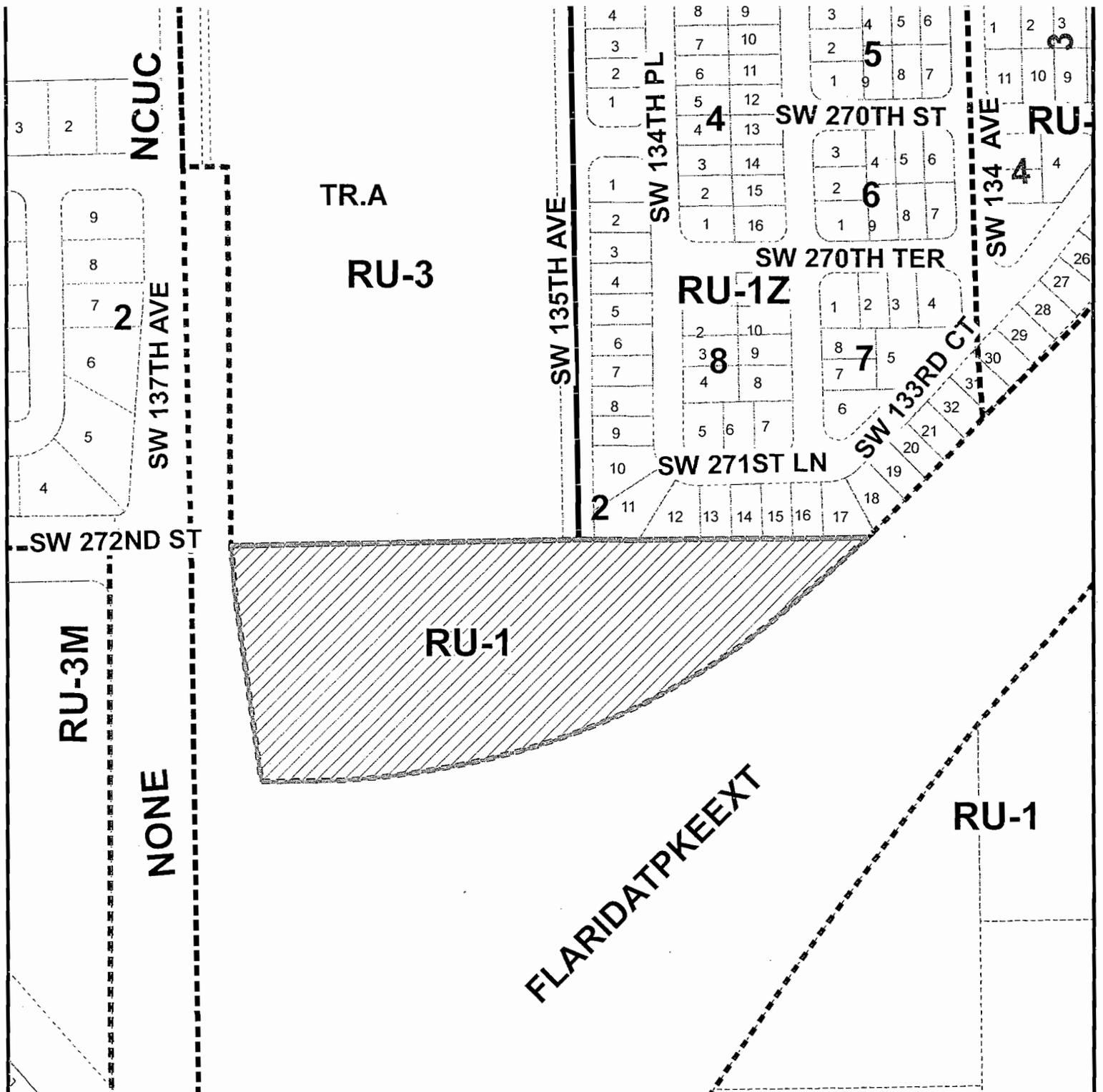
Adrian Developers of De La Fuente Parcel LLC by Pedro J. Adrian
Sworn to and subscribed before me this 22 day of MAY, 2012. Affiant is personally know to me or has produced _____ as identification.

Patricia Alonso
(Notary Public)

My commission expires: 4-14-2014

 PATRICIA ALONSO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD972805
Expires 4/14/2014

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2012000074



Section: 35 Township: 56 Range: 39
 Applicant: ADRIAN DEV.OF DE LA FUNTE PARCEL, LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



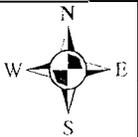
REVISION	DATE	BY
	18	



MIAMI-DADE COUNTY
 AERIAL YEAR 2012

Process Number

Z2012000074



Section: 35 Township: 56 Range: 39
 Applicant: ADRIAN DEV.OF DE LA FUNTE PARCEL, LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

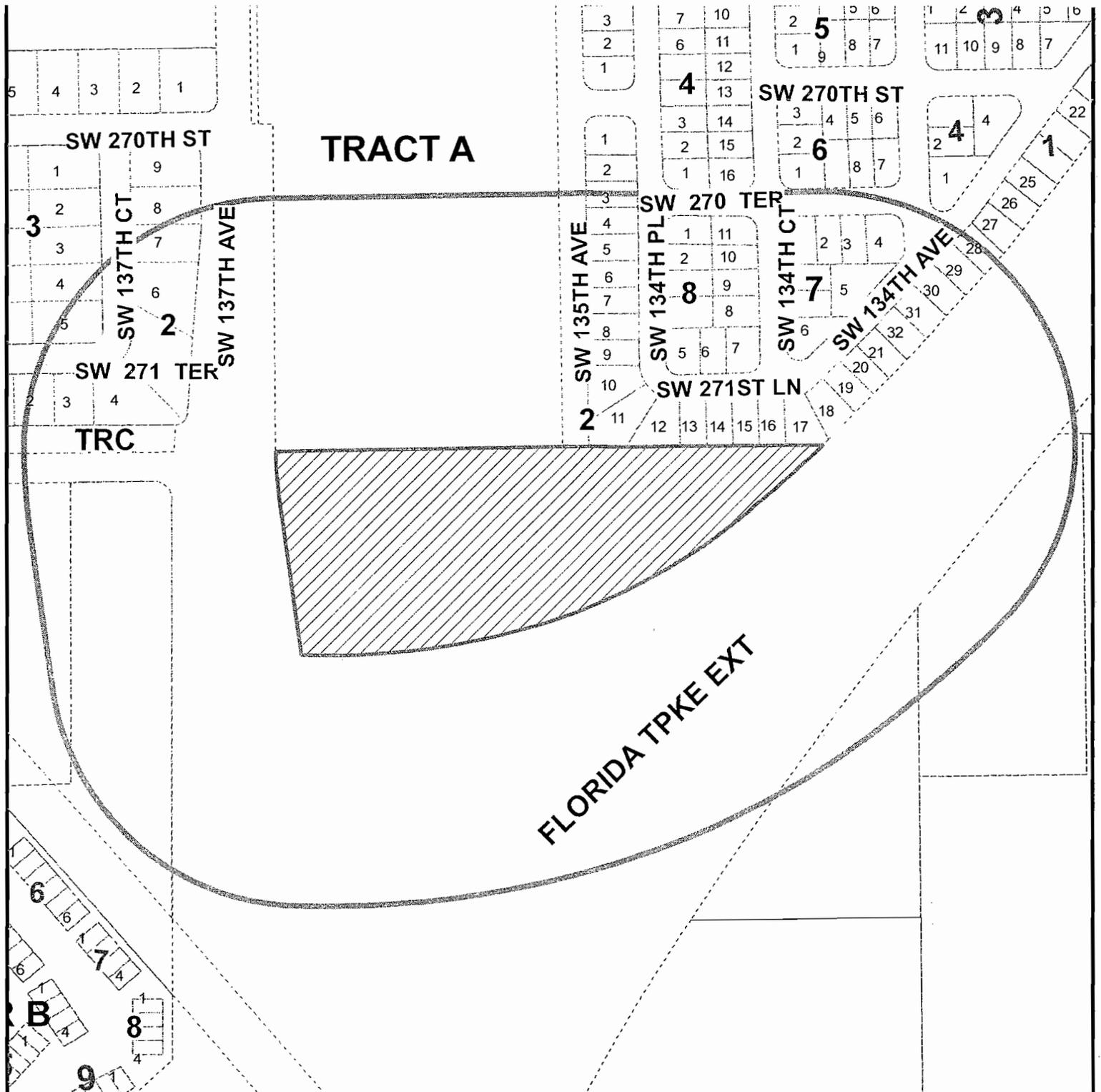
Legend

 Subject Property



SKETCH CREATED ON: Wednesday, May 30, 2012

REVISION	DATE	BY
	19	



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 35 Township: 56 Range: 39
 Applicant: ADRIAN DEV.OF DE LA FUNTE PARCEL, LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number
Z2012000074
 RADIUS: 500

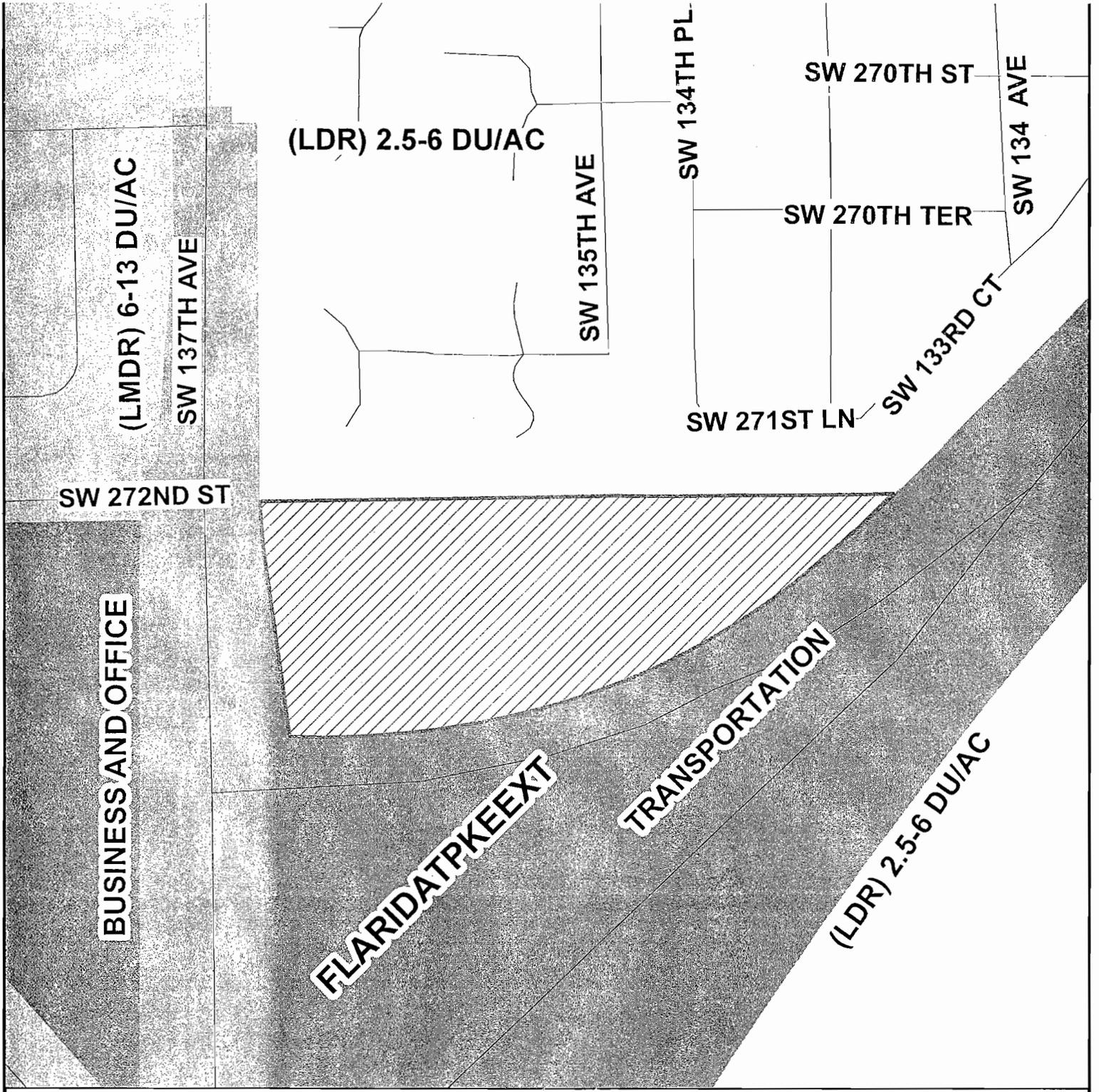


Legend

-  Subject Property
-  Buffer



REVISION	DATE	BY
	20	^



MIAMI-DADE COUNTY
 CDMP MAP

Process Number
Z2012000074



Section: 35 Township: 56 Range: 39
 Applicant: ADRIAN DEV.OF DE LA FUNTE PARCEL, LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, May 30, 2012

REVISION	DATE	BY