

FINAL AGENDA

3-12-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 15
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Wednesday, April 17, 2013 at 7:00 p.m.

CURRENT

1. 13-4-CZ15-1 VILLA CAPRI, INC., ET AL 12-141 03-57-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF WEDNESDAY, APRIL 17, 2013

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

1. VILLA CAPRI, INC., ET AL (13-4-CZ15-1/12-141)

**03-57-39
Area 15/District 09**

- (1) UNUSUAL USE to permit a lake excavation.
- (2) MODIFICATION of Paragraph # 1 of a Declaration of Restrictions, recorded in Official Records Book 23207, Pages 1385 through 1390, last modified by Amendment to Declaration of Restrictions, recorded in Official Record Book 23541 Pages 1431 through 1435 reading as follows:

FROM:

"1. That said property shall be developed substantially in accordance with the plan previously submitted, prepared by Mouriz, Salazar & Associates entitled "Villa Capri" dated December 17, 2004, said plans being on file with the Miami-Dade County Department of Planning and Zoning , and by reference made a part of this agreement."

TO:

"1. That said property shall be developed substantially in accordance with the plans entitled "Villa Capri Phase II", as prepared by Salazar Architectural Group consisting of 17 sheets and landscape plans prepared by JFS Design Inc., consisting of 9 sheets and lake plans entitled "Lake Cross-Sections, Villa Capri" as prepared by Stoner Associates, Inc., consisting of 3 sheets for a total of 29 sheets and all sheets dated stamped received 11/20/12, said plans being on file with the Department of Regulatory and Economic Resources, and by reference made a part of this agreement."

- (3) DELETION of Paragraph #3 of Declaration of Restrictions, recorded in Official Records Book 23207, Pages 1385 through 1390, reading as follows:

"3. That prior to the issuance of a building permit for any dwelling units, the Owner shall submit a separate application to the Department of Planning and Zoning for ASPR approval for any lake excavations proposed on the Property. Said lake excavations shall comply with Sec. 33-16 of the Code. The Owner shall obtain the approval of the lake excavations prior to the construction of any dwelling units within the Property."

- (4) DELETION of Covenant Running with the Land with Unity of Title, recorded in Official Records Book 21924 pages 3882 through 3889.

The purpose of requests #2 - #4 is to allow the applicant to submit a revised site plan showing modified building types, different lake slopes than approved through a prior Administrative Site Plan Review application and deletion of a condition requiring submittal of a lake Administrative Site Plan Review application.

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

LOCATION: Lying between SW 280 Street & SW 284 Street & between SW 144 Avenue & SW 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 36.88 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

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

PH: Z12-141 (13-4-CZ15-1)

April 17, 2013

Item No. 1

Recommendation Summary	
Commission District	9
Applicant	Villa Capri, Inc., Et Al
Summary of Requests	The applicants are seeking to modify a previously recorded declaration of restrictions, delete a unity of title and permit a lake excavation.
Location	Lying between SW 280 Street and SW 284 Street and between SW 144 Avenue and SW 147 Avenue
Property Size	36.88-acres
Existing Zoning	RU-4L, Limited Apartment House District
Existing Land Use	Multi-family residence
2015-2025 CDMP Land Use Designation	Low-Medium 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)(3) Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(7) Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions

REQUESTS:

- (1) UNUSUAL USE to permit a lake excavation.
- (2) MODIFICATION of Paragraph #1 of Declaration of Restrictions, recorded in Official Record Book 23207 pages 1385 through 1390, last modified by Amendment to Declaration of Restrictions, recorded in Official Record Book 23541 pages 1431 through 1435 reading as follows:

FROM: "That said property shall be developed substantially in accordance with the plan previously submitted, prepared by Mouriz, Salazar & Associates entitled "Villa Capri" dated December 17, 2004, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.

TO: That said property shall be developed substantially in accordance with the plans entitled "Villa Capri Phase II", as prepared by Salazar Architectural Group, consisting of 17 sheets and landscape plans prepared by JFS Design Inc., consisting of 9 sheets and lake plans entitled "Lake Cross-Sections, Villa Capri" as prepared by Stoner Associates, Inc., consisting of 3 sheets, for a total of 29 sheets and all sheets dated stamped received 11/20/12, said plans being on file with the Department of Regulatory and Economic Resources, and by reference made a part of this agreement."

- (3) DELETION of Paragraph #3 of Declaration of Restrictions, recorded in Official Record Book 23207 pages 1385 through 1390, reading as follows:

"3. That prior to the issuance of a building permit for any dwelling units, the Owner shall submit a separate application to the Department of Planning and Zoning for ASPR approval for any lake excavations proposed on the Property. Said lake excavations shall

comply with Sec. 33-16 of the Code. The Owner shall obtain the approval of the lake prior to the construction of any dwellings units within the Property.”

- (4) DELETION of Covenant Running with the Land with Unity of Title, recorded in Official Record Book 21924 Pages 3882 through 3889.

The purpose of requests #2-#4 is to allow the applicant to submit a revised site plan showing modified building types, different lake slopes than approved through a prior ASPR, and deletion of a condition requiring submittal of a lake ASPR application.

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 site plan depicts the 477 unit multi-family residential development with a lake in the center of the development.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-4L; multi-family residence	Low-Medium Density Residential (6 – 13 dua)
North	TND; vacant	Low-Medium Density Residential (6 – 13 dua)
South	RU-1; single-family residences	Low Density Residential (2.5 – 6 dua)
East	RU-TH; townhouse development	Low-Medium Density Residential (6 – 13 dua)
West	LCCUC & GU; County owned & RV park	Community Urban Center Low-Medium Density Residential (6 – 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property located at south of SW 280 Street between SW 144 and 147 Avenues. The surrounding area is characterized by residential and institutional uses and vacant land.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to submit revised plans that depict a lake, new building type and reconfiguration of the southeast portion of the site. However, the approval could have a visual impact on the surrounding area.

CDMP ANALYSIS:

The subject property is designated as ***Low-Medium Density Residential*** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. *The types of housing typically found in areas designated low-medium density include*

single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre. The approval of this application will permit the applicant to submit a revised site plan that depicts a new building type, modified site layout and lake. Staff notes that approval will not add additional dwelling units to the site beyond what was previously approved is allowed by the CDMP LUP map and will not change the multi-family residence use. Since the applicant is not requesting to add additional dwelling units to the site above that previously approved or allowed, approval of the application with conditions is **consistent** with the density range of the Low-Medium Density Residential CDMP LUP map designation and the CDMP Land Use Element interpretative text for Residential Communities.

Staff opines that the revised site plan is **compatible** with the surrounding area based on compatibility criteria set forth in the **Land Use Element Policy LU-4A** which states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.* Staff notes that the redesign of the southeast portion of the development includes a single-family type model rather than the previously approved apartment/townhome model. As such staff opines approval will be **consistent** with the Low-Medium Density Residential designation and **compatible** with the surrounding are based on the Land Use Element **Policy LU-4A** compatibility criteria.

ZONING ANALYSIS:

When analyzing request #1, an unusual use to permit a lake excavation under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, staff is of the opinion that the approval of the request with conditions would be **compatible** with the surrounding area. Staff opines that the existing lake does not have an unfavorable effect on the economy of Miami-Dade County and will not result in excessive traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people for reasons indicated above. Additionally, when considering the necessity for and reasonableness of the applied for use in relation to the present and future development of the area and the compatibility of the applied for use with the area and its development, staff opines the existing lake is compatible with the same. Further, staff notes that the memoranda submitted by the Department of Regulatory and Economic Resources – Platting and Traffic Review Section and Division of Environmental Resources Management and the Departments of Parks, Recreation and Open Spaces and Fire Rescue indicate no objection to the application. Staff notes that the existing lake was previously approved pursuant to ASPR No. 200300031; however, the lake slopes are not consistent with the approval and therefore the applicant seeks to legalize the lake slopes at this time. Staff opines that the existing lake is a decorative feature that visually enhances the multi-family residential development and is **compatible** with the surrounding area. **As such, staff recommends approval with conditions of requests #1 under Section 33-311(A)(3).**

When requests #2 through #4 to permit the modification and deletion of paragraphs of a previously recorded declaration of restrictions and deletion of a covenant running with the land with unity of title, are analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval would be **compatible** with the surrounding area. Approval of these requests will allow the applicant to submit a revised site plan that depicts a lake, new building type and reconfiguration of the southeast portion of the site. Staff notes that the revised site plan depicts a different building configuration and type in the southeast portion of the subject property. The buildings are designed in manner that is similar to the single family residences to

the south. In staff's opinion, the redesigned site plan does not visually impact the surrounding area due to the similarity of building types and landscaping that is provided along the south property line. Staff opines that said revised site plan with no additional residential units will not result in excessive traffic as evidenced by the memorandum from the Platting Section of the Department of Regulatory and Economic Resources which states that the project does not generate any new additional daily peak hour trips and it meets the traffic concurrency criteria set for an Initial Development Order and one or more traffic concurrency determinations will subsequently be required before development will be permitted. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or stormwater management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed development will have a negative impact on fire rescue services in the area. Staff notes that the memoranda submitted by the Department of Park, Recreation and Open Spaces, indicates no objection to the application. Based on the aforementioned Department memoranda, staff opines that the request will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people. As such, when considering the necessity and reasonableness of the modification and elimination in relation to the present and future development of the area concerned the requested modification and deletion would be **compatible** with the surrounding area based on the design of the revised site plan which depicts a single-family type residential unit that is similar to the single-family residences to the south. **As such, staff recommends approval with conditions of requests #2 through #4 under Section 33-311(A)(7) Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts ingress/egress points along SW 144 and SW 147 Avenues and SW 280 and SW 284 Streets.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

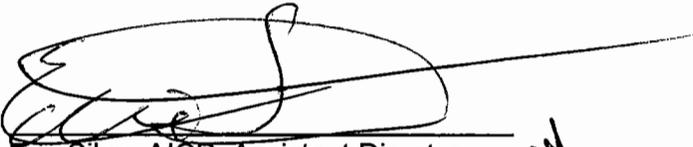
RECOMMENDATION: Approval with conditions

CONDITIONS FOR APPROVAL:

1. That all the paragraphs of the Declaration of Restrictions, recorded in Official Record Book 23207 pages 1385 through 1390, last amended by Declaration of Restrictions, recorded in Official Record Book 23541 pages 1431 - 1435, shall remain in full force and effect, except as herein modified.
2. That in the approval of the lake excavation plan, the same be substantially in accordance with that submitted for the hearing entitled, "Lake Cross-Sections Villa Capri" as prepared by Stoner and Associates, Inc. dated stamped received, 11/20/2012 consisting of 3 sheets.
3. That any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the conditions herein agreed to are being complied with.

4. That the use be established and maintained in accordance with the approved plan.
5. That the applicant comply with all applicable conditions and requirements of the Department of Regulatory and Economic Resources Division of Environmental Resources Management and Platting and Traffic Section, and the Miami-Dade Fire Rescue Department as contained in their memoranda pertaining to this application.

ES:MW:NN:CH:AN



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

NDW

ZONING RECOMMENDATION ADDENDUM

Villa Capri, Inc. Et. Al.
Z12-141

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

<p>Low- Medium Density Residential (Pg. I-31)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low-Medium Density Residential. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(3) Special exceptions, 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. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.</i></p>
<p>33-311(A)(7) Generalized Modification Standards</p>	<p><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 (a) that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that</i></p>

ZONING RECOMMENDATION ADDENDUM

Villa Capri, Inc. Et. Al.
Z12-141

<i>subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
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1. VILLA CAPRI, INC., ET AL
(Applicant)

13-4-CZ15-1 (12-141)
Area 15/District 09
Hearing Date: 04/17/13

Property Owner (if different from applicant) **Villa Capri Inc, ASC LTD, ASC111L**

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>
1969	Harry Bertson	- Unusual Use to permit a tráiler park.	ZAB	Approved with Condition(s)
2005	Villa Capri Associates, LTD	- Modification of Condition of Resolution.	C15	Approved with Condition(s)

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

Memorandum

Date: January 14, 2013

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

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

Subject: C-15 #Z2012000141
Villa Capri Associates, Ltd., Villa Capri Associates III, Ltd.
14500 SW 280th Street
Modification of a Previously Approved Site Plan
(RU-4L) (36.88 Acres)
03-57-39



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 by DERM for this proposed development order.

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

Stormwater Management

A new Surface Water Management General Permit from the Water Control Section of DERM is required for the construction and operation of the required surface water management system.

Our records show that Class II permit CLII-20100057 has expired; therefore a new Class II permit application must be submitted.

These permits shall be obtained prior to any future development order approval. The applicant is advised to contact the Water Control Section for further information regarding permitting procedures and requirements.

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

Tree Removal Permit TREE-003467-2011 was issued for this property on January 5, 2004, and expired on January 5, 2013. Please be advised that this permit has expired, therefore the required replanting and final inspection as per this permit must take place. The applicant should request a final inspection to avoid violation of permit conditions. A two weeks notice is required prior to the final inspection.

Please be advised that a Tree Removal Permit is required for the removal and/or relocation of any additional trees. Please contact the Tree Permitting Program at 305-372-6600, voice option #2, for information regarding tree permits.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

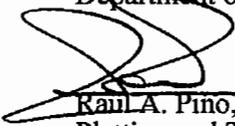
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: January 15, 2013

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

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

Subject: Z2012000141
Name: Villa Capri, Inc., Villa Capri Associates, LTD, Villa Capri Associates, III, Ltd.
Location: 14500 SW 280 Street
Section 03 Township 57 South Range 39 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract "A" of Plat Book 168, Page 94.

During the permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources (RER) Platting Section for review.

Additional improvements may be required at time of permitting.

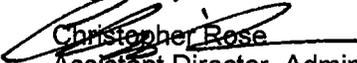
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Memorandum



Date: January 18, 2013

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

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

Subject: # Z12-141
Villa Capri Inc., et al

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

#Z12-150

Villa Capri Inc., et al

Application: *Villa Capri Inc., Villa Capri Associates, Ltd., and Villa Capri Associates III, Ltd., collectively referred to as Villa Capri Inc., et al* is requesting the following in regards to a multi-family residential development on a property, currently zoned in a Limited Apartment House district (RU-4L):

- 1) Modification of a zoning covenant "Declaration of Restrictions" recorded at Official Record Book 23207, Pages 1385 through 1390 of the public records of Miami-Dade County, in order to amend the site plan for the property;
- 2) Deletion of "Covenant Running with the Land with Unity of Title" at Official Record Book 21924, Pages 3882 through 3889; and
- 3) An unusual use for lake excavation

Size: The subject property is approximately 36.88 acres.

Location: The subject property is generally located on the southeast corner of SW 208th Street and SW 145th Avenue in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

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

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The zoning requests regarding multi-family residential units will likely be considered development for "multi-family residential establishment." Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

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

3. Recycling

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

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

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum



Date: December 21, 2012

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

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

Subject: Z2012000141: VILLA CAPRI, INC., ET AL

Application Name: VILLA CAPRI, INC., ET AL

Project Location: The site is located in that area lying between SW 280 ST & SW 284 ST & between SW 144 AVE & SW 147 AVE, Miami-Dade County.

Proposed Development: The request is approval for modification of a previous resolution.

Impact and demand: The proposed design change is for a modification of unit types (and therefore the number of buildings) which results in a demand for park level of service equal to or less than that currently approved. Therefore, this application does not generate any additional residential population applicable to CDMP Open Space Spatial Standards. The Department has no objections to this application.

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

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: 31-JAN-13
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2012000141

Fire Prevention Unit:

This memo supersedes MDRF memorandum dated January 24, 2013.
 APPROVAL
 No objection to the site plan with the November 20, 2012 zoning department received date.

Service Impact/Demand

Development for the above Z2012000141
 located at Lying between SW 280 ST & SW 284 ST & between SW 144 AVE & SW 147 AVE, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 2537 is proposed as the following:

<u>477</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>1,450</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: 134.3 alarms-annually.
 The estimated average travel time is: 7:24 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 6 - Modello - 15890 SW 288 Street
 Rescue, BLS Tanker

Planned Service Expansions:

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

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped received November 20, 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.

DATE: 01-MAR-13

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

VILLA CAPRI, INC., ET AL

Lying between SW 280 ST & SW
284 ST & between SW 144 AVE &
SW 147 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000141

HEARING NUMBER

HISTORY:

NC: THERE ARE NO CURRENT OPENED OR CLOSED CASES ON FOLIO NUMBERS
3079030310012, 3079030310015, AND 3079030310010.

BLDG: THERE ARE NO CURRENT OPENED OR CLOSED CASES ON FOLIO NUMBERS
3079030310012 AND 3079030310015.

BLDG OPEN:

FOLIO: 3079030310010-Case #20130157779-B, WAS OPENED ON FEBRUARY 15, 2013, FOR
A CRACK IN THE CEILING IN THE LIVING ROOM AREA AND THE BEDROOMS. FURTHER
ENFORCEMENT IS PENDING REVIEW OF THE CASE AND THE RESULTS FROM THE INITIAL
INSPECTION.

CASE #A1013000774-X, WAS OPENED ON DECEMBER 11, 2012. A NOTICE OF VIOLATION
WAS ISSUED FOR EXPIRED PERMIT #2012027390. THE CASE REMAINS OPEN.

BLDG CLOSED: THERE ARE NO CURRENT CLOSED CASES.

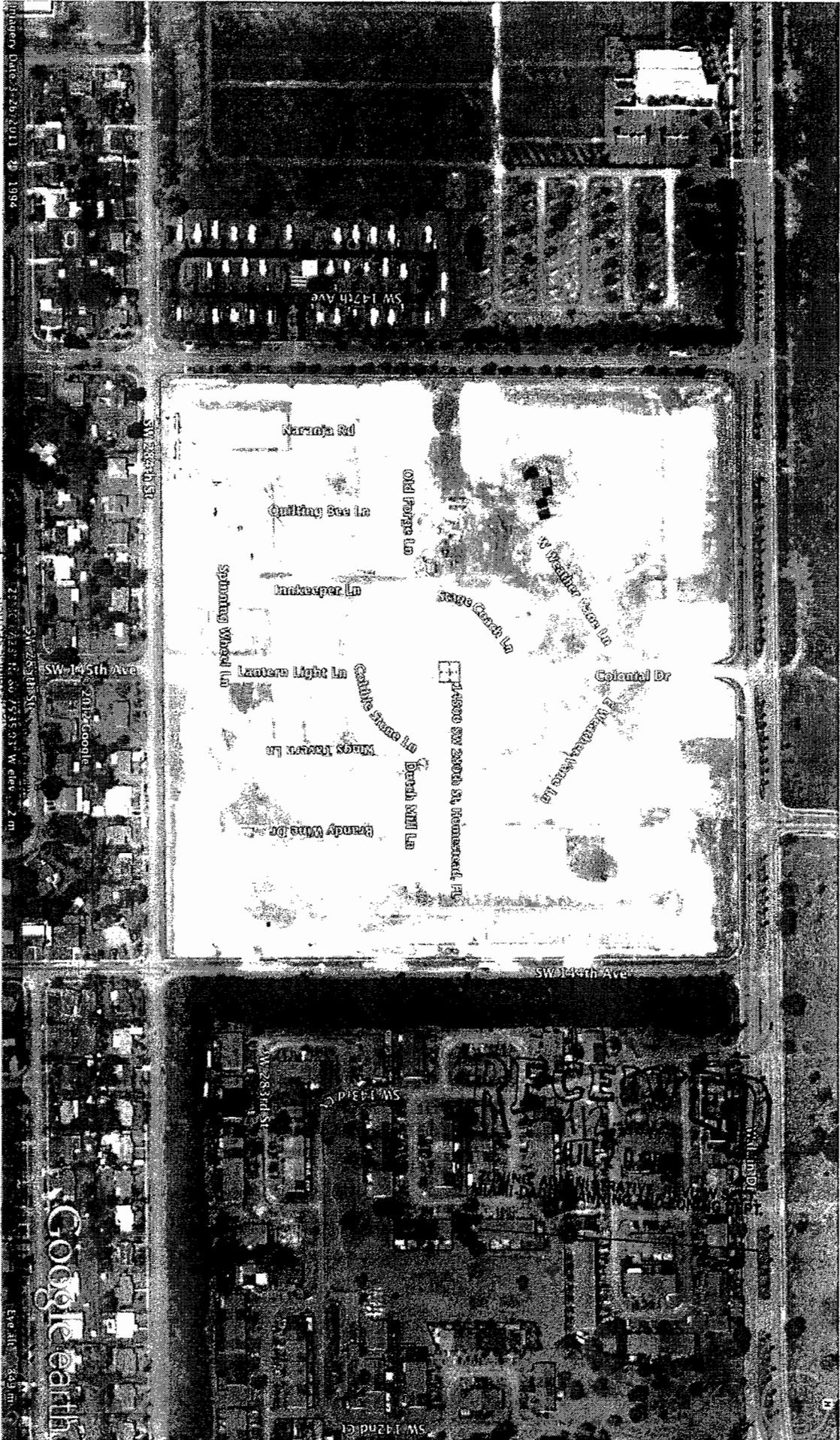
VILLA CAPRI, INC., ET AL

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

UNKNOWN

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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: N/A

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, as appropriate.

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

ZONING ADMINISTRATIVE REVIEW SECT.
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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 his application to the best of my knowledge and belief.

Signature: Jorge Lopez (Jorge Lopez)
(Applicant)

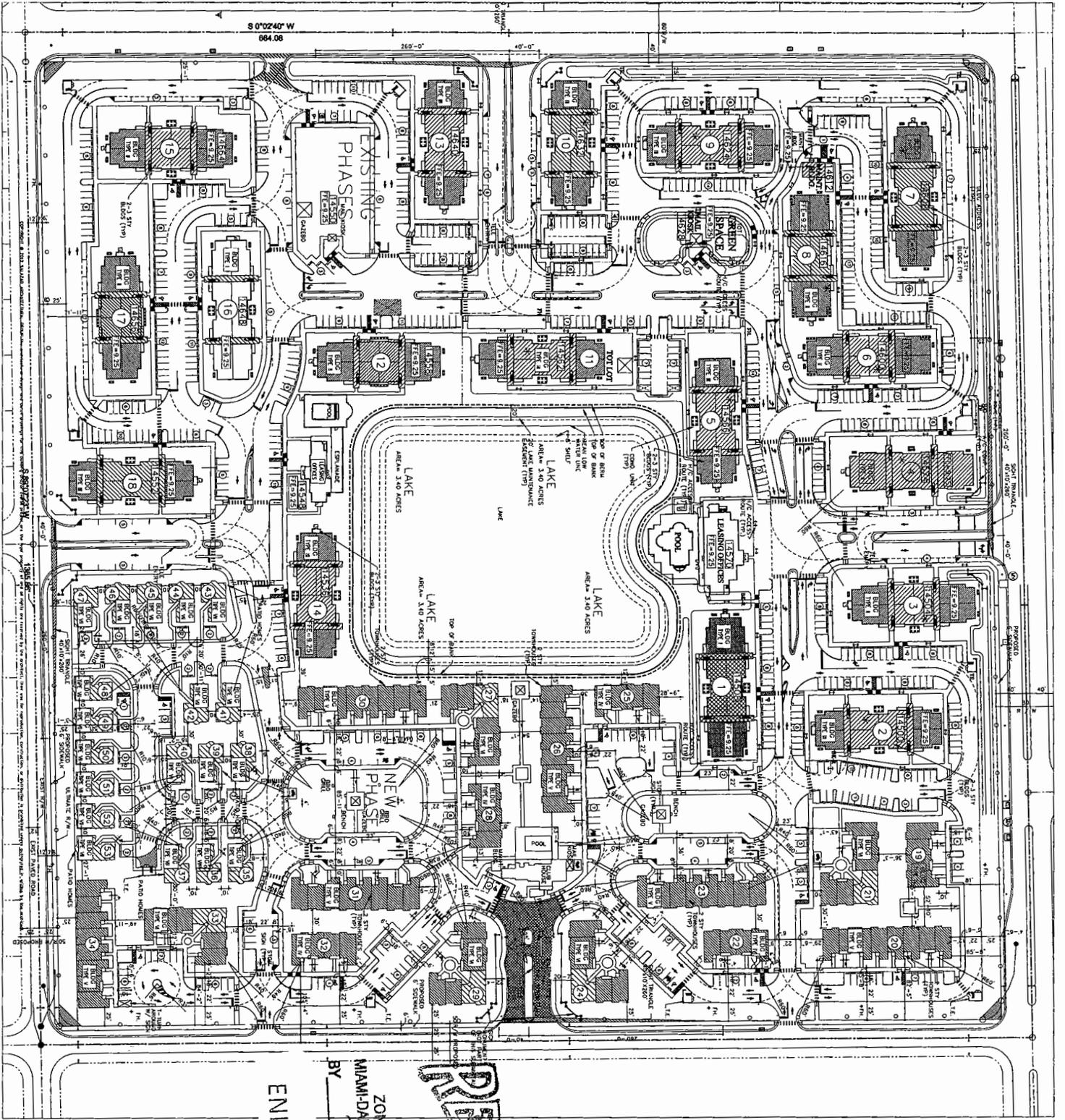
Sworn to and subscribed before me this 2nd day of July, 2012. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires 11/14/13

JOANNA WRIGHT
MY COMMISSION # DD929337
EXPIRES November 14, 2013
(407) 398-0153

*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 a other 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 percent (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.



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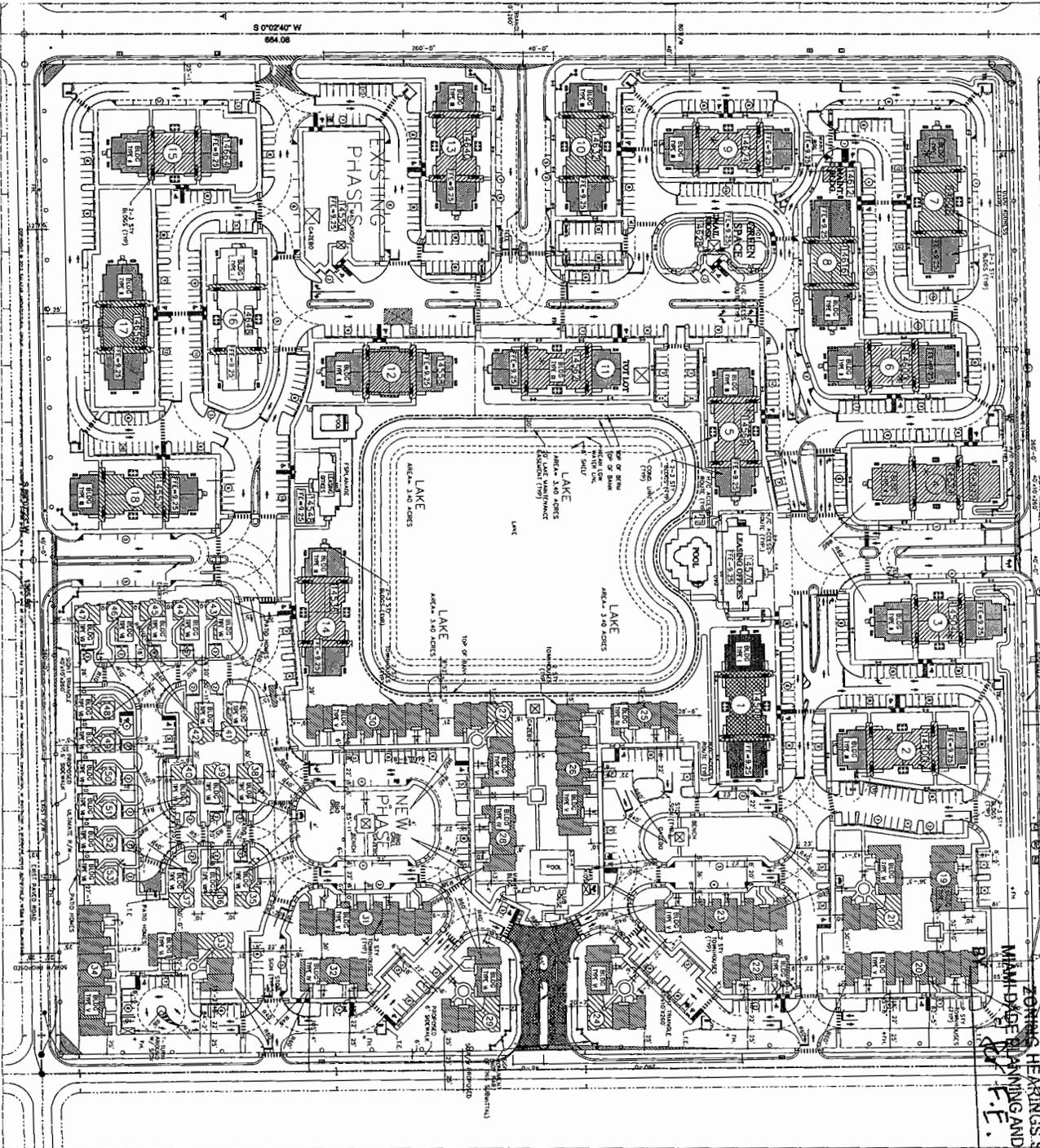
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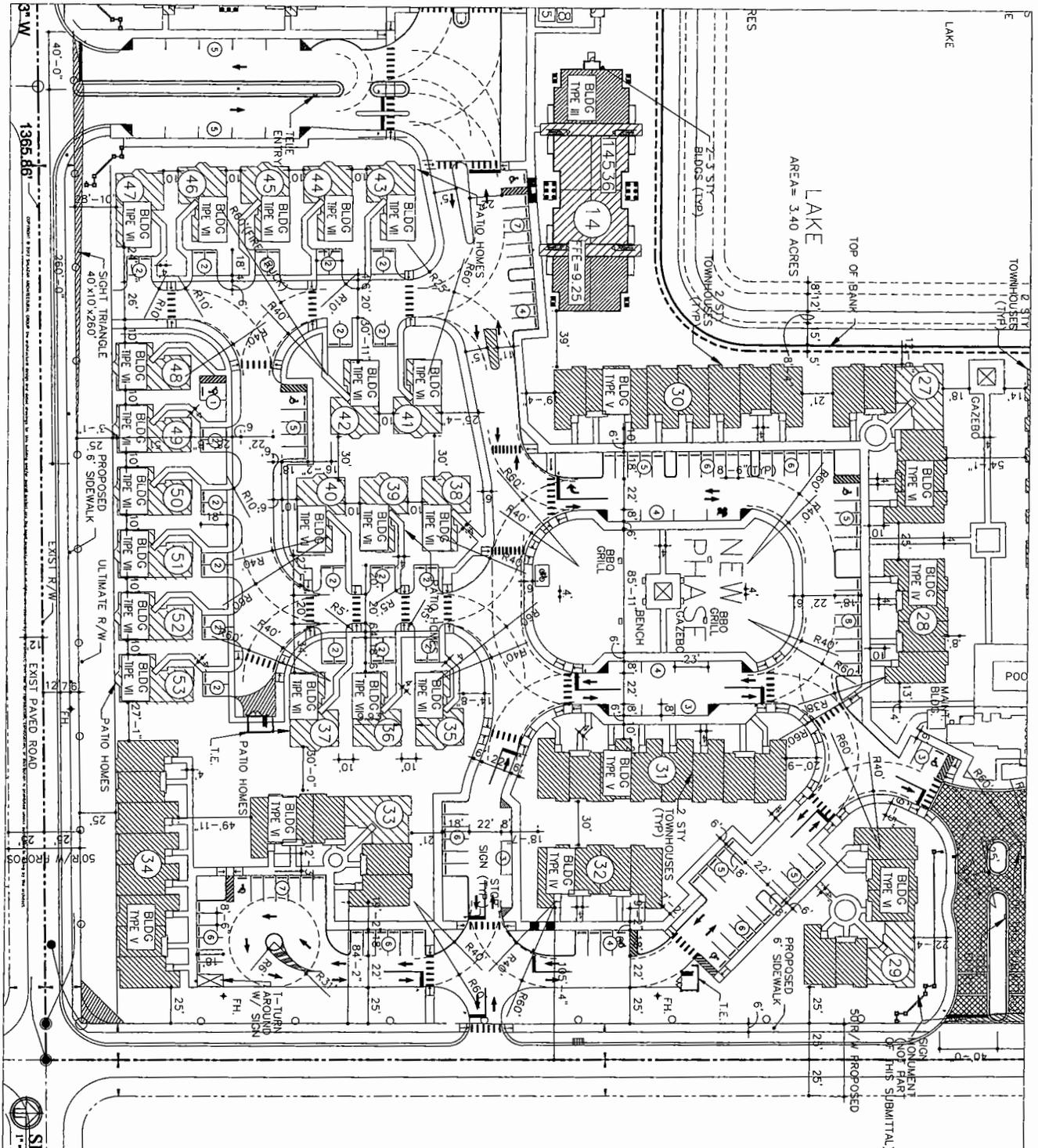
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 F.E.

UNIT MIX and parking calculation



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2	2 BR	2	3 BR	4
3	3 BR	3	4 BR	6
4	4 BR	4	5 BR	8
5	5 BR	5	6 BR	10
6	6 BR	6	7 BR	12
7	7 BR	7	8 BR	14
8	8 BR	8	9 BR	16
9	9 BR	9	10 BR	18
10	10 BR	10	11 BR	20
11	11 BR	11	12 BR	22
12	12 BR	12	13 BR	24
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URBAN PLANNING

MAJAZAR ARCHITECTURAL GROUP
MARK GROUP INC.
MIAMI, FLORIDA

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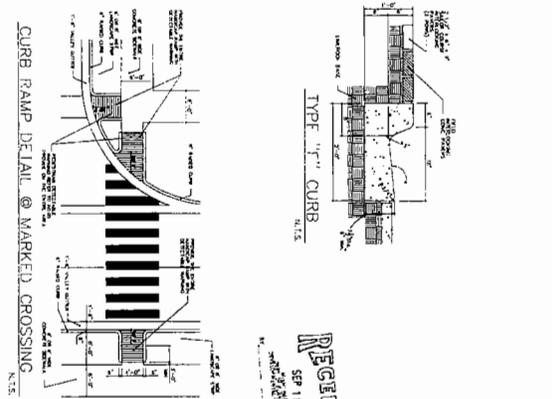
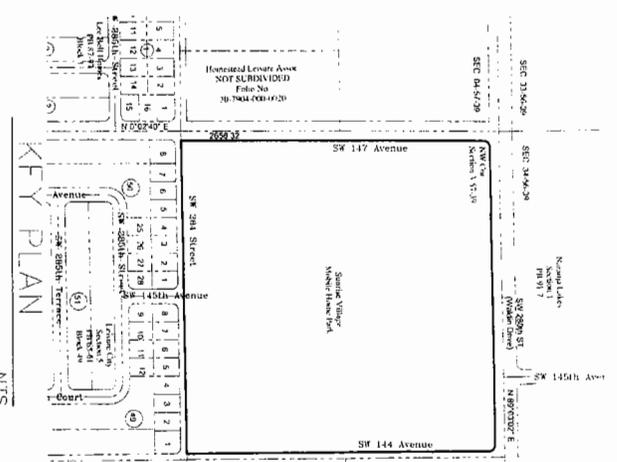
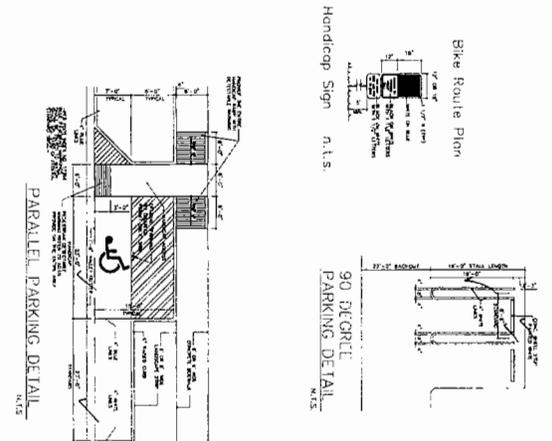
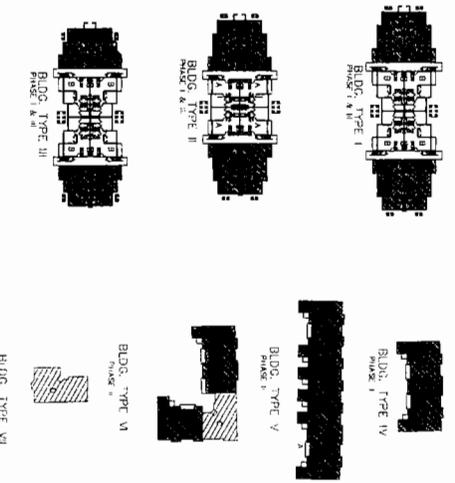
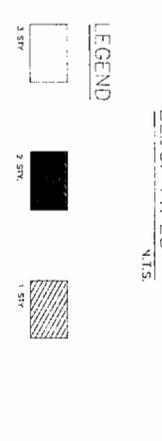
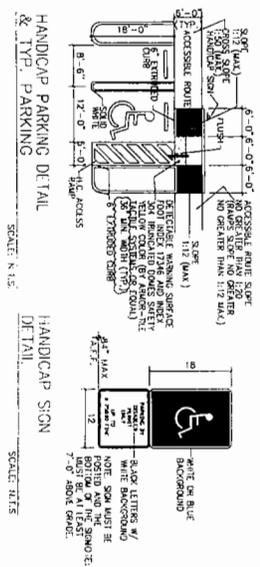
VILLA CAPRI PHASE II
Naranja, Florida

CORNERSTONE GROUP INC.

LEGAL DESCRIPTION

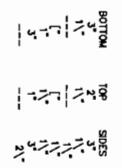
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 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY Pr. E.E.

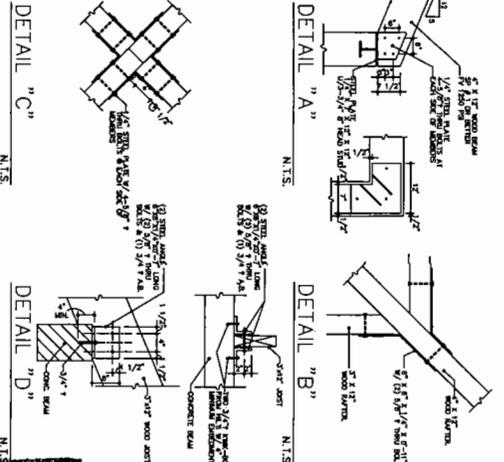


UNFINISHED STRUCTURAL DETAILS

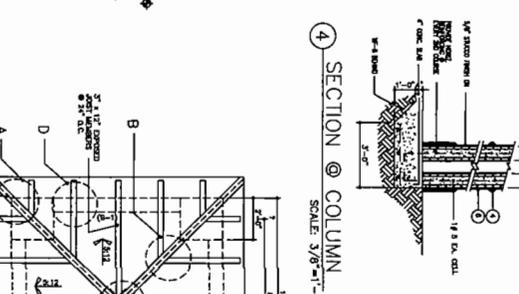
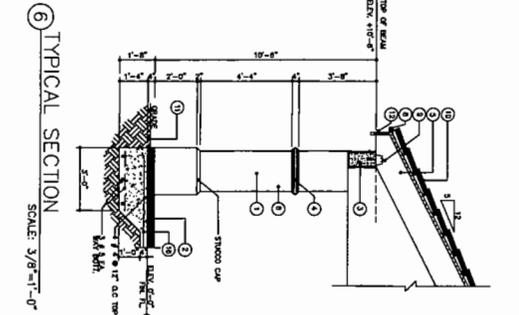
1. ALLOWABLE SOIL BEARING CAPACITY:
 - A. ALL CONCRETE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL CONCRETE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL CONCRETE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL CONCRETE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
2. CONCRETE:
 - A. ALL CONCRETE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL CONCRETE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL CONCRETE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL CONCRETE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
3. CONCRETE OVER:
 - A. ALL CONCRETE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL CONCRETE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL CONCRETE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL CONCRETE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
4. REINFORCING STEEL:
 - A. ALL REINFORCING STEEL SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL REINFORCING STEEL SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL REINFORCING STEEL SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL REINFORCING STEEL SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
5. CONCRETE MASONRY WALLS:
 - A. ALL CONCRETE MASONRY WALLS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL CONCRETE MASONRY WALLS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL CONCRETE MASONRY WALLS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL CONCRETE MASONRY WALLS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
6. STRUCTURAL STEEL:
 - A. ALL STRUCTURAL STEEL SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL STRUCTURAL STEEL SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL STRUCTURAL STEEL SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL STRUCTURAL STEEL SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
7. WELDING:
 - A. ALL WELDING SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL WELDING SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL WELDING SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL WELDING SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
8. SLAB ON GRADE:
 - A. ALL SLAB ON GRADE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL SLAB ON GRADE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL SLAB ON GRADE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL SLAB ON GRADE SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
9. PRE-FABRICATED WOOD TRUSSES:
 - A. ALL PRE-FABRICATED WOOD TRUSSES SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL PRE-FABRICATED WOOD TRUSSES SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL PRE-FABRICATED WOOD TRUSSES SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL PRE-FABRICATED WOOD TRUSSES SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
10. PRESSURE TREATED LUMBER / LUMBER:
 - A. ALL PRESSURE TREATED LUMBER / LUMBER SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL PRESSURE TREATED LUMBER / LUMBER SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL PRESSURE TREATED LUMBER / LUMBER SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL PRESSURE TREATED LUMBER / LUMBER SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
11. DESIGN LOADS:
 - A. ALL DESIGN LOADS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL DESIGN LOADS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL DESIGN LOADS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL DESIGN LOADS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.



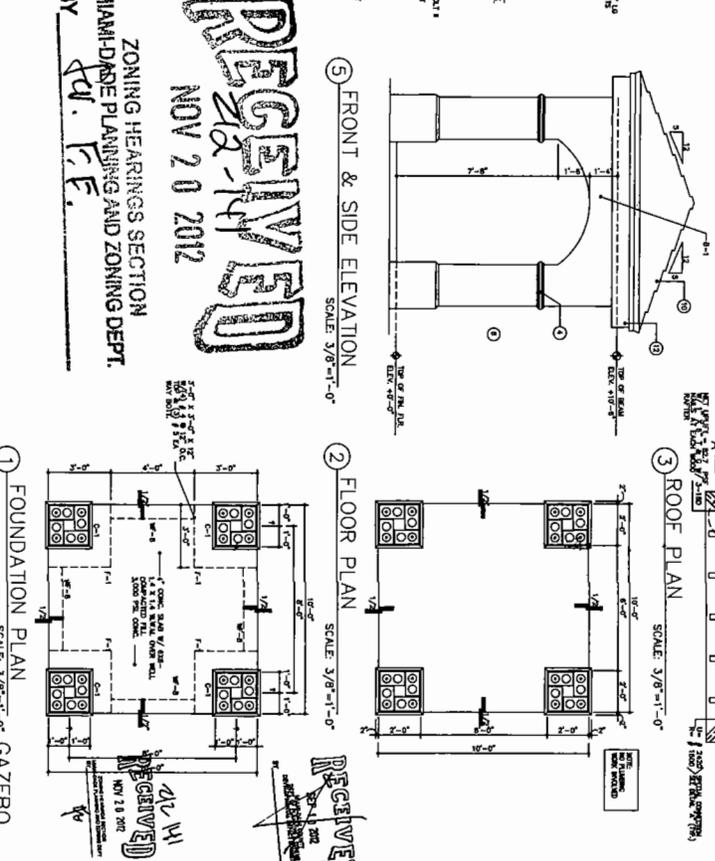
ITEM	DESCRIPTION	QUANTITY	UNIT
1	18" x 18" x 12' BEAM	1	EA
2	12" x 12" x 12' COLUMN	1	EA
3	12" x 12" x 12' COLUMN	1	EA
4	12" x 12" x 12' COLUMN	1	EA
5	12" x 12" x 12' COLUMN	1	EA
6	12" x 12" x 12' COLUMN	1	EA
7	12" x 12" x 12' COLUMN	1	EA
8	12" x 12" x 12' COLUMN	1	EA
9	12" x 12" x 12' COLUMN	1	EA
10	12" x 12" x 12' COLUMN	1	EA
11	12" x 12" x 12' COLUMN	1	EA
12	12" x 12" x 12' COLUMN	1	EA
13	12" x 12" x 12' COLUMN	1	EA
14	12" x 12" x 12' COLUMN	1	EA
15	12" x 12" x 12' COLUMN	1	EA
16	12" x 12" x 12' COLUMN	1	EA
17	12" x 12" x 12' COLUMN	1	EA
18	12" x 12" x 12' COLUMN	1	EA
19	12" x 12" x 12' COLUMN	1	EA
20	12" x 12" x 12' COLUMN	1	EA



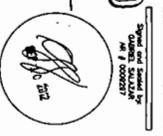
12. PRECAST AND PROGRESSIVE CONCRETE ROOF MEMBERS:
 - A. ALL PRECAST AND PROGRESSIVE CONCRETE ROOF MEMBERS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL PRECAST AND PROGRESSIVE CONCRETE ROOF MEMBERS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL PRECAST AND PROGRESSIVE CONCRETE ROOF MEMBERS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL PRECAST AND PROGRESSIVE CONCRETE ROOF MEMBERS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
13. FORM WORK AND SHORING:
 - A. ALL FORM WORK AND SHORING SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL FORM WORK AND SHORING SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL FORM WORK AND SHORING SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL FORM WORK AND SHORING SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
14. PRECAST CONCRETE JOIST:
 - A. ALL PRECAST CONCRETE JOIST SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL PRECAST CONCRETE JOIST SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL PRECAST CONCRETE JOIST SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL PRECAST CONCRETE JOIST SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
15. BALUNES:
 - A. ALL BALUNES SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL BALUNES SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL BALUNES SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL BALUNES SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
16. TRIMMERS NOTE:
 - A. ALL TRIMMERS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL TRIMMERS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL TRIMMERS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL TRIMMERS SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
17. SAFETY:
 - A. ALL SAFETY SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL SAFETY SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL SAFETY SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL SAFETY SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
18. GENERAL:
 - A. ALL GENERAL SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - B. ALL GENERAL SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - C. ALL GENERAL SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.
 - D. ALL GENERAL SHALL BE DESIGNED AS PER SECTION 10.200 AND 10.205.



- LEGEND:
1. 12" x 12" x 12' CONCRETE COLUMN
 2. 12" x 12" x 12' CONCRETE COLUMN
 3. 12" x 12" x 12' CONCRETE COLUMN
 4. 12" x 12" x 12' CONCRETE COLUMN
 5. 12" x 12" x 12' CONCRETE COLUMN
 6. 12" x 12" x 12' CONCRETE COLUMN
 7. 12" x 12" x 12' CONCRETE COLUMN
 8. 12" x 12" x 12' CONCRETE COLUMN
 9. 12" x 12" x 12' CONCRETE COLUMN
 10. 12" x 12" x 12' CONCRETE COLUMN
 11. 12" x 12" x 12' CONCRETE COLUMN
 12. 12" x 12" x 12' CONCRETE COLUMN
 13. 12" x 12" x 12' CONCRETE COLUMN
 14. 12" x 12" x 12' CONCRETE COLUMN
 15. 12" x 12" x 12' CONCRETE COLUMN
 16. 12" x 12" x 12' CONCRETE COLUMN
 17. 12" x 12" x 12' CONCRETE COLUMN
 18. 12" x 12" x 12' CONCRETE COLUMN
 19. 12" x 12" x 12' CONCRETE COLUMN
 20. 12" x 12" x 12' CONCRETE COLUMN



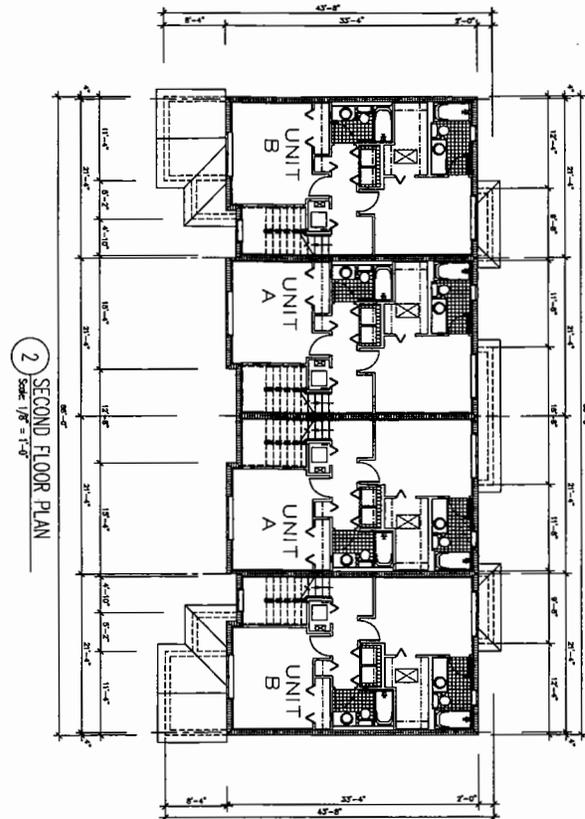
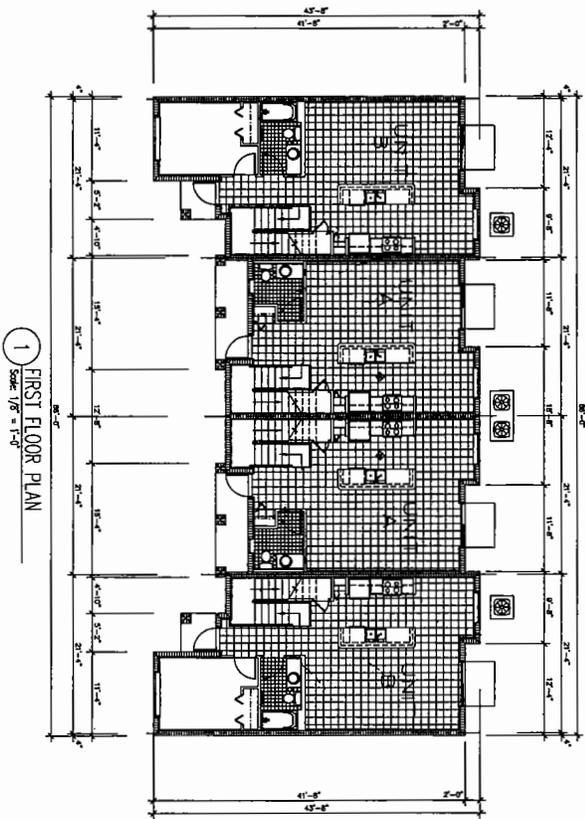
Job No.	15-278
Project Manager	JLB
Scale	AS SHOWN
Date	09/23/2012
SHEET No.	G-1



salazararchitectural group
URBAN PLANNING
SALAZAR ARCHITECTURAL GROUP
800 S. W. 10TH AVE., SUITE 100
MIAMI, FLORIDA 33135
PH: 305.375.1111

VILLA CAPRI PHASE II
Naranja, Florida
CORNERSTONE GROUP INC.

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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY CR F.E.

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TYPE IV BUILDING
 BLDGS. NO. 19, 22,
 25, 28, & 32
 2 TYPE "A" UNITS
 2 TYPE "B" UNITS

BLDG. AREA	3,190 SQ. FT.
FIRST FLOOR	2,834 SQ. FT.
SECOND FLOOR	5,584 SQ. FT.
TOTAL	8,418 SQ. FT.

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 NOV 20 2012

REVISIONS	BY

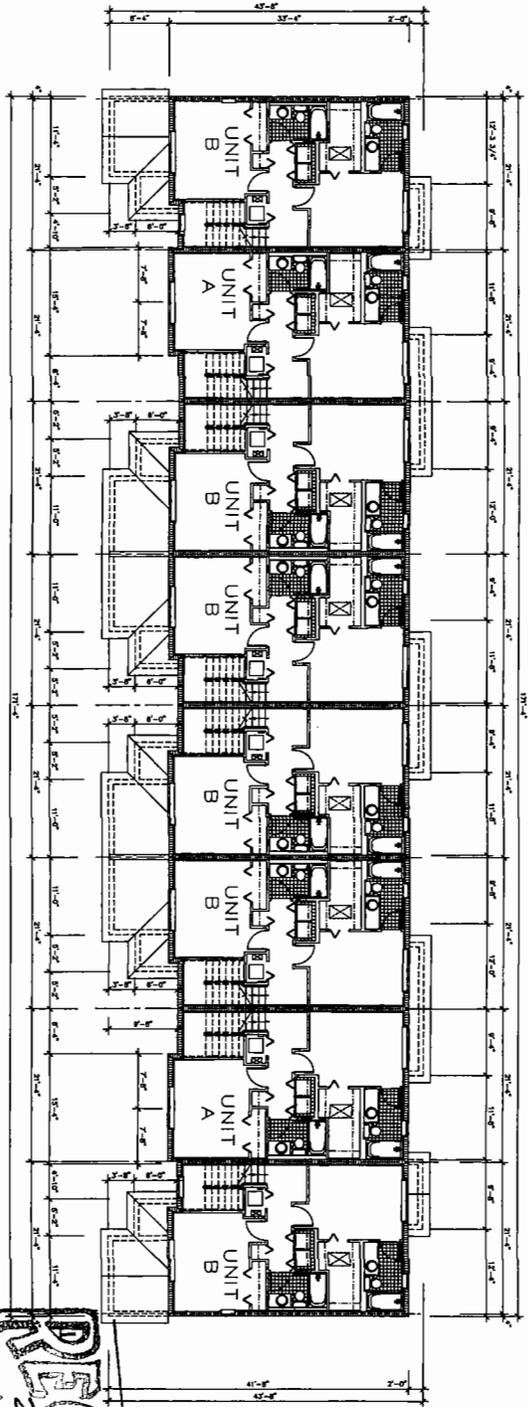
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 Project Manager: J.C. SALAZAR
 Scale: AS SHOWN
 Date: 06/23/2012

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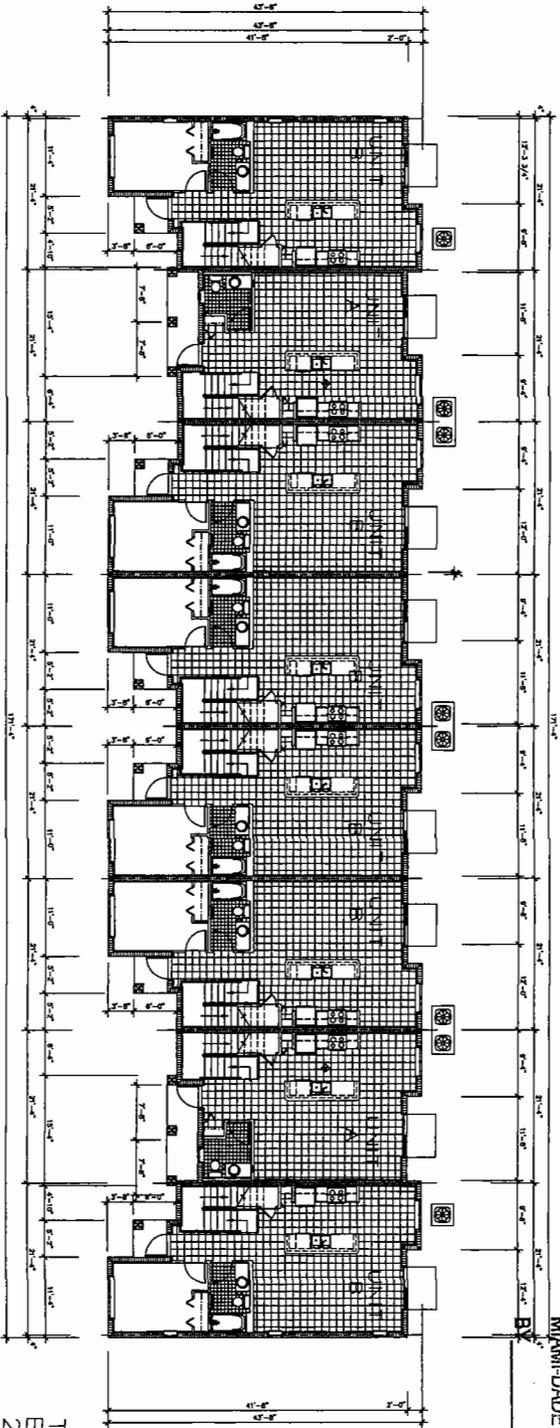


salazar architectural group
 URBAN PLANNING
 BALAZAR ARCHITECTURAL GROUP
 840 GROUP INC.
 MIAMI, FLORIDA
 AA36001605

VILLA CAPRI PHASE II
 Noronja, Florida
CORNERSTONE GROUP INC.



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



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

RECEIVED
NOV 20 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
K.F.E.

TYPE V BUILDING
BLDG. NO. 20, 23,
26, 30, 31, & 34
2 TYPE "A" UNITS
6 TYPE "B" UNITS

FLOOR AREA:	8,520 SQ. FT.
FIRST FLOOR:	5,848 SQ. FT.
SECOND FLOOR:	2,672 SQ. FT.
TOTAL:	12,198 SQ. FT.

RECEIVED
NOV 23 2012

Job No.	12-218
Project Name	VILLA CAPRI PHASE II
Project By	AS SHOWN
Date	09/23/2012
Scale	AS SHOWN
Sheet No.	

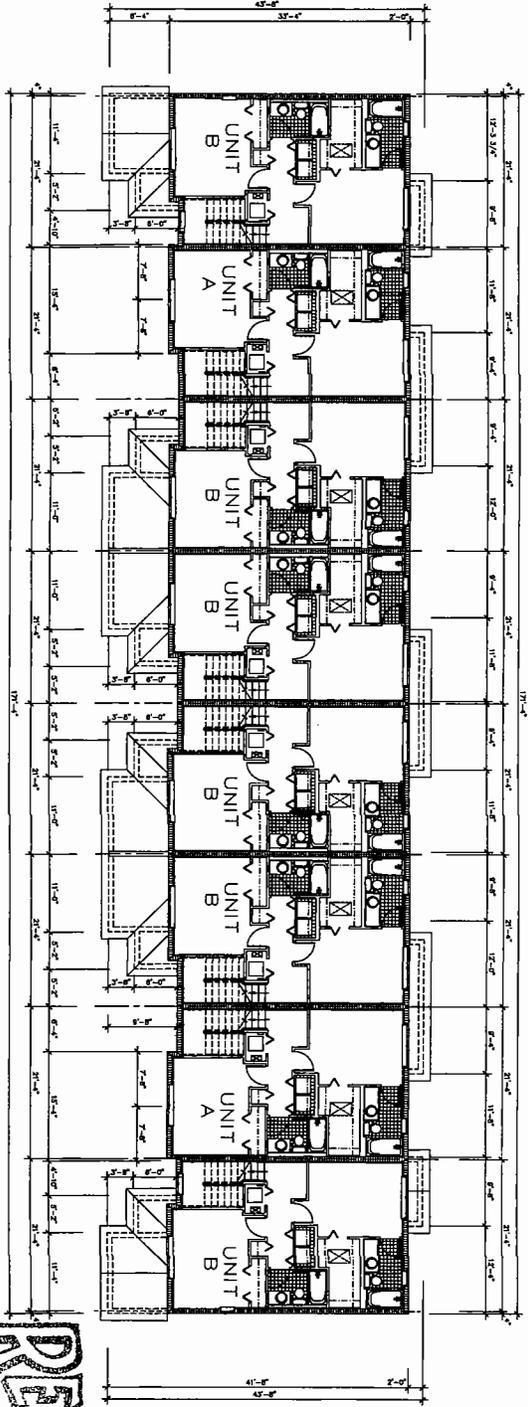


Architectural group
URBAN PLANNING

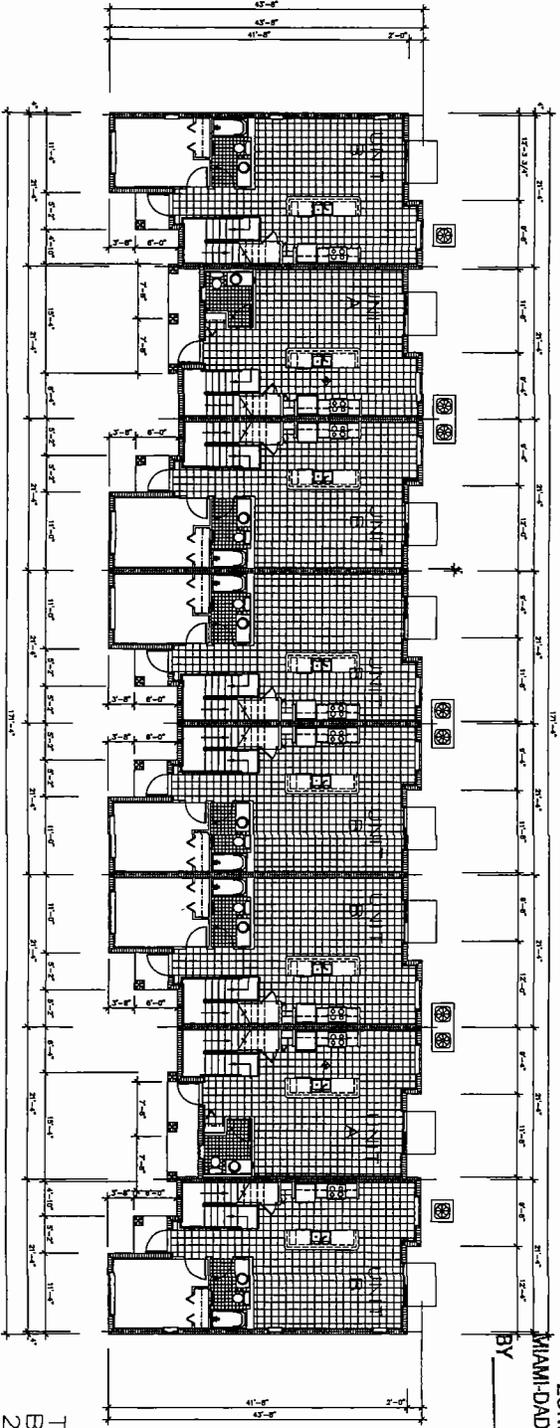
BALAZAR ARCHITECTURAL GROUP
BAG GROUP INC.
MIAMI, FLORIDA
4082001 808

REVISIONS	BY

VILLA CAPRI PHASE II
Naranja, Florida
CORNERSTONE GROUP INC.



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



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

RECEIVED
NOV 20 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *F.V.E.*

TYPE V BUILDING
BLDG. NO. 20, 23,
26, 30, 31, & 34
2 TYPE "A" UNITS
6 TYPE "B" UNITS

BLDG AREA:
FIRST FLOOR 8,590 SQ. FT.
SECOND FLOOR 5,848 SQ. FT.
TOTAL 14,438 SQ. FT.

2/2-14
RECEIVED
NOV 10 2012

Job No.	12-218
Project Name	VILLA CAPRI PHASE II
Client	CORNERSTONE GROUP INC.
Scale	AS SHOWN
Date	09/23/2012
SHEET No.	

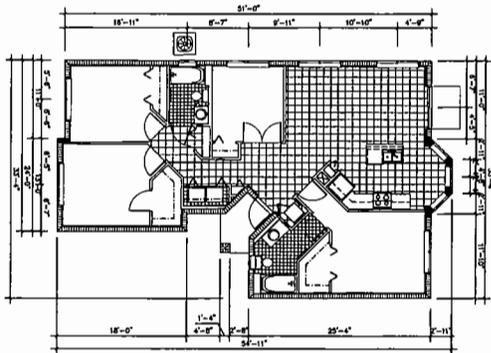


Salazar Architectural Group
URBAN PLANNING
SALAZAR ARCHITECTURAL GROUP
SAG GROUP INC.
MIAMI, FLORIDA
AA260018108

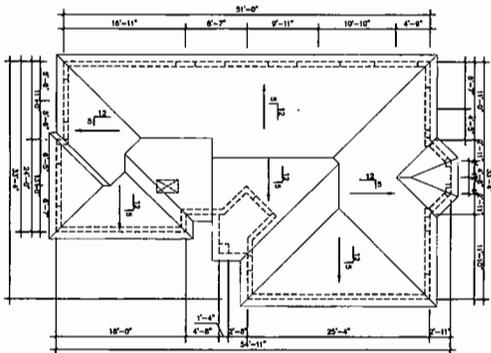
VILLA CAPRI PHASE II
Naranja, Florida
CORNERSTONE GROUP INC.

REVISIONS	BY

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1 STANDARD FLOOR PLAN
Scale: 1/8" = 1'-0"



2 STANDARD ROOF PLAN
Scale: 1/8" = 1'-0"

BUILDING AREA: 1,481 SQ. FT.

TYPE VII BUILDING
1 TYPE "D" UNIT
BUDGS. NO. 38, 39, 40, 41, 42,
47, 48, 49, 50, 51, 52, & 53

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NOV 20 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *PA F.E.*

212,141
RECEIVED
NOV 21 2012

Job No.	12-278
Drawn by	JLB
Scale	AS SHOWN
Date	09/23/2012
SHEET NO.	

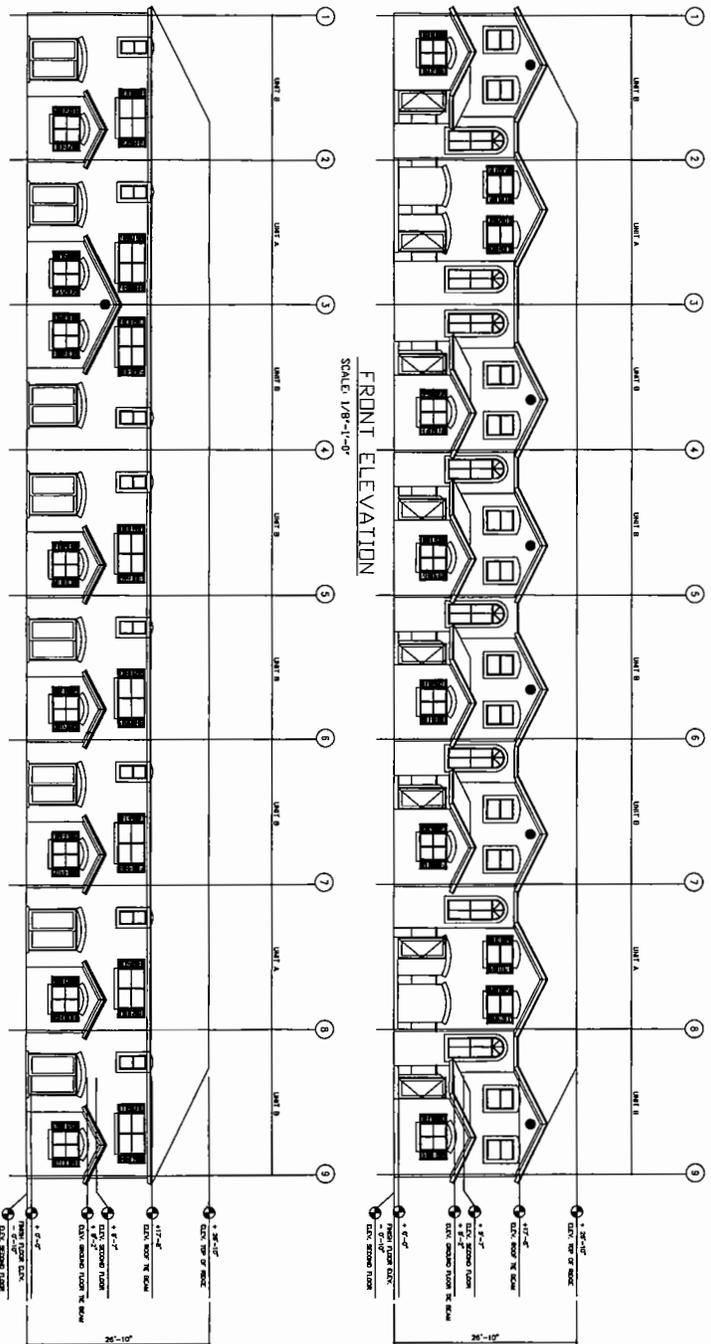


Architectural group
URBAN PLANNING
ARCHITECTURAL GROUP
CORPORATION
MIAMI, FLORIDA
ARCHITECTS

VILLA CAPRI PHASE II
Naranja, Florida
CORNERSTONE GROUP INC.

REVISIONS	BY

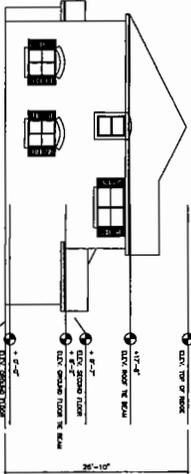
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 NOV 20 2012
 ZONING HEARINGS AND ZONING DEPT.
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY KV E



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

REAR ELEVATION
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BUILDING TYPE V

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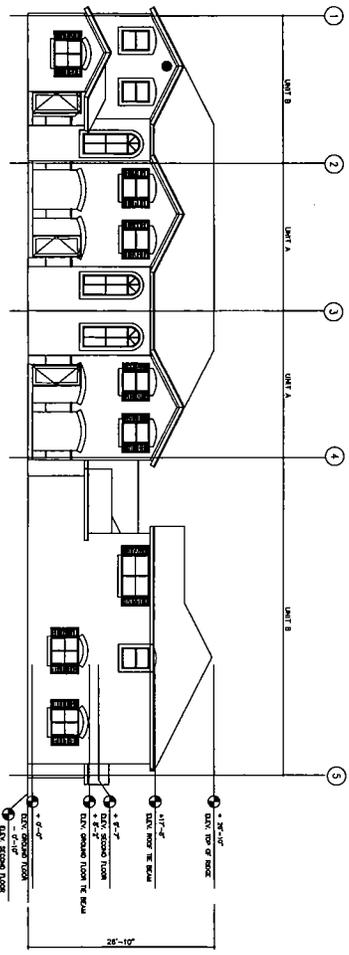
SHEET NO.	SP-3.2
DATE	12-2-12
PROJECT MANAGER	G.S.
DESIGNER	G.S.
SCALE	AS SHOWN
DATE	06/23/2012



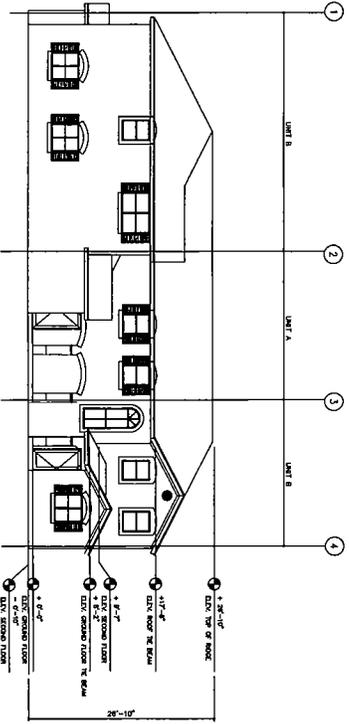
salazararchitectural
 group
 URBAN PLANNING
 SALAZAR ARCHITECTURAL GROUP
 B.A.G. GROUP INC.
 MIAMI, FLORIDA
 ARCHITECTS

VILLA CAPRI PHASE II
 Naranja, Florida
 CORNERSTONE GROUP INC.

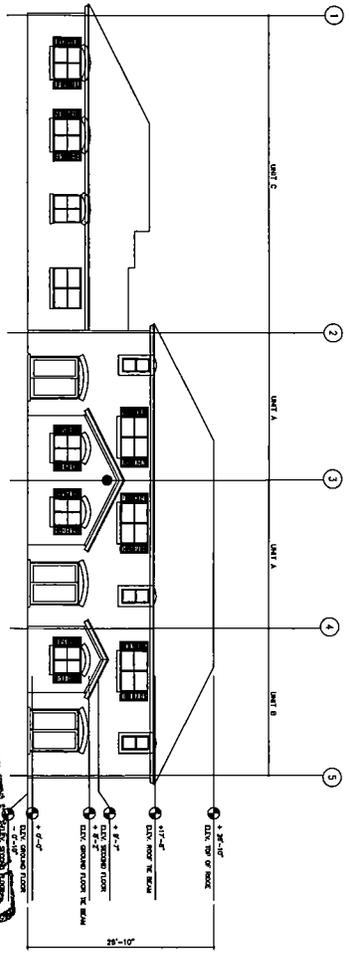
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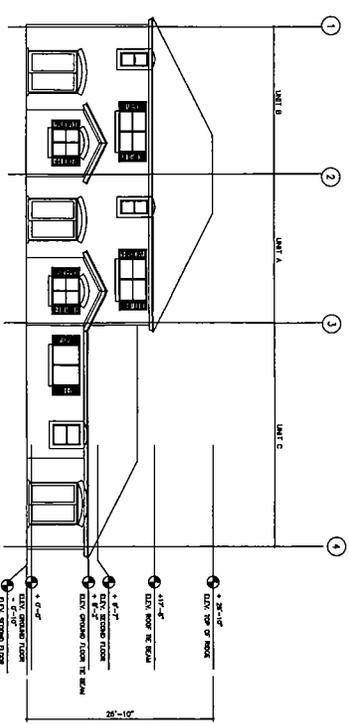
FRONT ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

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NOV 29 2012

ZONING HEARINGS SECTION
MIAMI-DARE PLANNING AND ZONING DEPT.
BY FOR FE

BUILDING TYPE VI

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NOV 18 2012

REVISIONS	
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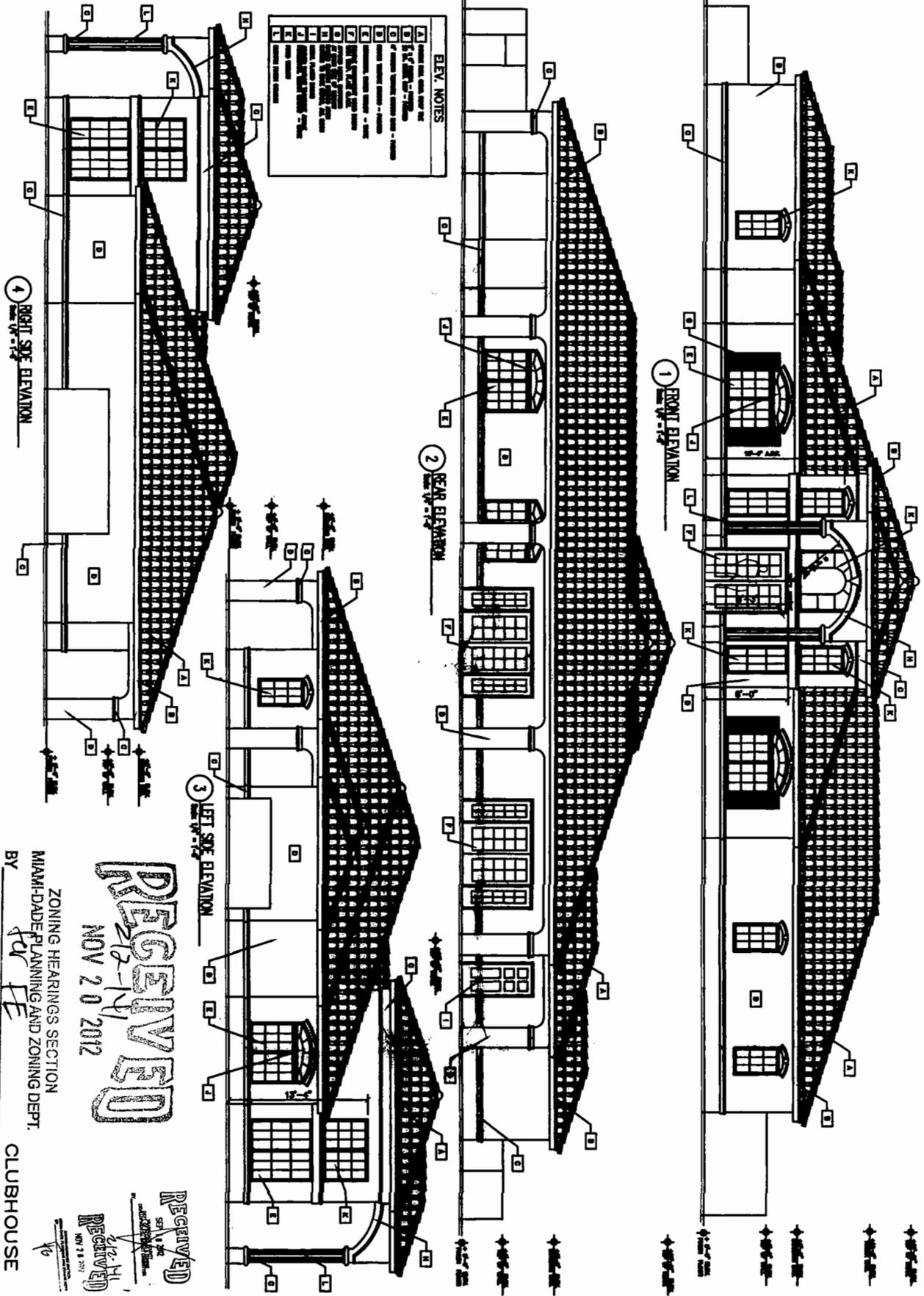
VILLA CAPRI PHASE II
Naranja, Florida
CORNERSTONE GROUP INC.

salazar architectural group
URBAN PLANNING
SALAZAR ARCHITECTURAL GROUP
BAG GROUP INC.
MIAMI, FLORIDA

Special and Standard for
COMMERCIAL BUILDINGS
SHEET NO. **SP-3.3**

Job No.	12-218
Project Manager	CS
Drawn By	AS SHOWN
Date	08/23/2012

36



ELEV. NOTES

1. FINISH: SEE SPECIFICATIONS
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4 RIGHT SIDE ELEVATION

1 FRONT ELEVATION

2 REAR ELEVATION

3 LEFT SIDE ELEVATION

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *for FE*

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CLUBHOUSE

RECEIVED
 NOV 23 2012

DATE	BY	REVISION

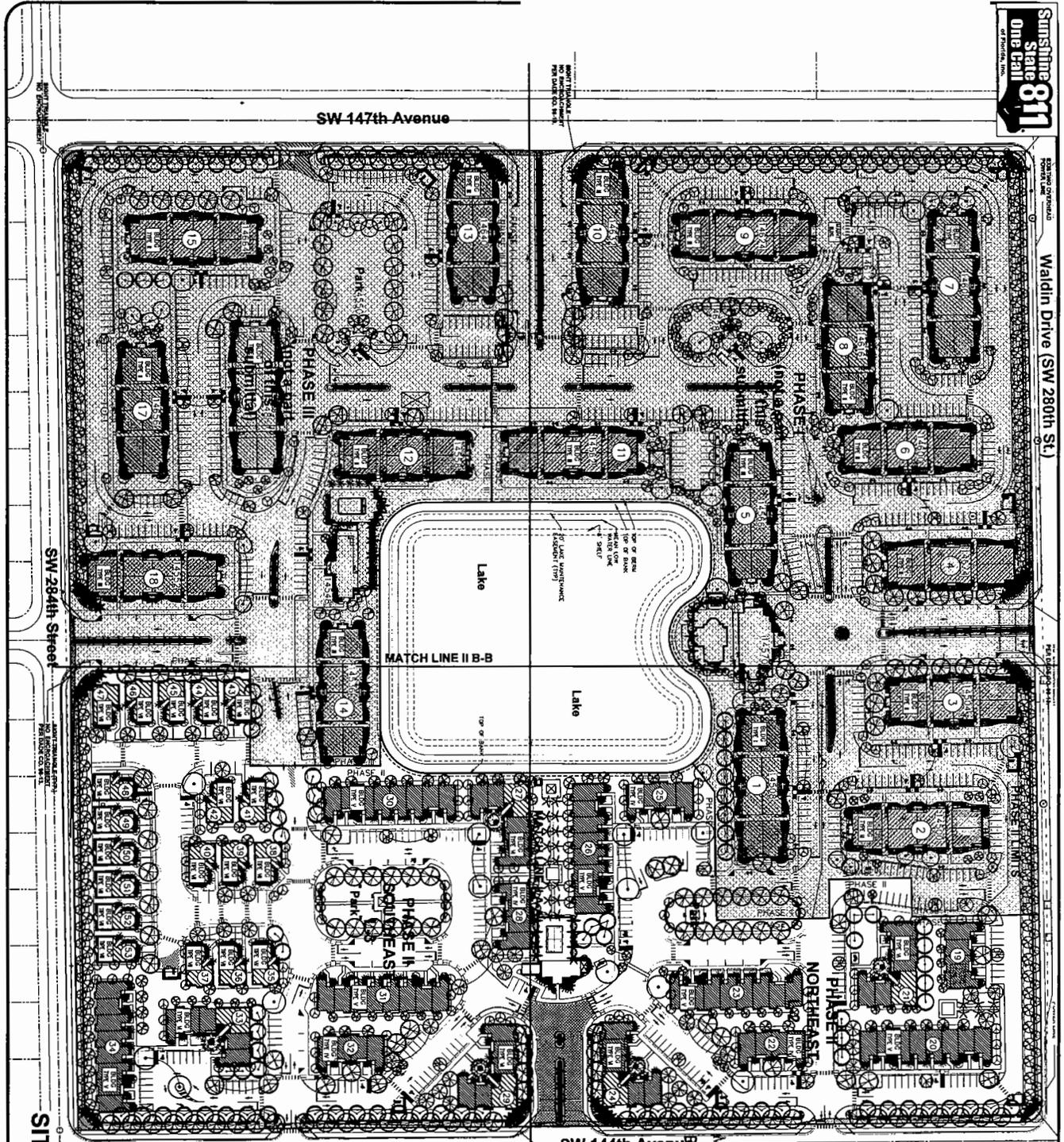


Salazar Architectural Group
 ARCHITECTURAL
 URBAN PLANNING
 SALAZAR ARCHITECTURAL GROUP INC.
 200 BLUE LARCH DRIVE
 MIAMI BEACH, FL 33139
 305.546.6700

VILLA CAPRI

MIAMI BEACH
 MIAMI, FLORIDA

CORNESTONE GROUP.



SITE LANDSCAPE PLAN

STREET TREES ARE SHOWN WITHIN THE RIGHT-OF-WAY. THE DISTANCE FROM THE CURB TO THE TREE IS NOT SHOWN. THE DISTANCE FROM THE CURB TO THE TREE IS NOT SHOWN. THE DISTANCE FROM THE CURB TO THE TREE IS NOT SHOWN.

RECEIVED
NOV 11 2012

RECEIVED
NOV 11 2012

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

NORTH

NOV 21 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
FOR FE

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VILLA CAPRI PHASE II
14500 S.W. 280th St.
Miami-Dade, FL 33032

THE CORNERSTONE GROUP
2100 Hollywood Blvd.
Hollywood, FL 33021

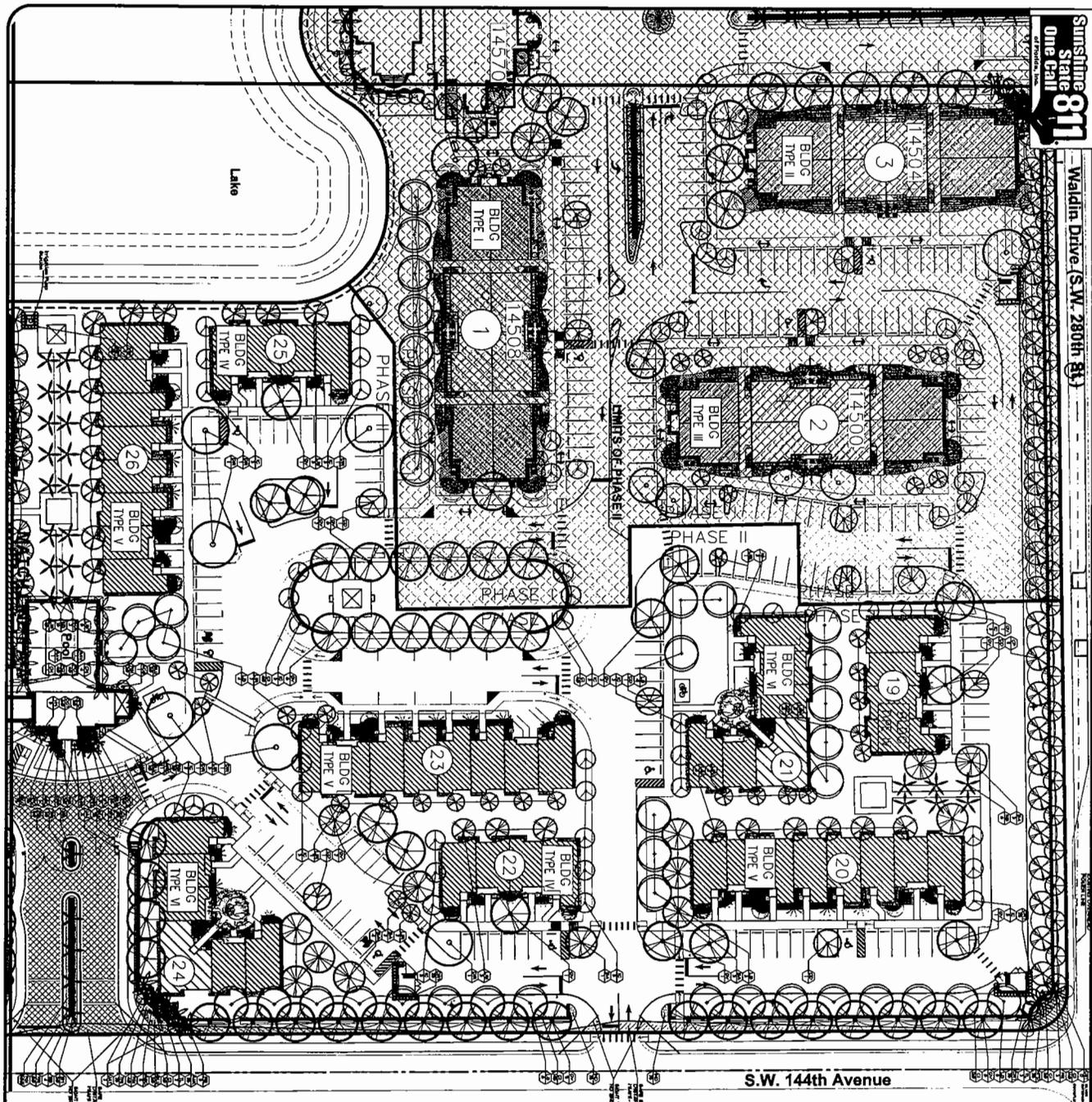
JFS

1533 Hill 142th Terr.
PERRINE PARKWAY, PHASE 5,
FL 33076
TEL: (954) 441-8952
FAX: (954) 442-8225

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
jimmy@jfsdesignfl.com

Sunshine State 811
One call

Waldin Drive (S.W. 280th St)



S.W. 144th Avenue

**NORTHEAST SECTOR
LANDSCAPE PLAN**

STREET TREES AND SIGNATURE TREES
OR PLANTING SHALL BE PLANTED WITHIN THE
PROPERTY LINES FROM THE DEPT. OF PUBLIC WORKS
IS NOT POSSIBLE.
SEE CONSTRUCTION LANDSCAPE PLAN FOR
STREET TREES AND SIGNATURE TREES
LANDSCAPE PLAN AND TYPICAL UNIT
LEGEND, PLANTING SPECIFICATIONS, DETAILS,
ETC.

2/12/14
RECEIVED
SEP 11 2012
RECEIVED
SEP 11 2012

SCALE: 1" = 30'

8' 10" 30'

NORTH

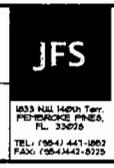
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NOV 20 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *for FE*

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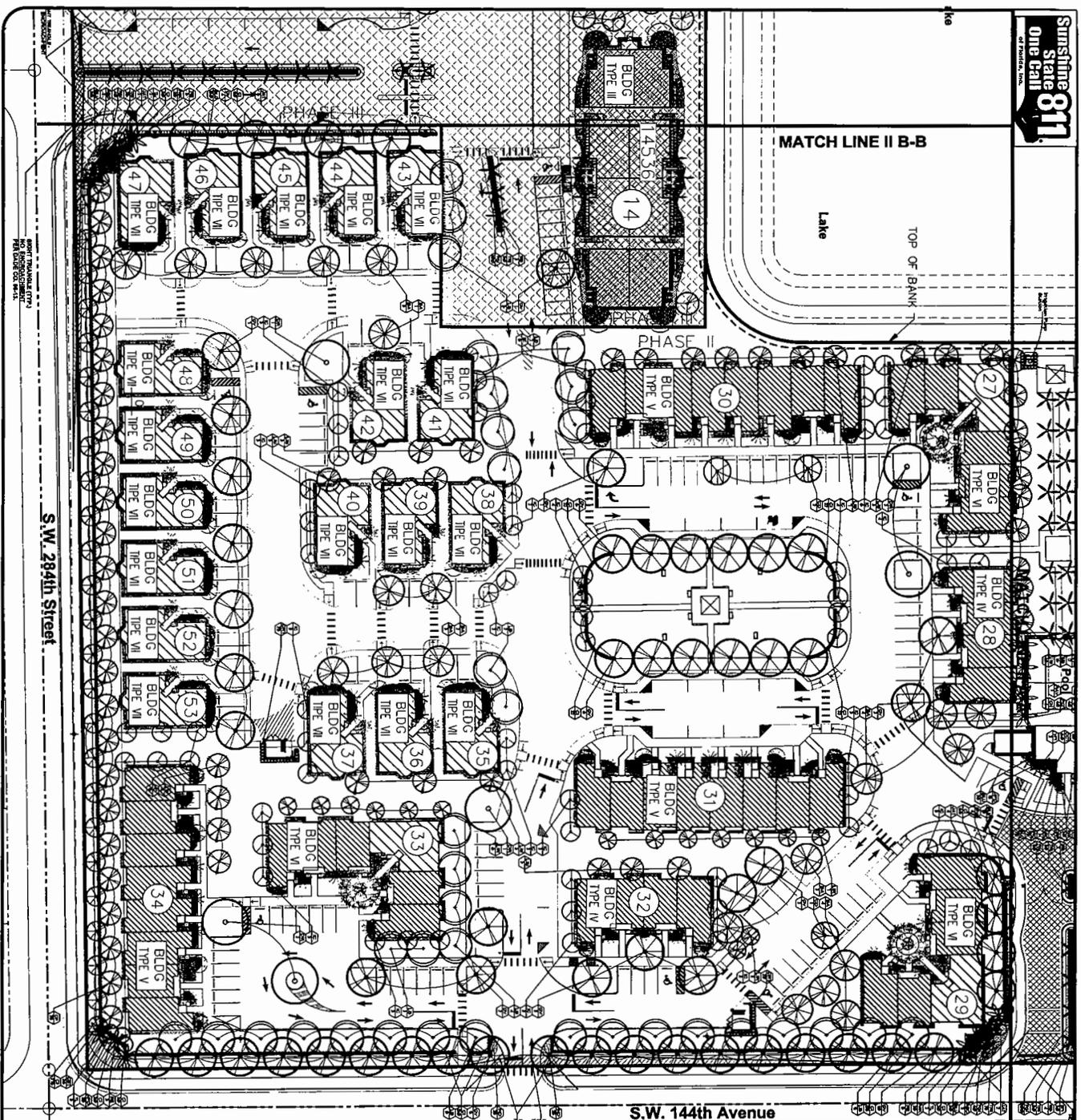
DATE: JUN 9, 2012
DRAWN BY: J.E. BOCCIA
CHECKED BY: J.E. BOCCIA
APPROVED BY: J.E. BOCCIA
PROJECT NO: 14508
SCALE: 1" = 30'

11/2/14
L-2

VILLA CAPRI PHASE II
14500 S.W. 280th St.
Miami-Dade, FL 33032
THE CORNERSTONE GROUP
2100 Hollywood Blvd.
Hollywood, FL 33021



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LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
jimmy@jfsdesignfl.com



SOUTHEAST SECTOR LANDSCAPE PLAN

STREET, TRAILS AND DRIVEWAY WITH THE PROPERLY SHOWN SIGN DISTANCE FROM EDGE OF PAVEMENT (PER H-D DEPT. OF PUBLIC WORKS) IS NOT POSSIBLE.

SEE CORRESPONDING LANDSCAPE PLAN, LANDSCAPE PLAN AND TRUCK AND TRAILER SIGN LEGEND PLANLIST SPECIFICATIONS, DETAILS, ETC.

RECEIVED
NOV 11 2012

RECEIVED
NOV 20 2012

SCALE: 1" = 30'

30'
15'
0'

30'
15'
0'

NORTH

S.W. 144th Avenue

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

RECEIVED
NOV 20 2012

No.	Date	Revision
1		As Shown

Drawn: J.F. SOCCASH
 Check: N.F. LANGRISH
 Approved: T.F. HOSKIN
 Project #: 07-46
 Scale: 1" = 30'
 Date: July 3, 2003
 Del. Ref.: DMS

Drawing: *[Signature]*
 Title: **L-3**

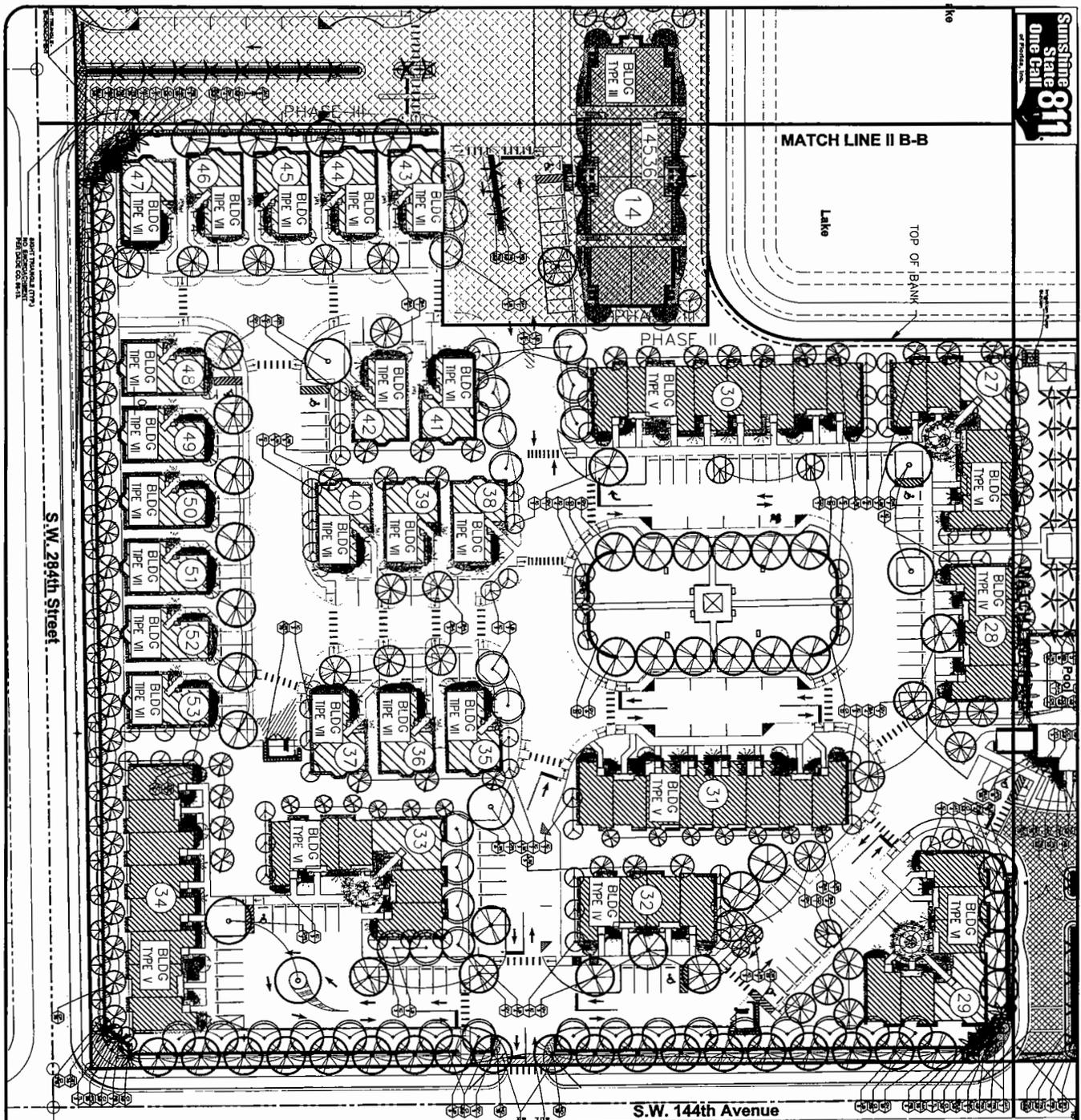
VILLA CAPRI PHASE II
 14500 S.W. 280th St.
 Miami-Dade, FL 33032

THE CORNERSTONE GROUP
 2100 Hollywood Blvd.
 Hollywood, FL 33021

JFS

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 jimmy@jfsdesignfl.com

1833 Hill 140th Terr.
 PLEASANTON, FL 33064
 TEL: (954) 441-8052
 FAX: (954) 441-8725



SOUTHEAST SECTOR LANDSCAPE PLAN

STREET TREES ARE SHOWN WITHIN THE PROPERTY BOUNDARY. THE DISTANCE FROM EDGE IS NOT INDICATED. SEE SEPARATE LANDSCAPE PLANS FOR LANDSCAPE PLANS AND TYPICAL UNIT. SEE ALSO L-2, L-4 FOR LANDSCAPE AND FINISH SPECIFICATIONS, DETAILS, ETC.

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NOV 13 2012

RECEIVED
SEP 11 2012

SCALE: 1" = 30'

NORTH

RECEIVED
NOV 21 2012

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

No.	Date	Revision
1		Initial
2		Revised
3		Revised
4		Revised
5		Revised
6		Revised
7		Revised
8		Revised
9		Revised
10		Revised

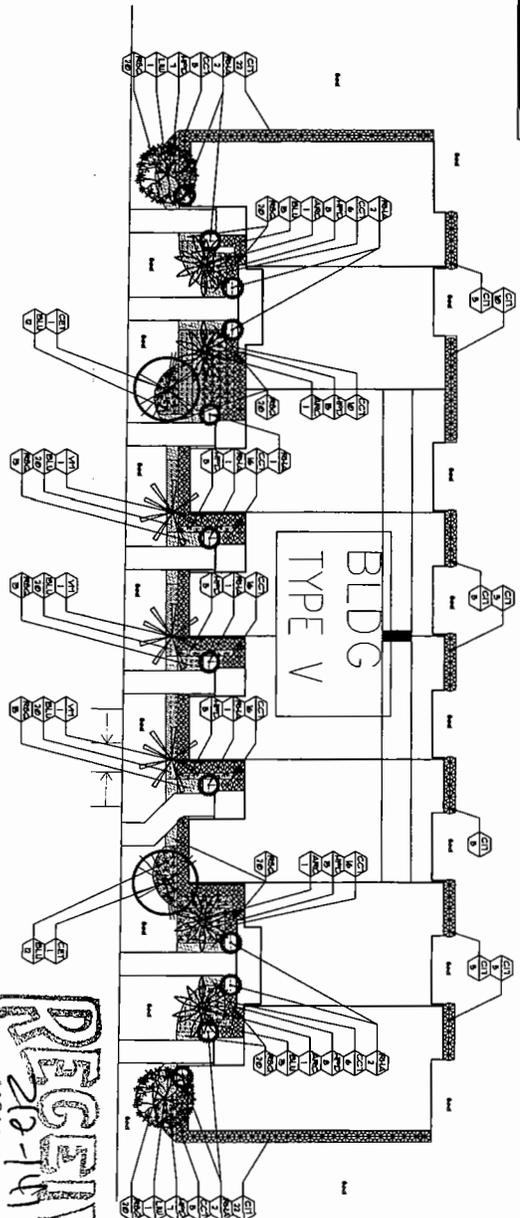
Designer: J.E. JOCKAHL
 Checker: N.P. LANGRISH
 Approved: J.E. JOCKAHL
 Date: 11/15/12
 Title: L-3
 Scale: 1" = 30'
 Plot No.: 11/15/12

VILLA CAPRI PHASE II
 14500 S.W. 280th St.
 Miami-Dade, FL 33032
THE CORNERSTONE GROUP
 2100 Hollywood Blvd.
 Hollywood, FL 33021

JFS
 1833 Hill 146th Terr.
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 FAX: (954) 442-8225

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 jimmy@jfsdesignfl.com

42



BUILDING TYPE V
SCALE: 1" = 8'

6 BUILDINGS

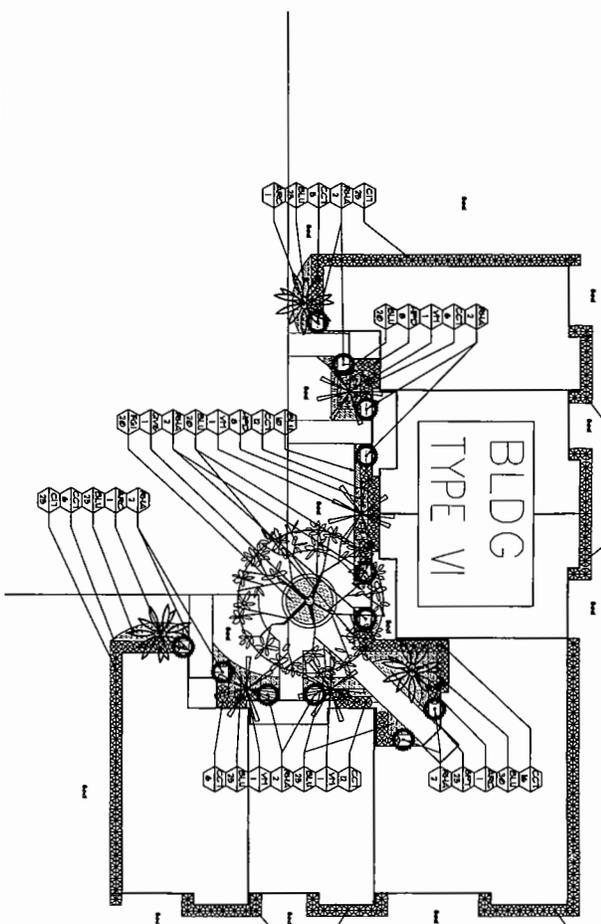
PLANTLIST

SYM. NUMBER	NAME	BOTANICAL NAME	SPECIFICATION
TREES	1 SILVER METOPIDION	Conocarpus spec. 'Newsway'	W/ 8" DB, 10' HIGHEST
LI	2 CEMENT STYPLE WUITE	Lagerflora's 'WUITE'	W/ 2" DB, 3' HIG. @ 20% N.
PALMS	4 KING ALEXANDER PALM	Archontophoenix alexandrina	W/ 24" DB, 10' HIG. HIGHEST
VI	5 HONOLULUI PALM	Washingtonia robusta	W/ 12" DB, 10' HIG. HIGHEST
SHRUBS, GROUNDCOVERS AND ACCENTS	60 JAVANICA CURATE	Carissa spinulosa	1 GALL. W/ 2 1/2' HIG. @ 20% NIG
CTI	61 COCCINILLI	Chromolaena odorata	1 GALL. W/ 2 1/2' HIG. @ 20% NIG
BU	62 BALDWIN PALM	Orania laurifolia	2 GALL. W/ 2' HIG. @ 20% NIG
HPD	70 CHERRY PINEAPPLE	Maranta arundinacea	2 GALL. W/ 2' HIG. @ 20% NIG
RI	80 LOTUS PALM	Maranta arundinacea	3 GALL. W/ 2' HIG. @ 20% NIG
RI	80 CORNFLOWER	Maranta arundinacea 'C. Scur'	1 GALL. W/ 2' HIG. @ 20% NIG

NOTE: SEE SITE LANDSCAPE PLAN PLANTS BY NON TOTAL PLANT QUANTITIES

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



BUILDING TYPE VI
SCALE: 1" = 8'

4 BUILDINGS

PLANTLIST

SYM. NUMBER	NAME	BOTANICAL NAME	SPECIFICATION
TREES	1 LIVE OAK	Quercus virginiana	W/ 8" DB, 4' DB, 6' DB
PALMS	3 KING ALEXANDER PALM	Archontophoenix alexandrina	W/ 24" DB, 10' HIG. HIGHEST
VI	4 HONOLULUI PALM	Washingtonia robusta	W/ 12" DB, 10' HIG. HIGHEST
SHRUBS, GROUNDCOVERS AND ACCENTS	60 JAVANICA CURATE	Carissa spinulosa	1 GALL. W/ 2 1/2' HIG. @ 20% NIG
CTI	61 COCCINILLI	Chromolaena odorata	1 GALL. W/ 2 1/2' HIG. @ 20% NIG
BU	62 BALDWIN PALM	Orania laurifolia	2 GALL. W/ 2' HIG. @ 20% NIG
HPD	70 CHERRY PINEAPPLE	Maranta arundinacea	2 GALL. W/ 2' HIG. @ 20% NIG
RI	80 LOTUS PALM	Maranta arundinacea	3 GALL. W/ 2' HIG. @ 20% NIG
RI	80 CORNFLOWER	Maranta arundinacea 'C. Scur'	1 GALL. W/ 2' HIG. @ 20% NIG

NOTE: SEE SITE LANDSCAPE PLAN PLANTS BY NON TOTAL PLANT QUANTITIES

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TYPICAL UNIT LANDSCAPE PLANS

VILLA CAPRI PHASE II
14500 S.W. 280th St.
Miami-Dade, FL 33032

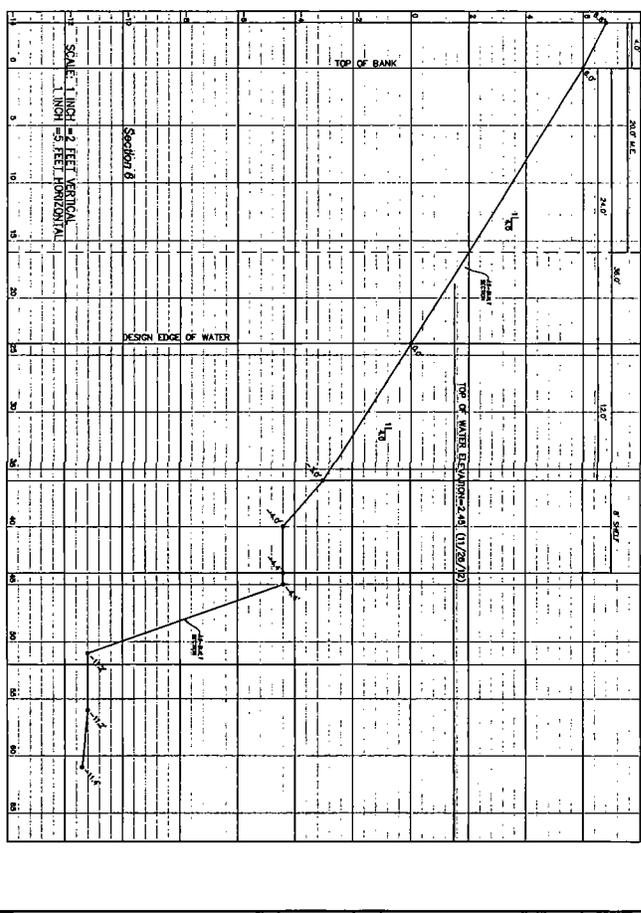
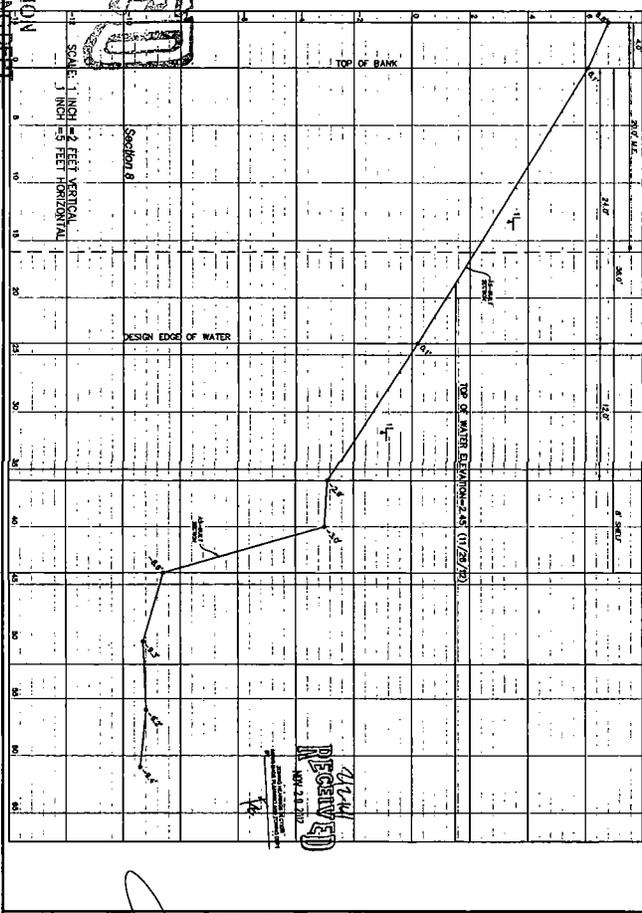
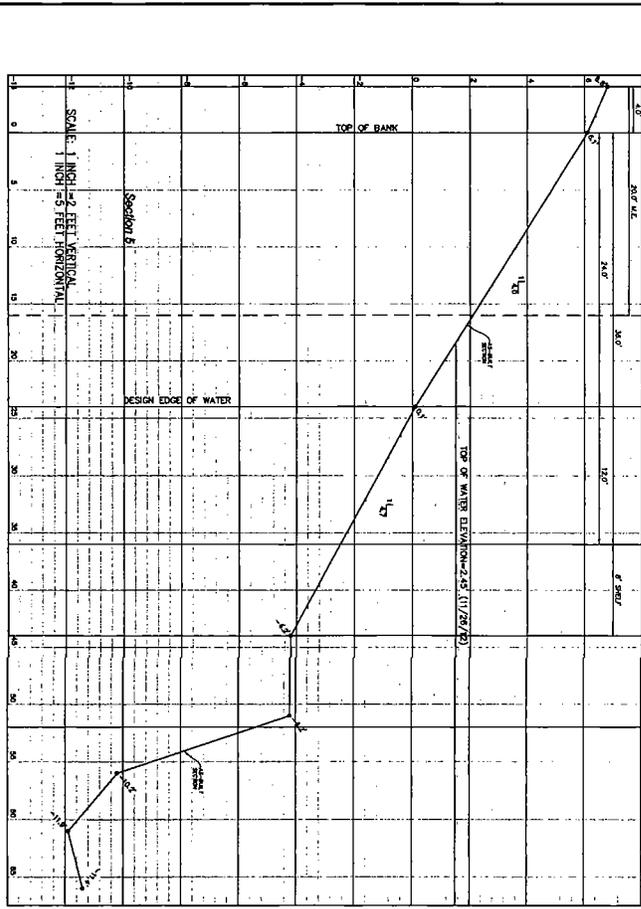
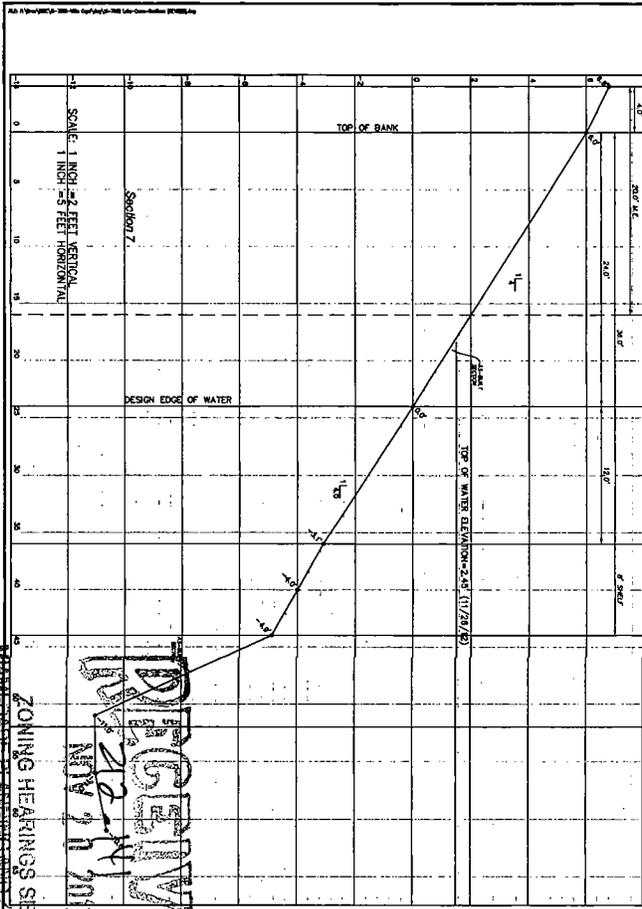
THE CORNERSTONE GROUP
2100 Hollywood Blvd.
Hollywood, FL 33021

JFS

1633 N.W. 140th Ter.
P.O. BOX 9906
MIAMI, FL 33157
TEL: (954) 441-8922
FAX: (954) 441-8225

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 MIAMI-DADE COUNTY ZONING DEPT.

BY KOV FE.

PROJECT: 11-7609
 SHEET NO.: 3 OF 3
 DATE: 11/25/12
 DRAWN: DRJ
 CHECKED: RGC
 FIELD BOOK:

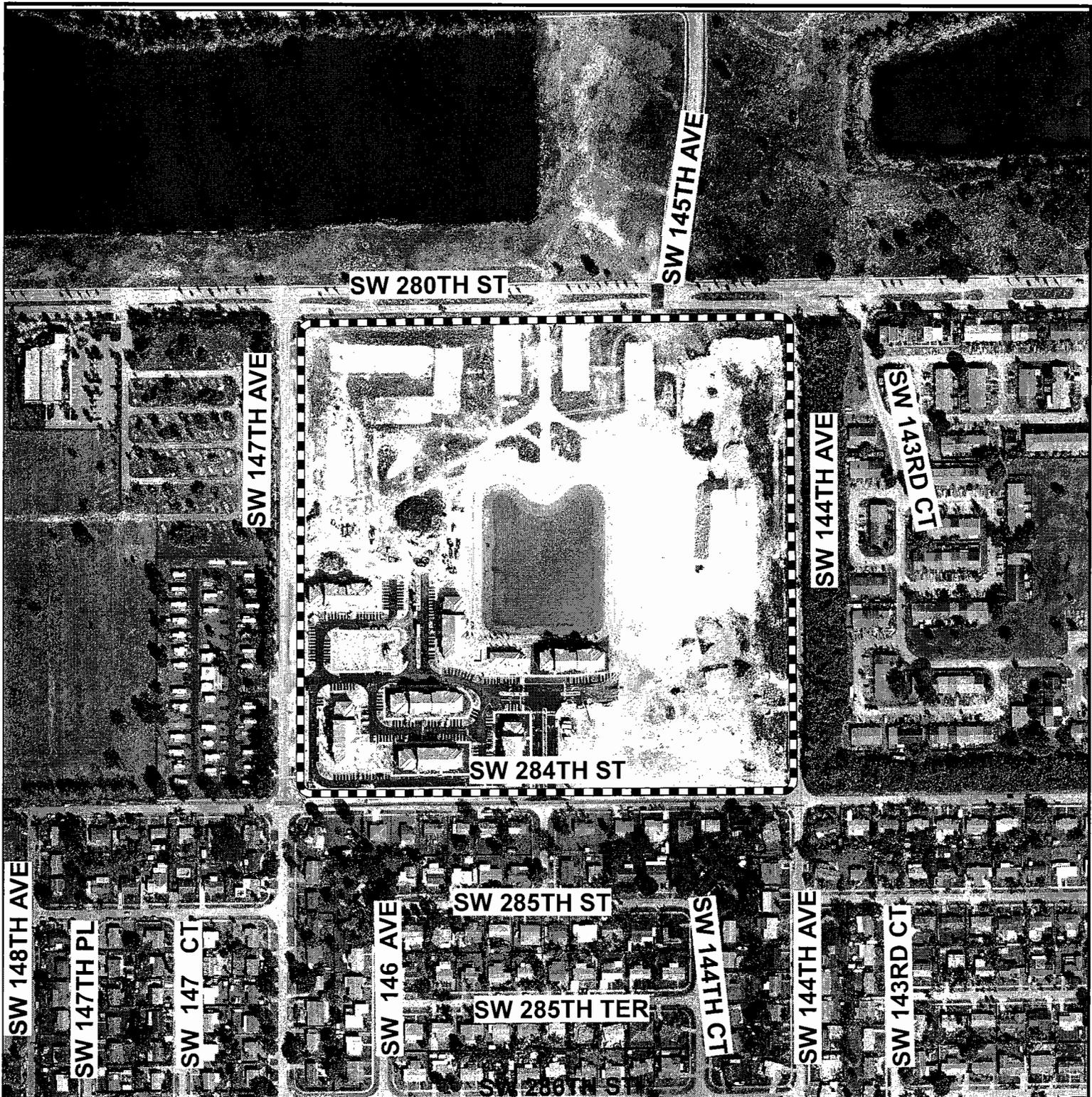
LAKE CROSS-SECTIONS
VILLA CAPRI
 HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

STONER & ASSOCIATES, Inc.
 SURVEYORS - MAPPERS
 Florida Licensed Survey
 and Mapping Business No. 0653
 4341 S.W. 62nd AVENUE TOWN OF DAVE, FLORIDA 33314
 TEL: (954) 585-0997
 FAX: (954) 585-3827

NO.	REVISION	DATE BY

50

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MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2012000141



Section: 03 Township: 57 Range: 39

Applicant: VILLA CAPRI, INC., VILLA CAPRI ASSOC.,LTD, VILLA CAPRI ASSOC., 111,LTD

Zoning Board: C15

Commission District: 9

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend

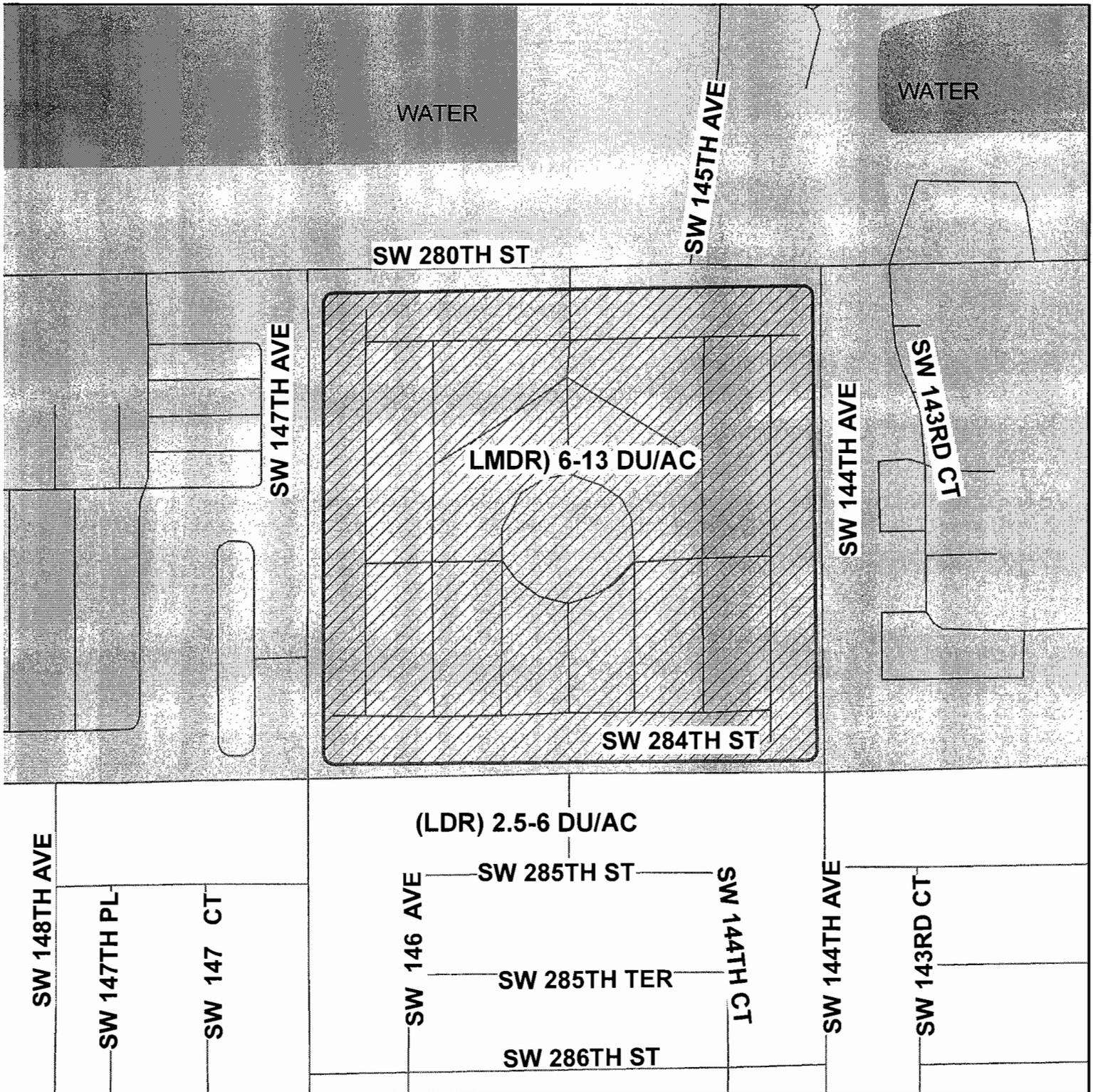


Subject Property



SKETCH CREATED ON: Thursday, December 6, 2012

REVISION	DATE	BY
		52



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2012000141



Section: 03 Township: 57 Range: 39

Applicant: VILLA CAPRI, INC., VILLA CAPRI ASSOC., LTD, VILLA CAPRI ASSOC., 111, LTD

Zoning Board: C15

Commission District: 9

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, December 6, 2012

REVISION	DATE	BY