FINAL AGENDA

4-16-2014 Version # 3

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 15

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

10710 SW 211 Street, Miami

Wednesday, May 21, 2014 at 7:00 p.m.

CURRENT

1.	14-5-CZ15-1	137 HOLDINGS LLC	(DEVELOPMENTAL IMPACT COMMITTEE)	13-70	34-56-39	N
2.	14-5-CZ15-2	VAST PROPERTIES, INC.		13-108	25-56-39	N
3.	14-5-CZ15-3	ARC SUMMERVILLE LOTS, LLC & D.R. HORTON, INC.	(DEVELOPMENTAL IMPACT COMMITTEE)	14-13	19-56-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF WEDNESDAY, MAY 21, 2014

SOUTH DADE GOVERNMENT CENTER – ROOM #104 (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

I. Election of Officers: (In addition to Zoning meeting, the Board members will be holding their annual Election of Officers).
II. Board members will have a brief training on updates to the Ethics, Sunshine and Jennings Law.

1. 137 HOLDINGS, LLC. 14-5-CZ15-1 (13-70) **35-56-39**
Area 15/District 8

(1) DISTRICT BOUNDARY CHANGE from RU-3M & BU-1A to RU-4M.

(2) DELETION of Declaration of Restrictions, recorded in Official Record Book 23798, Pages 4346-4354.

The purpose of Request #2 is to allow the applicant to delete a Declaration of Restrictions trying to site to a commercial and residential development and to allow the applicant to submit a new site plan for a residential development.

LOCATION: The Southwest corner of SW 272 Street & SW 137 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 10.65 Acres

Development Impact Committee Recommendations: Approval of requests #1 and #2, subject to the acceptance of the proffered covenant.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2) VAST PROPERTY, INC. 14-5-CZ15-2 (13-108) **25-56-39**
Area 15/District 8

(1) NON-USE VARIANCE to permit a townhouse development with a lot area of 0.864 net acre (1 net acre required).

(2) NON-USE VARIANCE of zoning Subdivision Regulations requiring a half section line right-of-way to be 70 feet in width; to waive same to permit 15' of dedication (35' required) for the south half of SW 256 Street.

(3) NON-USE VARIANCE to permit one townhouse unit with a patio living area of 376 sq. ft. (400 sq. ft. required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Princetonian Villas" as prepared by Felix Pardo & Associates, Inc., with Sheets A-1, A-2 & A-3 dated stamped received 1/13/14 and Sheets SP-1 & LS-1, dated stamped received 1/29/14, for a total of 5 sheets. Plans may be modified at public hearing.

LOCATION: Lying South of the SW 256 Street, approximately 1,210 East of SW 127 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.864 Net Acre

Department of Regulatory and
Economic Resources
Recommendations:

Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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3) ARC SUMMERVILLE LOTS, LLC & D.R. HORTON, INC. **19-56-40/24-56-39**
14-5-CZ15-3 (14-013) **Area 15/District 8**

(1) MODIFICATION of Paragraphs #1, #4 & #5 of Planned Area Development Agreement recorded in Official Record Book 22594 at Pages 3602-3616, only as it applies to the subject property, reading as follows:

FROM:

"1. Site Plan. The Property shall be developed substantially in accordance with the plans entitled "Summerville", as prepared by Jarosz, Rosello & Balboa Architecture & Town Planning, dated stamped received July 15, 2002, and consisting of twenty-two (22) sheets, including cover sheet, and the landscape plans entitled, "Proposed 60 Acre P.A.D.," as prepared by Witkin Design Group, dated 7/9/02, and consisting of five (5) sheets (collectively, the "Plans"), as may be modified at the public hearing on the Application."

TO:

"1. Site Plan. The Property shall be developed substantially in accordance with the plans entitled "Summerville By D.R. Horton", as prepared by Pascual Perez Kiliddjian & Associates, Architects-Planners, consisting 54 sheets and landscape plans prepared by Witkin Design Group, consisting of 32 sheets, for a total of 86 sheets, all sheets dated stamped 02/21/2014.

FROM:

"4. Additional Quantitative Data.

A. Total number of bedrooms. The total number of bedrooms on the Property shall not exceed 935.

B. Total Building Coverage. The total area of building coverage for the Property shall not exceed 474,976 square feet, or 22.67% of the Property.

C. Open Space. The total area of common open space for the Property shall be in accordance with Section 33-284.27 (I) of the Code of Miami-Dade County, as may be amended from time to time. The private open space for each unit shall be in accordance with Section 33-284.27 (K) of the Code of Miami-Dade County, as may be amended from time to time.

D. Residential Density. The maximum density on the Property shall be 5.55 units per gross acre.

E. Green Space. The total green space on the Property, including Park Tracts, Bowers, and sidewalks shall be 21.19 acres.

F. Public Roads. The roadways within the proposed PAD shall be public roadways. The area of pavement shall be 8.03 aces.

G. Population Projection. The estimated population projection resulting from the development of the Property is 935 people, based on an average of 3.5 persons per dwelling unit.

TO:

"4. Additional Quantitative Data.

A. Total number of bedrooms. The total number of bedrooms on the Property shall not exceed 1,079.

B. Total Building Coverage. The total area of building coverage for the Property shall not exceed 432,207 square feet, or 20.6% of the Property.

C. Open Space. The total area of common open space for the Property shall be in accordance with Section 33-284.27 (I) of the Code of Miami-Dade County, as may be amended from time to time. The private open space for each unit shall be in accordance with Section 33-284.27 (K) of the Code of Miami-Dade County, as may be amended from time to time.

D. Residential Density. The maximum density on the Property shall be 5.55 units per gross acre.

E. Green Space. The total green space on the Property, including Park Tracts, Bowers, and sidewalks shall be 21.19 acres.

F. Public Roads. The roadways within the proposed PAD shall be public roadways. The area of pavement shall be 8.07 aces.

G. Population Projection. The estimated population projection resulting from the development of the Property is 935 people, based on an average of 3.5 persons per dwelling unit.

FROM:

"5. Types of Dwelling Units. The Owners agrees that the Property shall be developed with ten (10) types of dwelling units: Type I, Type IIA, Type IIB, Type IIIA, Type IIIB, Type IVA, Type IVB, Type V, Type VIA, Type VIB. The development criteria for each type of dwelling unit is set forth below:

A. Type I (Large House). The proposed maximum interior gross area is 2,500 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,125 sq. ft.; the maximum dwelling lot coverage shall be 1,896 sq. ft.; the minimum lot area shall be 4,324 sq. ft..

B. Type IIA (Park House). The proposed maximum interior gross area is 2,450 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,062 sq. ft.; the maximum dwelling lot coverage shall be 1,780 sq. ft.; the minimum lot area shall be 4,140 sq. ft..

C. Type IIB (Park House). The proposed maximum interior gross area is 3,020 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,775 sq. ft.; the maximum dwelling lot coverage shall be 1,740 sq. ft.; the minimum lot area shall be 4,500 sq. ft..

D. Type IIA (Large Courtyard House). The proposed maximum interior gross area is 2,950 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 1,770 sq. ft.; the maximum dwelling lot coverage shall be 2,430 sq. ft.; the minimum lot area shall be 4,140 sq. ft.

E. Type IIB (Small Courtyard House). The proposed maximum unit interior gross area is 2,485 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 1,491 sq. ft.; the maximum dwelling lot coverage shall be 1,904 sq. ft.; the minimum lot area shall be 3,150 sq. ft.

F. Type IVA (Large Side yard House). The proposed maximum unit interior gross area is 2,800 sq. ft. based on the maximum interior gross square footage, the minimum unit private open space shall be 3,500 sq. ft.; the maximum dwelling lot coverage shall be 2,135 sq. ft.; the minimum lot area shall be 4,500 sq. ft.

G. Type IVB (Small Side yard House). The proposed maximum unit interior gross area is 2,665 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,020 sq. ft.; the maximum dwelling lot coverage shall be 1,725 sq. ft.; the minimum lot area shall be 4,050 sq. ft.

H. Type V (Small House).

70' - 76' Lot Depth: The proposed maximum unit interior gross area is 2,022 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 2,750 sq. ft.; the maximum dwelling lot coverage shall be 1,236 sq. ft.; the minimum lot area shall be 3,150 sq. ft.

90' - 92' Lot Depth: The proposed maximum unit interior gross area is 2,330 sq. ft.; based on the maximum unit interior gross square footage, the minimum unit private open space shall be 2,912 sq. ft.; the maximum dwelling lot coverage shall be 2,120 sq. ft.; the minimum lot area shall be 4,140 sq. ft.

I. Type VIA (Small Attached House). The proposed maximum unit interior gross area is 2,520 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 1,512 sq. ft.; the maximum dwelling lot coverage shall be 1,476 sq. ft.; the minimum lot area shall be 2,310 sq. ft.

J. Type VIB (Large Attached House). The proposed maximum unit interior gross area is 2,250 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 1,410 sq. ft.; the maximum dwelling lot coverage shall be 1,476 sq. ft.; the minimum lot area shall be 2,310 sq. ft."

TO:

"5. Types of Dwelling Units. The Owner agrees that the Property shall be developed with ten (10) types of dwelling units. the development criteria for each type of dwelling unit is set forth below:

40' x 70' Lot - Unit A. The dwelling unit shall contain a maximum of 2,793 sq. ft.; the minimum unit private open space shall be 569 sq. ft.; the minimum lot area shall be 3,115 sq. ft.

45' x 90' Lot Unit A. The dwelling unit shall contain a maximum of 2,793 sq. ft.; the minimum unit private open space shall be 699 sq. ft.; the minimum lot area shall be 4,050 sq. ft.

45' x 90' Unit B. The dwelling unit shall contain a maximum of 3,105 sq. ft.; the minimum unit private open space shall be 657 sq. ft.; the minimum lot area shall be 4,050 sq. ft.

45' x 90' Unit C. The dwelling unit shall contain a maximum of 3,163 sq. ft.; the minimum unit private open space shall be 603 sq. ft.; the minimum lot area shall be 4,050 sq. ft.

50' x 90' Unit A. The dwelling unit shall contain a maximum of 3,335 sq. ft.; the minimum unit private open space shall be 1,450 sq. ft.; the minimum lot area shall be 4,500 sq. ft.

45' x 90' Unit C. The dwelling unit shall contain a maximum of 3,163 sq. ft.; the minimum unit private open space shall be 603 sq. ft.; the minimum lot area shall be 4,050 sq. ft.

50' x 90' Unit A. The dwelling unit shall contain a maximum of 3,335 sq. ft.; the minimum unit private open space shall be 1,450 sq. ft.; the minimum lot area shall be 4,500 sq. ft.

50' x 90' Unit B. The dwelling unit shall contain a maximum of 3,406 sq. ft.; the minimum unit private open space shall be 1,175 sq. ft.; the minimum lot area shall be 4,500 sq. ft.

50' x 90' Unit C. The dwelling unit shall contain a maximum of 3,516 sq. ft.; the minimum unit private open space shall be 1,519 sq. ft.; the minimum lot area shall be 4,500 sq. ft.

50' x 90' Unit D. The dwelling unit shall contain a maximum of 3,927 sq. ft.; the minimum unit private open space shall be 1,221 sq. ft.; the minimum lot area shall be 4,500 sq. ft.

50' x 90' Unit E. The dwelling unit shall contain a maximum of 4,194 sq. ft.; the minimum unit private open space shall be 1,222 sq. ft.; the minimum lot area shall be 4,500 sq. ft.

Type VIA (Attached House). The dwelling unit shall contain a maximum of 2,101 sq. ft.; the minimum unit private open space shall be 655 sq. ft.; the minimum lot area shall be 2,310 sq. ft.

Type VIB (Attached House). The dwelling unit shall contain a maximum of 2,109 sq. ft.; the minimum unit private open space shall be 655 sq. ft.; the minimum lot area shall be 2,310 sq. ft.

The purpose of request #1 is to allow the applicant to submit a new site plan showing additional models for the previously approved residential Planned Area Development.

(2) NON-USE VARIANCE to permit detached single family residential units with less private open space (125% required) as follows:

Model Type	Unit Type	% of Private Open
40 x 70	Unit A	40%
40 x 90	Unit A	50%
40 x 90	Unit B	41%
40 x 90	Unit C	37%
50 x 90	Unit A	90%
50 x 90	Unit B	65%
50 x 90	Unit C	76%
50 x 90	Unit D	63%
50 x 90	Unit E	61%

(3) NON-USE VARIANCE to permit in the following Models 40 X 70 (Unit A) and 45 X 90 (Units B & C) with 0 parking spaces (2 parking spaces required).

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 approximately 331.41' North of SW 248 Street, on both sides of SW 117 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 48.11 Acres +/-

Development Impact Committee
Recommendations:

Approval with conditions, subject to the Boards acceptance of the proffered covenant.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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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.

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

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

Memorandum

MIAMI-DADE COUNTY

Date: May 21, 2014

To: The Community Zoning Appeals Board - 15

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: 137 Holdings, LLC (Z13-070)

SUMMARY OF REQUESTS:

The applicant is seeking to allow a zone change to RU-4M, Modified Apartment House District, and delete a Declaration of Restrictions in order to develop the parcel with a multi-family residential apartment complex containing 252 units.

LOCATION: Lying on the southwest corner of SW 272 Street & SW 137 Avenue, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee because the number of proposed residential units exceeds 250. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

The meeting of the DIC Executive Council was held on March 14, 2014 and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

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

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application with the acceptance of the proffered covenant, will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that approval of this application will be **consistent** with the CDMP and **compatible** with the surrounding area.

APPLICATION NO. Z13-70
137 HOLDINGS LLC

Respectfully Submited,

DIC Executive Council
March 14, 2014

Giovannie Ulloa, Fire Chief
Miami-Dade Fire Rescue Department — Absent

Eric Silva, AICP
Sustainability, Planning and Economic Enhancement Department — AYE

Antonio Cotarelo, Assistant Director
Public Works Department — AYE

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

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

David Henderson, Bicycle/Pedestrian Specialist
Metropolitan Planning Organization — AYE

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

APPLICATION NO. Z13-70
137 HOLDINGS LLC

March 14, 2014

Monica Cejas, Senior Professional Engineer
Miami-Dade Transit

Mónica D. Cejas AYE

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

PH: Z13-070 **DIC Date: March 14, 2014**

Recommendation Summary	
Commission District	9
Applicants	137 Holdings, LLC
Summary of Requests	The applicant is seeking to allow a zone change to RU-4M, Modified Apartment House District, and delete a Declaration of Restrictions in order to develop the parcel with a multi-family residential apartment complex.
Location	Lying on the southwest corner of SW 272 Street & SW 137 Avenue, Miami-Dade County, Florida.
Property Size	10.65 net acres
Existing Zoning	BU-1A, Limited Business District RU-3M, Minimum Apartment House District
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Business and Office/Medium Density Residential *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-303.1(D)(7) Developmental Impact Committee, Section 33-311(A)(4)(b) Non-Use Variance, Section 33-311, District Boundary Change, Section 33-311(A)(7) Generalized Modification Standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval of requests #1 and #2, subject to the acceptance of the proffered covenant.**

REQUESTS:

1. DISTRICT BOUNDARY CHANGE from RU-3M & BU-1A to RU-4M.

2. DELETION of Declaration of Restrictions, recorded in Official Record Book 23798, Pages 4346-4354.

The purpose of Request #2 is to allow the applicant to delete a Declaration of Restrictions tying the site to a commercial and residential development and to allow the applicant to submit a new site plan for a residential development.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The submitted plans depict the proposed 252 unit, multi-family garden style residential development consisting of the fourteen (14), three (3)-story apartment buildings, a clubhouse and parking areas on the approximately 10.65-acre parcel.

Pursuant to Resolution #CZAB15-12-05, the 10.65-acre subject parcel was rezoned to BU-1A, Limited Business District, and RU-3M, Minimum Apartment House District, along with ancillary requests for variances in 2005, in order to allow the establishment of commercial, residential

and day care uses on the property. A Declaration of Restrictions was also approved restricting the development to the approved uses and site plans, which the applicant now seeks to delete.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-1A and RU-3M; vacant land	Medium Density Residential, (13 – 25 dua) / Business and Office
North	NCUC; four-unit apartments	Low-Medium Density Resident (6 – 13 dua)
South	RU-3M; townhome development	Low-Medium Density Residential, (6 – 13 dua)
East	RU-1 and FL Turnpike; vacant land	Low-Density Residential, (2.5 - 6 dua) / Transportation
West	RU-3M; townhome development	Low-Medium Density Residential, (6 – 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a vacant parcel located in the Naranja Lakes area of South Miami-Dade County. Vacant lands, townhouses and fourplexes characterize the surrounding area. The Florida Turnpike also lies to the east of the subject site. The Mandarin Lakes traditional neighborhood development district lies west of the subject property and the Naranja Community Urban Center District lies to the north. Both of these districts are developed with compact housing, including some vertically mixed-uses such as apartments above retail and work-live uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to develop the parcel in accordance with the proposed RU-4M, Modified Apartment House District regulations and provide the community with additional multi-family residences in this area. However, since the site is vacant the proposed development of the residential site could impact traffic and other services in the area including schools and emergency services.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The CDMP Land Use Plan (LUP) map designates a narrow strip of land located along the southwestern and northwest corner of the subject site and containing 4.53-gross acres for Medium Density Residential use. Staff notes that the southwestern portion of the subject property was the subject of Application Number 7 in the May 2013 cycle of applications to amend the Land Use Plan map of the Comprehensive Development Master Plan (CDMP) for Miami-Dade County. As a result of this application the land use designation on this portion of the subject property was changed from Low-Medium Density Residential and Business and Office to Medium Density Residential use. However, since the CDMP amendment is not finalized at this point, the proposed zone change would be inconsistent with the current Low-Medium Density Residential designation of the property. Therefore, approval of the request is contingent on the final approval of the CDMP application to amend the CDMP LUP map designation. Staff notes that the subject zoning application cannot be heard by the Community

Zoning Appeals Board (CZAB) until said CDMP application to amend the CDMP LUP map designation is finalized. Additionally, as part of the Master Plan amendment mentioned above, a declaration of restrictive covenants was proffered to ensure that the owner would develop the property with a maximum of 272 residential units, private and public recreational uses and amenities and open space. The Medium Density Residential category *allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.* This would allow the applicant to develop this portion of the property with a maximum of 113 residential units.

The remaining northeastern 7.47-gross acres of the subject property is designated Business and Office on the CDMP LUP map. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation.* The CDMP Land Use Element interpretative text for the Business and Office use also states that *residential uses, and mixing of residential use with commercial, office and hotels are also permitted in business and office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed-use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met, residential development may be authorized to occur in the business and office category at a density up to one density category higher than the LUP map's designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher.* The adjoining residential property to the south is designated for Low-Medium Density Residential use, 6 to 13 units per gross acre on the CDMP Land use plan map. For the reasons stated below, based on the CDMP Land Use Element interpretative text for the Business and Office category, this portion of the subject property would be allowed to develop one category higher, at the Medium-High Density Residential category which allows residential development at 25 to 60 units per gross acre. This would allow the applicants to develop this northern, 7.47-gross acre portion of the property with a maximum of 448 residential units.

The CDMP Land Use Element interpretative text for Residential Communities states that *where a parcel or group of contiguous parcels under a single ownership or legally unified development has two different LUP map residential designations, the number of units permitted under one designation may be averaged with the number of units permitted under the other and developed at varying densities providing that the total number of units built on such property does not exceed the total number permitted under the two designations.* Based on the aforementioned, the applicant would be able to develop the 12-gross acre parcel with a combined total of 561 residential units. The submitted plans indicate the development of the site under the RU-4M zoning district requirements with 252 residential units. The RU-4M zoning district permits residential development at a maximum of 35.9 residential units per net acre which would allow a maximum of 382 residential units. Notwithstanding, the applicant has proffered a declaration of restrictions that restricts the development to the submitted site plans and a maximum of 252 residential units as indicated in the site plans. As such, subject to the acceptance of the covenant, the applicant's proposal to develop the property with 252 residential units would be **consistent** with the maximum density threshold allowed by the CDMP interpretative text noted above, and the approved CDMP covenant which allows a maximum of 272 residential units.

The criteria for determining compatibility is outlined in CDMP Land Use Element, **Policy LU-4A**, among which are noise, lighting, height, bulk, scale of architectural elements, landscaping and buffering as applicable. Staff notes that the subject property abuts an existing two-story townhouse development located to the south and west of the subject property, and four-unit apartments to the north. The submitted plans indicate that the proposed development will meet the setback requirements and will be adequately buffered on all sides by a continuous hedge and a staggered row of trees, which staff opines will mitigate the visual impact of the three (3)-story development on the abutting properties.

Further, staff is of the opinion that the submitted site plan conforms with the CDMP Land Use Element's interpretative text for the Business and Office land use category that states that *any residential proposal in Business and Office designated parcels not be out of character with the surrounding community, not detrimentally impact adjacent development and zoning and provide a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity.*

Based on the foregoing analysis, staff opines that the proposed development will be adequately buffered and will not have a negative visual impact on the surrounding properties or on passersby along SW 137 Avenue and SW 272 Street and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element, **Policy LU-4A**. Therefore, subject to the acceptance of the proffered covenant, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text for residential uses and the density threshold permitted in areas designated for **Business and Office** and **Medium Density Residential** uses on the CDMP Land Use Plan (LUP) map and the previously approved CDMP covenant.

ZONING ANALYSIS:

For the reasons stated above, staff opines that when the applicant's request to rezone the 10.65-acre parcel to RU-4M (request #1), is analyzed under Section 33-311, District Boundary Change, that the approval of the request would be **compatible** with the surrounding residential, institutional, recreational and utility uses in the surrounding area.

Staff notes that the subject property was previously approved to allow commercial, residential and day care uses in 2005, pursuant to Resolution # CZAB15-12-05. The applicant now seeks to rezone the property to develop it with a 252 apartment units. The submitted site plan indicates that the majority of the three-story buildings will be placed in close proximity to the streets to architecturally define SW 272 Street and SW 137 Avenue. Two residential apartment buildings define an internal portion of the property. One (1) large park is located on the southeast corner of the property along SW 137 Avenue and SW 272 Street, and another large park is located on the northwest corner of the property along SW 272 Street. These parks are connected internally to the subject property and will be accessible to the public. The arrangement of buildings close to the roadway and the integration of architecturally defined open space is much more pedestrian-friendly than conventional developments. Pedestrian paths and sidewalks are also provided throughout the site to connect to the aforementioned parks. The proposed height of the residential buildings will be three (3) stories high with a maximum height of 42'. These heights assure some form of height compatibility between the proposed architecture and surrounding 2-story townhouses to the south and west and the multi-family apartments to the north. The abundant fenestration applied to all facades precludes the formation of a "blank wall" condition on building walls. Landscaping plans show an assortment

of plant species consisting of trees, palms and shrubs that will be used to shade parking areas and enhance the aesthetics of the development. As such, staff opines that approval of the rezoning to RU-4M (request #1), would permit residential uses that would not be out of character with, and would be more compatible with the existing residential developments located to the south, west and north of the subject property.

Staff notes that based on the memorandum from the Public Works and Waste Management Department, the approval of the aforementioned request would efficiently use the roads, streets and highways which have been constructed, planned or budgeted for in this area and further, would not result in excessive traffic. Their memorandum states that subject to conditions, the application meets the criteria for traffic concurrency for an Initial Development Order. One condition specifically calls for a sidewalk to be provided along SW 137 Avenue. Staff will further condition that the applicant provide a pedestrian connection from said sidewalk to the proposed southeastern park. The memorandum from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER) indicates that the approval with conditions of the aforementioned requests will not have an unfavorable impact on the environmental resources of the County. Specifically, its memorandum indicates that a review of the application for compliance with the requirements of Chapter 24 of the Code indicated that the Level of Service standards as specified in the CDMP for potable water supply, wastewater disposal and flood protection are valid for this initial development order. The Miami-Dade Fire Rescue Department (MDFRD) memorandum indicates that approval of the aforementioned request will have a moderate impact on the MDFRD resources that exists or that are budgeted or planned for in this area.

In addition, staff notes that the subject property fronts SW 137 Avenue and SW 272 Street, which are both section line roadways and said roadways provide connectivity to the Florida Turnpike, a north/south expressway which is located to the east of the subject site. As such, based on the foregoing analysis and the memoranda from the Departments concerned, staff opines that the approval of the proposed development will be consistent with the CDMP, will not have an unfavorable impact on the economy of the County and would not have an unfavorable impact on the environmental and natural resources or create an unnecessary burden on the water, sewer, solid waste or recreational resources among others which have been constructed, planned or budgeted for. **Therefore, subject to the acceptance of the covenant, staff recommends approval of request #1 under Section 33-311, District Boundary Change.**

The applicant also seeks approval to delete a Declaration of Restrictions tying the site to a previously approved commercial and residential development in order to allow the applicant to submit a revised site plan showing a new multi-family development. When the request is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that for the reasons previously stated, approval would be **compatible** with the residential uses in the surrounding area.

Staff notes that the previously approved plans incorporated a mix of uses consisting of commercial uses, offices, bank or gas station, multi-family residential uses, and a day care. Similarly to the submitted plans for this application, the previously approved plans showed the majority of the commercial buildings placed in close proximity to the street to architecturally define SW 272 Street and SW 137 Avenue. Parking for the commercial uses and the day care occurred predominately behind buildings to prevent the visual impact that surface parking lots generate when placed between buildings and the right-of-way. A large park was located on the southwest corner of SW 137 Avenue and SW 272 Street, acting as a focal point for the mixed-

use community and providing space for potential outdoor dining uses, subject to future zoning approval, for restaurants and specialty shops. However, staff notes that the main difference between the previously approved plan and the proposed site plan is the uses previously approved and now proposed. Staff opines that the submitted plans do not indicate an increase in the intensity of the development that will have visual or traffic impacts on the surrounding area. Staff notes that the previously approved uses would have generated 467 PM daily vehicle trips. The current proposed use will generate 169 PM daily vehicle trips, as indicated on the memorandum from the Public Works and Waste Management Department. As such, staff opines that the revised plans will not have negative visual or traffic impacts on the surrounding area and will be **compatible** with same, as previously explained. **Based on the aforementioned analysis and the memoranda from the different departments mentioned above, staff recommends approval of request #2 under Section 33-311(A)(7) Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate one (1) ingress/egress point and one (1) egress point along SW 272 Street. The applicant has provided 548 striped parking spaces within the proposed residential buildings. The applicant has also provided adequate drives to facilitate the flow of traffic within the proposed development.

NEIGHBORHOOD SERVICES PROVIDER REVIEW:

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

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

The DERM memorandum states that a concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein. Its memorandum indicates that the property is located within the Miami-Dade Water and Sewer Department's water and sewer franchised service areas. The Surface Water Management General Permit from the Department will be required for the construction and operation of the surface water management system and must be obtained prior to platting and/or site development.

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

Its memorandum indicates that the proposed development could generate approximately 76 fire and rescue calls annually. The department states that the estimated number of alarms would result in a moderate impact to the existing fire and rescue service and current stations serving the area will be able to handle the additional number of alarms. The average travel time to the vicinity of the proposed development is 6:45 minutes (based on 2012 data). Travel time to the vicinity of the proposed development complies with the national performance objective.

Miami-Dade Police Department
The Miami-Dade Police Department (MDPD) does not object to this application. The memorandum indicates that current data of police staffing, population and calls for service compared to the proposed development of the site with approximately 252 residential units based on current staffing levels at the South District will result in an average response time of eight (8) minutes or less. However, the MDPD indicates in its memorandum requests that should the demand for services increase as a result of the completion of this project, additional sworn personnel, support staff and equipment be added to the South District to maintain emergency response times. Its memorandum also encouraged the applicant and developers to work with police during any future application, design or construction changes to determine the best possible solutions or security options.

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

Its memorandum indicates that the proposed development meets the mass transit level-of-service standards established for Miami-Dade County.

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

The MDPROS indicates in its memorandum that the proposed 252 dwelling unit development will generate the need for approximately 1.59 acres of parkland based on the CDMP Open Spaces Spatial Standards. Its memorandum indicates that this application is in Park benefit District 2 (PBD2) which has a surplus capacity of 208.73 acres when measured by the County concurrency level-of-services (LOS) standards for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in the Parks Benefits District.

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

Its memorandum indicates that the anticipated trip generation based on Institute of Transportation Engineers (ITE) is 169 PM Peak Hour trips generated by this development; however, the traffic distribution of these trips will not exceed the acceptable Levels of Service (LOS) on the surrounding roadways. Its memorandum indicates that the application meets the criteria for traffic concurrency for an Initial Development Order. The memorandum further indicates that no vehicle trips have been reserved by this application and that this project is subject to the payment of Road Impact Fees.

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

Its memorandum indicates that Section 15-2.2a of the County Code requires that the multi-family residential development shall provide for a recycling program and that the applicants are

advised that adequate space and facilities should be incorporated in the building plans to accommodate the required recycling program.

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

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

Building and Neighborhood Compliance Department
There are no open cases for the subject property.

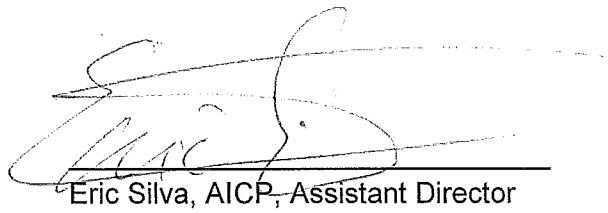
OTHER: Not applicable.

RECOMMENDATION:

Approval of requests #1 and #2, subject to the Board's acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:JV



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

ZONING RECOMMENDATION ADDENDUM

137 Holdings, LLC
Z13-070

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

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

Business and Office (Page I-41)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.*
Medium Density Residential (Pg. I-31)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Medium Density Residential*** *use. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.*
Objective LU-4 (Pg. I-11)	*Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*
Policy LU-4A (Page I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent*

ZONING RECOMMENDATION ADDENDUM

137 Holdings, LLC
Z13-070

	the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County. *(F) **Section 33-311** provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*
33-303.1(D)(7) Developmental Impact Committee	*Review and make recommendations concerning County zoning actions, with the exception of applications which seek only non-use variances and/or a modification of a condition(s) or covenant(s) and which do not approve a change of use or an increase in the floor area for any and all nonresidential use(s), which are:* *(a) Required by the regulations to be taken after public hearing, and which would allow individually, or cumulatively within an independent development parcel:* *1. Residential developments involving in excess of two hundred fifty (250) dwelling units.*
Section 33-311(A)(7) Generalized Modification Standards.	*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.*

1. 137 HOLDINGS, LLC.
(Applicant)

14-5-CZ15-1 (13-070)
Area 15/District 09
Hearing Date: 05/21/14

Property Owner (if different from applicant) Same.

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2005	Lucky Start at Central Land, LLC	- Zone change from AU to BU1A & RU-3M - Especial exception to permit a residence development - Non-use variances of set backs, parking and landscaping.	C15	Approved w/conditions

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 15, 2014

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

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

Subject: DIC 13-070
Name: 137 Holdings, LLC
Section 34 Township 56 South Range 39 East

I. PROJECT LOCATION:

Located on the southwest corner of SW 137 Avenue and SW 272 Street

II. APPLICATION REQUEST:

This application requests a district boundary change from RU-3M (Minimum Apartment House, 12.9 units/net acre) and BU-1A (Business District, limited) to RU-4M (Modified Apartment House District).

III. RECOMMENDATION:

This project is located within the jurisdiction of Miami-Dade County. It meets Traffic Concurrency for an initial review. No vehicle trips have been reserved by this application. This project is subject to the payment of Road Impact Fees. Additional improvements may be required at time of permitting/platting. **Public Works and Waste Management (PWWM) approves this application.**

IV. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to the site is provided from the north and the south via SW 137 Avenue, from the east via the Florida Turnpike and from the west via SW 272 Street.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

169 PM Peak Hour trips are generated by this development.

B. Cardinal Distribution

North	67%	East	7%
South	8%	West	18%

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9822 located on SW 137 Avenue south of US1, has a maximum LOS **"D"** of **940** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **606** vehicles and an additional **55** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9822** with its PHP and assigned vehicles is at LOS **"C"**. The **33** vehicle trips generated by this development when combined with the **606** and those previously approved through Development Orders, **55**, equal **694** and will cause this segment to remain at LOS **"C"**.

Station 9924 located on SW 268 Street west of SW 142 Avenue, has a maximum LOS **"B"** of **3130** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **519** vehicles and an additional **221** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9924** with its PHP and assigned vehicles is at LOS **"B"**. The **34** vehicle trips generated by this development when combined with the **519** and those previously approved through Development Orders, **221**, equal **774** and will cause this segment to remain at LOS **"B"**.

Station 9922 located on SW 268 Street west of SW 127 Avenue, has a maximum LOS **"D"** of **2270** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **767** vehicles and an additional **14** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9922** with its PHP and assigned vehicles is at LOS **"A"**. The **44** vehicle trips generated by this development when combined with the **767** and those previously approved through Development Orders, **14**, equal **825** and will cause this segment to remain at LOS **"A"**.

Station 9824 located on SW 137 Avenue north of SW 288 Street, has a maximum LOS **"D"** of **3460** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1715** vehicles and an additional **68** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9824** with its PHP and assigned vehicles is at LOS **"B"**. The **28** vehicle trips generated by this development when combined with the **1715** and those previously approved through Development Orders, **68**, equal **1811** and will cause this segment to remain at LOS **"B"**.

Station 9926 located on SW 280 Street east of US1, has a maximum LOS **"D"** of **1060** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **513** vehicles and an additional **3** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9926** with its PHP and assigned vehicles is at LOS **"D"**. The **30** vehicle trips generated by this development when combined with the **513** and those previously approved through Development Orders, **3**, equal **546** and will cause this segment to remain at LOS **"D"**.

VII. DEVELOPMENT IMPROVEMENTS REQUIRED FOR THIS PROJECT:

- Paving and drainage is required for site.
- The subject project is located at the intersection of major roadways and per traffic study; however, the traffic signal is not warranted at the intersection of SW 137 Avenue and SW 272 Street at this time. Nonetheless, per PWWM policy, the developer is required to contribute 25% ($50,000.00) of the cost for the quadrant occupied by the applicant for a future signal implementation.

VIII. ACCESS IMPROVEMENTS REQUIRED FOR THIS PROJECT:

- An exclusive westbound left-turn lane should be provided per applicable Florida "Greenbook" standards along SW 272 Street at the project driveway.
- Provide north/south crossing along SW 137 Avenue at the intersection of SW 272 Street (west side of SW 137 Avenue).

IX. SITE PLAN CRITIQUE:

- This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished through the recording of a plat.
- Sidewalk shall be provided along the south right-of-way line of SW 272 Street from SW 137 Avenue to the existing sidewalk of the development west of this proposed site.
- Subject to Florida Department of Transportation (FDOT) concurrence, a sidewalk shall be provided along the west right-of-way line of SW 137 Avenue from SW 272 Street to the south property line of this proposed site.
- Driveway access shall not be connected to SW 137 Avenue.
- FDOT's review and approval is required on SW 137 Avenue.

X. STANDARD CONDITIONS:

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

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

Memorandum

MIAMI-DADE COUNTY

Date: February 20, 2014

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

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

Subject: BCC #DIC-Z2013000070-3rd Revision
137 Holding LLC
S.W. 272nd Street and S.W. 137th Avenue
DBC from RU-3M & BU-1A to RU-4M, to permit a multi-family development in lieu of previous approved mixed use development
(10.65 Acres)
345639

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

Potable Water Services

The subject property is located within the Miami-Dade Water and Sewer Department (MDWASD) water franchised service area. There is an existing 12-inch distribution water main that presently abuts the property along S.W. 272th Street. Said main is owned and operated by MDWASD.

The source for this water supply is one of the Rex Water Treatment Plant, which are owned and operated by MDWASD. This plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets federal, state, and county drinking water standards.

Be advised that a water main extension may be required. This permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Plan Review Specialty Section of DERM.

Wastewater Disposal

The subject property is located within MDWASD sanitary sewer franchised service area. There is an existing 10-inch force main that currently abuts the property along SW 137th Avenue.

The abutting 10-inch force main directs the wastewater flow to the South District Wastewater Treatment Plant. The South District Wastewater Treatment Plant is owned and operated by MDWASD. At this time the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

A sewer main extension may be required. Civil drawings for the sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

Stormwater Management
A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

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

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

Wetlands
A Binding Letter of Interpretation was issued by the DERM Wetland Section for these properties on June 13, 2013. This Binding Letter states that the subject properties do not contain wetlands as defined by Section 24-5 of the Code. This letter is valid for a period of two (2) years and is scheduled to expire on June 13, 2015. At this time a Class IV Wetlands Permit will not be required for any work on these sites. However, once the Binding Letter expires DERM may decide to re-evaluate the Class IV Wetlands Permit issues on the properties.

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/Relocation Permit TREE #4872 was issued for these properties on December 20, 2013. All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit on December 20, 2015 in order to avoid violation of permit conditions.

Be advised that an amendment to this permit is required prior to the removal and/or relocation of additional trees on the subject property that are subject to the Tree Preservation and Protection provisions of the Code.

Also, the subject properties contain prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited plant species shall be removed from the subject properties prior to development or redevelopment, and their sale, propagation, planting, importation or transportation is prohibited. Pursuant to this subsection and in accordance with Section 19 of the Code, developed sites shall be maintained to prevent the growth or accumulation of prohibited species including grass, weeds and non-native undergrowth.

Please contact the Tree Permitting Program at (305) 372-6574 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.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: March 10, 2014

To: Jack Osterholt, Director
Regulatory and Economic Resources

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

Subject: DIC Zoning Hearing Application 2013000070 – 137 Holdings, LLC (Revision No. 2)

According to the revised letter of intent dated November 4, 2013, the applicant is seeking a district boundary change from RU-3M and BU-1A to RU-4M along with a request to delete a recorded covenant on an approximate 10 acre parcel of land lying on the southwest corner of SW 272nd Street and SW 137th Avenue, Miami-Dade County, Florida. The applicant is seeking to develop the property with 272 multi-family residential units.

SERVICE IMPACT/DEMAND

(A) Based on development information, this project is expected to generate approximately 76 fire and rescue calls annually. Although the estimated number of alarms results in a moderate impact to existing fire and rescue service, current stations serving the area will be able to handle the additional number of alarms. Furthermore, the estimated number of alarms will be further mitigated upon completion of Coconut Palm Station 70. Station 70 will be located along SW 248th Street and SW 114th Avenue and anticipated to be completed in 2015.

(B) Based on data retrieved during calendar year 2013, the average travel time to the vicinity of the proposed rezoning was 6:51 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

(C) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires four (4) suppression units; one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aerials. Additionally, the assignment will require one (1) rescue and a battalion commander. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
5	13150 SW 238 Street	Rescue, Engine	7
6	15890 SW 288 Street	Rescue, Tanker	7
34	10850 SW 211 Street	Rescue (2), Aerial	10
66	3100 SE 8 Street	Engine	4
52	12105 Quail Roost Drive	Rescue, Tanker, Battalion	8

SITE PLAN REVIEW

(A) Fire Engineering & Water Supply Bureau reviewed and approved the revised site plan entitled "South Pointe" as prepared by Palenzuela & Hevia Design Group, Inc. dated stamp received February 5, 2014.

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

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

Memorandum

MIAMI-DADE COUNTY

DATE: September 25, 2013

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

FROM: Jacqueline Carranza Jacqueline Carranza
Transit Planner 2
Miami-Dade Transit - Engineering, Planning & Development Division

SUBJECT: Review of DIC Project No. 13-070 137 Holdings, LLC
MDT Project No. OSP006
FSC No. 41.04

MDT Comments/Recommendations

The subject site is currently vacant and is located on the west side of SW 137 Avenue at SW 272 Street. Route 35 and Route 70 are located approximately 0.25 mile to the north of the subject site and currently provide bus service with a 30 minute or better AM/PM peak-hour headway. Therefore, this application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP). This project has been reviewed by Miami-Dade Transit (MDT) for mass transit concurrency and was found to be concurrent with the mass transit level of service standards established for Miami-Dade County. **As such, MDT has no objections to this application.**

Project Description

13-070 – 137 Holdings, LLC is requesting a district boundary change from RU-3M (Minimum Apartment House District) and BU-1A (Limited Business District) to RU-4M (Modified Apartment House District). The development plan submitted depicts a proposed multi-family residential development with 252 units. The subject property is approximately 10.59 acres and is located on the southwest corner of SW 272 Street and SW 137 Avenue in Miami-Dade County, Florida.

Current Transit Service

Existing transit service is located approximately 0.25 miles to the north of the subject site and is provided by Route 35 and Route 70. The alignments for these routes are illustrated on the attached maps. The service headways for these routes (in minutes) are as follows:

Metrobus Route Service Summary
Cantonville Investments and Esridge Company Application Site

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
35	30	30	30	n/a	60	60	0.25	L
70	30	60	60	n/a	60	60	0.25	L

June 2013 Line Up

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

Future Transportation/Transit Improvements

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

The 2035 Long Range Transportation Plan (LRTP) does not propose any improvements on the roadways within the immediate vicinity of the site.

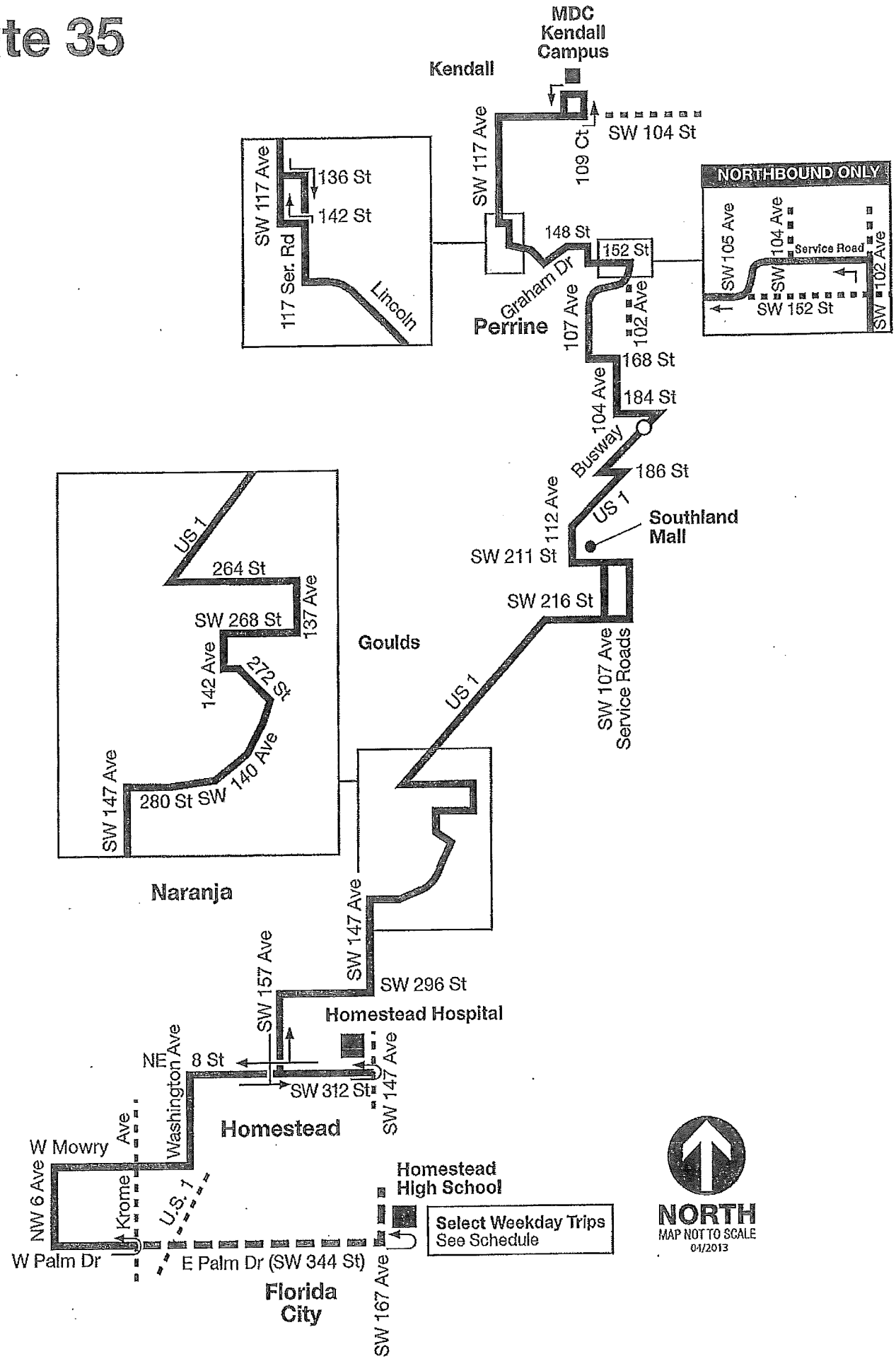
The 2013 ten-year Transit Development Plan (TDP) identifies in its 2023 Recommended Service Plan the following improvements/adjustments on the existing routes serving the vicinity of the project:

Route	Improvement/Adjustment
35	Improve peak headway from 30 to 20 minutes.
70	Truncate Route at Southland Mall when Cutler Bay Circulator begins service.

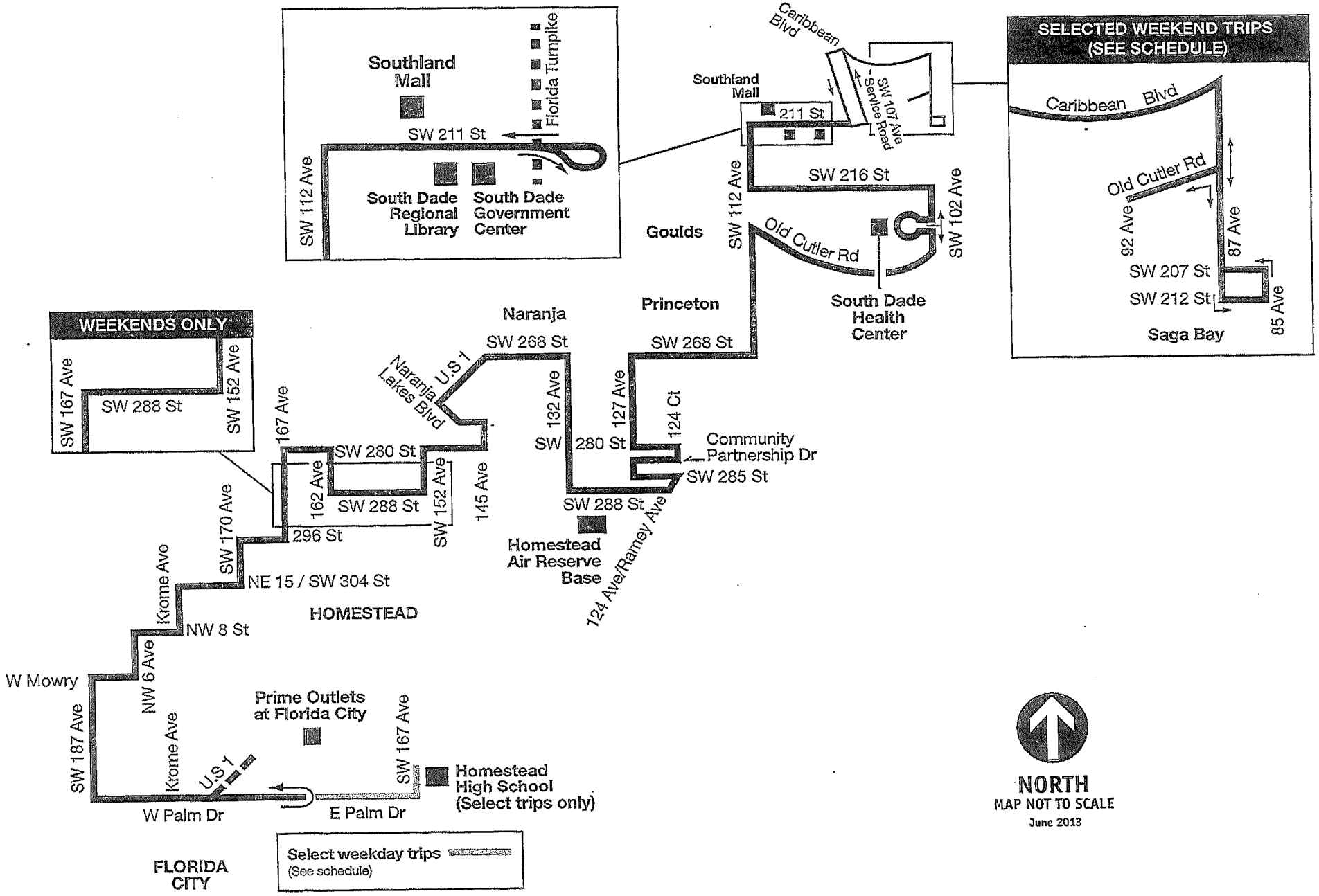
In addition, the 2013 ten-year TDP does not identify any new routes that will serve the vicinity of the project in its 2023 Recommended Service Plan.

cc: Monica D. Cejas, P.E., Senior Professional Engineer
Nilia Cartaya, Principal Planner
Douglas Robinson, Principal Planner
Gerald Bryan, Transit Planning Section Chief
Eric Zahn, Transit Planning Section Supervisor

Route 35


MDC Kendall Campus
Kendall
SW 104 St
109 Ct
SW 117 Ave
136 St
142 St
117 Ser. Rd
Lincoln
148 St
152 St
Graham Dr
Perrine
107 Ave
102 Ave
NORTHBOUND ONLY
SW 105 Ave
104 Ave
Service Road
SW 152 St
SW 102 Ave
168 St
184 St
104 Ave Busway
186 St
US 1
112 Ave
Southland Mall
SW 211 St
SW 216 St
SW 107 Ave Service Roads
US 1
264 St
137 Ave
SW 268 St
142 Ave
Goulds
112 St
140 Ave
SW 147 Ave
280 St
Naranja
SW 147 Ave
SW 157 Ave
SW 296 St
Homestead Hospital
NE 8 St
Washington Ave
SW 312 St
SW 147 Ave
Homestead
W Mowry Ave
NW 6 Ave
Krome
U.S. 1
Homestead High School
Select Weekday Trips
See Schedule
W Palm Dr
E Palm Dr (SW 344 St)
Florida City
SW 167 Ave
NORTH
MAP NOT TO SCALE
04/2013

Route 70


Southland Mall
Florida Turnpike
SW 211 St
SW 112 Ave
South Dade Regional Library
South Dade Government Center
Caribbean Blvd
Southland Mall
211 St
SW 107 Ave Service Road
SW 216 St
SW 112 Ave
SW 102 Ave
Goulds
Old Cutler Rd
South Dade Health Center
Princeton
SW 268 St
Naranja
SW 268 St
Naranja Lakes Blvd
U.S 1
SELECTED WEEKEND TRIPS (SEE SCHEDULE)
Caribbean Blvd
Old Cutler Rd
92 Ave
87 Ave
SW 207 St
SW 212 St
85 Ave
Saga Bay
WEEKENDS ONLY
SW 167 Ave
SW 288 St
SW 152 Ave
167 Ave
SW 280 St
162 Ave
SW 288 St
SW 152 Ave
145 Ave
SW 132 Ave
SW 280 St
127 Ave
124 Ct
Community Partnership Dr
SW 285 St
SW 288 St
124 Ave/Ramey Ave
Homestead Air Reserve Base
SW 170 Ave
296 St
NE 15 / SW 304 St
HOMESTEAD
Krome Ave
NW 8 St
W Mowry
NW 6 Ave
SW 187 Ave
Krome Ave
U.S 1
Prime Outlets at Florida City
SW 167 Ave
Homestead High School (Select trips only)
W Palm Dr
E Palm Dr
FLORIDA CITY
Select weekday trips
(See schedule)
NORTH
MAP NOT TO SCALE
June 2013

Memorandum

MIAMI-DADE COUNTY

Date: February 20, 2014

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

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

Subject: Z2013000070: 137 HOLDINGS LLC
Revised Plans Submitted Dated Received 2-5-2014 as described in Revised Letter of Intent Dated 2-5-2014

Application Name: 137 HOLDINGS LLC

Project Location: The site is located at THE SOUTHWEST CORNER OF SOUTHWEST 272 STREET & SOUTHWEST 137 AVENU, Miami-Dade County.

Proposed Development: The request is for approval for a district boundary change from RU-3M/BU-1A to RU-4M and deletion of a previously approved covenant. The Applicant proposes to develop the site with a multi-family development of 252 residential units including a .81 acre recreation common area (developed and maintained by owner or HOA) to be open to the general public. The location of public open space in this area would help to serve the residents in the area located southwest of SW 272 Street and SW 137 Avenue. The site plan also includes a second private park and clubhouse for the residents of the proposed development.

Impact and demand: Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 3 (PBD3) which has a surplus capacity of 208.73 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

When measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons, the 252 dwelling units would generate the need for approximately 1.59 acres of local parks and meets concurrency for this Park Benefit District.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park. The nearest local park to the application is Naranja Lakes Park.

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

Park Facility	Classification	Acreage
Kevin Broils Park	NEIGHBORHOOD PARK	5.19
Leisure Lakes Park	COMMUNITY PARK	8.30
Leisure Park	NEIGHBORHOOD PARK	1.86
Modello Park	COMMUNITY PARK	8.23
Modello Wayside Park	NEIGHBORHOOD PARK	2.50
Naranja Lakes Park	NEIGHBORHOOD PARK	1.55

Naranja Park	COMMUNITY PARK	12.70
Palmland Park	NEIGHBORHOOD PARK	5.09
Pine Island Lake Park	NEIGHBORHOOD PARK	17.44
Princetonian Park	NEIGHBORHOOD PARK	6.54
Royal Colonial Park	COMMUNITY PARK	26.27
South Dade Park	COMMUNITY PARK	8.61

Objective ROS-8 of the Recreation and Open Space Element of the CDMP states the following: ***The 2007 Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.***

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

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

MN:jb
Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum

MIAMI-DADE COUNTY

Date: February 13, 2014

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

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

Subject: 137 Holdings, LLC - DIC Application # 13-070 (REVISION # 2)

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. Please note that final points of connection for this project will be issued at the time the applicant request connection to the water and sewer system infrastructure. Therefore, all points of connections provided below might change at the time of development and a capacity modeling evaluation may be required.

Recommendation: Approval based on conditions noted below.

Application Name: 137 Holdings, LLC

Project Location: Generally located at the southwest corner of S.W. 137th Avenue and S.W. 272nd Street, in unincorporated Miami-Dade County.

Proposed Development: The applicant is proposing to develop the 10.59 acre property with a well-designed multifamily development of 252 (apartments) residential units that is consistent with the current and likely future development pattern in this area of the County. As part of the development, the Owner proposes to open approximately 0.81 acres of the common area of the development to the general public to serve as area-wide recreational spaces. The total water demand for this project will be 37,800 gallons per day (gpd).

Water: The subject project is located within MDWASD's service area. The source of water for this project is the Alexander Orr Water Treatment Plant. The County owns and operates an existing 16-inch water main stub-out located in S.W. 137th Avenue at S.W. 272nd Street, to which the Developer may connect and extend a 16-inch water main heading southerly along S.W. 137th Avenue to the most southeastern corner of the property. Additionally, the County owns and operates a 12-inch water main along SW 272nd Street to which the developer may connect to provide water service to the property as required. Any water main extensions within the Developer's property shall be 8-inches minimum in diameter and the water system shall be looped with a minimum 2 points of connection.

A Water Supply Certification (WSC) from MDWASD will be required for all future development within the subject area. The WSC letter shall remain active in accordance with the terms and conditions specified in said Certification. The Water Supply Certification is issued to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

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

- Adequate transmission and Plant capacity exist at the time of the applicant's request.

- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer: The subject project is located within MDWASD's service area. The County owns and operates an existing 8-inch sanitary gravity sewer system located at the intersection of S.W. 272nd Street and S.W. 138th Avenue, to which the developer may connect and extend at full depth an 8-inch gravity sewer line to a point within the Developer's property as required to provide sewer service to the subject property provided there is sufficient depth and that there are no obstacles which would preclude construction of the sanitary gravity sewer system. Any gravity sewer within the property shall be public and 8-inch minimum in diameter.

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree, and the new USEPA/FDEP Consent Decree effective on December 6, 2013.

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

The downstream pump station for the subject project is Pump Station 1028. Please note that the projected NAPOT for said pump station will increase to 8.85 hours per day as noted below. If at the time of development, the projected NAPOT of the pump station exceeds the ten-hour NAPOT criteria as stipulated in the USEPA First Partial Consent Decree, the pump station will be required to be upgraded according to the remedial plan submitted to the USEPA by MDWASD.

Pump Station: 1028
Yearly NAPOT: 6.33 Hrs
Projected NAPOT: 7.05 Hrs
Projected NAPOT including this project flows: 8.85 Hrs per day

Water Conservation: All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code. In addition, all developments must comply with the Miami-Dade County's permanent landscape irrigation restrictions in Section 32-8.2 of the Miami-Dade County Code.

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

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

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

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

Superintendent of Schools
Alberto M. Carvalho

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

August 12, 2013

VIA ELECTRONIC MAIL

Graham Penn, Esquire
Bercow Radell & Fernandez, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, FL 33131

GPENN@BRZONINGLAW.COM

RE: PUBLIC SCHOOL CONCURRENCY - PRELIMINARY ANALYSIS
137 HOLDINGS LLC - Z2013000070
LOCATED SOUTH OF SW 272 STREET AND SW 137 AVENUE
PH3013080900792 - FOLIO No.: 3069340000320

Dear Applicant:

The above-reference application was submitted by Miami-Dade County for a Preliminary Concurrency Analysis (Schools Planning Level Review). The review determined that this application is considered vested from the requirements of public school concurrency.

The referenced application was reviewed under the 2003 Interlocal Agreement for Public School Facility Planning and pursuant to the District's procedures; the applicant voluntarily proffered a Declaration of Restrictions (Covenant) to the School Board providing for a monetary donation over and above educational facilities impact fees in the amount of $12,000. The Covenant was approved by the School Board at its meeting of February 16, 2005, and the prorated monetary donation would be due prior to final plat approval.

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

Sincerely,

Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L-078

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

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

DATE: 17-MAR-14

REVISION 2

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

137 HOLDINGS LLC	THE SOUTHWEST CORNER OF SOUTHWEST 272 STREET & SOUTHWEST 137 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2013000070

HEARING NUMBER

HISTORY:

FOLIO #3069340000340/THERE ARE NO CURRENT OPENED OR CLOSED NEIGBORHOOD COMPLIANCE OR BUILDING SUPPORT CASES.

FOLIO #3069340000331/THERE ARE NO CURRENT OPENED OR CLOSED NEIGHBORHOOD COMPLIANCE OR BUILDING SUPPORT CASES.

FOLIO #3069340000320:
NC OPEN: THERE ARE NO CURRENT OPENED NEIGHBORHOOD COMPLIANCE OR BUILDING SUPPORT CASES.

NC CLOSED:
CASE #200701000047, WAS OPENED ON DECEMBER 22, 2006, FOR FAILURE TO OBTAIN A PERMIT FOR FOUR SIGNS PLACED ON THE PROPERTY. A WARNING LETTER WAS ISSUED ON THE SAME DAY. CITATION #B013130, WAS ISSUED ON JUNE 5, 2007, FOR NON-COMPLIANCE. THE CASE WAS FORWARDED TO THE LIEN DEPARTMENT FOR NON-COMPLIANCE AND NON- PAYMENT OF TWO CITATIONS. THE PROPERTY IS IN COMPLIANCE. THE CASE REMAINS OPEN IN LIEN STATUS FOR PAYMENT PURPOSES. THE LIEN HAS BEEN PAID AND SATISFIED. THE CASE HAS BEEN CLOSED.

THERE ARE NO CURRENT CLOSED BUILDING SUPPORT CASES.

137 HOLDINGS LLC

Memorandum

MIAMI-DADE COUNTY

Date: August 26, 2013

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

From: J.D. Patterson, Director
Miami-Dade Police Department

Subject: Review – Developmental Impact Committee Review - Zoning Application
Case: No. Z2013000070 – 137 Holdings, LLC

APPLICATION

The Applicant, 137 Holdings, LLC, is requesting a district boundary change in order to build a multifamily development of 252 residential units on approximately 10.59 acres of undeveloped land. The subject property is located at the southwest corner of SW 137 Avenue and SW 272 Street, Miami-Dade County, Florida. Based on the proposed increase in residential units, the population is estimated to increase by 776 permanent residents within the police district currently servicing the area.

CURRENT POLICE SERVICES

The subject property is located in unincorporated Miami-Dade County and serviced by our South District, located at 10800 SW 211 Street, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

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

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

Should you have any questions or require additional information, Sergeant Keith Hedrick, of the Strategic Planning and Development Section, may be contacted at (305) 471-1990.

JDP/kh
Attachment

Memorandum

MIAMI-DADE COUNTY

Date: February 14, 2014

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

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: 137 Holdings, LLC update (DIC #13_070)

The Department's review of the above-referenced item is provided below. The review updates a previous response, dated September 4, 2013, and is based on revised documents provided by the applicant. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661. **The PWWM, Waste Operations, has no objections to the proposed application.**

Application: ***137 Holdings,LLC*** is requesting a deletion of an existing covenant, recorded at Official Record Book 23798, Pages 4346 through 4354 of the public records of Miami-Dade County and a district boundary change from Minimum Apartment House (RU-3M) and Limited Business District (BU-1A) to Modified Apartment House District (RU-4M).

Size: The subject property is approximately 10.59 acres.

Location: The subject property is located at the southwest corner of S.W. 137th Avenue and S.W. 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 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

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

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

3. Recycling

The following language from **Section 15-2.2a** of the Code 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 of the Code 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.

SOUTH POINTE

S.W. 272nd STREET & S.W. 137th Ave.,
Miami, Florida

FOR

137 HOLDINGS, LLC

12448 SW 127th AVENUE
Miami, Florida 33186
Phone: (305) 969-2000

ARCHITECT

Polenzuela & Hevia Design Group, Inc.
ARCHITECTURE INTERIOR DESIGN PLANNING

12201 S.W. 133 COURT
Miami, FL 33186

Phone: (305) 969-5001
Fax: (305) 969-5002

LANDSCAPE ARCHITECT

WITKIN HULTS DESIGN GROUP
307 SOUTH 21st Avenue
Hollywood, Fl. 33020

Phone: (954)923-9681
Fax: (954)923-9689

RECEIVED
Z13-070
FEB 05 2014
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY

INDEX:

T1.01 TITLE SHEET
SU-1 SURVEY

LANDSCAPE:

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L-2 DISPOSITION PLAN
L-3 LANDSCAPE PLAN
L-4 LANDSCAPE PLAN
L-5 LANDSCAPE PLAN
L-6 LANDSCAPE PLAN
L-7 BUILDING TYPE I LANDSCAPE PLAN
L-8 BUILDING TYPE II LANDSCAPE PLAN
L-9 BUILDING TYPE III LANDSCAPE PLAN
L-10 LANDSCAPE DETAILS

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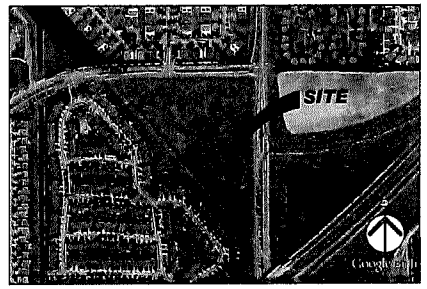
SP1.01 OVERALL SITE PLAN W/ ENLARGED ENTRANCE DETAIL
SP1.02 PARTIAL SITE PLAN (NORTH SIDE)
SP1.03 PARTIAL SITE PLAN (SOUTH SIDE)
SP2.01 SITE AMENITIES PLANS AND ELEVATIONS
SP3.01 SITE AMENITIES PLANS AND ELEVATIONS
A1.01 BUILDING TYPE I GROUND & SECOND FLOOR PLAN
A1.02 BUILDING TYPE I THIRD & ROOF PLAN
A1.03 BUILDING TYPE II GROUND & SECOND FLOOR PLAN
A1.04 BUILDING TYPE II THIRD & ROOF PLAN
A1.05 BUILDING TYPE III GROUND & SECOND FLOOR PLAN
A1.06 BUILDING TYPE III THIRD & ROOF PLAN
A1.07 CLUB HOUSE FLOOR PLAN
A1.08 CLUB HOUSE ROOF PLAN
A2.01 BUILDING TYPE I EXTERIOR ELEVATIONS
A2.02 BUILDING TYPE II EXTERIOR ELEVATIONS
A2.03 BUILDING TYPE III EXTERIOR ELEVATIONS
A2.04 FRONT & REAR ELEVATIONS CLUB HOUSE
A2.05 SIDE ELEVATIONS CLUB HOUSE
A3.01 TYPICAL MODEL A FLOOR PLAN
A3.02 TYPICAL MODEL B FLOOR PLAN
A3.03 TYPICAL MODEL C FLOOR PLAN

LOCATION MAP

N.T.S.



LEGAL DESCRIPTION

SEE SURVEY BY AMERICAN SERVICES OF MIAMI, CORP.

FOLIO No.

30-6934-000-0320 30-6934-000-0331 30-6934-000-0340

DATE	REVISION	DATE	REVISION	SEAL	SHEET No.	OF
				EUGENIO PALENZUELA AR-0009210	T1.01	

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	JOB No.	FILE NAME
AJMH/EP	MM	AJMH/EP	01-01-2013	1304	T1.01.DWG

1/20/14

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BY

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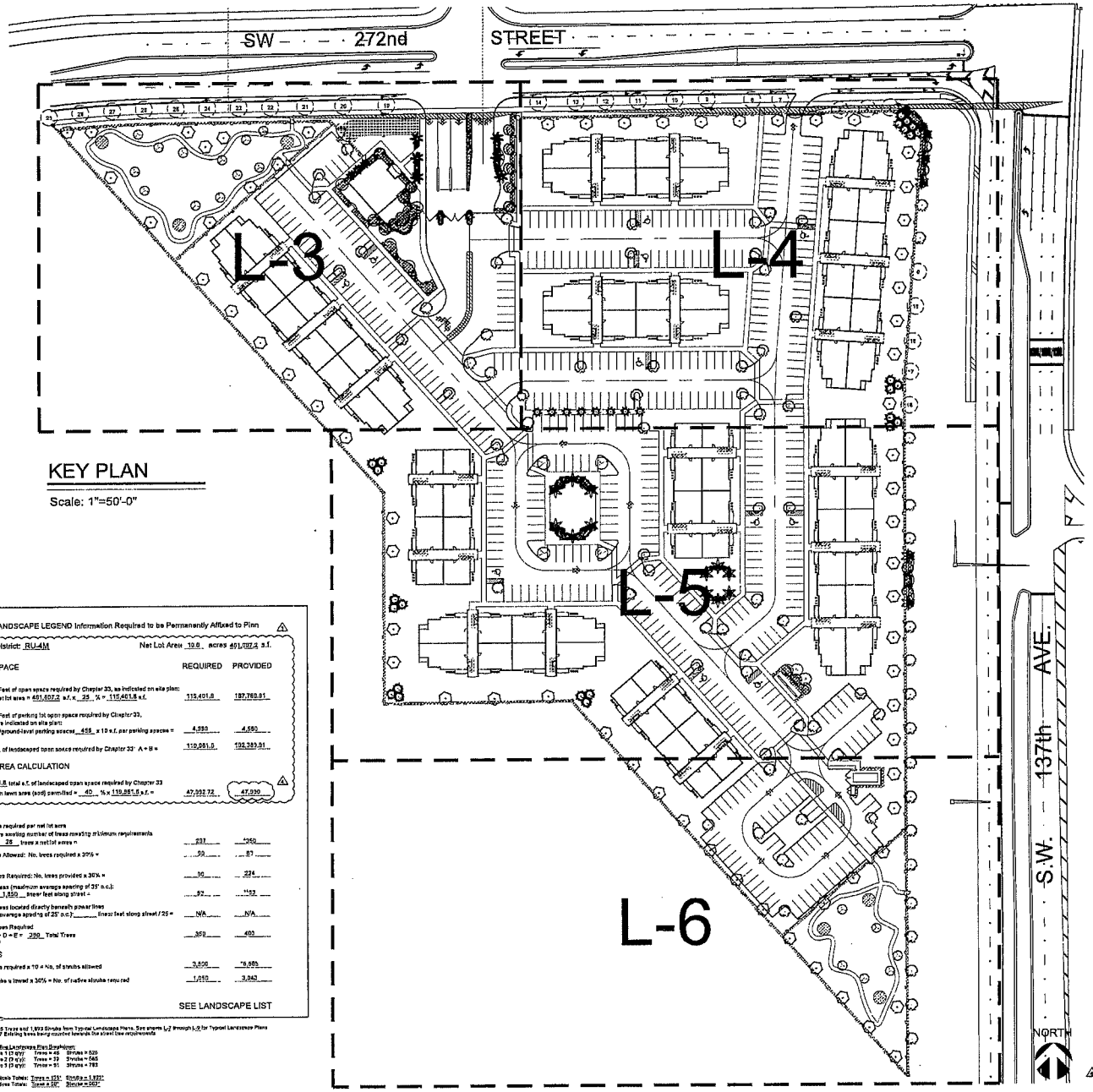


KEY PLAN

Scale: 1"=50'-0"

SHEET INDEX:

L-1	INDEX
L-2	DISPOSITION PLAN
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PLAN
L-5	LANDSCAPE PLAN
L-6	LANDSCAPE PLAN
L-7	TYPICAL BUILDING I LANDSCAPE PLAN
L-8	TYPICAL BUILDING II LANDSCAPE PLAN
L-9	TYPICAL BUILDING III LANDSCAPE PLAN
L-10	LANDSCAPE DETAILS

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	4	Bauhinia blakeana	10' HT. X 5' SPR. 2" CAL.
		HONG KONG ORCHID	F.G., F.F.
	2	Bismarckia nobilis	18' O.A. HT.
		BISMARCK PALM	F. G.
	68	*Bursera simaruba	10' HT. X 5' SPR. 2" CAL.
		GUMBO LIMBO	F.G.
	10	Cocos nucifera 'Malayan'	20-24' O.A. HEIGHT, 4" GW
		GREEN MALAYAN COCONUT PALM	F.G., SEE HEIGHTS ON PLAN
	6	Delonix regia	16' HT. X 5' SPR. 3" DBH
		ROYAL POINCIANA	F.G.
	11	Filicium decipiens	10' HT. x 5' SPR.
		JAPANESE FERN TREE	2" CAL., F.G.
	18	Lagerstroemia indica 'Natchez'	12' HT. X 8' SPR 2" CAL.
		NATCHEZ CREPE MYRTLE	F. G.
	12	Magnolia grandiflora 'D.D. Blanchard'	12' HT. X 5' SPR. 2" CAL.
		MAGNOLIA	F.G., F.F.
	6	Phoenix sylvestris	10' C.T.
		SILVER DATE PALM	F.G.
	79	*Quercus virginiana	12' HT. X 5' SPR. 2" DBH.
		LIVE OAK	F.G.
	17	*Roystonea elata	22' O.A. HT. MIN.
		ROYAL PALM	F.G., MATCHED HTS.
	13	Veitchia moolgamenyana 'Virgata'	14' O.A. HT. MIN.
		BINGLE MONTGOMERY PALM	F.G.
	25	Washingtonia robusta	16'-22' O.A. HEIGHT
		WASHINGTONIA PALM	F.G., SEE HEIGHTS ON PLAN

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AI	3	Alcantarea imperialis	2'-3" O.A. SPR.
		IMPERIAL BROMELIAD	9" POT
AJ	8	Acalpha wilkesiana 'Fire Dragon'	4'HT. X 36" SPR.
		COPPERLEAF	7 GAL.
AN	78	Annuals	FILL 4 PLANTED POTS
		CONTRACTOR TO SELECT SPECIES TO FILL AREA	
AW	10	Acalpha wilkesiana 'dwarf'	24" HT. X 24" SPR./ 24" O.C.
		DWARF COPPERLEAF	3 GAL.
CA	17	*Crinum augustum 'Queen Emma'	3' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CG	71	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CE	2201	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CL	6	*Crinum augustum	3' O.A. HT.
		GREEN CRINUM LILY	7 GAL.
CV	77	Codiaeum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
		RED - YELLOW CROTON	3 GAL.
DE	134	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
DT	188	Dianella tasmanica	18" HT. X 18" SPR. / 21" O.C.
		BLUEBERRY FLAX LILY	3 GAL.
FM	1100	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HA	4	Hibiscus 'Anderson Crepe'	6' HT. O.A., STANDARD
		ANDERSON CREPE HIBISCUS	15 GAL.
HP	85	*Hamelia patens	24" HT. X 24" SPR. / 24" O.C.
		FIREBUSH	3 GAL.
IT	442	Ixora taiwaniana 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
IY	50	Ixora 'Maui Yellow'	18" HT. X 18" SPR. / 18" O.C.
		YELLOW DWARF IXORA	3 GAL.
JC	236	Juniperus chinensis 'Parsonii'	15" HT. X 15" SPR. / 15" O.C.
		PARSON'S JUNIPER	1 GAL.
JI	3	Jatropha integerrima	6' HT. X 4' SPR.
		JATROPHA TREE	15 GAL., FULL
JV	97	Jasmine volubile	24" HT. X 24" SPR. / 24" O.C.
		WAX JASMINE	3 GAL.
SV	278	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	
SOD	As Required	Paspalum notatum	SOLID EVEN SOD
		ARGENTINE BAHIA GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-4M Net Lot Area: 19.0 acres 491,007.6 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 491,007.6 s.f. x 25 % = 115,401.8 s.f.	115,401.8	187,769.91
B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan: No. outside/ground-level parking spaces 455 x 10 s.f. per parking spaces =	4,550	4,550
C. Total s.f. of landscaped open space required by Chapter 33 A + B =	119,951.8	192,319.91
LAWN AREA CALCULATION		
A. 119,951.8 total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 40 % x 119,951.8 s.f. =	47,980.72	47,980

TREES		
A. No. trees required per net lot acre. Lawn seeding number of trees meeting minimum requirements = 26 trees x net lot acres =	231	*350
B. ¼ Palms Allowed: No. trees required x 30% =	58	87
C. ¼ Natives Required: No. trees provided x 30% =	90	224
D. Street trees (maximum average spacing of 25' o.c.): 1,850 linear feet along street =	92	**152
E. 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 Trees Required A + D = E = 350 Total Trees	350	402
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	3,500	*9,685
B. No. shrubs allowed x 30% = No. of native shrubs required	1,050	3,043

SEE LANDSCAPE LIST

*Includes 135 Trees and 1,893 Shrubs from Typical Landscape Plans. See sheets L-7 through L-9 for Typical Landscape Plans
**Include 27 Existing trees being counted towards the street tree requirements

Typical Building Landscape Plan Breakdown:
Building Type 1 (3 qty): Trees = 45 Shrubs = 525
Building Type 2 (3 qty): Trees = 39 Shrubs = 585
Building Type 3 (3 qty): Trees = 51 Shrubs = 783

Building Typicals Totals: Trees = 135* Shrubs = 1,893*
Typicals Natives Totals: Trees = 56* Shrubs = 567*

WITKIN HULTS DESIGN GROUP
307 south 21st avenue • hollywood, florida
954.923.7900 • fax 954.923.7904 • 954.923.8449
www.witkindesign.com

South Pointe
Naranja, Florida
INDEX

Project:

Revisions:
1) 10.24.13 NEW SITE PLAN
2) 11.15.13 EX. TREE COORDINATION
3) 11.22.13 RER COMMENTS
4) 11.20.13 RER LAWN COMMENTS

Seal:

JAN 17 2014

Lic. # LA0000466
Member A.S.L.A.

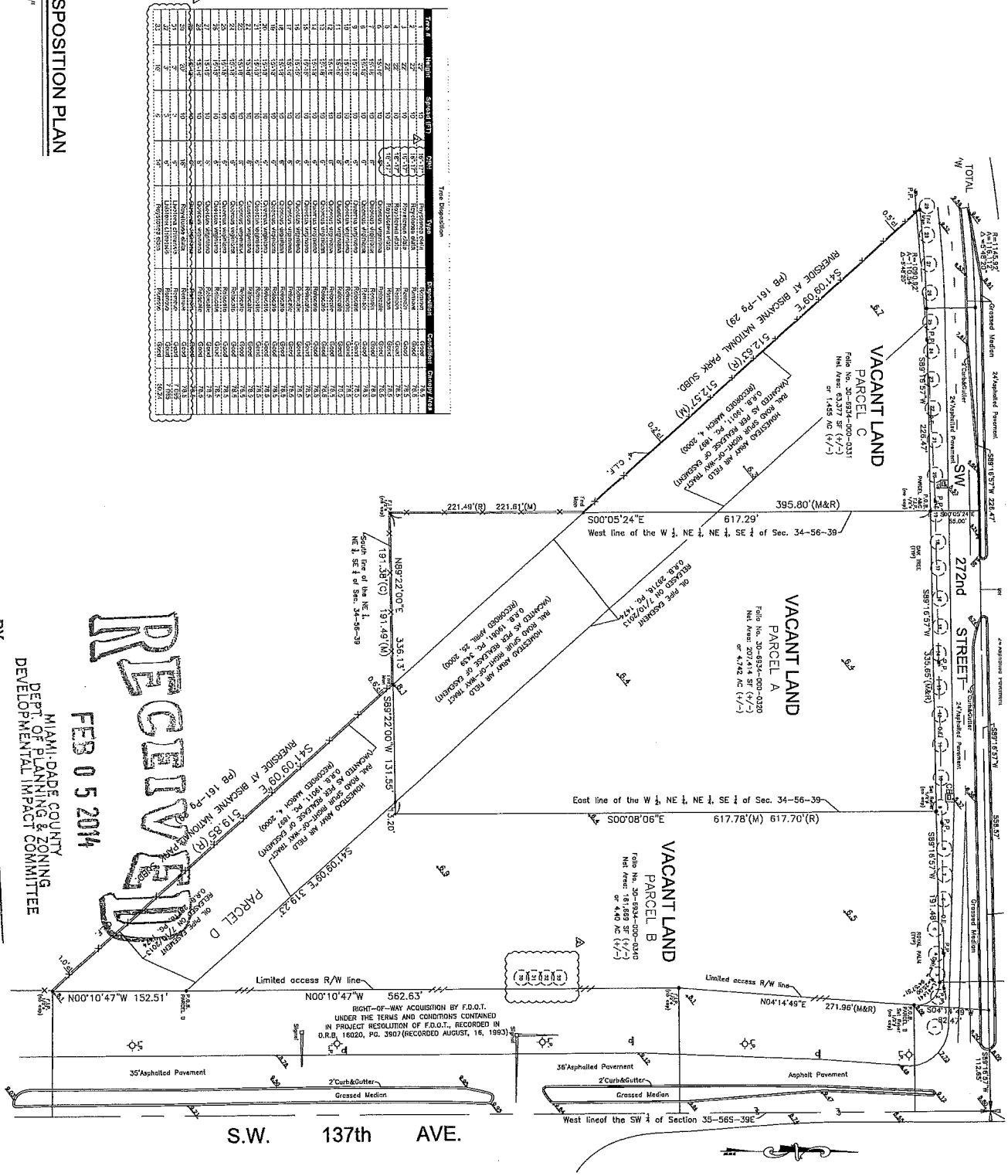
Drawing: INDEX
Date: 7/31/2013
Scale: NTS
Drawn by: DC
Sheet No.:

L-1

Cert Id.: 2013-068

TREE DISPOSITION PLAN

Scale: 1"=50'-0"



Tree #	Height	Spread (FT)	DBH	Tree Disposition Type	Disposition	Condition	Canopy Area
1	12'	10'	6"	Roystonea regia	Removal	Good	78.5
2	22'	10'	10"-12"	Roystonea regia	Removal	Good	78.5
3	22'	10'	10"-12"	Roystonea regia	Removal	Good	78.5
4	22'	10'	10"-12"	Roystonea regia	Removal	Good	78.5
5	22'	10'	10"-12"	Roystonea regia	Removal	Good	78.5
6	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
7	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
8	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
9	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
10	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
11	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
12	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
13	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
14	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
15	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
16	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
17	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
18	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
19	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
20	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
21	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
22	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
23	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
24	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
25	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
26	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
27	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
28	15'-18'	10'	6"	Roystonea regia	Removal	Good	78.5
29	20'	10'	8"	Quercus virginiana	Removal	Good	78.5
30	20'	10'	8"	Quercus virginiana	Removal	Good	78.5
31	20'	10'	8"	Quercus virginiana	Removal	Good	78.5
32	3'	5'	4"	Ficus benjamina	Removal	Good	78.5
33	10'	6'	14"	Roystonea regia	Removal	Good	78.5

NORTH

Cad file: 13015-088	Drawings Disposition Plan Date: 7/1/2013 Scale: 1"=50'-0" Drawn by: DC Sheet No: L-2	Rev.	Revisions: 1) 10.24.13 REVISED SITE PLAN 2) 11.15.13 EX. TREE COORDINATION

JAN 17 2014

South Pointe

Naranja, Florida

DISPOSITION PLAN

WITKIN HULTS DESIGN GROUP
357 south 21st avenue hollywood, florida
phone: 954.923.2681 fax/attn: 954.923.0589
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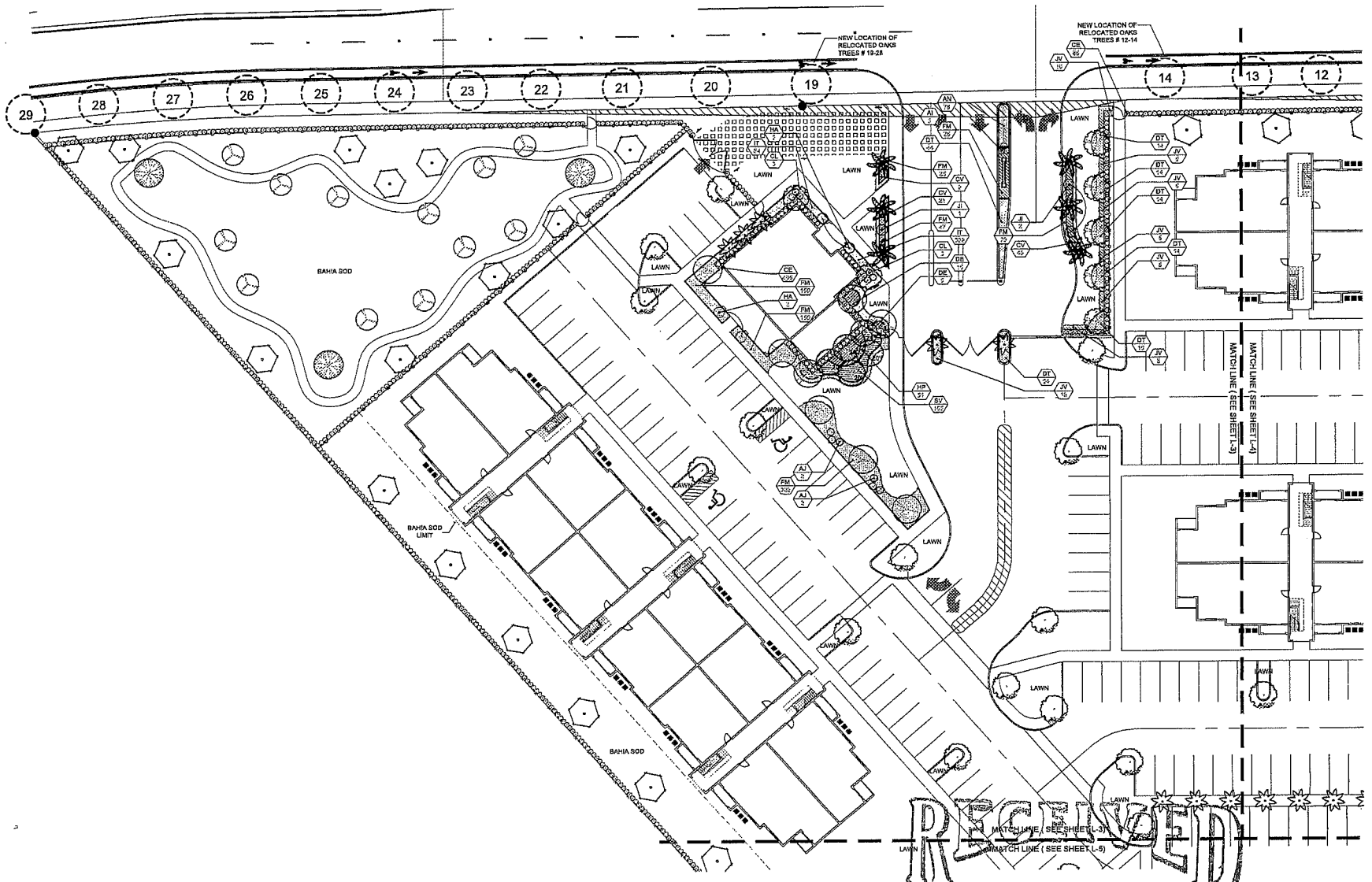

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LANDSCAPE PLAN

Scale: 1"=20'-0"

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Project:

South Pointe
Naranja, Florida
LANDSCAPE PLAN

Revisions:
1) 10.24.13 NEW SITE PLAN
4) 11.26.13 RER LAWN COMMENTS

JAN 17 2014

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 7/31/2013
Scale: 1"=20'-0"
Drawn by: NH
Sheet No.:

L-3

Cad Id.: 2013-009

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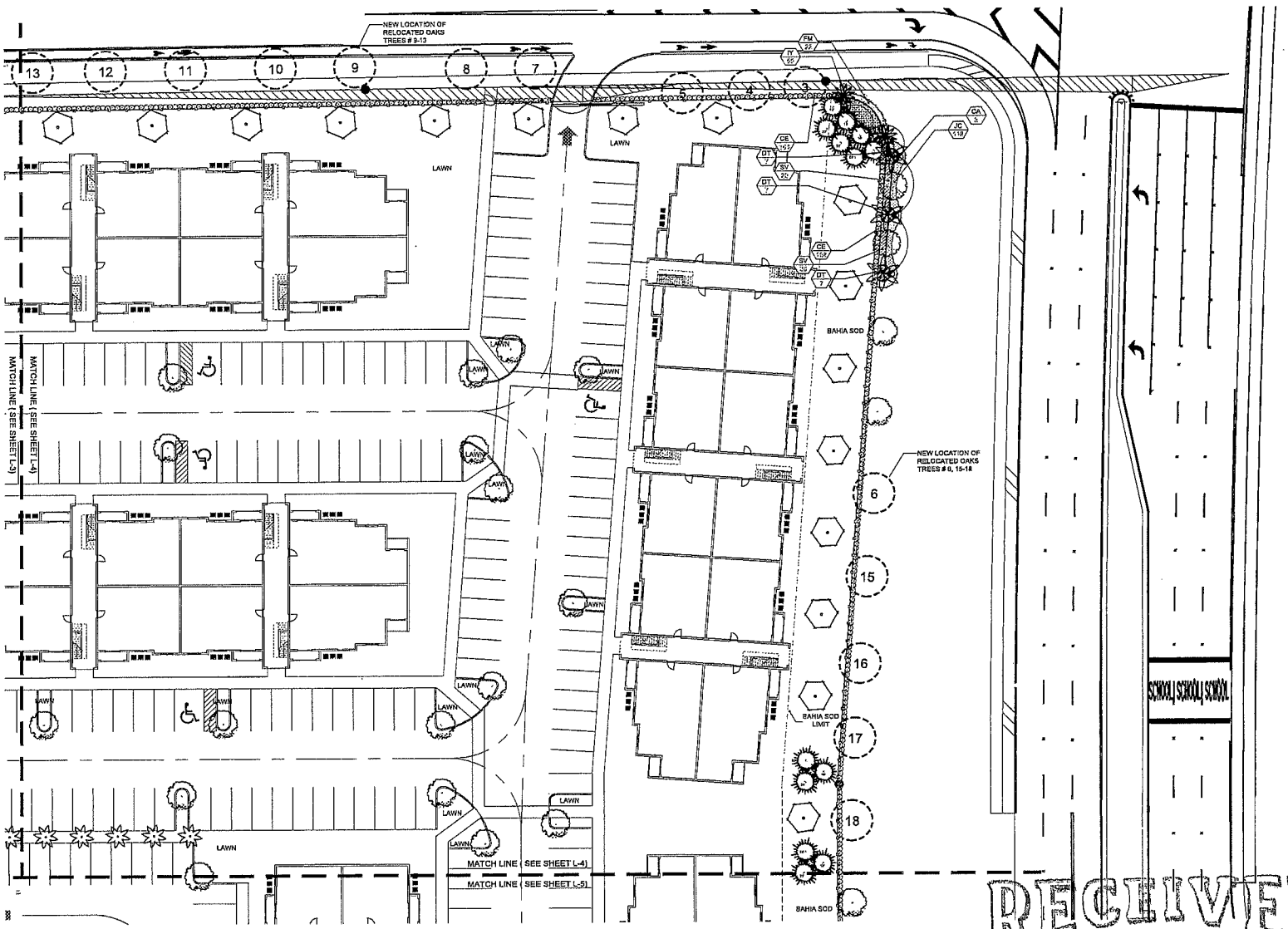

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South Pointe
Naranja, Florida
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1) 10.24.13 NEW SITE PLAN
4) 11.20.13 RER LAWN COMMENTS

JAN 7 2014

Seal:

Lic. # LA0000889
Member: A.S.L.A.

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L-4

Cad Id.: 2013-008

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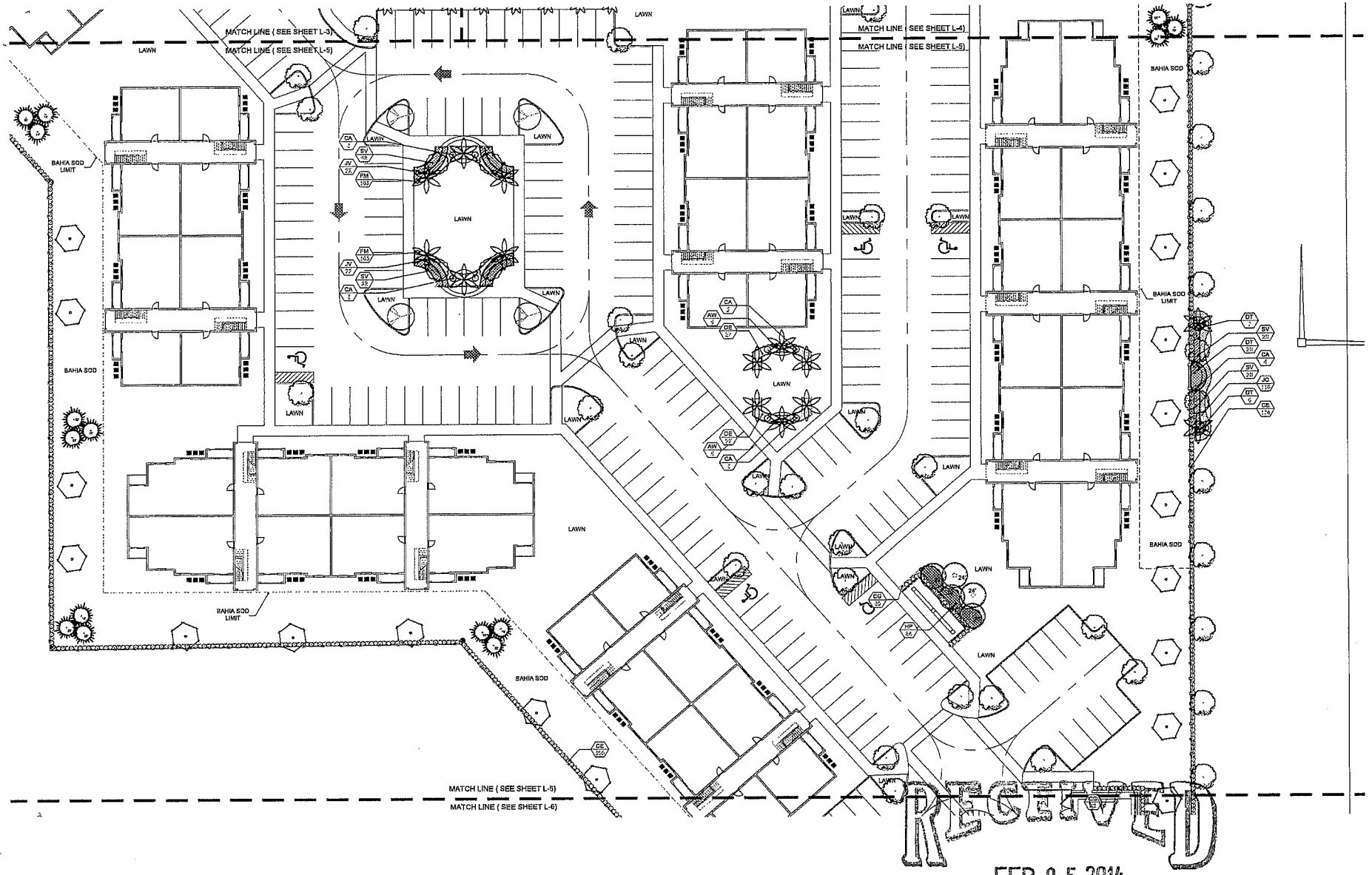

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Scale:

Lic.# LA0000089
Member: A.S.L.A.

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Sheet No.:

L-5

Cad Id.: 2013-008

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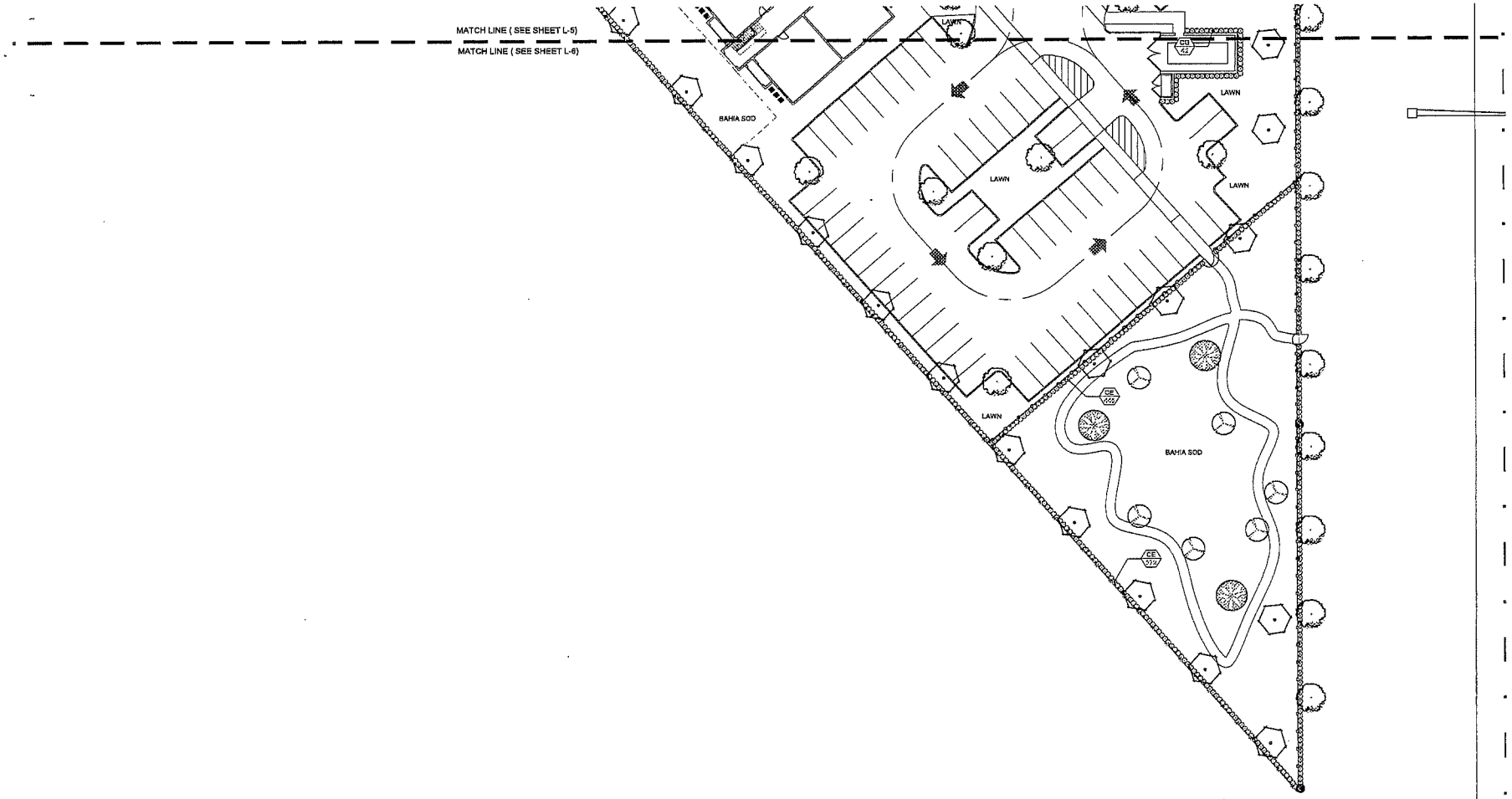

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LANDSCAPE PLAN

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Naranja, Florida
LANDSCAPE PLAN

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4) 11.25.13 RER LAWN COMMENTS

JAN 17 2014

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Member: A.S.L.A.

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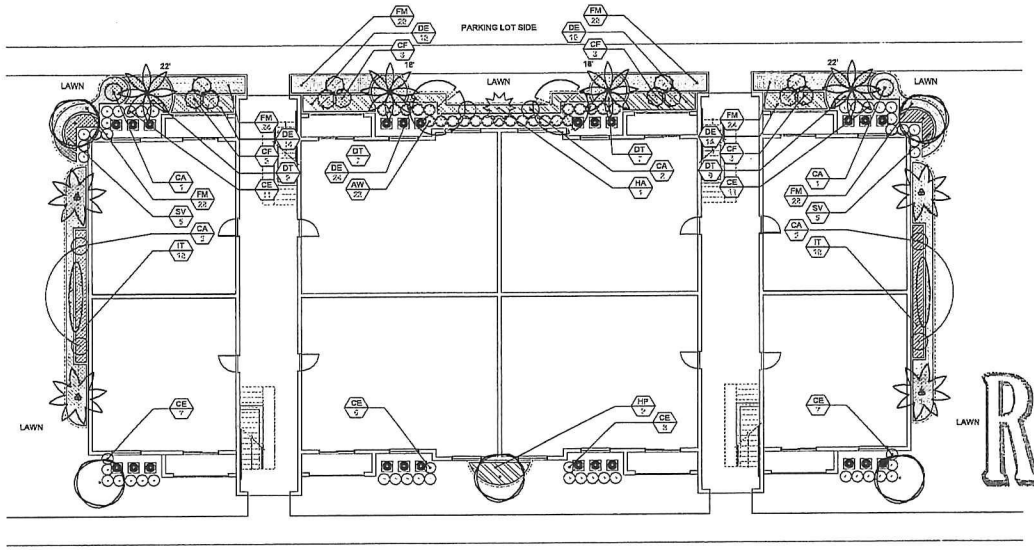
Cad Id.: 2013-008



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DEVELOPMENTAL IMPACT COMMITTEE

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	4	Adonidia merrillii 'Triple'	12' OA HT., TRIPLE
		TRIPLE CHRISTMAS PALM	F.G.
	5	*Clusia guttifera	12' HT. X 5' SPR. 2" DBH.
		SMALL LEAF CLUSIA	F. G., LIMBED UP
	3	Lagerstroemia speciosa	14' HT. X 5' SPR. 3" CAL.
		QUEEN'S CREPE MYRTLE	F. G.
	2	Ravenala madagascariensis	14' OA HT., FULL
		TRAVELER TREE	F.G.
	8	Washingtonia robusta	18'-22' O.A. HEIGHT
		WASHINGTONIA PALM	F.G., SEE HEIGHTS ON PLAN

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AW	23	Acalpha wilkesiana 'dwarf'	24" HT. X 24" SPR./ 24" O.C.
		DWARF COPPERLEAF	3 GAL.
CA	8	*Crinum augustum 'Queen Emma'	3' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CE	48	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CF	12	Cordyline fruticosa 'Purple Prince'	4' O.A. HT., 4PPP
		PURPLE PRINCE TI PLANT	3 GAL.
DE	84	Duranta erecta 'Gold Mound'	15" HT. X 15" SPR. / 15" O.C.
		GOLD MOUND DURANTA	3 GAL.
DT	41	Dianella tasmanica	18" HT. X 18" SPR. / 24" O.C.
		BLUEBERRY FLAX LILY	3 GAL.
FM	156	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HA	1	Hibiscus 'Anderson Crepe'	6' HT. O.A., STANDARD
		ANDERSON CREPE HIBISCUS	15 GAL.
HP	9	*Hamelia patens	18" HT. X 18" SPR. / 24" O.C.
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LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND CHAPTER 33		
ZONE DISTRICT: RU-4M (MULTI FAMILY)		
Gross Land: 13,500 sq. ft. Net Land: 13,500 sq. ft. Water Bodies: 0		
	REQ.	PROV.
Landscape Open Space (if applicable)	N/A	N/A
Greenbelt Width (if applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	40%	40%
TREES:	9	15
Trees per Acre: 28		
Note: 30% of required trees and/or palms shall be native species.		
Street Trees:	N/A	N/A
TOTAL NUMBER OF TREES	9	15
SHRUBS: (10 shrubs for each tree req.)	90	175
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code		

TYPICAL BUILDING TYPE I LANDSCAPE PLAN

Scale: 1"=10'-0"

WITKIN HULTS DESIGN GROUP
307 south 21st avenue hollywood, florida
phone 954.923.4868 facsimile 954.923.4869
www.witkin-design.com

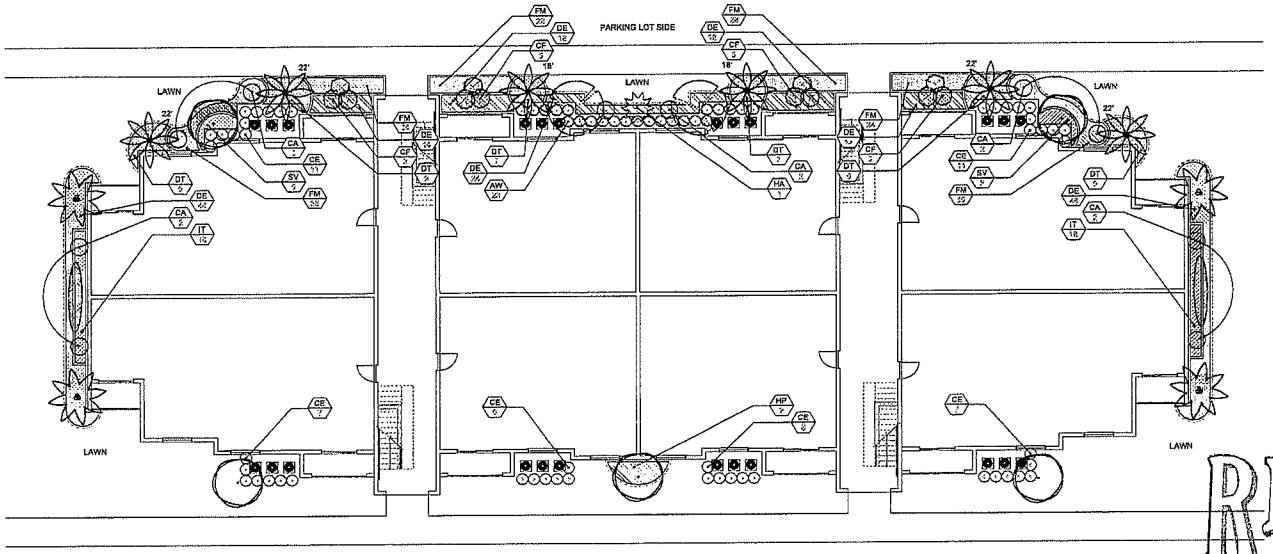
Project:
South Pointe
Naranja, Florida
BUILDING TYPE I LANDSCAPE PLAN

Revisions:
1) 10.24.13 NEW SITE PLAN

JAN 17 2014

Seal:
Lic. # LA0000869
Member A.S.L.A.

Drawing: Building Type I Landscape Plan
Date: 10/24/2013
Scale: 1"=10'-0"
Drawn by: DC
Sheet No.:
L-7
Cad Id.: 2013-008



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		BLUEBERRY FLAX LILY	3 GAL.
FM	170	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HA	1	Hibiscus 'Anderson Crepe'	6' HT. O.A., STANDARD
		ANDERSON CREPE HIBISCUS	16 GAL.
HP	9	*Hamelia patens	18" HT. X 18" SPR. / 24" O.C.
		FIREBUSH	3 GAL.
IT	32	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
SV	10	Schefflera arboricola 'Trinetta'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND CHAPTER 33		
ZONE DISTRICT: RU-4M (MULTI FAMILY)		
Gross Land: 18,000 sq. ft. Net Land: 18,000 sq. ft. Water Bodies: 0		
	REQ.	PROV.
Landscape Open Space (if applicable)	N/A	N/A
Greenbelt Width (if applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	40%	40%
TREES:		
Trees per Acre: 28	12	13
Note: 30% of required trees and/or palms shall be native species.		
Street Trees:	N/A	N/A
TOTAL NUMBER OF TREES	12	13
SHRUBS: (10 shrubs for each tree req.)	120	195
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 of Miami-Dade Code		

TYPICAL BUILDING TYPE II LANDSCAPE PLAN

Scale: 1"=10'-0"

45

WITKIN HULTS DESIGN GROUP
307 south 21st avenue hollywood, florida
phone: 954.923.9461 facsimile: 954.923.0619
www.witkinhultsdesign.com

Project:
South Pointe
Naranja, Florida
BUILDING TYPE II LANDSCAPE PLAN

Revisions:
1) 10.24.13 NEW SITE PLAN

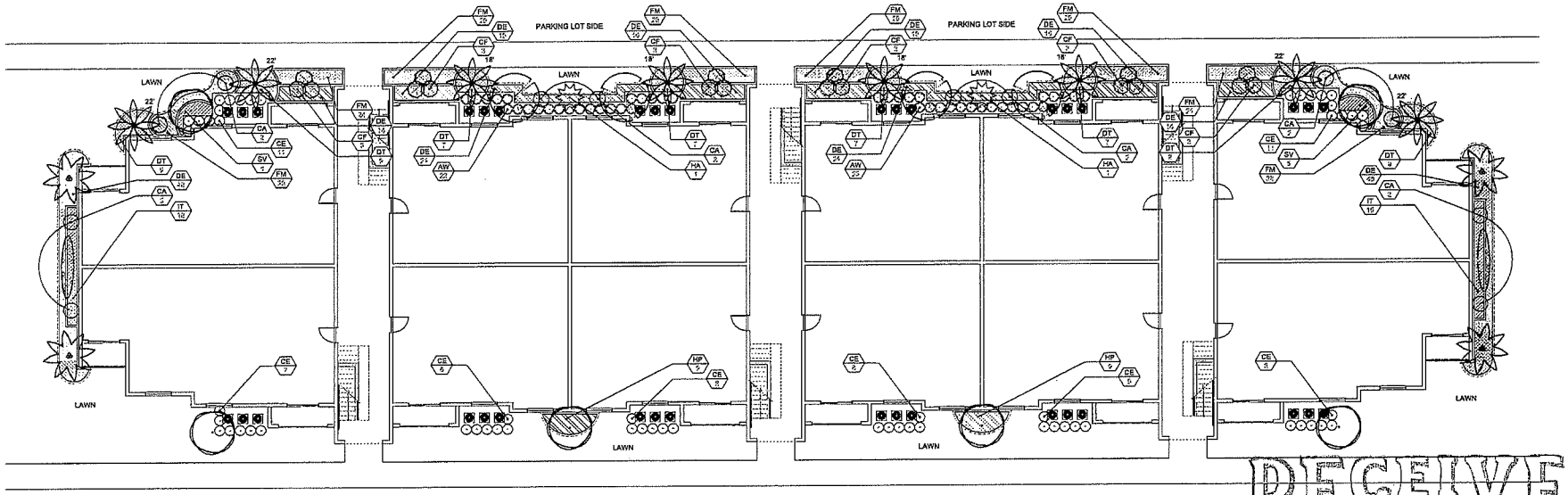
JAN 17 2014

Seal:

Lic. # LA0000869
Member: ASB L.A.

Drawing: Building Type II Landscape Plan
Date: 10/24/2013
Scale: 1"=10'-0"
Drawn by: DC
Sheet No.:
L-8
Cad Id.: 2013-008

46



LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT: RU-4M (MULTI FAMILY)

Gross Land: 23,500 sq. ft. Net Land: 23,500 sq. ft. Water Bodies: 0

	REQ.	PROV.
Landscape Open Space (if applicable)	N/A	N/A
Greenbelt Width (if applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	40%	40%
TREES:		
Trees per Acre: 28	18	17
Note: 30% of required trees and/or palms shall be native species.		
Street Trees:	N/A	N/A
TOTAL NUMBER OF TREES	18	17
SHRUBS: (10 shrubs for each tree req.)	160	261

30% shrubs/hedge shall be native species.
Irrigation system required pursuant to Chapter 33 of Miami-Dade Code

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	4	Adonidia merrillii 'Triple'	12' OA HT., TRIPLE
		TRIPLE CHRISTMAS PALM	F.G.
	6	*Clusia guttifera	12' HT. X 5' SPR. 2" DBH.
		SMALL LEAF CLUSIA	F. G., LIMBED UP
	4	Lagerstroemia speciosa	14' HT. X 6' SPR. 3" CAL.
		QUEEN'S CREPE MYRTLE	F. G.
	2	Ravenala madagascariensis	14' OA HT., FULL
		TRAVELER TREE	F.G.
	8	Washingtonia robusta	18'-22' O.A. HEIGHT
		WASHINGTONIA PALM	F.G., SEE HEIGHTS ON PLAN

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AW	46	Acalipha wilkesiana 'dwarf'	24" HT. X 24" SPR./ 24" O.C.
		DWARF COPPERLEAF	3 GAL.
CA	12	*Crinum augustum 'Queen Emma'	3' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CE	59	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CF	18	Cordyline fruticosa 'Purple Prince'	4' O.A. HT., 4PPP
		PURPLE PRINCE TI PLANT	3 GAL.
DE	236	Duranta erecta 'Gold Mound'	15" HT. X 15" SPR. / 15" O.C.
		GOLD MOUND DURANTA	3 GAL.
DT	64	Dianella tasmanica	18" HT. X 18" SPR. / 24" O.C.
		BLUEBERRY FLAX LILY	3 GAL.
FM	222	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HA	2	Hibiscus 'Anderson Crepe'	6' HT. O.A., STANDARD
		ANDERSON CREPE HIBISCUS	15 GAL.
HP	18	*Hamelia patens	18" HT. X 18" SPR. / 24" O.C.
		FIREBUSH	3 GAL.
IT	32	Ixora talwanense 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
SV	10	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

TYPICAL BUILDING TYPE III LANDSCAPE PLAN

Scale: 1"=10'-0"

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DEPT. OF PLANNING & ZONING
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BY

WITKIN HULTS DESIGN GROUP
307 south 21st avenue hollywood, florida
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Project:
South Pointe
Naranja, Florida
BUILDING TYPE III LANDSCAPE PLAN

Revisions:
1) 10.24.13 NEW SITE PLAN

Seal:

Lic. # LA0000983
Member: A.S.L.A.

Drawing: Building Type III Landscape Plan
Date: 10/24/2013
Scale: 1"=10'-0"
Drawn by: DC
Sheet No.:
L-9
Cad Id.: 2013-008

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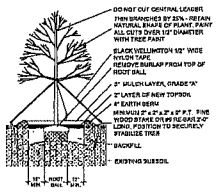
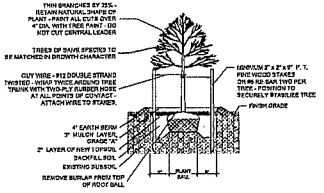
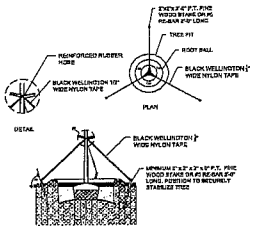
BY



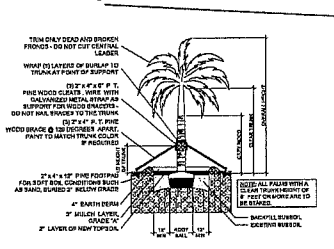
LARGE TREE PLANTING DETAIL



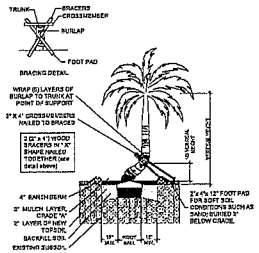
SMALL TREE PLANTING DETAIL



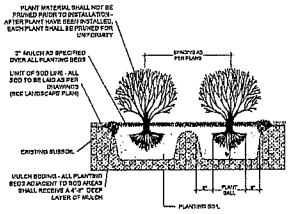
TYPICAL TREE GUYING DETAIL



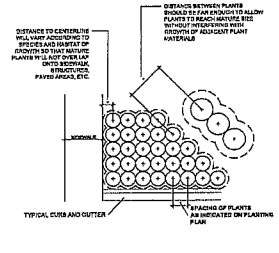
STRAIGHT TRUNK PALM PLANTING DETAIL



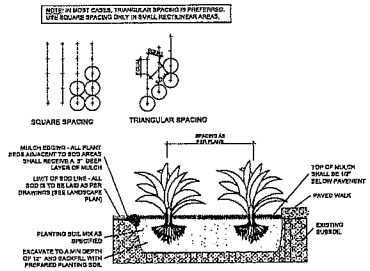
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

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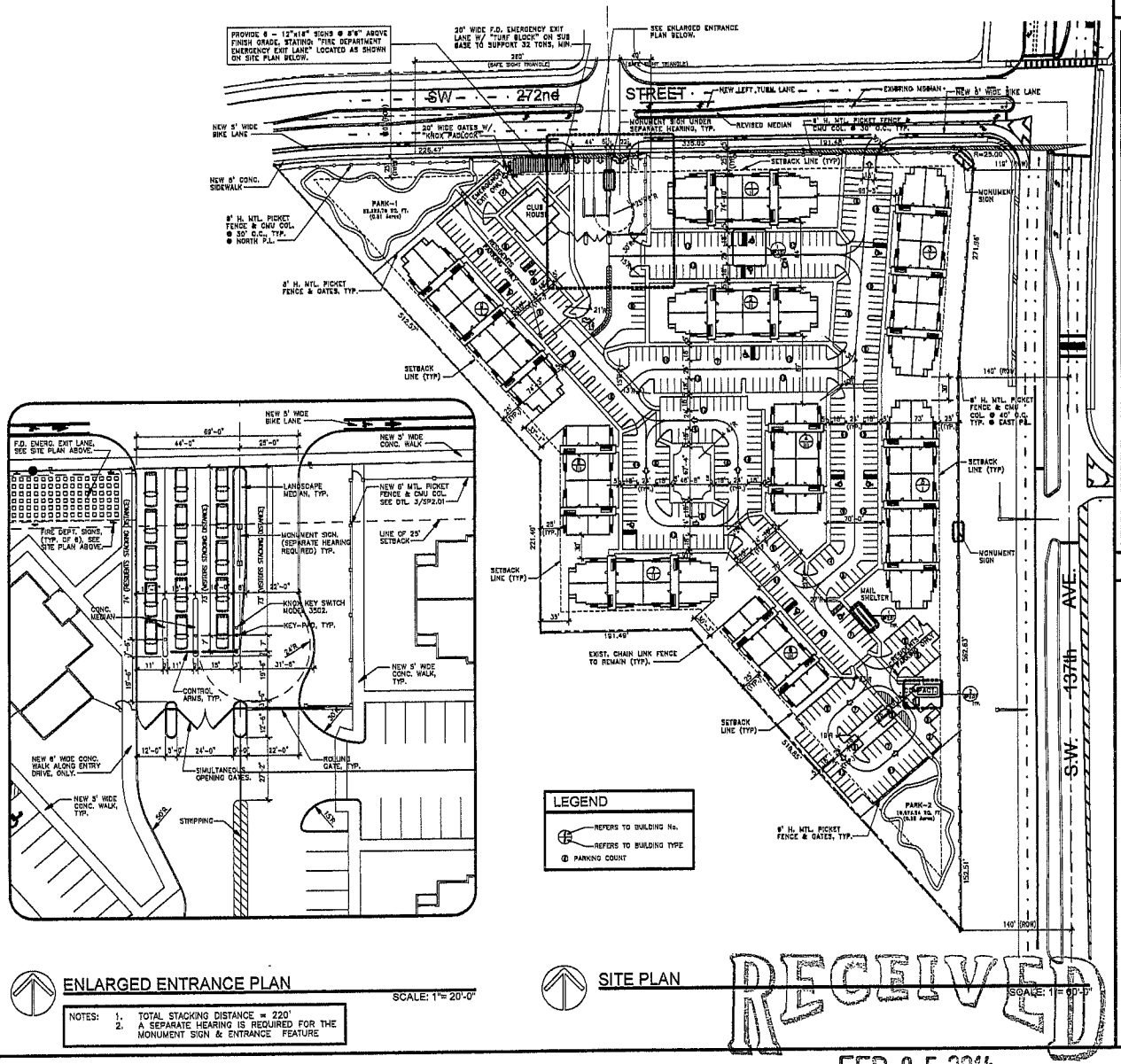
Project
South Pointe
Naranja, Florida
LANDSCAPE DETAILS

Revisions:

Seal:
Lic. # LA0002888
Member: A.S.L.A.

Drawing: Landscape Details
Date: 7/31/2013
Scale: NTS
Drawn by: DC
Sheet No.:
L-10
Cad Id.: 2013-088



ENLARGED ENTRANCE PLAN

SCALE: 1"= 20'-0"

NOTES:
1. TOTAL STACKING DISTANCE = 220'
2. A SEPARATE HEARING IS REQUIRED FOR THE MONUMENT SIGN & ENTRANCE FEATURE

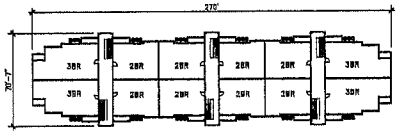
SITE PLAN

SCALE: 1"= 60'-0"

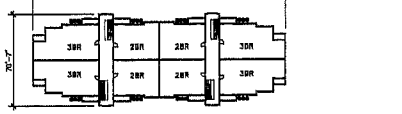
SITE DATA

ZONING DATA:					
ZONING:		RU-4M			MULTIFAMILY FAMILY RESIDENTIAL
UNIT COUNT	ALLOWED		PROVIDED		
1 BEDROOM			36		
2 BEDROOM			144		
3 BEDROOM			72		
TOTALS	285		252		25 UNITS /ACRE
LAND AREA:					
LOT AREA (GROSS)	551,967.70	Sq.Ft.	12.90	ACRES	
ROW AREA	0.00	Sq.Ft.	0.68	ACRES	
LOT AREA (NET)	451,807.25	Sq.Ft.	10.90	ACRES	
			NUMBER OF BUILDINGS	AREA	
BUILDING TYPE "I" AREA (FOOTPRINT)	13,327.00	Sq.Ft.	3	47,161.00	Sq.Ft.
BUILDING TYPE "II" AREA (FOOTPRINT)	11,079.00	Sq.Ft.	3	33,087.00	Sq.Ft.
BUILDING TYPE "III" AREA (FOOTPRINT)	9,268.00	Sq.Ft.	3	26,274.00	Sq.Ft.
CLUB HOUSE	3,962.00	Sq.Ft.	1	3,962.00	Sq.Ft.
TOTAL AREA FOR ALL BUILDINGS:				110,184.39	Sq.Ft.
WALKWAYS:				23,002.00	
PAVEMENT:				159,133.00	
				182,135.00	
IMPERVIOUS (CONSTRUCTED) AREA				292,320	Sq.Ft.
PERVIOUS AREA (GREEN SPACE)				159,548	Sq.Ft.
	ALLOWED		PROVIDED		
F.A.R.					
3 STORIES	0.75	MAX.			
ALL BUILDINGS (110,184.39/451,807.20)			0.39		
PROPOSED BUILDING HEIGHT (Building Types I, II & III (Three Story))			42'-0"		Top of Roof
SETBACK DATA:	REQUIRED		PROVIDED		NOTES
FRONT	25'-0"		25'-0"		
REAR	25'-0"		25'-0"		
SIDE	20'-0"		25'-0"		
SIDE AT CORNER	15'-0"		25'-0"		
LANDSCAPE/OPEN AREA:					
% OF LAND (OPEN SPACE)	35%		42%		
CORRESPONDING SQUARE FOOTAGE	110,451.80		192,100.81		
PARKING DATA:					
				REQUIRED	PROVIDED
CLUBHOUSE LEASING OFFICE	UNITS 400 SQ. FT.		FACTOR 1/200 SQ. FT.	2	
1 BEDROOM	36		1.5	54	
2 BEDROOM	144		1.75	252	
3 BEDROOM	72		2	144	
TOTAL	252			452	458
HANDICAPPED				<20>	<11>

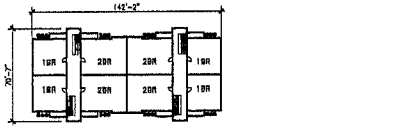
BUILDING TYPES



BUILDING TYPE I (36 UNITS EACH)
(3 BUILDINGS @ 36 UNITS = 108 TOTAL UNITES) SCALE: 1"= 40'



BUILDING TYPE II (24 UNITS EACH)
(3 BUILDINGS @ 24 UNITS = 72 TOTAL UNITES) SCALE: 1"= 40'



BUILDING TYPE III (24 UNITS EACH)
(3 BUILDINGS @ 24 UNITS = 72 TOTAL UNITES) SCALE: 1"= 40'

ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 ID-0001056

EUGENIO PALENZUELA
AR-0016310

CONSULTANT

SITE PLAN
South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DRAWING: PROJECT:

DESIGNED BY	E.P./A.M.H.
DRAWN BY	D.F.
CHECKED BY	E.P./A.M.H.
SCALE	AS NOTED
DATE	04-01-2013
JOB No.	1304

△	DATE	REVISION

SHEET No.: SP1.01
FILE NAME: SP1.01-CON.DWG

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BY

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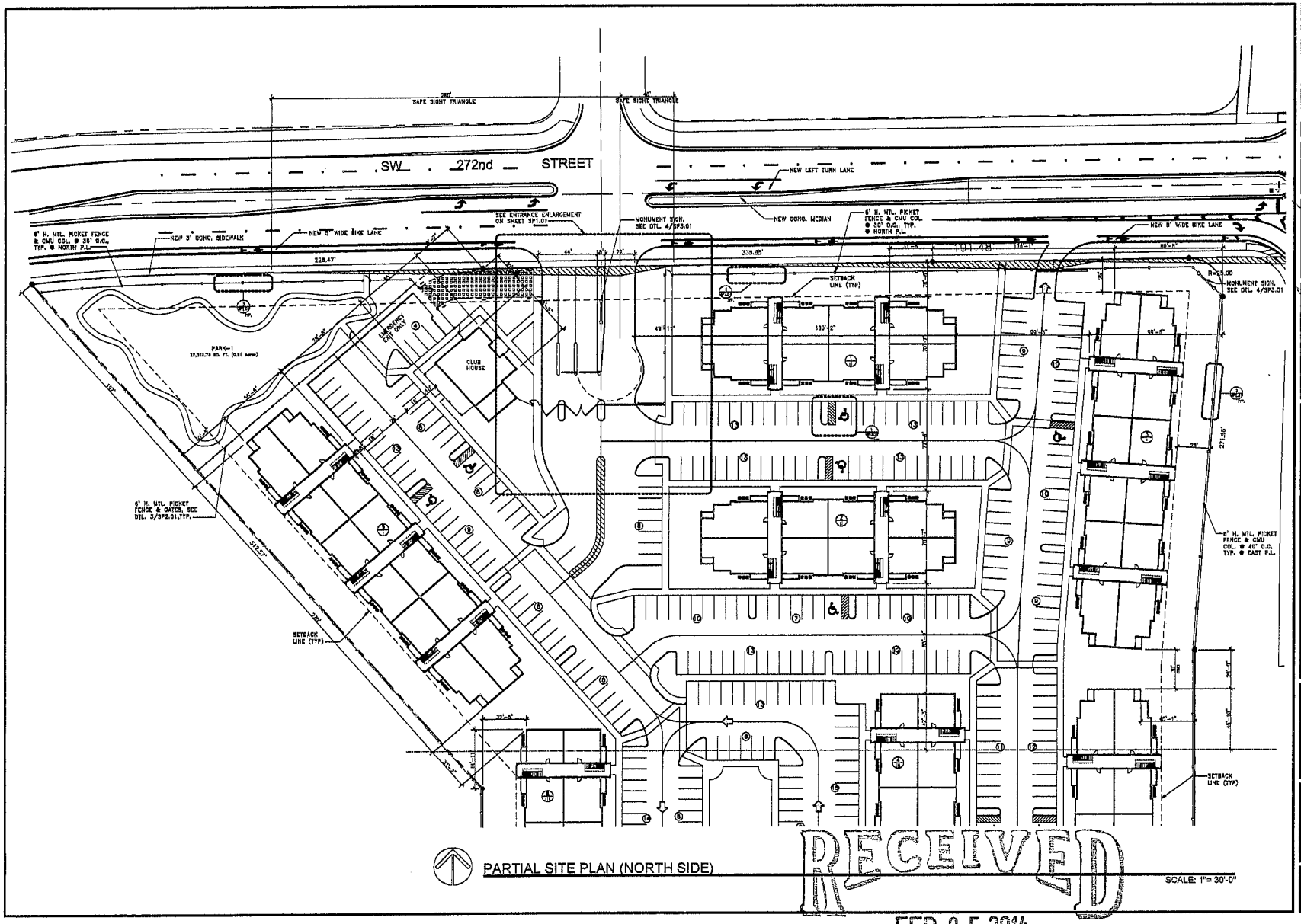

PARTIAL SITE PLAN (NORTH SIDE)

SCALE: 1"= 30'-0"

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FEB 0 5 2014

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

BY_____

Holdings Design & Hospital

ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001036

EUGENIO PALENCIA (AR-0012410)

CONSULTANT

DRAWING: PARTIAL SITE PLAN (NORTH SIDE)

PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

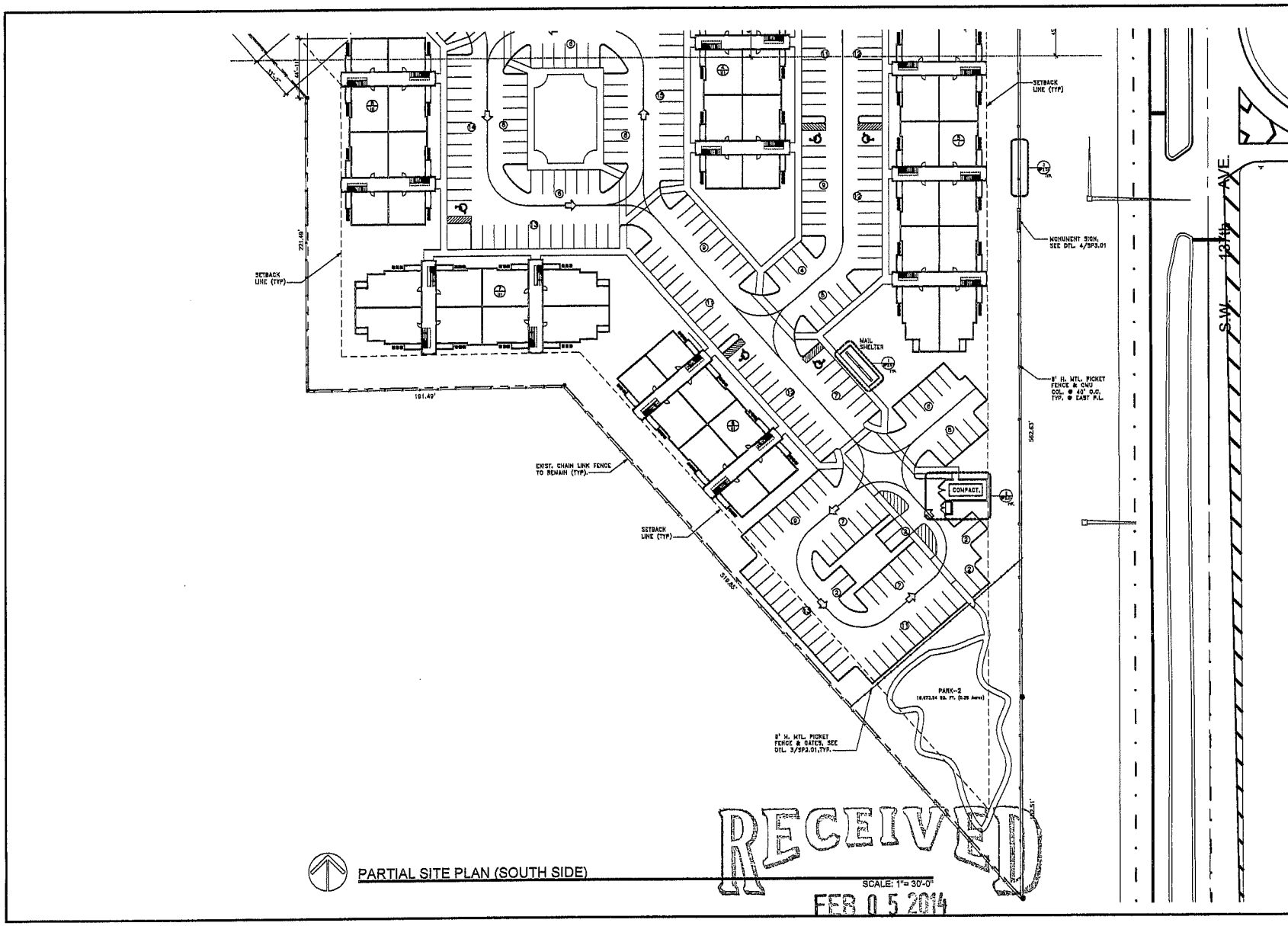
△	DATE:	REVISION:

SHEET No.: SP1.02 OF:

FILE NAME: SP1.02-CON.DWG

1/20/14

50



PARTIAL SITE PLAN (SOUTH SIDE)

SCALE: 1"= 30'-0"

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FEB 05 2014

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

BY_____

Pollen-Quehn & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001038

CONSULTANT

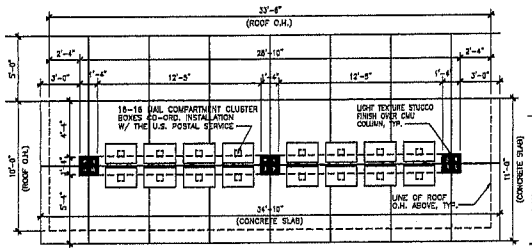
DRAWING: PARTIAL SITE PLAN (SOUTH SIDE)
PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

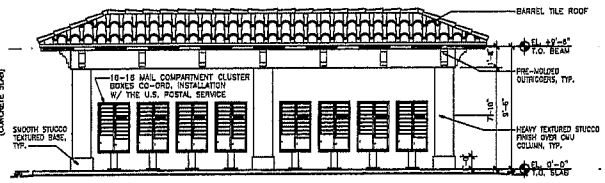
△	DATE:	REVISION:

SHEET No.: SP1.03 OF:
FILE NAME: SP1.03-CGN.DWG

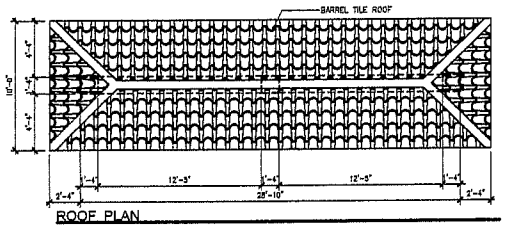
2/14



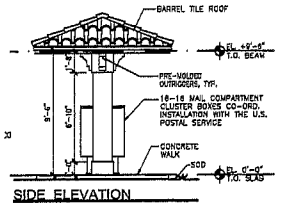
FLOOR PLAN



FRONT ELEVATION



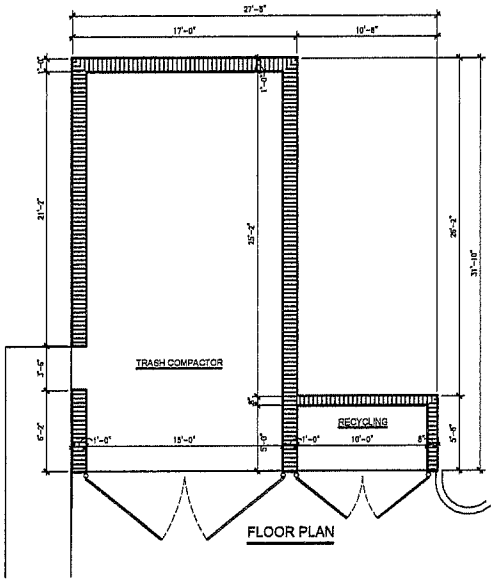
ROOF PLAN



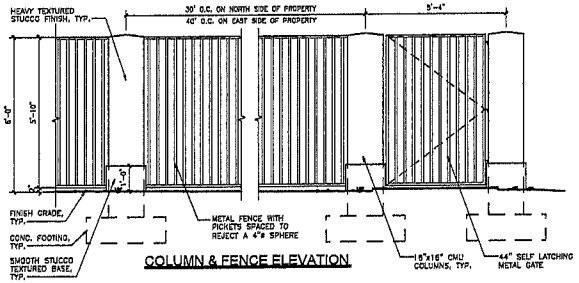
SIDE ELEVATION

1 SP2.01 MAILBOX SHELTER DETAILS

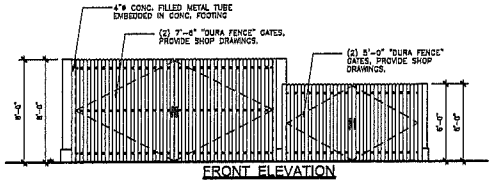
SCALE: 1/4" = 1'-0"



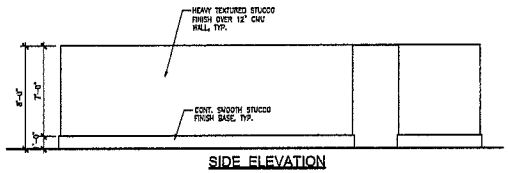
FLOOR PLAN



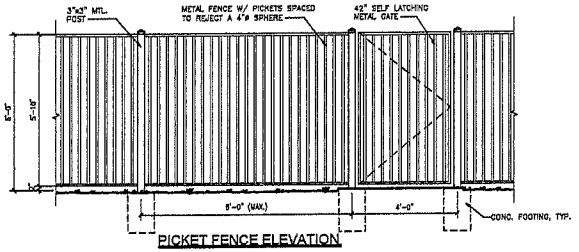
COLUMN & FENCE ELEVATION



FRONT ELEVATION



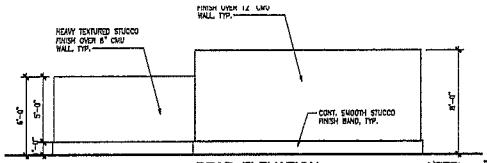
SIDE ELEVATION



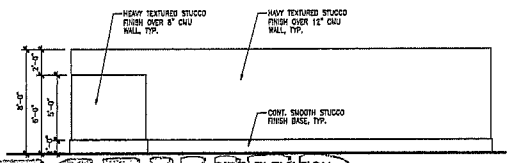
PICKET FENCE ELEVATION

3 SP2.01 PERIMETER FENCE DETAILS

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



REAR ELEVATION



SIDE ELEVATION

2 SP2.01 TRASH COMPACTOR ENCLOSURE DETAILS

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

Pistorius Cutler & Partners
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-9001
FAX: (305) 969-9002
AA-0003113 IB-0001056

DRAWING: MAIL SHELTER & DUMPSTER PLANS
PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12440 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

△	DATE:	REVISION

SHEET No.: SP2.01
FILE NAME: SP1.02-CONI.DWG

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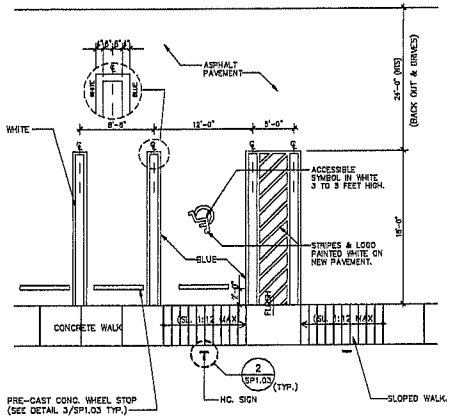
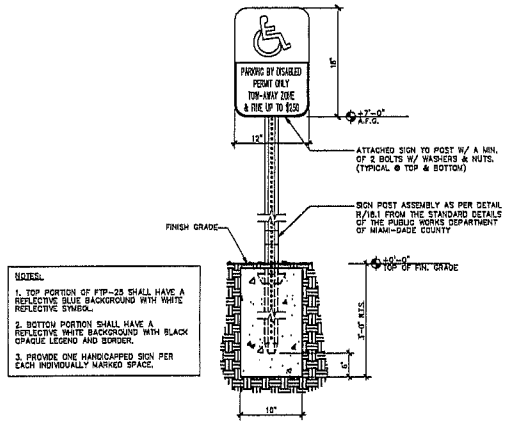
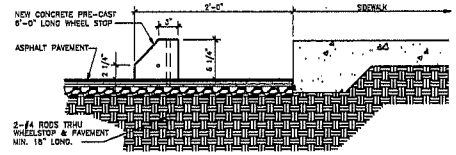
52



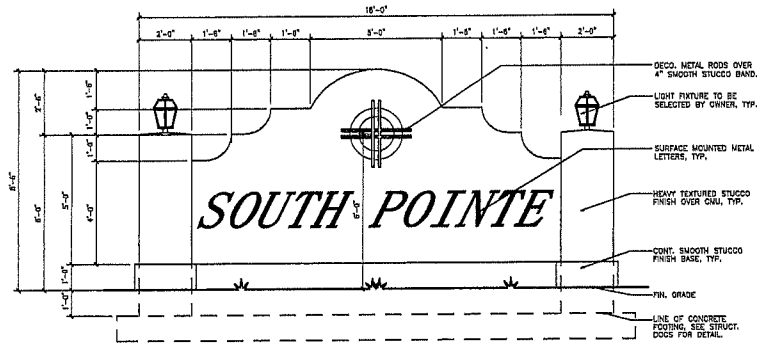
1 SP3.01 TYPICAL PARKING DETAIL N.T.S.



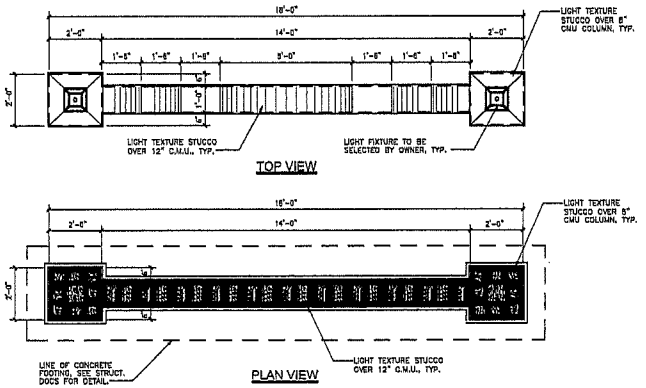
2 SP3.01 H.C. PARKING SIGN DETAIL N.T.S.



3 SP3.01 PRECAST WHEEL STOP DETAIL N.T.S.



ELEVATION



4 SP3.01 MONUMENT SIGN DETAILS SC: 1/2" = 1'-0"

NOTE: A SEPARATE HEARING IS REQUIRED FOR THE MONUMENT SIGN & ENTRANCE FEATURE.

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ARCHITECTURE
INTERIOR DESIGN
PLANNING
12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001036

CONSULTANT

FENCE & SITE DETAILS

South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12445 S.W. 127th AVENUE, MIAMI, FL. 33186

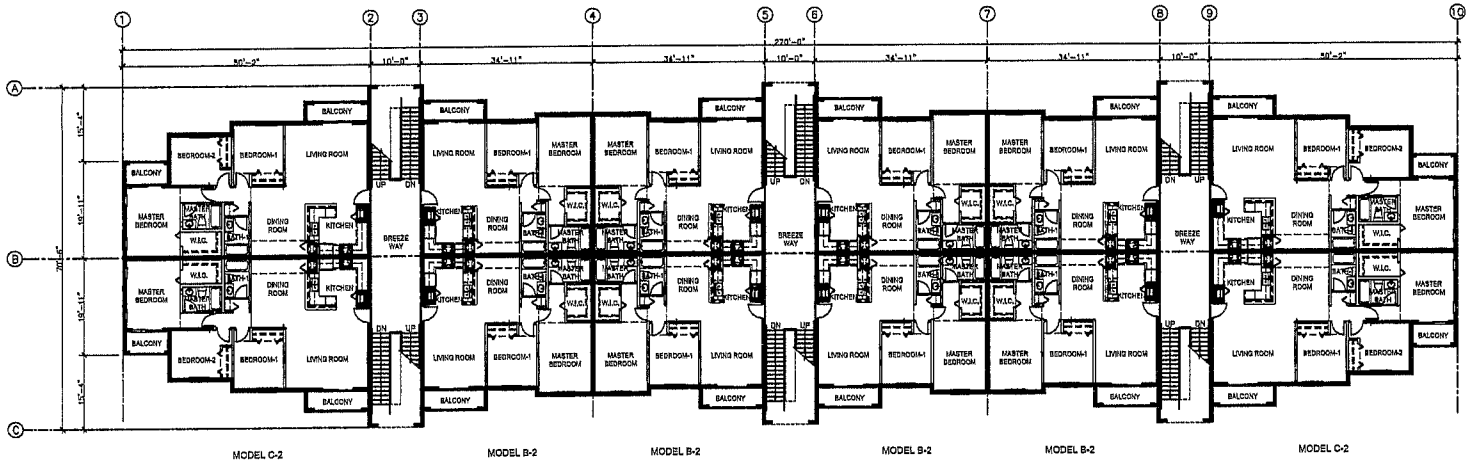
DRAWING PROJECT

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

△	DATE:	REVISION:

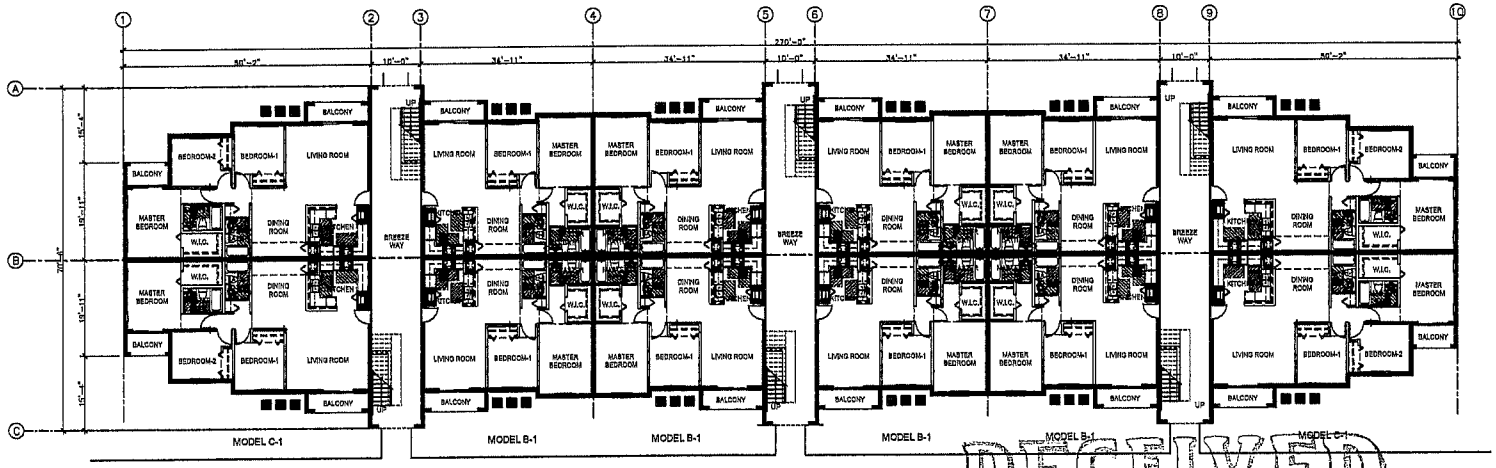
SHEET No.: SP3.01
FILE NAME: SP1.03-CON.DWG

53



BUILDING TYPE I - SECOND FLOOR PLAN (12 UNITS)

SCALE:3/32"=1'-0"



BUILDING TYPE I - GROUND FLOOR PLAN (12 UNITS)

SCALE:3/32"=1'-0"

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DEPT. OF PLANNING & ZONING
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BY_____

Rafael Veld & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001038

LICENSED PARTNER AR-0010210

CONSULTANT

DRAWING: BUILDING TYPE I GROUND & SECOND FLOOR PLAN

PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12446 S.W. 127th AVENUE, MIAMI, FL 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

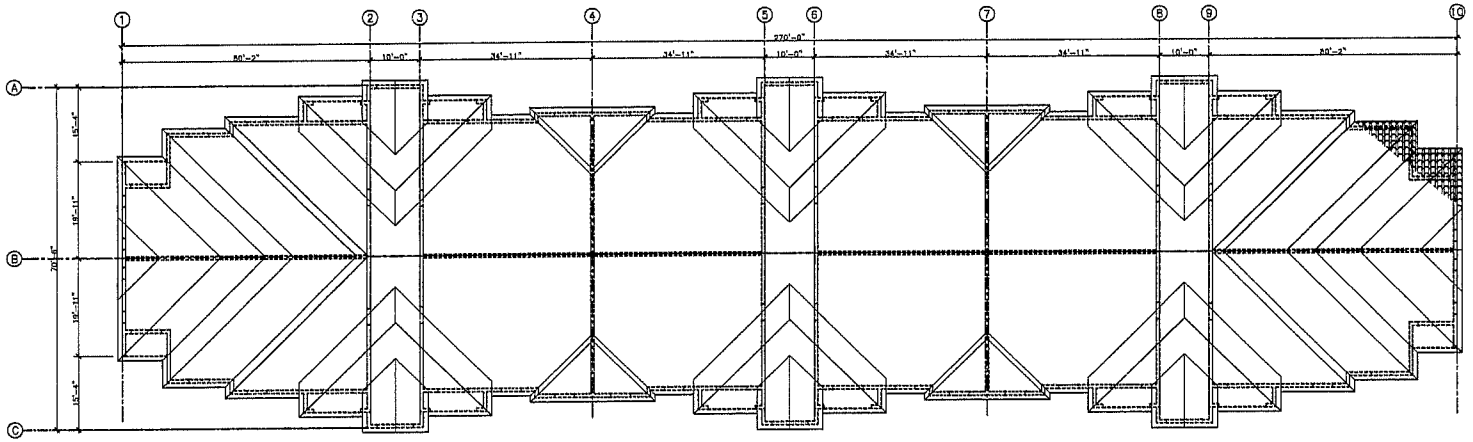
△	DATE	REVISION:

SHEET No.: A1.01 OF:

FILE NAME: A1.01-CGN.DWG

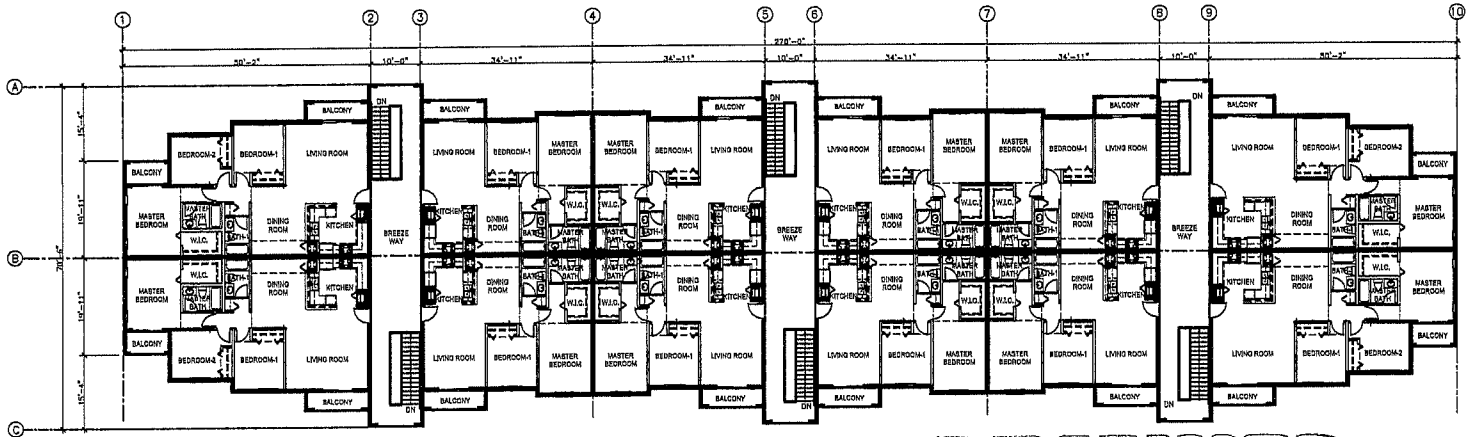
1/20/14

54



BUILDING TYPE I - ROOF PLAN

SCALE:3/32"=1'-0"



BUILDING TYPE I - THIRD FLOOR PLAN (12 UNITS)

SCALE:3/32"=1'-0"

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DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

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Pollard Dalton & Hewitt
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 959-5001
FAX: (305) 959-5002
AA-0003113 IB-0001056

ELIGENIO PALENZUELA
AR-0016210

CONSULTANT

DRAWING: BUILDING TYPE I THIRD & ROOF PLAN

PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

△	DATE	REVISION

SHEET No.: A1.02 OF:

FILE NAME: A1.02-CGN.DWG

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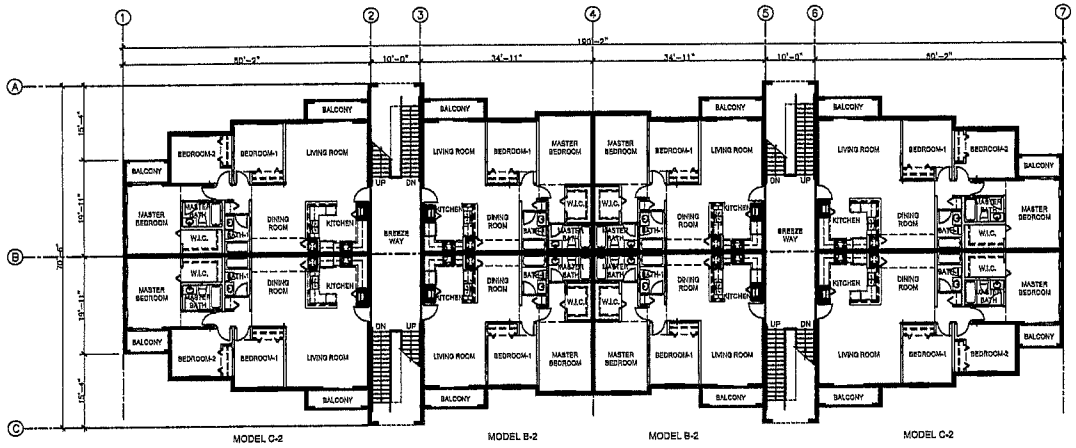
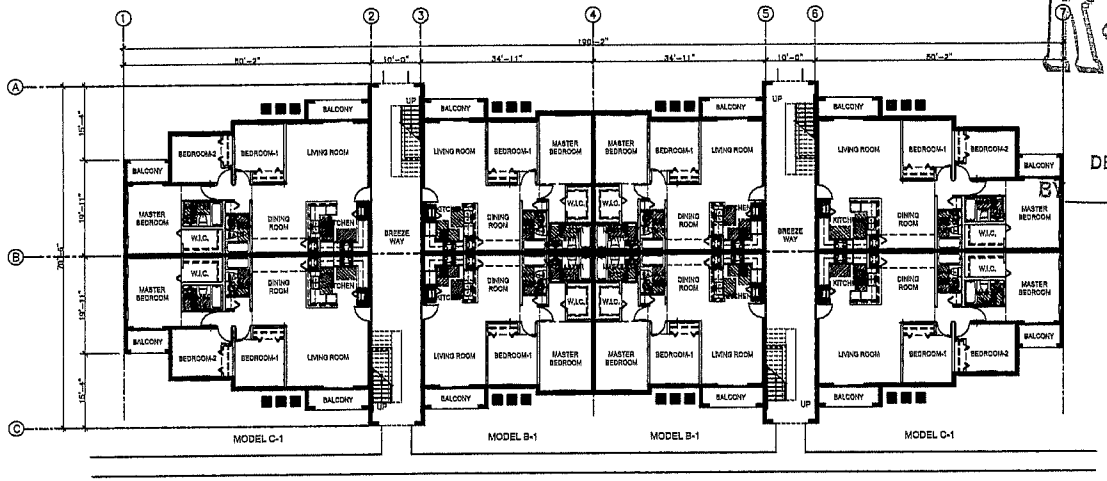
55



BUILDING TYPE II - SECOND FLOOR PLAN (8 UNITS)

SCALE:3/32"=1'-0"



BUILDING TYPE II - GROUND FLOOR PLAN (8 UNITS)

SCALE:3/32"=1'-0"

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ARCHITECTURE
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PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001036

SEAL
EUGENIO PALENZUELA
AR-0016210

CONSULTANT

DRAWING: BUILDING TYPE I GROUND & SECOND FLOOR PLAN
PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

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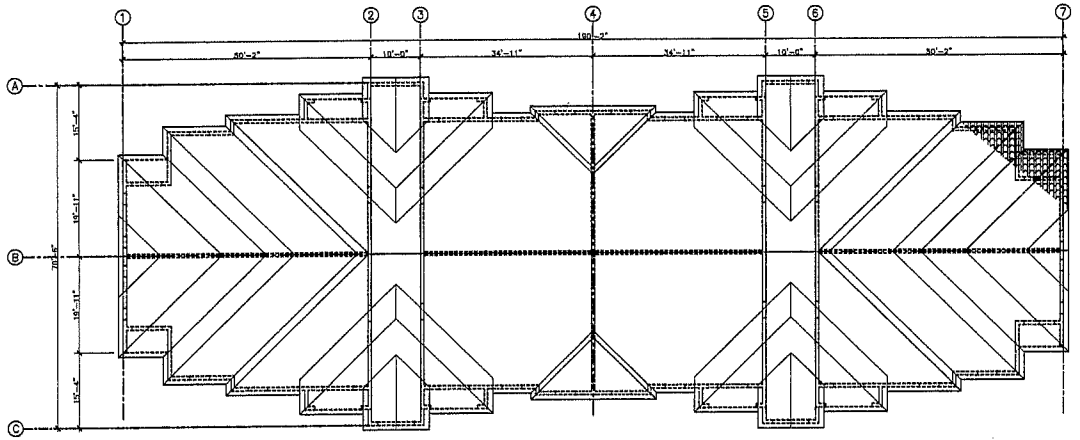
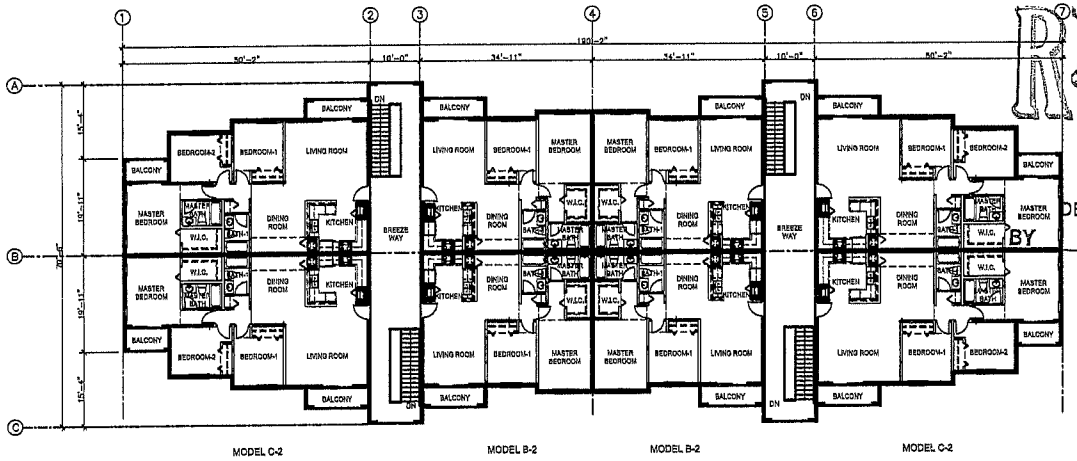
SHEET No.: A1.03 OF:
FILE NAME: A1.03-CGN.DWG

56



BUILDING TYPE II - ROOF PLAN

SCALE:3/32"=1'-0"



BUILDING TYPE II - THIRD FLOOR PLAN (8 UNITS)

SCALE:3/32"=1'-0"

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Palanquela & Hovan

ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

ENGENIO PALENQUELA
AR-0016210

1/20/14

DRAWING: BUILDING TYPE I THIRD & ROOF PLAN

PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL 33186

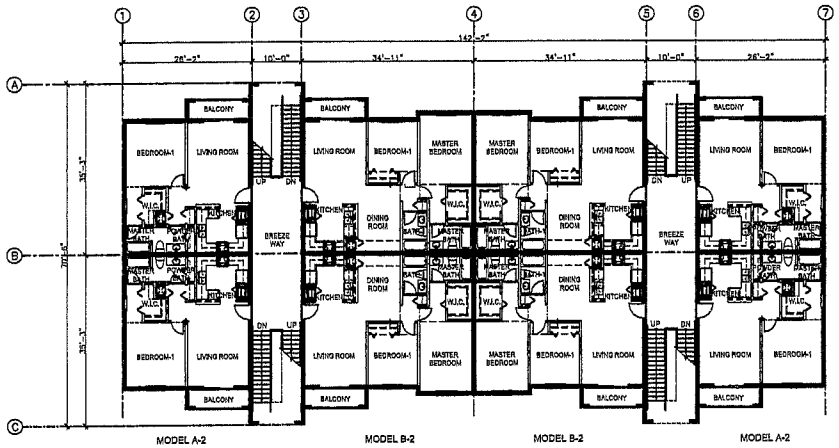
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

△	DATE:	REVISION:

SHEET No.: A1.04

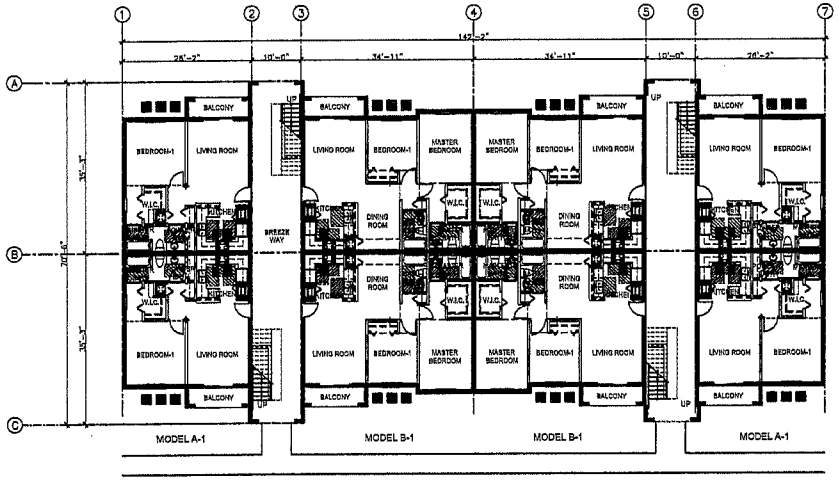
FILE NAME: A1.04-CGN.DWG

57



BUILDING TYPE III - SECOND FLOOR PLAN (8 UNITS)

SCALE:3/32"=1'-0"



BUILDING TYPE III - GROUND FLOOR PLAN (8 UNITS)

SCALE:3/32"=1'-0"

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

BY _____

Palmer Lee & Hewitt
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 989-5001
FAX: (305) 989-5002
AA-0003113 IB-0001056

EUGENIO PALEO DE LA
AR-0016210

CONSULTANT

DRAWING: BUILDING TYPE III GROUND & SECOND FLOOR PLAN

PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL 33186

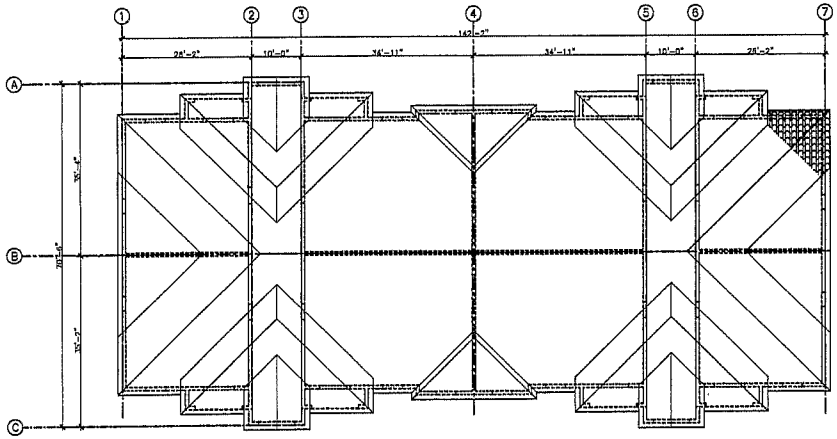
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

△	DATE:	REVISION:

SHEET No.: A1.05 OF:

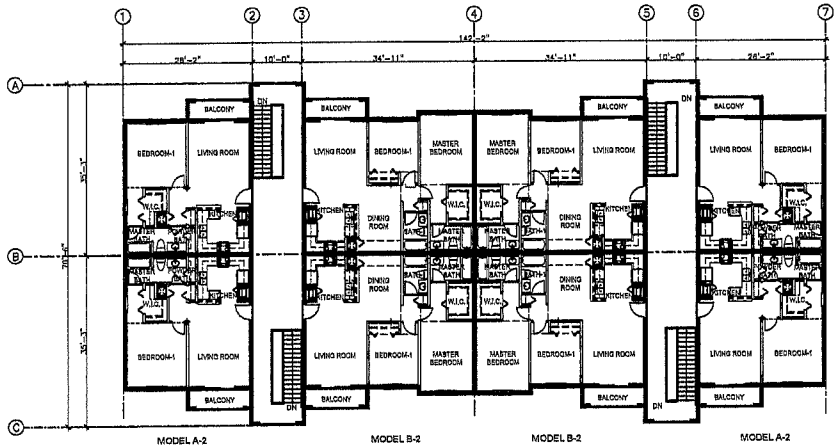
FILE NAME: A1.05-CGN.DWG

58



BUILDING TYPE III - ROOF PLAN

SCALE:3/32"=1'-0"



BUILDING TYPE III - THIRD FLOOR PLAN (8 UNITS)

SCALE:3/32"=1'-0"

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

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Palamaula & Hevia

ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

EUGENIO PALAMAULA
AR-0016210

CONSULTANT

DRAWING: BUILDING TYPE III THIRD & ROOF PLAN

PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

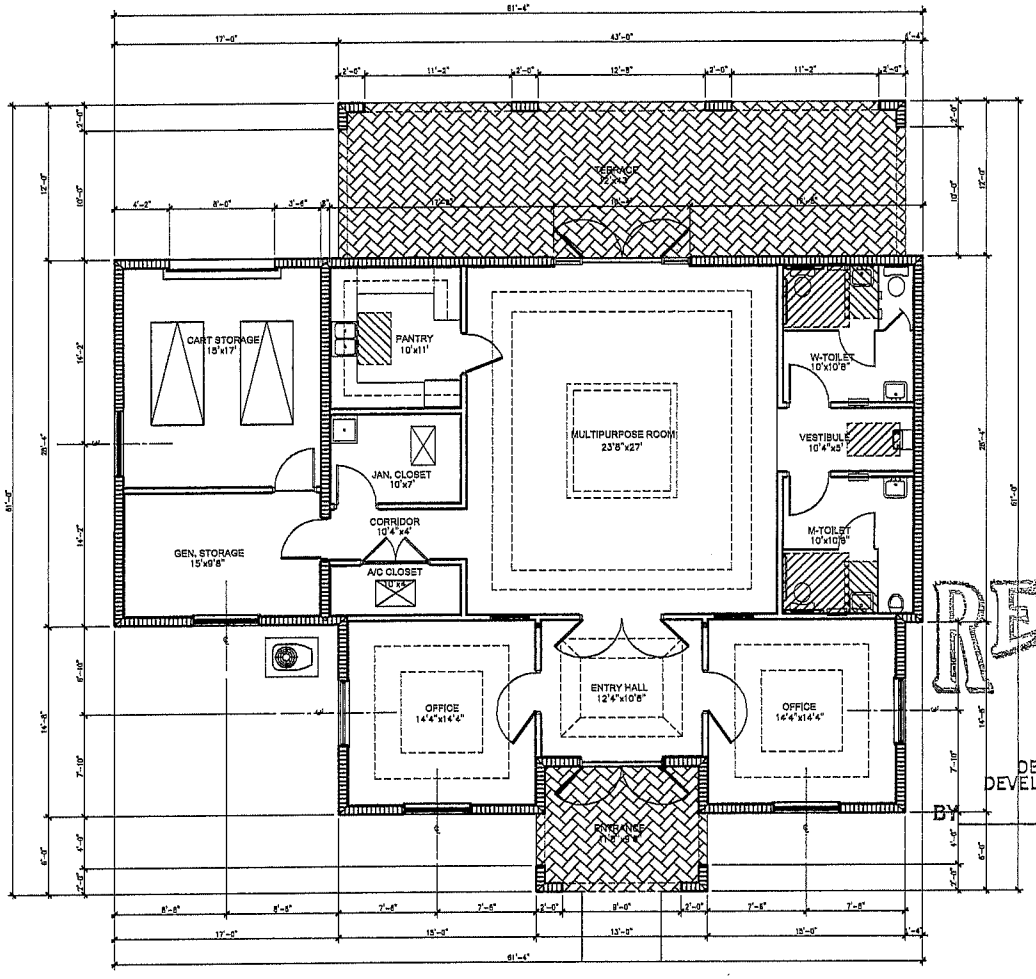
△	DATE:	REVISION:

SHEET No.: A1.06 OF:

FILE NAME: A1.06-CGN.DWG

6/14

59



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DEVELOPMENTAL IMPACT COMMITTEE
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CLUB HOUSE FLOOR PLAN (NON FIRE SPRINKLERED BUILDING)
(A/C AREA = 1,912 SQ.FT.) (GROSS AREA = 2,982 SQ.FT.)

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

ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

CONSULTANT

CLUB HOUSE FLOOR PLAN
South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12445 S.W. 127th AVENUE, MIAMI, FL. 33186

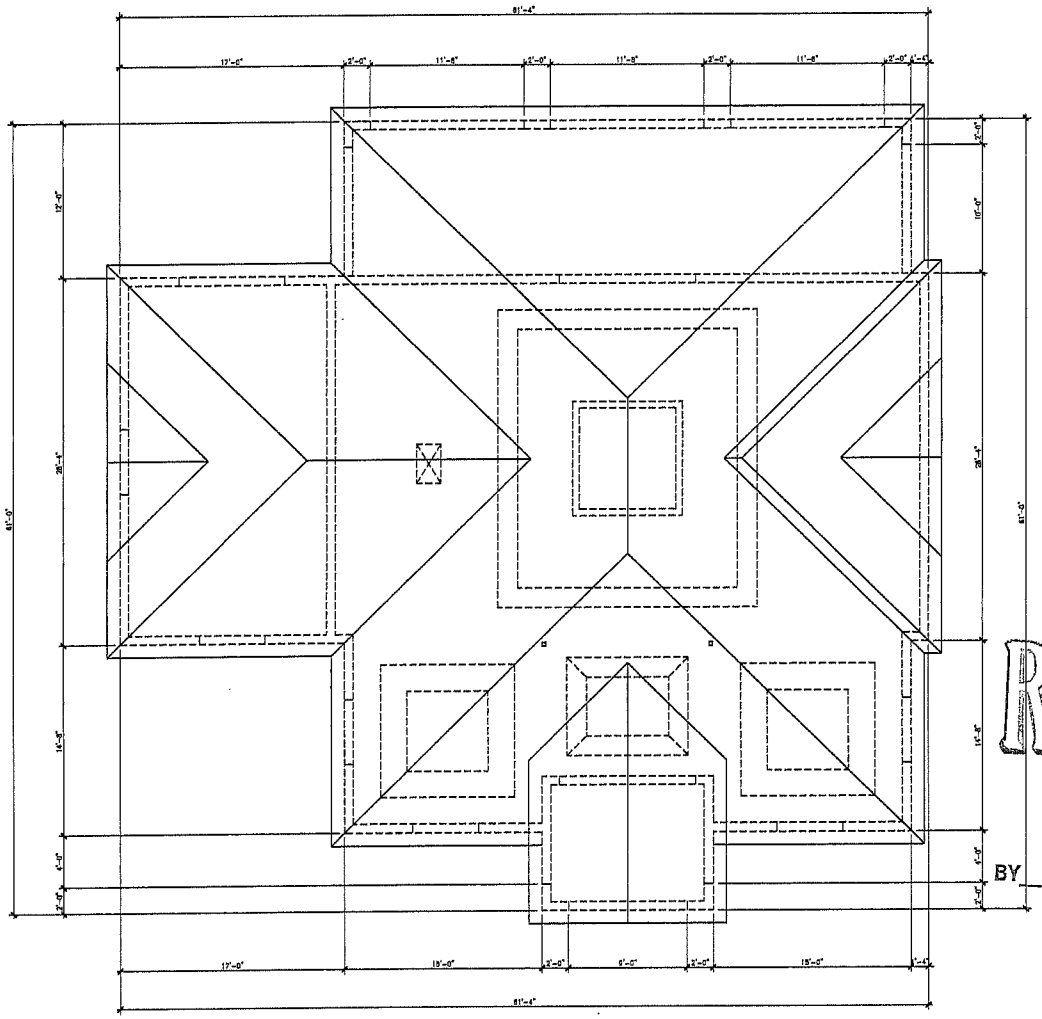
DRAWING
PROJECT

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

△	DATE:	REVISION:

SHEET No.: A1.07 OF:
FILE NAME: A1.07-CGN.DWG

60



CLUB HOUSE ROOF PLAN

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

NOTES:
1) REFER TO CEILING PLAN FOR COFFERED & TRAYS DIMENSIONS.
2) THE CLUB HOUSE IS A NON-FIRE SPRINKLERED BUILDING.

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Palermo Pelaez & Hevia
ARCHITECTURE
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PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALERMO PELAEZ AR-0016740

CONSULTANT

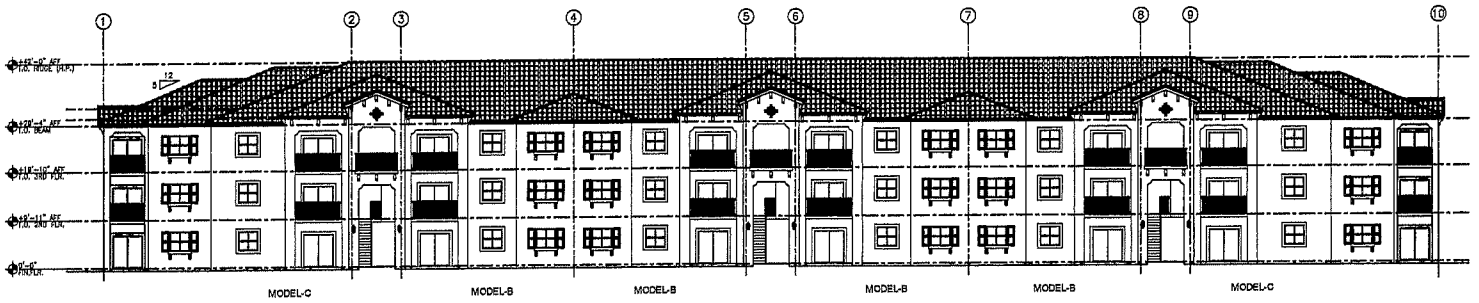
DRAWING: CLUB HOUSE ROOF PLAN
PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	I.A.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

△	DATE:	REVISION:

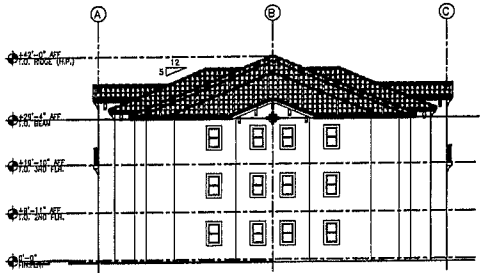
SHEET No.: A1.08 OF:
FILE NAME: A1.08-CGN.DWG

19



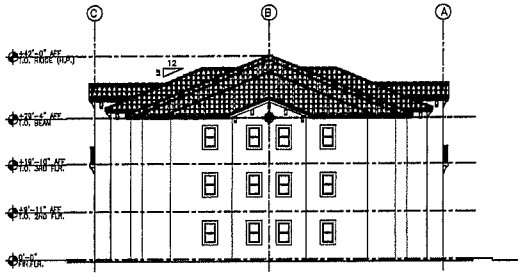
BUILDING TYPE I - FRONT ELEVATION

SCALE:3/32"=1'-0"



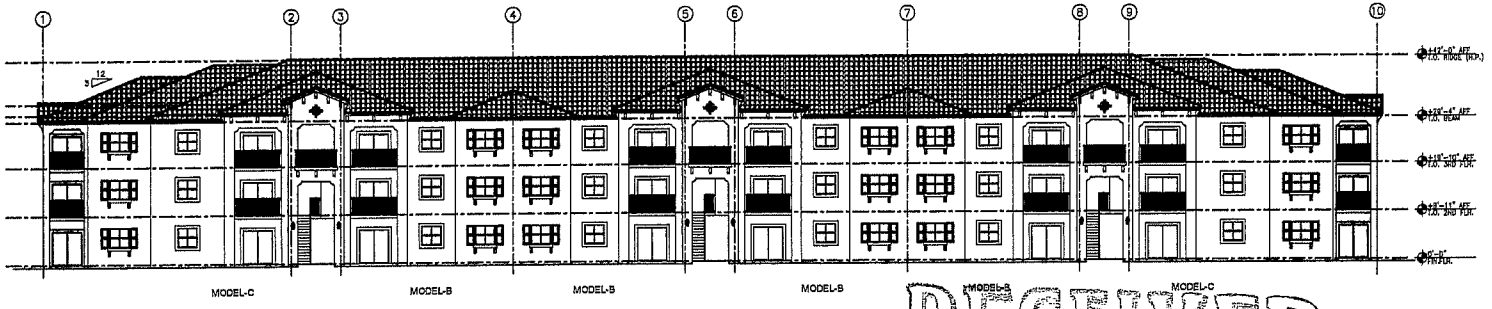
BUILDING TYPE I - LEFT SIDE ELEVATION

SCALE:3/32"=1'-0"



BUILDING TYPE I - RIGHT SIDE ELEVATION

SCALE:3/32"=1'-0"



BUILDING TYPE I - REAR ELEVATION

SCALE:3/32"=1'-0"

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

BY _____

Patenzuela & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: ENGENIO PATENZUELA AR-0016210

CONSULTANT

DRAWING: BUILDING TYPE I - EXTERIOR ELEVATIONS

PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL 33186

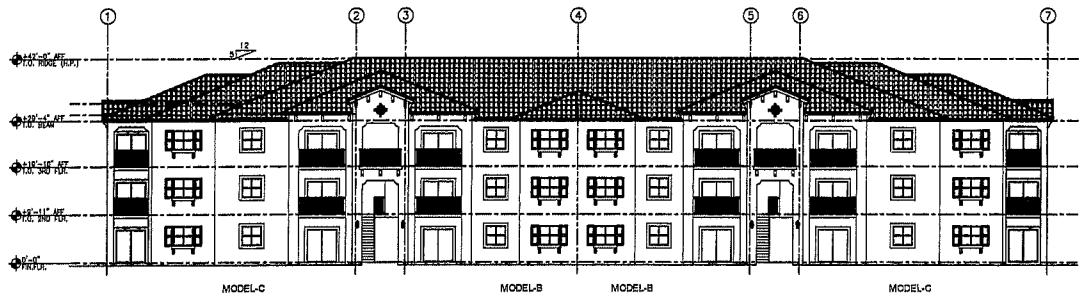
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

△	DATE	REVISION

SHEET No.: A2.01

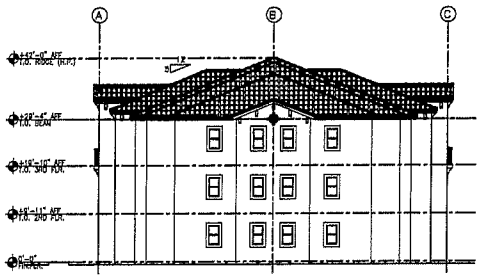
FILE NAME: A2.01-CGN.DWG

62



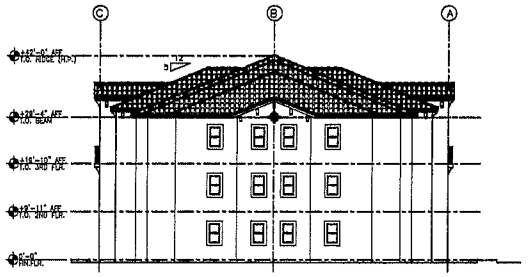
BUILDING TYPE II - FRONT ELEVATION

SCALE:3/32"=1'-0"



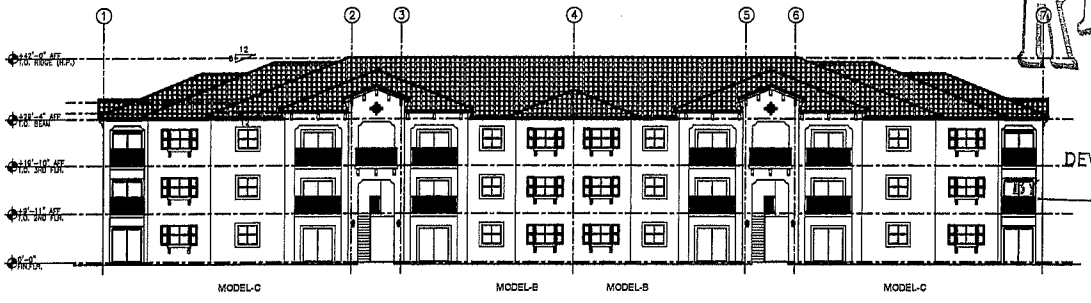
BUILDING TYPE II - LEFT SIDE ELEVATION

SCALE:3/32"=1'-0"



BUILDING TYPE II - RIGHT SIDE ELEVATION

SCALE:3/32"=1'-0"



BUILDING TYPE II - REAR ELEVATION

SCALE:3/32"=1'-0"

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FEB 05 2014
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001059

CONSULTANT

BUILDING TYPE II - EXTERIOR ELEVATIONS

South Pointe

S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida

For 137 HOLDINGS, LLC

12448 S.W. 127th AVENUE, MIAMI, FL. 33186

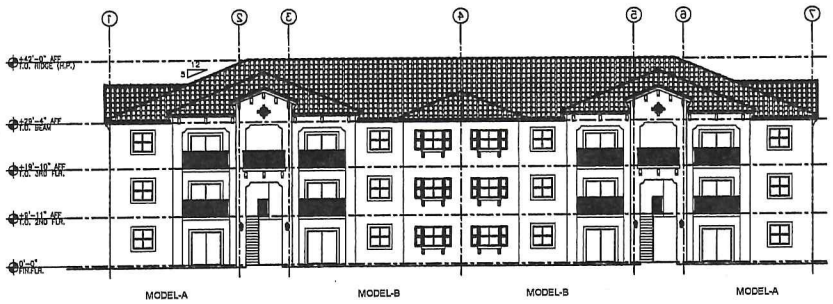
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

△	DATE:	REVISION:

SHEET No.: A2.02

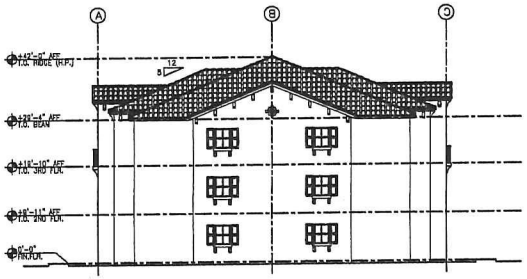
FILE NAME: A2.01-CGN.DWG

63



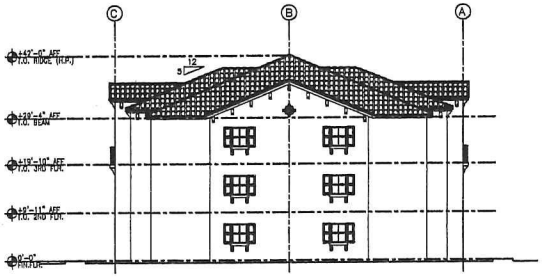
BUILDING TYPE III - FRONT ELEVATION

SCALE:3/32"=1'-0"



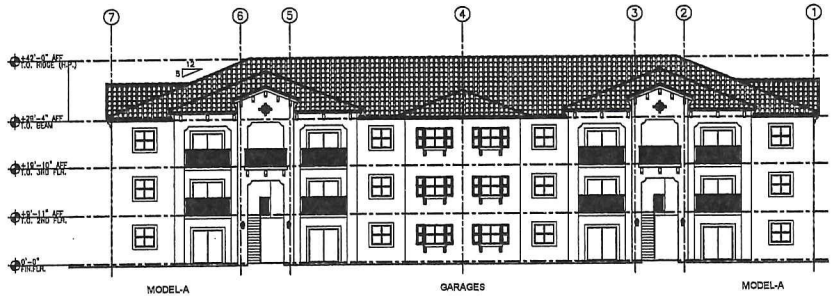
BUILDING TYPE III - LEFT SIDE ELEVATION

SCALE:3/32"=1'-0"



BUILDING TYPE III - RIGHT SIDE ELEVATION

SCALE:3/32"=1'-0"



BUILDING TYPE III - REAR ELEVATION

SCALE:3/32"=1'-0"

RECEIVED

FEB 05 2014

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

BY_____

Palenzuela & Hevia Design Group, Inc.

ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

CONSULTANT

DRAWING: BUILDING TYPE III - EXTERIOR ELEVATIONS

PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

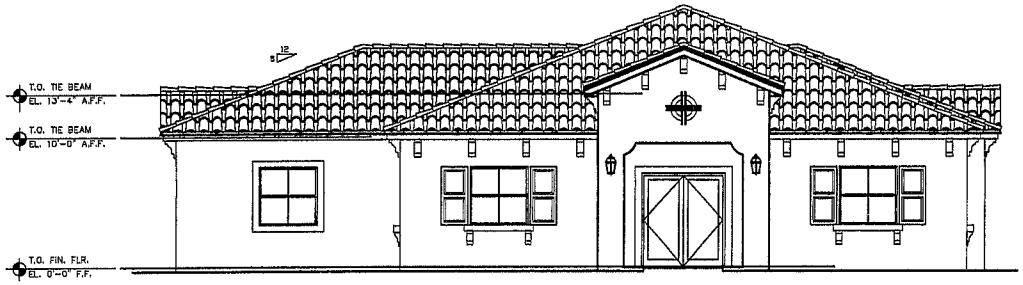
△	DATE:	REVISION:

SHEET No.: A2.03 OF:

FILE NAME: A2.03-CON.DWG

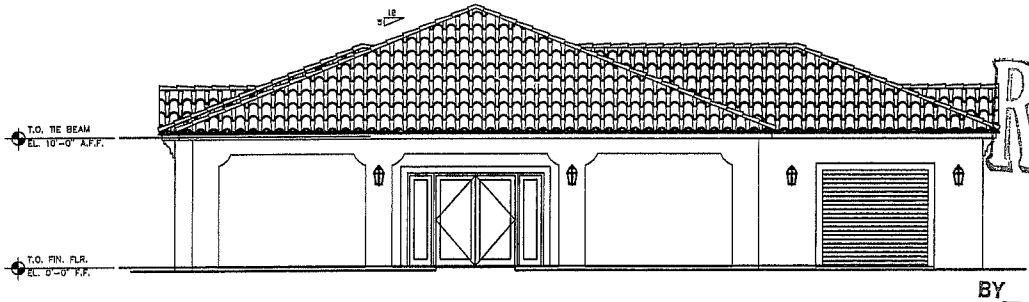
1/20/14

64



FRONT ELEVATION

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



REAR ELEVATION

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

RECEIVED
FEB 05 2014
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY

ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-3002
AA-0003113 IB-0001036

CONSULTANT

DRAWING: FRONT & REAR ELEVATIONS (CLUB HOUSE)
PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12498 S.W. 127th AVENUE, MIAMI, FL. 33186

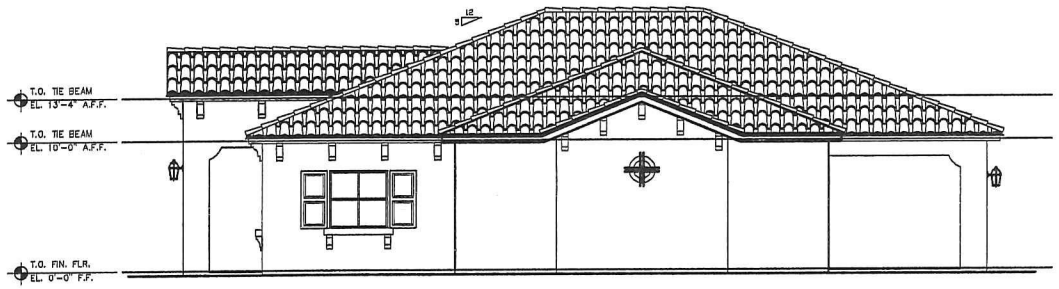
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

△	DATE:	REVISION:

SHEET No.: A2.04 OF

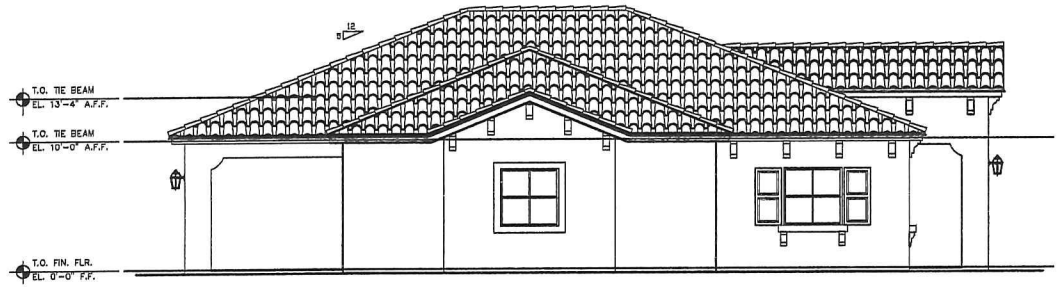
FILE NAME: A2.04-CON.DWG

65



SIDE ELEVATION

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



SIDE ELEVATION

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

RECEIVED

FEB 05 2014

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

BY_____

Palenzuela & Hevia
Design Group, Inc.
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0010210

CONSULTANT:

DRAWING: SIDE ELEVATIONS (CLUB HOUSE)

PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

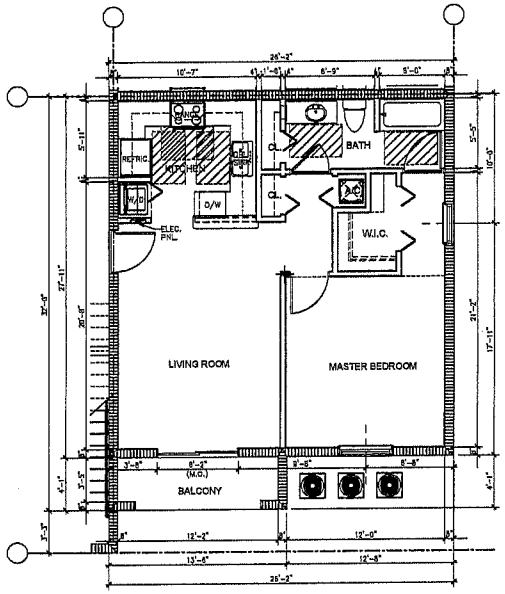
△	DATE	REVISION

SHEET No.: A2.05 OF:

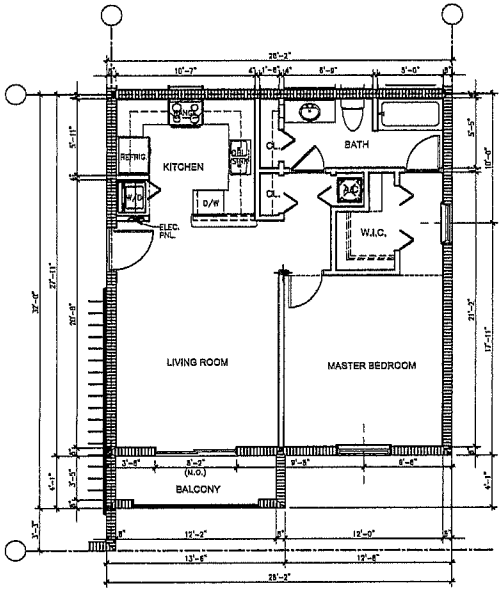
FILE NAME: A2.04-CGN.DWG

11/20/14

99



GROUND FLOOR PLAN (MODEL A-1)
(GROSS AREA: 792 Sq. Ft.)
SCALE: 1/4"=1'-0"



SECOND & THIRD FLOOR PLANS (MODEL A-2)
(GROSS AREA: 792 Sq Ft.)
SCALE: 1/4"=1'-0"

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

Pollens Mellor & Hevier
ARCHITECTURE
INTERIOR DESIGN
PLANNING
12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL: EUGENIO PALENZUELA AR-0016210

CONSULTANT

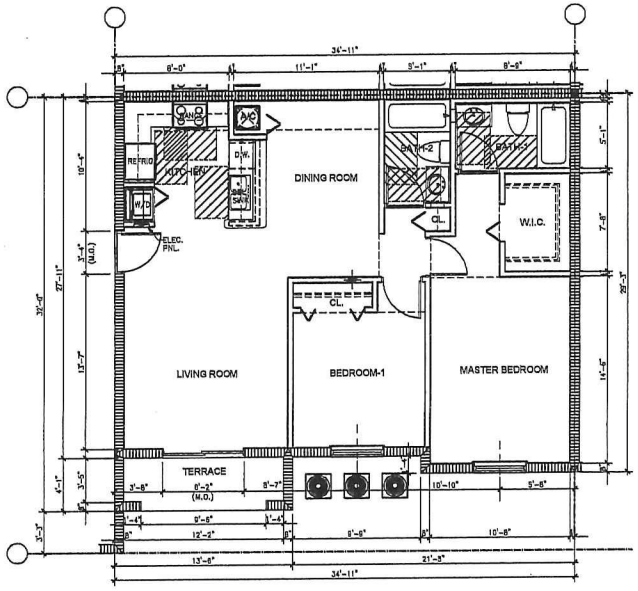
DRAWING: TYPICAL MODEL-A FLOOR PLAN
PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

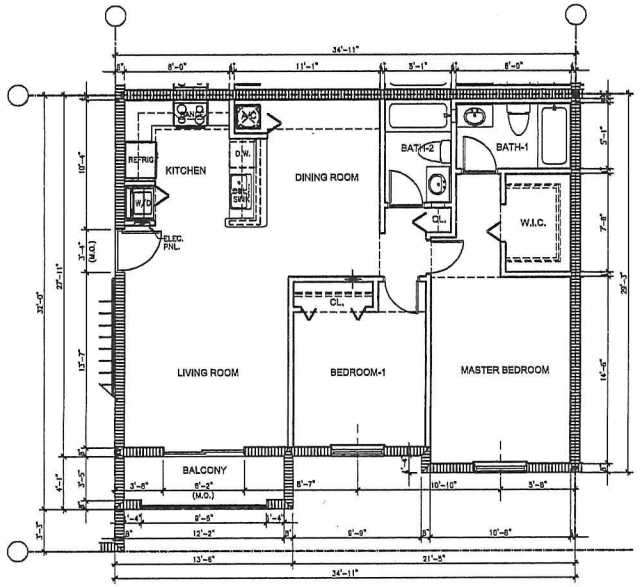
△	DATE	REVISION

SHEET No.: A3.01 OF:
FILE NAME: A3.01-CON.DWG

67



GROUND FLOOR PLAN (MODEL B-1)
(GROSS AREA: 1,052 Sq. Ft.)
SCALE: 1/4"=1'-0"



SECOND & THIRD FLOOR PLANS (MODEL B-2)
(GROSS AREA: 1,052 Sq. Ft.)
SCALE: 1/4"=1'-0"

RECEIVED
FEB 05 2014
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY

Palenzuela & Hevia
Design Group Inc.
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
ELICENIO PALENZUELA
AR-0017210

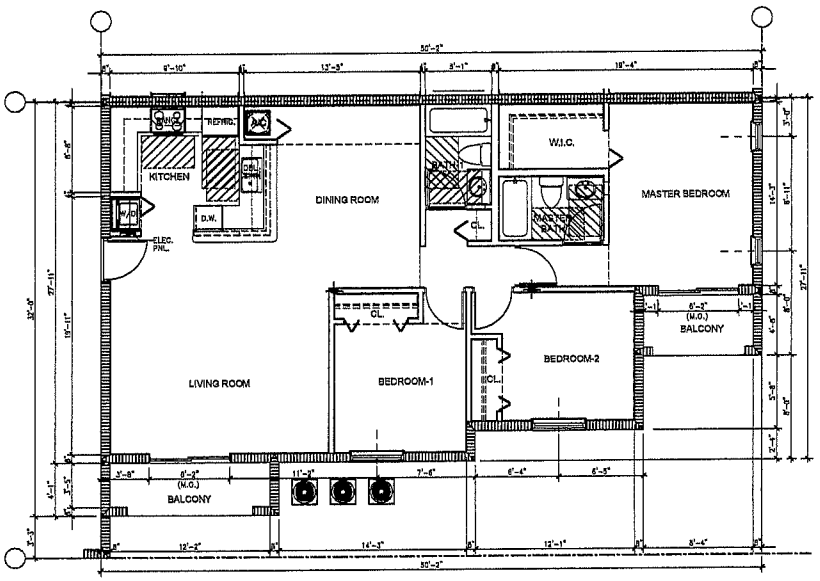
CONSULTANT

DRAWING: TYPICAL MODEL-B FLOOR PLAN
PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

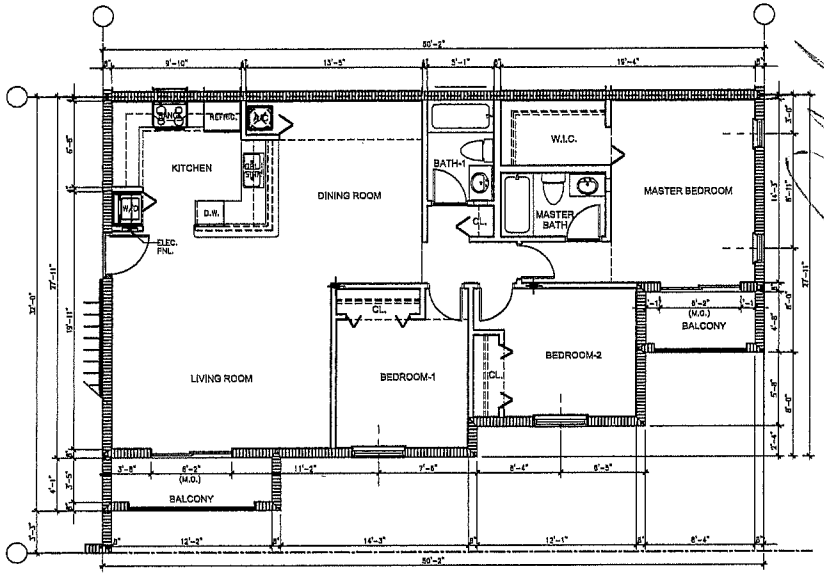
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

△	DATE:	REVISION:

SHEET No.: A3.02 OF:
FILE NAME: A3.02-CGN.DWG



GROUND FLOOR PLAN (MODEL C-1)
(GROSS AREA: 1,360 Sq. Ft.)
SCALE: 1/4"=1'-0"



SECOND & THIRD FLOOR PLANS (MODEL C-2)
(GROSS AREA: 1,360 Sq. Ft.)
SCALE: 1/4"=1'-0"

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FEB 05 2014
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY

Pollack Dueño & Perez
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-8001
FAX: (305) 969-8002
AA-0003113 IB-0001055

REVISED PER CDMPA (R-CDMPA)

CONSULTANT

DRAWING: TYPICAL MODEL-C FLOOR PLAN
PROJECT: South Pointe
S.W. 272nd STREET & S.W. 137th Ave., Naranja, Florida
For 137 HOLDINGS, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	04-01-2013
JOB No.:	1304

△	DATE	REVISION

SHEET No.: A3.03
FILE NAME: A3.03-CON.DWG

01/20/14

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: 137 Holdings, LLC

NAME AND ADDRESS	Percentage of Stock
CGARCO, LLC	100%
12448 SW 127 Avenue	
Miami, FL 33186	

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: N/A

NAME AND ADDRESS	Percent of Ownership

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2/3-70
AUG 07 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: RC

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, 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 his application to the best of my knowledge and belief.

Signature: _____

Carlos Garcia

Sworn to and subscribed before me this 1 day of August, 2013. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires June 25, 2015

MARISSA SANTANA
MY COMMISSION # EE93083
EXPIRES: June 25, 2015
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

*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.

RECEIVED
2-3-10
AUG 7 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

Supplemental Disclosure of Interests

Interests in CGARCO, LLC.

Name and Address	Percentage of Ownership
Carlos M. Garcia 12448 SW 127 Avenue Miami, Florida 33186	100%

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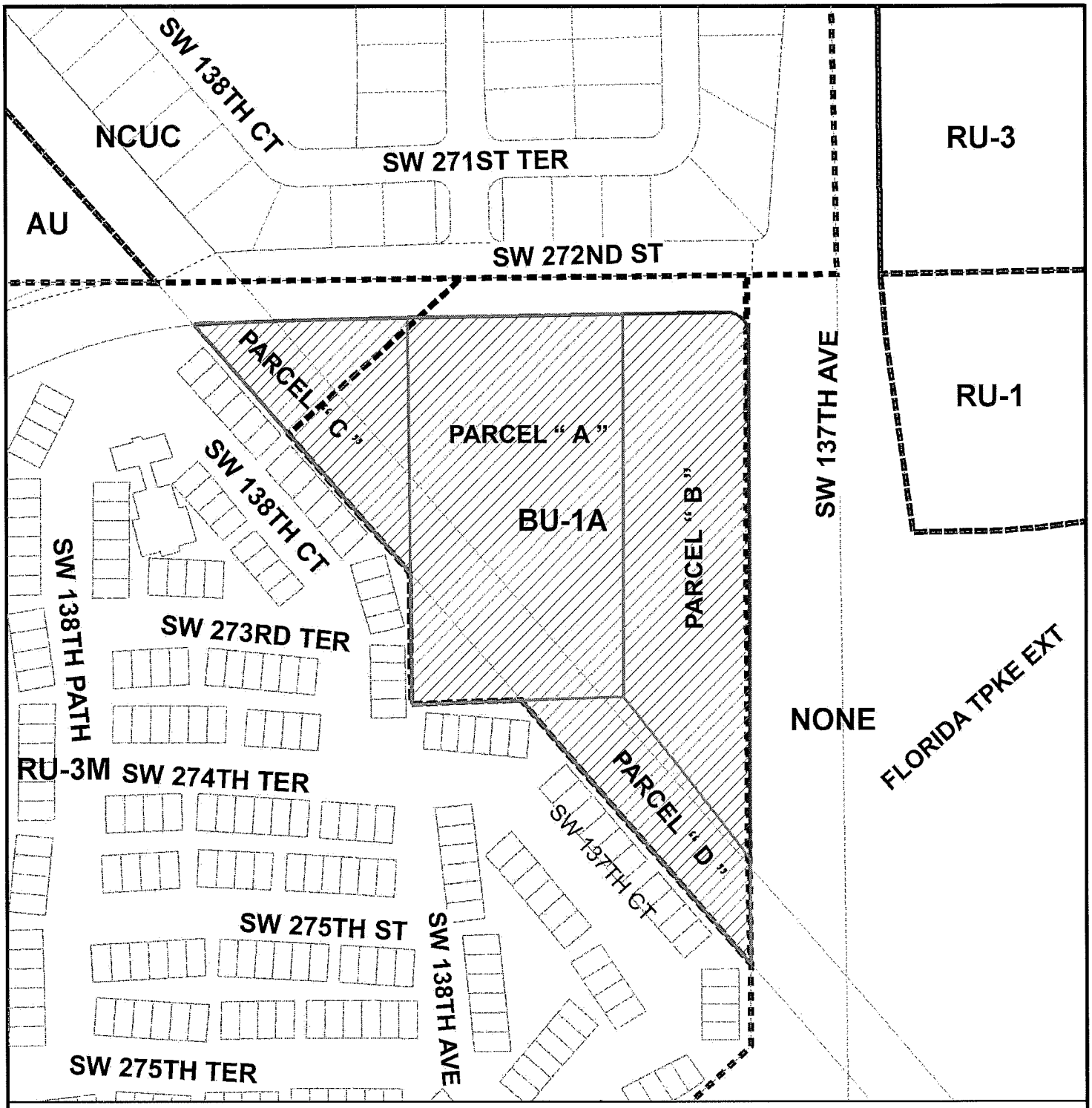
4-3-70
AUG 07 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY:



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000070

Section: 34 Township: 56 Range: 39
Applicant: 137 HOLDINGS LLC
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

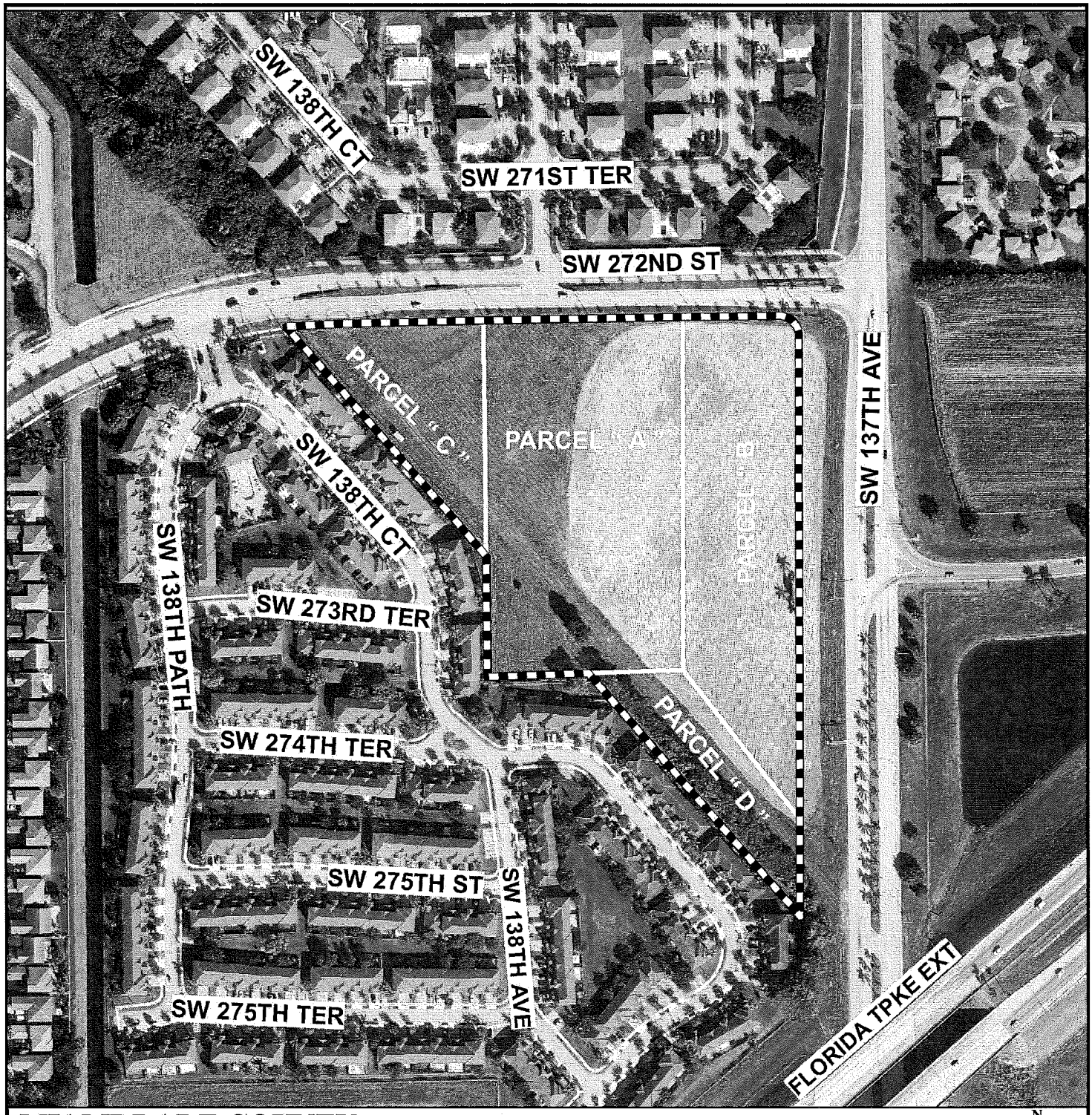
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, August 26, 2013

REVISION	DATE	BY
		72



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000070

N
W E
S

Section: 34 Township: 56 Range: 39
Applicant: 137 HOLDINGS LLC
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

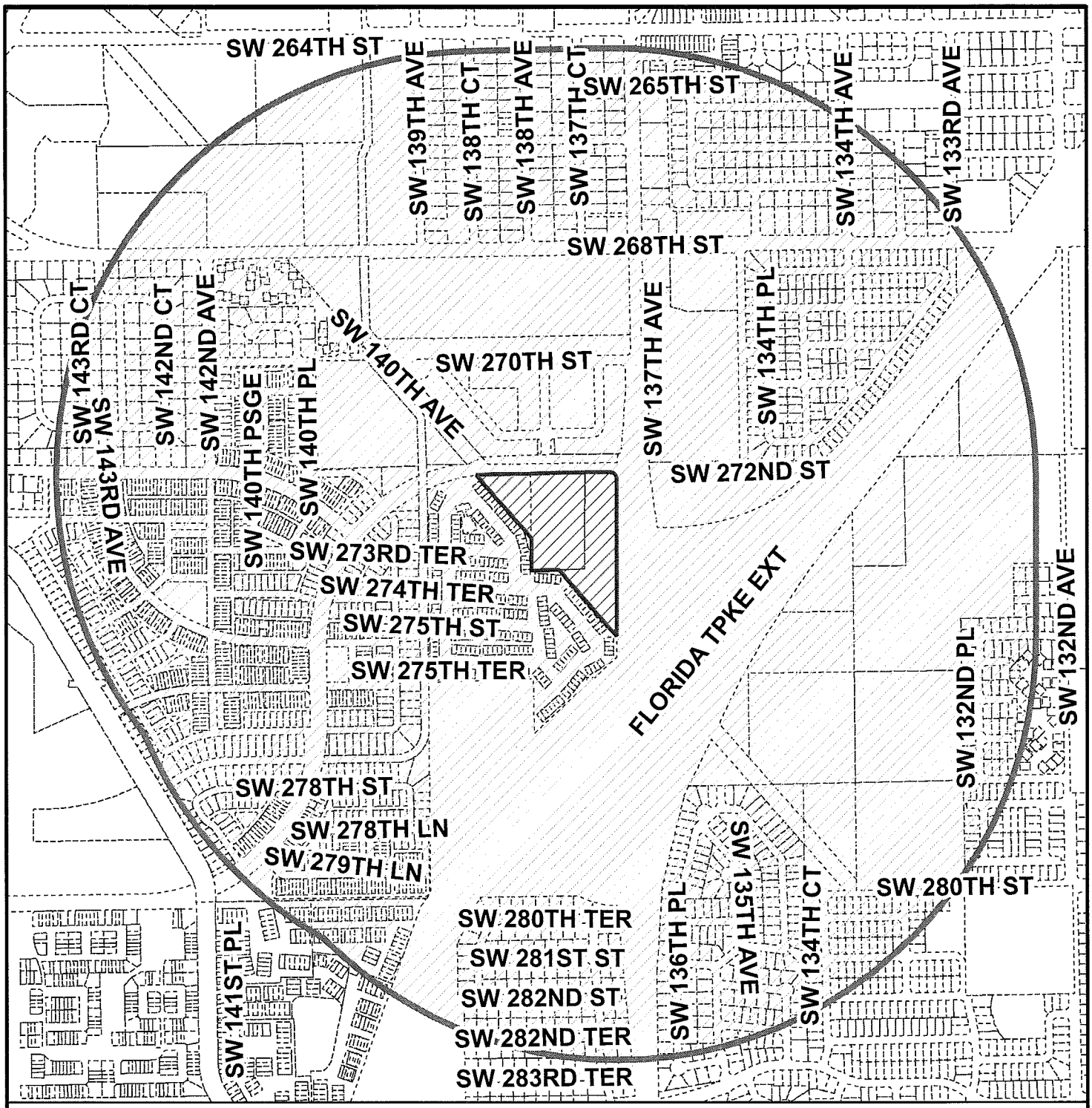
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, August 26, 2013

REVISION	DATE	BY
		73



MIAMI-DADE COUNTY

RADIUS MAP

Section: 34 Township: 56 Range: 39
Applicant: 137 HOLDINGS LLC
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

Process Number

Z2013000070

RADIUS: 2640

N
W E
S

Legend

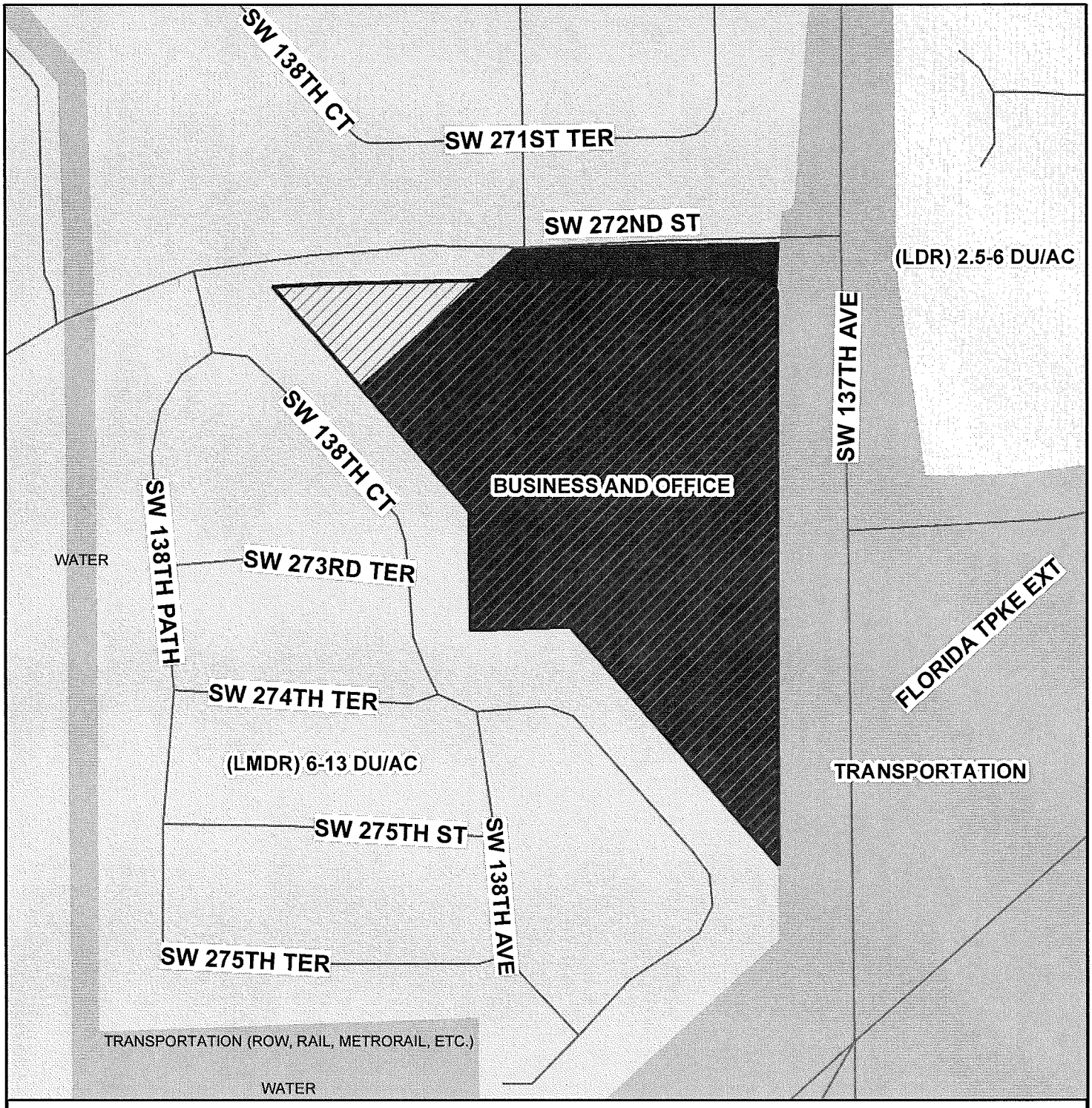
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, August 26, 2013

REVISION	DATE	BY
		74



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000070

N
W E
S

Section: 34 Township: 56 Range: 39
Applicant: 137 HOLDINGS LLC
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, August 26, 2013

REVISION	DATE	BY

137 Holdings, LLC
CZAB 15 5/21/14
Z13-070

This instrument was prepared by:
Name: Graham Penn, Esq.
Address: Bercow Radell & Fernandez, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned 137 Holdings, LLC (the "Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A" attached hereto, and hereinafter called the "Property," which is supported by the submitted attorney's opinion, and

WHEREAS, the Owner's predecessor in interest recorded a "Declaration of Restrictions" recorded at Official Record Book 23798, Pages 4346 through 4354 of the public records of Miami-Dade County, Florida (the "Existing Covenant");

WHEREAS, the Owner filed Zoning Application No. 13-070 (the "Application"), in part seeking to delete the Existing Covenant;

WHEREAS, Community Zoning Appeals Board 15, through Resolution CZAB15-XX-14 approved the deletion of the Existing Covenant;

IN ORDER TO ASSURE the **County** that the representations made by the Owner during consideration of Public Hearing No. 13-070 will be abided by the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Controlling Site Plan.** The Property shall be developed substantially in accordance with the site plan entitled "South Pointe", as prepared by Palenzuela & Hevia consisting of thirty-seven (37) sheets dated/stamped/received February 5, 2014 (the "Submitted Plans"). Said plans are on file with the Miami-Dade County Regulatory and Economic Resources Department, and by reference are made a part of this agreement. The residential development on the Property shall not exceed 252 residential units.

(Space reserved for Clerk)

2. **Publicly Accessible Open Space.** As depicted on the Submitted Plans, the Owner shall provide at least .80 acres of publicly accessible open space in the form of two separate park areas. These areas shall be incorporated as part of the common open space of the proposed development. At least .50 acres of the publicly accessible open space shall be improved and opened to the public prior to the issuance of a Certificate of Occupancy for the first residential unit on the Property. The Owner shall provide pedestrian connections from the sidewalks along SW 137 Avenue and SW 272 Street to the two park areas, subject to the approval of the County and the Florida Department of Transportation if applicable. The Owner shall further provide gates to the two parks and the parks shall be open to the public, at minimum, from sunrise to sunset seven (7) days a week.

3. **Sidewalk Extension and Signal Contribution.** Subject to the approval of the County and the Florida Department of Transportation, the Owner shall extend the sidewalks along SW 272 Street and SW 137 Avenue for the length of the Property. The Owner shall also be responsible for a $50,000 contribution at the time of final plat approval for the future development of a traffic signal to be located at SW 137 Avenue and SW 272 Street.

4. **Access Improvements.** Subject to the approval of the County, the Owner will develop an exclusive westbound left-turn lane along SW 272 Street at the project's driveway. The Owner will also provide a north/south pedestrian crossing on the west side of SW 137 Avenue at SW 272 Street.

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

(Space reserved for Clerk)

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

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

8. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the, then, owner(s) of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

(Space reserved for Clerk)

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

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

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

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

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

(Space reserved for Clerk)

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

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

16. Owner. The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

(Space reserved for Clerk)

ACKNOWLEDGMENT LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 6th day of May, 2014.

IN WITNESS WHEREOF, **137 Holdings, LLC** has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature

Print Name

Signature

Print Name

137 Holdings, LLC

Address:
12488 SW 127 Avenue
Miami FL 33186

By

Print Name: Carlos Garcia,
Managing Member

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

The foregoing instrument was acknowledged before me by Carlos Garcia on behalf of **137 Holdings, LLC**. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 6 day of April, 2014, in the County and State aforesaid.

Signature
Notary Public-State of Florida
Estrella M Garciga
Print Name

My Commission Expires: 08-05-15

ESTRELLA M. GARCIGA
Notary Public - State of Florida
My Comm. Expires Aug 5, 2015
Commission # EE 111406
Bonded Through National Notary Assn.

Exhibit A

OVERALL LEGAL

PARCEL A
A PORTION OF THE "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE WEST 1/2 OF THE N.E. 1/4 OF THE NE ¼ OF THE SE ¼ OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST.

TOGETHER WITH THAT PORTION OF SAID WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34 LYING ADJACENT TO SAID "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY", LESS THE NORTH 55.00 FEET OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SE ¼ OF SAID SECTION 34, THENCE S89°16'57"W ALONG THE NORTH LINE OF THE SE ¼ OF SAID SECTION 34 FOR A DISTANCE OF 671.22 FEET TO THE N.W. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE S00°05'24"E ALONG THE WEST LINE OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34 FOR 55.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUE S00°05'24"E, ALONG THE LAST DESCRIBED COURSE FOR 617.29 FEET TO THE S.W. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE N89°22'00"E ALONG THE SOUTH LINE OF THE W 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34 FOR 336.13 FEET TO THE S.E. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34 THENCE N00°08'06"W ALONG THE EAST LINE OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34; FOR 617.78 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 272ND STREET; THENCE S89°16'57"W ALONG THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 272ND STREET; AND A LINE 55.00 FEET SOUTH OF THE NORTH LINE OF THE S.E. 1/4 OF SAID SECTION 34, FOR 335.65 FEET TO THE POINT OF BEGINNING.

PARCEL B
A PORTION OF THE N.E. 1/4 OF THE SE ¼ OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST. LYING WEST OF THE WEST RIGHT OF WAY LINE OF S.W. 137TH AVENUE AND LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF S.W. 272ND STREET, AND LYING SOUTH AND EAST OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID

SECTION 34: AND LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE N.E. CORNER OF THE S.E. 1/4 OF SAID SECTION 34; THENCE S89°16'57"W ALONG THE NORTH LINE OF SAID S.E. ¼ OF SECTION 34 FOR 112.65 FEET THENCE S04°14'49"W FOR 82.47 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94°57'51" AND THE POINT OF BEGINNING: THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 41.44 FEET TO A POINT OF TANGENCY ON THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 272ND STREET: THENCE S89°16'57"W ALONG SAID RIGHT OF WAY LINE FOR 191.48 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE S00°08'06"E ALONG THE EAST LINE OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34 FOR 617.70 FEET TO THE S.E. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34: THENCE S89°22'00"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34: FOR 13.20 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY OF THE "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY" THENCE S41°09'09"E ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY" FOR 319.23 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF S.W. 137TH AVENUE THENCE N00°10'47"W ALONG SAID RIGHT OF WAY LINE FOR 562.63 FEET; THENCE N04°14'49"E ALONG SAID RIGHT-OF-WAY LINE FOR 271.96 FEET TO THE POINT OF BEGINNING.

PARCEL C
A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 34 TOWNSHIP 56 SOUTH, RANGE 39 EAST LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

TOGETHER WITH THAT PORTION OF THE "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY"; LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SW 272nd STREET AND LYING WEST OF THE EAST LINE OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE SE 1/4 OF SAID SECTION 34.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF THE S.E. ¼ OF SAID SECTION 34; THENCE S89°16'57"W ALONG THE NORTH LINE OF THE SE ¼ OF SAID SECTION 34 FOR 671.22 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE S00°05'24"E ALONG THE EAST LINE OF THE N.W. 1/4 OF THE N.E 1/4 OF THE S.E. 1/4 OF SAID SECTION 34 FOR 55.00 FEET TO THE POINT OF BEGINNING; THENCE S89°16'57"W ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 272ND STREET; FOR 226.47 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH AND HAVING FOR ITS ELEMENTS A RADIUS OF 1090.92 FEET AND A CENTRAL ANGLE OF 05°48'20" THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH RIGHT OF WAY LINE OF S.W. 272ND STREET FOR AN ARC DISTANCE OF 110.54 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY"; THENCE S4I°09'09"E ALONG SAID RIGHT OF WAY LINE OF THE "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY"; FOR 512.63 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE SE 1/4 OF SAID SECTION 34: THENCE N00°05'24"W, ALONG THE EAST LINE OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34 FOR 395.80 FEET TO THE POINT OF BEGINNING.

PARCEL D

A PORTION OF THE "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING SOUTH OF THE NORTH LINE OF THE S.E. 1/4 OF THE N.E. 1\4 OF THE S.E. ¼ OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST, AND LYING WEST OF A LINE, 140.00 FEET WEST OF THE EAST LINE OF THE S.E. 1/4 OF S.E. 1/4 OF SAID SECTION 34.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SE ¼ OF SAID SECTION 34; THENCE S89°16'57"W ALONG THE NORTH LINE OF THE SE ¼ OF SAID SECTION 34 FOR 112.65 FEET THENCE S04°14'49°W ALONG THE WEST RIGHT OF WAY LINE OF S.W. 137TH AVENUE FOR 354.43 FEET THENCE S00°10'47"E ALONG THE WEST RIGHT OF WAY LINE OF S.W. 137TH AVENUE FOR 562.63 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY" AND THE POINT OF BEGINNING THENCE N41°09'09"W ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY" FOR 319.23 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE S89°22'00"W ALONG THE NORTH LINE OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34; FOR 131.55 FEET TO A POINT

OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY THENCE S41°09'09"E ALONG SAID "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY" FOR 519.85 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF S.W. 137TH AVENUE; THENCE N00°10'47"W ALONG SAID RIGHT OF WAY LINE FOR 152.51 FEET TO THE POINT OF BEGINNING.

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

PH: Z13-108 (14-5-CZ15-2) **May 21, 2014**
Item No. 2

Recommendation Summary	
Commission District	8
Applicant	Vast Properties, Inc.
Summary of Requests	The applicant is seeking to permit a townhouse development on a smaller lot size than allowed and to waive the right-of-way dedication for a half-section line roadway.
Location	Lying south of SW 256 Street and approximately 1,210' east of SW 127 Avenue, Miami-Dade County, Florida.
Property Size	0.864 acre
Existing Zoning	RU-3M, Minimum Apartment House District
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Low-Density Residential 2.5 to 6 dua *(see attached Zoning Recommendation Addendum)*
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 *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

REQUESTS:

1. NON-USE-VARIANCE to permit a townhouse development with a lot area of 0.864-net acres (1-net acre required).

2. NON-USE-VARIANCE of zoning and subdivision regulations requiring half section line rights of way to be 70 feet in width, to waive same to permit 15' of dedication (35' required) for the south half of SW 256 Street.

3. NON-USE-VARIANCE to permit one townhouse unit with a patio living area of 376 sq. ft (400 sq. ft. required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources "Princetonian Villas " as prepared by Felix Pardo & Associates Inc. with Sheets A-1, A-2 & A-3 dated stamped received 1-13-14 and Sheets SP-1 and LS-1 dated stamped received 1-29-14 for a total of 5 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY: Pursuant to Resolution #Z-100-72, the subject property was a part of a larger tract of land that was rezoned to RU-3M, Minimum Apartment House District. The applicant has submitted plans for the development of a narrow 1.0295-gross acre portion of this tract abutting the Florida Turnpike Extension under the RU-3M regulations. Said plans depict the proposed townhouse development comprised of eleven (11), two-story townhouse residences on a triangular parcel located between SW 256 Street to the north and the Florida Turnpike to the south. The residences will be located on the eastern portion of the parcel and the parking lot for the development comprised of twenty-nine parking spaces will be located to the west.

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

NEIGHBORHOOD COMPATIBILITY:

The 0.864-acre subject property is surrounded by single-family and cluster residences located to the north and west and the Florida Turnpike extension to the south.

SUMMARY OF THE IMPACTS:

The approval of this application will develop townhouse residences on a smaller parcel than allowed by the zoning district regulations. However, approval of the application will allow the applicant to increase the number of available residential units in this section of the County.

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.* However, as previously noted, the subject property is a part of a larger tract of land that was rezoned to RU-3M, Minimum Apartment House District in 1972. The RU-3M zoning district allows multi-family residential developments at a density of 12.9 units per net acre.

The CDMP Land Use Element interpretative text states that existing lawful uses and zoning are deemed to be consistent with this Plan. The applicant seeks approval for a multi-family townhouse development of the 0.864-net acre parcel with 11 townhouse residences which is within the density threshold allowed under the RU-3M zoning district regulations and would therefore be **compatible** with the existing zoning. As such, the applicant's request to develop the parcel is **consistent** with the CDMP Land Use Element interpretative text and the Low Density Residential designation on the LUP map of the CDMP.

Policy TC-2B of the Traffic Circulation Subelement of the CDMP requires the dedication of the appropriate share of all necessary rights-of-way from all developments at the time of development; and **Policy TC-2C** of said Subelement requires that advance rights-of-way shall be reserved or acquired, where necessary, for future transportation improvements identified in the aforementioned Traffic Circulation Subelement as well as the Mass Transit Subelement of the CDMP. However, **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 no roadway improvements for SW 256 Street in the vicinity of the subject property are listed in the Metropolitan Planning Organization's (MPO) adopted 2014 Transportation Improvements Program or in the 2035 Long Range Transportation Plan. In addition, staff notes that the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not indicate that the Public Works and Waste Management Department objects to this application. As such, staff opines that approval of the request to reduce the dedication of this portion of SW 256 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 the requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, nor would it affect the appearance of the community. The applicant seeks approval of requests to permit the proposed townhouse development on a parcel that is approximately 86% of the 1-acre lot requirement for a townhouse development (request #1) and to permit one of the eleven (11) proposed townhouses with less patio area than required (request #3). Staff notes that the vacant parcel is an irregularly shaped, triangular lot that was a part of a larger parcel that was previously approved for a district boundary change to RU-3M, Minimum Apartment House District in 1972 pursuant to Resolution #Z-100-72. The plans and aerial photographs from the County's Geographical Information Systems (GIS) indicate that the parcel abuts the Florida Turnpike Extension located to the south and southeast of the property which converges with the half-section line roadway, SW 256 Street at the eastern apex point of the triangularly shaped parcel. As such, staff opines that aforementioned location provides physical restrictions that limit the development of the property. Notwithstanding, staff notes that apart from the reduction of the patio area for one of the eleven (11) townhomes, the proposed development meets all the other Code requirements for the RU-TH, Townhouse District, among which are setbacks and parking. Therefore, staff opines that approval of the aforementioned requests for lot area (request #1) and the patio area for one (1) unit within the development (request #3) will not have a negative visual impact on the area and would not affect the appearance of the surrounding community.

In addition, staff is of the opinion that the approval of the proposed 20' reduction of the required 35' dedication of the south half of SW 256 Street, a half-section line roadway (request #2), will not have a negative impact on the adjacent parcels lying to the north and west of the subject property which contain cluster residences single-family residences. The parcels to the west and north will be accessible from SW 127 Avenue, SW 124 Avenue and SW 256 Street to the west and north. In addition, staff notes the residential development the west of the subject property was similarly approved pursuant to Resolution #Z-285-74, to waive the entire 80' wide dedication of the section line roadway, SW 127 Avenue, to allow the development to traverse said right-of-way. As such, staff opines that approval of the application will not be out of character with prior approvals in the surrounding area.

Based on the foregoing analysis, staff recommends approval with condition of requests #1 through #3 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 with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Princetonian Villas " as prepared by Felix Pardo & Associates Inc. with Sheets A-1, A-2 & A-3 dated stamped received 1-13-14 and Sheets SP-1 and LS-1 dated stamped received 1-29-14 for a total of 5 sheets.

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

4. That the applicant complies with all applicable conditions and requirements of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources.

ES:MW:NN:EJ:CH

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

ZONING RECOMMENDATION ADDENDUM

Vast Properties, Inc.
PH: Z13-108

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

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

Low Density (Pg. I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*
Transportation Circulation Subelement – Policy TC-2B (Page II-13)	*The County shall require the dedication of the appropriate share of all necessary rights-of-way from all developments at the time of development.*
Transportation Circulation Subelement – Policy TC-2C (Page II-13)	*Except for those section, half-section and quarter-section line rights of way within the portion of the Northwest Wellfield Protection Area located west of the Homestead Extension of the Florida Turnpike, advance rights-of-way shall be reserved or acquired, where necessary, for future transportation improvements identified in the Traffic Circulation and Mass Transit Sub-Elements.*
Transportation Circulation Subelement – Policy TC-2D (Page II-13)	*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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

2. VAST PROPERTIES, INC.
(Applicant)

14-5-CZ15-2 (13-108)
Area 15/District 08
Hearing Date: 05/21/14

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1972	Trade Winds East of Miami, Ltd.	- Zone change from AU to RU-1 AND RU-3M.	BCC	Approved w/condition(s)
1972	Trade Winds East of Miami, Ltd.	- Zone change from AU to RU-1.	BCC	Approved w/Condition(s)
1974	Harvey L. Lasky, Trustee	- Special exceptions to permit a Multi family apartment(s), and Permit development of a Private drive. - Variance of R.O.W.	BCC	Approved w/Condition(s)
1979	Harvey L. Lasky, Trustee	- Modification of resolution. - Use variance to permit a Cluster development in the RU-3M zone. - Special exception to permit a Cluster development on a Private drive. - Multiple non-use variances.	ZAB	Approved w/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: February 19, 2014

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

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

Subject: C-15 #Z2013000108-1st Revision
Vast Properties, Inc.
Lying South of SW 256th Street and East of SW 127th Avenue
Waive right-of-way width requirements
(RU-3M) (1.02 Acres)
25-56-39

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

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

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

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

Stormwater Management
Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

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

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

Wetlands
The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetlands 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
There are no tree resources issues on the subject property.

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

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

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

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: February 13, 2014

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

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

Subject: Z2013000108
Name: Vast Properties, Inc.
Location: Lying South of SW 256 Street Approximately 1,210 feet east of SW 127 Avenue
Section 25 Township 56 South Range 39 East

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

This Department has no objections to the request to permit 15 feet of dedication on the south side of SW 256 Street where 35 feet is required.

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **10 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9822	SW 137 Avenue s/o US-1	D	D
9824	SW 137 Avenue n/o SW 288 Street	B	B
9914	SW 248 Street e/o SW 127 Avenue	D	D
9916	SW 248 Street w/o US-1	C	C

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

Memorandum

MIAMI-DADE COUNTY

Date: December 23, 2013

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

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Vast Properties, Inc. (#13_108)

The Department's review of the above-referenced item is provided below. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: ***Vast Properties, Inc.,*** seeks a non-use variance to waive the 70-foot right of way width requirements and provide a 50-foot right of way, and a reduction in the minimum lot size required in the Minimum Apartment House district (RU-3M) to less than one acre as would be required in a Townhouse district (RU-TH).

Size: The subject property is approximately 1.02 acres.

Location: The subject property is located south of SW 256th Street and east of 127th 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 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the proposed townhomes meet the County Code definition of "Residential Unit." Per the Code, residential units located within the project shall, therefore, receive PWWM waste collection service, once the vacant lot is developed. Twice weekly curbside waste collection, twice per year scheduled bulky waste

collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: January 27, 2014

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

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

Subject: Z2013000108: VAST PROPERTIES, INC.
Revised Plans Submitted Dated Stamped Received 1/22/2014

Application Name: VAST PROPERTIES, INC.

Project Location: The site is located in that area LYING SOUTH OF SW 256 STREET, APPROXIMATELY 1,210 EAST OF SW 127 AVENUE, Miami-Dade County.

Proposed Development: The applicant is requesting approval for a non-use variance for right-of-way and setbacks for a townhouse development consisting of 11 dwelling units.

Impact and demand: This application does not generate any more residential population than what is currently permitted in the existing RU-3M zoning district.

Recommendation: PROS has 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. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

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

MN:jb
Cc: John M. Bowers

REVISION 1

Memorandum

Date: 11-FEB-14

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

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

Subject: Z2013000108

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated December 26, 2013.
APPROVAL
No objection to the site plan with a January 29, 2014 Zoning Department received date.

Service Impact/Demand

Development for the above Z2013000108
located at LYING SOUTH OF SW 256 STREET, APPROXIMATELY 1,210 EAST OF SW 127 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2436 is proposed as the following:

11 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: 3.08 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 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:

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped received January 29, 2014.

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

DATE: 06-JAN-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

VAST PROPERTIES, INC.	LYING SOUTH OF SW 256 STREET, APPROXIMATELY 1,210 EAST OF SW 127 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2013000108

HEARING NUMBER

HISTORY:

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

VAST PROPERTIES, INC

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Vast Properties, Inc.

NAME AND ADDRESS	Percentage of Stock
Aristides De Armes Jr.	100 %
7955 SW 26 St.	
Miami, FL 33155	

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 1st day of DEC., 2013. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires: 2-14-17

LAZARA ESCARPENTER
MY COMMISSION # EE 843575
EXPIRES: February 14, 2017
Bonded Thru Budget Notary Services

Seal

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

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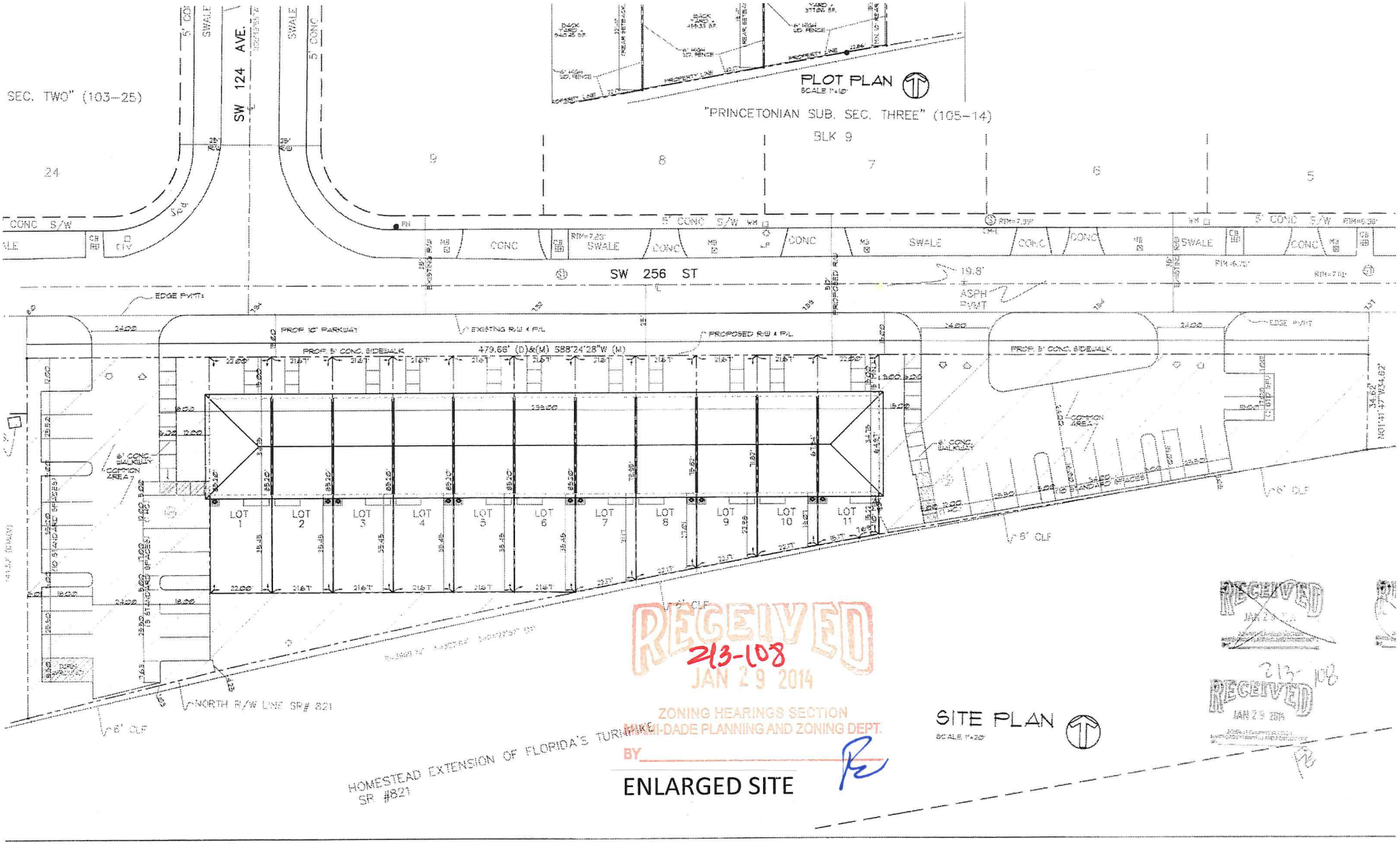

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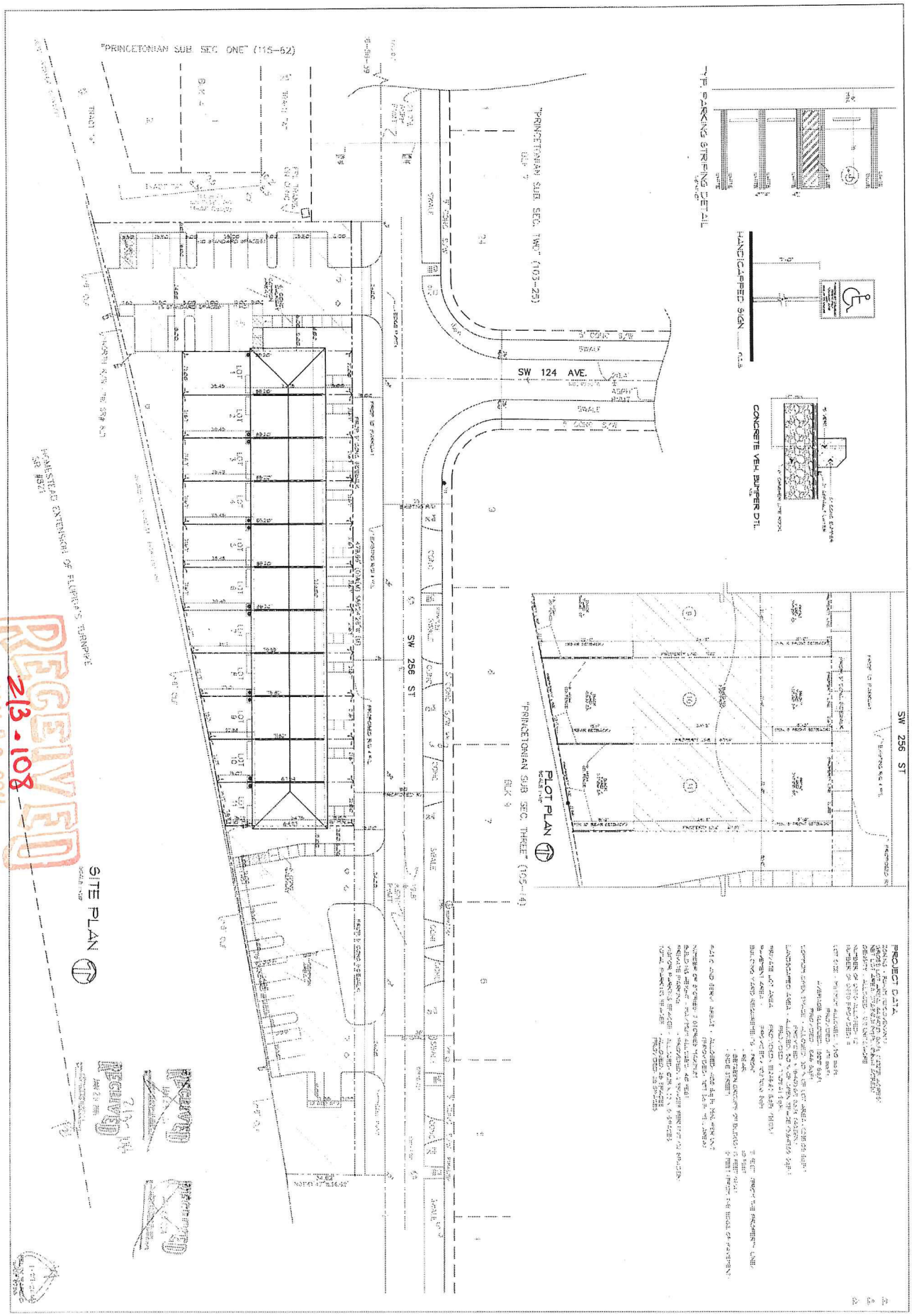
ENLARGED SITE



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PRINCETONIAN VILLAS
VAST PROPERTIES, INC

FELIX PARDO & ASSOCIATES, Inc.
ARCHITECTURE / PLANNING / INTERIORS

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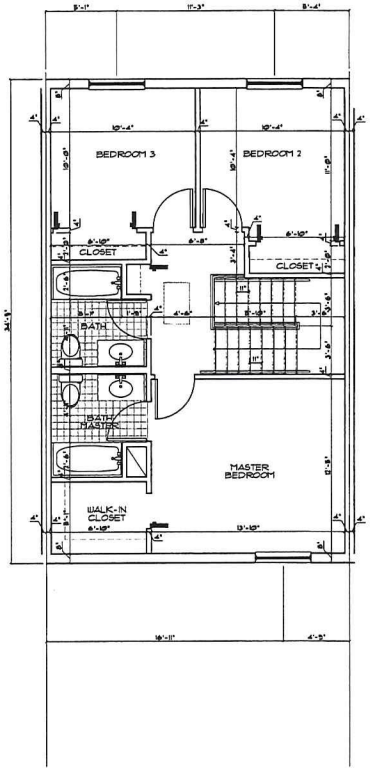
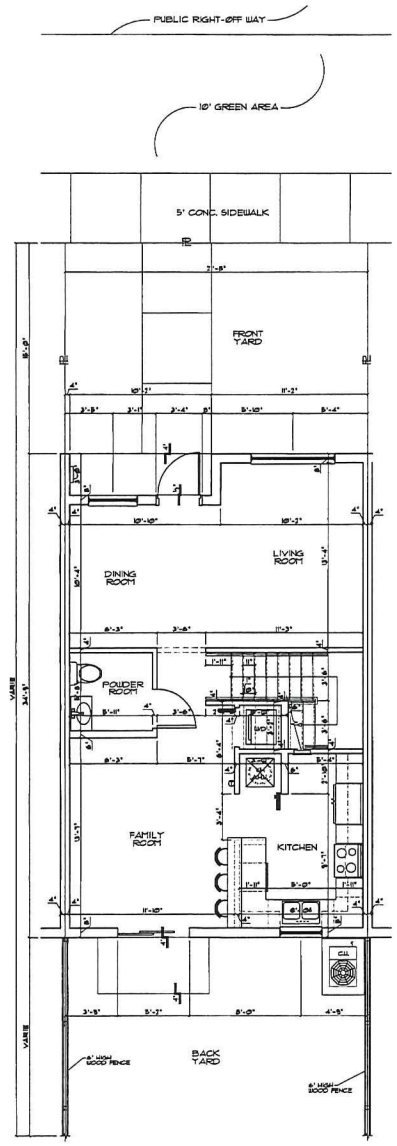


SECOND FLOOR
1/4"=1'-0"



GROUND FLOOR
1/4"=1'-0"

GROUND FLOOR =	721.42 SQ.FT.
SECOND FLOOR =	687.59 SQ.FT.
TOTAL AREA =	1,409.01 SQ.FT.

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01/09/2014
FELIX PARDO
LIC.# 8236

REVISIONS	BY
01/09/2014	SP

FELIX PARDO & ASSOCIATES, Inc.
ARCHITECTURE / PLANNING / INTERIORS
255 UNIVERSITY DRIVE, CORAL GABLES, FLORIDA, 33134
Phone:(305) 445-4555 Fax:(305) 445-7006 AA 0002478

PRINCETONIAN VILLAS
VAST PROPERTIES, INC
Owner Address: 7955 SW 26TH STREET, MIAMI, FL 33155
Job Address: SW 256 STREET AND SW 124 AVE.
Phone: (786) 234-4382

Date 11/12/2013
Scale AS SHOWN
Drawn SP
Job 201207
Sheet A-1
Of Sheets

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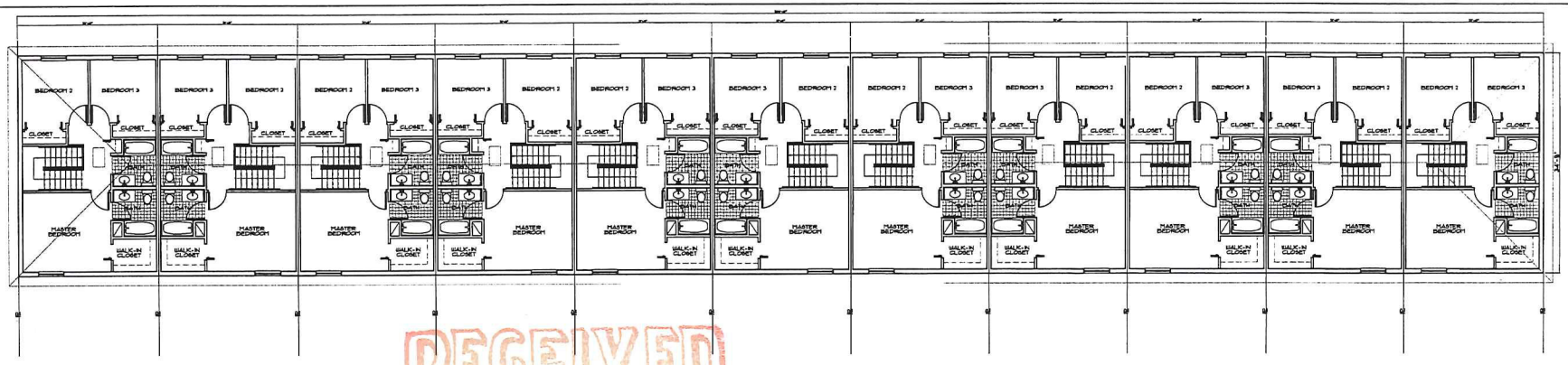

BUILDING - SECOND FLOOR PLAN
1/8"=1'-0"

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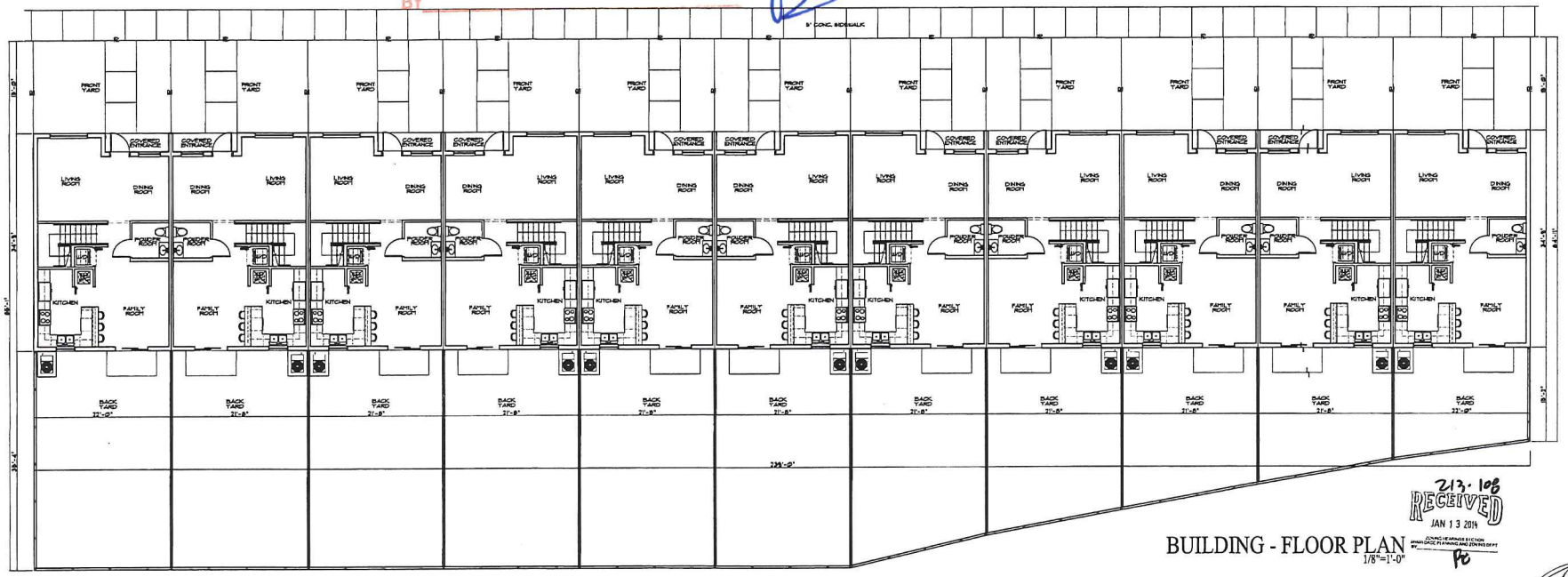

BUILDING - FLOOR PLAN
1/8"=1'-0"

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01/09/2014
FELIX PARDO
LIC.# 8236

REVISIONS	BY
01/03/2014	BP

FELIX PARDO & ASSOCIATES, Inc.
ARCHITECTURE / PLANNING / INTERIORS
255 UNIVERSITY DRIVE, CORAL GABLES, FLORIDA 33134
Phone: (305) 445-4555 Fax: (305) 445-1006 AA 0001418

PRINCETONIAN VILLAS
VAST PROPERTIES, INC
Owner Address: 7955 SW 26TH STREET, MIAMI, FL 33155
Job Address: SW 256 STREET AND SW 124 AVE.
Phone: (786) 234-4382

Date	11/2013
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Job	201207
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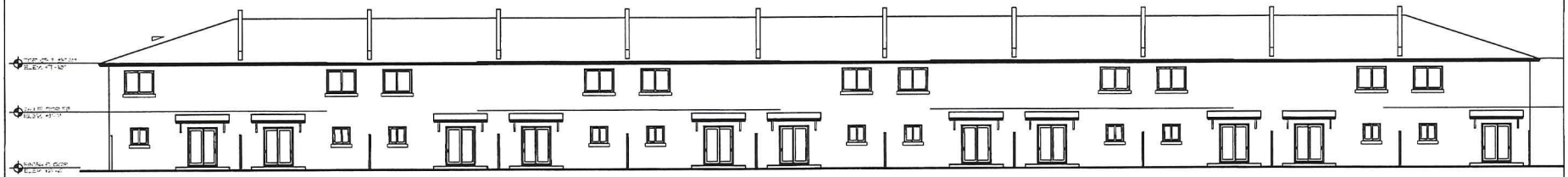
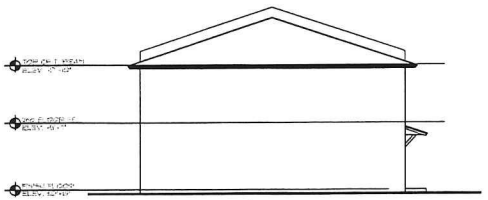
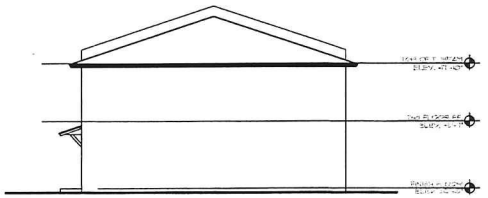
FRONT ELEVATION
1/8"=1'-0"



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



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



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

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JAN 13 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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JAN 13 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

REVISIONS	BY
01/03/2014	BS

FELIX PARDO & ASSOCIATES, Inc.
ARCHITECTURE / PLANNING / INTERIORS
255 UNIVERSITY DRIVE, CORAL GABLES, FLORIDA 33134
Phone:(305) 445-4555 Fax:(305)445-1006 AA 0001478

PRINCETONIAN VILLAS
VAST PROPERTIES, INC
Owner Address: 7355 SW 76TH STREET, MIAMI, FL 33155
Job Address: SW 256 STREET AND SW 124 AVE.
Phone: 1 (786) 234-4382

Date	11/2/2013
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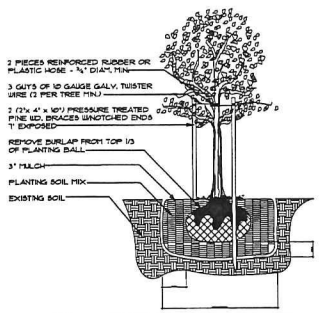
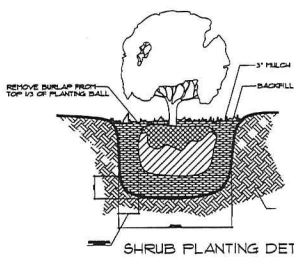


TREE PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS

LANDSCAPE LEGEND

Zoning District: RU-3M Net Lot Area: 0.864 acres 37,630.31 s.f.

OPEN SPACE

A. Square Feet of open space required by SECTION 18-18, as indicated on site plan: Net lot area = 37,630.31 30% = 11,289.09 s.f.

B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 25 x 10 s.f per parking space = 250

C. Total s.f. of landscaped open space required by Chapter 33: A + B = 11,539.09

LAWN AREA CALCULATION

A. 23,739.09 total s.f. of landscaped open space required by Chapter 33

B. Maximum lawn area (sod) permitted = 50 % x 11,869.09 s.f. = 5,934.80 s.f.

TREES

A. No. trees shall be provided on the basis of 28 trees per acre = 28 x 0.864 acres = 25 trees

B.a. Palms Allowed: No. trees provided / 2 x 30% = N/A

b. Palms permitted to count as street trees on 1:1 basis x 30%

C.a. Natives Required: No. trees provided x 30 % =8

D. Street trees (maximum average spacing of 35' o.c.): 4736.6' linear feet along street / 35 = 14

E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A linear feet along street / 25 =N/A

TOTAL TREES REQUIRED = 35 / TOTAL TREES PROVIDED = 53

SHRUBS

A. No. trees required x 10 = no. of shrubs allowed = 530 / No. shrubs provide = 530

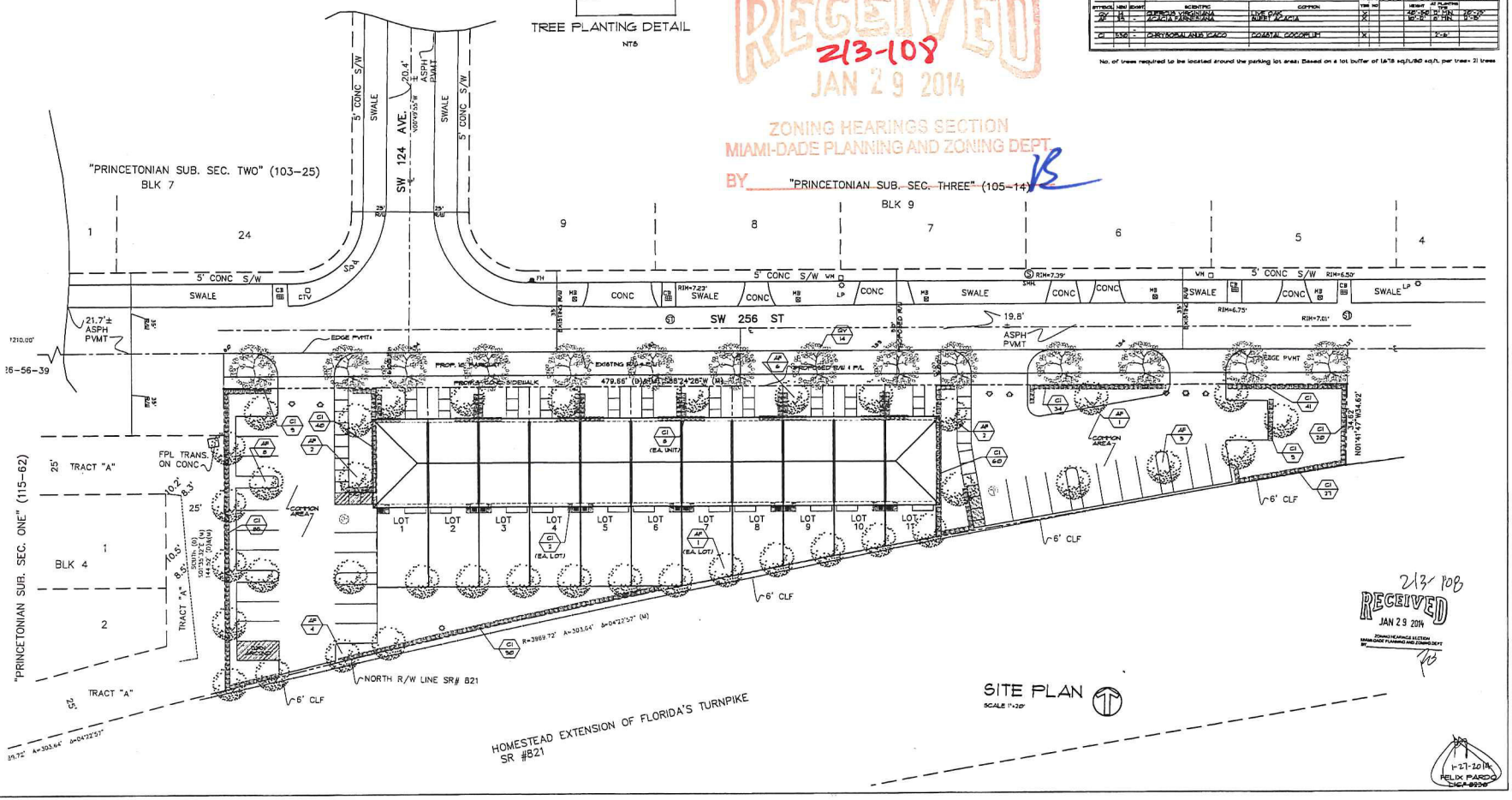
B. No. shrubs allowed x 30% = no. of native shrubs required= 159

LANDSCAPING SCHEDULE

SYMBOL	NEW	EXIST	TREE NAME: BOTANICAL	TREE NAME: COMMON	NATIVE	CALIPER	HEIGHT: HEIGHT AT PLANTING	HEIGHT: AT MATURITY	CANOPY DIAMETER
CV	14	-	CONOCARPUS VIRGINIANA	LIVE OAK	X		10'-12'	30'-70'	20'-30'
AF	9	-	ACACIA FARNESIANA	ROSARY ACACIA	X		10'-12'	8' MIN.	10'-15'
CI	530	-	CHRYSOBALANUS ICACO	COASTAL COCOPLUM	X		3'-4'		

No. of trees required to be located around the parking lot area: Based on a lot buffer of 16'18 sq/1,280 sq/1, per tree= 21 trees

RECEIVED
213-108
JAN 29 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY "PRINCETONIAN SUB. SEC. THREE" (105-14)



SITE PLAN

SCALE 1"=20'

213-108
RECEIVED
JAN 29 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

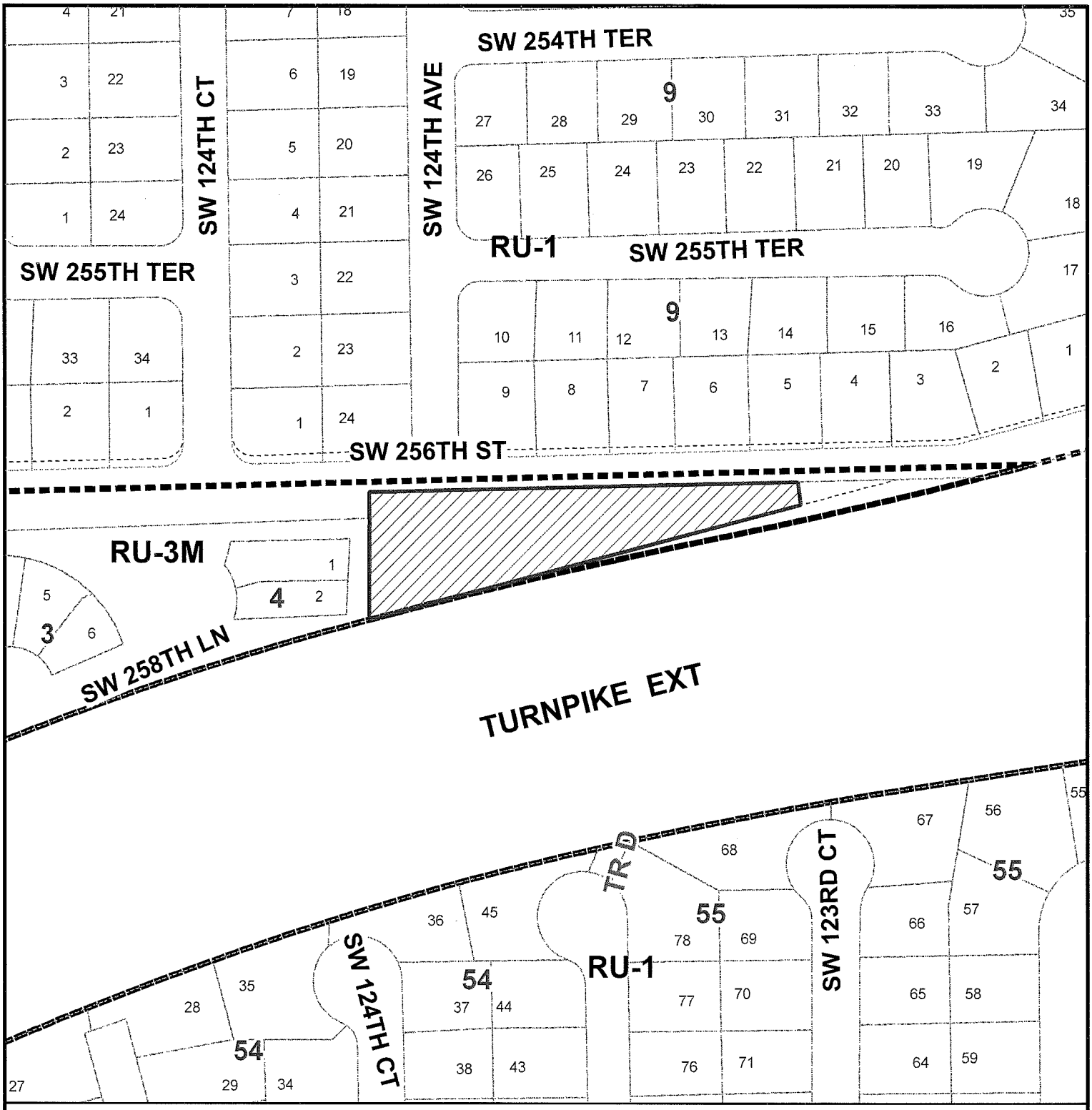
1-27-2014
FELIX PARDO
LICA 0000418

REVISIONS	BY
01/23/2014	SP
01/24/2014	SP
01/27/2014	SP

FELIX PARDO & ASSOCIATES, Inc.
ARCHITECTURE / PLANNING / INTERIORS
255 UNIVERSITY DRIVE, CORAL GABLES, FLORIDA 33134
Phone:(305) 445-4555 Fax:(305) 445-10006 AA 0002418

PRINCETONIAN VILLAS
VAST PROPERTIES, INC
Owner Address: 1999 SW 76TH STREET, MIAMI, FL 33155
Job Address: SW 256 STREET AND SW 124 AVE.
Phone: (786) 234-4382

Date	1/2/2013
Scale	AS SHOWN
Drawn	SP
Job	201301
Sheet	LS-1
of	Sheets



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000108

Section: 25 Township: 56 Range: 39
Applicant: VAST PROPERTIES, INC.
Zoning Board: C15
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, December 19, 2013

REVISION	DATE	BY
		23

MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000108

Section: 25 Township: 56 Range: 39
Applicant: VAST PROPERTIES, INC.
Zoning Board: C15
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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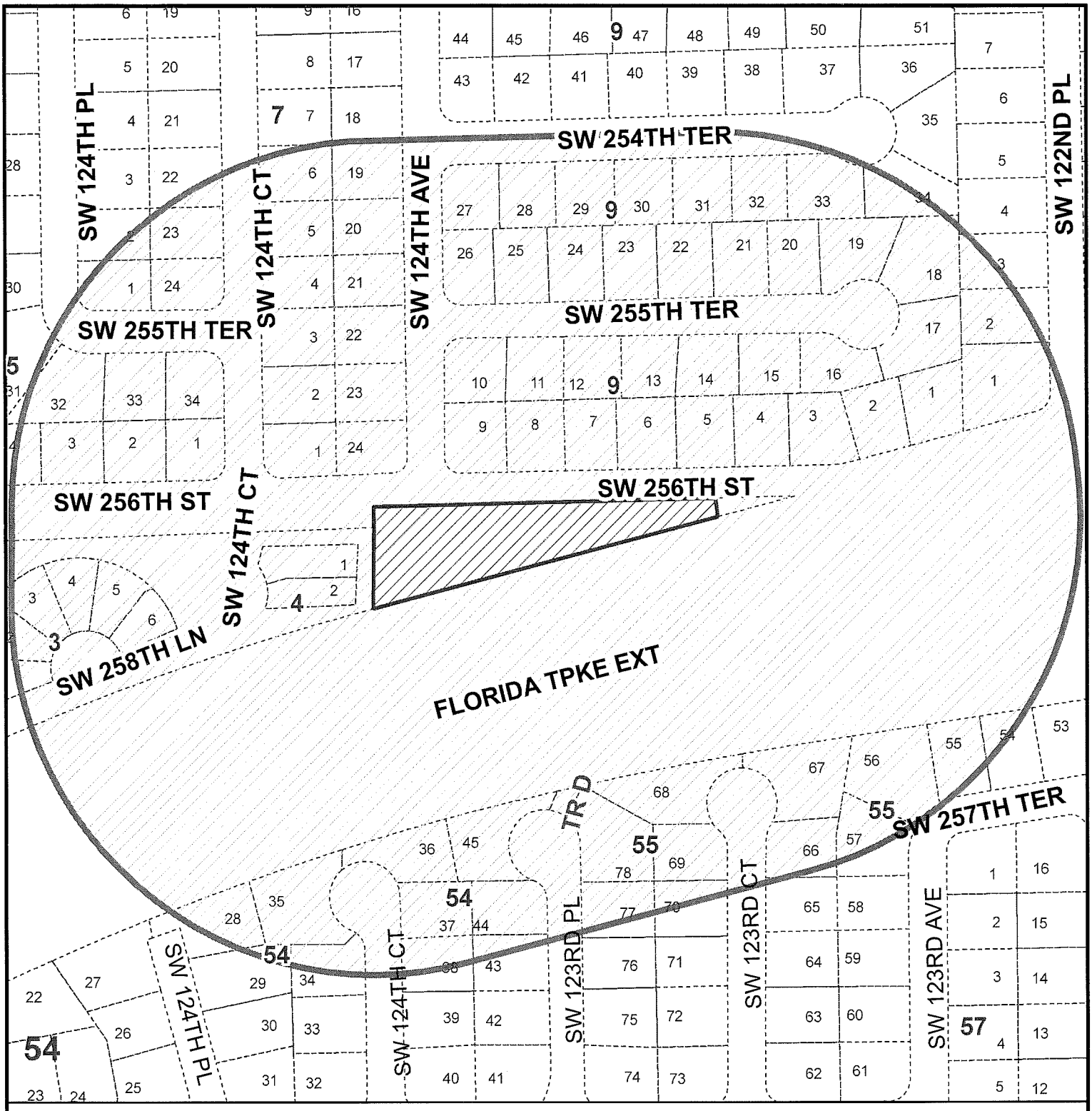
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, December 19, 2013

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000108

RADIUS: 500

Section: 25 Township: 56 Range: 39
Applicant: VAST PROPERTIES, INC.
Zoning Board: C15
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

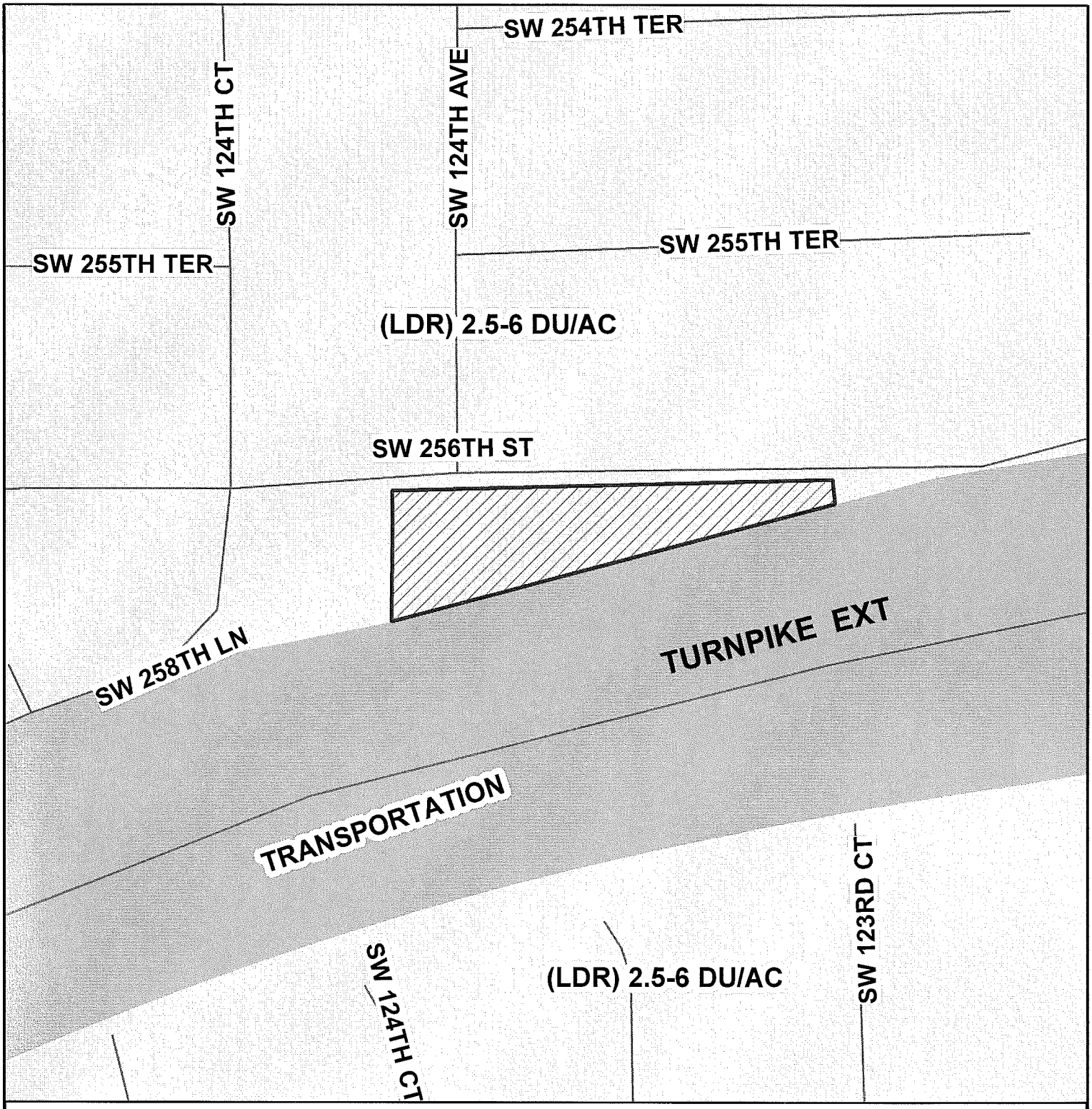
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, January 30, 2014

REVISION	DATE	BY
		25



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000108

Section: 25 Township: 56 Range: 39
Applicant: VAST PROPERTIES, INC.
Zoning Board: C15
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, December 19, 2013

REVISION	DATE	BY

Memorandum

MIAMI-DADE COUNTY

Date: May 21, 2014

To: The Community Zoning Appeals Board - 15

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: ARC Summerville Lots, LLC (Z14-013)

SUMMARY OF REQUESTS:

The applicant is seeking to modify previously approved plans and Planned Area Development (PAD) agreement, provide less private open space and parking spaces for some single-family residences and attached units.

LOCATION: Lying approximately ±331.41' north of SW 248th Street, on the east and west sides of SW 117th Avenue, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee due to the modification of the PAD agreement. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

The meeting of the DIC Executive Council was held on April 9, 2014 and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

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

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application with the acceptance of the proffered covenant, will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that approval of this application will be **consistent** with the CDMP and **compatible** with the surrounding area.

APPLICATION NO. Z14-13
ARC SUMMERVILLE LOTS, LLC & D.R. HORTON, INC.

Respectfully Submited,

DIC Executive Council
April 09, 2014

Giovannie Ulloa, Fire Chief
Miami-Dade Fire Rescue Department — AYE

Eric Silva, AICP
Sustainability, Planning and Economic Enhancement Department — AYE

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

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

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

Monica Cejas, Senior Professional Engineer
Miami-Dade Transit — AYE

Miami-Dade County Department of Regulatory and Economic Resources
Developmental Impact Committee (DIC)

PH: Z14-013 **DIC Date: April 9, 2014**

Recommendation Summary	
Commission District	08
Applicant	ARC Summerville Lots, LLC
Summary of Requests	The applicant is seeking to modify previously approved plans and Planned Area Development (PAD) agreement, provide less private open space and parking spaces for some single-family residences and attached units.
Location	Lying approximately ±331.41' north of SW 248th Street, on the east and west sides of SW 117th Avenue, Miami-Dade County, Florida
Property Size	±48.11-acres
Existing Zoning	PAD, Planned Area Development
Existing Land Use	Vacant land
2020-2030 CDMP Land Use Designation	Low Density Residential *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-303.1(D)(7) Developmental Impact Committee Section 33-311 (A)(4)(b) Non-Use Variances From Other Than Airport Regulations Section 33-311(A)(7) Generalized Modification Standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions, subject to the Board's acceptance of the proffered covenant.**

REQUESTS:

(1) MODIFICATION of paragraphs #1, #4 & #5 of Planned Area Development Agreement recorded in Official Record Book 21005 at Pages 3020 - 3045, only as it applies to the subject property, reading as follows:

FROM: "1. Site Plan. The Property shall be developed substantially in accordance with the plans entitled "Summerville", as prepared by Jarosz, & Balboa Architecture & Town Planning, dated stamped received July 15, 2002, and consisting of twenty-two (22) sheets, including cover sheet, and the landscape plans entitled, "Proposed 60 Acre P.A.D.," as prepared by Witkin Design Group, dated 7/9/02, and consisting of five (5) sheets (collectively, the "Plans"), as may be modified at the public hearing on the Application."

TO: "1. Site Plan. The Property shall be developed substantially in accordance with the plans entitled "Summerville By D.R. Horton", as prepared by Pascual Perez Kiliddjian & Associates, Architects-Planners, consisting 54 sheets and landscape plans prepared by Witkin Design Group, consisting of 32 sheets, for a total of 86 sheets, all sheets dated stamped 02/21/2014.

FROM:

"4. Additional Quantitative Data.

A. Total number of bedrooms. The total number of bedrooms on the Property shall not exceed 935.

B. Total Building Coverage. The total area of building coverage for the Property shall not exceed 474,976 square feet, or 22.67% of the Property.

C. Open Space. The total area of common open space for the Property shall be in accordance with Section 33-284.27 (I) of the Code of Miami-Dade County, as may be amended from time to time. The private open space for each unit shall be in accordance with Section 33-284.27 (K) of the Code of Miami-Dade County, as may be amended from time to time.

D. Residential Density. The maximum density on the Property shall be 5.55 units per gross acre.

E. Green Space. The total green space on the Property, including Park Tracts, Bowers, and sidewalks shall be 21.19 acres.

F. Public Roads. The roadways within the proposed PAD shall be public roadways. The area of pavement shall be 8.03 aces.

G. Population Projection. The estimated population projection resulting from the development of the Property is 935 people, based on an average of 3.5 persons per dwelling unit.

TO:

"4. Additional Quantitative Data.

A. Total number of bedrooms. The total number of bedrooms on the Property shall not exceed 1,079.

B. Total Building Coverage. The total area of building coverage for the Property shall not exceed 432,207 square feet, or 20.6% of the Property.

C. Open Space. The total area of common open space for the Property shall be in accordance with Section 33-284.27 (I) of the Code of Miami-Dade County, as may be amended from time to time. The private open space for each unit shall be in accordance with Section 33-284.27 (K) of the Code of Miami-Dade County, as may be amended from time to time.

D. Residential Density. The maximum density on the Property shall be 5.55 units per gross acre.

E. Green Space. The total green space on the Property, including Park Tracts, Bowers, and sidewalks shall be 21.19 acres.

F. Public Roads. The roadways within the proposed PAD shall be public roadways. The area of pavement shall be 8.07 aces.

G. Population Projection. The estimated population projection resulting from the development of the Property is 935 people, based on an average of 3.5 persons per dwelling unit.

FROM:

"5. Types of Dwelling Units. The Owners agrees that the Property shall be developed with ten (10) types of dwelling units: Type I, Type IIA, Type IIB, Type IIIA, Type IIIB, Type IVA, Type IVB, Type V, Type VIA, Type VIB. The development criteria for each type of dwelling unit is set forth below:

A. Type I (Large House). The proposed maximum interior gross area is 2,500 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,125 sq. ft.; the maximum dwelling lot coverage shall be 1,896 sq. ft.; the minimum lot area shall be 4,324 sq. ft..

B. Type IIA (Park House). The proposed maximum interior gross area is 2,450 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,062 sq. ft.; the maximum dwelling lot coverage shall be 1,780 sq. ft.; the minimum lot area shall be 4,140 sq. ft..

C. Type IIB (Park House). The proposed maximum interior gross area is 3,020 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,775 sq. ft.; the maximum dwelling lot coverage shall be 1,740 sq. ft.; the minimum lot area shall be 4,500 sq. ft..

D. Type IIA (Large Courtyard House). The proposed maximum interior gross area is 2,950 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 1,770 sq. ft.; the maximum dwelling lot coverage shall be 2,430 sq. ft.; the minimum lot area shall be 4,140 sq. ft.

E. Type IIB (Small Courtyard House). The proposed maximum unit interior gross area is 2,485 sq. ft.; based on the maximum interior gross square

footage, the minimum unit private open space shall be 1,491 sq. ft.; the maximum dwelling lot coverage shall be 1,904 sq. ft.; the minimum lot area shall be 3,150 sq. ft.

F. Type IVA (Large Side yard House). The proposed maximum unit interior gross area is 2,800 sq. ft. based on the maximum interior gross square footage, the minimum unit private open space shall be 3,500 sq. ft.; the maximum dwelling lot coverage shall be 2,135 sq. ft.; the minimum lot area shall be 4,500 sq. ft.

G. Type IVB (Small Side yard House). The proposed maximum unit interior gross area is 2,665 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,020 sq. ft.; the maximum dwelling lot coverage shall be 1,725 sq. ft.; the minimum lot area shall be 4,050 sq. ft.

H. Type V (Small House).

70' - 76' Lot Depth: The proposed maximum unit interior gross area is 2,022 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 2,750 sq. ft.; the maximum dwelling lot coverage shall be 1,236 sq. ft.; the minimum lot area shall be 3,150 sq. ft.

90' - 92' Lot Depth: The proposed maximum unit interior gross area is 2,330 sq. ft.; based on the maximum unit interior gross square footage, the minimum unit private open space shall be 2,912 sq. ft.; the maximum dwelling lot coverage shall be 2,120 sq. ft.; the minimum lot area shall be 4,140 sq. ft.

I. Type VIA (Small Attached House). The proposed maximum unit interior gross area is 2,520 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 1,512 sq. ft.; the maximum dwelling lot coverage shall be 1,476 sq. ft.; the minimum lot area shall be 2,310 sq. ft.

J. Type VIB (Large Attached House). The proposed maximum unit interior gross area is 2,250 sq. ft.; based on the maximum interior gross square footage, the minimum unit private open space shall be 1,410 sq. ft.; the maximum dwelling lot coverage shall be 1,476 sq. ft.; the minimum lot area shall be 2,310 sq. ft."

TO:

"5. Types of Dwelling Units. The Owner agrees that the Property shall be developed with ten (10) types of dwelling units. The development criteria for each type of dwelling unit is set forth below:

40' x 70' Lot - Unit A. The dwelling unit shall contain a maximum of 2,793 sq. ft.; the minimum unit private open space shall be 569 sq. ft.; the minimum lot area shall be 3,115 sq. ft.

45' x 90' Unit A. The dwelling unit shall contain a maximum of 2,793 sq. ft.; the minimum unit private open space shall be 699 sq. ft.; the minimum lot area shall be 4,050 sq. ft.

45' x 90' Unit B. The dwelling unit shall contain a maximum of 3,105 sq. ft.; the minimum unit private open space shall be 657 sq. ft.; the minimum lot area shall be 4,050 sq. ft.

45' x 90' Unit C. The dwelling unit shall contain a maximum of 3,163 sq. ft.; the minimum unit private open space shall be 603 sq. ft.; the minimum lot area shall be 4,050 sq. ft.

50' x 90' Unit A. The dwelling unit shall contain a maximum of 3,335 sq. ft.; the minimum unit private open space shall be 1,450 sq. ft.; the minimum lot area shall be 4,500 sq. ft.

50' x 90' Unit B. The dwelling unit shall contain a maximum of 3,406 sq. ft.; the minimum unit private open space shall be 1,175 sq. ft.; the minimum lot area shall be 4,500 sq. ft.

50' x 90' Unit C. The dwelling unit shall contain a maximum of 3,516 sq. ft.; the minimum unit private open space shall be 1,519 sq. ft.; the minimum lot area shall be 4,500 sq. ft.

50' x 90' Unit D. The dwelling unit shall contain a maximum of 3,927 sq. ft.; the minimum unit private open space shall be 1,221 sq. ft.; the minimum lot area shall be 4,500 sq. ft.

50' x 90' Unit E. The dwelling unit shall contain a maximum of 4,194 sq. ft.; the minimum unit private open space shall be 1,222 sq. ft.; the minimum lot area shall be 4,500 sq. ft.

Type VIA (Attached House). The dwelling unit shall contain a maximum of 2,101 sq. ft.; the minimum unit private open space shall be 655 sq. ft.; the minimum lot area shall be 2,310 sq. ft.

Type VIB (Attached House). The dwelling unit shall contain a maximum of 2,109 sq. ft.; the minimum unit private open space shall be 655 sq. ft.; the minimum lot area shall be 2,310 sq. ft.

The purpose of request #1 is to allow the applicant to submit a new site plan showing additional models for the previously approved residential Planned Area Development.

(2) NON-USE VARIANCE to permit detached single family residential units with less private open space (125% required) as follows:

Model Type	Unit Type	% of Private Open
40 x 70	Unit A	40%
40 x 90	Unit A	50%
40 x 90	Unit B	41%
40 x 90	Unit C	37%
50 x 90	Unit A	90%
50 x 90	Unit B	65%
50 x 90	Unit C	76%
50 x 90	Unit D	63%
50 x 90	Unit E	61%

(3) NON-USE VARIANCE to permit in the following Models 40 X 70 (unit a) and 45 X 90 (unit b & c) with 0 parking spaces (2 parking spaces required).

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 267 residential units of which 156 are detached single-family residences and 111 are attached single-family townhome residences on the approximately 48 acre site.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	PAD; vacant land	Low Density Residential (2.5 to 6 dua)
North	RU-1M(a) & AU; vacant land	Low Density Residential (2.5 to 6 dua)
South	RU-1, BU-1 & AU; vacant land	Low Density Residential (2.5 to 6 dua) Business and Office
East	RU-1M(a), & RU-1; single-family residenses	Low Density Residential (2.5 to 6 dua)
West	RU-1M(a), EU-1 & AU; vacant land	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located approximately ±331.41' north of SW 248th Street, on the east and west sides of SW 117th Avenue. The surrounding area is characterized by single-family residential uses and vacant parcels of land.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to develop the subject property with single-family and townhouse residences. However, the new development has less private open space and fewer parking spaces which could have a negative visual and parking impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The approximately 48.11-acre subject property is designated as ***Low Density Residential*** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Low Density Residential category *allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of this application will allow the applicant to modify a previously approved Planned Area Development (PAD) Agreement in order to provide new model housing types and provide less private open space for detached residential units. Additionally, there will be some new detached models with zero (0) parking spaces.

Staff opines that the revised site plan submitted as part of this application remains **compatible** with the surrounding area, as the general location of the residential units and landscape buffers remain the same from the previously approved site plan. Staff notes that the site plan has been revised to depict new models for attached single-family townhome residences and detached single-family residences. Further, staff notes that the residential units meet all zoning regulations with the exception of the private open space and required parking, which the applicant is requesting to permit less than required. In staff's opinion, the revised site plan with the same number of previously approved residential units is **consistent** with the Low Density CDMP LUP map designation and **compatible** with the surrounding area.

ZONING ANALYSIS:

When request #1, to permit the modification of Conditions #1, 4, and 5, of that certain Planned Area Development Agreement recorded in Official Record Book 21005, Pages 3020 - 3045, is analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval would be **compatible** with the surrounding area. Approval of this request will allow the applicant to submit a revised site plan and modify a Planned Area Development Agreement that depicts new housing models for the previously approved residential units. Staff opines that said revised site plan will not result in excessive traffic as evidenced by the memorandum from the Public Works and Waste Management Department. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources indicates that approval of the modification 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 facilities will have a negative impact on fire rescue services in the area. Staff notes that the memoranda submitted by the Departments of Park, Recreation and Open Spaces, Water and Sewer, and Transit

indicate 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, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

Staff notes that the submitted site plan depicts 267 residential units of which 156 are detached single-family residences and 111 are attached single-family townhome residences on the approximately 48 acre site. Staff further notes that the applicant is not changing the number of units formerly approved on the subject property. As previously mentioned the site plan has been revised to depict new models for attached single-family townhome residences and detached single-family residences. Additionally, staff notes that the submitted site plan depicts the detached single-family residences with reduced private open spaces, resulting on request #2. Staff is of the opinion that said proposed changes are minor, interior to the site and will not detrimentally impact the surrounding area as indicated above. Staff further opines that approval of same will provide variety of housing types within the previously approved residential development, which will enhance the character of the neighborhood while allowing potential property owners and residents more choices. **As such, staff recommends approval with conditions of request #1, subject to the Board's acceptance of the proffered covenant under Section 33-311(A)(7) Generalized Modification Standards.**

When analyzing requests #2 and #3 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the requests are **compatible** with the surrounding area. Staff opines that the requested reduction of private open space (request #2) is adequately negated by the location of many of the units along several public park spaces that the residents can access. Staff notes that the submitted plans show a variety of street types which provide good orientation, excellent traffic dispersal and more interesting streetscapes. Moreover, on the east side of SW 117 Avenue, a boulevard with landscaped medians commences south of SW 243 Street and transverses a roundabout surrounded by park tracts at the geometric center of the parcel east of SW 117 Avenue and terminates at a site reserved for a park located on the south side of the development. From said roundabout continuing west, the boulevard crosses SW 117 Avenue and terminates at a park located in the western portion of the parcel. Systems of public open spaces clearly defined by the block's edge and in the form of squares, greens and parks are located off the boulevard and dispersed throughout the site. The greens offer outdoor passive recreation space for residents and complement focal points within the development. Additionally, staff notes that the applicant is meeting the overall required open space for the PAD and therefore providing residents with multiple options to access open spaces.

Regarding request #3, to permit in the following Models 40 X 70 (unit a) and 45 X 90 (unit b & c) with 0 parking spaces (2 parking spaces required), staff opines that approval of same would be **compatible** with the surrounding area. Staff notes that the submitted plans show two (2) parking spaces within the aforementioned detached single-family models' enclosed garages. However, the PAD zoning district regulations do not allow the use of these types of enclosed garage parking spaces in consideration for required parking spaces when analyzing proposed single-family residential units. Notwithstanding, staff notes that the site plan incorporates principles of urban design such as architecturally defined blocks and open spaces in the form of greens and squares. The squares are distributed throughout the site to offer areas for social encounters and for recreation. Landscaping is used to buffer the proposal from adjacent uses as well as to reinforce the urban spaces created by the block and street design. Further, the parking areas are for the most part located central to the site and screened from the abutting

roadways by the townhome buildings. Staff therefore, opines that the approval of this request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. As such, staff is supportive of the applicants' request to provide some unit models with 0 parking spaces since the likelihood of the spillage of parking onto the abutting roadways is very minimal. However, as a condition for approval, staff recommends that the aforementioned garages not be enclosed in any manner for habitable space and remain for the parking of vehicles and storage of household items. **As such, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts the development arranged along a system of interconnected pedestrian scaled streets and blocks. The residential community is bifurcated by SW 117 Avenue and contains a roadway design which allows for direct connections to both sides of the avenue. A number of streets intersect the aforementioned boulevard to directly connect to SW 117 Avenue or to the residential street system.

NEIGHBORHOOD SERVICES PROVIDER REVIEW:

Aviation
The Miami-Dade County Aviation Department (MDAD) has no objections to this application.

Regulatory and Economic Resources (Division of Environmental Resources Management)
The Department of Regulatory and Economic Resources (RER) Environmental Resources does not object to this application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County.

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

Parks, Recreation and Open Spaces
The Miami-Dade Park, Recreation and Open Spaces Department (MDPROS) has no objections to this application. Further, its memorandum indicates that since the application is not expected to generate any additional residential units and therefore, will not cause an increase in the Level of Service for Parks.

Miami-Dade Police Department
The Miami-Dade Police Department (MDPD) has no objections to this application.

Public Works and Waste Management Department
The Public Works and Waste Management Department, does not object to this application.

Public Works and Waste Management Department (Waste Management)
The Miami-Dade County Department of Public Works and Waste Management - Waste Management Division does not object to this application. The memorandum submitted for this hearing application indicates that the latest concurrency status determination issued in

September 2013, which is valid for one (1) year, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Regulatory and Economic Resources, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits as needed from the Florida Department of Environmental Protection.

Water and Sewer Department
The Miami-Dade County Water and Sewer Department (MDWASD) has no objections to this application. The subject property is located within the MDWASD water and sewer service area.

Miami-Dade Transit Department
The Miami-Dade Transit Department (MDT) has no objections to this application. Its memorandum indicates that the surrounding area is served by Metrobus Route 70 which has AM/PM peak-hour headway of 30 minutes. Therefore, this application meets the adopted mass transit level of service standards as prescribed by the CDMP Mass Transit Subelement Policy MT-1A.

Miami-Dade County Public Schools
Miami-Dade County Public Schools has no objections to this application; the applicant has met the terms of the previous approval.

OTHER: Not applicable.

RECOMMENDATION:

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

CONDITIONS FOR APPROVAL:

1. That all the conditions of the Planned Area Development Agreement recorded in Official Record Book 21005, Pages 3020 - 3045, remain in full force and effect, except as herein modified.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Summerville By D.R. Horton", as prepared by Pascual Perez Kiliddjian & Associates, Architects-Planners, consisting 54 sheets and landscape plans prepared by Witkin Design Group, consisting of 32 sheets, for a total of 86 sheets, all sheets dated stamped 02/21/2014, except as herein modified.

3. That the garages not be enclosed in any manner for habitable space and remain for the parking of vehicles only and storage of items related to the residential use.

4. That the applicants comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Public Works and Waste Management Department as contained in its memorandum dated April 4, 2014.

ES:MW:NN:CH:JV

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

ZONING RECOMMENDATION ADDENDUM

Applicant: ARC Summerville Lots, LLC
PH: *Z14-013*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Space	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

Low Density Residential (Pg. I-31)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential 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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*
Section 33-311(A)(7) Generalized Modification Standards.	*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.*

3. ARC SUMMERVILE LOTS, LLC & D.R. HORTON, INC.
(Applicant)

14-5-CZ15-3 (14-013)
Area 15/District 08
Hearing Date: 05/21/14

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2002	ROBERT BOREK ETAL	- Reformation of resolution to correct a scrivener's error in legal description.	C15	Approved
2002	Summerville Development, Inc.	- Reformation of resolution to correct a scrivener's error in legal description.	BCC	Approved
2005	Summerville Development, Inc.	- Modification of condition of PAD Agreement.	C15	Approved w/Condition(s)
2005	Summerville Development, Inc.	- Special exception to permit a Charter School.	BCC	Approved w/Condition(s)
2008	Summerville Charter School, Inc.	- Modification of Condition of Resolution.	BCC	Approved w/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

MIAMI-DADE COUNTY

Date: April 4, 2014

To: Eric Silva
Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: DIC 14-013
Name: ARC Summerville Lots, LLC
Section 19 Township 56 South Range 40 East

I. PROJECT LOCATION:

The property is located approximately 331.41' north of SW 248 Street on both sides of SW 117 Avenue

II. APPLICATION REQUEST:

This application requests an amendment to the current Planned Area Development (PAD) in order to permit the development of new models for detached and attached single family residences in substantial accordance with the new set of plans.

III. RECOMMENDATION:

This project is located within the jurisdiction of Miami-Dade County. This project is subject to the payment of Road Impact Fees. Additional improvements may be required at time of permitting. **Public Works and Waste Management Department has no objections to this application.**

IV. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

This application is being served from the North and the South by SW 117 Avenue and from the East and the West by SW 248 Street.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

This application is amending the current PAD to permit the development of new models; therefore, no trips will be generated by this application.

VI. DEVELOPMENT IMPROVEMENTS REQUIRED FOR THIS PROJECT:

N/A – Previously approved site plan configuration is not being revised.

VII. ACCESS IMPROVEMENTS REQUIRED FOR THIS PROJECT:

N/A – Previously approved site plan configuration is not being revised.

VIII. SITE PLAN CRITIQUE:

- This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Plat Book 162, Page 44 and Plat Book 165 Page 41.

IX. STANDARD CONDITIONS:

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

c: Raul A. Pino, PLS, Department of Regulatory and Economic Resources
Joan Shen, Ph. D., P.E., PTOE, Chief, Traffic Engineering Division, PWWM
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division, PWWM

Memorandum

Date: March 14, 2014

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

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

Subject: BCC #Z2014000013-1st Revision
ARC Summerville Lots, LLC
11647 SW 245th Terrace, Miami, FL
Modification of a previous Resolution/Agreement to permit new model types for a previously approved residential development.
(PAD) (48.11 Acres)
19-56-40

Enclosed, please find the Department of Regulatory and Economic Resources - Division of Environmental Resources Management (DERM) review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). As noted in the attached comments, your application has been reviewed and approved for compliance with the requirements of Chapter 24 of the Code and may be scheduled for hearing.

Potable Water Service and Wastewater Disposal
The subject property is located within the Miami-Dade Water and Sewer Department (MDWASD) water franchised service area. Public water mains are within a portion of the site in the form of a 16-inch water main that runs along SW 117th Avenue and an 8-inch water main network. Said water mains are owned and operated by MDWASD.

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

The subject property is located within MDWASD sanitary sewer franchised service area. Public sanitary sewers run within the site in the form of an 8-inch force main that runs along SW 244th Lane, a 12-inch force main that runs along SW 117th Avenue and an 8-inch gravity network.

The site is served by Pump Station 30-1107, which directs the wastewater flow into the South District Wastewater Treatment Plant. The aforementioned sanitary sewer pump station as well as the South District Wastewater Treatment Plant are owned and operated by MDWASD. The aforesaid pump station is currently working within the mandated criteria set forth in the First and Second Partial Consent Decree At this time the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Stormwater Management
Be advised that the previously approved Surface Water Management General Permit No. 13-02211-P issued in January 7, 2004 has expired. A new Surface Water Management General Permit, issued by the Water Control Section of DERM shall be required for the construction and operation of the required

surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the Water Control Section for further information regarding permitting procedures and requirements.

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

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

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

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

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

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

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

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

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

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

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

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: March 3, 2014

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

From: Ammad Riaz, P.E., Chief of Aviation Planning A.R.
Aviation Department

Subject: DIC Application #14-013
ARC Summerville Lots, LLC & DR Horton, Inc.
MDAD DN-14-02-1250

As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Hearing Application #14-013, ARC Summerville Lots, LLC & DR Horton, Inc. The applicant is requesting a modification of a previous agreement to show additional model types for a previously approved residential development; and a non-use variance to permit less private open space than required. The site is located lying approximately 331.41' North of SW 248 Street on both sides of SW 117 Avenue, in Miami-Dade County, Florida. The size of the property is approximately 48.11 acres.

Based on our review of the information provided to us, MDAD does not object to the proposed request provided the applicant complies with all applicable federal, state and local aviation regulations including the Code of Miami-Dade County, Chapter 33, as it pertains to Airport Zoning. There are no impacts to Homestead General Aviation Airport. The applicant is required to coordinate with Mr. Larry Ventura, the contact at Homestead Air Reserve Base. He may be reached at 305-224-7163 or at Lawrence.ventura@homestead.af.mil

C: Jorge Vital, DIC Coordinator, Department of Regulatory and Economic Resources
Juan Mayol, Holland & Knight, LLP

DATE: 21-MAR-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

ARC SUMMERVILLE LOTS, LLC & D.R. HORTON, INC.	LYING APPROXIMATELY 331.41' NORTH OF SW 248 STREET ON BOTH SIDES OF SW 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2014000013

HEARING NUMBER

HISTORY:

THERE ARE NO CURRENT OPENED OR CLOSED NEIGHBORHOOD REGULATIONS CASES OR BUILDING CODE SUPPORT CASES.

ARC SUMMERVILLE LOTS, LLC & D.R. HORTON, INC

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

REPORTER NAME:

Memorandum

MIAMI-DADE COUNTY

Date: March 19, 2014

To: Jack Osterholt, Director
Regulatory and Economic Resources

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

Subject: DIC 2014000013 – ARC Summerville Lots, LLC

According to the revised letter of intent dated February 21, 2014, the applicant is seeking to amend previously approved plans in order to permit the development of new models for detached and attached single family residences in connection with an existing Planned Area Development.

In 2002, the Miami-Dade Fire Rescue Department reviewed and approved the subject Planned Area Development that was approved pursuant to Resolution No. Z-28-02 passed and adopted by the Board of County Commissioners.

Since the application does not involve changes in density as the new models will occupy existing platted lots, the Miami-Dade Fire Rescue Department has **no objection** to the request to amend the models for detached and attached single family residences.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
5	13150 SW 238 Street	Rescue, Engine	7
34	10850 SW 211 Street	Rescue (2), Aerial	10
52	12105 Quail Roost Drive	Rescue, Tanker, Battalion	8
55	21501 SW 87 Avenue	Engine	4

SITE PLAN REVIEW:

(A) Fire Engineering & Water Supply Bureau has reviewed and approved the site plan entitled 'Summerville' as prepared by Pascual Perez & Kiliddjian, dated stamp received February 21, 2014.

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

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

Memorandum

MIAMI-DADE COUNTY

DATE: May 20, 2013

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

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

SUBJECT: Review of DIC Project No. 13-36 ARC Summerville Lots, LLC
MDT Project No. OSP006
FSC No. 41.04

Project Description

13-36 – The applicant seeks to amend a previously approved Planned Area Development (PAD) District in order to permit the development of new models for detached and attached single-family residences. The submitted site plans illustrate a proposed single-family residential development with 267 units. The subject property is approximately 48 acres and is located approximately 331' north of SW 248 Street, on both sides of SW 117 Avenue in Miami-Dade County, Florida.

Current Transit Service

Existing transit service is located approximately 0.5 miles to the east of the subject site and is provided by Route 70. The alignment for this route is illustrated on the attached map. The service headways for this route (in minutes) are as follows:

Metrobus Route Service Summary
ARC Summerville Lots, LLC Application Site

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
70	30	60	60	n/a	60	60	0.5	L

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

November 2012 Line Up

Future Transportation/Transit Improvements

The 2014 Transportation Improvement Program (TIP) lists the following improvements on the roadways within the immediate vicinity of the site.

Facility/Project Limits	Type of Work
SR 989/SW 112 Avenue at SW 248 Street	Intersection Improvement
SR 989/SW 112 Avenue from SR 821/HEFT to SW 248 Street	Resurfacing

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

Facility/Project Limits	Type of Work	Priority/Funding Phase
SW 112 Avenue (east side) from SW 232 Street to SW 236 Street	½ of R4.4 (R4.4: 4 lane divided)	Private Sector Project
SW 117 Avenue (east side) from SW 238 Street to SW 240 Street	2 lanes of 4 lanes divided	Private Sector Project

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

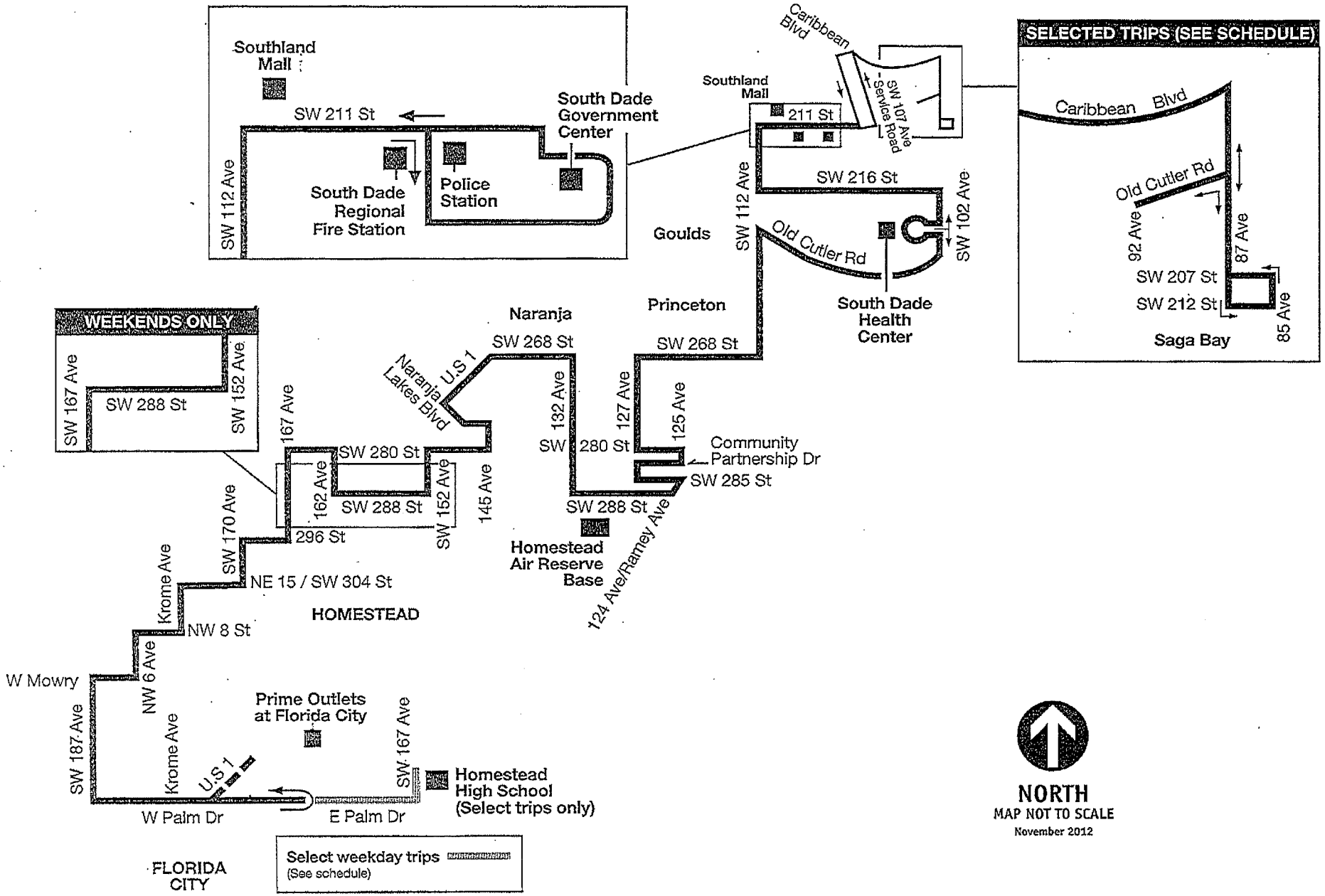
Route	Improvement/Adjustment
70	Truncate route at Southland Mall when Cutler Bay Circulator begins service.

MDT Comments/Recommendations

The subject site is currently vacant and is located approximately 331' north of SW 248 Street, on both sides of SW 117 Avenue. Route 70 is located approximately 0.5 mile to the east of the subject site and currently provides bus service with a 30 minute or better AM/PM peak-hour headway. Therefore, this application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP). This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the mass transit level-of-service standards established for Miami-Dade County. **As such, MDT has no objections to this application.**

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

Route 70


Southland Mall
SW 211 St
South Dade Government Center
South Dade Regional Fire Station
Police Station
SW 112 Ave
Caribbean Blvd
Southland Mall
211 St
SW 107 Ave Service Road
SW 216 St
SW 112 Ave
SW 102 Ave
Goulds
Old Cutler Rd
South Dade Health Center
SELECTED TRIPS (SEE SCHEDULE)
Caribbean Blvd
Old Cutler Rd
92 Ave
87 Ave
SW 207 St
SW 212 St
85 Ave
Saga Bay
WEEKENDS ONLY
SW 167 Ave
SW 152 Ave
SW 288 St
Naranja
SW 268 St
Princeton
SW 268 St
Naranja Lakes Blvd
U.S 1
167 Ave
SW 280 St
132 Ave
127 Ave
125 Ave
Community Partnership Dr
SW 285 St
162 Ave
SW 288 St
SW 152 Ave
145 Ave
SW 288 St
SW 170 Ave
296 St
Homestead Air Reserve Base
124 Ave/Ramey Ave
Krome Ave
NE 15 / SW 304 St
HOMESTEAD
NW 8 St
W Mowry
NW 6 Ave
Prime Outlets at Florida City
SW 187 Ave
Krome Ave
U.S 1
SW 167 Ave
Homestead High School (Select trips only)
W Palm Dr
E Palm Dr
FLORIDA CITY
Select weekday trips
(See schedule)
NORTH
MAP NOT TO SCALE
November 2012

Memorandum

MIAMI-DADE COUNTY

Date: March 10, 2014

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

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

Subject: Z2014000013: ARC SUMMERVILLE LOTS, LLC & D.R. HORTON, INC.
Revised Pans Submitted Dated Stamped Received 2/21/2014

Application Name: ARC SUMMERVILLE LOTS, LLC & D.R. HORTON, INC.

Project Location: The site is located in that area LYING APPROXIMATELY 331.41' NORTH OF SW 248 STREET, ON BOTH SIDES OF SW 117 AVENUE, Miami-Dade County.

Proposed Development: The applicant is seeking approval for modification of a previous resolution including substitution of new plans to accommodate new residential models. The application does not involve a change to the previously approved residential lot layout or density of the previously approved plan.

Impact and demand: The changes proposed in this application do not increase the number of units as currently approved in the previous resolution and therefore this application does not cause an increased impact to the Level of Service for parks. The Department has no objection to this application.

Recommendation: PROS has 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. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

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

MN:jb
Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum

MIAMI-DADE COUNTY

Date: March 21, 2014

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

From: Raul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: ARC Summerville Lots, LLC update (DIC #14_013)

The Department's review of the above-referenced item is provided below. The review updates a previous response, dated March 10, 2014. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: ***ARC Summerville Lots, LLC,*** is requesting an approval to further amend an approved Planned Area Development (PAD), namely "Summerville," to permit the development of detached and attached single-family residences on a property which is approved for up to 267 units. The applicant is currently providing updates to the plans for substitution of residential models and elevations in addition to requesting non-use variances to allow less private open space for the detached and attached single-family residences.

Size: The subject property is 48.11acres.

Location: The subject property is located approximately 333.41' north of SW 248 Street, on both sides of 117 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 25, 2013, 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 Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the single family residences proposed to be built on the vacant property meet the County Code definition of residential units. As such, according to the Code, the residential units 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 plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

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

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

Memorandum

Date: March 20, 2014

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

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

Subject: ARC Summerville Lots, LLC & D.R. Horton, Inc. - DIC Application # 14-013

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. Please note that final points of connection for this project will be issued at the time the applicant request connection to the water and sewer system infrastructure. Therefore, all points of connections provided below might change at the time of development and a capacity modeling evaluation may be required.

Recommendation: Approval based on conditions noted below.

Application Name: ARC Summerville lots, LLC

Project Location: The subject property is located north of SW 248th Street, on both sides of SW 117th Avenue, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting to amend an approved Planned Area Development (PAD) in order to permit the development of new models for detached and attached single-family residences. In accordance with the PAD Agreement, the PAD development is approved for up to 267 residential units of which 14 have already been built. The remaining 253 dwelling units will consist of 108 townhouses and 145 single family residences (SFR) (assumed 59 single family residences between 3,001 – 5,000 sq.ft.). The total water demand for the 253 dwelling units to be developed will be 57,240 gpd.

The additional water demand in gallons per day (gpd) for the proposed development is described below:

Projected Water Demand			
Proposed Uses	**Units**	**Flow Rate (GPD)**	**Total GPD**
Townhouses	108	180 gpd / unit.	19,440
SFR between (3,001 – 5,000 sq.ft.)	59	320 gpd / unit	18,880
SFR (under 3,001 sq.ft.)	86	220 gpd / unit	18,920
TOTAL			**57,240**

Water: The subject project is located within MDWASD's service Area. The source of water for the project is the Alexander Orr Water Treatment Plant. There is existing infrastructure from which the developer may connect to for the development on the east and west side of 117th Avenue. Said infrastructure was conveyed to MDWASD in 2006 and 2007 under Agreements 19297 and 18364, respectively. Agreements 19297 and 18364 included a total development of 267 residential units.

A Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department will be required for the proposed development. The Certification is required to assure adequate water supply is available

to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

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

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

Sewer: The subject project is located within MDWASD's service Area. There is existing sanitary gravity sewer infrastructure from which the developer may connect to for the development on the east and west side of 117th Avenue. Said infrastructure was conveyed to MDWASD in 2006 and 2007 under Agreements 19297 and 18364, respectively. Agreements 19297 and 18364 included a total development of 267 residential units. However, MDWASD's records indicate that a public pump station along with an emergency generator housing was required under Agreement 19297 (development west of S.W. 117th Ave.) and said pump station was not built. As such, a public pump station will be required for this development.

Pump Station: 1107
Yearly NAPOT: 3.0 Hrs
Projected NAPOT: 3.63 Hrs
Projected NAPOT including this project flows: 5.4 Hrs

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree, and the new USEPA/FDEP Consent Decree effective on December 6, 2013.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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

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

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

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

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

GENERAL NOTES:

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2. THE PURPOSE OF THIS SUBMITTAL IS TO ALLOW FOR A CHANGE IN THE UNITS TYPES AND ONLY AFFECTS THE PRIVATE UNIT DATA AND REQUIREMENTS PERTAINING TO THE UNITS. ALL SITE DATA PERTAINING TO THE SITE AS A WHOLE REMAINS THE SAME.

3. ALL INFRASTRUCTURE IS BUILT AND IN PLACE. ALL PAVEMENT MARKING AND SIGNAGE IS EXISTING.

4. ANY SITE PLAN DRAWING, OR DIAGRAM PERTAINING TO THE SITE PLAN IS FOR REFERENCE ONLY.

5. 11 DETACHED AND 3 ATTACHED DWELLING UNITS HAVE BEEN BUILT UNDER THE PREVIOUSLY APPROVED SUBSTANTIAL COMPLIANCE SUBMITTAL.

1

SITE DATA CONTINUED

17	NAME OF WATER UTILITY COMPANY	MIAMI-DADE WATER & SEWER	
18	NAME OF SEWER UTILITY COMPANY	MIAMI-DADE WATER & SEWER	
19	TOTAL GREEN SPACE (PRIVATE & COMMON EXCLUDING ROW)		
	267 UNITS	21.19 ACRES	44.00%
20	TOTAL GREEN SPACE (PRIVATE & COMMON INCLUDING ROW)		
	267 UNITS	28.79 ACRES	59.84%
21	PRIVATE OPEN SPACE		
	1. MINIMUM PROVIDED	661 SF	
	2. AVERAGE PROVIDED		
	267 UNITS	867 SF	
22	TABLE OF PARING REQUIREMENTS & PROVIDED		
	267 UNITS	REQUIRED	PROVIDED
	1) DETACHED 2/UNIT	312	312
	2) ATTACHED 2/UNIT	222	222
	VISITOR'S 0.25/ATTACHED UNIT (ON-STREET PARALLEL)	28	54
23	ACREAGE DEDICATED TO PUBLIC FACILITY	NONE	
24	TOTAL TREES REQUIRED & PROVIDED	SEE LANDSCAPE DRAWINGS	
25	TOTAL SIDEWALKS PROVIDED	3.079 ACRES	134, 121.24 SF
26	MINIMUM DWELLING UNIT SIZE	REQUIRED	PROVIDED
	A) DETACHED (GROUND FLOOR ACCESS)	850 SF	1,666 SF
	B) ATTACHED (GROUND FLOOR ACCESS)	850 SF	1,213 SF

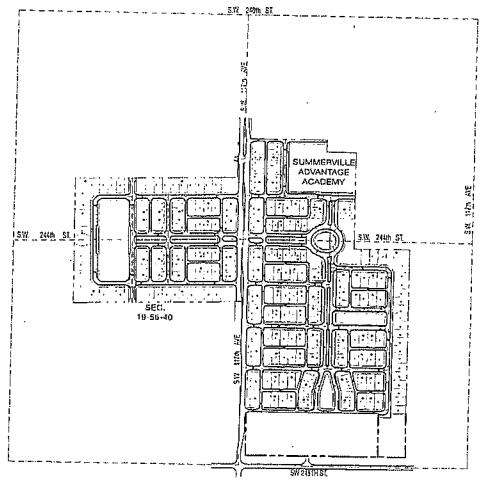
2

1

SITE DATA

1	FORMER ZONING DISTRICT		AU
2	CURRENT ZONING DISTRICT		PAD
3	GROSS AREA	2,095,671 SF	48.11 ACRES
	BUILDING COVERAGE AT GROUND LEVEL		
	267 UNITS	432,207 SF	20.6 %
4	PRIVATE ROADS AND PARKING AREAS	NONE	
5	COMMON OPEN SPACE REQUIREMENTS		
	6 UNITS / ACRE	31 %	
	TOTAL REQ'D. 31% GROSS DEV. TRACT LESS ROW DEDICATIONS		
	TOTAL ROW DEDICATIONS	709,592.2 SF	16.29 ACRES
	NET DEVELOPMENT TRACT	1,386,079.2 SF	31.82 ACRES
	REQUIRED TOTAL COMMON OPEN SPACE	31 %	9.86 ACRES
	PROVIDED TOTAL COMMON OPEN SPACE	31.4 %	10.02 ACRES
	CAT. 1 COMMON OPEN SPACE REQ'D.	60 %	5.91 ACRES
	CAT. 1 COMMON OPEN SPACE PROVIDED	79 %	7.78 ACRES
	CAT. 2 COMMON OPEN SPACE REQ'D	20 %	2.2 ACRES
	CAT. 2 COMMON OPEN SPACE PROVIDED	22 %	1.71 ACRES
6	PRIVATE OPEN SPACE PROVIDED		
	267 UNITS	463,356 SF	
7	WATER BODIES	NONE	
8	PUBLIC FACILITIES	NONE	
9	PUBLIC ROADS		
	1. DEDICATED ROW	1,386,079.2 SF	16.29 ACRES
	2. AREA OF PAVEMENT	351,646.26 SF	8.07 ACRES
10	PROPOSED IMPERVIOUS AREA		
	267 UNITS	22.4 ACRES	46.52%
11	PROPOSED PERVIOUS AREA		
	267 UNITS	25.71 ACRES	53.48%
12	PROPOSED DENSITY		
	A. GROSS DENSITY		
	EAST PARCEL (PARCEL 3) (183 UNITS)	5.86 UNITS / ACRE	
	WEST PARCEL (PARCEL 2)	5.2 UNITS / ACRE	
	1)84 UNITS	4.97 UNITS / ACRE	
	B. TOTAL OVERALL DENSITY		
	267 UNITS	5.55 UNITS / ACRE	
	C. NET DENSITY	11.9 UNITS / ACRE	
	267 UNITS	12.13 UNITS / ACRE	
13	TOTAL DWELLING UNITS PROPOSED		
	267 UNITS		
	(11 DETACHED UNITS & 3 ATTACHED UNITS HAVE BEEN CONSTRUCTED)		
14	DWELLING UNIT MIX		
	1.ATTACHED UNITS	111 UNITS	
	2.DETACHED UNITS	156 UNITS	
	(11 DETACHED UNITS & 3 ATTACHED UNITS HAVE BEEN CONSTRUCTED)		
15	TOTAL NUMBER OF BEDROOMS		
	267 UNITS	1,079 BEDROOMS	
16	TABLE OF BLDG. HEIGHTS, STORY UNIT SF	SEE SHEETS SP-6 TO SP-14	

2



NORTH

LOCATION PLAN

NTS

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LICENSE # AA 26001357

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REVISIONS:
1 ZONING COMMENTS 05-05-2013
2 ZONING COMMENTS 01-09-2014

OWNER:
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PHONE: 954-949-3000

SUMMERVILLE
BY
D.R. HORTON
MIAMI DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

TABULAR DATA

DATE :	2013-04-01
SCALE :	AS SHOWN
DRAWN :	AIS
CHECK BY:	MPP
JOB NO. :	13-

SP-1.0

SHEET NO. :

GENERAL NOTES:

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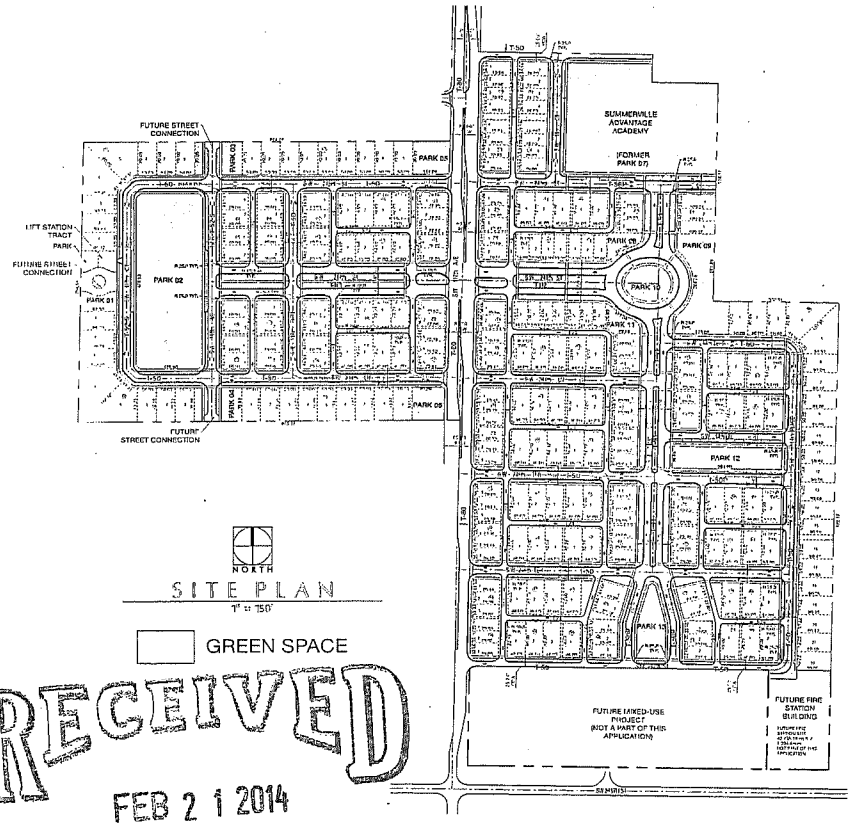
5. 11 DETACHED AND 3 ATTACHED DWELLING UNITS HAVE BEEN BUILT UNDER THE PREVIOUSLY APPROVED SUBSTANTIAL COMPLIANCE SUBMITTAL.

TOTAL GREEN SPACE			
1	TOTAL PARK TRACTS	339,332.4 SF	7.79 ACRES
2	TOTAL PEDESTRIAN PASSAGES	16,550.58 SF	0.37 ACRES
3	TOTAL SIDEWALKS	117,591.46 SF	2.70 ACRES
4	TOTAL GREEN SPACE OUT OF TOTAL R/W	44,431.2 SF	1.02 ACRES
5	TOTAL GREEN SPACE WITHIN R/W	280,090.8 SF	6.43 ACRES
6	TOTAL SIDEWALKS WITHIN R/W	78,122.79 SF	1.79 ACRES
7	TOTAL GREEN SPACE	797,815.26 SF	18.31 ACRES



NORTH

SITE PLAN

1" = 150'

GREEN SPACE

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REVISIONS:
1. ZONING COMMENTS 05-01-2013

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PHONE: 954-949-3000

SUMMERVILLE
BY
D.R. HORTON
MIAMI DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

GREEN SPACE

DATE :	2013-04-01
SCALE :	AS SHOWN
DRAWN :	AIS
CHECK BY:	MPP
JOB NO. :	13-

SP-1.1

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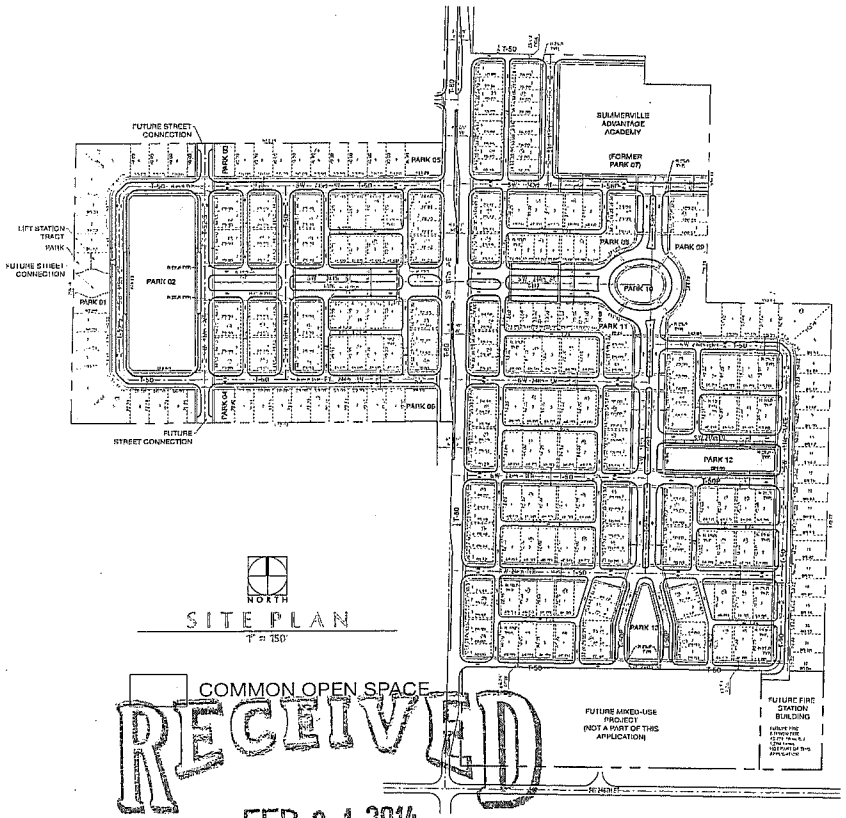
PARK TRACT CALCULATIONS		
1	PARK 1	9,832 SF
2	PARK 2	85,374 SF
3	PARK 3	5,568 SF
4	PARK 4	4,664 SF
5	PARK 5	9,995 SF
6	PARK 6	8,913 SF
7	PARK 7	109,212 SF
8	PARK 8	7,106 SF
9	PARK 9	26,875 SF
10	PARK 10	18,880 SF
11	PARK 11	7,106 SF
12	PARK 12	27,028 SF
13	PARK 13	19,866.04 SF

COMMON OPEN SPACE			
1	TOTAL PARK TRACTS	339,332.4 SF	7.79 ACRES
2	TOTAL PEDESTRIAN PASSAGES	16,550.58 SF	0.37 ACRES
3	TOTAL GREEN SPACE OUTSIDE R/W	44,431.12 SF	1.02 ACRES
4	TOTAL SIDEWALKS OUTSIDE R/W	39, 504 SF	0.906 ACRES
7	TOTAL COMMON OPEN SPACE	439, 520.4 SF	10.09 ACRES



SITE PLAN
1" = 150'

COMMON OPEN SPACE

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PHONE 954-949-3100

SUMMERVILLE
BY
D.R. HORTON
MIAMI DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

COMMON OPEN SPACE

DATE : 2013-04-01
SCALE : AS SHOWN
DRAWN : AIS
CHECK BY: MPP
JOB NO. : 13-

SP-1.2
SHEET NO. :

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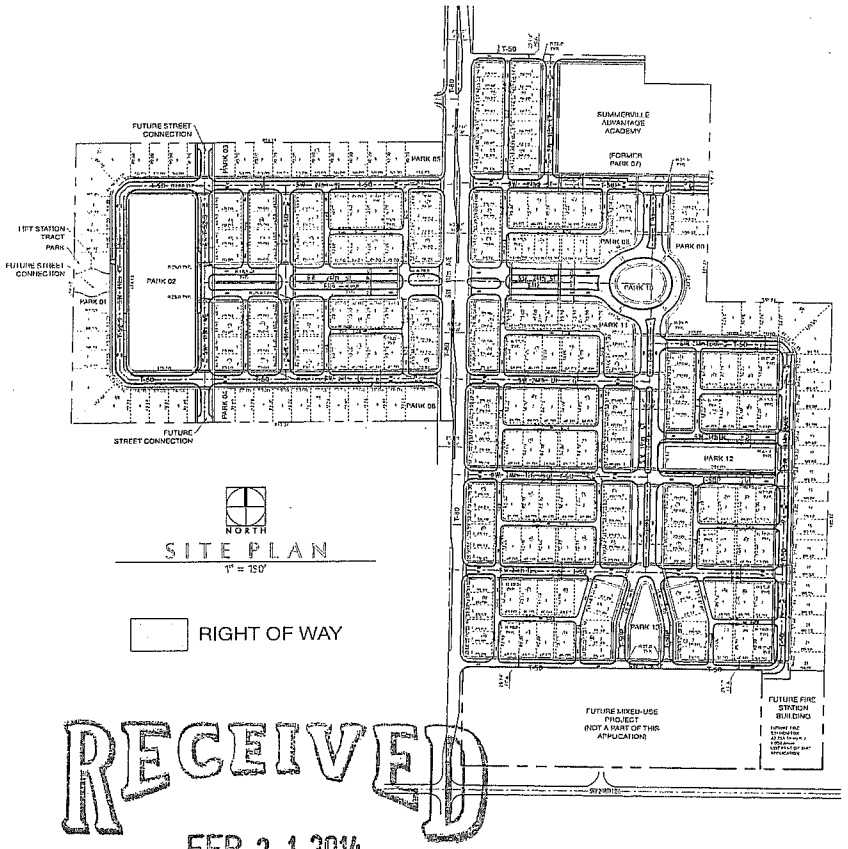
TOTAL AREA RIGHT OF WAYS			
1	TOTAL AREA RIGHT OF WAYS	709,997.04 SF	16.29 ACRES



SITE PLAN
1" = 150'

RIGHT OF WAY

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REVISIONS:
1 ZONING COMMENTS 05-03-2013

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PHONE 954-949-3000

SUMMERVILLE
BY
D.R. HORTON
MIAMI DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

RIGHTS OF WAYS

DATE :	2013-04-01
SCALE :	AS SHOWN
DRAWN :	AIS
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SP-1.3

SHEET NO. : 1

GENERAL NOTES:

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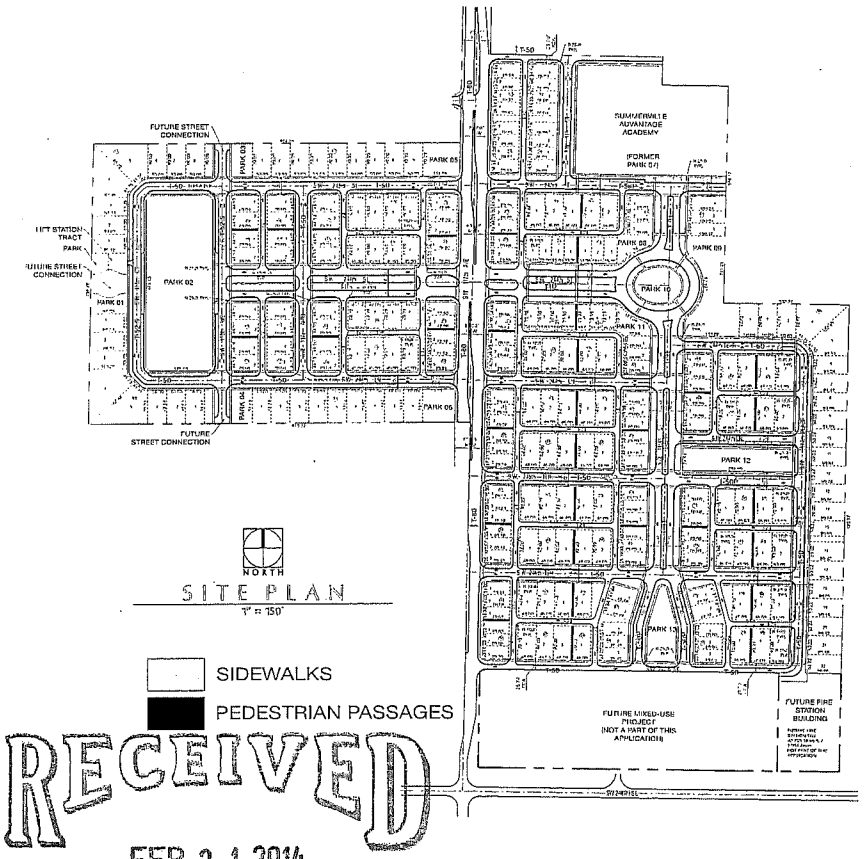
PEDESTRIAN CIRCULATION			
1	TOTAL SIDEWALKS OUTSIDE THE R/W	39,946.04 SF	9.17 ACRES
2	TOTAL SIDEWALKS INSIDE THE R/W	77,645.42 SF	1.78 ACRES
3	TOTAL SIDEWALKS	117,591.46 SF	2.70 ACRES
	TOTAL PEDESTRIAN PASSAGES	16,550.58 SF	0.37 ACRES
4	TOTAL	134,142.04 SF	3.079 ACRES



SITE PLAN
1" = 150'

SIDEWALKS

PEDESTRIAN PASSAGES

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REVISIONS:
1 ZONING COMMENTS 03-07-2014

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SUMMERVILLE
BY
D.R. HORTON
MIAMI DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

PEDESTRIAN CIRCULATION

DATE :	2013-04-01
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	MPP
JOB NO. :	13-

SP-1.4

SHEET NO. : 1

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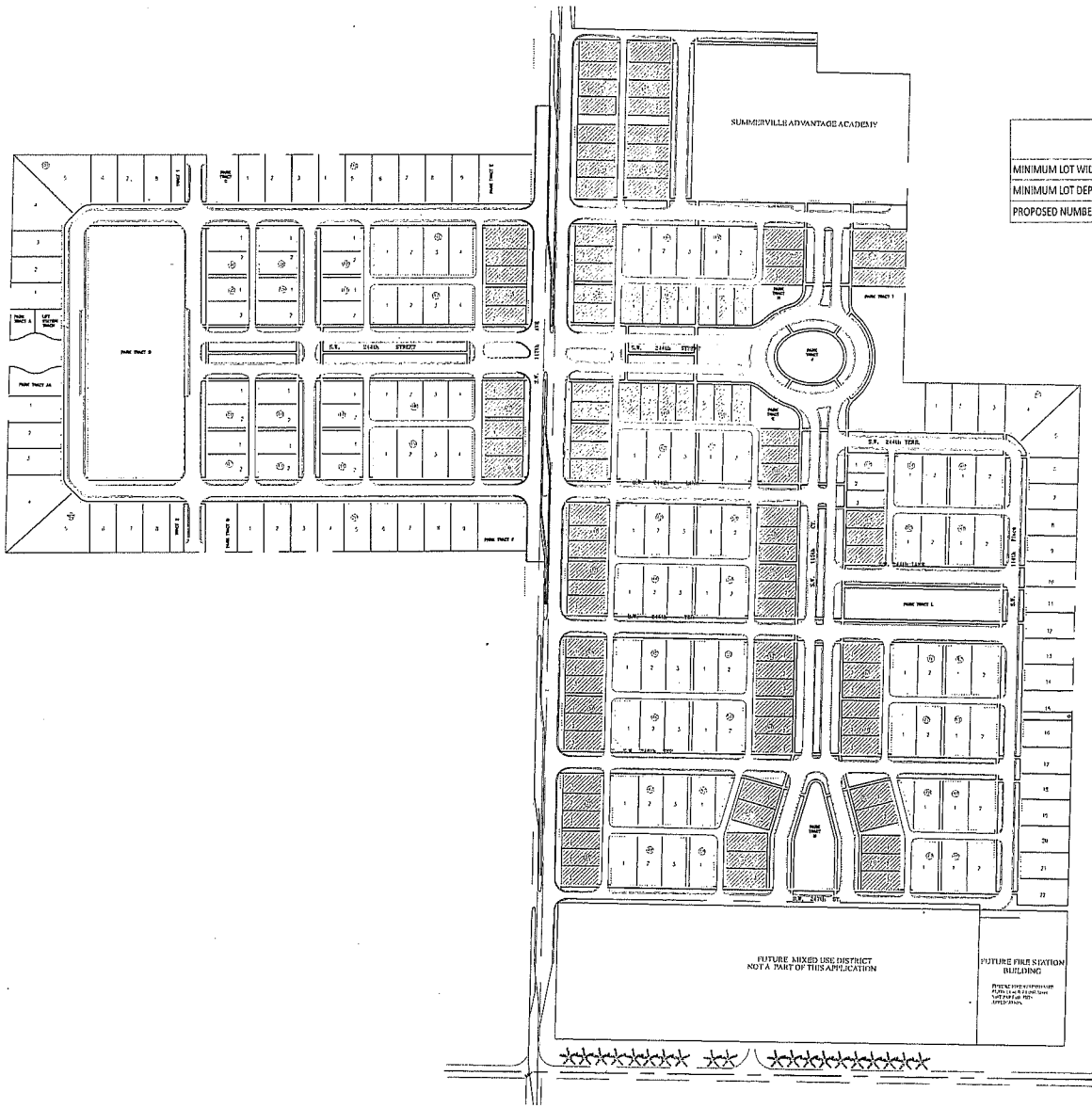

LOT TYPE IV KEY PLAN
TOWNHOMES
SCALE: 1" = 100'-0"

NORTH

TOWN HOMES LOT TYPE	
MINIMUM LOT WIDTH	33'-0" TO 41'-8"
MINIMUM LOT DEPTH	70'-0"
PROPOSED NUMBER OF LOTS	108

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PHONE: 954-949-3000

SUMMERVILLE
BY
D.R. HORTON
MIAMI DADE COUNTY, FLORIDA

SEAL:

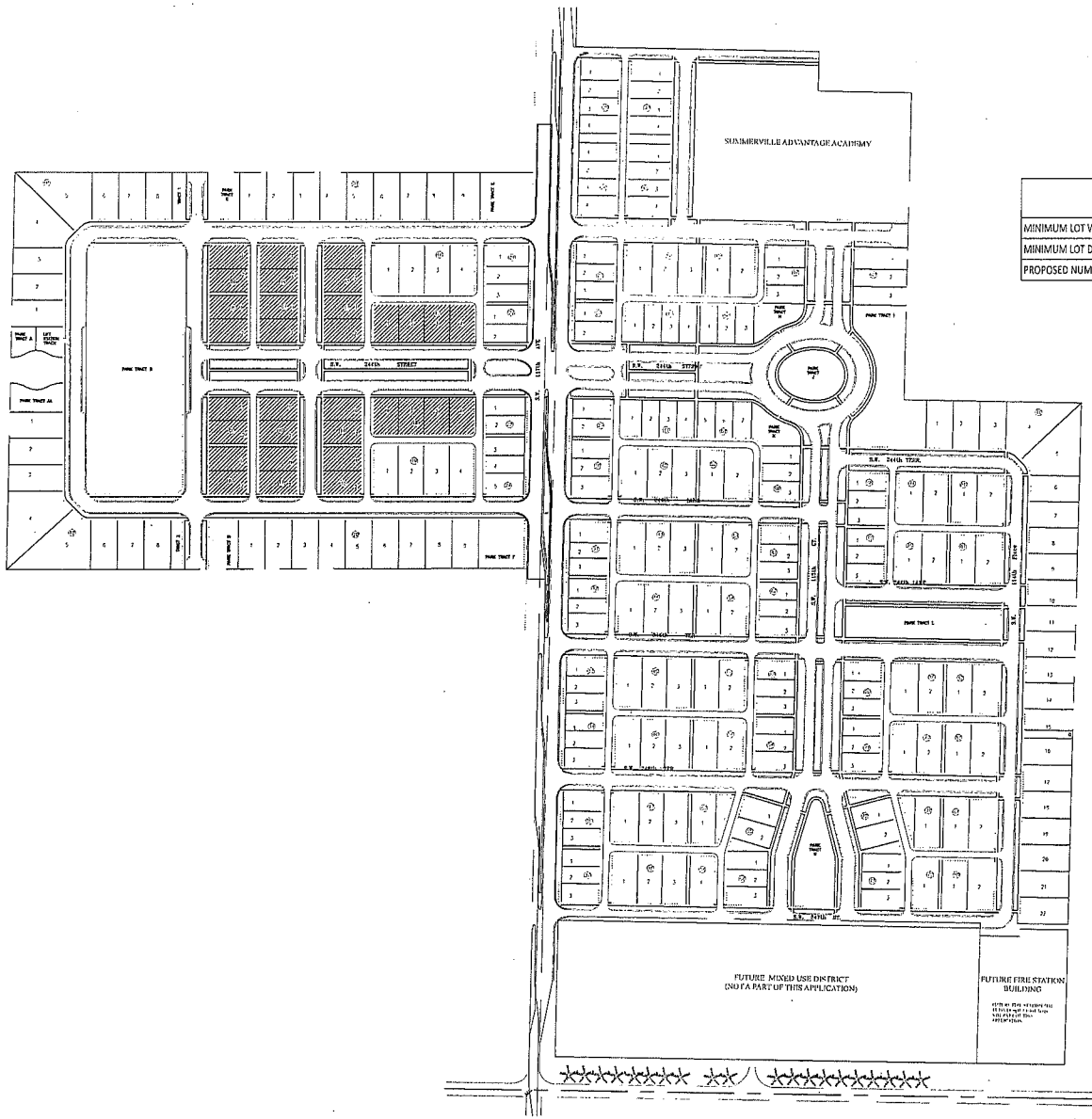
SITE PLAN

LOT TYPE
TOWN HOMES

DATE : 2013-04-01
SCALE : AS SHOWN
DRAWN : CR
CHECK BY: EP
JOB NO. : 13-

SP-6

SHEET NO. :



40 x 70 LOT TYPE	
MINIMUM LOT WIDTH	44'-6"
MINIMUM LOT DEPTH	70'-0"
PROPOSED NUMBER OF LOTS	32

LOT TYPE III KEY PLAN
SCALE: 1" = 100'-0"

NORTH

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REVISIONS:

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SUITE 100
DEERFIELD BEACH, FL 33442
PHONE 954-949-3000

SUMMERVILLE
BY
D.R. HORTON
MIAMI DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

40 X 70 LOT TYPE

DATE :	2013-04-01
SCALE :	AS SHOWN
DRAWN :	CR
CHECK BY:	EP
JOB NO. :	13-

SP-8

SHEET NO. :

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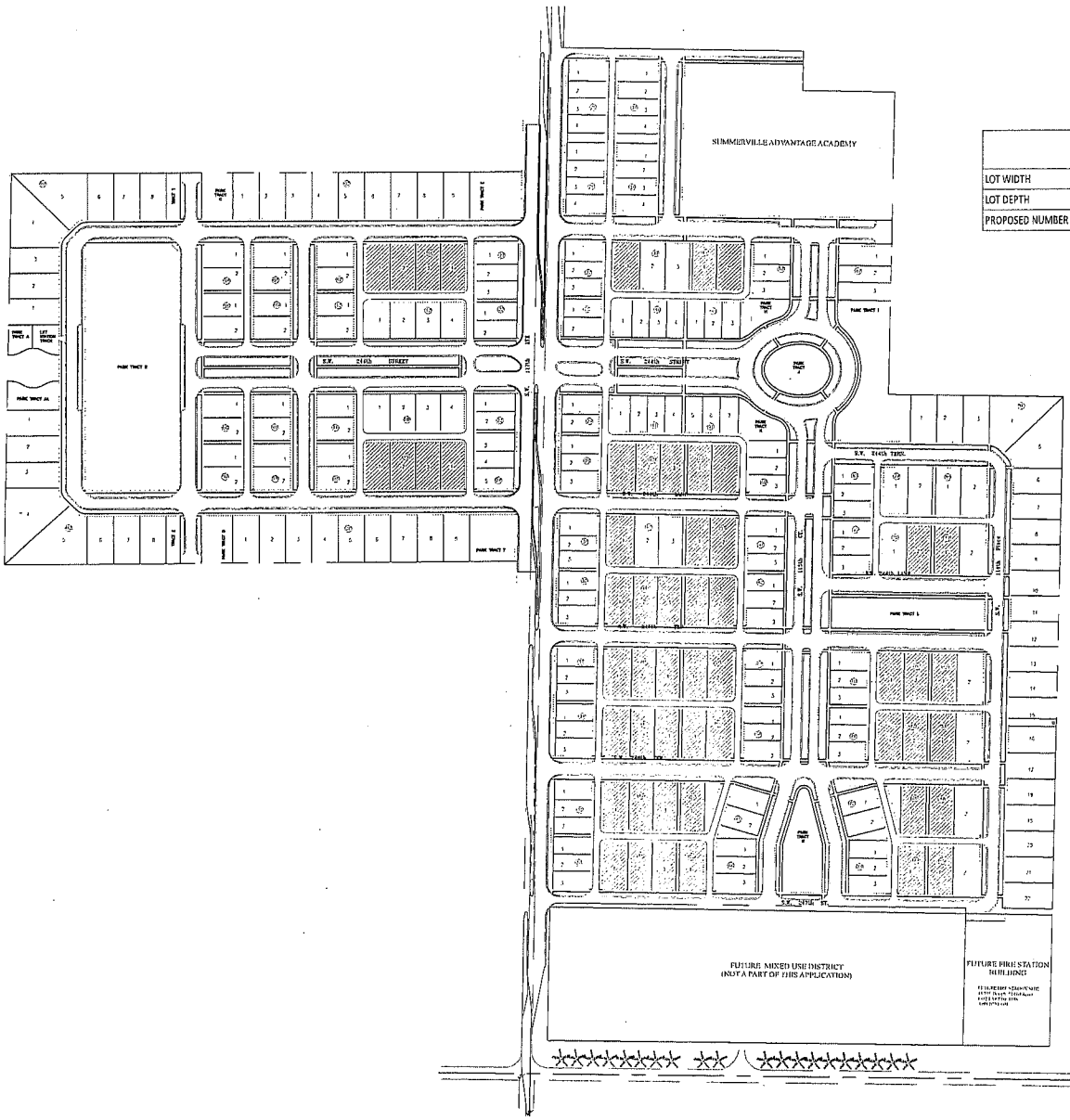
SUMMERVILLE ADVANTAGE ACADEMY
FUTURE MIXED USE DISTRICT
(NOT A PART OF THIS APPLICATION)
FUTURE FIRE STATION
BUILDING
S.W. 216th STREET
S.W. 217th STREET
S.W. 218th STREET
S.W. 127th AVE.
S.W. 128th AVE.
S.W. 129th AVE.
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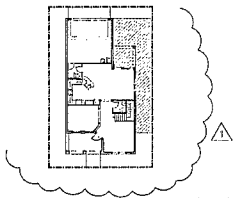
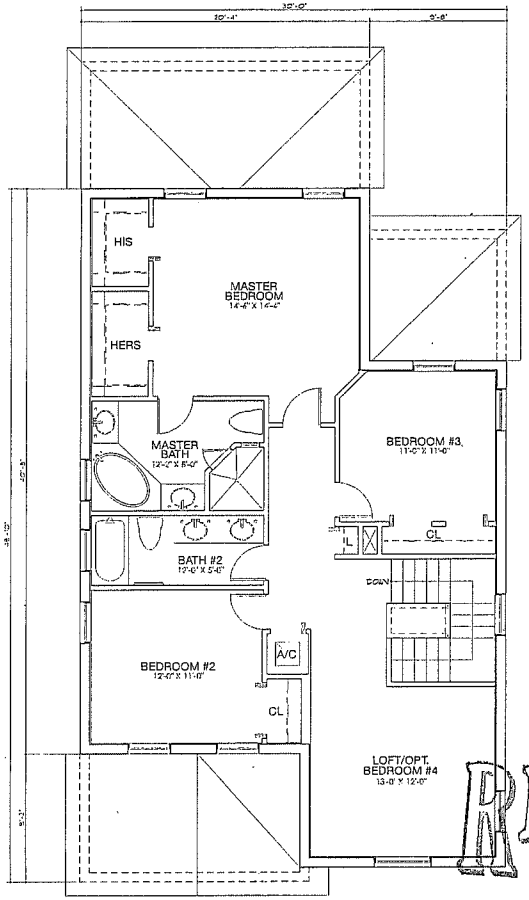
AREA CALCULATIONS:

FIRST FLOOR A/C SPACE	935 SQUARE FEET
SECOND FLOOR A/C SPACE	1133 SQUARE FEET
TOTAL A/C SPACE	2134 SQUARE FEET
GARAGE	403 SQUARE FEET
FRONT PORCH	164 SQUARE FEET
BACK PORCH	97 SQUARE FEET
TOTAL	2783 SQUARE FEET
GROSS INTERIOR 1ST FLOOR + GARAGE SF	1338 SQUARE FEET
PRIVATE OPEN SPACE REQUIRED 15%	1583 SQUARE FEET
PRIVATE OPEN SPACE PROVIDED	583 SQUARE FEET

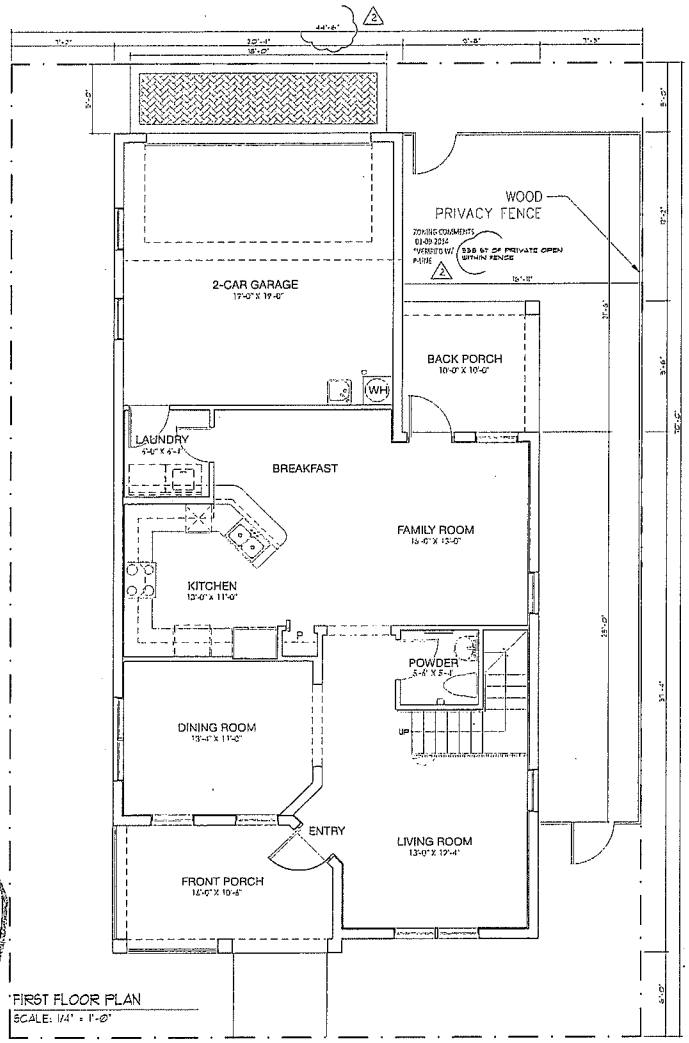


PRIVATE OPEN SPACE DIAGRAM
SCALE: NTS

NOTE: SHADED AREA REPRESENTS AREA COUNTED TOWARDS PRIVATE OPEN SPACE.



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



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

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ARCHITECTS - PLANNERS
LICENSE # AA 26001357

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LICENSE No. : AR 0015394
MARIO F. PASCUAL , AIA
LICENSE No. : AR 0000254
PETER KILIDDJIAN, RA
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REVISIONS:
1. ZONING COMMENTS 05-07-2013
2. ZONING COMMENTS 01-09-2014

OWNER:

SUMMERVILLE - 40'S S.F.H.
BY
D.R. HORTON
MIAMI-DADE, FLORIDA

SEAL:

SFH - 40 X 70
UNIT A

FLOOR PLANS

DATE :	
SCALE :	AS SHOWN
DRAWN :	CR
CHECK BY:	EP
JOB NO. :	

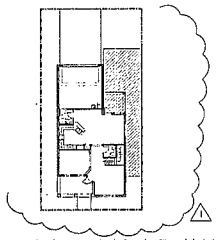
A-10.0

SHEET NO. :

42

AREA CALCULATIONS:

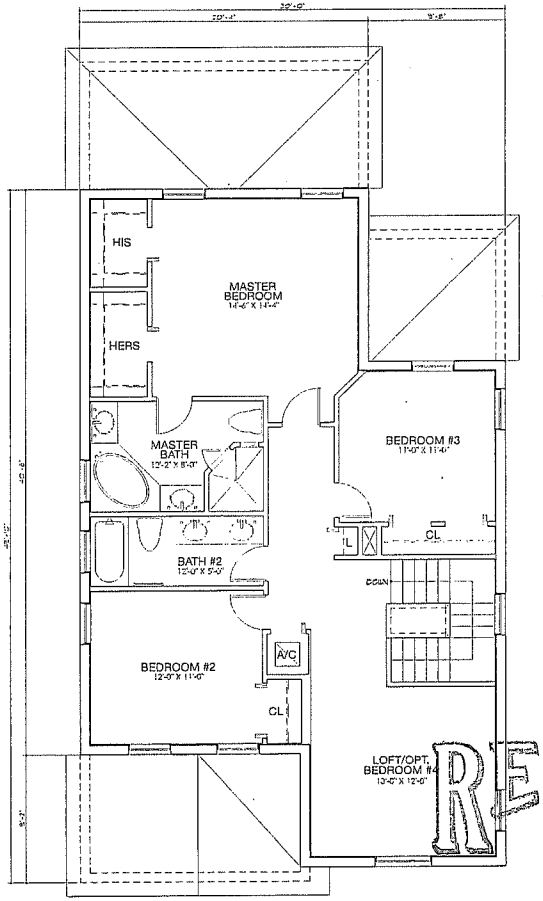
FIRST FLOOR A/C SPACE	2.25 SQUARE FEET
SECOND FLOOR A/C SPACE	1.13 SQUARE FEET
TOTAL A/C SPACE	2134 SQUARE FEET
GARAGE	403 SQUARE FEET
FRONT PORCH	164 SQUARE FEET
BACK PORCH	32 SQUARE FEET
TOTAL	2.753 SQUARE FEET
GROSS INTERIOR 1ST FLOOR + GARAGE 6F	1355 SQUARE FEET
PRIVATE OPEN SPACE REQUIRED 1.5%	1763 SQUARE FEET
PRIVATE OPEN SPACE PROVIDED	663 SQUARE FEET



PRIVATE OPEN SPACE DIAGRAM

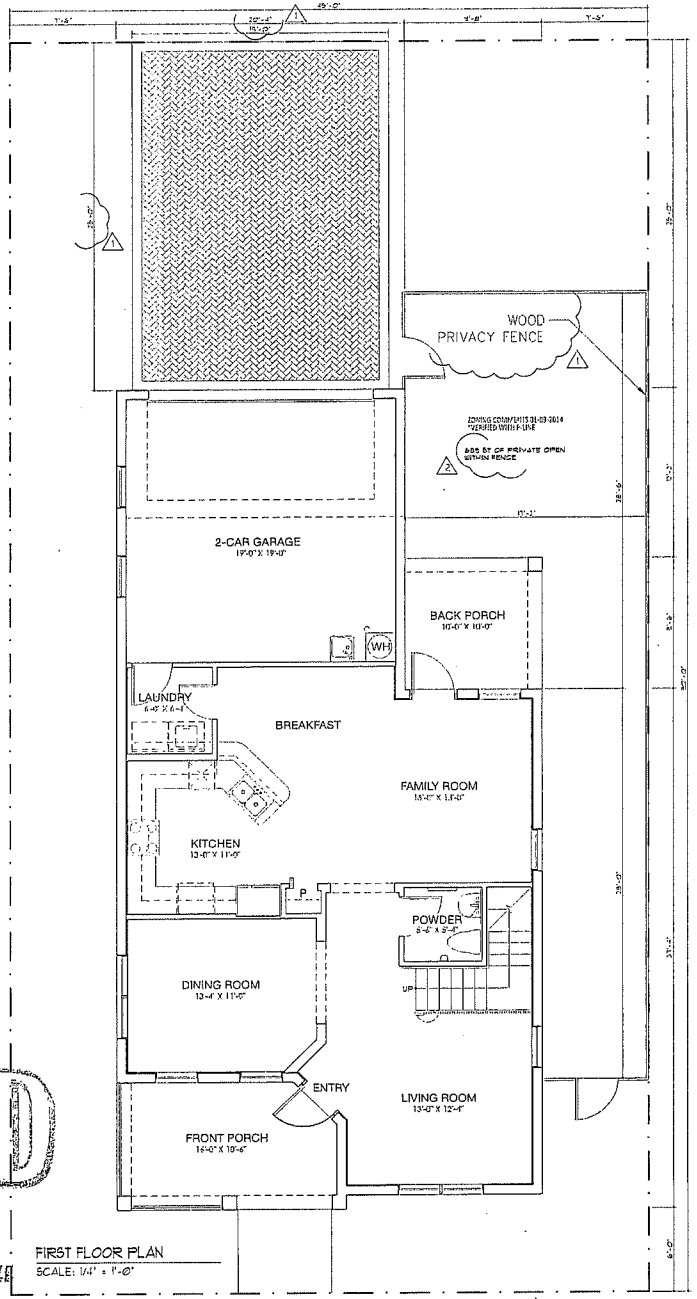
SCALE: NTS

NOTE: SHADED AREA REPRESENTS AREA COUNTED TOWARDS PRIVATE OPEN SPACE.



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

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LICENSE # AA 26001357

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MARIO P. PASCUAL, AIA
LICENSE No.: AR 0008254
PETER KILIDDJIAN, RA
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REVISIONS:

1.ZONING COMMENTS 05-07-2013
2.ZONING COMMENTS 01-09-2014

OWNER:

SUMMERVILLE - 40'S S.F.H.

BY

D.R. HORTON
MIAMI-DADE, FLORIDA

SEAL:

SFH 40 X 905
UNIT A

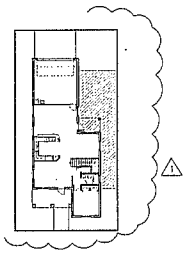
FLOOR PLANS

DATE:
SCALE: AS SHOWN
DRAWN: CK
CHECK BY: EP
JOB NO.:

A-10.3

SHEET NO.:

43

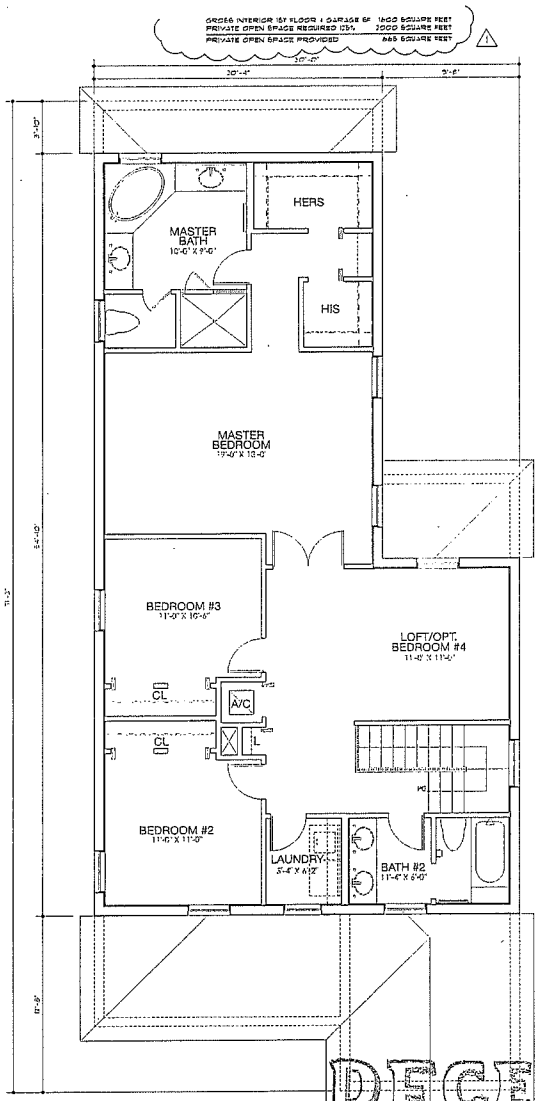


PRIVATE OPEN SPACE DIAGRAM
SCALE: NTS

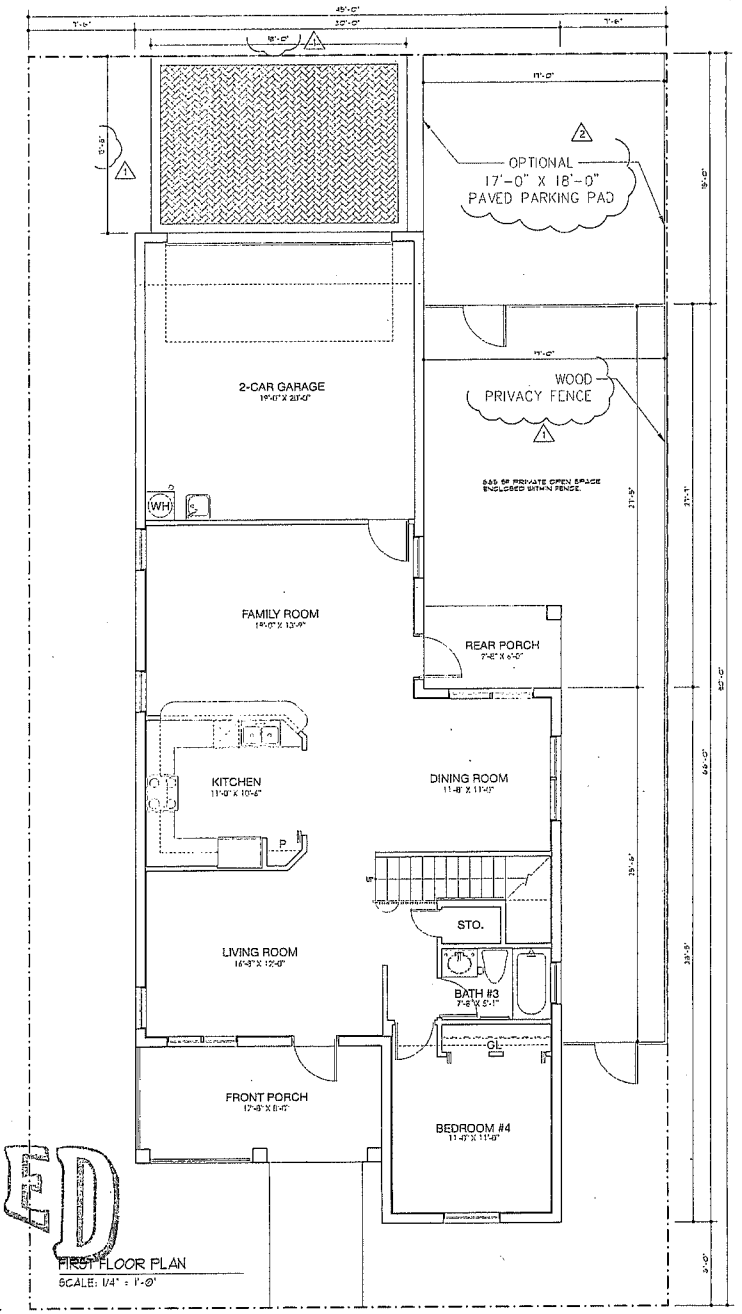
NOTE: SHADED AREA REPRESENTS AREA COUNTED TOWARDS PRIVATE OPEN SPACE.

AREA CALCULATIONS:

FIRST FLOOR A/C SPACE	1177 SQUARE FEET
SECOND FLOOR A/C SPACE	1309 SQUARE FEET
TOTAL A/C SPACE	2486 SQUARE FEET
GARAGE	423 SQUARE FEET
FRONT PORCH	136 SQUARE FEET
REAR PORCH	58 SQUARE FEET
TOTAL	3105 SQUARE FEET
GROSS INTERIOR 1ST FLOOR + GARAGE SF	1600 SQUARE FEET
PRIVATE OPEN SPACE REQUIRED 125%	2000 SQUARE FEET
PRIVATE OPEN SPACE PROVIDED	665 SQUARE FEET



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



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

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MARIO P. PASCUAL, AIA
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REVISIONS:
1. ZONING COMMENTS 05-07-2013
2. ZONING COMMENTS 01-09-2014

OWNER:

SUMMERVILLE - 40'S S.F.H.

BY
D.R. HORTON
MIAMI-DADE, FLORIDA

SEAL:

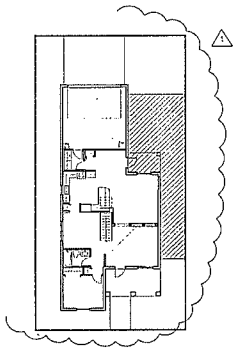
SFH - 40 X 90s
UNIT B

FLOOR PLANS

DATE:	
SCALE:	AS SHOWN
DRAWN:	CR
CHECK BY:	EP
JOB NO.:	

A-13

SHEET NO.:

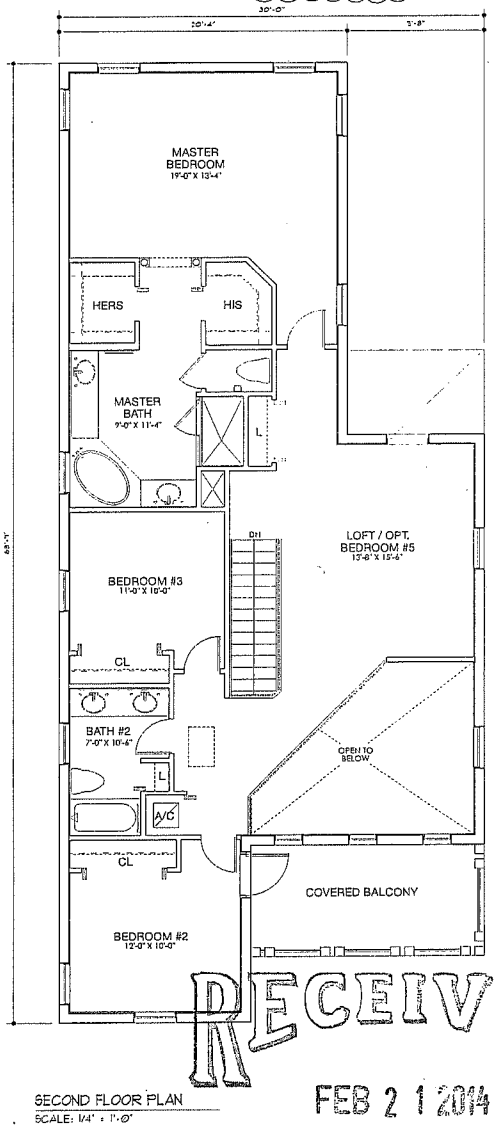


PRIVATE OPEN SPACE DIAGRAM
SCALE: NTS

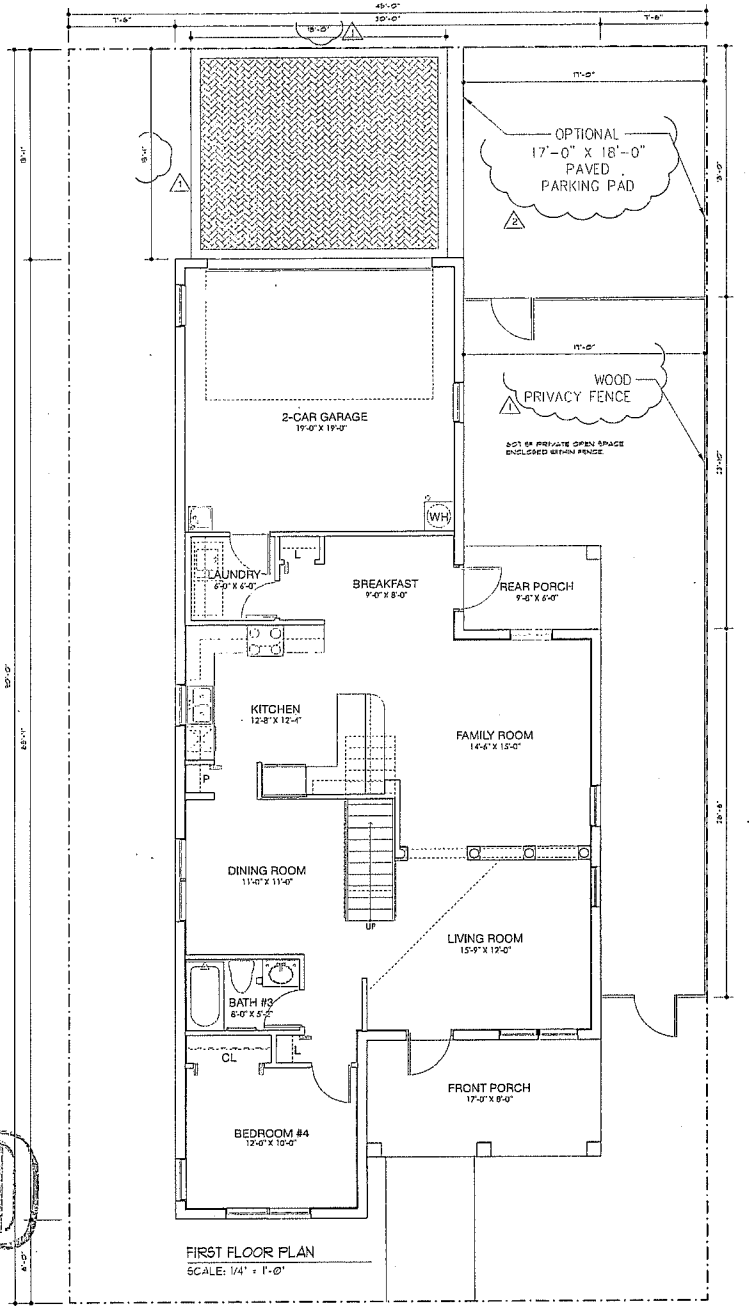
NOTE: SHADED AREA REPRESENTS AREA COUNTED TOWARDS PRIVATE OPEN SPACE.

AREA CALCULATIONS:

FIRST FLOOR A/C SPACE	857 SQUARE FEET
SECOND FLOOR A/C SPACE	1313 SQUARE FEET
TOTAL A/C SPACE	2170 SQUARE FEET
GARAGE	420 SQUARE FEET
FRONT PORCH	132 SQUARE FEET
REAR PORCH	56 SQUARE FEET
TOTAL	3163 SQUARE FEET
INTERIOR GROSS (1ST FLOOR + GARAGE 6%	1600 SQUARE FEET
PRIVATE OPEN SPACE REQUIRED 15%	2000 SQUARE FEET
PRIVATE OPEN SPACE PROVIDED	601 SQUARE FEET



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



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

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REVISIONS:
1. ZONING COMMENTS 05-07-2013
2. ZONING COMMENTS 01-09-2014

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BY
D.R. HORTON
MIAMI-DADE, FLORIDA

SEAL:

SFH - 40 X 90s
UNIT C

FLOOR PLANS

DATE :
SCALE : AS SHOWN
DRAWN : CR
CHECK BY: EP
JOB NO. :

A-16

SHEET NO. :

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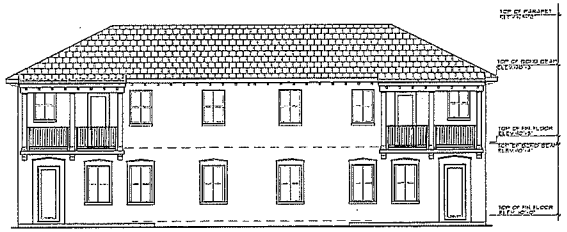
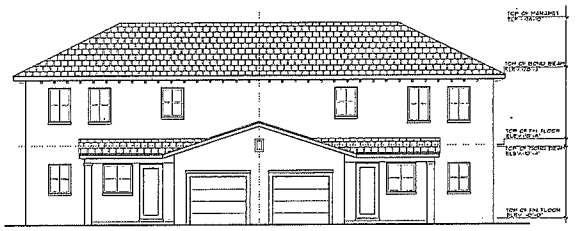
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, NEIGHBORHOODS CONFORM WITH THE APPLICABLE ZONING CODES AND THE APPLICABLE FIRE SAFE STANDARDS AS DETERMINED BY THE LOCAL JURISDICTION PURSUANT TO THE FLORIDA STATUTES



UNIT V1A UNIT V1A

FRONT ELEVATION

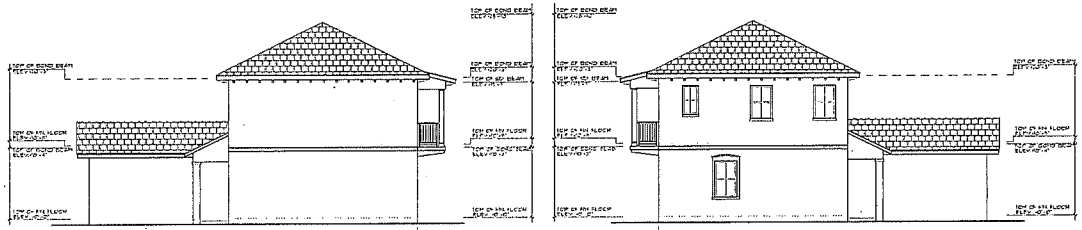
SCALE: 1/8" = 1'-0"



UNIT V1A UNIT V1A

REAR ELEVATION

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



UNIT V1A

END INTERIOR ELEVATION

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

UNIT V1A

STREET CORNER ELEVATION

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

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http://www.ppkarch.com

REVISIONS:

SUMMERVILLE - TH

BY

D.R. HORTON

MIAMI-DADE, FLORIDA

SEAL

TYPICAL 2-UNIT BUILDING

ELEVATIONS

DATE : 02.15.13

SCALE : AS SHOWN

DRAWN : CR

JOB NO. :

A-3

SHEET NO. :

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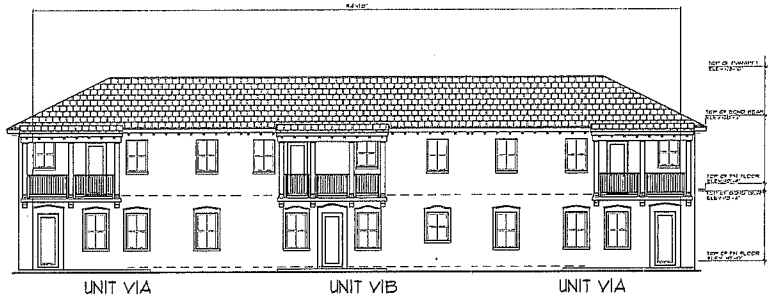
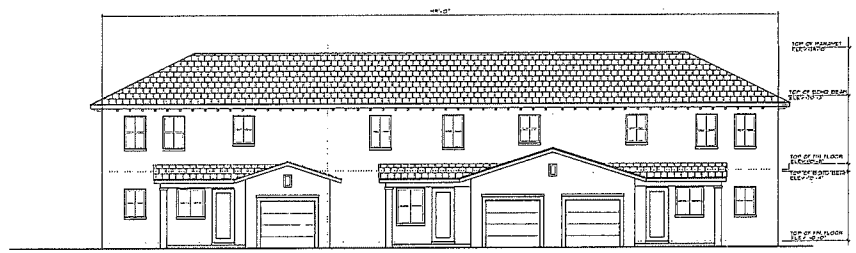


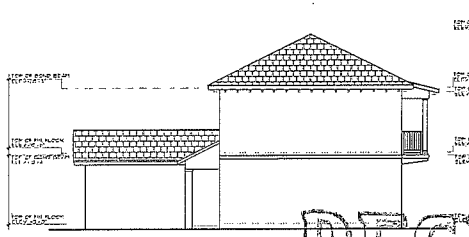
UNIT VIA UNIT VIB UNIT VIA

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



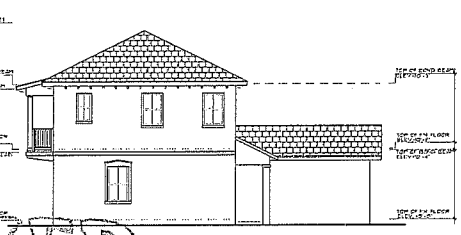
UNIT VIA UNIT VIB UNIT VIA

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



UNIT VIA

END INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



UNIT VIA

STREET CORNER ELEVATION
SCALE: 1/8" = 1'-0"

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REVISIONS:

SUMMERVILLE - TH

BY
D.R. HORTON
MIAMI-DADE, FLORIDA

SEAL

TYPICAL 3-UNIT BUILDING

ELEVATIONS

DATE: 02.15.13
SCALE: AS SHOWN
DRAWN: CR
JOB NO.:

A-6

SHEET NO.:

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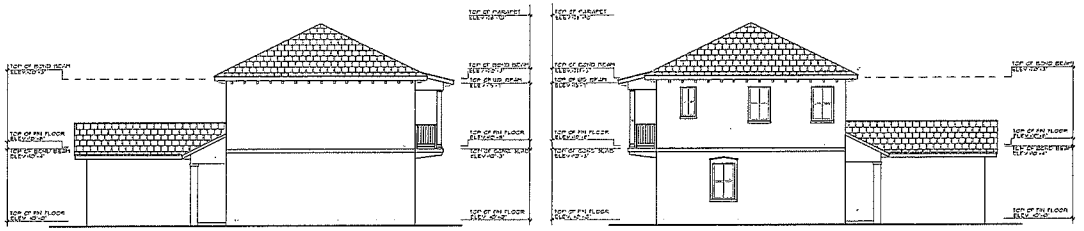
FRONT ELEVATION
SCALE: 3/16" = 1'-0"

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



END INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

STREET CORNER ELEVATION
SCALE: 1/8" = 1'-0"

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REVISIONS:

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MIAMI-DADE, FLORIDA

SEAL

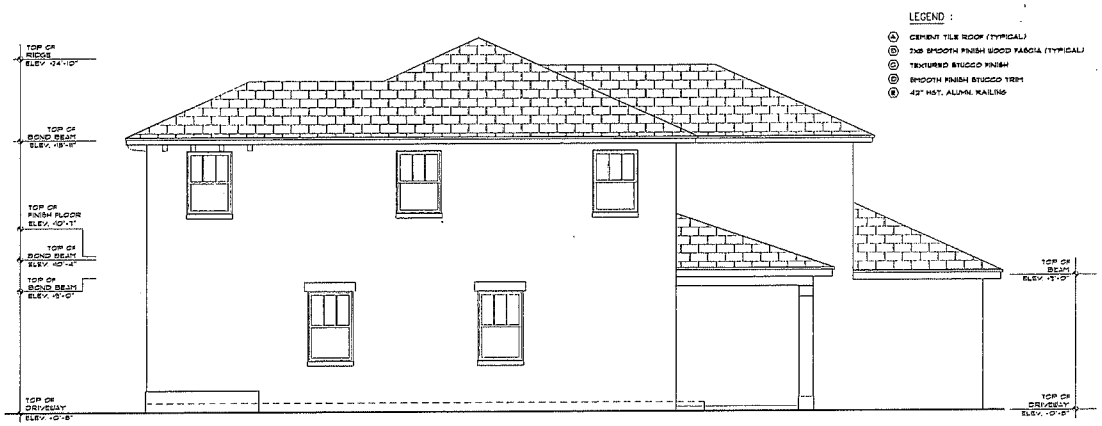
TYPICAL 4-UNIT BUILDING

ELEVATIONS

DATE : 02.15.13
SCALE : AS SHOWN
DRAWN : CR
JOB NO. :

A-9

SHEET NO. :



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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

LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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

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OWNER:

SUMMERVILLE - 40'S S.F.H.
BY
D.R. HORTON
MIAMI-DADE, FLORIDA

SEAL:

SFH - 40 X 70
UNIT A

ELEVATIONS

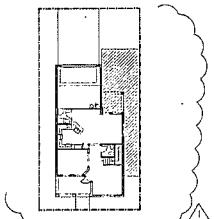
DATE :
SCALE : AS SHOWN
DRAWN : CK
CHECK BY: EP
JOB NO. :

A-10.1
SHEET NO. :

49

AREA CALCULATIONS:

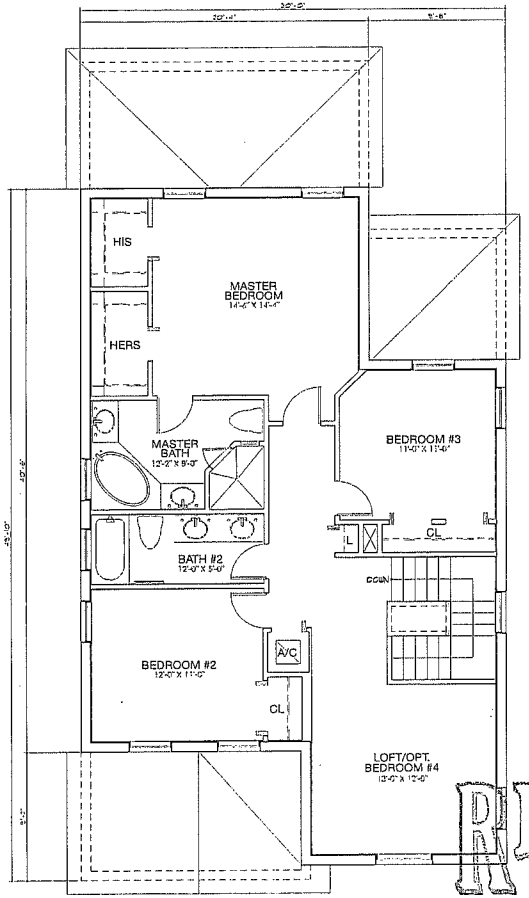
FIRST FLOOR A/C SPACE	335 SQUARE FEET
SECOND FLOOR A/C SPACE	1135 SQUARE FEET
TOTAL A/C SPACE	2134 SQUARE FEET
GARAGE	403 SQUARE FEET
FRONT PORCH	164 SQUARE FEET
BACK PORCH	52 SQUARE FEET
TOTAL	2763 SQUARE FEET
GROSS INTERIOR 1ST FLOOR + GARAGE 6%	1328 SQUARE FEET
PRIVATE OPEN SPACE REQUIRED 12%	1763 SQUARE FEET
PRIVATE OPEN SPACE PROVIDED	683 SQUARE FEET



PRIVATE OPEN SPACE DIAGRAM

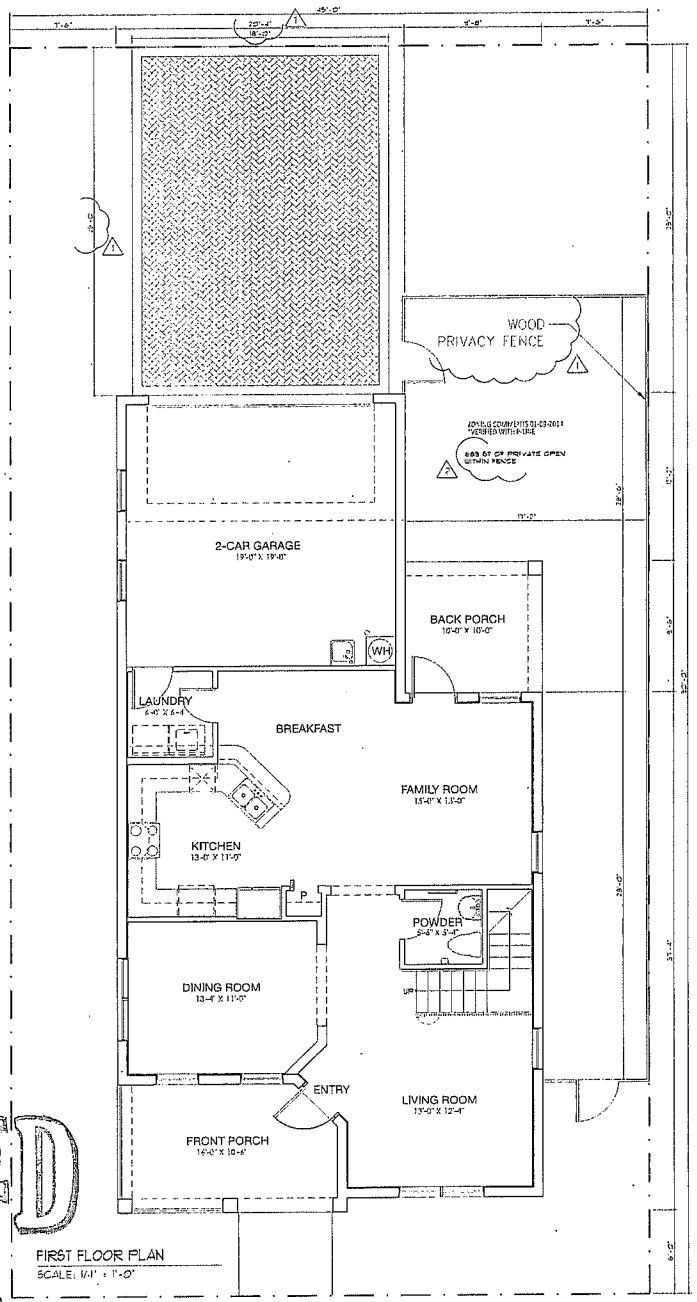
SCALE: NTS

NOTE: SHADED AREA REPRESENTS AREA COUNTED TOWARDS PRIVATE OPEN SPACE.



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

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1. ZONING COMMENTS 05-07-2013
2. ZONING COMMENTS 01-09-2014

OWNER:

SUMMERVILLE - 40'S S.F.H.

BY

D.R. HORTON
MIAMI-DADE, FLORIDA

SEAL:

STH 40 X 90S
UNIT A

FLOOR PLANS

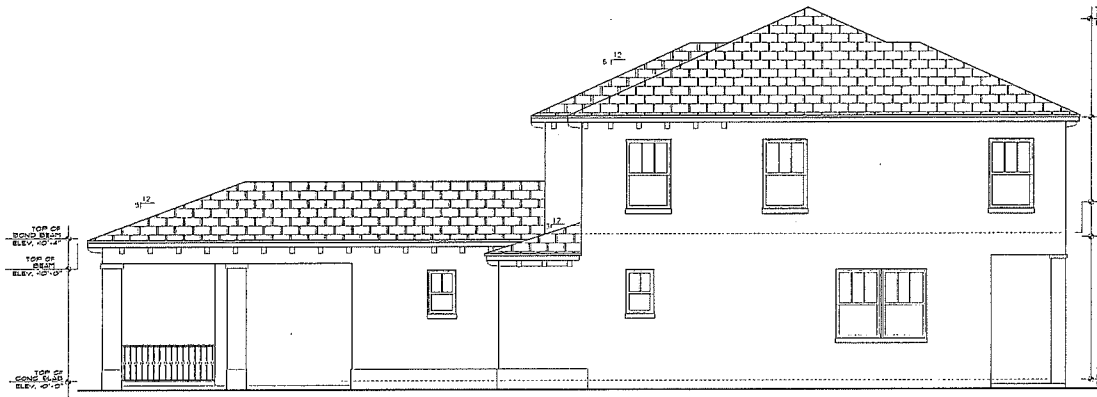
DATE:
SCALE: AS SHOWN
DRAWN: CK
CHECK BY: EP
JOB NO.:

A-10.3

SHEET NO.: 1

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

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



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

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

LEGEND :

- (A) CEMENT TILE ROOF (TYPICAL)
- (B) 2x8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- (C) TEXTURED STUCCO FINISH
- (D) SMOOTH FINISH STUCCO TRIM
- (E) 42" HGT. ALUM. RAILING

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SUMMERVILLE - 50'S S.F.H.
BY
D.R. HORTON
MIAMI-DADE, FLORIDA

SEAL:

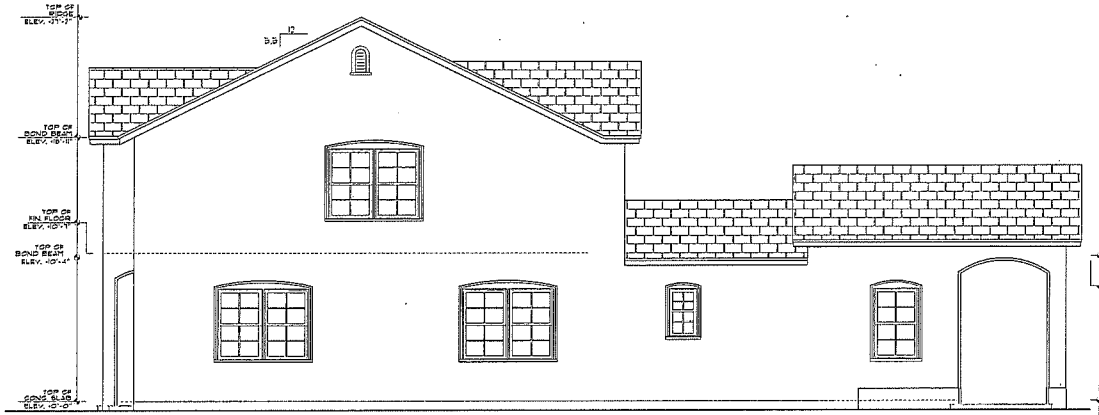
5TH - 50s
UNIT B

ELEVATIONS

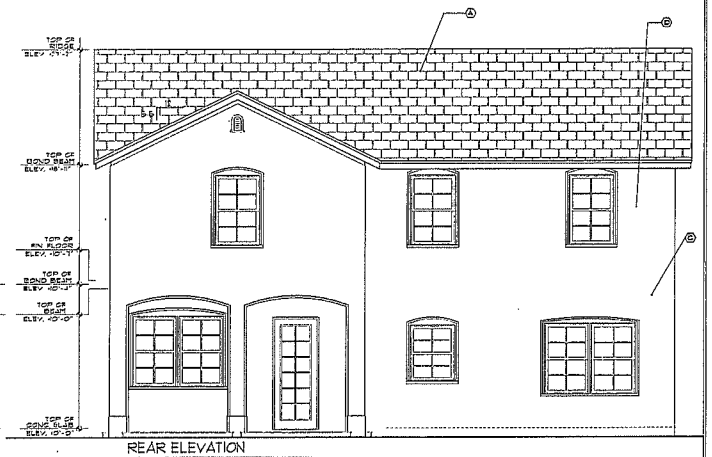
DATE :
SCALE : AS SHOWN
DRAWN : CR
CHECK BY: EP
JOB NO. :

A-23

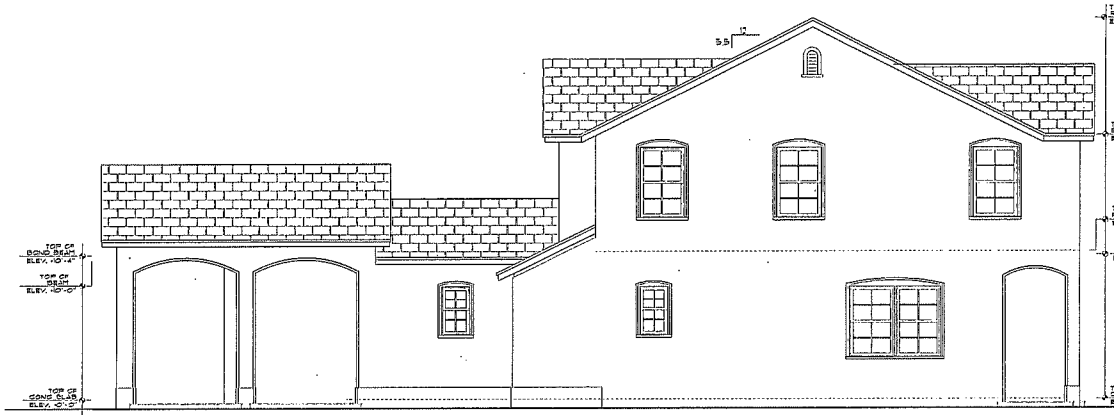
SHEET NO. :



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



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



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

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

LEGEND :

- (A) CEMENT TILE ROOF (TYPICAL)
- (B) 2x8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- (C) TEXTURED STUCCO FINISH
- (D) SMOOTH FINISH STUCCO TRIM
- (E) 42" HGT. ALUM. RAILING

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BY
D.R. HORTON
MIAMI-DADE, FLORIDA

SEAL:

SFH - 50s
UNIT B

ALTERNATE ELEVATION

DATE :
SCALE : AS SHOWN
DRAWN : CR
CHECK BY: EP
JOB NO. :

A-24

SHEET NO. :

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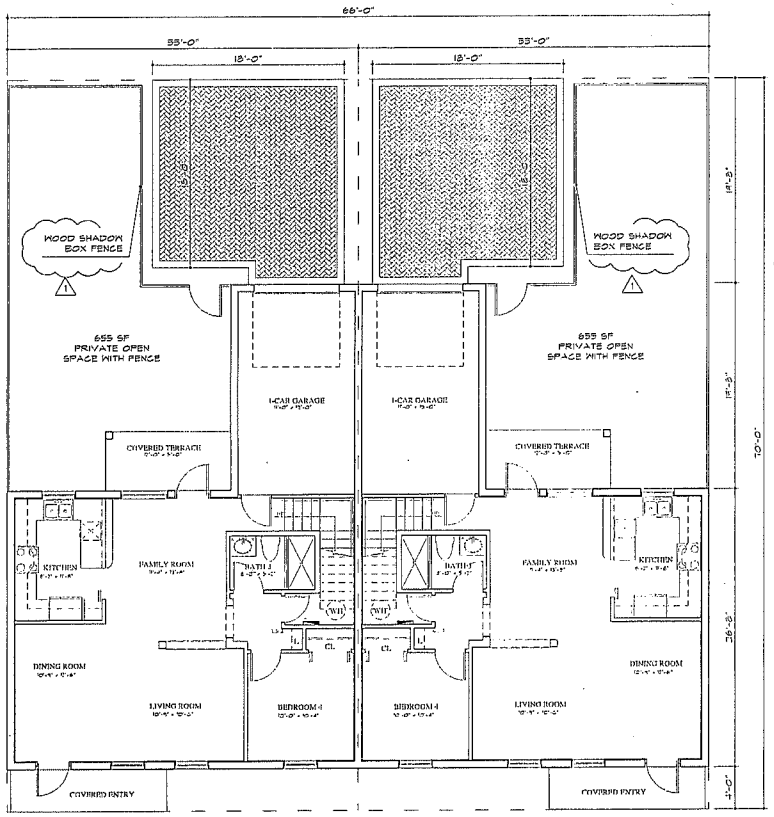
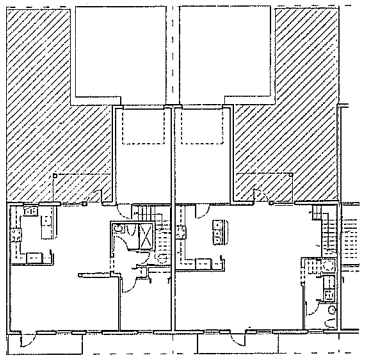


UNIT VIA UNIT VIA

FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

UNIT VIA - AREA CALCULATIONS:

FIRST FLOOR-A/C	836 SQUARE FEET
SECOND FLOOR-A/C	1[illegible] SQUARE FEET
TOTAL A/C	1504 SQUARE FEET
COVERED ENTRY	45 SQUARE FEET
COVERED TERRACE	60 SQUARE FEET
BALCONY	34 SQUARE FEET
GARAGE	70 SQUARE FEET
TOTAL	2701 SQUARE FEET
GROSS INTERIOR 1ST FLOOR 1 GARAGE SF	1063 SQUARE FEET
PRIVATE OPEN SPACE REQD	684 SQUARE FEET
PRIVATE OPEN SPACE PROVIDED	544 SQUARE FEET



UNIT VIA UNIT VIB

PRIVATE OPEN SPACE DIAGRAM
SCALE: NTS
NOTE: SHADED AREA REPRESENTS AREA COUNTED TOWARDS PRIVATE OPEN SPACE.

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REVISIONS:
1. ZONING COMMENTS 05-07-2013

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BY
D.R. HORTON
MIAMI-DADE, FLORIDA

SEAL

TYPICAL 2-UNIT BUILDING

FLOOR PLANS

DATE: 02.15.13
SCALE: AS SHOWN
DRAWN: CR
JOB NO.:

A-1
SHEET NO.:

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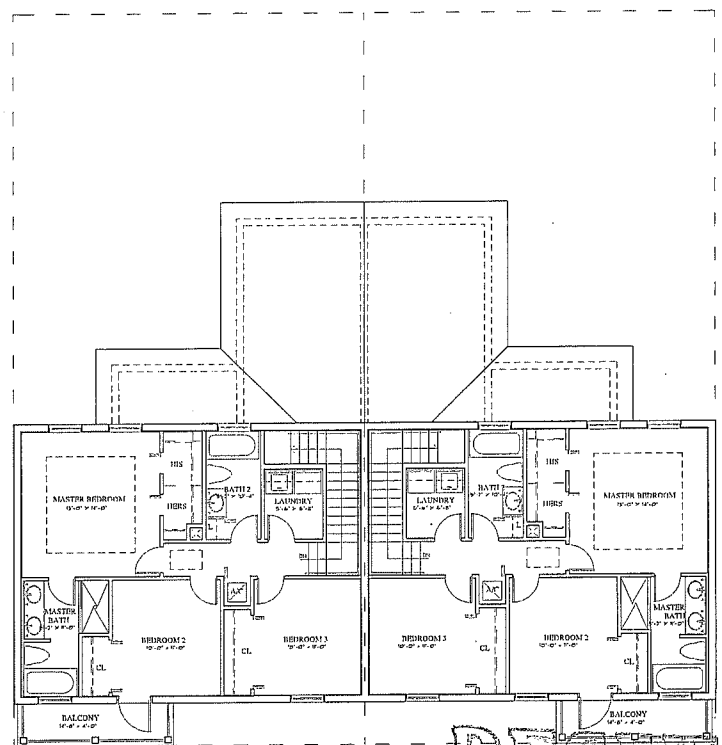

UNIT VIA

UNIT VIA

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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REVISIONS:

SUMMERVILLE - TH

BY
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MIAMI-DADE, FLORIDA

SEAL

TYPICAL 2-UNIT BUILDING

FLOOR PLANS

DATE: 02.15.13
SCALE: AS SHOWN
DRAWN: CR
JOB NO.:

A-2

SHEET NO.:

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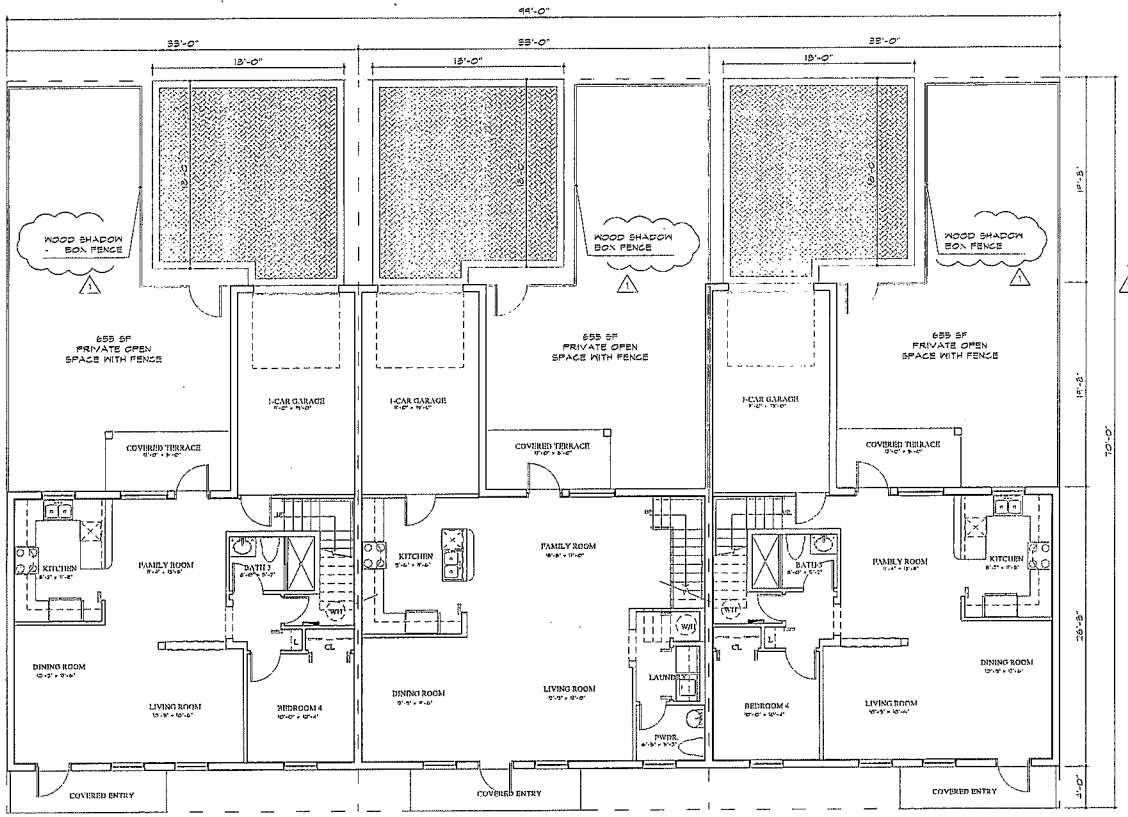


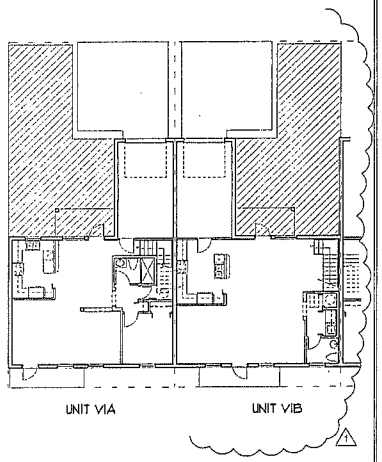
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

UNIT VIA - AREA CALCULATIONS:

FIRST FLOOR A/C	874 SQUARE FEET
SECOND FLOOR A/C	875 SQUARE FEET
TOTAL A/C	1724 SQUARE FEET
COVERED ENTRY	65 SQUARE FEET
COVERED TERRACE	60 SQUARE FEET
BALCONY	55 SQUARE FEET
GARAGE	20 SQUARE FEET
TOTAL	2101 SQUARE FEET
GROSS INTERIOR 1ST FLOOR + GARAGE SF	1089 SQUARE FEET
PRIVATE OPEN SPACE REQ'D	654 SQUARE FEET
PRIVATE OPEN SPACE PROVIDED	655 SQUARE FEET

UNIT VIB - AREA CALCULATIONS:

FIRST FLOOR A/C	874 SQUARE FEET
SECOND FLOOR A/C	921 SQUARE FEET
TOTAL A/C	1795 SQUARE FEET
COVERED ENTRY	65 SQUARE FEET
COVERED TERRACE	60 SQUARE FEET
BALCONY	64 SQUARE FEET
GARAGE	20 SQUARE FEET
TOTAL	2104 SQUARE FEET
GROSS INTERIOR 1ST FLOOR + GARAGE SF	1089 SQUARE FEET
PRIVATE OPEN SPACE REQ'D	654 SQUARE FEET
PRIVATE OPEN SPACE PROVIDED	659 SQUARE FEET



PRIVATE OPEN SPACE DIAGRAM
SCALE: NTS
NOTE: SHADED AREA REPRESENTS AREA COUNTED TOWARDS PRIVATE OPEN SPACE.

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REVISIONS:
1. ZONING COMMENTS 05-07-2013

SUMMERVILLE - TH
BY
D.R. HORTON
MIAMI-DADE, FLORIDA

SEAL

TYPICAL 3-UNIT BUILDING

FLOOR PLANS

DATE: 02.15.13
SCALE: AS SHOWN
DRAWN: CR
JOB NO.:

A-4
SHEET NO.:

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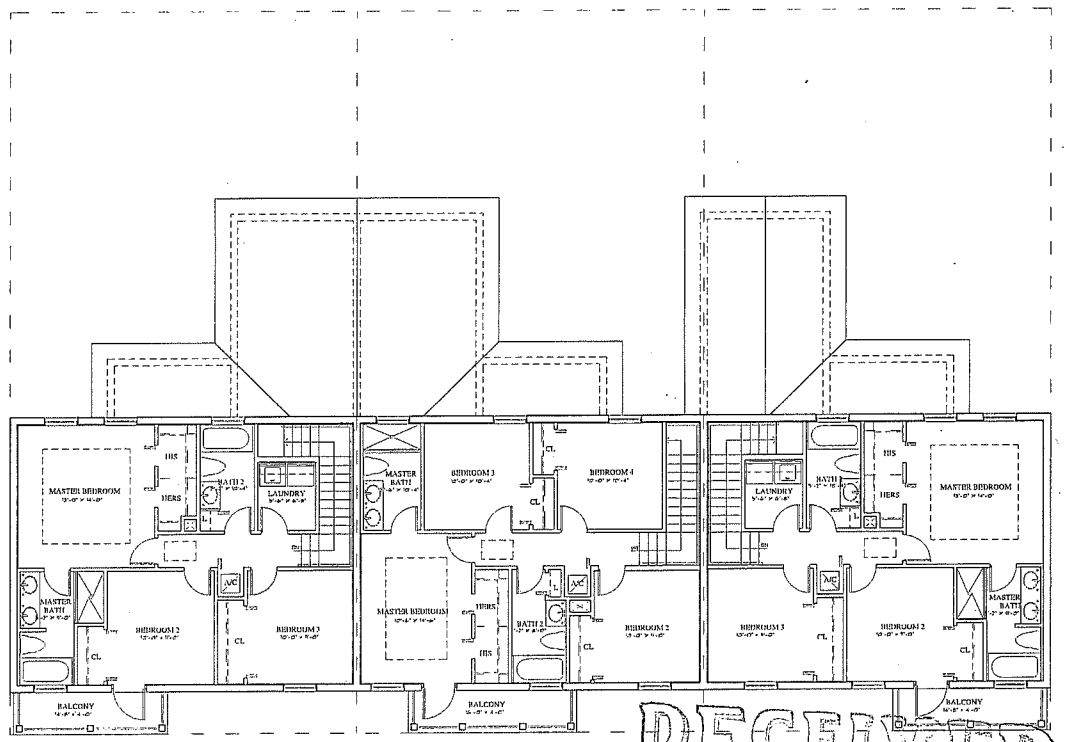

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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REVISIONS:

SUMMERVILLE - TH

BY
D.R. HORTON
MIAMI-DADE, FLORIDA

SEAL

TYPICAL 3-UNIT BUILDING

FLOOR PLANS

DATE: 02.15.13
SCALE: AS SHOWN
DRAWN: CR
JOB NO.:

A-5

SHEET NO.:

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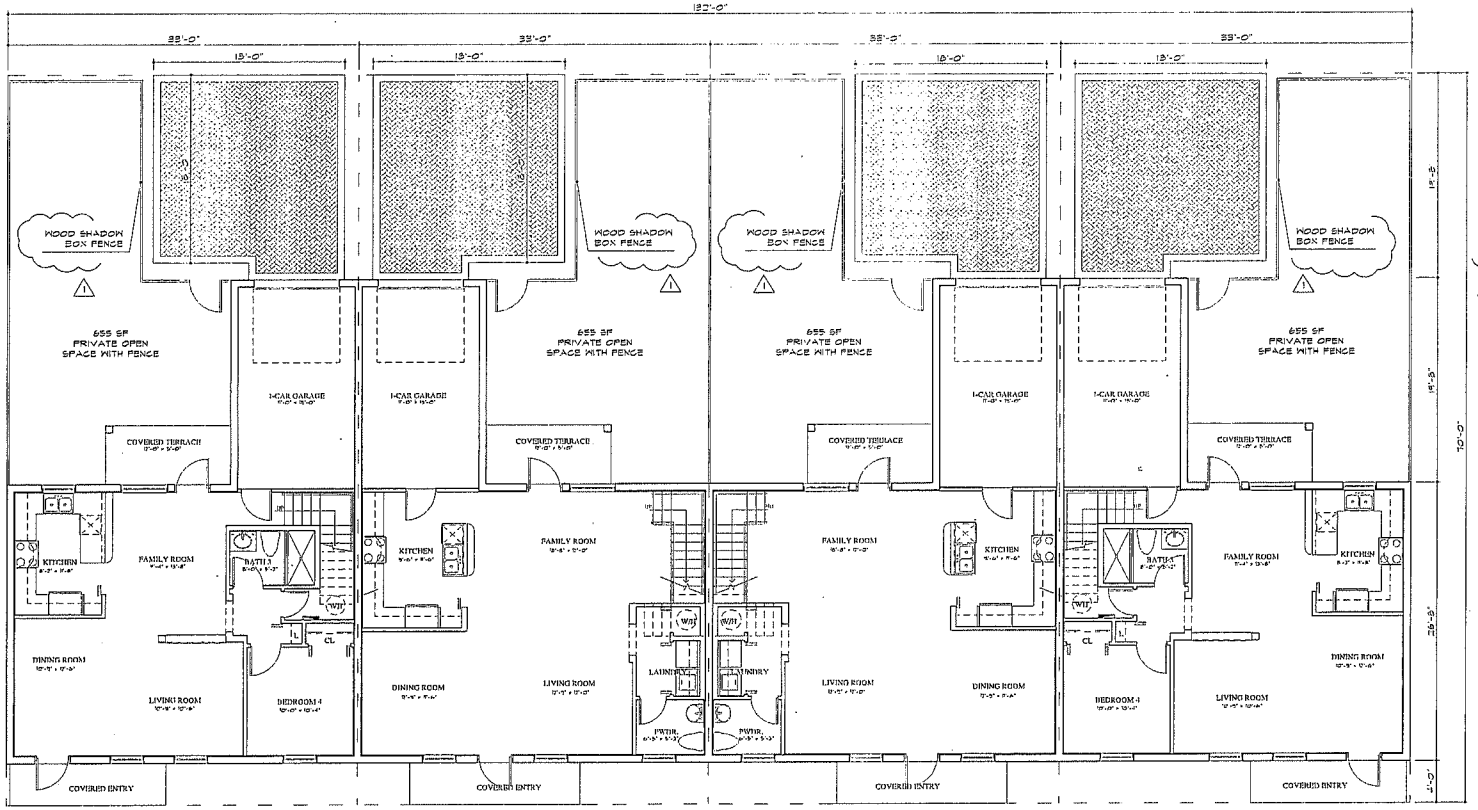


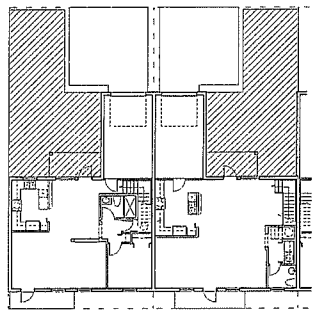
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

UNIT VIA - AREA CALCULATIONS:

FIRST FLOOR A/C	876 SQUARE FEET
SECOND FLOOR A/C	828 SQUARE FEET
TOTAL A/C	1704 SQUARE FEET
COVERED ENTRY	45 SQUARE FEET
COVERED TERRACE	40 SQUARE FEET
BALCONY	48 SQUARE FEET
GARAGE	316 SQUARE FEET
TOTAL	2153 SQUARE FEET
GROSS MINIMUM (1ST FLOOR + GARAGE SF	1065 SQUARE FEET
PRIVATE OPEN SPACE REQD	654 SQUARE FEET
PRIVATE OPEN SPACE PROVIDED	655 SQUARE FEET

UNIT VIB - AREA CALCULATIONS:

FIRST FLOOR A/C	876 SQUARE FEET
SECOND FLOOR A/C	827 SQUARE FEET
TOTAL A/C	1703 SQUARE FEET
COVERED ENTRY	45 SQUARE FEET
COVERED TERRACE	40 SQUARE FEET
BALCONY	44 SQUARE FEET
GARAGE	316 SQUARE FEET
TOTAL	2153 SQUARE FEET
GROSS MINIMUM (1ST FLOOR + GARAGE SF	1065 SQUARE FEET
PRIVATE OPEN SPACE REQD	654 SQUARE FEET
PRIVATE OPEN SPACE PROVIDED	655 SQUARE FEET



PRIVATE OPEN SPACE DIAGRAM
SCALE: NTS
NOTE: SHADED AREA REPRESENTS AREA COUNTED TOWARDS PRIVATE OPEN SPACE

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1. ZONING COMMENTS 05-07-2013

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MIAMI-DADE, FLORIDA

SEAL

TYPICAL 4-UNIT BUILDING

FLOOR PLANS
DATE: 02.15.13
SCALE: AS SHOWN
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SHEET INDEX:

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L-27 LANDSCAPE DETAILS

TOTAL	EXISTING TREE LEGEND
35	= EXISTING OAK
37	= EXISTING VEITCHIA PALM
48	= EXISTING ROYAL PALM
37	= EXISTING WASHINGTONIA PALM
8	= EXISTING LIGUSTRUM TREE
7	= EXISTING GREEN BUTTONWOOD
4	= EXISTING YELLOW TABEBUIA

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: PAD — Net Lot Area 31.82 acres 1,386,079 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Ch apter 33, as indicated on site plan: Net lot area = 1,380,079 s.f. x 31 % = 429,085 s.f.	429,185	435,891.2
B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan: No. canopy/groundcover parking spaces 58 x 10 s.f. per parking spaces =	580	580
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	429,665	435,471.2
LAWN AREA CALCULATION		
A. 429,665 total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 40 % x 429,665 s.f. =	166,329	166,329
TREES		
A. No. trees required per net lot area: Less existing number of trees meeting minimum requirements = 78 trees x net lot acres =	661	300
B. % Palms Allowed; No. trees required x 30% =	258	258
C. % Natives Required; No. trees provided x 30% =	435	727
D. Street trees (maximum average spacing of 35' o.c.): 19,270 linear feet along street =	550	550
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 975 linear feet along street = 25 =	39	39
F. Total Trees Required: A + D + E = 1,482 Total Trees	1,485	1,504
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	14,850	14,800
B. No. shrubs allowed = 30% = No. of native shrubs required	4,455	5,656

SEE LANDSCAPE

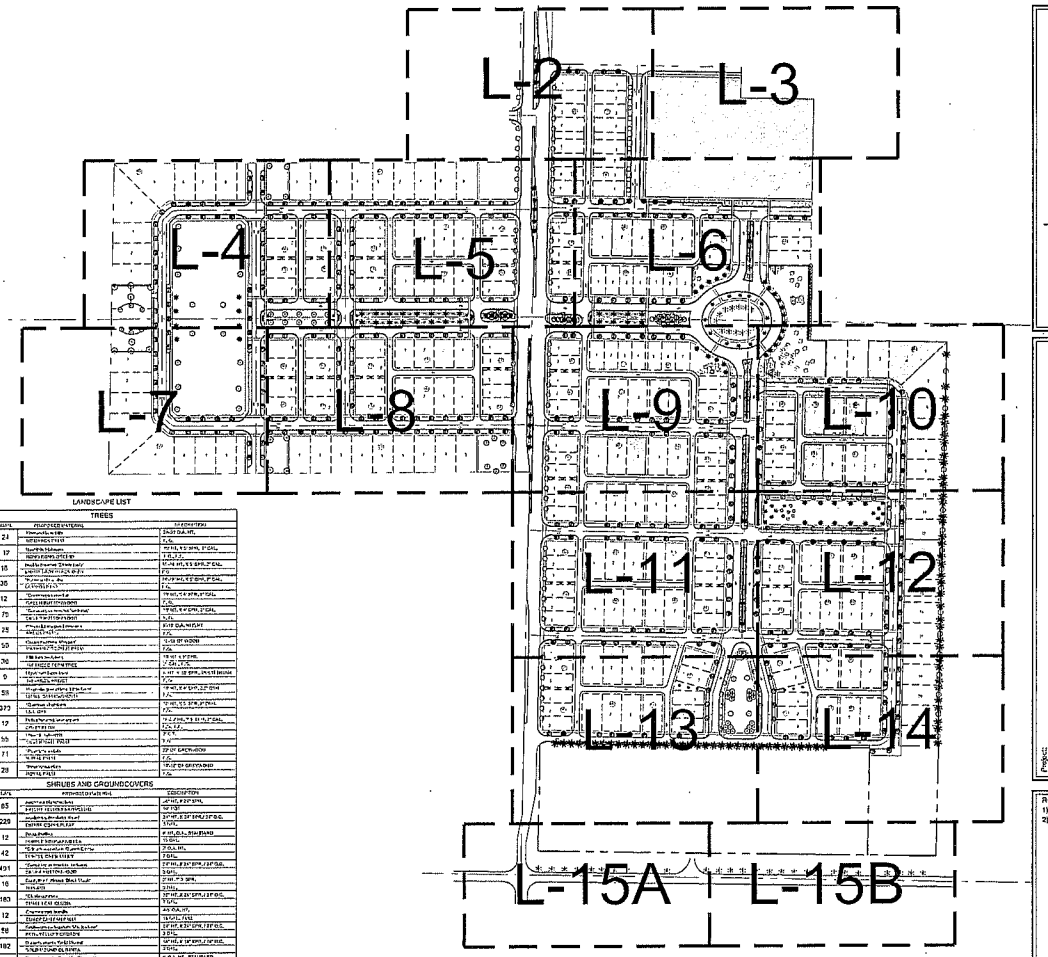
LANDSCAPE LIST

TREES

SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	DESCRIPTION
	24		
	17		
	16		
	36		
	12		
	75		
	25		
	50		
	36		
	9		
	58		
	373		
	12		
	55		
	71		
	29		

SHRUBS AND GROUNDCOVERS

SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	DESCRIPTION
AB	65		
AW	229		
MO	12		
CA	42		
CBS	491		
CPS	16		
CC	183		
CH	12		
CV	98		
DC	182		
DS	8		
DT	148		
FM	2338		
HA	14		
HL	21		
IT	136		
IV	686		
IV	62		
JI	70		
JC	500		
JV	325		
MC	428		
PC	92		
PL	283		
PK	103		
SV	823		
YU	6		
TP	763		
VA	870		
LAWN	41 Pallets		



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Irrigation Note: 100% irrigation coverage will be provided at time of permitting

WITKIN HULTS DESIGN GROUP
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phone 954-472-2681 | facsimile 954-253-3889
www.witkinhults.com

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Miami-Dade County, Florida
INDEX

Project:

Revisions:
1) 05.07.13 Zoning Comments
2) 01.28.14 Zoning Comments

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Member A.S.L.A.

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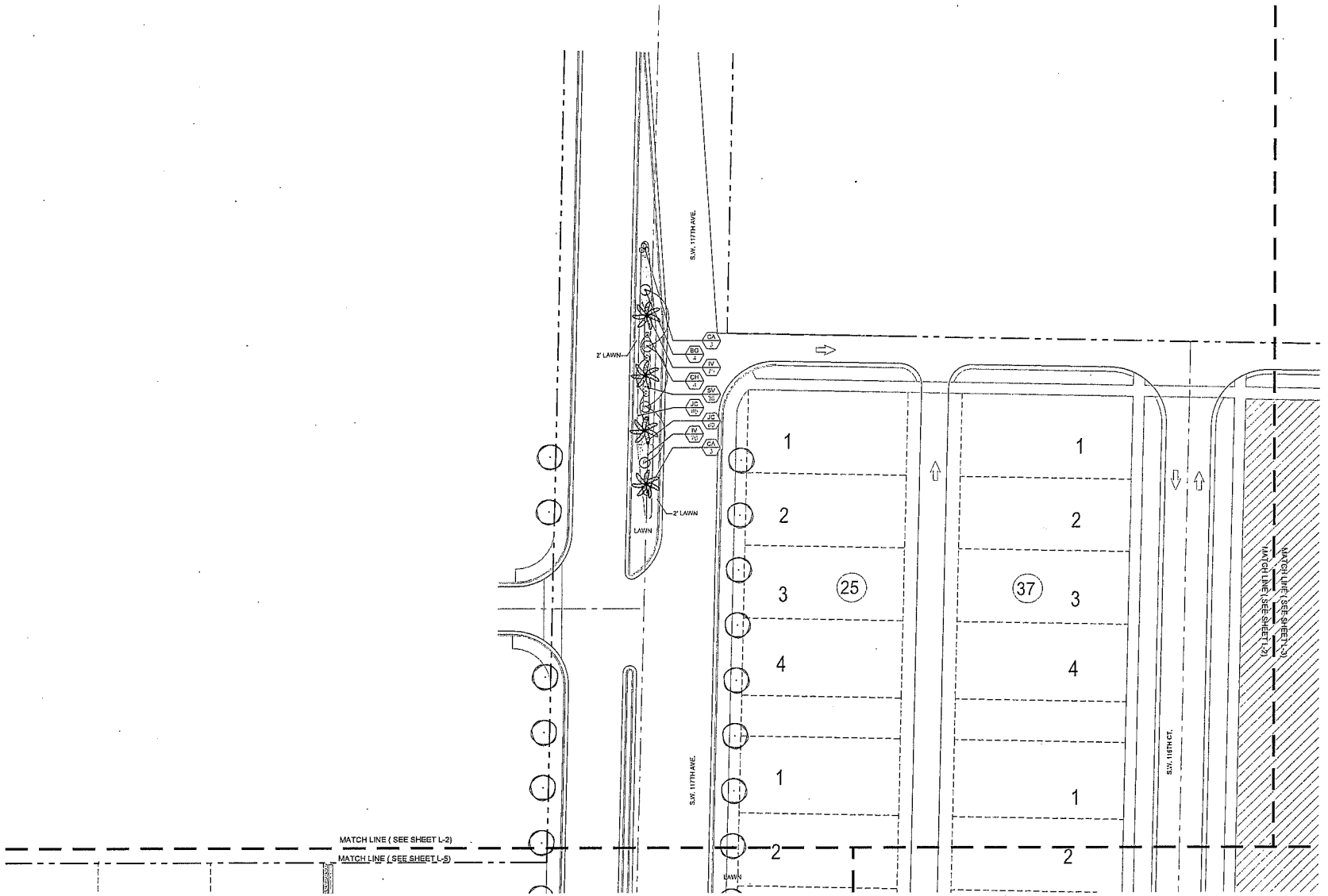

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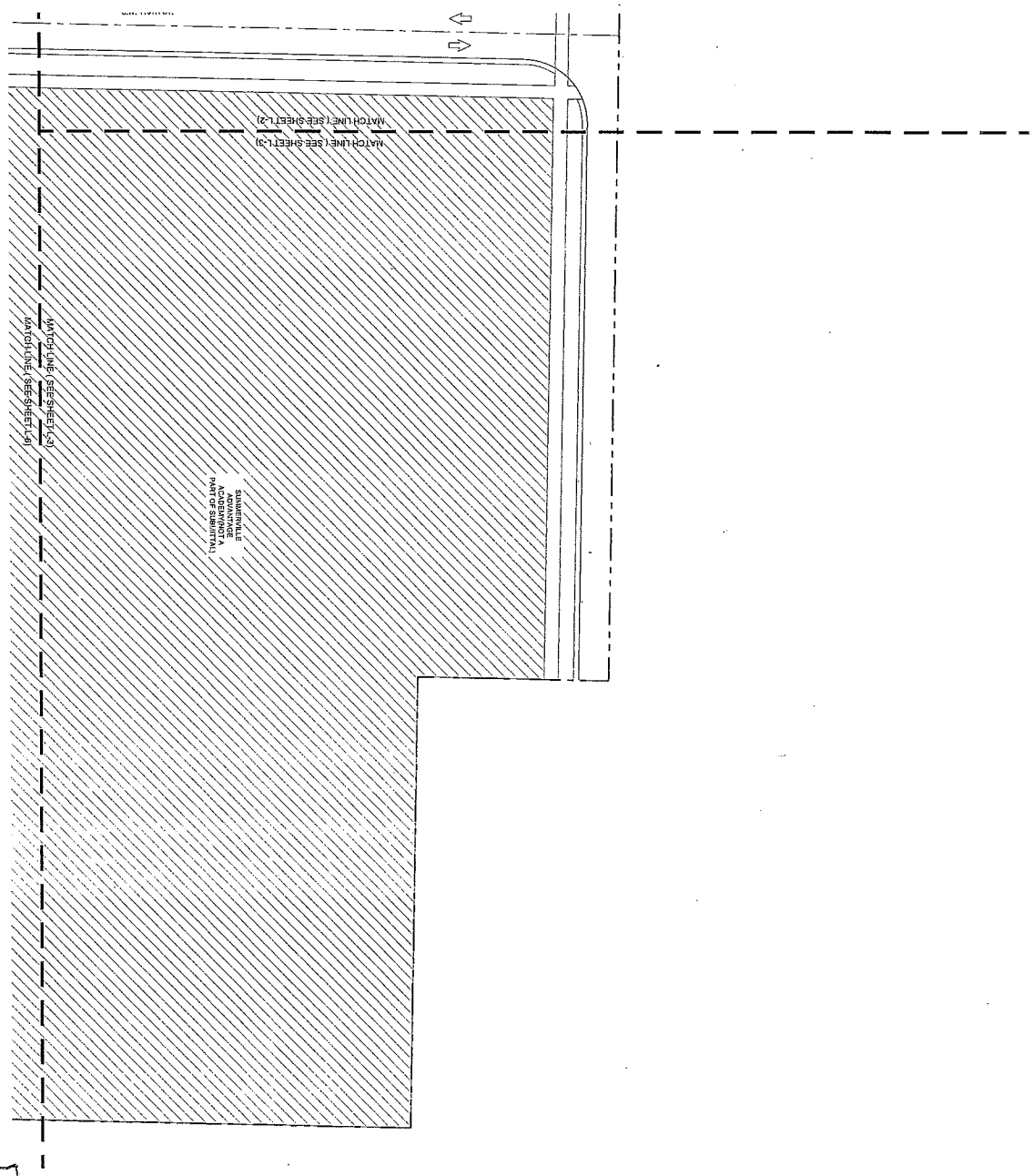

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www.witkinsdesign.com

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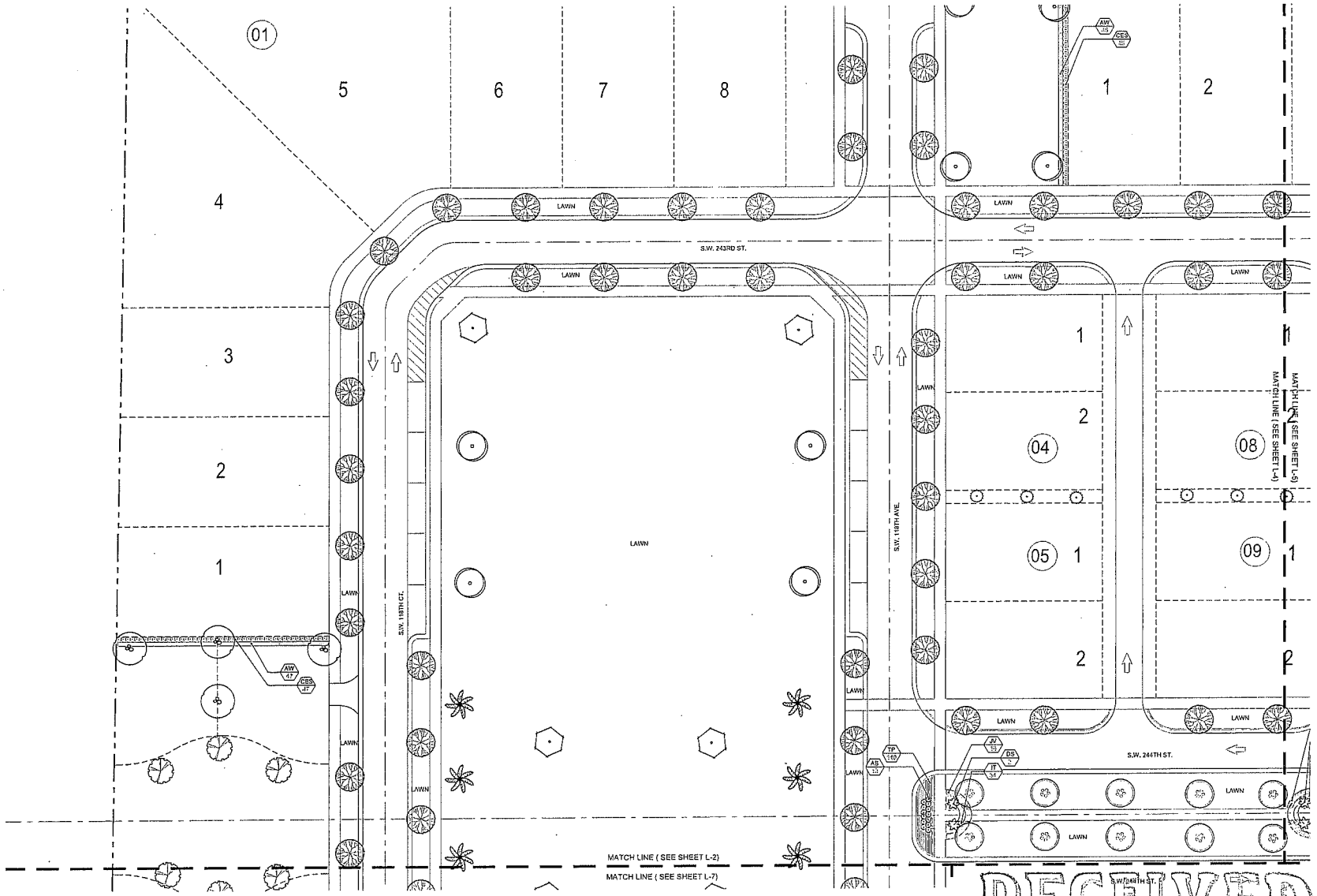

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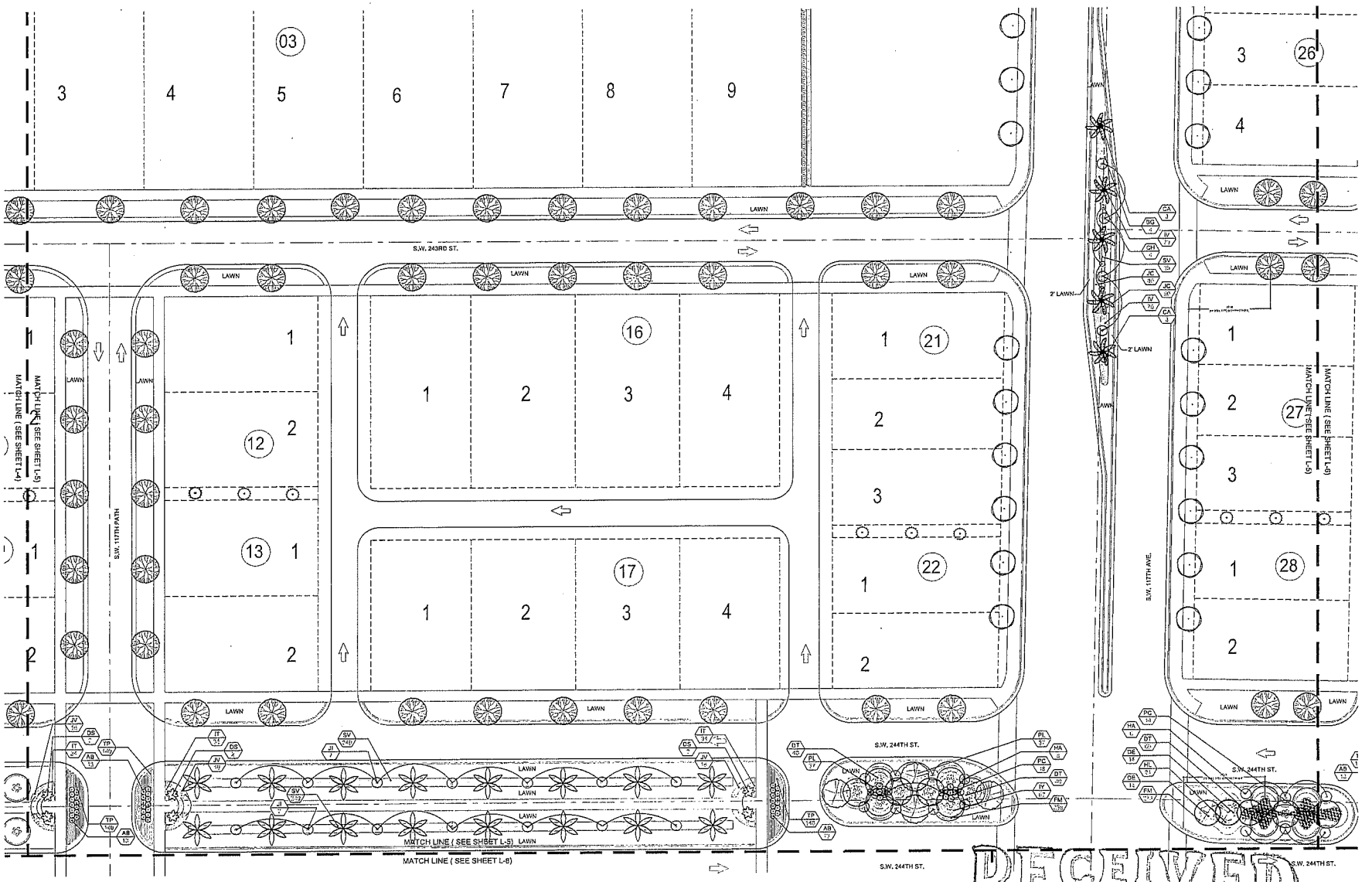

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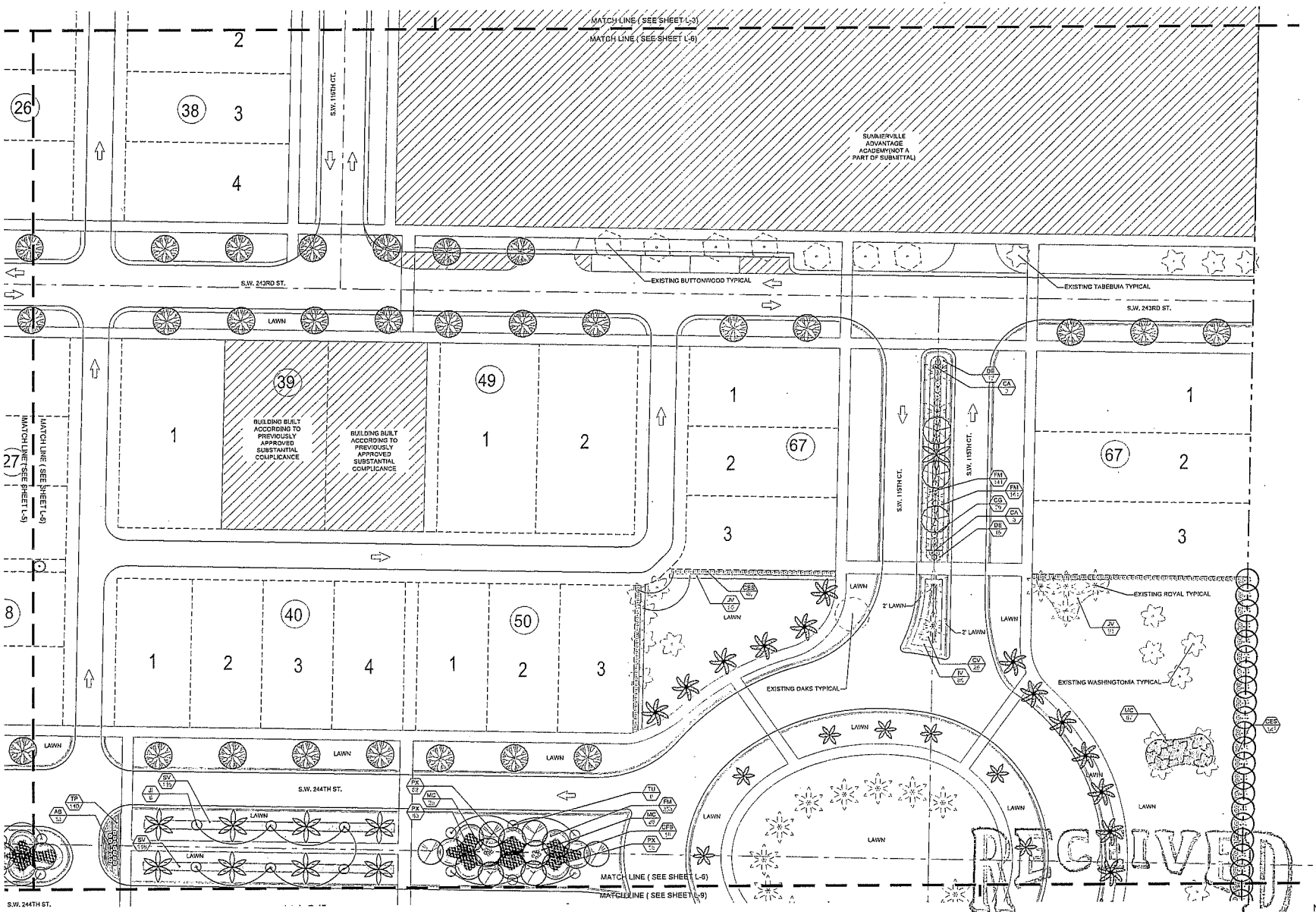

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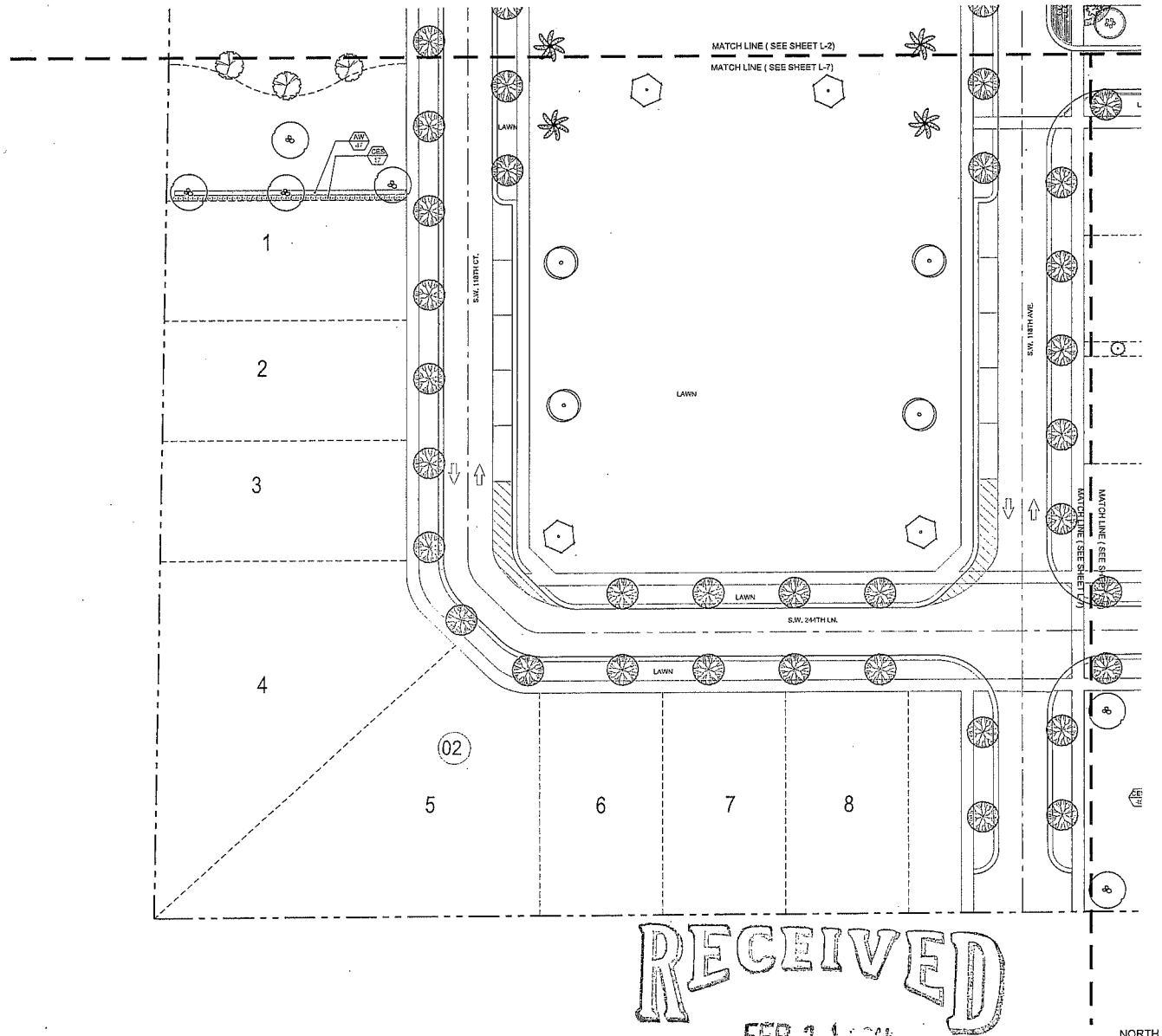

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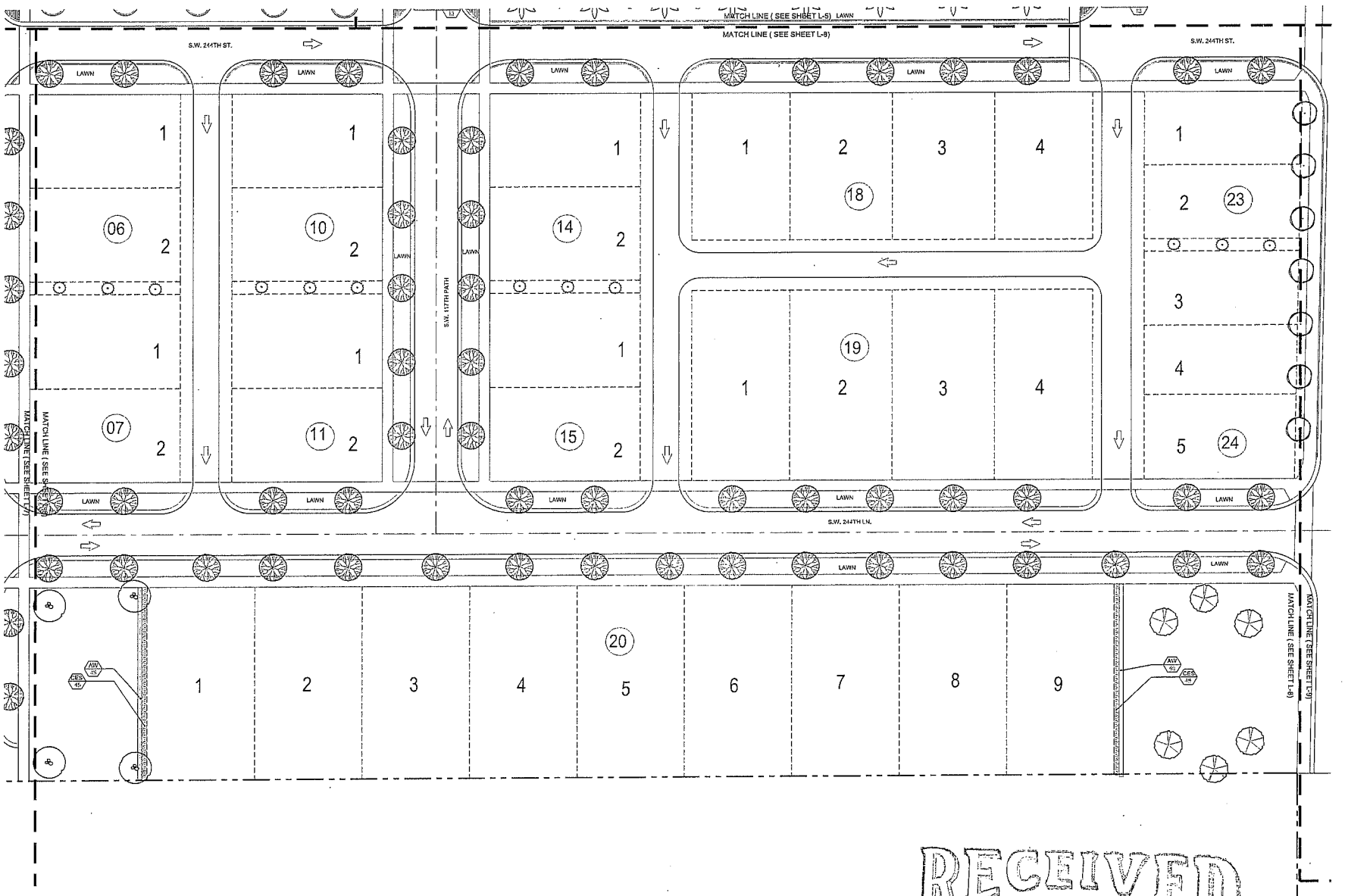

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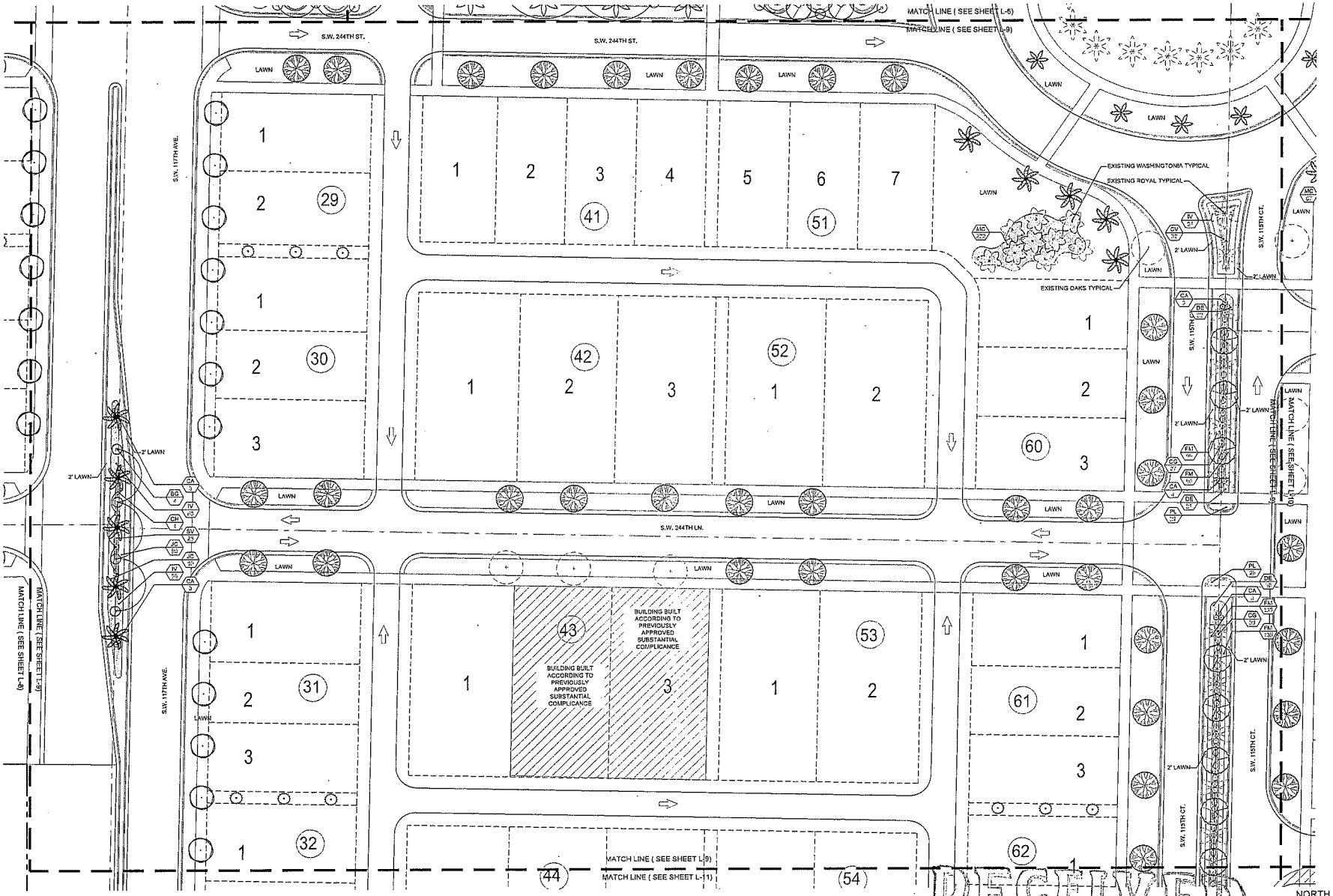

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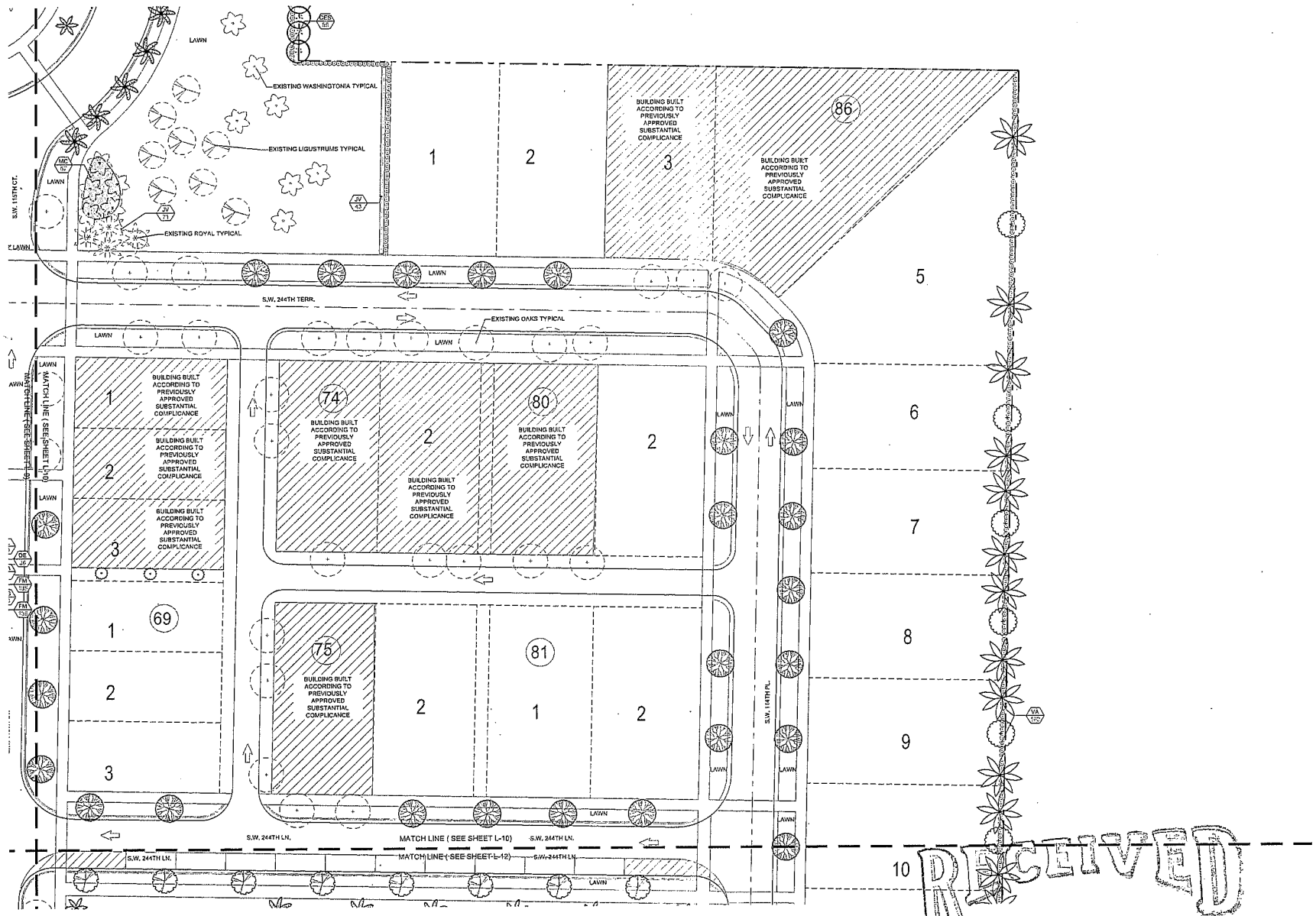

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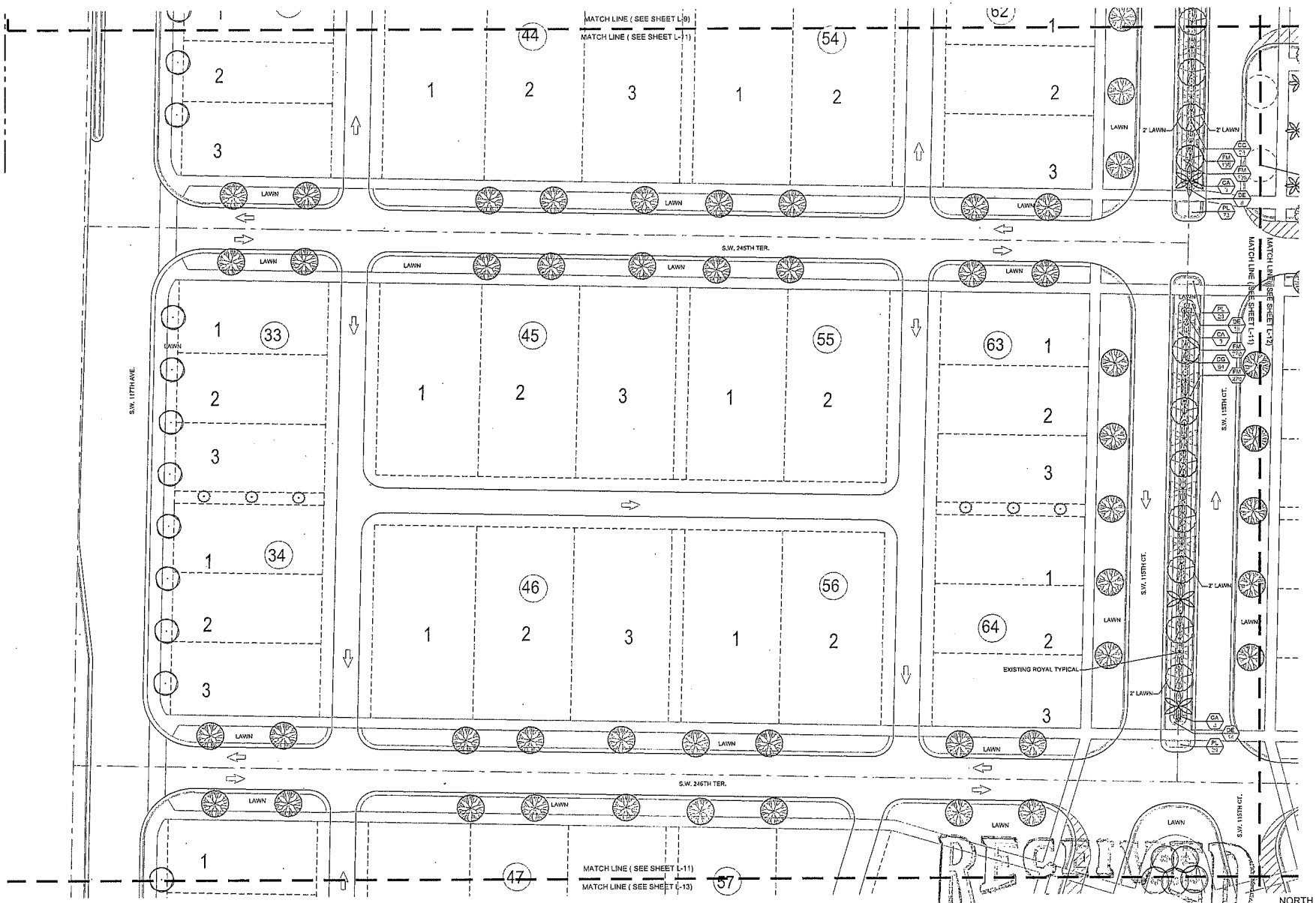

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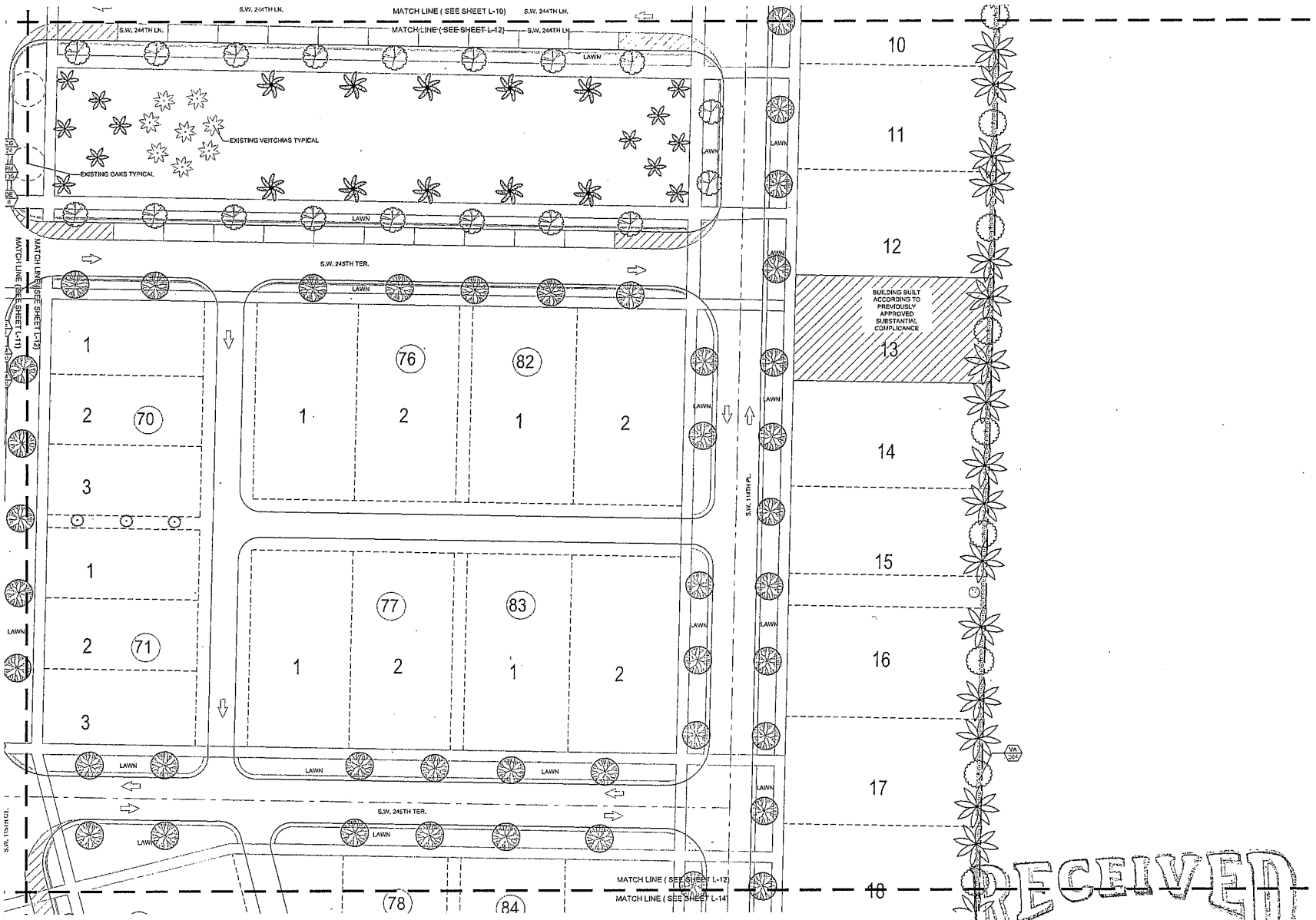

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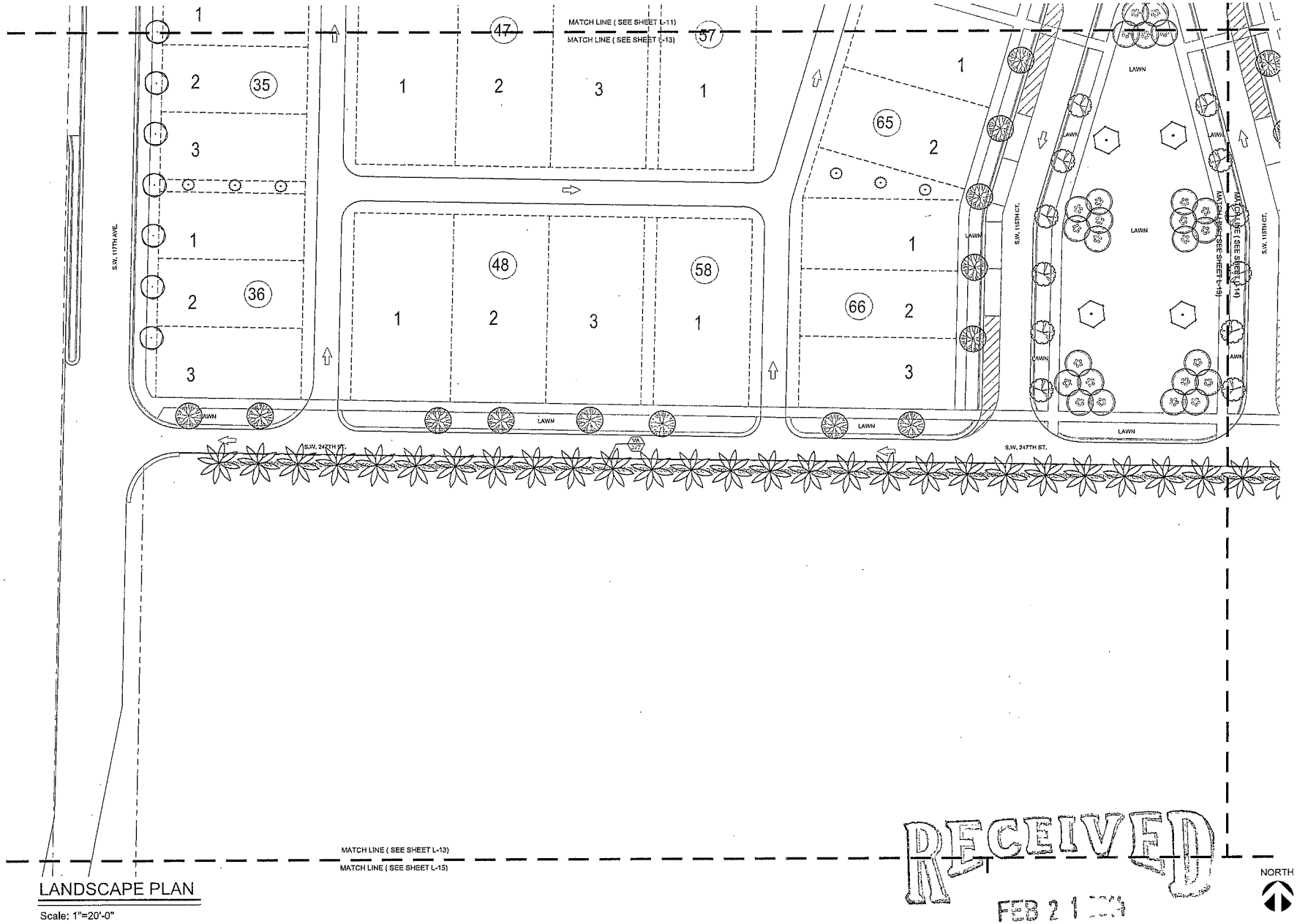

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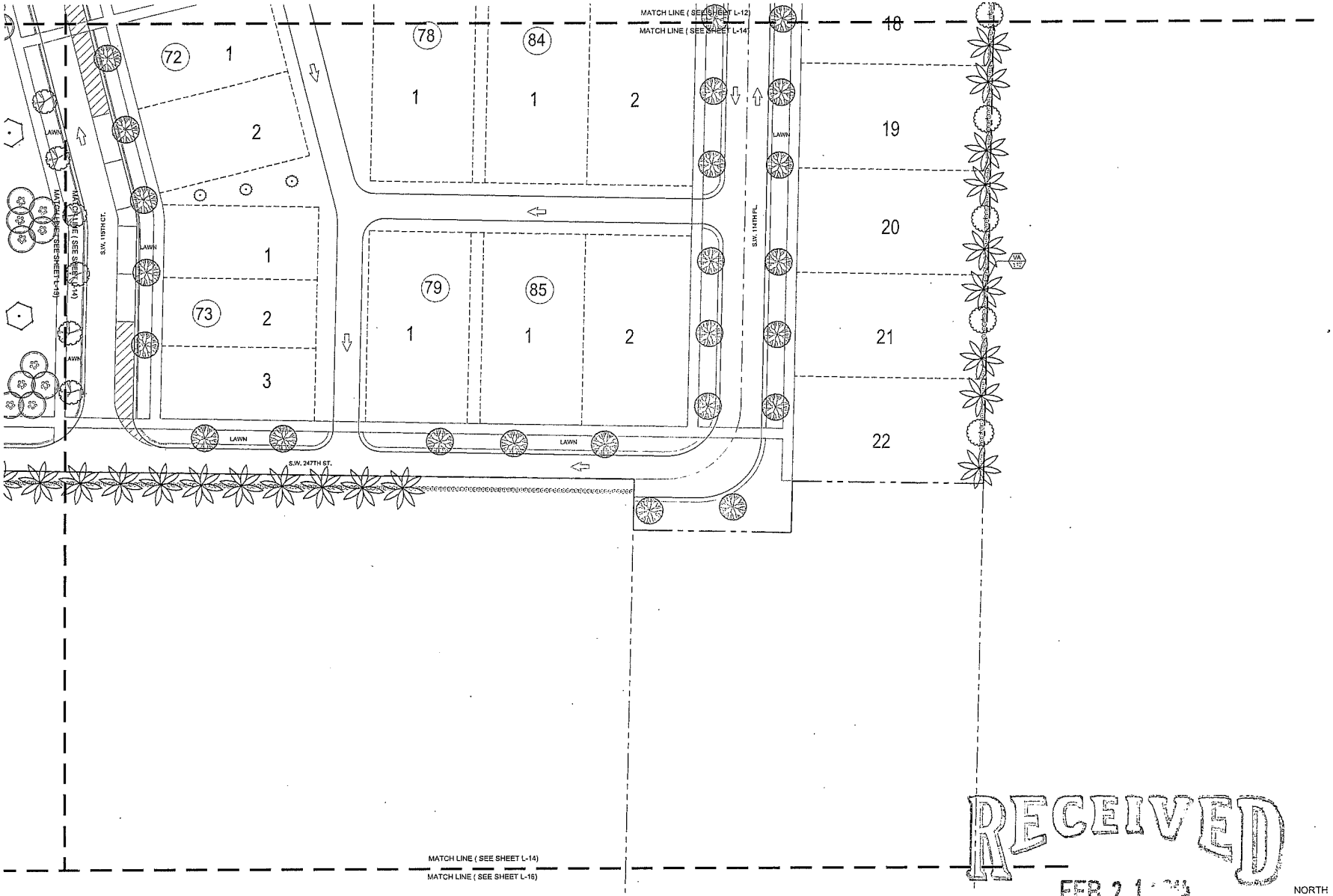

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TYPICAL SINGLE FAMILY UNIT A LANDSCAPE PLAN

Scale: 1"=8'-0"

LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT: PAD (SINGLE FAMILY HOMES)

	REQ.	PROV.
Landscape Open Space (If applicable)	N/A	N/A
Greenbelt Width (If applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	40%	40%
TREES: Trees per Acre: 28	3	3
Street Trees:	2	7
TOTAL NUMBER OF TREES	50	50
SHRUBS: (10 shrubs for each tree req.)	50	52

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
(circle)	1	*Coccoloba diversifolia / PIGEON PLUM	10' HT. X 5' SPR. 2" CAL. / F.G.
(hexagon)	1	*Conocarpus erectus / GREEN BUTTONWOOD	10' HT. X 4' SPR. 2" CAL. / F.G.
(palm)	2	Veitchia montgomeryana 'Single' / SINGLE MONTGOMERY PALM	10' O.A. HT. MIN. / F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CA	1	*Crinum augustum 'Queen Emma' / PURPLE CRINUM LILY	3' O.A. HT. / 7 GAL.
CF	1	Cordyline fruticosa 'Red Sister' / TI PLANT	4' O.A. HT. APPF / 3 GAL.
CV	8	Codiaeum variegatum 'Starlight' / CROTON	24" HT. X 24" SPR. / 24" O.C. / 3 GAL.
DT	8	Dianella tasmanica / BLUEBERRY FLAX LILY	18" HT. X 18" SPR. / 24" O.C. / 3 GAL.
EF	2	*Eugenia foetida / SPANISH STOPPER	5' O.A. HT. TOPIARY CONE / 10 GAL.
FM	31	Ficus microcarpa 'Green Island' / GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. / 3 GAL.
SV	10	Schefflera arboricola 'Trinette' / VARIEGATED SCHEFFLERA	24" HT. X 24" SPR. / 24" O.C. / 3 GAL.
VO	22	*Viburnum odoratissimum 'AWABUKI' / AWABUKI VIBURNUM	24" HT. X 24" SPR. / 24" O.C. / 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' / ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

RECEIVED
FEB 21 2014
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY ____________

WITKIN HULTS DESIGN GROUP
307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

Project: SUMMERVILLE by DR HORTON
Miami-Dade County, Florida
TYPICAL SINGLE FAMILY UNIT A LANDSCAPE PLAN

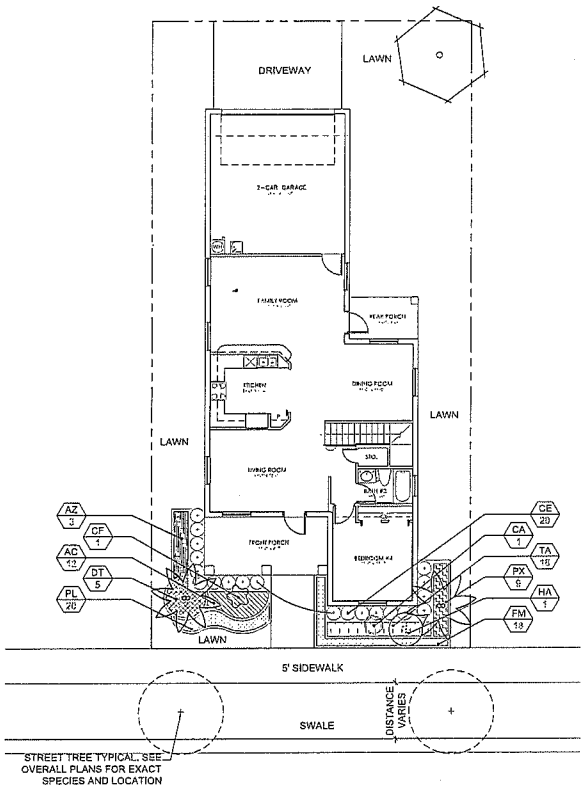
Revisions:

Seal:

Lic. # LA0000969
Member A.S.L.A.

Drawing: TYPICAL SF A Landscape
Date: 4/08/2013
Scale: 1"=8'-0"
Drawn by: DC
Sheet No.: L-16
Cad Id.: 2012-033

71



TYPICAL SINGLE FAMILY UNIT B LANDSCAPE PLAN

Scale: 1"=8'-0"

LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT: PAD (SINGLE FAMILY HOMES)

Land Type (Open Space (Type/Size) Greenbelt Width (If applicable) Land Area (As defined in Ordinance)	N/A N/A 40%	N/A N/A 4045
TREES Trees per Acre: 75 Note: 30% of required trees and/or palms shall be native species	3	3
Street Trees:	7	2
TOTAL NUMBER OF TREES	5	5
SHRUBS: (10 shrubs for each tree req)	50	52

50% shrubs to be on site native species
Irrigation system req. Not pursuant to Chapter 33 of Miami-Dade Code

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
⊙	1	Elaeocarpus obtusifolius	16' HT., STANDARD
⬡	1	JAPANESE BLUEBERRY	F.G.
	1	*Bursera simaruba*	8' HT, 3' 4" SPR, 1.5" CAL.
		QUATSO LIVIGO	F.G.
✲	2	Wodyetia bifurcata	12' O.A. HEIGHT
		FOXTAIL PALM	B.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AC	12	Alloruela latifolia	18" HT, X 18" SPR, / 18" O.C.
		YELLOW ALLAMANDA	3 GAL.
AZ	3	*Abelia x mosanensis 'Kaleidoscope'*	24" HT, X 24" SPR, / 30" O.C.
		VARIEGATED GINGER	3 GAL.
CA	1	*Citrus x paradisi 'Dawn Ervin'*	3' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CE	20	*Conocarpus erectus 'sericeus'*	24" HT, X 24" SPR, / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
CF	1	Conyllne balleana 'Black Knight'	4" O.A. HT. 4PPP
		TI PLANT	3 GAL.
DT	5	Dianella tasmanica	18" HT, X 18" SPR, / 24" O.C.
		BLUEBERRY FLAX LILY	3 GAL.
FM	18	Ficus x longicauda 'Green Island'	18" HT, X 18" SPR, / 18" O.C.
		GREEN ISLAND FICUS	3 GAL.
HA	1	Hibiscus 'Red'	6' HT, O.A., STANDARD
		RED HIBISCUS	15 GAL.
PL	20	Pentas lanceolata 'New Look Pink'	12" HT, X 12" SPR, / 12" O.C.
		DWARF PENTAS	1 GAL.
PX	9	Pilea peperomioides	18" HT, X 18" SPR, / 18" O.C.
		DWARF PHILODENDRON	3 GAL.
TA	18	Tabernaemontana divaricata	15" HT, X 15" SPR, / 15" O.C.
		CREPE JASMINE	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

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DEPT. OF PLANNING & ZONING
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BY

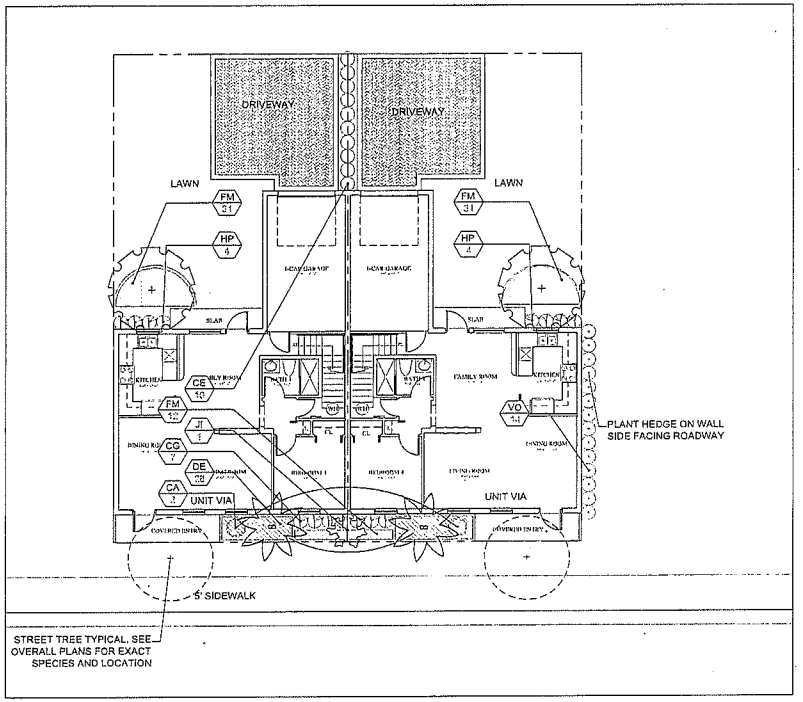
WITKIN HULTS DESIGN GROUP
207 North 21st Avenue Hollywood, Florida
(954) 921-3333 (954) 923-3339
www.witkindesign.com

Project:
SUMMERVILLE by DR HORTON
Miami-Dade County, Florida
TYPICAL SINGLE FAMILY UNIT B LANDSCAPE PLAN

Revisions:

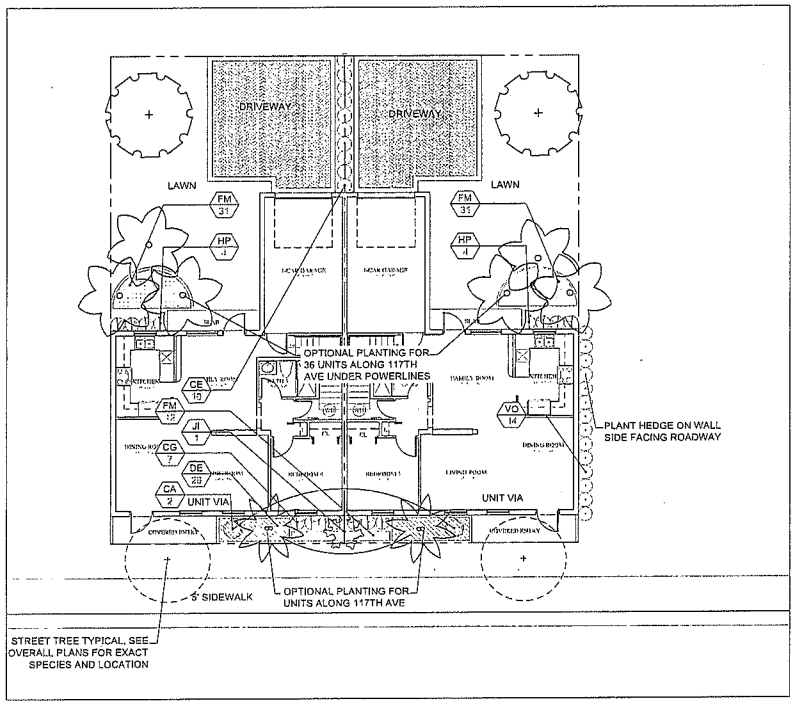
Seal:
Lic. # LA0002889
Member A.S.L.A.

Drawing: TYPICAL SF B Landscape
Date: 4/08/2013
Scale: 1"=8'-0"
Drawn by: DC
Sheet No.:
L-17
Cad Id.: 2012-033



TYPICAL TYPICAL TOWNHOUSE 2 UNIT LANDSCAPE PLAN

Scale: 1"=8'-0"



ALTERNATE LANDSCAPE ALONG 117TH AVE.

Scale: 1"=8'-0"

LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT: PAD (TOWNHOMES)

Gross Land Area & Net Lot Area: Under Section 3

	REQ.	PROV.
Landscape Open Space (if applicable) (Unpaved) Yards (if applicable) Lawn Area (As defined in Ordinance)	N/A N/A 40%	N/A N/A 40%
TREES: Trees per Acre: 28 Note: 20% of trees here and/or palms shall be native species. Street Trees:	3 2	4 2
TOTAL NUMBER OF TREES	5	6
SHRUBS: (10 shrubs for each tree req.)	50	60

30% shrubs/hedges shall be native species. Exotic invasive species pursuant to Chapter 23 of Miami-Dade Code

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	*Calophyllum brasiliense* BRAZILIAN BEAUTYLEAF	16' HT. X 6' SPR. 2" DBH. F.G.
	2	*Adonidia merrillii* TRIPLE TRIPLE PYGMY/MAS PALM	10' OA HT., TRIPLE F.G.
	2	*Veitchia montgomeryana* 'Highlife' ROYAL/DOUBLE LIGHTPOST/DUCKY PALM	20' O.A. HT., MIN., DOUBLE F.G., STAGGERED.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CA	2	*Calliandra haematocephala* 'Nana' RED/DWARF/PINK POWDERPUFF	3 GAL.
CE	10	*Conocarpus erectus sericeus* SILVER BUTTONWOOD	3 GAL.
CG	7	*Cycas revoluta* SAGO PALM	3 GAL.
DE	28	*Duranta erecta* 'Gold Mound' GOLD MOUND DURANTA	3 GAL.
FM	74	*Ficus microcarpa* 'Green Island' GREEN ISLAND FICUS	3 GAL.
HP	8	*Hamelia patens* 'compacta' DWARF FIREBUSH	3 GAL.
JI	1	*Jatropha integerrima* JATROPHA TREE	6' O.A. HT. 15 GAL.
VO	14	*Viburnum odoratissimum* 'Awabuki' SYNADENIUM/VIBURNUM	3 GAL.
LAWN	As Required	*Stenotaphrum secundatum* 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

ALTERNATIVE LANDSCAPE LIST UNDER POWERLINES ALONG 117TH AVE.

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	6	*Livistona chinensis* CHINESE FAN PALM	HEAVY/FULL MATCHED N.N.
	2	*Thrinax radiata* 'Beach' FLORIDA THATCH PALM	10' O.A. HT., BOUDLE F.G.

POWERLINE NOTE: 36 Typical Units that have a power line running along the back of the sidewalk along 117th Avenue will have 3 Chinese Fan Palms in each lot .

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DEVELOPMENTAL IMPACT COMMITTEE
BY

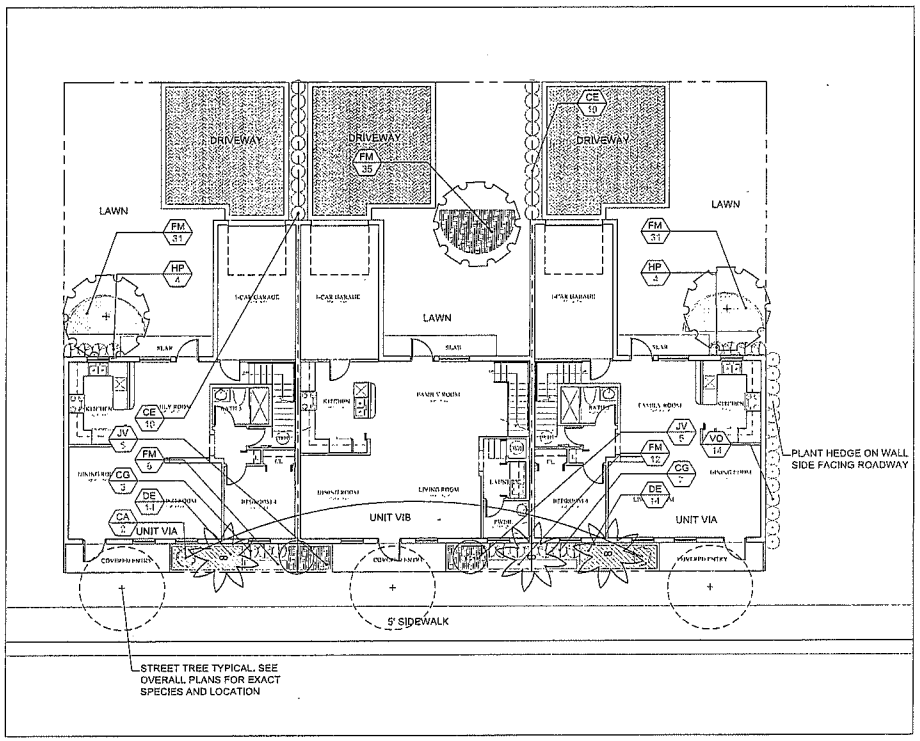
WITKIN HULTS DESIGN GROUP
337 North 21st Avenue Hollywood, Florida
phone: 954.927.2661 website: 954.927.2665
www.witkinhultsgroup.com

Project: SUMMERVILLE by DR HORTON
Miami-Dade County, Florida
TYPICAL TOWNHOUSE 2 UNIT LANDSCAPE PLAN

Revisions:

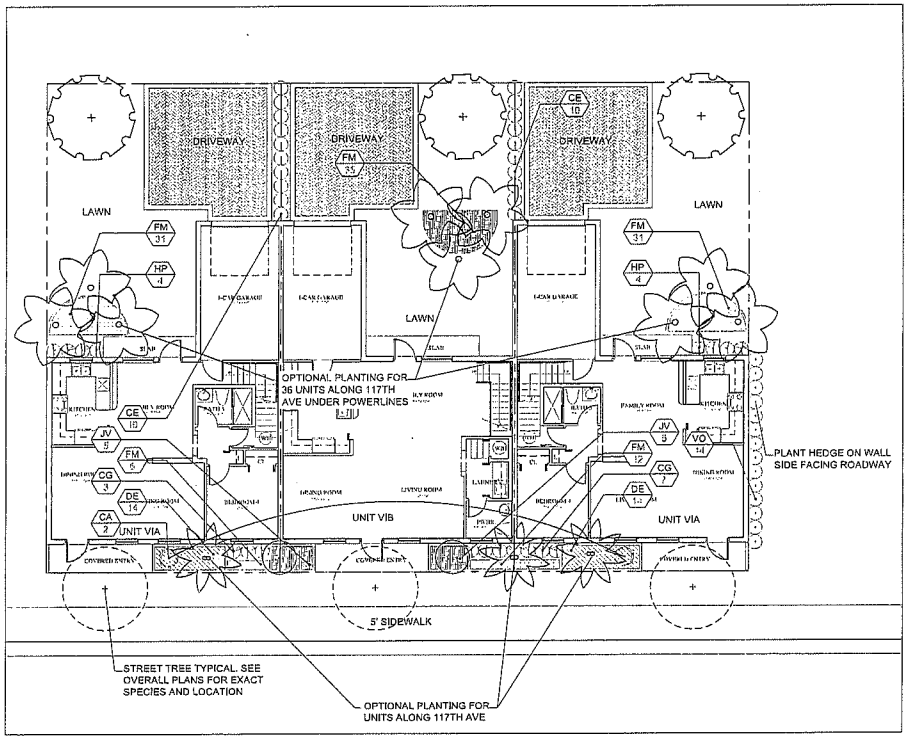
Seal:
Lic. # LA0000989
Member A.S.L.A.

Drawing: TYPICAL TH 2 UNIT
Date: 4/08/2013
Scale: 1"=8'-0"
Drawn by: DC
Sheet No.: L-29
Cert Id.: 2012-033



TYPICAL TYPICAL TOWNHOUSE 3 UNIT LANDSCAPE PLAN

Scale: 1"=8'-0"



ALTERNATE LANDSCAPE ALONG 117TH AVE.

Scale: 1"=8'-0"

POWERLINE NOTE: 36 Typical Units that have a power line running along the back of the sidewalk along 117th Avenue will have 3 Chinese Fan Palms in each lot .

LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT: PAD (TOWNHOMES)

Lot Area: 6,573 sq.ft. (Net Lot: 4,836 sq.ft. (Net Density:)		
Landscape Open Space [If applicable] Perimeter Width: (If applicable) Lawn Area (As defined in Ordinance)	MIN. N/A N/A	Proposed N/A N/A 40%
TREES: Trees per Acre: 26 (Note: 30% of required trees must be palms unless for native species. Street Trees:	5 3	5 3
TOTAL NUMBER OF TREES	8	8
SHRUBS: (10 shrubs for each tree req.)	80	97

(2) Hedge/wall shall be native species. Height 4 feet is required pursuant to Chapter 33 of Miami-Dade Code.

LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
		TREES	
(C)	3	Delonix regia 'Real Fire'	12' HT. X 5' SPR., 2" DBH.
		BRAZILIAN BEAUTYLEAF	F.G.
(N)	2	*Cannonpus arectus 'multicaul'	18' HT. X 4' SPR. 3" CAL.
		SILVER BUTTONWOOD	F.G.
	3	Veitchia merrillii 'Double'	28' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED.
		SHRUBS AND GROUNDCOVERS	
CA	2	*Chrysobalanus icaco 'Green Crew'	3' O.A. HT.
		PURPLE ORNAMENTA'S'	7 GAL.
CE	20	*Conocarpus erectus 'sericeus'	7-8' HT. X 2-3' SPR. / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
CG	10	*Clusia rosea	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
DE	28	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	115	Ficus microcarpa 'Green Island'	15" HT. X 12" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	5	Howeilia belmore 'compact'	24" HT. X 24" SPR. / 24" O.C.
		DWARF FISHTAIL	3 GAL.
JV	10	Jasmine volubile	24" HT. X 24" SPR. / 24" O.C.
		WAX JASMINE	3 GAL.
VO	14	*Viburnum odoratissimum'AWABUKI'	24" HT. X 24" SPR. / 24" O.C.
		AWABUKI VIBURNUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID SOD W/ 90%
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

ALTERNATIVE LANDSCAPE LIST UNDER POWERLINES ALONG 117TH AVE.

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
		TREES	
	9	Lifistona chinensis	10-12 HT., MATCHED
		CHINESE FAN PALM	F.G.
	3	*Roystonea regia 'Double	14' O.A. HT., DOUBLE
		FLORIDA THATCH PALM	F.G.

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DEVELOPMENTAL IMPACT COMMITTEE
BY

WITKIN HULTS DESIGN GROUP
3300 Ponce de Leon Blvd., Suite 600, Coral Gables, Florida 33134
phone: 305.443.3681 fax: 305.443.3682
www.witkindesign.com

Project:
SUMMERVILLE by DR HORTON
Miami-Dade County, Florida
TYPICAL TOWNHOUSE 3 UNIT LANDSCAPE PLAN

Revisions:

Seal:
Lic. # LA0000688
Member A.S.L.A.

Drawing: TYPICAL TH 3 UNIT
Date: 4/08/2013
Scale: 1"=8'-0"
Drawn by: DC
Sheet No.:
L-30
Cert Id.: 2012-033

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: ARC Summerville Lots, LLC

NAME AND ADDRESS:	Percentage of Stock
~~Rolando Delgado~~ ~~See~~ ATTACHED EXHIBIT	100%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

2/4/2013

BY AH

8/3/12 rcc

ARC SUMMERVILLE LOTS

Disclosure of Interest

ARC Summerville Lots, LLC

100% ARC Summerville, LLC

ARC TREO, LLC	20.00%
20% *Otto Boudet-Murias*	
20% *Rolando Delgado*	
20% *Eduardo Garcia*	
20% *Juan O'Naghten*	
20% *Carlos Ortega*	
Antillean Porfolio Investors	8.76%
40% *Jose Manuel Paliza*	
45% *Elena Viyella de Paliza*	
5% *Maria Elena Paliza de Fernandez*	
5% *Jose Fernando Paliza*	
5% *Luis Manuel Paliza*	
ARN Investments Group, LLC	3.50%
Antillian Financials Services	12.27%
100% *Fernando Viyella*	
Emilio Sauma & Haymet Sauma (h&w)	5.26%
Invest Miami, LLC	3.50%
100% *Carlos Vallejo*	
Joanli Family Limited Partnership	3.50%
50% *Jose Garcia*	
50% *Elizabeth Garcia*	
Kireland Equity Investments, LLC	22.17%
50% *Alex Kurkin, Trustee for the RK Family Trust Agreement NK Family Trust Agreement*	
50% *Eva Klein, Trustee for the EK Family Trust Agreement*	
Luis Lemes & Marta Lemes (h&w)	3.50%
Samkle Investments, LLC	17.52%
100% *Eva Klein, Trustee for the EK Family Trust Agreement*	
	100.00%

214-013

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: D.R. Horton, Inc.

NAME AND ADDRESS (if applicable)	Percentage of Interest
See attached Exhibit "C"	

Date of contract: 12/18/12

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: _____

Rolando Delgado, Manager

Sworn to and subscribed before me this 19 day of March, 2013. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

LESLIE FERNANDEZ
MY COMMISSION # DD 866743
EXPIRES: July 4, 2013
Bonded Thru Notary Public Underwriters

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.

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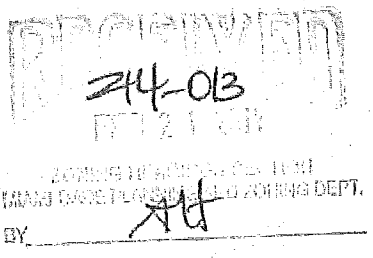
214-013
FEB 21 2013
PUBLIC HEARING SECTION
MANAGER'S FORM AND ZONING DEPT.
BY AH

8/3/12 rcc

Exhibit "C"

DISCLOSURE OF INTEREST

*DR HORTON, INC. is a publicly owned corporation with stock registered with the Federal Securities and Exchange Commission which stock is regularly traded on the New York Stock Exchange as NYSE: DHI, an established securities market in the United States.



#22964384_v1

BY_____

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

****

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

Signature

Sworn to and subscribed to before me
this _____ day of _____, _____.

Notary Public:_____
Commission Expires:

****

CORPORATION AFFIDAVIT

I, Karl Albertson, being first duly sworn, depose and say that I am the ☐ President ☐ Vice-President ☐ Manager ☐ Secretary ☒ Asst. Secretary of D. R. Horton, Inc., and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: [signature]

(Corporate Seal)

NOTARY PUBLIC STATE OF FLORIDA
MICHELLE MAULDEN
MY COMMISSION # FF 003741
EXPIRES: April 1, 2017
Bonded Thru Budget Notary Services

[signature]
Authorized Signature

Asst Secretary
Office Held

Sworn to and subscribed to before me
this 5th day of February, 2014.

Notary Public: [signature]
Commission Expires: 4-1-2017

****

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

_____
(Name of Partnership)

By _____ % By

%

By _____ % By

%

Sworn to and subscribed to before me
this _____ day of _____, _____.

Notary Public:_____
Commission Expires:

****

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214-013
FEB 2 1 2014
[illegible]
MIAMI-DADE [illegible] DEPT.
BY [illegible]

PLANNING AND ZONING
AGENDA OFFICE
2014 APR -3 A 11:48

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: D. R. Horton, Inc.

NAME AND ADDRESS:	Percentage of Stock
*DR HORTON, INC. is a publicly owned corporation with stock registered with the Federal Securities and Exchange Commission which stock is regularly traded on the New York Stock Exchange as NYSE: DHI, an established securities market in the United States.	100%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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FEB 21 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

24-93

PLANNING AND ZONING
AGENDA OFFICE
2014 APR -3 A 11:48

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 AND ADDRESS (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

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

Signature: _____

Sworn ~~to and subscribed~~ before me this 5 day of February 2014. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires 4-1-2017

MICHELLE MAULDEN
MY COMMISSION # FF 003741
EXPIRES: April 1, 2017
Bonded Thru Budget Notary Services

*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.

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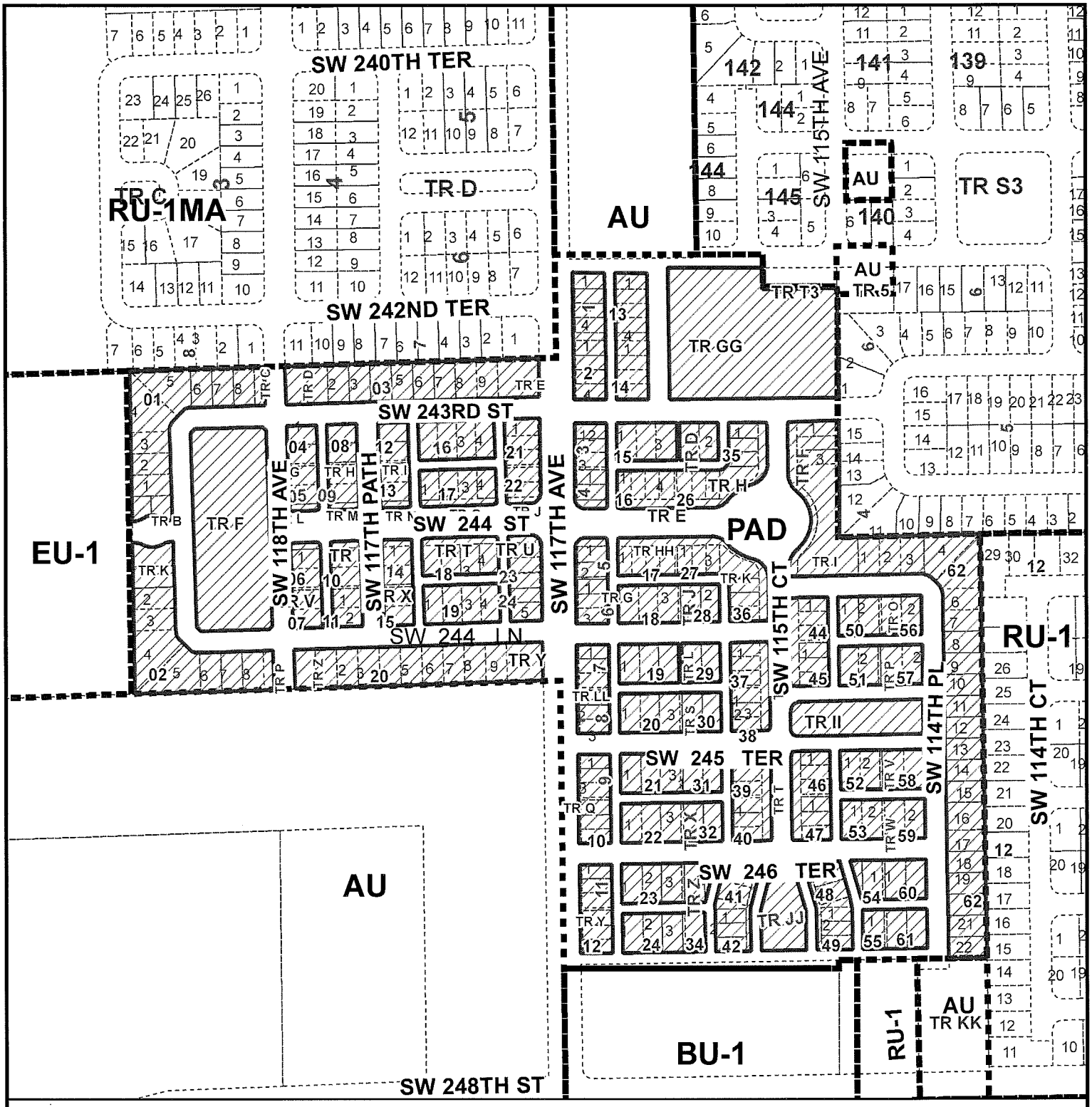
214-013
FEB 21 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000013

Section: 24 Township: 56 Range: 39
Section: 19 Township: 56 Range: 40
Applicant: ARC SUMMERVILLE LOTS, LLC & D.R. HORTON, INC.
Zoning Board: C15
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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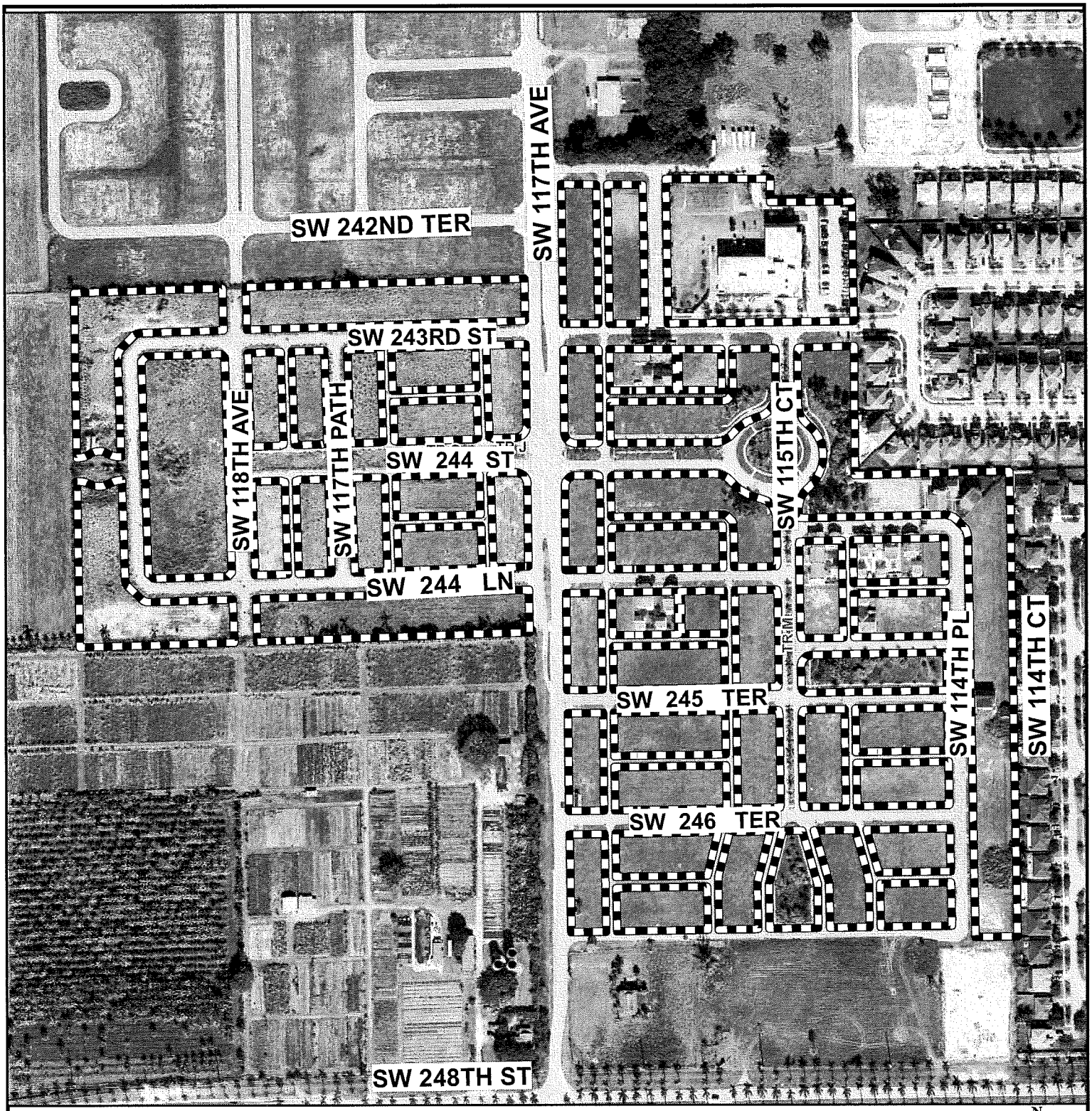
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, March 10, 2014

REVISION	DATE	BY
		82



MIAMI-DADE COUNTY

AERIAL YEAR 2013

Process Number

Z2014000013

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Section: 24 Township: 56 Range: 39
Section: 19 Township: 56 Range: 40
Applicant: ARC SUMMERVILLE LOTS, LLC & D.R. HORTON, INC.
Zoning Board: C15
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

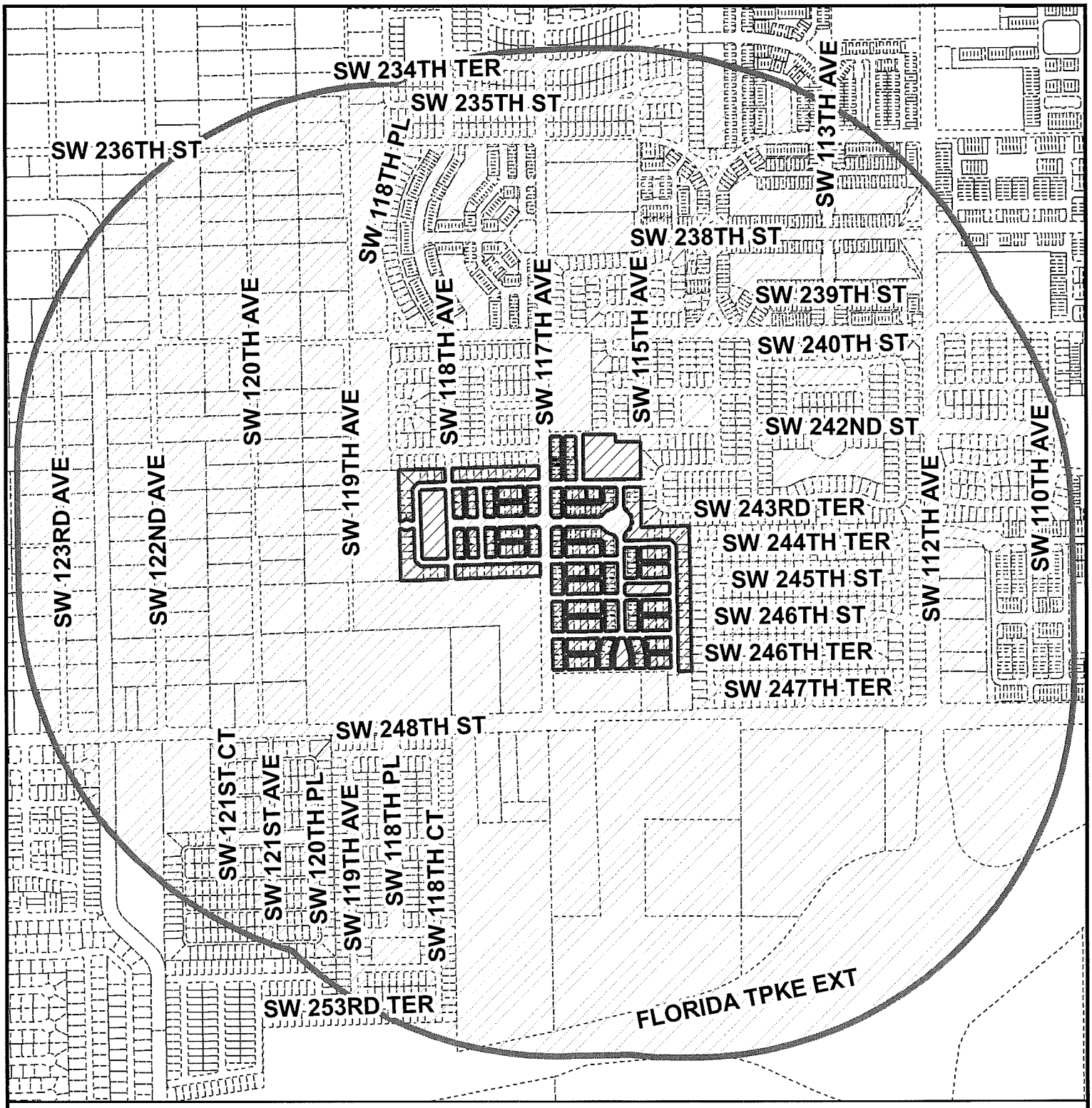
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, March 10, 2014

REVISION	DATE	BY
		83



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000013

RADIUS: 2640

Section: 24 Township: 56 Range: 39
Section: 19 Township: 56 Range: 40
Applicant: ARC SUMMERVILLE LOTS, LLC & D.R. HORTON, INC.
Zoning Board: C15
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

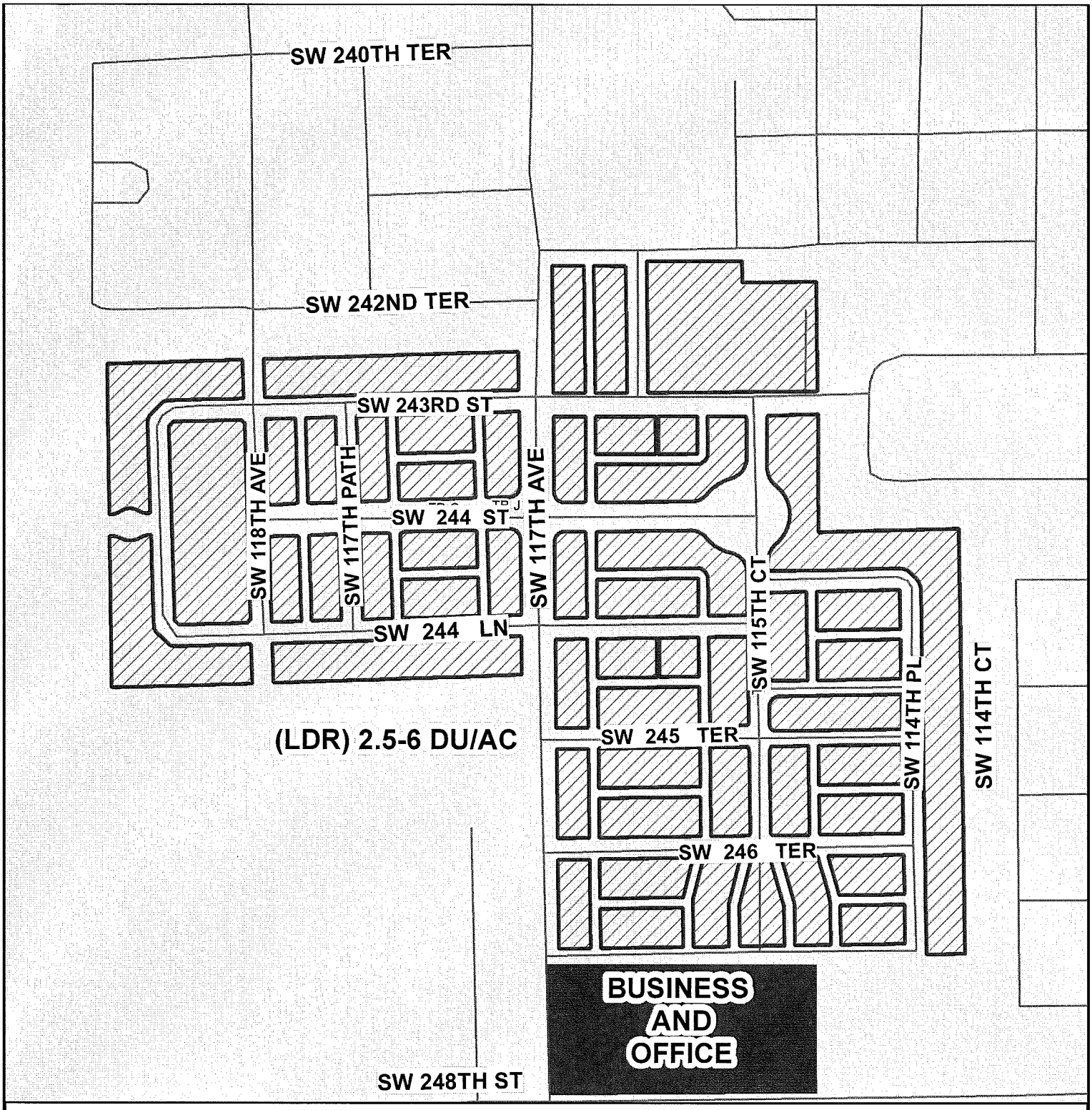
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, March 10, 2014

REVISION	DATE	BY
		84



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000013

Section: 24 Township: 56 Range: 39
Section: 19 Township: 56 Range: 40
Applicant: ARC SUMMERVILLE LOTS, LLC & D.R. HORTON, INC.
Zoning Board: C15
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, March 10, 2014

REVISION	DATE	BY

ARC Summerville Lots, LLC
CZAB 15 5/21/14
Z14-013

PLANNING AND ZONING
AGENDA OFFICE
2014 MAY 13 P 2:5[illegible]

This instrument was prepared by:

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

(Space reserved for Clerk of Court)

MODIFICATION OF PLANNED AREA DEVELOPMENT AGREEMENT RECORDED AT OFFICIAL RECORDS BOOK 21005 AT PAGES 3020 - 3045

THIS MODIFICATION OF PLANNED AREA DEVELOPMENT AGREEMENT is made this ___ day of _____, 2014, by **ARC Summerville Lots, LLC**, a Florida limited liability company, and **D. R. Horton, Inc.**, a Texas corporation (collectively the "Owners"), in favor of Miami-Dade County, a political subdivision of the State of Florida (the "County").

WITNESSETH:

WHEREAS, the Owners hold fee simple title to that certain parcel of land located in unincorporated Miami-Dade County, Florida, which is more particularly described in the attached Exhibit "A" (the "Property"); and

WHEREAS, a Planned Area Development Agreement in favor of Miami-Dade County, was recorded in the Public Records of Miami-Dade County in Official Records Book 21005 at Pages 3020 - 3045, a copy of which is attached as Exhibit "B", as amended by that certain Planned Area Development Agreement recorded in Official Records Book 22594, at Pages 3602 - 3616, a copy of which is attached as Exhibit "C" (collectively the "PAD Agreement"), which

placed certain restrictions and conditions on the development of a certain parcel of land located in unincorporated Miami-Dade County, Florida (the "PAD Agreement Parcel"); and

WHEREAS, The PAD Agreement Parcel includes the Property; and

WHEREAS, the Miami-Dade County Board of County Commissioners held a public hearing on _____ wherein it adopted Resolution No. _____ (the "Resolution") to approve, in relevant part, a modification to the PAD Agreement as it applies only to the Property;

WHEREAS, the PAD Agreement remains unchanged as it applies to the balance of the PAD Agreement Parcel; and

WHEREAS, the Resolution approved the modification of Paragraph No. 1 of the PAD Agreement as follows:

FROM:

"1. **Site Plan**. The Property shall be developed substantially in accordance with the plans entitled "Summerville", as prepared by Jarosz, Rosello & Balboa Architecture & Town Planning, dated stamped received July 15, 2002, and consisting of twenty-two (22) sheets, including cover sheet, and the landscape plans entitled "Proposed 60 Acre P.A.D.," as prepared by Witkin Design Group, dated 7/9/02, and consisting of five (5) sheets (collectively, the "Plans"), as may be modified at the public hearing on the Application.

To:

"1. **Site Plan**. The Property shall be developed substantially in accordance with the plans entitled "Summerville", as prepared by Pascual Perez Kiliddjian & Associates, Architects - Planners, consisting of fifty-four (54) sheets and the landscape plans prepared by Witkin Design Group, consisting of thirty-two (32) sheets (collectively, the

"Plans"), all dated stamped received February 21, 2014, as may be modified at the public hearing on the Application.

WHEREAS, the Resolution approved the modification of Paragraph No. 4 of the PAD Agreement as follows:

FROM:

"4. **Additional Quantitative Data**.

A. **Total number of bedrooms**. The total number of bedrooms on the Property shall not exceed 935.

B. **Total Building Coverage**. The total area of building coverage for the Property shall not exceed 474,976 square feet, or 22.67% of the Property.

C. **Open Space.** The total area of common open space for the Property shall be in accordance with Section 33-284.27 (I) of the Code of Miami-Dade County, as may be amended from time to time. The private open space for each unit shall be in accordance with Section 33-284.27 (K) of the Code of Miami-Dade County, as may be amended from time to time.

D. **Residential Density**. The maximum density on the Property shall be 5.55 units per gross acre.

E. **Green Space**. The total green space on the Property, including Park Tracts, Bowers, and Sidewalks shall be 21.19 acres.

F. **Public Roads**. The roadways within the proposed PAD shall be public roadways. The area of pavement shall be 8.03 acres.

G. **Population Projection**. The estimated population projection resulting from the development of the Property is 935 people, based on an average of 3.5 persons per dwelling unit."

TO:

"4. **Additional Quantitative Data**.

A. **Total number of bedrooms**. The total number of bedrooms on the Property shall not exceed 1,079.

B. **Total Building Coverage**. The total area of building coverage for the Property shall not exceed 432,207 square feet, or 20.6% of the Property.

C. **Open Space.** The total area of common open space for the Property shall

be in accordance with Section 33-284.27 (I) of the Code of Miami-Dade County, as may be amended from time to time. The private open space for each unit shall be in accordance with Section 33-284.27 (K) of the Code of Miami-Dade County, as may be amended from time to time.

D. **Residential Density**. The maximum density on the Property shall be 5.55 units per gross acre.

E. **Green Space**. The total green space on the Property, including Park Tracts, Bowers, and Sidewalks shall be 20.80 acres.

F. **Public Roads**. The roadways within the proposed PAD shall be public roadways. The area of pavement shall be 8.07 acres.

G. **Population Projection**. The estimated population projection resulting from the development of the Property is 935 people, based on an average of 3.5 persons per dwelling unit."

WHEREAS, the Resolution approved the modification of Paragraph No. 5 of the PAD Agreement as follows:

FROM:

"5. **Types of Dwelling Units**. The Owner agrees that the Property shall be developed with multiple model type dwelling units. The development criteria for each type of dwelling unit is set forth below:

A. **Type I (Large House)**. The proposed maximum interior gross area is 2,500 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,125 s.f.; the maximum dwelling lot coverage shall be 1,896 s.f.; the minimum lot area shall be 4,324 s.f.

B. **Type IIA (Park House)**. The proposed maximum interior gross area is 2,450 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,062 s.f; the maximum dwelling lot coverage shall be 1,780 s.f.; the minimum lot area shall be 4,140 s.f.

C. **Type IIB (Park House)**. The proposed maximum interior gross area is 3,020 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,775 s.f.; the maximum dwelling lot coverage shall be 1,740 s.f.; the minimum lot area shall be 4,500 s.f.

D. **Type IIIA (Large Courtyard House)**. The proposed maximum interior gross area is 2,950 s.f.; based on the maximum interior gross square

footage, the minimum unit private open space shall be 1,770 s.f.; the maximum dwelling lot coverage shall be 2,430 s.f.; the minimum lot area shall be 4,140 s.f.

E. **Type IIIB (Small Courtyard House)**. The proposed maximum unit interior gross area is 2,485 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 1,491 s.f.; the maximum dwelling lot coverage shall be 1,904 s.f.; the minimum lot square footage shall be 3,150 s.f.

F. **Type IVA (Large Sideyard House)**. The proposed maximum unit interior gross area is 2,800 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,500 s.f.; the maximum dwelling lot coverage shall be 2,135 s.f.; the minimum lot area shall be 4,050 s.f.

G. **Type IVB (Small Sideyard House)**. The proposed maximum unit interior gross area is 2,665 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,020 s.f.; the maximum dwelling lot coverage shall be 1,725 s.f.; the minimum lot area shall be 4,050 s.f.

H. **Type V (Small House)**.

70' - 76' Lot Depth: The proposed maximum unit interior gross area is 2,022 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 2,750 s.f.; the maximum dwelling lot coverage shall be 1,236 s.f.; the minimum lot area shall be 3,150 s.f.

90' - 92' Lot Depth: The proposed maximum unit interior gross area is 2,330 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 2,912 s.f.; the maximum dwelling lot coverage shall be 2,120 s.f.; the minimum lot area shall be 4,140 s.f.

I. **Type VIA (Small Attached House)**. The proposed maximum unit interior gross area is 2,520 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 1,512 s.f.; the maximum dwelling lot coverage shall be 1,476 s.f.; the minimum lot area shall be 2,310 s.f.

J. **Type VIB (Large Attached House)**. The proposed maximum unit interior gross area is 2,250 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 1,410 s.f.; the maximum dwelling lot coverage shall be 1,476 s.f.; the minimum lot area shall be 2,310 s.f."

TO:

"5. **Types of Dwelling Units**. The Owner agrees that the Property shall be developed with eleven (11) types of dwelling units. The development criteria for each type of dwelling unit is set forth below:

A. **40' x 70' Lot - Unit A**. The dwelling unit shall contain a maximum of 2,793 s.f.; the minimum unit private open space shall be 583 s.f.; the maximum dwelling lot coverage shall be 1,654 s.f.; the minimum lot area shall be 3,115 s.f.

B. **45' x 90' Lot - Unit A** . The dwelling unit shall contain a maximum of 2,793 s.f.; the minimum unit private open space shall be 689 s.f; the maximum dwelling lot coverage shall be 1,654 s.f.; the minimum lot area shall be 4,050 s.f.

C. **45' x 90' Unit B**. The dwelling unit shall contain a maximum of 3,105 s.f.; the minimum unit private open space shall be 665 s.f.; the maximum dwelling lot coverage shall be 1,796 s.f.; the minimum lot area shall be 4,050 s.f.

D. **45' x' 90' Unit C**. The dwelling unit shall contain a maximum of 3,163 s.f.; the minimum unit private open space shall be 607 s.f.; the maximum dwelling lot coverage shall be 1,790 s.f.; the minimum lot area shall be 4,050 s.f.

E. **50' x 90' Unit A**. The dwelling unit shall contain a maximum of 3,335 s.f.; the minimum unit private open space shall be 1,450 s.f.; the maximum dwelling lot coverage shall be 1,793 s.f.; the minimum lot square footage shall be 4,500 s.f.

F. **50' x 90' Unit B**. The dwelling unit shall contain a maximum of 3,406 s.f.; the minimum unit private open space shall be 1,175 s.f.; the maximum dwelling lot coverage shall be 2,095 s.f.; the minimum lot area shall be 4,500 s.f.

G. **50' x 90' Unit C**. The dwelling unit shall contain a maximum of 3,516 s.f.; the minimum unit private open space shall be 1,519 s.f.; the maximum dwelling lot coverage shall be 2,049 s.f.; the minimum lot area shall be 4,500 s.f.

H. **50' x 90' Unit D**. The dwelling unit shall contain a maximum of 3,927 s.f.; the minimum unit private open space shall be 1,221 s.f.; the maximum dwelling lot coverage shall be 2,121 s.f.; the minimum lot area shall be 4,500 s.f.

I. **50' x 90' Unit E**. The dwelling unit shall contain a maximum of 4,194 s.f.; the minimum unit private open space shall be 1,222 s.f.; the maximum

dwelling lot coverage shall be 2,238 s.f.; the minimum lot area shall be 4,500 s.f.

J. **Type VIA (Attached House)**. The proposed maximum unit interior gross area is 1,089 s.f.; the minimum unit private open space shall be 406 s.f.; the maximum dwelling lot coverage shall be 1,214 s.f.; the minimum lot area shall be 2,310 s.f.

K. **Type VIB (Attached House)**. The proposed maximum unit interior gross area is 1,089 s.f.; the minimum unit private open space shall be 406 s.f.; the maximum dwelling lot coverage shall be 1,218 s.f.; the minimum lot area shall be 2,310 s.f."

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County that the representations made by the Owners during its consideration of the Application will be abided by, the Owners freely, voluntarily, and without duress, hereby agree as follows:

1. Paragraph No.1 of the PAD Agreement now reads as follows:

"1. **Site Plan**. The Property shall be developed substantially in accordance with the plans entitled "Summerville", as prepared by Pascual Perez Kiliddjian & Associates, Architects - Planners, consisting of fifty-four (54) sheets and the landscape plans prepared by Witkin Design Group, consisting of thirty-two (32) sheets (collectively, the "Plans"), all dated stamped received February 21, 2014, as may be modified at the public hearing on the Application.

2. Paragraph No. 4 of the PAD Agreement now reads as follows:

"4. **Additional Quantitative Data**.

A. **Total number of bedrooms**. The total number of bedrooms on the Property shall not exceed 1,079.

B. **Total Building Coverage**. The total area of building coverage for the Property shall not exceed 432,207 square feet, or 20.6% of the Property.

C. **Open Space.** The total area of common open space for the Property shall be in accordance with Section 33-284.27 (I) of the Code of Miami-Dade County, as may be amended from time to time. The private open space for each unit shall be in accordance with Section 33-284.27 (K) of the Code of

Miami-Dade County, as may be amended from time to time.

D. **Residential Density**. The maximum density on the Property shall be 5.55 units per gross acre.

E. **Green Space**. The total green space on the Property, including Park Tracts, Bowers, and Sidewalks shall be 20.80 acres.

F. **Public Roads**. The roadways within the proposed PAD shall be public roadways. The area of pavement shall be 8.07 acres.

G. **Population Projection**. The estimated population projection resulting from the development of the Property is 935 people, based on an average of 3.5 persons per dwelling unit."

3. Paragraph No. 5 of the PAD Agreement now reads as follows:

"5. **Types of Dwelling Units**. The Owner agrees that the Property shall be developed with eleven (11) types of dwelling units. The development criteria for each type of dwelling unit is set forth below:

A. **40' x 70' Lot - Unit A**. The dwelling unit shall contain a maximum of 2,793 s.f.; the minimum unit private open space shall be 583 s.f.; the maximum dwelling lot coverage shall be 1,654 s.f.; the minimum lot area shall be 3,115 s.f.

B. **45' x 90' Lot - Unit A** . The dwelling unit shall contain a maximum of 2,793 s.f.; the minimum unit private open space shall be 689 s.f; the maximum dwelling lot coverage shall be 1,654 s.f.; the minimum lot area shall be 4,050 s.f.

C. **45' x 90' Unit B**. The dwelling unit shall contain a maximum of 3,105 s.f.; the minimum unit private open space shall be 665 s.f.; the maximum dwelling lot coverage shall be 1,796 s.f.; the minimum lot area shall be 4,050 s.f.

D. **45' x' 90' Unit C**. The dwelling unit shall contain a maximum of 3,163 s.f.; the minimum unit private open space shall be 607 s.f.; the maximum dwelling lot coverage shall be 1,790 s.f.; the minimum lot area shall be 4,050 s.f.

E. **50' x 90' Unit A**. The dwelling unit shall contain a maximum of 3,335 s.f.; the minimum unit private open space shall be 1,450 s.f.; the maximum dwelling lot coverage shall be 1,793 s.f.; the minimum lot square footage shall be 4,500 s.f.

F. **50' x 90' Unit B**. The dwelling unit shall contain a maximum of 3,406 s.f.; the minimum unit private open space shall be 1,175 s.f.; the maximum

dwelling lot coverage shall be 2,095 s.f.; the minimum lot area shall be 4,500 s.f.

G. **50' x 90' Unit C**. The dwelling unit shall contain a maximum of 3,516 s.f.; the minimum unit private open space shall be 1,519 s.f.; the maximum dwelling lot coverage shall be 2,049 s.f.; the minimum lot area shall be 4,500 s.f.

H. **50' x 90' Unit D**. The dwelling unit shall contain a maximum of 3,927 s.f.; the minimum unit private open space shall be 1,221 s.f.; the maximum dwelling lot coverage shall be 2,121 s.f.; the minimum lot area shall be 4,500 s.f.

I. **50' x 90' Unit E**. The dwelling unit shall contain a maximum of 4,194 s.f.; the minimum unit private open space shall be 1,222 s.f.; the maximum dwelling lot coverage shall be 2,238 s.f.; the minimum lot area shall be 4,500 s.f.

J. **Type VIA (Attached House)**. The proposed maximum unit interior gross area is 1,089 s.f.; the minimum unit private open space shall be 406 s.f.; the maximum dwelling lot coverage shall be 1,214 s.f.; the minimum lot area shall be 2,310 s.f.

K. **Type VIB (Attached House)**. The proposed maximum unit interior gross area is 1,089 s.f.; the minimum unit private open space shall be 406 s.f.; the maximum dwelling lot coverage shall be 1,218 s.f.; the minimum lot area shall be 2,310 s.f."

4. Except as hereby amended, all other conditions in the PAD Agreement shall remain in full force and effect.

[Signature Pages Follow]

IN WITNESS WHEREOF, ARC Summerville Lots, LLC, has caused these present to be signed in its name on this 5 day of May, 2014.

WITNESSES:

Witness

Leslie Fernandez
Printed Name

Witness

Printed Name

ARC Summerville Lots, LLC
a Florida limited liability company

By: _____
Rolando Delgado

Manager

Address:

2950 SW 27th Avenue, Suite 300

Miami, Florida 33133

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

The foregoing instrument was acknowledged before me this 5 day of May, 2014, by Rolando Delgado, as Manager of ARC Summerville Lots, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or has produced _____ as identification.

My Commission Expires:

Notary Public – State of Florida

LESLIE FERNANDEZ
MY COMMISSION # FF 014977
EXPIRES: July 4, 2017
Bonded Thru Notary Public Underwriters

Printed Name

IN WITNESS WHEREOF, D.R. Horton, Inc., has caused these present to be signed in its name on this 30 day of April, 2014.

WITNESSES:

Witness

Sharon Cino
Printed Name

Witness

RAVI LATCHMAN
Printed Name

D. R. Horton, Inc.
a Delaware corporation

By: _____
Signature

Karl Albertson, Assistant Secretary

Address:

431 Fairways Drive, Suite 300

Deerfield Beach, FL 33442

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

The foregoing instrument was acknowledged before me this 30th day of April, 2014, by Karl Albertson, as Assistant Secretary of D. R. Horton, Inc., a Delaware corporation, on behalf of said corporation, who is personally known to me or has produced _____ as identification.

My Commission Expires:

Marie M. Vacula
Notary Public – State of Florida

Marie M. Vacula
Printed Name

MARIE M. VACULA
Notary Public - State of Florida
My Comm. Expires Jul 17, 2016
Commission # EE 217045

EXHIBIT "A"

Legal Description of the Property:

PARCEL I:

All of SUMMERVILLE SUBDIVISION, according to the plat thereof as recorded in Plat Book 162, Page(s) 44, Public Records of Miami-Dade County, Florida, less and except Lots 2 and 3 Block 15, Lots 2 and 3 Block 19, Lots 1, 2, and 3 Block 44, Lots 1 and 2 Block 50, Lot 1 Block 51, Lot 1 Block 56, Lots 3, 4 and 13, Block 62 and Tracts "GG" and "KK"

AND
PARCEL II:

All of SUMMERVILLE VILLAS, according to the Plat thereof, recorded in Plat Book 165, Page 41 of the Public Records of Miami-Dade County, Florida.

EXHIBIT "B"

Planned Area Development Agreement recorded in Official Records Book 21005 at Pages 3020 - 3045 of the Public Records of Miami-Dade County, Florida"

EXHIBIT "C"

Planned Area Development Agreement recorded in Official Records Book 22594 at Pages 3602 - 3616 of the Public Records of Miami-Dade County, Florida:

#28208229_v2

JOINDER BY MORTGAGEE
CORPORATION

The undersigned, Kireland Lender Investments, LLC, a Florida limited liability company under that certain Mortgage from ARC Summerville Lots, LLC, a Florida limited liability company, recorded in Official Records Book 28175, Pages 63, in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Modification of Planned Area Development Agreement, does hereby consent to the execution of this Modification of Planned Area Development Agreement, and agree that in the event Mortgagee or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Modification of Planned Area Development Agreement shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this 10th day of April, 2014.

WITNESSES:

Stacy Baez
Print or Type Name

Lucille Bevans
Print or Type Name

Kireland Lender Investments, LLC,
a Florida limited liability company
By: _____
Title:
Print name: Alex Kurkin, MANAGER
Address: 18851 NE 29th Ave, Ste 303, Aventura, Fl. 33180

(Corporate Seal)

STATE OF FLORIDA)
) SS
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 10th day of April, 2014 by Alex Kurkin, of Kireland Lender Investments, LLC, a Florida limited liability company on behalf of the LLC. He/She is personally known to me or has produced _____, as identification and did/did not take an oath.

Notary Public-State of Florida
Print Name Stacy Baez
My Commission Expires:

STACY BAEZ
MY COMMISSION # EE 004704
EXPIRES: June 28, 2014
Bonded Thru Budget Notary Services

#29014521_v1

JOINDER BY MORTGAGEE
CORPORATION

The undersigned, EK Family Investments, LLC, a Florida limited liability company under that certain Mortgage from ARC Summerville Lots, LLC, a Florida limited liability company, recorded in Official Records Book 28175, Pages 84, in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Modification of Planned Area Development Agreement, does hereby consent to the execution of this Modification of Planned Area Development Agreement, and agree that in the event Mortgagee or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Modification of Planned Area Development Agreement shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this 24 day of April, 2014.

WITNESSES:

Leslie Fernandez
Print or Type Name

Richard Ostrovsky
Print or Type Name

EK Family Investments, LLC,
a Florida limited liability company
By: Eva L Klein
Title: Manager
Print name: EVA LEA KLEIN
Address:

(Corporate Seal)

STATE OF FLORIDA)
) **SS**
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 24 day of April, 2014 by Eva L. Klein, of EK Family Investments, LLC, a Florida limited liability company on behalf of the LLC. He/She is personally known to me or has ~~produced~~ FL Drivers Lic., as identification and did/did not take an oath.

Notary Public - State of _____
Print Name _____
My Commission Expires:

#29014521_v1

LESLIE FERNANDEZ
MY COMMISSION # FF 014977
EXPIRES: July 4, 2017
Bonded Thru Notary Public Underwriters

JOINDER BY MORTGAGEE
CORPORATION

The undersigned, EK Family Investments, LLC, a Florida limited liability company under that certain Mortgage from ARC Summerville Homes, LLC, a Florida limited liability company, recorded in Official Records Book 28201, Pages 3263, in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Modification of Planned Area Development Agreement, does hereby consent to the execution of this Modification of Planned Area Development Agreement, and agree that in the event Mortgagee or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Modification of Planned Area Development Agreement shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this 24 day of April, 2014.

WITNESSES:

Leslie Fernandez
Print or Type Name

Richard Ostrovsky
Print or Type Name

EK Family Investments, LLC,
a Florida limited liability company
By: _____
Title: Manager
Print name: EVA L. KLEIN
Address:

(Corporate Seal)

STATE OF FLORIDA)
) SS
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 24 day of April, 2014 by Eva L. Klein, of EK Family Investments, LLC, a Florida limited liability company on behalf of the LLC. He/She is personally known to me or has produced FL Drivers Lic., as identification and did/did not take an oath.

_____
Notary Public -State of _____
Print Name _____
My Commission Expires:

LESLIE FERNANDEZ
MY COMMISSION # FF 014977
EXPIRES: July 4, 2017
Bonded Thru Notary Public Underwriters

#29014521_v1

JOINDER BY MORTGAGEE
CORPORATION

The undersigned, Kireland Lender Investments, LLC, a Florida limited liability company under that certain Mortgage from ARC Summerville Homes, LLC, a Florida limited liability company, recorded in Official Records Book 28201, Pages 3243, in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Modification of Planned Area Development Agreement, does hereby consent to the execution of this Modification of Planned Area Development Agreement, and agree that in the event Mortgagee or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Modification of Planned Area Development Agreement shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this 10th day of April, 2014.

WITNESSES:

Stacy Baez
Print or Type Name

Lucille Bevans
Lucille Bevans
Print or Type Name

Kireland Lender Investments, LLC,
a Florida limited liability company
By:
Title:
Print name: Alex Kurkin, MANAGER
Address: 18851 NE 29th Ave, Ste 303, Aventura, Fl 33180

(Corporate Seal)

STATE OF FLORIDA)
) SS
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 10th day of April, 2014 by Alex Kurkin, of Kireland Lender Investments, LLC, a Florida limited liability company on behalf of the LLC. He/She is personally known to me or has produced _____, as identification and did/did not take an oath.

Notary Public-State of Florida
Print Name Stacy Baez
My Commission Expires:

#29014521_v1

STACY BAEZ
MY COMMISSION # EE 004704
EXPIRES: June 28, 2014
Bonded Thru Budget Notary Services