FINAL AGENDA

3-16-2015 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 15

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

10710 SW 211 Street, Miami

Wednesday, April 22, 2015 at 7:00 p.m.

CURRENT

1.	15-4-CZ15-1	ALLAPATTAH PARTNERS LLC	14-101	19-56-40	N
2.	15-4-CZ15-2	LINDA ANTONIA MCDOWELL	14-112	17-56-40	N
3.	15-4-CZ15-3	H.I.T.D INVESTMENTS, LLC & COCO PALM 82, LLC	15-7	25-56-39	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF WEDNESDAY, APRIL 22, 2015

SOUTH DADE GOVERNMENT CENTER – ROOM 104 1st Floor (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

1. <u>ALLAPATTAH PARTNERS LLC 15-4-CZ15-1(14-101)</u> **19-56-40**
Area 15/District 08

(1) MODIFICATION of Paragraph # 1 of a Declaration of Restriction recorded in Official Record Book 20979, Pages 865-872, last modified by a Declaration of Restrictions recorded in Official Record Book 26720 Pages 4474-4484, only as it applies to subject property reading as follows:

FROM: "1. The property shall be developed substantially in accordance with the plans entitled "South Allapattah Center", as prepared by Zamora & Assoc. Inc, sheet MSP, L-01-L-03, dated stamped received 3/14/08, entitled "Del Campo Shops", as prepared by Cabrera Ramos Architects, Inc., sheet A-4, dated stamped received 3/14/08, and sheet A-2.1, dated stamped received 12/13/07, entitled "Kids Paradise Child Care South Allapattah Center", as prepared by Orestes Lopez-Recio, Sheet A-2, dated stamped received 3/14/08, and sheet SP-1 & A-2, dated stamped received 12/13/07, and sheet A-1, dated stamped received 1/29/08, entitled "CVS/pharmacy ", as prepared by Kent D. Hamilton, A.I.A., sheets F-1, dated stamped received 12/13/07, and sheet A-4.1 dated stamped received 2/12/08, entitled "McDonald's Corporation", as prepared by Cartaya & Associates, sheet A1 to A3, dated stamped received 9/19/07, entitled US Century Bank Black Point Branch", as prepared by Chisholm, sheet A1.1 to A2.2, dated stamped received 9/19/07, entitled "Amerada Hess Corporation", as prepared by Madison, sheet A-3M to A-5M & A-2C, dated stamped received 9/19/0, entitled "Hess Carwash", as prepared by Ugarte & Associates, Inc., sheet A2.1, dated stamped received 9/19/07, and sheet A3.1, dated stamped 12/13/07, consisting of a total of 23 sheets."

TO: "1. The property shall be developed substantially in accordance with the plans entitled "Family Dollar" as prepared by Zamora & Associates, Inc., consisting of 3 sheets, as prepared by M.L.A., consisting of 2 sheets and as prepared by F.W.H. Architects, consisting of 1 sheet, all sheets dated stamped received 1/23/15, for a total of 6 sheets."

The purpose of the request is to permit the applicant submit a site plan showing a retail store in lieu of a previously approved drive thru restaurant.

(2) NON-USE VARIANCE to permit a 4th detached sign of 121.76 sq. ft. for a single tenant (2-200 sf detached multi-tenant signs and 1- 40 sf detached sign permitted) and to permit the sign to setback 10 feet (13.64' required) from the front (west) property line and setback 224.38' (271.51' required) from the side street (south) property line.

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: East of SW 112 Avenue, approximately 217 feet North of SW 248 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.97 Acre

Department of Regulatory and
Economic Resources
Recommendation: **Modified approval of request #1 with conditions only pertaining to proposed retail store, and denial of request #2 without prejudice.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

---

2. LINDA ANTONIA MCDOWELL 15-4-CZ15-2(14-112) **17-56-40**
Area 15/District 09

(1) NON-USE VARIANCE to permit an existing screened aluminum covered terrace addition to a single family residence setback 6.10' (25' required) from the rear (south) property line.

(2) NON-USE VARIANCE to permit a lot coverage of 63.89% (45% maximum permitted).

A plan is on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed Aluminum Terrace" as prepared by Rafael E. Droz Seda, P.E., dated stamped received 9/17/14 and consisting of 1 sheet. Plans may be modified at public hearing.

LOCATION: 10454 SW 227 Terrace, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 50' X 110'

Department of Regulatory and
Economic Resources
Recommendation: **Denial without prejudice.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

---

3. H.I.T.D INVESTMENTS, LLC & COCO PALM 82, LLC 15-4-CZ15-3(15-007) **25-56-39**
Area 15/District 08

VARIANCE of Zoning and Subdivision Regulations requiring lots to have frontage on a public street; to waive same to permit the residential lots with 0' of frontage (50' required) and to permit access to a public street by means of private drives.

LOCATION: Lying South of SW 248 Street, North of the Homestead Extension of the Florida Turnpike & on both sides of SW 117 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 92.64 Acres

Department of Regulatory and Economic Resources Recommendation: **Approval with conditions.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

****

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

****

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

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

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

PH: Z14-101 (15-4-CZ15-1) **April 22, 2015**
Item No. 1

Recommendation Summary	
Commission District	8
Applicant	Allapattah Partners, LLC.
Summary of Requests	The applicant seeks to modify a condition of a previously approved resolution in order to submit revised plans showing a proposed retail store. In addition, the applicant seeks to permit a proposed third detached sign setback less than required.
Location	East of SW 112 Avenue/Approximately 219 FT N. SW 248 Street, Miami-Dade County, Florida.
Property Size	0.97 acres
Existing Zoning	BU-1A, Limited Business District
Existing Land Use	Vacant land
2020-2030 CDMP Land Use Designation	Business and Office *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7), Generalized Modification Standards Section 33-311(A)(4)(b), Non-Use Variance Standards, *(see attached Zoning Recommendation Addendum)*
Recommendation	**Modified approval of request #1 with conditions only pertaining to the proposed retail store, and denial of request #2 without prejudice.**

REQUEST:

1. MODIFICATION of Paragraph # 1 of a Declaration of Restriction recorded in Official Record Book 20979, Pages 865-872, last modified by a Declaration of Restrictions recorded in Official Record Book 26720 Pages 4474-4484, only as it applies to subject property reading as follows:

   From: "1 The property shall be developed substantially in accordance with the plans entitled "South Allapattah Center", as prepared by Zamora & Assoc. Inc, sheet MSP, L-01-L-03, dated stamped received 3/14/08, entitled "Del Campo Shops", as prepared by Cabrera Ramos Architects, Inc., sheet A-4, dated stamped received 3/14/08, and sheet A-2.1, dated stamped received 12/13/07, entitled "Kids Paradise Child Care South Allapattah Center", as prepared by Orestes Lopez-Recio, Sheet A-2, dated stamped received 3/14/08, and sheet SP-1 & A-2, dated stamped received 12/13/07, and sheet A-1, dated stamped received 1/29/08, entitled "CVS/pharmacy ", as prepared by Kent D. Hamilton, A.I.A., sheets F-1, dated stamped received 12/13/07, and sheet A-4.1 dated stamped received 2/12/08, entitled "McDonald's Corporation", as prepared by Cartaya & Associates, sheet A1 to A3, dated stamped received 9/19/07, entitled US Century Bank Black Point Branch", as prepared by Chisholm, sheet A1.1 to A2.2, dated stamped received 9/19/07, entitled "Amerada Hess Corporation", as prepared by Madison, sheet A-3M to A-5M & A-2C, dated stamped received 9/19/0, entitled "Hess Carwash", as prepared by Ugarte & Associates, Inc., sheet A2.1, dated stamped

received 9/19/07, and sheet A3.1, dated stamped 12/13/07, consisting of a total of 23 sheets."

To: 1. The property shall be developed substantially in accordance with the plans Entitled South Allapattah Center as 3 sheets prepared by Zamora & Associates, Inc., one sheet by FWH Architects, 2 sheets by M.L.A. Group Inc., all dated stamped received 1-23-15 consisting a total of 6 sheets.

The purpose of the request is to permit the applicant submit a site plan showing a retail store in lieu of a previously approved drive thru restaurant.

2. NON-USE VARIANCE to permit a 4th detached sign of 121.76 sq. ft. for a single tenant (2-200 sf detached multi-tenant signs and 1- 40 sf detached sign permitted) and to permit the sign to setback 10 feet (13.64' required) from the front (west) property line and setback 224.38' (271.51' required) from the side street (south) property line.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The subject property has been the subject of several zoning approvals from 2002 to 2008. In November 2002, the subject property as part of a larger tract of land was approved pursuant to Resolution # CZAB15-25-02, to permit a district boundary change from AU, Agricultural District to BU-1A, Limited Business District. In addition, the Board accepted the applicant's proffered Declaration of Restrictions, which restricted the approval of the application to the development of shopping on the vacant site.

In July 2008, the application was approved pursuant to Resolution # CZAB15-11-08, to permit the modification of a prior Declaration of Restrictions to allow the applicant to submit revised plans for a previously approved shopping center showing a reconfiguration of the buildings and parking area.

The applicant now seeks approval to modify said site plan to allow a proposed 8,266 sq. ft. retail store in lieu of a 4,199 sq. ft. fast food restaurant on the vacant .97 acre parcel. In addition, the proposed site plan shows a third detached sign (121.76 sq. ft.) along SW 112 Avenue, adjacent to the proposed retail Store.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-1A; vacant land	Business and Office
North	BU-1A; shopping center	Business and Office
South	BU-1A; pharmacy	Business and Office
East	RU-TH; townhouse residences	Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The 0.97 acre parcel is located East of SW 112 Avenue, approximately 217 FT N. SW 248 Street, a well-traveled four-lane section line roadway. The surrounding area is characterized by residential uses to the east and west, and commercial uses to the north and south.

SUMMARY OF THE IMPACTS:

The approval of the requests would allow the applicant to modify a prior site plan to provide additional retail uses in the area along with a fourth detached sign. Staff opines that sufficient signage is provided by the zoning Code. The proposed retail store can have a wall sign and be listed on a multi-tenant sign. Although additional retail uses could create more traffic to the area, the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) in their memoranda states that the application meets traffic concurrency for the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the approximately .97-acre vacant subject property as ***Business and Office.*** The applicant's intent is to modify a paragraph of a previously approved Declaration of Restrictions in order to modify a previously approved site plan to allow a retail store and to permit a third detached sign. Staff opines that the approval of the application will not change the commercial use on the entire subject property. **Therefore, staff opines that approval of the application would be consistent with the CDMP Land Use Element interpretative text for properties designated Business and Office on the CDMP LUP map.**

ZONING ANALYSIS:

When request #1, to modify a condition pertaining to the site plan of a previously approved Paragraph # 1 of a Declaration of Restriction recorded in Official Record Book 20979, Pages 865-872, last modified by a Declaration of Restrictions recorded in Official Record Book 26720 Pages 4474-4484, only as it applies to subject property is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that a modified approval with conditions of the request would be **compatible** with the area. The applicant seeks approval of request #1 to modify a prior site plan showing a restaurant which was never built and replacing the restaurant with an 8,400 sq. ft. retail store and showing a 121.76 sq. ft. detached sign.

Staff opines that approval of the requested modification of the site which pertains to the proposed retail store (request #1) would not provoke excessive overcrowding of people, would not have an unfavorable impact on the environment, would not create additional traffic or burden other County services in the area. Further, staff notes that the memoranda from different Departments have no objections to the requested modification. Therefore, staff opines that the requested modification which pertains to the retail store would not be detrimental to the neighborhood. However, for reasons that will be expanded upon in staff's analysis of request #2, for a fourth detached sign under the Non-Use Variance Standards, staff opines that approval of the requested detached sign would be detrimental to the surrounding area. **Therefore staff recommends a modified approval of request #1 pertaining to the retail store and showing the removal of the proposed sign from the plans under Section 33-311(A)(7), Generalized Modification Standards.**

In regards to request #2, when said request is analyzed under the Section 33-311(A)(4)(b), Non-Use Variance standards, staff opines that approval of the request would be out of character with the surrounding area and **incompatible** with same. Section 33-105 of the Code, Permanent Point of Sale Sign for Shopping Centers, permits the existing shopping center, which has approximately 838.2' of frontage along SW 112 Avenue, with a maximum of two (2), 200 sq. ft. detached signs. Said signage *shall be used only to identify the shopping center and/or individual tenants*. Building permits indicate that there are two (2) existing multi-tenant signs on the subject parcel each respectively with an area of 100 sq. ft. and 110 sq. ft., and a tenant sigh with an area of 40 sq. ft. The applicant now seeks to permit an additional sign, 121.76 sq. ft. in area, setback less than required from the front (west) and side street (south) property lines.

In staff's opinion, the existing signage within the shopping center is adequate and the requested additional detached signage would be excessive and out of character with the primarily residential uses that surround the property to the east and west. Staff notes that the applicant can install a wall sign on the proposed retail store and be listed on one of the existing multi-tenant signs, which staff opines would be compatible with the area.

Staff's research did not indicate any similar approvals for variances of the sign regulations for the existing commercial uses in this area. Therefore, staff opines that apart from being out of character with the area, approval of the requested variance could contribute to visual clutter along the abutting roadway, SW 112 Avenue, and would have a negative visual impact on traffic along this roadway. **As such, staff recommends denial without prejudice of request #2 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations standards.**

ACCESS, CIRCULATION AND PARKING: The subject parcel has two ingress/egress drives along SW 112 Avenue. The Applicant will provide 266 parking spaces for the shopping center.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Modified approval of request #1 with a condition only pertaining to the proposed retail store, and denial of request #2 without prejudice.

CONDITIONS FOR APPROVAL: (For request #1 only)

1. That all other paragraphs of the Declaration of Restrictions recorded in Official Record Book 26720 Pages 4474-4484 remain in full force and effect, except as herein modified.

2. That the applicant submits a revised Declaration of Restrictions in 30 days showing the removal of the proposed fourth detached sign from the site plan.

3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled South Allapattah Center as 3 sheets prepared by Zamora & Associates, Inc., one sheet by FWH Architects, 2 sheets by M.L.A. Group Inc.,

all dated stamped received 1-23-15 consisting a total of 6 sheets. Except as here in modified to show the removal of the proposed fourth detached sign.

ES:MW:NN:JV:EJ

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

PLANNING AND ZONING
AGENDA OFFICE
2015 APR -6 P 4:52

PLANNING AND ZONING
AGENDA OFFICE
2015 APR -6 P 4:51

ZONING RECOMMENDATION ADDENDUM

Allapattah Partners LLC
Z14-101

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES,

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

POLICIES AND INTERPRETATIVE TEXT

Business and Office (Pg. I-40)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property, being within the Urban Development Boundary for* ***Business and Office****. 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.* .

PERTINENT ZONING REQUIREMENTS/STANDARDS

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.*

ZONING RECOMMENDATION ADDENDUM

Allapattah Partners LLC
Z14-101

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.*

1. ALLAPATTAH PARTNERS LLC
(Applicant)

15-4-CZ15-1 (14-101)
Area 15/District 08
Hearing Date: 04/22/15

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

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

If, so who are the interested parties?

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2002	Adrien Development Group Inc.	- Zone change from AU to BU-1A.	C15	Approval with Condition(s)
2004	Impact Dev. Of Fla. LLC	- Substantial Compliance.	ACC	Approval
2005	Dal Campo Shops	- Substantial Compliance.	ACC	Approval
2005	Allapattah Partners LLC, ET AL	- Moify a Declaration of Restriction recorded in ORB 20979, pages 865.	C15	Approval with Condition(s)

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

Memorandum

MIAMI-DADE COUNTY

Date: October 31, 2014

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

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

Subject: C-15 #Z2014000101
Allapattah Partners, LLC
West side of SW 112th Avenue, approximately 191 feet North of SW 248th Street, Miami-Dade County
Modification of an approved site plan
(BU-1A) (0.9728 Acres)
19-56-40

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 should be retained on site utilizing 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
A site inspection performed by staff on September 25, 2014 revealed that 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
The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/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. DERM'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 305-372-6574 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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: February 4, 2015

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

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

Subject: Z2014000101
Name: Allapattah Partners, LLC
Location: West of SW 112 Avenue Approximately 424 feet North of SW 248 Street
Section 19 Township 56 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A of Plat Book 162, Page 57.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **35 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
9904	SW 220 St e/o US1 to SW 216 St	B	B
F-1095	SW 112 Ave n/o SW 216 St bet US1 –SW 248 St	C	C
F-50	SW 112 Ave n/o HEFT to SW 248 St	C	C
9914	SW 248 St e/o SW 127 Ave to SW 112 Ave	D	D

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

Memorandum

MIAMI-DADE COUNTY

Date: September 23, 2014

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

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

Subject: Allapattah Partners, LLC. (#14_101)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at (305) 375-1354. **The PWWM has no objections to the proposed application.**

Application: ***Allapattah Partners, LLC.*** requests a Modification of Resolution No. CZAB15-11-08 to build a "Family Dollar" retail outlet on a property designated as Business district, limited (BU-1A).

Size: The subject property is approximately 0.97 acre.

Location: The subject property is located on the west side of SW 112th Avenue, approximately 191 feet north of SW 248 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 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, development of a Family Dollar retail outlet on property meets the County Code

definition of a commercial establishment. Per the Code, the following is required of commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

3. Recycling

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

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)
In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum

MIAMI-DADE COUNTY

Date: September 24, 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: Z2014000101: ALLAPATTAH PARTNERS LLC

Application Name: ALLAPATTAH PARTNERS LLC

Project Location: The site is located EAST OF SW 112 AVE/APPROX. 217 FT N. SW 248 ST, Miami-Dade County.

Proposed Development: The request is modification of a previously approved covenant to reflect updated plans for a retail use.

Impact and demand: This application does not generate any residential population applicable to CDMP Open Space Spatial Standards.

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. And, therefore, 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

Date: 15-SEP-14

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

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

Subject: Z2014000101

Fire Prevention Unit:

No objection to the site plan(s) with a September 11, 2014 Zoning Department Received date.

Service Impact/Demand

Development for the above Z2014000101
located at WEST OF SW 112 AVE/APPROX. 434 FT N. SW 248 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid _____ is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:11 minutes

Existing services

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

Station 34 - Cutler Ridge - 10850 - SW 211 Street
Rescue, BLS 60' Aerial, 100' Platform.

Planned Service Expansions:

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

None

Fire Planning Additional Comments

Not applicable.

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ALLAPATTAH PARTNERS LLC	EAST OF SW 112 AVE. APPROX 217 FT N. SW 248 ST, MIAMI-DADE COUNTY, FLORIDA
APPLICANT	**ADDRESS**
APRIL 22, 2015	Z2014000101
DATE	**HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

NEIGHBORHOOD REGULATIONS:
There are no open or closed cases

BUILDING SUPPORT REGULATIONS:
There are no open or closed cases

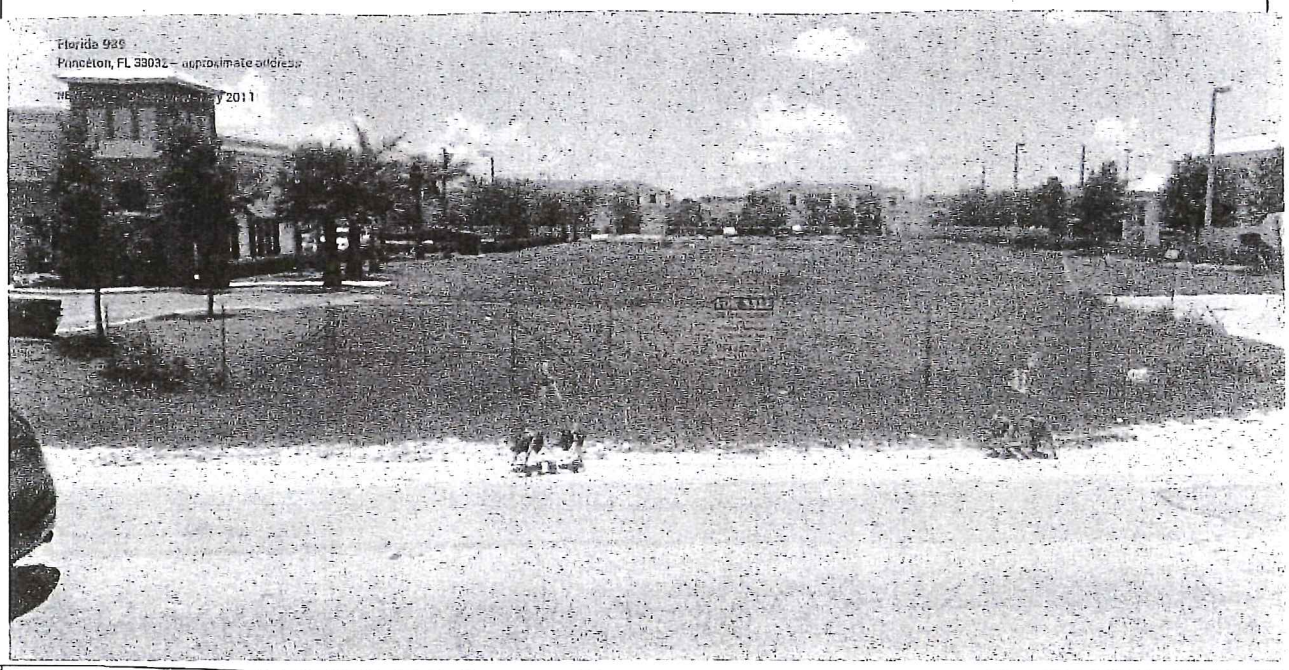
VIOLATOR:
ALLAPATTAH PARTNERS LLC

OUTSTANDING LIENS:

THERE ARE NO ACTIVE OR PENDING FEES, FINES, OR LIENS.

PHOTOGRAPHS

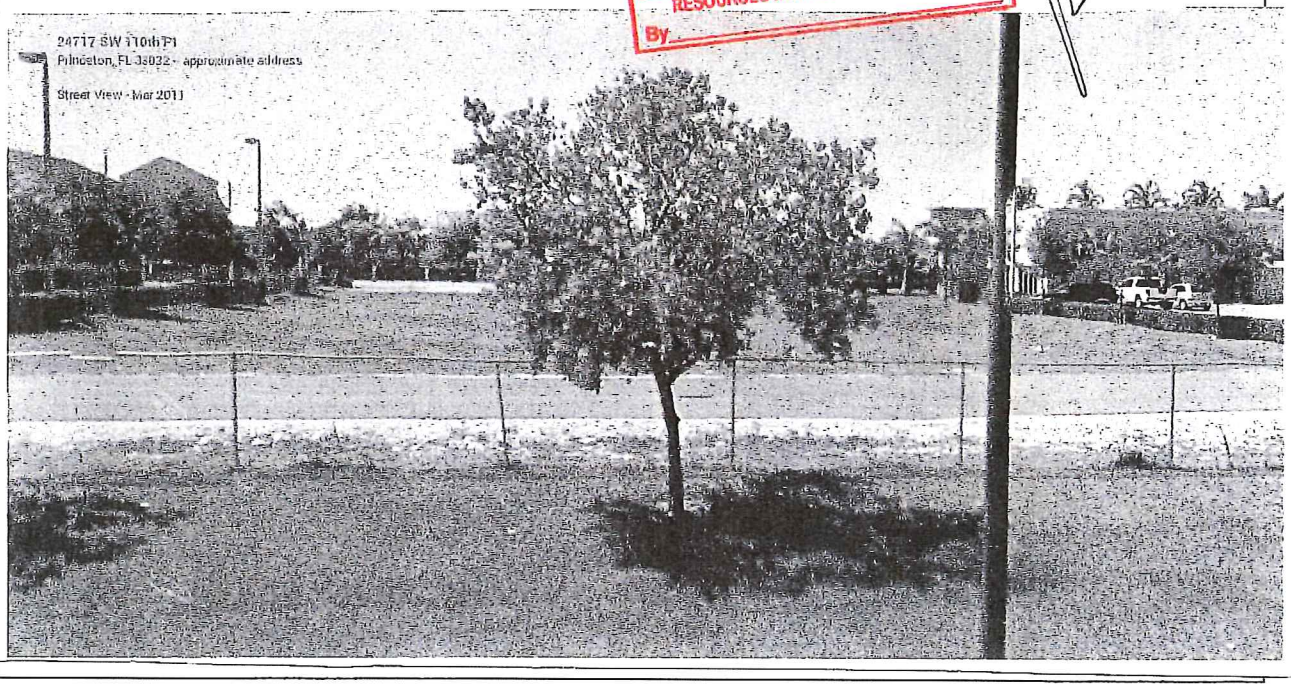
FRONT ELEVATION



RECEIVED
SEP 03 2014
MIAM-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

214.101

REAR ELEVATION



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: _____

NAME AND ADDRESS	Percentage of Stock

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Allapattah Partners, LLC

NAME AND ADDRESS	Percentage of Ownership
Jonas S. Nordal	50%
3201 N Federal Hwy #300, Fort Lauderdale, FL 33306	
Mark L. Sager	50%
3201 N Federal Hwy #300, Fort Lauderdale, FL 33306	

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) Mark L. Sager, Managing Member, Allapattah Partners, LLC

Sworn to and subscribed before me this 19 day of June, 2014. Affiant is personally know to me or has produced _____ as identification.

Jonette L. Bishop
(Notary Public)

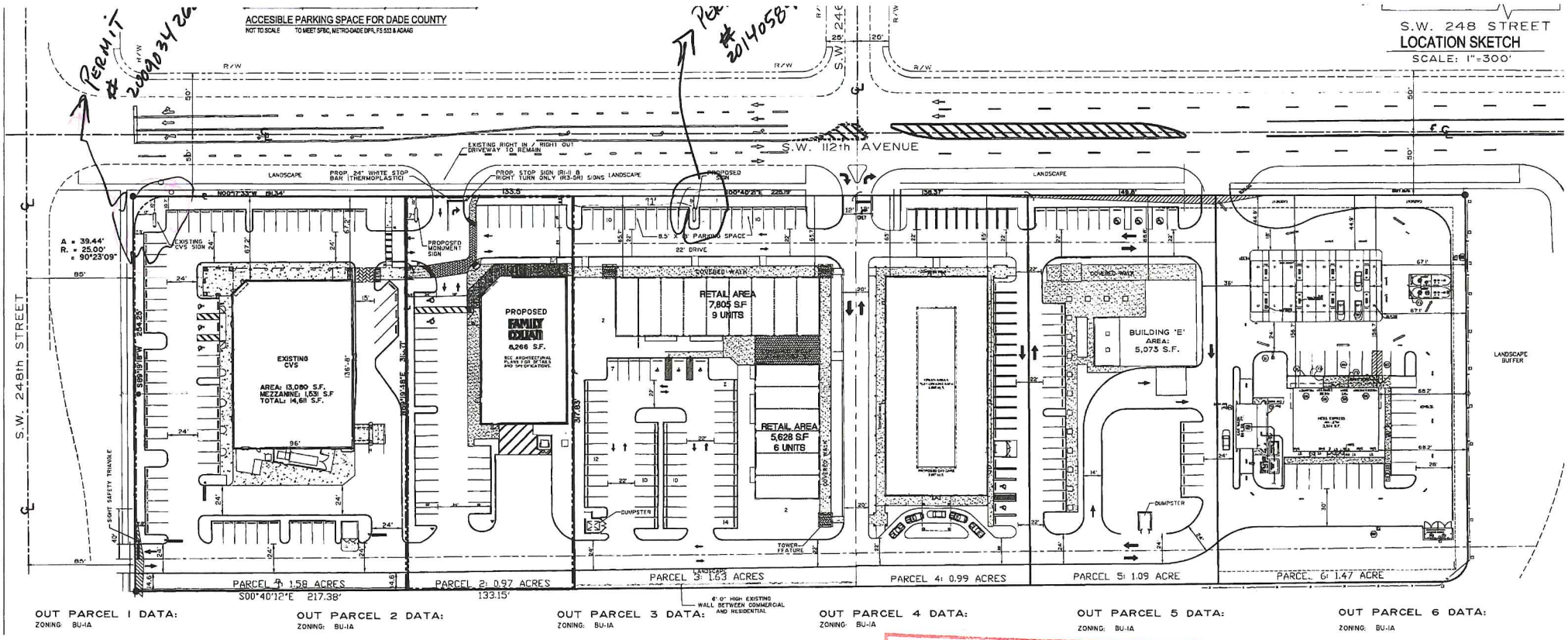
My commission expires: 11-21-15

JONETTE L. BISHOP
MY COMMISSION # EE 114567
EXPIRES: November 21, 2015
Bonded Thru Notary Public Underwriters

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.

21



OUT PARCEL 1 DATA:
ZONING: BU-1A

OUT PARCEL 2 DATA:
ZONING: BU-1A

OUT PARCEL 3 DATA:
ZONING: BU-1A

OUT PARCEL 4 DATA:
ZONING: BU-1A

OUT PARCEL 5 DATA:
ZONING: BU-1A

OUT PARCEL 6 DATA:
ZONING: BU-1A

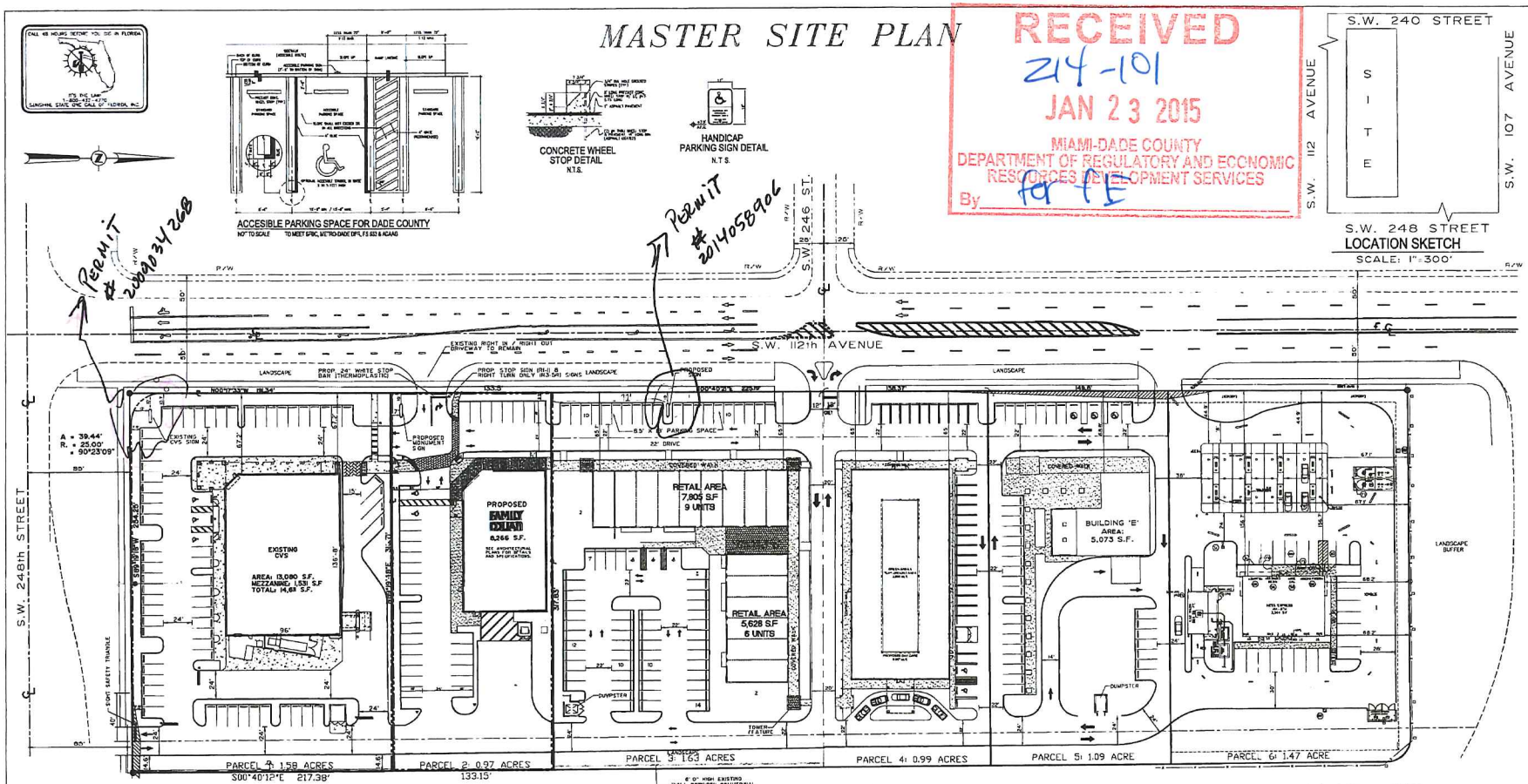
RECEIVED
214-101
JAN 23 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

ENLARGED SITE PLAN

22

MASTER SITE PLAN

RECEIVED
214-101
JAN 23 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By fa TE



OUT PARCEL 1 DATA:

ZONING: BU-1A

NET AREA	69,231 SQ. FT (1.58 ACRES)
BUILDING AREA	13,080 SQ. FT.
MEZZANINE AREA	1,531 SQ. FT.
COVERED WALKWAY	3,440 SQ. FT. (4.9%)
SIDEWALK	3,440 SQ. FT. (4.9%)
PAVING	37,003 SQ. FT. (53.4%)
FLOOR AREA RATIO	0.26
LOT COVERAGE (40% MAX.)	16,520 SQ. FT. (23.8%)
LANDSCAPE AREA (14% MIN.)	15,708 SQ. FT. (22.7%)
BUILDING AREA ALLOWED (40%)	18.9% PROPOSED

PARKING CALCULATION:

REQUIRED	58
PROVIDED	65
HANDICAP	3
TOTAL PROVIDED	68

BUILDING AREA:

NUMBER OF STORIES	1 (45' HGT. ALLOWED)
NET LEASABLE AREA	14,611 SQ. FT.

OUT PARCEL 2 DATA:

ZONING: BU-1A

NET AREA	42,377 SQ. FT (0.97 ACRES)
BUILDING AREA	8,266 SQ. FT.
COVERED WALKWAY	946 SQ. FT. (2.2%)
SIDEWALK	2,025 SQ. FT. (4.8%)
PAVING	23,341 SQ. FT. (55.1%)
FLOOR AREA RATIO	0.195
LOT COVERAGE (40% MAX.)	8,266 SQ. FT. (19.5%)
LANDSCAPE AREA (14% MIN.)	7,949 SQ. FT. (18.7%)
BUILDING AREA ALLOWED (40%)	19.5% PROPOSED

PARKING CALCULATION:

REQUIRED	33
PROVIDED	31
HANDICAP	2
TOTAL PROVIDED	33

BUILDING AREA:

NUMBER OF STORIES	1 (45' HGT. ALLOWED)
NET LEASABLE AREA	8,266 SQ. FT.

OUT PARCEL 3 DATA:

ZONING: BU-1A

NET AREA	71,002 SQ. FT (1.63 ACRES)
BUILDING AREA	13,433 SQ. FT.
COVERED WALKWAY	4,913 SQ. FT. (6.9%)
SIDEWALK	4,326 SQ. FT. (6.1%)
PAVING	29,039 SQ. FT. (40.9%)
FLOOR AREA RATIO	0.26
LOT COVERAGE (40% MAX.)	18,346 SQ. FT. (25.8%)
LANDSCAPE AREA (14% MIN.)	21,204 SQ. FT. (29.8%)
BUILDING AREA ALLOWED (40%)	18.9% PROPOSED

PARKING CALCULATION:

REQUIRED	54
PROVIDED	70
HANDICAP	3
TOTAL PROVIDED	73

BUILDING AREA:

NUMBER OF STORIES	1 (45' HGT. ALLOWED)
NET LEASABLE AREA	13,433 SQ. FT.

OUT PARCEL 4 DATA:

ZONING: BU-1A

NET AREA	43,124 SQ. FT (0.99 ACRES)
BUILDING AREA	9,887 SQ. FT.
PLAYGROUND AREA	3,966 SQ. FT. (9.2%)
COVERED WALKWAY	2,907 SQ. FT. (6.7%)
SIDEWALK	890 SQ. FT. (2.1%)
PAVING	17,935 SQ. FT. (41.6%)
FLOOR AREA RATIO	0.30
LOT COVERAGE (40% MAX.)	13,030 SQ. FT. (30.2%)
LANDSCAPE AREA (14% MIN.)	7,539 SQ. FT. (17.5%)
BUILDING AREA ALLOWED (40%)	17.4% PROPOSED

PARKING CALCULATION:

REQUIRED	30
PROVIDED	29
HANDICAP	2
TOTAL PROVIDED	31

BUILDING AREA:

NUMBER OF STORIES	1 (45' HGT. ALLOWED)
NET LEASABLE AREA	7,500 SQ. FT.

OUT PARCEL 5 DATA:

ZONING: BU-1A

NET AREA	47,480 SQ. FT (1.09 ACRES)
BUILDING AREA	5,073 SQ. FT.
COVERED WALKWAY	1,547 SQ. FT. (3.2%)
SIDEWALK	5,686 SQ. FT. (12.0%)
PAVING	23,035 SQ. FT. (48.5%)
FLOOR AREA RATIO	0.14
LOT COVERAGE (40% MAX.)	6,620 SQ. FT. (13.9%)
LANDSCAPE AREA (14% MIN.)	13,690 SQ. FT. (28.8%)
BUILDING AREA ALLOWED (40%)	10.7% PROPOSED

PARKING CALCULATION:

REQUIRED	21
PROVIDED	34
HANDICAP	3
TOTAL PROVIDED	37

BUILDING AREA:

NUMBER OF STORIES	1 (45' HGT. ALLOWED)
NET LEASABLE AREA	5,073 SQ. FT.

OUT PARCEL 6 DATA:

ZONING: BU-1A

NET AREA	64,033 SQ. FT (1.47 ACRES)
BUILDING AREA	3,514 SQ. FT.
SIDEWALK	1,269 SQ. FT. (2.0%)
PAVING	37,985 SQ. FT. (59.3%)
FLOOR AREA RATIO	0.05
LOT COVERAGE (40% MAX.)	3,514 SQ. FT. (5.4%)
OPEN AREA (14% MIN.)	21,265 SQ. FT. (33.2%)
BUILDING AREA ALLOWED (40%)	5.5% PROPOSED

PARKING CALCULATION:

REQUIRED	14
PROVIDED	22
HANDICAP	2
TOTAL PROVIDED	24

BUILDING AREA

NUMBER OF STORIES	1 (45' HGT. ALLOWED)
NET LEASABLE AREA	3,514 SQ. FT.

214-101
RECEIVED
JAN 23 2015

REVISIONS:
1. 11/18/14 COUNTY COMMENTS
2. 1/14/14 ADJACENT SIGN

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

PROJECT: SOUTH ALLAPATTAH CENTER
S.W. 248 ST. & S.W. 112 AVE.
MIAMI, FLORIDA

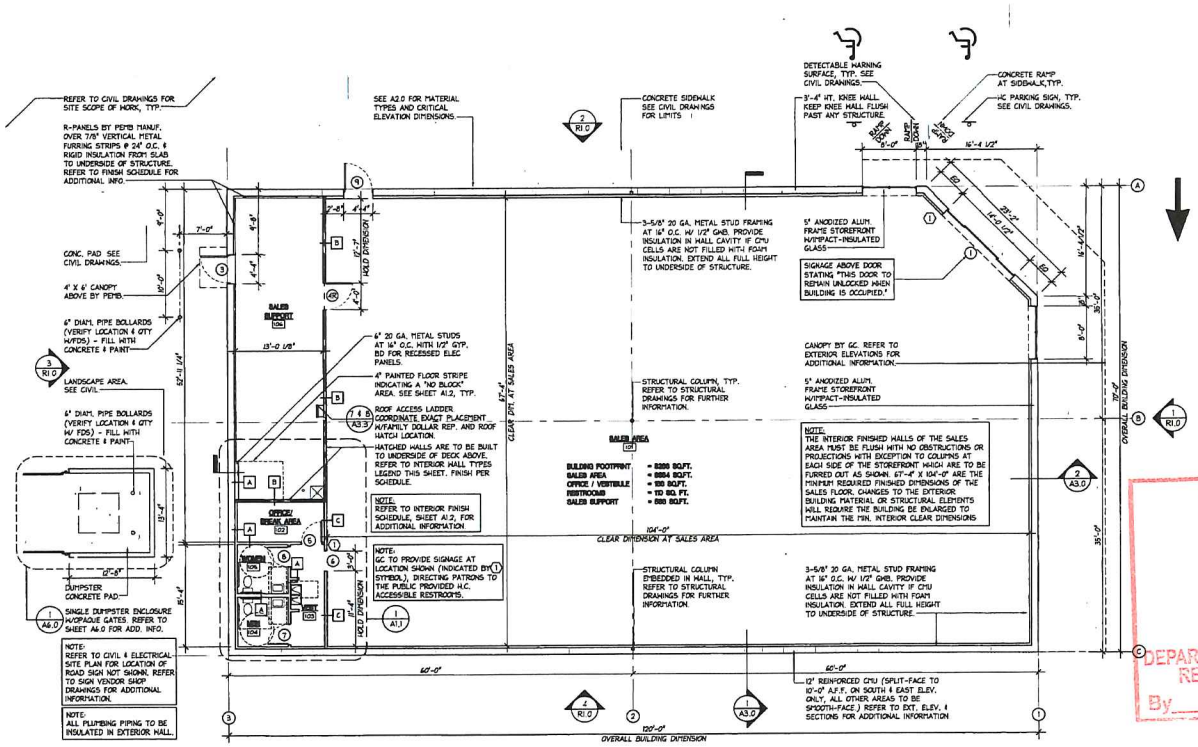
DWNER:

MASTER SITE PLAN

SEAL:
JERRY ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

SCALE: 1" = 40'
DATE: 11/20/2013
DRAWN BY:
CHECKED BY: G.Z.
PROJECT No. 2013-60
SHEET No. MSP

23



1 FLOOR PLAN
A1.0 SCALE = 1/8" = 1'-0"

INTERIOR WALL TYPES

TYPE 'A' WALL (OFFICE / RESTROOMS / VESTIBULE)

3-5/8" STUDS @ 16" O.C. - COVER W/ 1/2" GWB EACH SIDE TO 6" ABOVE CEILING. (PROVIDE 6" STUDS AT PLUMBING AND ELECTRICAL WALLS). FINISH PER SCHEDULE ON SHEET A1.2

TYPE 'B' WALL (SEPARATING SALES SUPPORT FROM OFFICE/BREAK ROOM/SALES)

1-HOUR RATED WALL. CONSTRUCT WITH 3-5/8" 20 GA. STUDS AT 16" OC WITH 5/8" TYPE 'X' GYP EACH SIDE TO UNDERSIDE OF STRUCTURE. REFER TO UL DETAIL ON SHEET A0.0. FINISH PER ROOM FINISH SCHEDULE ON SHEET A1.2

TYPE 'C' WALL (SEPARATING SALES AREA FROM BOH)

3-5/8" STUDS @ 16" O.C. - COVER W/ 1/2" GWB EACH SIDE TO UNDERSIDE OF DECK ABOVE. FINISH PER SCHEDULE ON SHEET A1.2

NOTE:
HOLD GWB WALL TIGHT TO DUCTWORK WHERE IT PENETRATES WALLS - ANY TYPE. (WHERE APPLICABLE)

DIMENSIONAL SUBMITTAL TO FAMILY DOLLAR:

DEVELOPER / GENERAL CONTRACTOR MUST USE THE FDS APPPROVED GROUND FLOOR PLAN SHEET FOR THE PURPOSES OF DIMENSIONAL AS-BUILT SUBMITTAL TO FAMILY DOLLAR AS REQUIRED FOR MILESTONE SUBMITTALS.

CERTIFICATE OF OCCUPANCY NOTE
G.C. IS RESPONSIBLE FOR THE "CERTIFICATE OF OCCUPANCY". CERTIFICATE TO BE FRAMED AND MOUNTED IN THE MANAGERS OFFICE OVER THE DOOR. IF MUNICIPALITY DOES NOT ISSUE A C.of O, IT IS THE RESPONSIBILITY OF THE G.C. TO GET A LETTER FROM THE MUNICIPALITY STATING AS SUCH ON CITY/ COUNTY LETTERHEAD AND THAT LETTER IS TO BE FRAMED AND MOUNTED IN MANAGER'S OFFICE

NOTE
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH ALL LOCAL, STATE AND NATIONAL CODES GOVERNING THE JURISDICTION, AND WITH THE AMERICAN'S WITH DISABILITIES ACT. THE GC SHALL COORDINATE THE VARIOUS CONSTRUCTION DOCUMENTS FOR THE PROJECT. IF CONFLICT OF INFORMATION IS FOUND, THE GC SHALL RESOLVE THE CONFLICTS PRIOR TO PROCEEDING.

GRADING NOTE
WHERE NECESSARY AT SIDE AND REAR WALLS, SITE CONTRACTOR TO TRANSITION DOWN FROM DOORWAYS TO A MIN. OF 4" BELOW SLAB, WHERE APPLICABLE, TO AVOID CONFLICT W/FINISH OVERLAP AT SLAB, TERMINATING AT THRESHOLDS TO ACCOMODATE ADA COMPLIANT LANDINGS AT EGRESS DOORS. THIS WILL ALLOW A CONCRETE FINISHING TOOL OR PLATE COMPACTOR UNDER THE BUILDING FINISH TO COMPLETE THE CONCRETE AND ASPHALT WORK NECESSARY. REFER TO CIVIL PLANS FOR EXACT GRADE HEIGHTS AND TRANSITIONS.

NOTE:
THE ELEVATION OF THE FLOOR SURFACE ON BOTH SIDES OF ANY DOOR SHALL NOT VARY BY MORE THAN 1/2" INCH FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF. PER NFPA 101, SECTION 7.2.1.3.1 & 7.2.1.3.2.

LOCK BOX REQUIREMENTS
1. GENERAL CONTRACTOR TO PROVIDE AND INSTALL (1)MASTER LOCK 5400D OR EQ) LOCK BOX.
2. THE LOCK BOX SHALL BE SET TO THE LAST 4 DIGITS OF THE STORE NUMBER.
3. ON GROUND UP LOCATIONS, THE LOCK BOX SHALL BE INSTALLED PRIOR TO THE DELIVERY NOTICE BEING ISSUED TO FAMILY DOLLAR.
4. ON EXISTING SPACE RETROFITS, THE LOCK BOX SHALL BE INSTALLED AT THE START OF CONSTRUCTION.
5. THE LOCK BOX SHALL CONTAIN THE FRONT DOOR KEY.
6. THE LOCK BOX SHALL BE PLACED ON THE FRONT DOOR HANDLE (AS CLOSE AS POSSIBLE).

DESIGN NOTE:
CONVENTIONAL CMU, BRICK OR WOOD CONSTRUCTION DESIGNS MUST BE SUBMITTED TO FAMILY DOLLAR CONSTRUCTION DEPARTMENT FOR APPROVAL.

RECEIVED
214-101
JAN 23 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By Per FE

214-101
RECEIVED
JAN 23 2015

214-101
RECEIVED

☐ "REVIEWED"
☐ "DISAPPROVED - RESUBMIT"

All Site and Building Plan Requirements, including but limited to, all Interior Dimensions, Materials, Hardware, Equipment & Specifications, are to be designed and built per the Family Dollar Prototype Plan #:_____ as indicated in the lease, unless a deviation is approved by Family Dollar's Plan Reviewer, next to each specific deviation. The initials indicate approval of only the one deviation being initialed. Any deviation from designated Prototype Plan that is not initialed by Family Dollar is disapproved and void.

(Approval to plan deviation will be indicated with the following circled initials:_____)

FWH Architects
Lic.# AA 0003305
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
Fax 727. 815. 3337

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323

no.	date	revision descriptions

FAMILY DOLLAR
SOUTH ALLAPATTAH ROAD
PRINCETON, FLORIDA
PROJECT # 708382
PROTOTYPE # 2014-01

05.27.14
date
13000
current rev

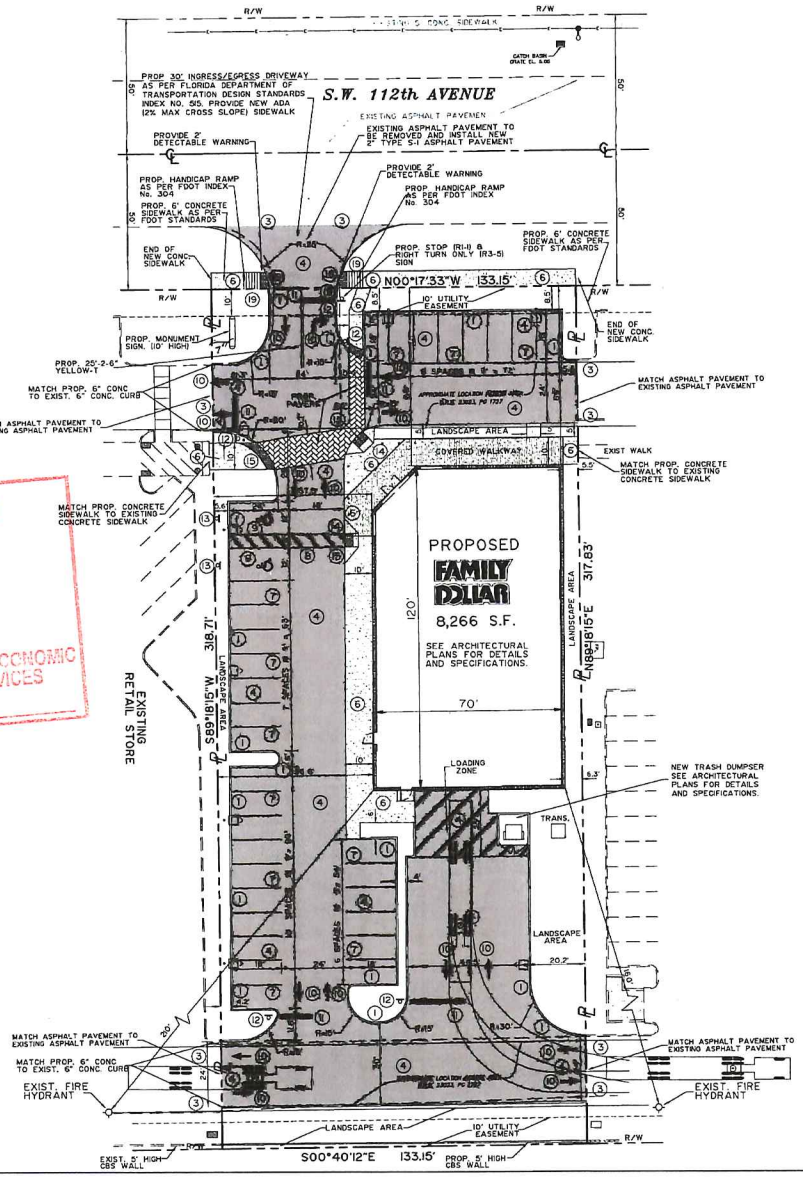
70x120 CORNER FLOOR PLAN & NOTES

A1.0

SITE PLAN

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

SCALE 1" = 20'



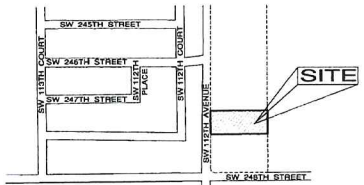
LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- 9.0 EXISTING ELEVATION
- 10.5 PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- AREA OF WETLAND TO BE FILLED
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- (D) DRAINAGE STRUCTURE NUMBER

RECEIVED
24-101
JAN 23 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By: for FE

SCHEDULE NOTES

1. NEW 6" TYPE "D" CONCRETE CURB
2. NEW WHEEL STOP/BUMPER
3. EXISTING PAVEMENT LINE
4. NEW ASPHALT PAVEMENT
5. NEW CONCRETE PAVEMENT
6. NEW CONCRETE SIDEWALK
7. NEW 4" PAINTED STRIPING (DOUBLE)
8. NEW 4" PAINTED WHITE STRIPING
9. NEW TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
10. NEW PAINTED DIRECTIONAL ARROW
11. NEW 24" WIDE PAINTED WHITE STOP BAR THERMOPLASTIC
12. NEW STOP SIGN (R1-1)
13. NEW TYPICAL "HANDICAP" SIGN
14. NEW HANDICAP RAMP (1:12 MAX SLOPE)
15. NEW 3' MINIMUM DETECTABLE WARNING
16. NEW 6" YELLOW W/12" YELLOW 5' O.C.
17. NEW 6" YELLOW W/18" YELLOW 5' O.C.
18. NEW "RIGHT TURN ONLY" (R3-5R) SIGN
19. NEW HANDICAP RAMP (1:12 MAX) PER FDOT INDEX 304
20. NEW 12" WHITE-T STRIPING
21. NEW LIGHT POLES
22. NEW CONCRETE BOLLARD



LOCATION SKETCH
SCALE: 1"=300'

SITE DATA:

ZONING: BU-1A

LAND USE: LIMITED BUSINESS

LOT AREA (PROPOSED):

Total Land Area	42,377 SQ.FT. = 0.97 Ac.	= 100%
Building Area	8,266 SQ.FT. = 0.19 Ac.	= 19.5%
Covered Walkway	946 SQ.FT. = 0.02 Ac.	= 2.2%
Sidewalk	2,054 SQ.FT. = 0.05 Ac.	= 4.8%
Paved Area	23,341 SQ.FT. = 0.54 Ac.	= 55.1%
Landscape Area	7,949 SQ.FT. = 0.18 Ac.	= 18.7%

PARKING SPACES:

Total Building Area 8,266 SQ.FT.

Parking Spaces Required
1 parking space per 50 Sq. Ft. of Total Customer Service Area
8,266 SQ. FT. / 250 SQ. FT.

	Spaces
Total Required Spaces	33
Parking Spaces Provided	
Standard	31
Handicap	2
Total	33

Flood Zone: X Elevation - FEET

BUILDING SETBACKS:	REQUIRED	PROVIDED
Front (S.W. 112 Ave.)	20 FT.	66.0 FT.
Rear (North)	20 FT.	131.8 FT.
Side	5 FT	5.5 FT.
Side (South)	5 FT.	56.8 FT.

LEGAL DESCRIPTION:

A portion of Tract A of SOUTH ALLAPATTAH CENTER, according to the plat thereof, as recorded in Plat Book 162, at Page 57 of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the Southwest corner of the Southeast ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida; thence North 00°17'33" West, along the West line of the Southeast 1/4 of said Section 19, for a distance of 434.96 feet; thence North 89°18'15" East for 50.00 feet to the Point of Beginning of the hereinafter described parcel of land, thence continue North 89°18'15" East, along a line parallel with and 713.58 feet South of the North line of said Tract A, for a distance of 317.83 feet to a point on the East line of said Tract A; thence South 00°40'12" East, along said East line, for a distance of 133.15 feet; thence South 89°18'15" West, along a line parallel with and 846.72 feet South of the north line of said Tract A, for a distance of 318.71 feet to a point on the West line of said Tract A; thence North 00°17'33" West, along a line parallel with and 50.00 feet East of the East line of the Southeast ¼ of said Section 19, for a distance of 133.15 feet to the Point of Beginning.

Containing 42,377 Sq. Ft. or 0.97 acres more or less.

NOTES:

1. BACKGROUND INFORMATION OBTAINED FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY FORTIN, LEAVY, SKILES INC. DATED 03/29/2005.
2. ELEVATIONS ARE BASED UPON N.G.V. DATUM OF 1929.
3. UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.
   EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.
4. ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING.
6. CONTRACTOR SHALL ADJUST ANY UTILITY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.

24-101
RECEIVED
JAN 23 2015

REVISIONS:
1. 11/18/14 COUNTY COMMENTS

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

PROJECT: FAMILY DOLLAR
S.W. 248 ST. & S.W. 112 AVE
MIAMI, FLORIDA

OWNER: HUNT REAL ESTATE
5100 W. KENNEDY BLVD. SUITE 100
TAMPA, FLORIDA 33609 (813) 289-5511

SITE PLAN

SEAL:

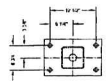
JERRY ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

SCALE: 1" = 20'
DATE: 11/10/2014
DRAWN BY:
CHECKED BY: G.Z.
PROJECT No. 2014-58
SHEET No. C-1

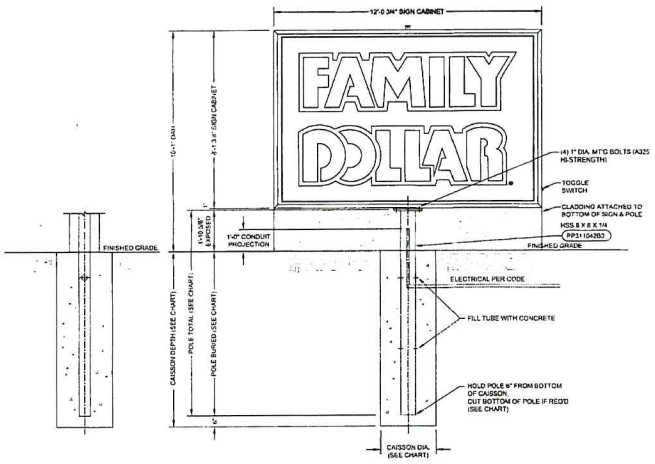
SIGN DETAIL PLAN

FOUNDATION CHART	FOUNDATION OPTIONS		
	A	B	C
CAISSON DEPTH	9'-6"	9'-0"	8'-6"
CAISSON DIA.	2'-0"	2'-0"	3'-0"
CONC. VOL. (CU. YDS.)	1.11	1.64	2.26
POLE TOTAL	18'-10 5/8"	10'-4 5/8"	9'-10 5/8"
POLE BURIED	9'-0"	8'-0"	8'-0"
** POLE CUT LENGTH	0"	8"	12"
POLE WEIGHT (LBS)	312	300	288

** LENGTH OF POLE BOTTOM TO BE CUT OFF FOR USE WITH FOUNDATION



SIGN MT'G PATTERN
SCALE 1:20



SIDE ELEVATION
SCALE 1:40

FRONT ELEVATION
SCALE 1:40

GENERAL NOTES
INCLUDE COMPLETION PHOTOS OF FOUNDATION, MATCH PLATE, ELECTRICAL WIRING AND OVERALL ELEVATION.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

CONCRETE SPECIFICATION
CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE SIGN INSTALLATION. (SEE CHART FOR CONCRETE VOLUME.)

LIFTING HOLE NOTE
ANY LIFTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER. LIFTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PAINTED

DESIGN NOTE
SIGN, POLE, AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND A WIND LOAD OF 38 PSF.

CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING CAPACITY OF 150 PSF / FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.

INSTALLATION INSTRUCTIONS
1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C.
2. EXCAVATE FOUNDATION AREA.
3. SET CONDUIT AND COLUMN. (PRIMARY ELECTRICAL SERVICE TO BASE BY G. C.)
4. POUR CONCRETE. ALLOW CONCRETE CURE TIME AS REQUIRED. A CURE TIME OF 7 DAYS IS SUGGESTED BEFORE INSTALLING SIGN
5. MOUNT I.D. SIGN ON POLE. (INSTALLER TO PROVIDE WIRE BETWEEN SIGN AND BASE OF POLE.)
6. MAKE FINAL ELECTRICAL HOOK UP TO PRIMARY (ALL ELECTRICAL TO MEET LOCAL CODES.)
7. TEST LIGHT SIGN AND TOUCH-UP AS NEEDED
8. REMOVE ANY LIFTING BRACKETS AND REINSTALL BOLT
9. CLEAN UP AREA AND REMOVE ANY PACKING MATERIAL

EVERBRITE TO FURNISH
1. SIGN
2. MOUNTING POLE
3. TOUCH-UP PAINT

INSTALLER TO FURNISH
1. ALL ELECTRICAL COMPONENTS REQ'D
2. FOUNDATION

INSTALLER TO BE SURE SIGNS ARE PROPERLY INSTALLED, CONNECTED AND GROUNDED

GENERAL CONTRACTOR TO FURNISH
PRIMARY WIRES FROM BUILDING TO SIGN

SIGN SPECS.
1. AREA SQUARED: 87 SQ. FT.
2. AREA ACTUAL: 97 SQ. FT.
3. LED: (40) GEWHDSP58 POWER STRIPGE LED
4. POWER SUPPLY: (1) GCP324-100-24V POWER SUPPLY
5. 2.2 AMPS @100-240VAC
6. (1) 20 AMP CIRCUIT, 60 HZ UL 48 AND NEC COMPLIANT
7. SIGN IS TO BE WIRED WITH 14 GAGE MTW WIRE. SIGN MUST BE GROUNDED WITH 14 GAGE GREEN WIRE
8. SIGN WILL BE SERVICABLE BY ACCESS PANELS

POLE SPECS.
POLE WEIGHT: (SEE CHART)

REVISIONS				
B	REVISED SIGN CABINET DIMENSIONS	6-3-14	SAJ	RHB
A	RELEASED FOR INSTALL	5-29-14	SAJ	RHB
REV.	DESCRIPTION	DATE	DRN	CHK

DWG TITLE: FAMILY DOLLAR 8'-1"X12'-1" MONUMENT SIGN @ 10'-1" OAH (CAISSON)
SITE: STANDARD DRAWING
DRN BY: SAJ | DATE: 5-29-14 | SCALE: AS SHOWN | DWG NO: IN04450B | REV: B
CHK BY: RHB | DATE: 5-29-14 | PP REF: 311042

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EVERBRITE, LLC. USE OF, OR DUPLICATION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBRITE, INC. IS PROHIBITED.

Everbrite
4949 S. 110TH ST.
P.O. BOX 26029
GREENFIELD, WI 53220
414.525.5300

REVISIONS:

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

PROJECT:
FAMILY DOLLAR
S.W. 248 ST. & S.W. 112 AVE
MIAMI, FLORIDA

OWNER:
HUNT REAL ESTATE
5100 W. KENNEDY BLVD. SUITE 100
TAMPA, FLORIDA 33609 (813) 289-5511

SIGN DETAIL PLAN

SEAL:
JERRY ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

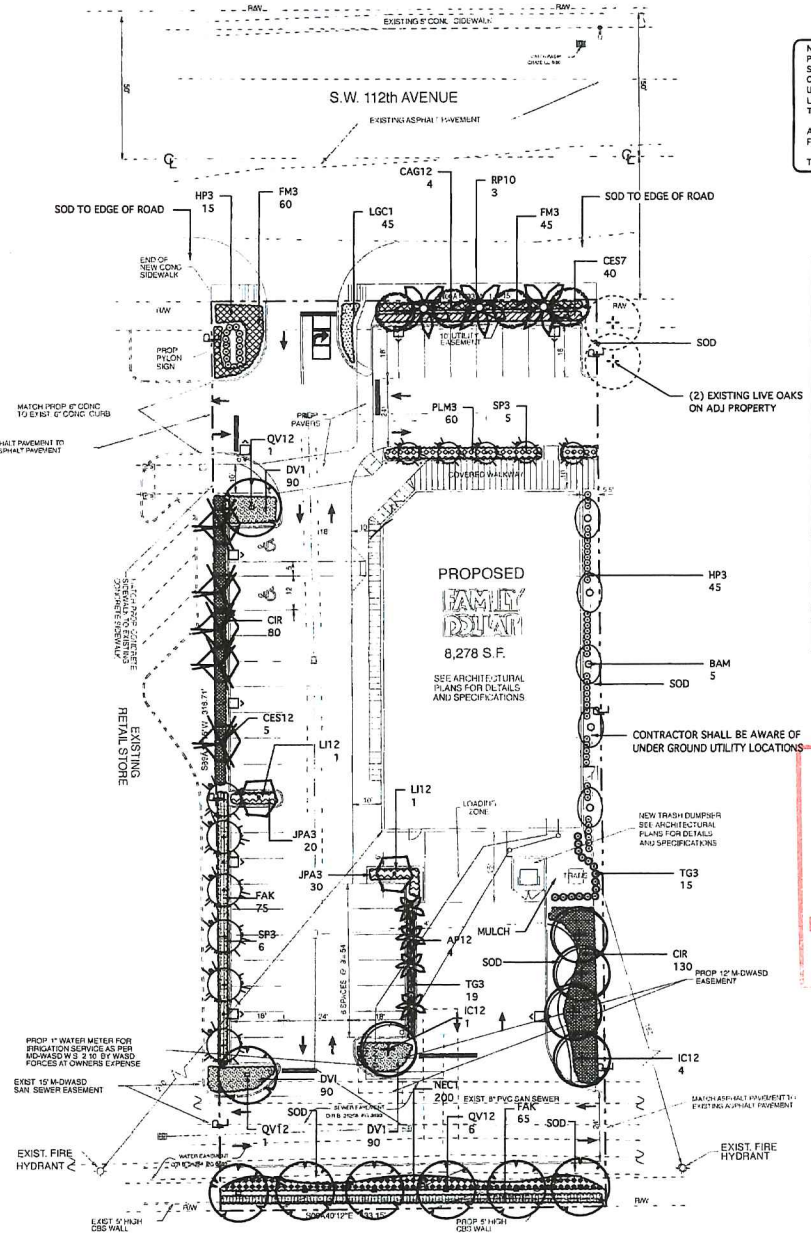
SCALE: 1" = 20'
DATE: 11/10/2014
DRAWN BY:
CHECKED BY: G.Z.
PROJECT No. 2014-58
SHEET No. C-1A

RECEIVED
214-101
JAN 23 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES / DEVELOPMENT SERVICES
By per fc

214-101
RECEIVED
JAN 23 2015

25

INT. S.B.
PROPERTY 1038 LF
100 — 10'
938
200 (20'L) 176
6.7 (1.33') 206
340' INT. S.B.
PROPOSED
224.38'
SOUTH P/L.



NOTE: REFER TO SHEET L-2 FOR PLANTING DETAILS AND SPECIFICATIONS. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST. CONTRACTOR SHALL DO TAKE OFF FROM PLANS TO VERIFY PLANT QUANTITIES. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ABOVE AND UNDERGROUND UTILITIES PRIOR TO STARTING WORK. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IF CONFLICTS ARISE IN THE FIELD THAT PROHIBATE THE CONTRACTOR FROM MEETING THE INTENT OF THE DESIGN.

ALL INVASIVE EXOTICE LANDSCAPE MATERIALS IE. TREES, SHRUBS SHALL BE REMOVED FROM THE SITE.

THIS SITE DOES NOT CONTAIN ANY EXISTING TREES TO BE PROTECTED

LANDSCAPE LEGEND INFORMATION

Zoning District = BU-1A — Net Lot Areas 42,377 SF 97 acres

OPEN SPACE. PROVIDED	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33 as included on site plan Net lot area = 42,377 s.f. x 14 % = 5,933 s.f.	5,933	7,029
B. Square feet of parking lot open space required by Chapter 33A as indicated on site plan		
No. of parking spaces 22 x 10 s.f. per parking space 220 s.f	340	340
C. Total s.f. of landscaped open space req. by Chapter 33 A+B=	6,273	7,369
LAWN AREA CALCULATION		
A. Total s.f. of landscaped open space required by Chapter 33	6,273	7,369
B. Maximum lawn area (sod) permitted = 6,273 X 20 = 1,249	1,249	1,429
TREES		
A. No. of trees req. per net lot area less existing no. of trees meeting min. requirements = 22 trees x .57 net lot acres = 22	22	22
B. % of palms allowed. No. trees required 22 x 30% = 7 % palms permitted to count as shade trees = 1	7 / NA	7 / NA
C. % trees required. No. trees provided 22 x 30% = 7	7	7
D. Street trees (maximum avg. spacing of 35' o.c.) linear feet along street SW 112th 134 / 35' = 4	4	4
E. Street trees located directly under power lines. (Max. avg. spacing of 25' O.C.) 23 linear feet along street =	NA	NA
Total trees required for site = 26	26	26
SHRUBS		
A. No. trees req 26 x 10 = No. of shrubs required = 260	260	260
B. No. native of shrubs required 260 x 30% = No. of native shrubs req = 78	78	78

F. IRRIGATION PLAN. If req. by Chapter 33

Know what below. Call before you dig.

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
AP12	PTYCHOSPERMA ELEGANS ALEXANDRA PALM	10'-12' OA, 3" DBH, 4' GW, STAGGERED IN GROUPS	4
BAM	BAMBUSA SPP. CONSULT LANDSCAPE ARCH. FOR SPECIES CLUMPING VARIETY	45 GAL, CLUMPING VARIETY 14' O.A. MIN. 5 STEMS FULL CANOPY	5
CAG12	CAESALPINIA GRANADILLA BRIDALVEIL TREE	12' HT X 6' SPR. 2.5" DBH. 4.5' CT. PG B&B	4
CES12	CONOCARPUS ERECTA SERICEUS SILVER BUTTONWOOD TREE	12' X 5' SPR. SINGLE TRUNK. 2.5" DBH. MIN. 4.5' CT. NATIVE HIGH DROUGHT TOLERANCE	5
CES7	CONOCARPUS E. SERICEUS SILVER BUTTONWOOD TREE	36" X 24" SPR. 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	40
CIR	CHRYSOBALANUS ICACO RED TIP CICOPLUM HEDGE	24" HT X 24" SPR. 24" O.C. NATIVE MEDIUM DROUGHT TOLERANCE	210
DV1	DIETES BIFIDOBIDES AFRICAN IRIS	12" FULL TO POT 18" O.C. HIGH DROUGHT TOLERANCE	270
FAK	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	30" X 24" 30" O.C. NATIVE HIGH DROUGHT TOLERANCE	140
FM3	FICUS MICROCARPA GREEN ISLAND FICUS	12"X15" 18"-24" OC HIGH DROUGHT TOLERANCE	105
HP3	HEMIGELIA PATENS FIRE BUSH DWARF	24"X 24" SPR. 24" OC NATIVE HIGH DROUGHT TOLERANCE	60
IC12	ILEX CASSINE DAHOON HOLLY	12' X 5' SPR. 4.5' CT. 2.5"DBH. MIX FEMALE/MALE NATIVE HIGH DROUGHT TOLERANCE	5
JPA3	JUNIPERUS PARSONII PARSONS JUNIPER GROUND COVER	12"X12" SPR. 18" O.C. HIGH DROUGHT TOLERANCE	50
LGC1	LANTANA DEPRESSA MULTI COLOR	1 GAL. FULL POT, 12" SPR. 12" OC GROUNDCOVER NATIVE MEDIUM DROUGHT TOLERANCE	45
LI12	LAGERSTROEMIA INDICA CROPE MYRTLE 'TUSKEGEE'	12' X 5' SPR. 2.5" CAL. 4.5' CT. SINGLE TRUNK HIGH DROUGHT TOLERANCE	2
NEC1	NEPHROLEPIS EXALTATA "COMPACTA" BOSTON FERN	1 GAL. 12"X12" 18" O.C. NATIVE	200
PLM3	PLUMBAGO AURICULATA BLUE FLOWERING PLUMBAGO	18" HT. X 18" SPR. 24" O.C.	60
QV12	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	12' X 6', SPR. B&B, PG 2.5" DBH. 4.5' C.T. NATIVE HIGH DROUGHT TOLERANCE	8
RP10	ROYSTONIA ELATA ROYAL PALM	10' GW, 22' OA. MATCHED NATIVE MEDIAN DROUGHT TOLERANCE	3
SOD	ST. AUGUSTINE FLORATAM	CONTRACTOR TO VERIFY QUANTITY FOR PROPOSED	

LANDSCAPE CONTRACTOR SHALL DO OWN TAKE OFF FROM PLANS. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST SHOULD A DISCREPENCY OCCUR.

RECEIVED
214-101
JAN 23 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for fE

214-101
RECEIVED
JAN 23 2015

M. Group Inc.
Landscape Architecture
Reg. LA-6666695
Cert. Arborist - 0817A
1016 NE 45th Street, Oakland Park, Fl. 33334
E: mlagroupinc@yahoo.com
Ph: 954-763-4071
Fax: 954-337-0817

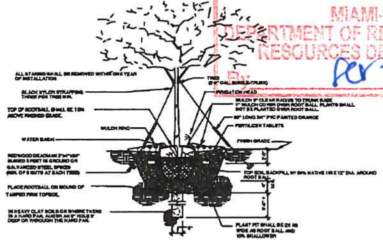
REVISIONS:
SITE REV:11/19/14

SHEET TITLE:
LANDSCAPE PLAN

PROJECT:
FAMILY DOLLAR
S.W. 248 ST. & S.W. 112 AVE
MIAMI, FLORIDA
HUNT REAL ESTATE
5100 W. KENNEDY BLVD. SUITE 100
TAMPA, FLORIDA 33609 (813) 289-5511

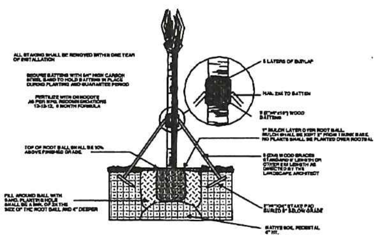
SEAL

SCALE: 1"=20'
DATE DRAWN: 6-20-14
SHEET NO.
L-1
of-2



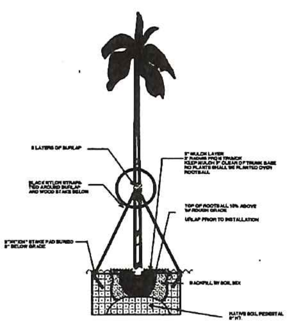
SINGLE TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE



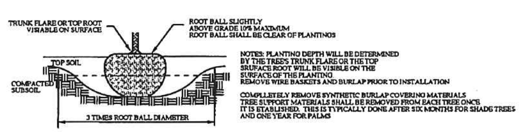
SABAL PALM PLANTING DETAIL

NOT TO SCALE



SOLITAIR PALM PLANTING DETAIL

NOT TO SCALE

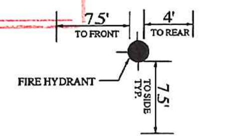


NOTES: PLANTING DEPTH WILL BE DETERMINED BY THE TREES TRUNK FLARE OR THE TOP SRUFACE ROOT WILL BE VISIBLE ON THE SURFACE OF THE PLANTING REMOVE WIRE BASKETS AND BURLAP PRIOR TO INSTALLATION

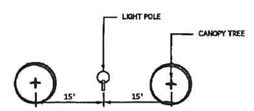
COMPLETELY REMOVE SYNTHETIC BURLAP COVERING MATERIALS TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE IT IS ETABLISHED. THIS IS TYPICALLY DONE AFTER SIX MONTHS FOR SHADE TREES AND ONE YEAR FOR PALMS

ROOT BALL DETAIL

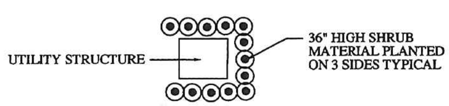
NOT TO SCALE



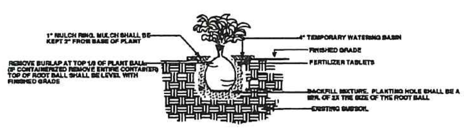
TYPICAL FIRE HYDRANT CLEAR ZONE DETAIL



LIGHT POLE CLEAR ZONE DETAIL TYP.



TYPICAL UTILITY SCREENING DETAIL



SHRUB PLANTING DETAIL

NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WIL TAKE PRECEDENCE OVER THE PLANT LIST.
2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK
3. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS". CURRENT EDITION RESPECTIVELY.
4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
6. ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID, UNLESS OTHERWISE NOTED.
7. ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH/FLORIMULCH, A SHALL BE A MIN. OF 1'-8" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE)
8. ALL TREES TO HAVE A 2 ½" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
9. ALL TREES FIELD GROWN UNLESS OTHERWISE NOTED.
10. LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE OTHERS.
11. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
12. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS
13. LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
14. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
15. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
16. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
17. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
18. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
19. THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
20. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
21. PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN), CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWER FRONDS), GAL (GALLON CAN), 3 GAL (3 GALLON CAN), OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH), SPR (INDICATES SPREAD), HVY (INDICATED HEAVY), MIN (INDICATES MINIMUM).
22. SUBSTITUTIONS: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE CITY OF MIRAMAR FOR APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
23. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
24. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.
25. DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST
26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD & WEIGHT OR "MILORGANITE" NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURE'S GUARANTEED ANALYSIS. INITIAL FERTILIZATION OF TREES SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING AT THE RATES.

    5 LBS OR 14.5 CUPS / PALMS
    3 LBS OR 8.70 CUPS /12'-16' MATERIAL
    2 LBS OR 5.80 CUPS / 8'-12' MATERIAL
    0.69 LBS OR 2.00 CUPS / 6'-8' MATERIAL
    0.19 LBS OR ½ CUP /3 GAL MATERIAL
    0.10 LBS OR ¼ CUP/ 1 GAL MATERIAL
    FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
    SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL. CONTAINER, ½ LB PER 1 GAL. CONTAINER) AND GROUNDCOVER THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER GAL. PLANT 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURES RECOMMENDATION.
27. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE COLOLYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES IT'S WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:

    1 PAC PER TREE – 35" BALL SIZE
    2 PAC PER TREE –OVER 36" BALL SIZE
    1 PAC PER 20 GAL. CONTAINER
    0.5 PACS PER 7-10 GAL. CONTAINER
    0.25 PACS PER 3 GAL. CONTAINER
    0.12 PACS PER 1GAL. CONTAINER
28. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
29. PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE. PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION
30. WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER
31. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIALS PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.
32. SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKER, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.
33. MAINTENENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY
34. (NOTE: SABAL PALMETTO/CABBAGE PALM SPECIES) TIE BRANCHES TOGETHER WITH BIODEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION.
35. MULCH. MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL.
36. GRASS AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PLAMETTO AND SHALL BE IRRIGATED
37. WHERE THE LANDSCAPE EASEMENT ABUTS ONSITE VEHICULAR USE AREAS SUCH AS TRAFFIC LANES, THE LANDSCAPE EASEMENT SHALL BE SEPARATED FROM THE TRAFFIC LANNES BY CONTINIOUS CONCRETE CURBING WITH AN 18" DEPTH BELOW GRADE. EXTRUDED CURBING INSTALLED ON TOP OF THE PAVING IS PROHIBITED.
38. EXCAVATION REQUIREMENT:
    REQUIRED: ISLANDS SHALL BE EXCAVATED TO 36 INCHES, AND FILLED WITH CLEAN FILL AND TOPSOIL AT LEAST TO THE TOP OF THE CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOUNDING IS ENCOURAGED.
39. A LANDSCAPE PERMIT IS REQUIRED FOR ALL LANDSCAPE INSTALLATIONS INCLUDING NEW SINGLE FAMILY HOMES THAT ARE NOT PART OF A PLANNED COMMUNITY. NO TREES OR OTHER PLANT MATERIALS MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN EIGHT WILL BE APPROVED IN SWALE AREAS.
40. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES. AND EXHIBITT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE GOVERNING MUNICIPALITY.
    - MINIMUM SOIL DEPTH.
      REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
    - ROOTBALL SOIL:
      REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
    - NATIVE SOIL:
      REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.
    - ARID PLAMS.
      REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.
41. USE OF ORGANIC MULCHES.
    A TREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC MULCH MATERIAL, AT THE TIME OF FINAL INSPECTION, SHALL BE INSTALLED IN ALL LANDSCAPE AREAS NOT COVERED BY BUILDING, PAVEMENT, SOD, DECORATIVE STONES, PRESERVED AREAS AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL.
42. ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.
43. THE ERADICATION OF NUISANCE VEGETATION (EXOTICS): ALL INVASIVE AND EXOTIC VEGETATION SHALL BE REMOVED FROM SITE INCLUDING WITHIN ABUTTING RIGHTS-OF WAY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PRIVATELY OWNED NATURAL AREAS SHALL BE INCLUDED IN THIS REQUIREMENT. FICUS BENJAMINA AND FICUS NITIDA MAY BE USED FOR A HEDGE WITH A FIVE FOOT SEPARATION FROM WATER LINES. FICUS HEDGES MAY NOT BE PLANTED IN UTILITY EASEMENTS.
44. SHRUBS SHALL BE CONSIDERED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE GOVERNING MUNICIPALITY.
45. HEDGES. WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP WITHIN SIX MONTH S OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINUOS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE No. 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 18 INCHES WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE A MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLANTING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING, WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS AT THIS TIME. PLANT SPACING MAY BE ADJUSTED ACCORDING TO PLANT SIZES SO LONG AS THE PROCEEDING IS ACHIEVED
46. THE LANDSCAPE ARCHITECT OF RECORD SHALL PROVIDE A CERTIFICATION LETTER TO THE CITY CERTIFYING THAT THE LANDSCAPING WAS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS BEFORE THE LANDSCAPE INSPECTOR MAKES THE FINAL INSPECTION FOR ALL NON-RESIDENTIAL AND PLANNED COMMUNITY RESIDENTIAL PROJECTS.

RECEIVED
214-101
JAN 23 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

RECEIVED
214-101
JAN 23 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

M. L. A. group Inc.
Landscape Architecture
Reg. LA-6666695 Cert. Arborist -0817A
1016 NE 45th Street, Oakland Park, Fl. 33334
E: mlagroupinc@yahoo.com
Ph: 954-763-4071
Fax: 954-337-0817

REVISIONS:
SITE REV:11/19/14

SHEET TITLE:
LANDSCAPE DETAILS AND SPECIFICATIONS

PROJECT:
FAMILY DOLLAR
S.W. 248 ST. & S.W. 112 AVE
MIAMI, FLORIDA

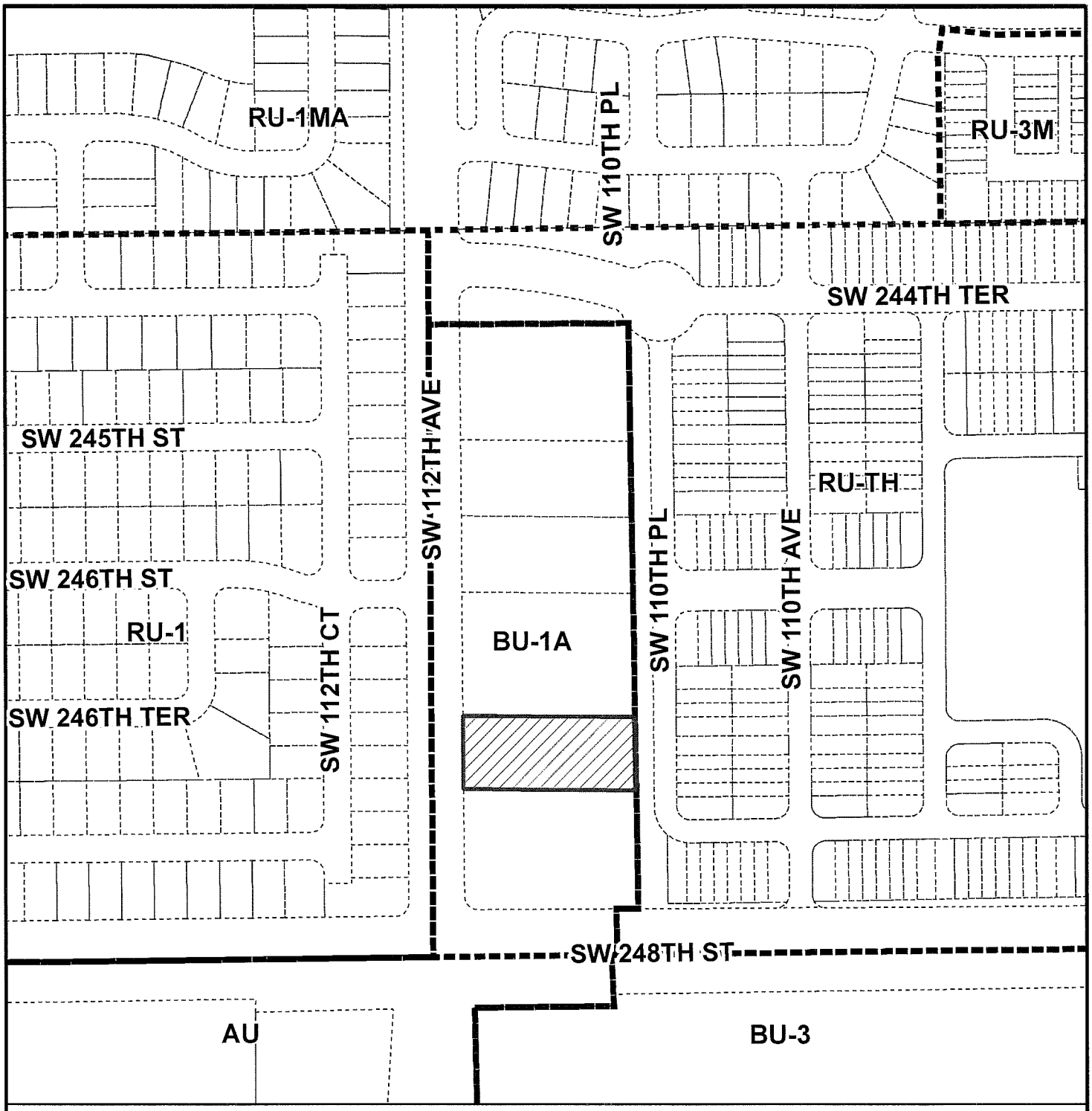
HUNT REAL ESTATE
5100 W. KENNEDY BLVD. SUITE 100
TAMPA, FLORIDA 33609 (813) 289-5511

SEAL:

DATE DRAWN: 6-20-14

SHEET NO.
L-2
of-2

27



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000101

N W E S

Section: 19 Township: 56 Range: 40
Applicant: ALLAPATTAH PARTNERS LLC
Zoning Board: C15
Commission District: 8
Drafter ID: GGARCIA
Scale: NTS

Legend

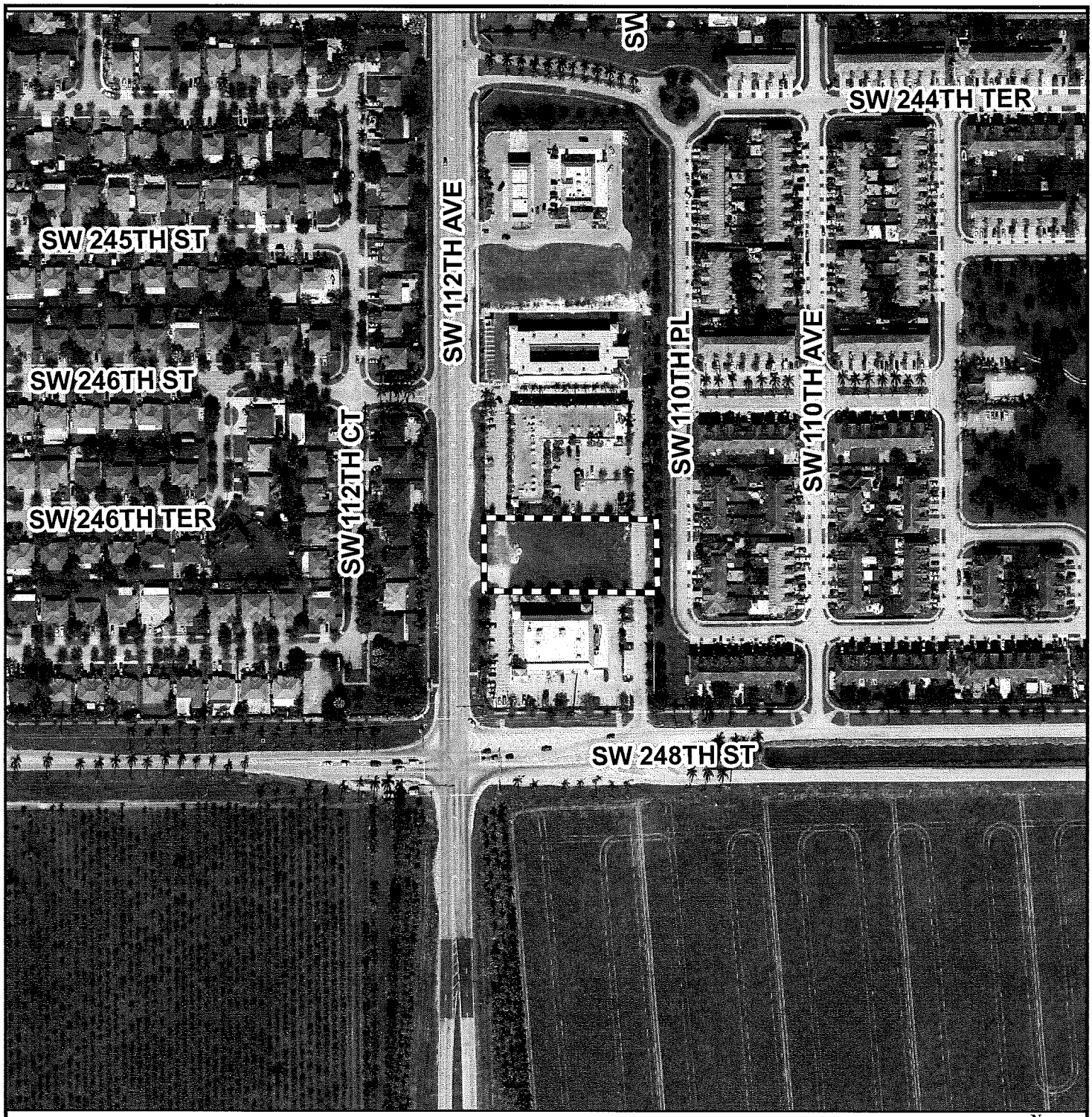
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, September 19, 2014

REVISION	DATE	BY
		28



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000101

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

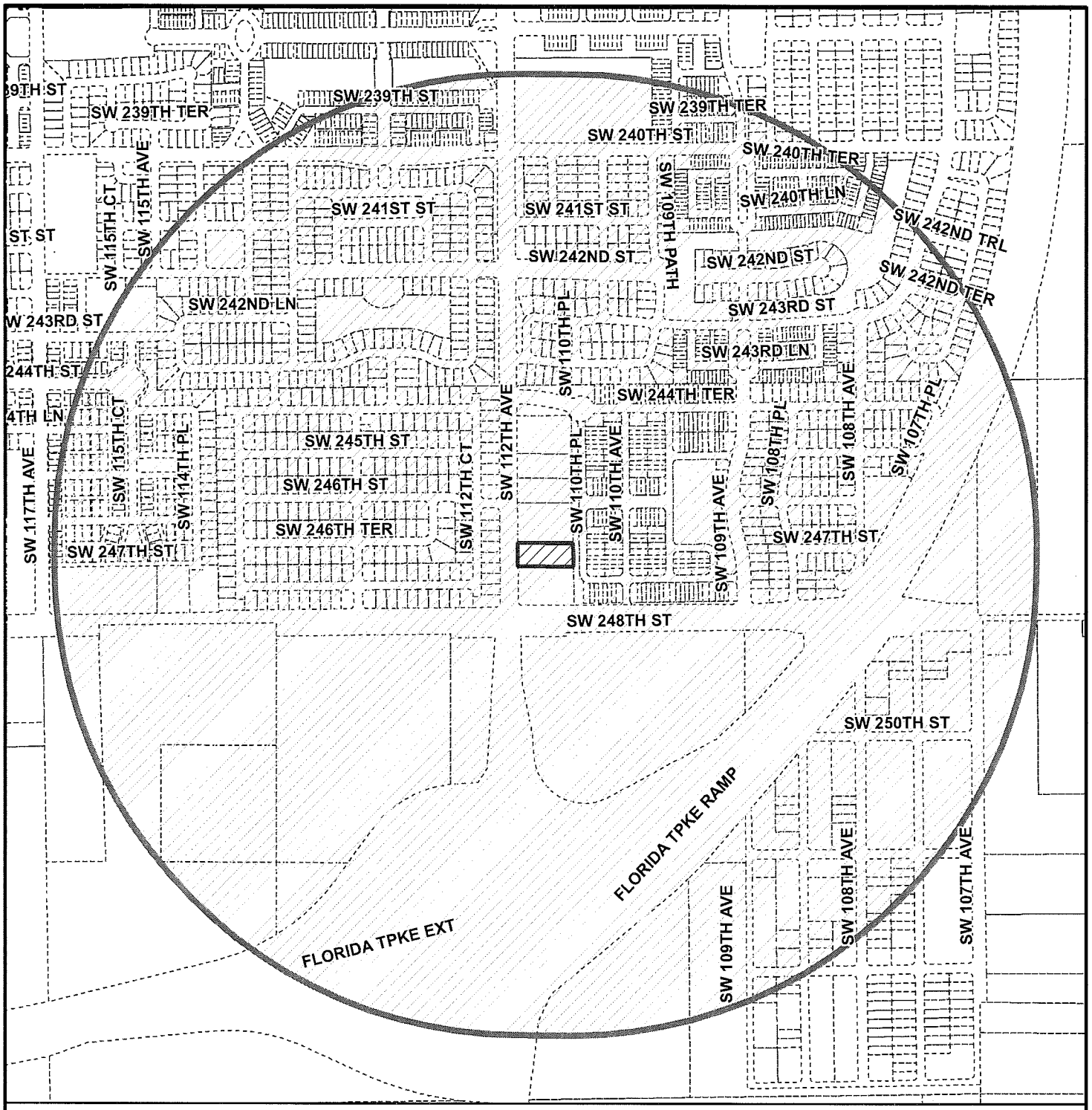
N W E S

Section: 19 Township: 56 Range: 40
Applicant: ALLAPATTAH PARTNERS LLC
Zoning Board: C15
Commission District: 8
Drafter ID: GGARCIA
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, September 19, 2014

REVISION	DATE	BY
		29



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000101

RADIUS: 2640

Section: 19 Township: 56 Range: 40
Applicant: ALLAPATTAH PARTNERS LLC
Zoning Board: C15
Commission District: 8
Drafter ID: GGARCIA
Scale: NTS

Legend

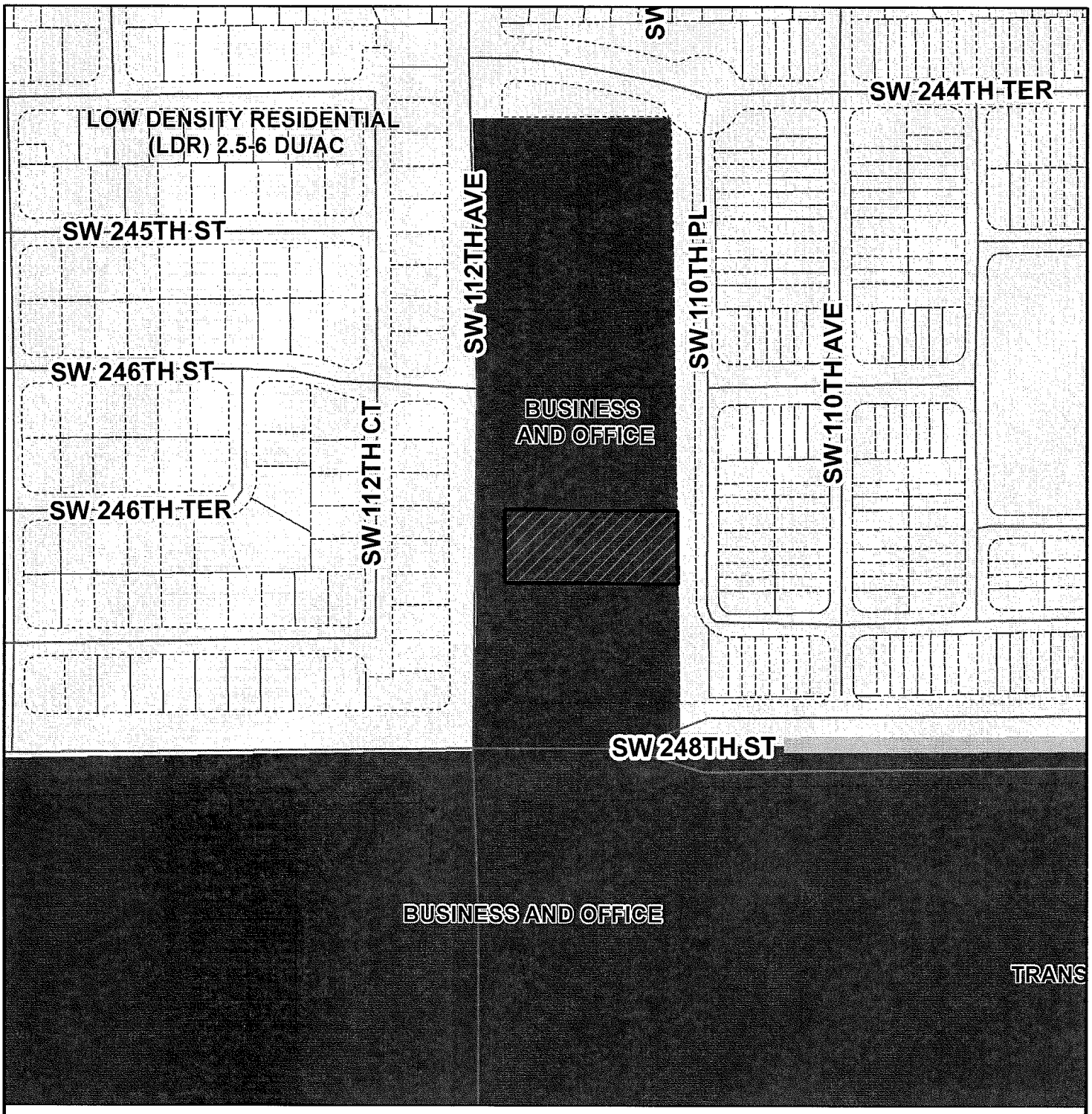
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, September 19, 2014

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000101

Section: 19 Township: 56 Range: 40
Applicant: ALLAPATTAH PARTNERS LLC
Zoning Board: C15
Commission District: 8
Drafter ID: GGARCIA
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, September 19, 2014

REVISION	DATE	BY

Allapattah Partners LLC.
CZAB15 4/22/15
Z14-101
DRAFT as of 4/14/15
Pending signatures

This instrument prepared by:
and when recorded return to:
Jerry B. Proctor, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

MODIFICATION OF DECLARATION OF RESTRICTIONS
(Commercial)

Amendment and Restatement of the Declaration of Restrictions Recorded at Official Records Book 20979, Pages 0865-0872

WHEREAS, the undersigned owner, Allapattah Partners, LLC, a Florida limited liability company, (referred to as the "Owner"), holds the fee simple title to that certain parcel of land, which is legally described in Exhibit "A", hereinafter the "Property";

WHEREAS, a Declaration of Restrictions (hereinafter referred to as the "Declaration") in favor of Miami-Dade County was recorded in the Public Records of Miami-Dade County in Official Record Book 20979, at Pages 0865-0872, which placed certain conditions in conjunction with Public Hearing Application #Z02-195 (Resolution CZAB15-25-02) on the use of the property described as Tract "A" of South Allapattah Center, Plat Book 162, Page 57 (the "Shopping Center Property");

WHEREAS, the Declaration was last modified for the Shopping Center Property on July 23, 2008, on July 23, 2008 (Resolution CZB15-11-08, also known as the "2008 Resolution") in conjunction with Public Hearing Application #Z07-345, where the Declaration was modified as follows:

FROM: "1. The property shall be developed substantially in accordance with the plan entitled "Seven Acres," as prepared by Correa Valle Valle D/B/A CVV and Partners, dated stamped received October 28, 2002, and consisting of eight (8) sheets (the "Plan"), as may be modified at public hearing on the application."

TO: "1. The property shall be developed substantially in accordance with the plans entitled "South Allapattah Center" as prepared by Zamora & Assocs., Inc., consisting of Sheet MSP, L-01-L-03, dated stamped received 3/14/08; 'Del

Campo Shops,' as prepared by Cabrera Ramos Architects, Inc., Sheet A-4, dated stamped received 3/14/08, and Sheet A-2.1, dated stamped received 12/13/07; 'Kids Paradise Child Care South Allapattah Center,' as prepared by Orestes Lopez-Recio, Sheet A2 dated stamped received 3/14/08, and Sheets SP-1 dated stamped received 12/13/07, Sheet A-1, dated stamped received 1/29/08; 'CVS/Pharmacy,' as prepared by Kent D. Hamilton, A.I.A., Sheets F-1, dated stamped received 12/13/07 and sheet A-4.1 dated stamped received 2/12/08; 'McDonald's Corporation,' as prepared by Cartaya & Associates, Sheets Al to A3, dated stamped received 9/19/07; 'US Century Bank Black Point Branch,' as prepared by Chisholm, Sheets A-1.1 to A-2.2, dated stamped received 9/19107; 'Amerada Hess Corporation,' as prepared by Madison, Sheets A-3M to A-5M & A-2C dated stamped received 9/19/0; 'Hess Carwash,' as prepared by Ugarte & Associates, Inc., Sheet A2.1, dated stamped received 9/19/07, Sheet A3.1 dated stamped received 12/13/07, for a total of 23 sheets."

WHEREAS, as a result of the 2008 Resolution, the Shopping Center Property is subject to that certain Modification of Declaration of Restrictive Covenants in Lieu of Unity of Title, recorded in Official Record Book 26720, Pages 4474-4484;

WHEREAS, since the date of the last amendment to this Declaration, Section 20-8.8 of the Code of Miami-Dade County has been added to provide:

> The Board of County Commissioners shall require, as a condition of municipal boundary change, that the Board retain jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board or a Community Zoning Appeals Board in connection with a Comprehensive Development Master Plan application or zoning application, regardless of whether such declaration provides for modification or deletion by a successor government body. It is provided, however, that the Board of County Commissioners may not exercise such jurisdiction unless the applicable municipality has first approved the modification or deletion;

WHEREAS, since the date of the last amendment to this Declaration, Section 20-26 of the Code of Miami-Dade County has been amended to provide;

(h) As a condition of incorporation approved pursuant to Article VI of the Miami-Dade County Home Rule Charter, each new municipality shall provide, as a part of the charter, that the Board of County Commissioners retains jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board of County Commissioners or a Zoning Appeals Board in connection with a Comprehensive Development Master Plan application or a zoning application, regardless of whether such declaration provides for modification or deletion by a successor governmental body. It is provided, however, that the Board of County Commissioners may not exercise such jurisdiction unless the applicable municipality has first approved the modification or deletion.

WHEREAS, the Owners obtained site plan approval of a modified site plan of development on the Property on _____, by Resolution No. _____.

WHEREAS, the Owner and the County desire that the covenants herein amend, restate and supersede those of the Declaration for the Property; and

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County (the "County") that he representations made by the Owner during consideration of Public Hearing No. _____ 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 Plan. The property shall be developed substantially in accordance with the plans entitled "Family Dollar' as prepared by Zamora & Associates, Inc., consisting of 3 sheets, as prepared by M.L.A., consisting of 2 sheets and as prepared by F.W.H. Architects, consisting of 1 sheet, all sheets dated stamped received 1/23/15, for a total of 6 sheets."

2. The Declaration and any future amendments thereto shall be subject to Section 20-8.8 and 20-26 of the Miami-Dade Code, as they may be amended from time to time.

3. Miscellaneous.

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

B. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at the Owner's, 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 public welfare.

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

D. Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion

thereof, by a written instrument executed by the, then, owner(s) of such portion of the Property that is covered under such modification, amendment or release, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

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

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

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

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

I. Severability. Invalidation of any one of these covenants, by judgment of Court. shall not affect any of the other provisions which shall remain in full force and effect.

J. Recording. This Declaration shall be filed of record in the Public Records of Miami-Dade County, Florida, at the cost to the Owner, following the adoption by the Miami-Dade County Board of County Commissioners or Community Zoning Appeals Board of a resolution approving the Application and the expiration of the appeal period, without an appeal of the approval of the Application having been filed.

K. Covenant in Lieu. In the event that the Property is subdivided into two or more parcels pursuant to Chapter 28 of the Code of Miami-Dade County, as such may be amended from time to time, the Owner shall provide to the County a covenant in lieu of Unity of Title (in form acceptable to the Director of the Department of Regulatory and Economic Resources).

[Signature Pages Follow]

IN WITNESS WHEREOF, we have hereunto set our hands and seal this _____ day of _____, 2015.

Witnesses:

_____	_____
Signature	Allapattah Partners, LLC
_____	_____
Print Name	Print Name/Title
_____	
Signature	
_____	
Print Name	

Sworn to and subscribed before me on the ___ day of _____, 2015. Affiant is personally known to me or has produced _____ as identification.

_____
Notary
(Stamp/Seal)

My Commission Expires:_____

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of Tract "A" of SOUTH ALLAPATTAH CENTER, PB 162-57, more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Section 19, Township 56 South, Range 40 East; thence N00°17'33"W, along the West line of the Southeast 1/4 of said Section 19 for a distance of 435.32 feet; thence N89°18'15"E for 50.00 feet to the Point of Beginning of the hereinafter described parcel of land; thence continue N89°18'15"E, along a line parallel with and 713.58 feet South of the North line of said Tract "A", for a distance of 317.83 feet to a point on the East line of said Tract "A"; thence S00°40'12"E, along said East line for a distance of 133.15 feet; thence S89°18'15"E, along a line parallel with and 846.72' South of the North line of said Tract "A", for a distance of 318.71' to a point on the West line of said Tract "A"; thence N00°17'33" West, along a line parallel with and 50' East of the East line of the Southeast 1/4 of said Section 19, for a distance of 133.15 feet to the Point of Beginning.

EXHIBIT "B"

(ATTACH OPINION OF TITLE)
(NOT RECORDED)

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

PH: Z14-112 (15-4-CZ15-2) **April 22, 2015**
Item No. 2

Recommendation Summary	
Commission District	9
Applicant	Linda Antonia McDowell
Summary of Requests	The applicant is seeking to permit an existing terrace addition to a single-family residence with less rear setback than is required and with more lot coverage than permitted by the zoning district regulations.
Location	10454 SW 227 Terrace, Miami-Dade County, Florida.
Property Size	50' x 110'
Existing Zoning	RU-1M(a), Single-Family Modified Residential District
Existing Land Use	vacant
2020-2030 CDMP Land Use Designation	Low-Density Residential, 2.5 to 6 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Denial without prejudice.**

REQUESTS:

1. NON-USE VARIANCE to permit an existing screened aluminum covered terrace addition to a single-family residence setback 6.10' (25' required) from the rear (south) property line.

2. NON-USE VARIANCE to permit a lot coverage of 63.89% (45% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed Aluminum Terrace" as prepared by Rafael E. Droz Seda, P.E., dated stamped received 09/17/14 and consisting of 1 sheet. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The applicant has submitted plans with an existing 2,647.46 sq. ft. single-family residence, including a 547.40 sq. ft. screened aluminum covered patio encroaching into the rear setback area that would result in a 63.89% lot coverage on the 0.126 net acre lot.

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

East	RU-1M(a); single-family residence	Low-Density Residential (2.5 to 6 dua)
West	RU-1M(a); single-family residence	Low-Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 0.126-net acre, RU-1M(a), Single-Family Modified Residential District lot, located at 10454 SW 227 Terrace. The area surrounding the subject property is primarily characterized by single-family residences developed under the RU-1M(a) zoning district regulations

SUMMARY OF THE IMPACTS:

Approval of the application will allow the applicant to maintain the existing terrace which provides the applicant with sheltered recreational space. However, staff opines that approval of the requested rear setback and the requested lot coverage would constitute an over intensive development of the subject site would be out of character with the surrounding area and may have a negative visual impact on the neighboring residences.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

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

ZONING ANALYSIS:

The applicant is seeking to permit an existing covered terrace addition to a single-family residence setback 6.10' (25' required) from the rear (south) property line and to permit a lot coverage of 63.89% (45% permitted).

When requests #1 and #2 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of these requests would be **incompatible** with the surrounding area, would affect the stability and appearance of the community, and would be detrimental to the neighborhood. The subject property, located at 10454 SW 227 Terrace, is in an area developed under the RU-1M(a), zoning district regulations. Under the RU-1M(A) regulations, the minimum required rear setback for a principal building including additions is 25' from the principal building to the property line, and the maximum lot coverage for the subject property under the RU-1M(a) regulations is 45% lot coverage.

The submitted site plan depicts the existing 547.40 sq. ft. screened aluminum covered terrace addition at the rear (south) portion of the 0.126 net acre subject property, which is the subject of

request #1, encroaching 18' into the rear (south) setback area. Staff notes, that the increased lot coverage (request #2), which is 18.89% more lot coverage than is allowed by the County Code is a result of the combined square footage of the existing 2,647.46 sq. ft single-family residence together with the covered terrace addition. Staff's research of the area did not find any similar approvals. Therefore, staff opines that approval of the requests would be overly intensive for the area, and that the approval of the application would allow a residence with less rear setback and more lot coverage than any single-family residence in the area. As such, staff opines that the requests would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, and that the approval of the requests would be otherwise incompatible with the surrounding land uses and would be detrimental to the community. As such, staff opines that approval of the requests may create more intensive development to neighboring lots in the area.

Therefore, staff opines that the requested 18' encroachment of the covered terrace into the rear (north) setback area (request #1) and the requested lot coverage of 63.89% (45% permitted) (request #2) are too excessive and creates a negative visual impact to the neighboring properties to the north. **As such, staff recommends that requests #1 and #2 should be denied without prejudice 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:

Denial without prejudice.

CONDITIONS: None

ES:MW:NN:CH:EJ

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

PLANNING AND ZONING
AGENDA OFFICE
2015 APR -6 P 4:51

ZONING RECOMMENDATION ADDENDUM

Linda McDowell
Z14-112

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

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

Low-Density Residential (Pg. I-29)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

2. LINDA ANTONIA MCDOWELL
(Applicant)

15-4-CZ15-2 (14-112)
Area 15/District 09
Hearing Date: 04/22/15

Property Owner (if different from applicant) **CARRIE, GLORIA, CARLA KETTLES.**

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

If, so who are the interested parties?

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2005	Black Creek L.C. & Black Creek Trustee	- Zone change from AU to RU-1MA. - Unusual Use for lake excavation.	BCC	Appeal Approved, Application Approved
2005	Black Creek L.C. & Black Creek Trustee	- Zone change from AU to RU-1MA. - Unusual Use for lake excavation.	C15	Denied without prejudice

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: October 8, 2014

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

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

Subject: C-15 #Z2014000112
Linda McDowell
10454 SW 227th Terrace, Miami, Florida 33190
Non Use Variance to permit an addition to a single family residence setback less than required from property lines.
(RU-1(M)(a)) (0.11478 Acres)
17-56-40

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
The proposed change will not affect the existing stormwater management system.

Wetlands
The subject property is located in the Southwest Biscayne Bay Wetlands Basin, in an area that is generally contains wetlands. However, a site inspection performed by DERM staff on May 17, 2004

revealed that 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 for work to occur on this property.

Please be advised that 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 require permits for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The existing aluminum terrace will not impact tree resources. Therefore, the Tree Permitting Program has no objection to this zoning application.

Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

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

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: October 14, 2014

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

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

Subject: Z2014000112
Name: Linda McDowell
Location: 10454 SW 227 Terrace
Section 17 Township 56 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 5, Block 9, Plat Book 165, Page 77.

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

Memorandum

MIAMI-DADE COUNTY

Date: October 13, 2014

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

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

Subject: Linda McDowell (#14_112)

The PWWM has no objections to the proposed application. The Department's review of the above-referenced item is provided below.

The application requests a non-use variance of setback requirements in regards to a single family home on the property. The application will have no PWWM impact or any associated costs.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-375-1354.

Memorandum

MIAMI-DADE COUNTY

Date: October 14, 2014

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

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

Subject: Z2014000112: LINDA MCDOWELL

Application Name: LINDA MCDOWELL

Project Location: The site is located at 10454 SW 227 TERRACE, Miami-Dade County.

Proposed Development: The request is for a non-use variance of setbacks for an existing single family residence.

Impact and demand: This application does not generate any residential population applicable to CDMP Open Space Spatial Standards.

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

LINDA ANTONIA MCDOWELL	10454 SW 227 TERRACE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
APRIL 22, 2015	Z2014000112
DATE	**HEARING NUMBER**

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
April 14, 2015

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

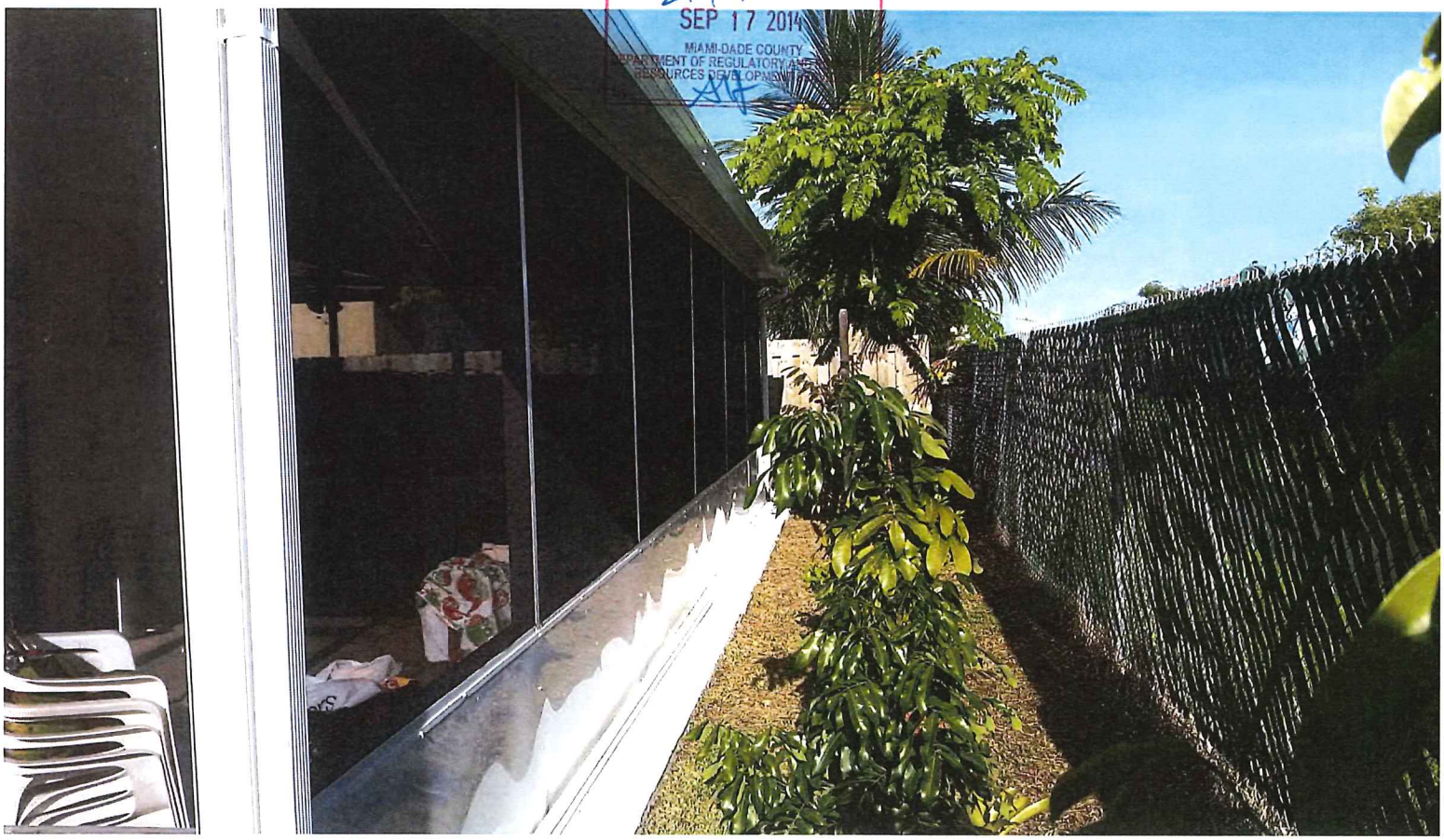
BUILDING SUPPORT CASE #20140167679-B WAS OPENED ON JUNE 16, 2014, FOR FAILURE TO OBTAIN THE REQUIRED BUILDING PERMIT [S] PRIOR TO COMMENCING WORK ON A REAR ALUMINUM SCREEN ENCLOSURE AND ELECTRICAL PERMIT REQUIRED FOR A CEILING FAN. A NOTICE OF VIOLATION WAS ISSUED. THE CASE REMAINS OPEN.

VIOLATOR:
LINDA ANTONIA MCDOWELL

OUTSTANDING LIENS AND FINES:
AS OF April 14, 2015, THERE ARE NO OUTSTANDING LIENS OR FINES

RECEIVED
214-112
SEP 17 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AG

RECEIVED
214-112
SEP 17 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
RESOURCES DEVELOPMENT

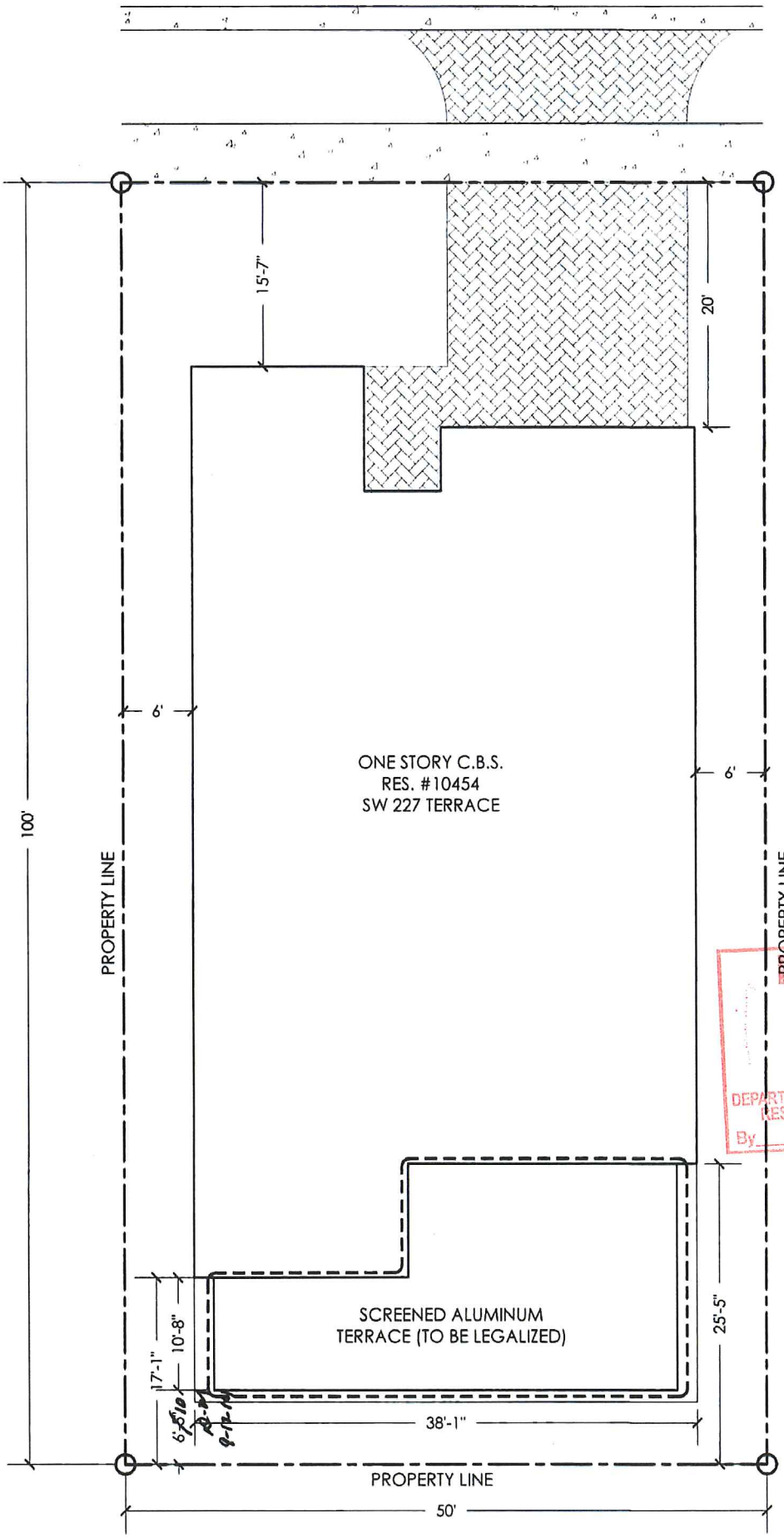


South View (Rear)

West View

RECEIVED
SEP 17 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AV

SW 227TH TERRACE



RECEIVED
214-112
SEP 17 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

16

RECEIVED
214-112
SEP 17 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AH

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO FLORIDA BUILDING CODE 2010.
2. CONTRACTOR SHALL VERIFY AND NOTIFY ARCHITECT/ ENGINEER OF ANY DISCREPANCY IN THE DRAWINGS AND OBTAIN HIS APPROVAL BEFORE PROCEEDING WITH WORK.
3. THIS STRUCTURE SHALL BE BUILT ACCORDING TO ENGINEER'S CALCULATIONS AND DETAILS.

ASCE 7-10 WIND CODE (175 MPH) EXPOSURE "C".
1. RISK CATEGORY II BUILDING

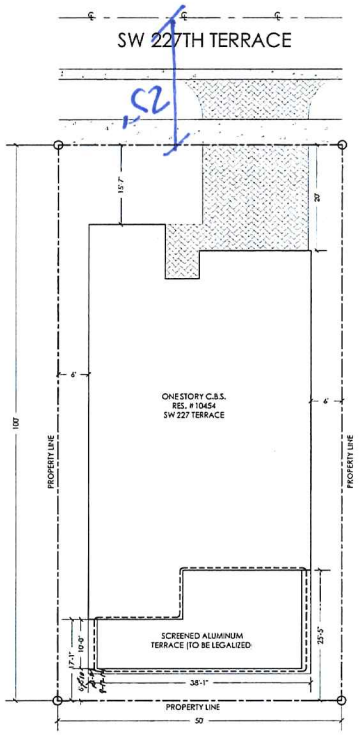
6. ALL ALUMINUM FRAME WORK TO BE ALLOY 6061-T6.

BUILDING DATA

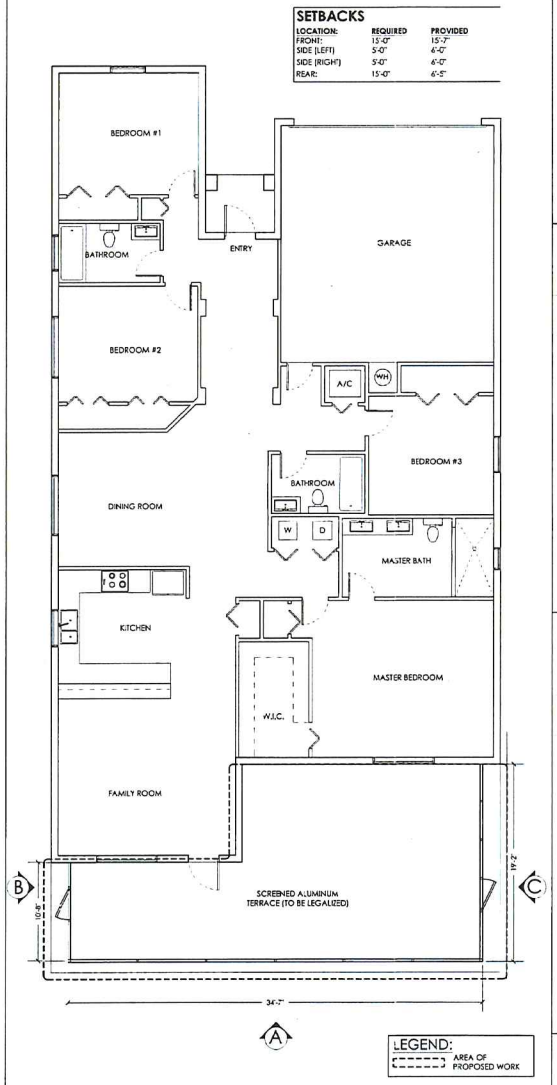
BUILDING DEPARTMENT:	MIAMI-DADE BUILDING DEPARTMENT
FOLIO:	30-6017-023-1130
APPLICABLE CODES:	FLORIDA BUILDING CODE (FBC 2010 EDITION)
YEAR BUILT:	2013
PRIMARY ZONE:	0102 MODIFIED SINGLE FAMILY RESIDENCE
LEGAL DESCRIPTION:	LOT 5 OF BLOCK 9 IN "ENCLAVE AT BLACK POINT MARINA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SCOPE OF WORK:

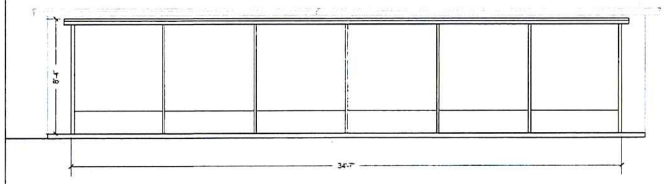
1. LEGALIZE EXISTING ALUMINUM TERRACE (APPROX. 520 SQ. FT)



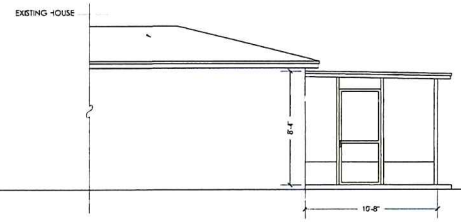
SITE PLAN
SCALE: N.T.S.



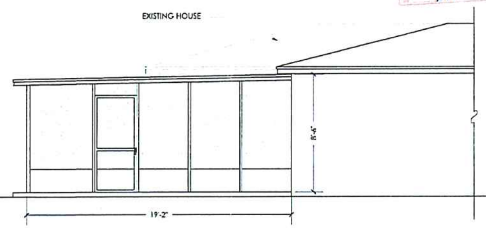
PROPOSED FLOOR PLAN
SCALE: N.T.S.



A PROPOSED SOUTH ELEVATION
SCALE N.T.S.



B PROPOSED WEST ELEVATION
SCALE N.T.S.



RECEIVED
214-112
SEP 17 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AH

C PROPOSED EAST ELEVATION
SCALE N.T.S.

Designed:		
Drawn:	J.M.	09.12.14
Checked:	R.D.S.	09.12.14
Title		Date
Approved		

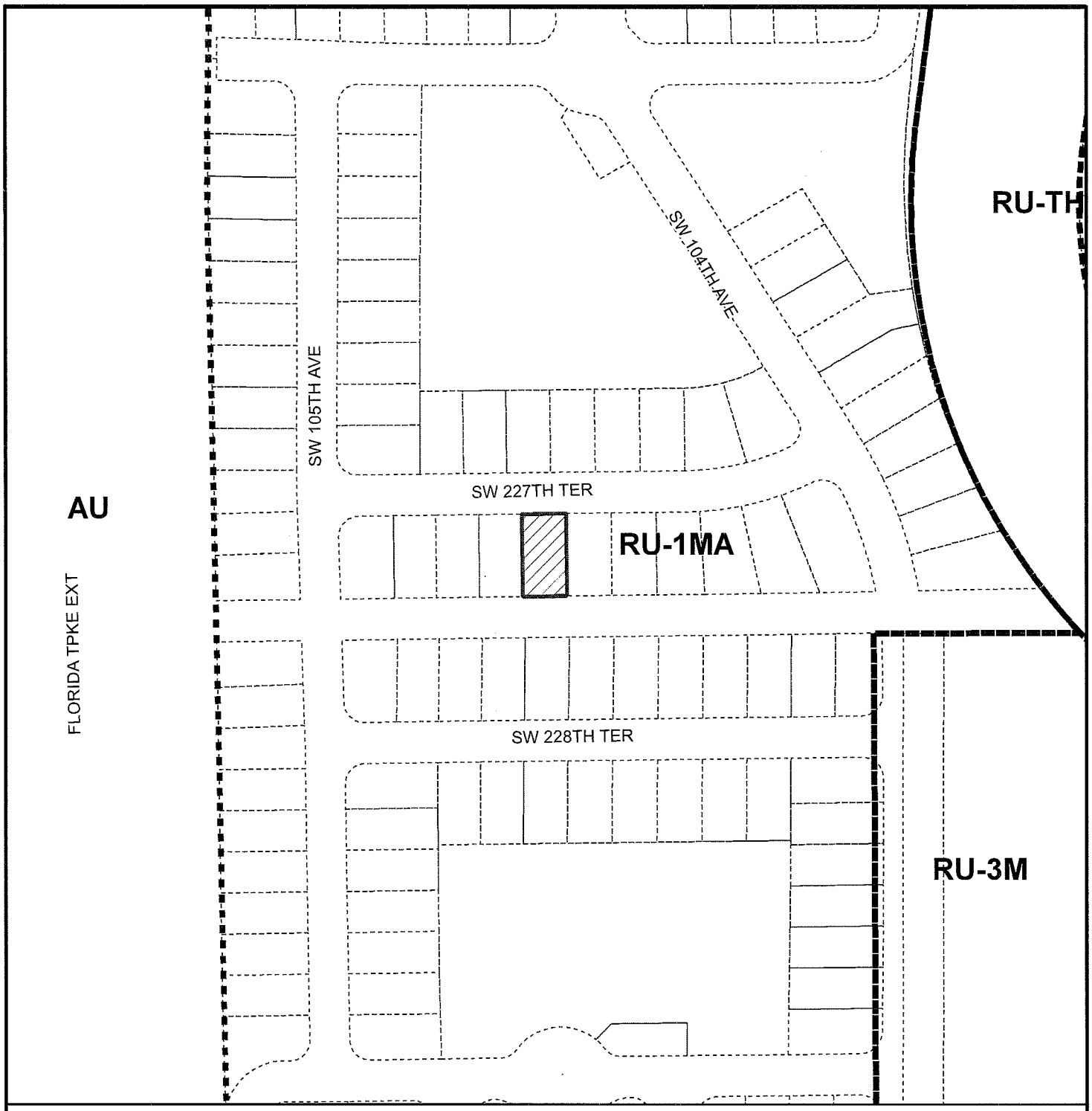
RAFAEL E. DROZ SEDA, P.E.
FLA REG. NO. 39228

RAFAEL E. DROZ SEDA, P.E.
FLA REG. NO. 39228
9130 CRESCENT DRIVE, MIRAMAR, FL 33025
TEL. 305-962-7452, FAX. 305-974-1552

PROPOSED ALUMINUM TERRACE

MCDOWELL RESIDENCE
LOCATED AT: 10454 SW 227 TERRACE
MIAMI, FLORIDA 33190

A-1



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000112

N W E S

Section: 17 Township: 56 Range: 40
Applicant: LINDA MCDOWELL
Zoning Board: C15
Commission District: 8
Drafter ID: GGARCIA
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 23, 2014

REVISION	DATE	BY
		17

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000112

Legend

MDC STL Index Poly

Subject Property

N W E S

Section: 17 Township: 56 Range: 40
Applicant: LINDA MCDOWELL
Zoning Board: C15
Commission District: 8
Drafter ID: GGARCIA
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 23, 2014

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY

RADIUS MAP

Section: 17 Township: 56 Range: 40
Applicant: LINDA MCDOWELL
Zoning Board: C15
Commission District: 8
Drafter ID: GGARCIA
Scale: NTS

Process Number

Z2014000112

RADIUS: 500

Legend

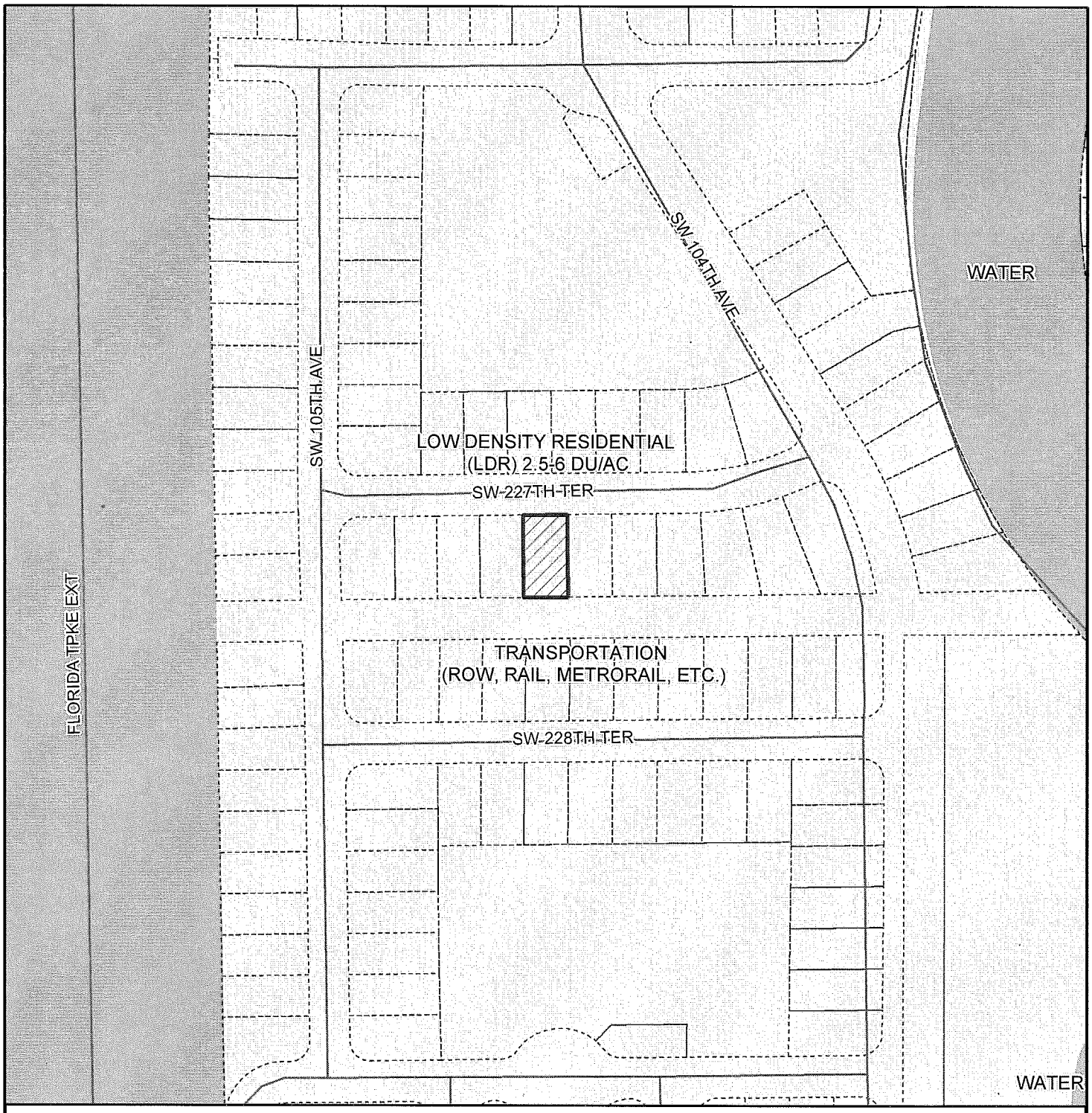
- MDC STL Index Poly
- Subject Property
- Buffer
- Street (Centerline)
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 23, 2014

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000112

N
W E
S

Section: 17 Township: 56 Range: 40
Applicant: LINDA MCDOWELL
Zoning Board: C15
Commission District: 8
Drafter ID: GGARCIA
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 23, 2014

REVISION	DATE	BY

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

PH: Z15-007 (15-4-CZ15-3) **April 22, 2015**
Item No. 3

Recommendation Summary	
Commission District	8
Applicants	H.I.T.D. Investments, LLC and Coco Palm 82, LLC
Summary of Request	The applicants are seeking approval to permit the single-family residences within the previously approved development with 0' of frontage and permit access to same from private drives.
Location	Lying South of SW 248 Street, North of the Homestead Extension of the Florida Turnpike & on both sides of SW 117 Avenue, Miami-Dade County, Florida.
Property Size	92.64 acres
Existing Zoning	RU-3M (Minimum Apt. House 12.9 units/net acre)
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Low Density Residential, 2.5 - 6 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

REQUEST:

VARIANCE of Zoning and Subdivision Regulations requiring lots to have frontage on a public street; to waive same to permit the single family residential lots with 0' of frontage (50' required) and to permit access to a public street by means of private drives.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The subject property has been the subject of several zoning approvals since 1976. In 2012, pursuant to Resolution #CZAB15-7-12, a portion of the subject property was granted a modification of plans for a previously approved residential development in order to show a new site plan with a single family residential development in lieu of the previously approved townhouse and single family residential development. Most recently, pursuant to Resolution #CZAB15-6-14, the subject property was approved for a district boundary change to RU-3M, to permit the development with both townhomes and single-family residential lots along with variances to the zoning and subdivision regulations. Pursuant to said resolution the applicants were permitted to develop the parcel with an increase in density based on the Comprehensive Development master Plan's (CDMP) Density Bonus Programs for Affordable Housing. Additionally, the applicants were permitted to withdraw a similar request to that being requested herein.

On February 4, 2015, pursuant to Ordinance #15-12, the Board of County Commissioners (BCC) approved an amendment to the CDMP, pertaining to the Density Bonus Program for Affordable/Workforce Housing. Among the changes to the text was the removal of language that

excluded properties with controlled vehicular entrances or entry gates from the aforementioned density bonus programs. The applicants now seek to permit the previously approved development with the single-family residential lots with zero frontage on a public right-of-way and with access from private drives.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-3M; vacant	Low Density Residential (2.5 to 6 dua)
North	AU, BU-1, RU-1; vacant and single family residences	Business and Office Low Density Residential (2.5 to 6 dua)
South	AU; Florida Turnpike	Transportation
East	AU; tree farm	Business and Office
West	RU-1M(a); single-family residences	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The 92.64-acre subject property lies south of 248 Street on both sides of theoretical SW 117 Avenue, Miami-Dade County. The area is characterized by vacant land, agricultural land and a platted residential development located west of the subject property.

SUMMARY OF THE IMPACTS:

Based on staff's analysis below, because this application will not change the plans or number of residential units within the previously approved development, the approval of this request will not create any new traffic or other impacts on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 2020-2030 Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates the subject parcel for **Low Density Residential** use. *This density category is generally characterized by single family housing, e.g., single family detached, cluster and townhouses. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum density of 10.0 dwelling units per gross acre.* As previously noted, the subject property was approved pursuant to Resolution # CZAB15-6-14, to permit a residential development with a maximum of 743 residential units based on the CDMP Land Use Element interpretative text which allows an additional density increase based on the Workforce Housing Development Program.

The applicants now seek to permit the previously approved residential development with controlled entrances, which would allow them to develop the property with 0' of frontage for the single-family residential lots on a public right-of-way, with access through private drives. Pursuant to Ordinance #15-12, the Board of County Commissioners (BCC) approved an amendment to the aforementioned CDMP text which excluded properties with controlled vehicular entrances or entry gates from the aforementioned density bonus programs. Based on the aforementioned amendment, properties so excluded from the benefit of this density bonus

program, would now be able to do so. Therefore, staff opines that approval of the current application to permit the development of single-family lots on private drives and to permit said lots with zero frontage on a public right-of-way would be **consistent** with the CDMP Land Use Plan map designation for the subject property and the CDMP Land Use Element interpretative text under the Density Bonus Programs for Affordable/Workforce Housing.

ZONING ANALYSIS:

When the applicants' request to permit the single-family residential lots within the previously approved residential development with 0' of frontage (50' required) and to permit access to a public streets by means of private drives, is analyzed under Section 33-311)A)(4)(b), Non-Use Variance From Other Than Airport Regulations, staff opines that approval would not be detrimental to the surrounding area, and would be **compatible** with same. Staff notes that approval of this application will allow all of the residential lots within the subject property to be served by private drives which will directly connect to SW 248th Street. All of the private drives will be internal to the property, which is situated between SW 248th Street on its north side and the Florida Turnpike Extension to its south. Staff opines that due to the unique characteristics of the proposed residential development with limited direct frontage on arterial roadways, the use of private drives should be approved based on the special circumstances affecting the property. For the same reasons, staff opines that approval of same with conditions will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated. Further, staff notes that Platting and Traffic Review Section of the Department of Regulatory and Economic Resources does not object to this request and indicated in its memorandum that approval will not generate any additional traffic impacts on the surrounding roadways. **As such, staff recommends approval with conditions of requests #2 through #4 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That vehicular entrances that are controlled and have entry gates shall be reviewed and approved through the Entrance Feature process of the Miami-Dade County Plat Committee.

2. That the applicants comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Platting and Traffic Review Section of the RER Department as contained in their memorandum dated February 11, 2015, that is part of the record and is incorporated herein by reference.

ES:MW:NN:JV:CH

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

PLANNING AND ZONING
AGENDA OFFICE
2015 APR -6 P 4:50

PLANNING AND ZONING
AGENDA OFFICE
2015 APR -6 P 4:50

ZONING RECOMMENDATION ADDENDUM

H.I.T.D. Investments, LLC and Coco Palms 82, LLC
PH: *Z15-007*

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

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

Low Density Residential (Pg. I-29)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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.*

3. H.I.T.D INVESTMENTS, LLC & COCO PALM 82, LLC (PRE APP Z15P-047 (Applicant)

15-4-CZ15-3 (15-007)
Area 15/District 08
Hearing Date: 04/22/15

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

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

If, so who are the interested parties? **Lennar Homes.**

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2003	Manuel Diaz	- Zone change.	BCC	Approved
2006	Manuel Diaz	- Zone change to RU-3M.	BCC	Approved
2007	Barbara Nash	- Waive Righ-Of-Way dedication.	C15	Approved w/condition(s)
2009	MD Holdings II, LLC	- Zone change RU-3M to RU-1M(a). - Modification.	C15	Approved w/condition(s)
2012	H.I.T.D. Investment, LLC	- Modification.	C15	Approved w/condition(s)
2014	H.I.T.D. Investment, LLC & MD HOLDINGS II, LLC	- Zone change from RU-3M, RU-1MA to RU-3M. - Deletion of Covenant. - Non-Use Variance's of Zoning reglation's, Setbacks, Patio area, Open Space. - Unusual Use for Lake Excavation.	C15	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: February 23, 2015

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

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

Subject: C-15 #Z2015000007
H.I.T.D. Investments, LLC and Coco Palm 82, LLC
Lying between SW 248th Street and Homestead Extension of Florida's Turnpike (SR 821) on both sides of theoretical 117th Avenue, Miami-Dade County, FL
Non-Use Variance to waive zoning and subdivision regulations requiring lots to permit the single family residential lots with 0' of frontage (50' required); and to permit access to a public street by means of private drives.
(RU-3M) (92.64 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.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed 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.

Civil drawings for the required 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.

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity

in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

A Surface Water Management General Permit from DERM Water Control section 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.

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.

The applicant is advised that a Class II Permit will be required if the proposed surface water management system will have an overflow outfall to the proposed lake located on site.

The applicant is advised that there is a 6-feet wide slab cover trench along the north side of the parcels with folio 30-6030-000-0060 and 30-6030-000-0090. The applicant is advised that any work within the Slab Cover canal will require a Class III Permit from the DERM Water Control Section.

It is the applicant responsibility to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV 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

Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree 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. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with Chapter 24 of the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding permitting procedures and requirements.

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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: February 11, 2015

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

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

Subject: Z2015000007
Name: H.I.T.D. Investments, LLC & Coco Palm 82, LLC
Location: Between SW 248 Street & Theoretical SW 117 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 objection.

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

Memorandum

MIAMI-DADE COUNTY

Date: February 20, 2015

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

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

Subject: HITD Investments, LLC and Coco Palm 82, LLC (DIC #15_007)

The Public Works & Waste Management Department (PWWM), Waste Operations, review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: ***HITD Investments, LLC and Coco Palm 82, LLC*** is requesting non-use variances of zoning and subdivision requirements to develop a residential project on the Property, containing 743 units to be entitled "Coco Palms"

Size: The subject property is 92.64 acres.

Location: The subject property is located between SW 248th Street (Coconut Palm Drive) and the Homestead Extension of Florida's Turnpike (HEFT), on both the East and West sides of theoretical SW 117th 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 18, 2014, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The 743 single family and townhome units planned for this development will likely meet the County Code definition of "residential unit." As such, according to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, the residential units developed on the property shall 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 on the Department's website at http://www.miamidade.gov/publicworks/recycling.asp.

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: February 24, 2015

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

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

Subject: Zoning Application Comments – HITD Investments, LLC and Coco Palm 82, LLC - Application # Z2015000007

The Miami-Dade Water and Sewer Department (MDWASD) has reviewed the pre-application for the proposed development. Below, please find the comments for the subject project.

Application Name: HITD Investments, LLC and Coco Palm 82, LLC

Location: The proposed project is located on approximately 92.64 acres on both the East and west sides of theoretical S.W. 117 Avenue, and between S.W. 248 Street (Coconut Palm Drive) and the Homestead Extension of Florida's Turnpike with Folios No. 3069250000010, 3069250000040, 3069250000070, 3069250000071, 3069250000011, 3060300000080, 306030000009 and 3060300000060, in unincorporated Miami-Dade County.

Proposed Development: 181 Single Family Residences (SFR) and 562 Townhouse. The total number of each model to be constructed is not known at this time. Therefore, the largest model which is 3,602 S.F. will be utilized for calculation of water and sewer demand.

The estimate total water demands for the proposed project will be 159,080 (gpd).

Water: The proposed development is located within the Miami-Dade Water and Sewer Department's (MDWASD) water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

On January 8, 2015 a MDWASD Agreement No. 22194 was requested for the proposed development. Per MDWASD Letter of Availability No. 13-298601 issued on November 27, 2013, there is an existing 16-inch water main in S.W. 248 street abutting the northern boundary of the property to where the developer may connect and extend a minimum 8-inch water main within the property in an easement or within dedicated R/W in a lopped system to abut the proposed single family residences and townhomes. The proposed 8-inch water main extension may be looped by connecting to an existing 8-inch water main in S.W. 252nd Terrace abutting the western boundary of the property. Any proposed water main extension within the property may be 8-inch minimum diameter. Any proposed water main extension along S.W. 117th Avenue shall be 16-inch in diameter.

If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection. Final points of connections will be provided at the time the applicant is offered Agreement No. 22194.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the MDWASD Agreement No. 22194 is offered. The WSC required is consistent with 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.

For more information on the WSC Program, please go to
http://www.miamidade.gov/water/water-supply-certification.aspappor

In addition, all future development 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. Furthermore, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

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

Sewer: The proposed development is located within the Miami-Dade Water and Sewer Department's (MDWASD) sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

On January 8, 2015 a MDWASD Agreement No. 22194 was requested for the proposed development. Per WASD Letter of Availability No. 13-298601, there is an existing 24-inch force main system located in S.W. 248th Street, abutting the northern boundary of the property, to which the developer may connect and extend an 8-ich force main as required to provide service, any public gravity sewer within the property may be 8-inch minimum diameter. A public pump station will be required to provide sewer service to the proposed development. Final points of connections will be provided at the time the applicant is offered Agreement No. 22194.

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-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other

governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

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

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

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

Memorandum

MIAMI-DADE COUNTY

DATE: February 26, 2015

TO: Franklin Gutierrez
Agenda Coordinator
Department of Regulatory and Economic Resources

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

SUBJECT: Review of Zoning Hearing No. Z15-007 {H.I.T.D Investments, LLC & Coco Palm 82, LLC (Pre-Application No. Z15P-047)}
MDT Project No. OSP006
FSC No. 41.04

MDT Comments/Recommendations

The subject property is approximately 92.64 acres and lies south of SW 248th Street, north of the Homestead Extension of the Florida Turnpike (HEFT) and on both sides of SW 117th Avenue. Route 70 is located approximately 0.25 miles to the east of the site and runs along SW 112th Avenue. Route 70 operates 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.

This site was the subject of a recent zoning public hearing application Z14-031 which was approved by Community Zoning Appeals Board 15, pursuant to Resolution No. CZAB15-6-14. Said approval accepted the applicant's proffered covenant which includes the following language:

> "(4) **Pull-Out Bay and Bus Shelter.** If requested by the County's Transit Department during its review of the final plat of the Property, the Owner shall prior to the issuance of a certificate of occupancy for any unit within the Property (other than model home units) provide a pull-out bay and a bus shelter at a location within the Property (including the existing or future right-of-way) that is acceptable to the County's Transit Department."

Therefore, in an effort to accommodate public transportation in the area, MDT requests that the applicant provide a bus pull-out bay along the property's frontage on SW 248th Street. Installation of a bus shelter is not required at this time. Coordination with Miami-Dade Transit's Service Planning and Scheduling Division to construct said bus pull-out bay is essential to improving transit amenities at this location. The applicant has had dialogue with MDT regarding this agency's request for construction of the bus pull-out bay. MDT encourages the applicant to

continue to work closely with this agency in order to construct said bus pull-out bay. MDT recommends that following condition be included in the Resolution for this application:

That the applicant coordinate with Miami-Dade Transit's Service Planning and Scheduling Division to construct a bus pull-out bay along the property's frontage on SW 248th Street. Said bus pull-out bay shall be clearly illustrated on the final plat for the property.

Based on the foregoing, MDT has no objections this application.

Project Description

Z15-007 –The applicant is requesting waiver of the zoning and subdivision regulations requiring lots to have frontage on a public street in order to permit single-family residential lots with 0' of frontage (50' required) and to permit access to public streets by means of a private drives. The subject property is approximately 92.64 acres and lies south of SW 248th Street, north of the HEFT and on both sides of SW 117th Avenue, in Miami-Dade County, Florida.

Current Transit Service

As previously noted, Route 70 is located approximately 0.25 miles to the east of the site and runs along SW 112th Avenue. 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
Zoning Hearing No. 15-007 H.I.T.D. Investments, LLC & Coco Palms 82, LLC

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	0.25	L

Notes: L means Metrobus local route service
F means Metrobus feeder service to Metrorail
E means Express or Limited-Stop Metrobus service
November 2014 Line Up

Future Transportation/Transit Improvements

The 2015 Transportation Improvement Program (TIP) lists the following improvements on the roadways and facilities within the immediate vicinity of the site:

Facility/Project Limits	Type of Work
SR 989/SW 112th Avenue/Allapatah Road at SW	Intersection Improvement

248th Street	
SR 989/SW 112th Avenue/Allapatah Road from SR 821/HEFT to SW 248th Street	Resurfacing

The 2040 Long Range Transportation Plan (LRTP) lists the following improvement within the vicinity of this project.

Facility/Project Limits	Type of Work	Priority/Funding Phase
SR 821 (HEFT) from SW 288th Street to SW 216th Street	Add lanes and reconstruct	Priority I

The adopted 2014 ten-year Transit Development Plan (TDP) identifies in its 2024 Recommended Service Plan the following improvements/adjustments on the existing routes serving the vicinity of the project:

Route	Improvement/Adjustment
70	No planned improvements.

No new routes are proposed in the 2024 Recommended Service Plan of the adopted 2014 ten-year TDP for the area surrounding the application site. However the following route is identified in the 2025 and Beyond Recommended Service Plan of the adopted 2014 ten-year TDP:

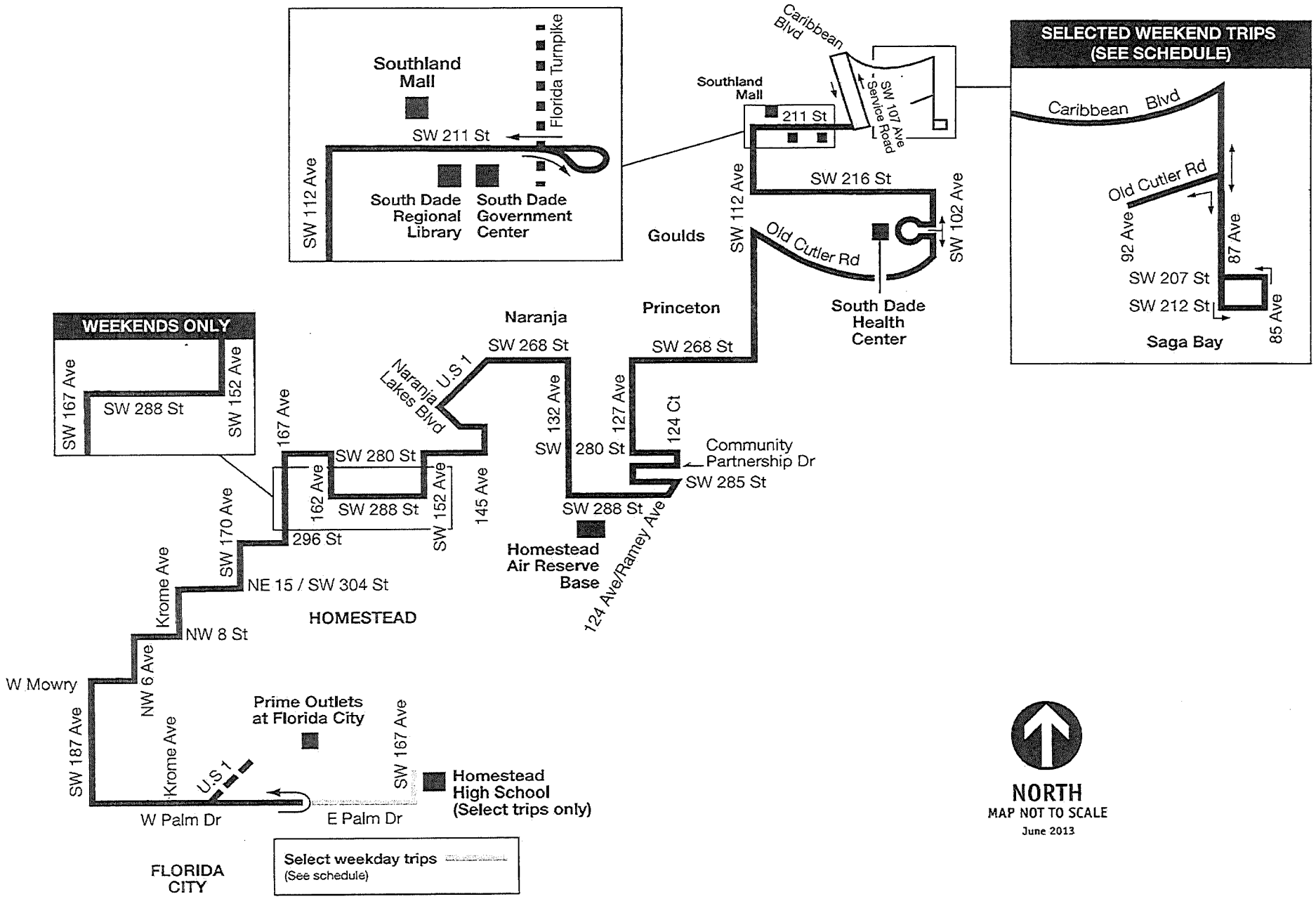
Route	Description
HEFT Express Bus South	This route would provide premium express transit service along the HEFT Express Lanes from the proposed park-and-ride/transit center station at SW 344th Street and the South Miami-Dade Busway to the proposed park-and-ride/transit center station at Dolphin Station (HEFT at NW 12th Street). This express route will exit the HEFT Express Lanes to serve the following two major stops: Kendall Drive/SW 88th Street and FIU's Panther Station. Service headways will be 10 minutes during the AM/PM peak-hour.

c: Monica D. Cejas, P.E., Senior Professional Engineer
Gerald Bryan, Section Chief Service Planning and Scheduling
Eric Zahn, Transit Planning Section Supervisor

Review of Zoning Hearing No. Z15-007
H.I.T.D Investments, LLC & Coco Palm 82, LLC
MDT Project No. OSP006
FSC No. 41.04

Jacqueline Carranza, Transit Planner 2

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
Old Cutler Rd
Goulds
South Dade Health Center
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
Naranja
SW 268 St
Princeton
SW 268 St
Naranja Lakes Blvd
U.S 1
167 Ave
SW 280 St
162 Ave
SW 288 St
SW 152 Ave
145 Ave
132 Ave
127 Ave
124 Ct
SW 280 St
Community Partnership Dr
SW 285 St
SW 288 St
124 Ave/Ramey Ave
Homestead Air Reserve Base
SW 170 Ave
296 St
Krome Ave
NE 15 / SW 304 St
HOMESTEAD
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 26, 2015

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: Z2015000007: H.I.T.D INVESTMENTS, LLC & COCO PALM 82, LLC (PRE-APP Z15P-047)

Application Name: H.I.T.D INVESTMENTS, LLC & COCO PALM 82, LLC (PRE-APP Z15P-047)

Project Location: The site is located in that area lying south of SW 248 ST, north of the Homestead Extension of the Florida Turnpike & on both sides of SW 117 Ave, Miami-Dade County.

Proposed Development: The request is for a variance for frontage on a public street to allow access via private drives.

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

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 Planning Section Supervisor

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Monday, March 16, 2015 11:55 AM
To: Holness, Damon (RER)
Cc: Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)
Subject: Zoning Hearings Document Distribution (case #2015000007)

The Miami-Dade Fire Rescue Department has no objection to the above mentioned application.

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami-Dade Fire Rescue Department
9300 NW 41 St., Miami – FL 33178
786-3314545 Direct Phone
786-331-5000 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
"Delivering Excellence Every Day"

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

H.I.T.D INVESTMENTS, LLC & COCO PALM 82, LLC	LYING SOUTH OF SW 248 ST, NORTH OF THE HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE & ON BOTH SIDES MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
APRIL 22, 2015	Z2015000007
DATE	**HEARING NUMBER**

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
April 14, 2015

FOLIO'S: 30-6925-000-0040, 30-6925-000-0070, AND 30-6925-000-0071

Neighborhood Regulations:
THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:
THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:
H.I.T.D INVESTMENTS, LLC & COCO PALM 82, LLC

OUTSTANDING LIENS AND FINES:
AS OF April 14, 2015, THERE ARE NO OUTSTANDING LIENS OR FINES

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: **H.I.T.D. Investments, LLC , a Florida Limited Liability Company**

NAME AND ADDRESS	Percentage of Stock
Carlos Pernas	**50%**
Delfin Pernas	**50%**
2423 SW 147 Avenue, #260 Miami, Florida 33185	

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

NAME AND ADDRESS	Percentage of Ownership

RECEIVED
Z15-007
FEB 04 2015
DEPARTMENT OF HOUSING AND COMMUNITY RESOURCES DEVELOPMENT SERVICES
By

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

NAME OF PURCHASER: **LENNAR HOMES, LLC, a Florida limited liability company**

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Lennar Corporation, a publicly traded company	**100%**
(NYSE: LEN)	
700 NW 107 Avenue, Suite 400	
Miami, Florida 33172	

Date of contract: **7/12/2013**

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.

H.I.T.D., a Florida limited liability company

By: CARLOS PERNAS MANAGING MEMBER

Signature: _____ **(Applicant)**

RECEIVED
Z15-007
FEB 04 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

Sworn to and subscribed before me this 26th day of January, 2015. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires: _____

Notary Public State of Florida
Martha Aleman
My Commission EE127178
Expires 09/01/2015

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.

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: Coco Palm 82, LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
See attached Exhibit "C"	

RECEIVED
7-15-007
FEB 04 2015
BROWARD COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

#34186724_v1

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 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.

Coco Palm 82, LLC, a Florida limited liability company

By: Lennar Homes, LLC, a Florida limited liability company, its Manager

By: U. S. Home Corporation, a Delaware corporation, its Manager

By: _____

Print Name: Carlos Gonzalez

Title: Vice President

Sworn to and subscribed before me this 9th day of Dec, 2014. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires 9/1/15

Notary Public State of Florida
Martha Aleman
My Commission EE127178
Expires 09/01/2015

RECEIVED
Z15-007
FEB 04 2015
COUNTY
DEPARTMENT OF HOUSING AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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

#34186724_v1

EXHIBIT "C"

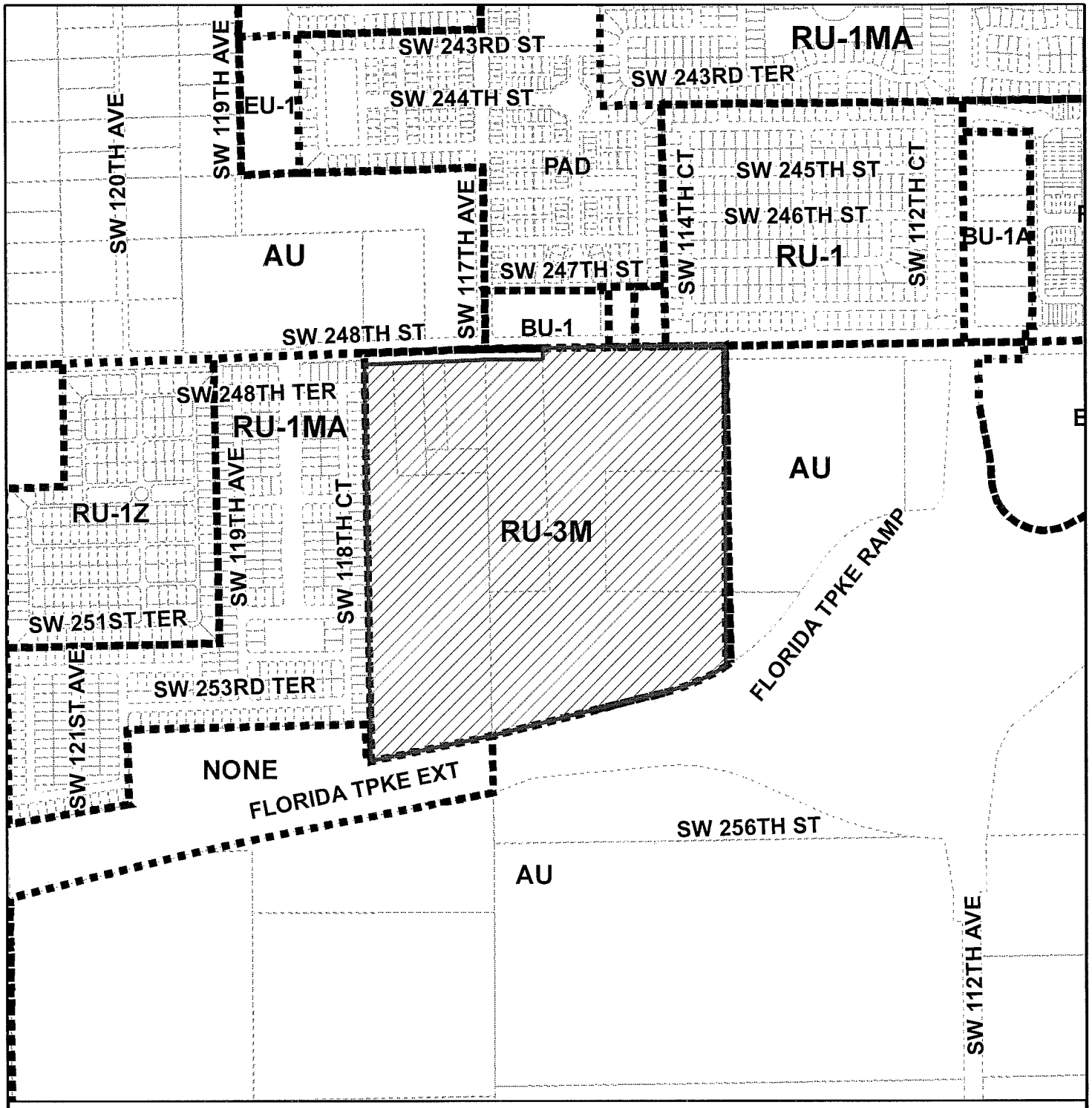
Corporation Name: Coco Palm 82, LLC

Name and Address:	Percentage of Stock
Lennar Homes, LLC*	99%
U.S. Home Corporation (A wholly owned subsidiary of Lennar Corporation*)	1%

* A publicly traded company (NYSE: LEN)
700 NW 107th Avenue, Suite 400
Miami, Florida 33172

RECEIVED
Z15-007
FEB 04 2015
DEPARTMENT OF PLANNING, ZONING AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

#34186724_v1



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2015000007

Section: 30/19 Township: 56 Range: 40
Section: 25 Township: 56 Range: 39
Applicant: H.I.T.D INVESTMENTS, LLC & COCO PALM 82, LLC
Zoning Board: C15
Commission District: 8
Drafter ID: E.CESPEDES
Scale: NTS

Legend

Subject Property Case

Zoning

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, March 25, 2015

REVISION	DATE	BY
		29

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000007

Legend

Subject Property

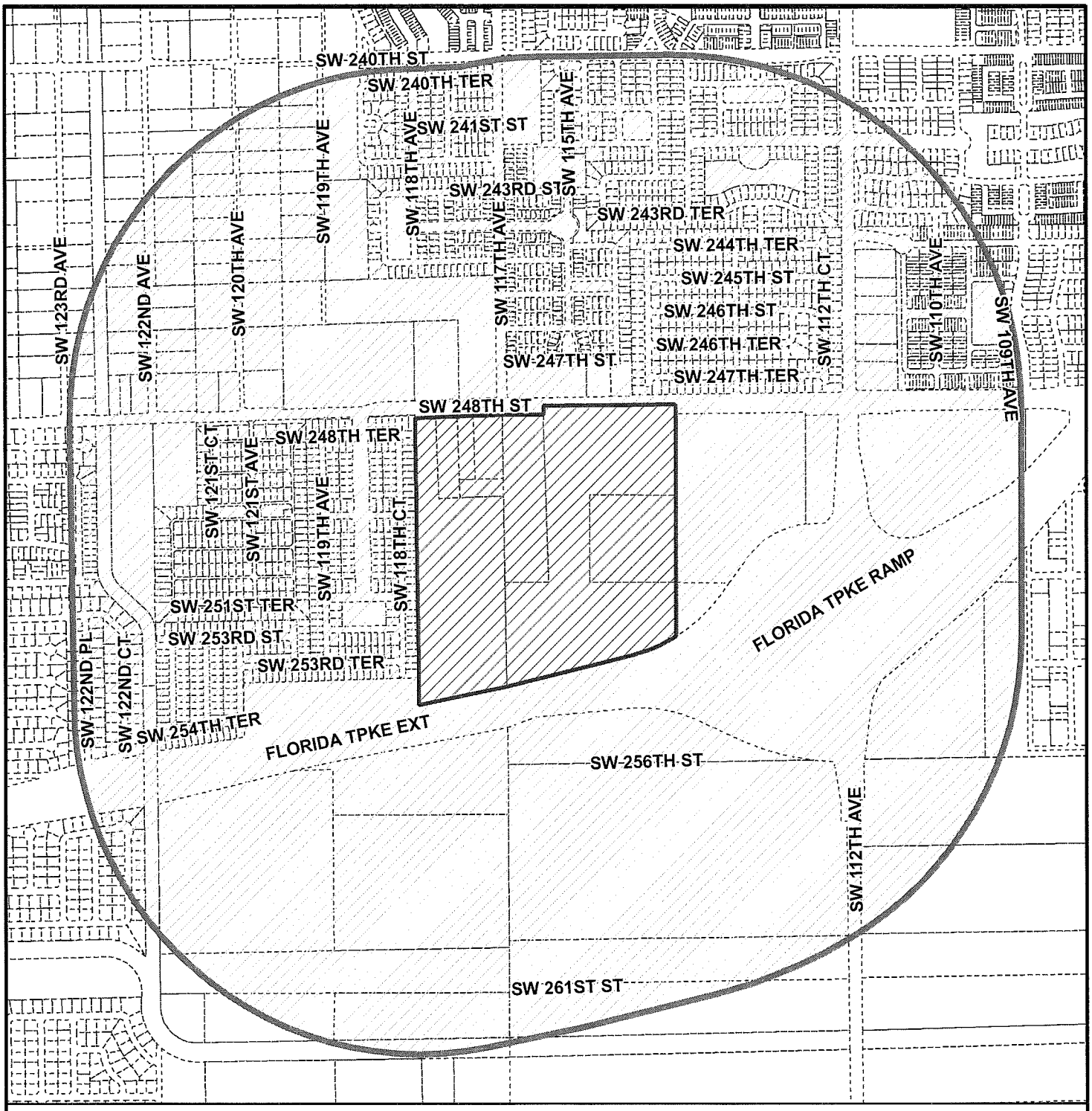
N W E S

Section: 30/19 Township: 56 Range: 40
Section: 25 Township: 56 Range: 39
Applicant: H.I.T.D INVESTMENTS, LLC & COCO PALM 82, LLC
Zoning Board: C15
Commission District: 8
Drafter ID:E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 10, 2015

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2015000007

RADIUS: 2640

Section: 30/19 Township: 56 Range: 40
Section: 25 Township: 56 Range: 39
Applicant: H.I.T.D INVESTMENTS, LLC & COCO PALM 82, LLC
Zoning Board: C15
Commission District: 8
Drafter ID: E.CESPEDES
Scale: NTS

Legend

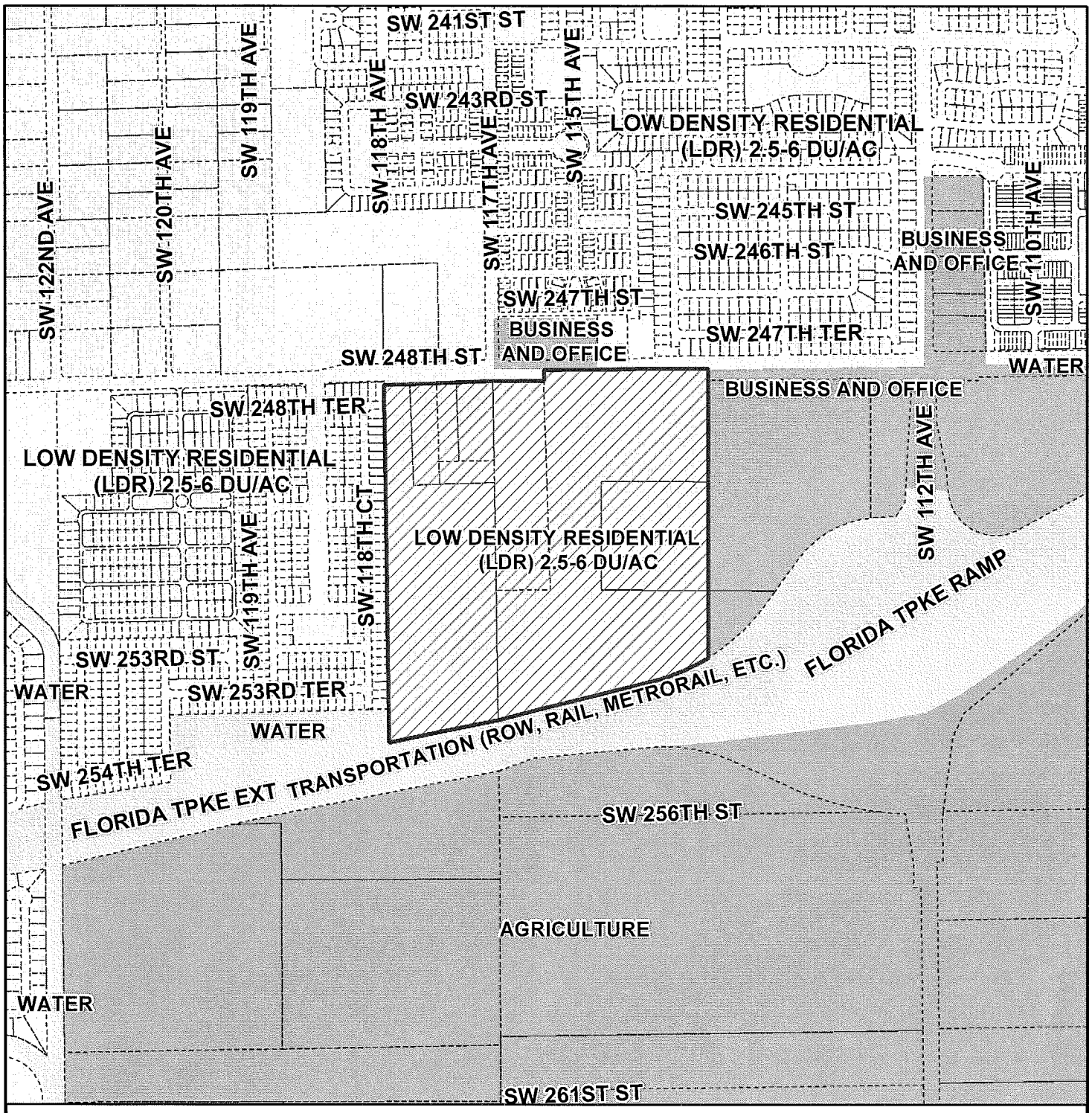
- Subject Property
- Buffer
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 10, 2015

REVISION	DATE	BY
		31



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000007

Legend

Subject Property Case

N W E S

Section: 30/19 Township: 56 Range: 40
Section: 25 Township: 56 Range: 39
Applicant: H.I.T.D INVESTMENTS, LLC & COCO PALM 82, LLC
Zoning Board: C15
Commission District: 8
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 10, 2015

REVISION	DATE	BY