DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

APPLICATION FOR ENTRANCE FEATURE

DEVELOPMENT SERVICES DIVISION 111 N.W. 1ST STREET, 11TH FLOOR MIAMI, FL 33128 PH. (305) 375-2141

Entrance Feature No.: Tentative No.:				
Plat Name N/A				
Sec Twp 55	Rge			
Property Location: 10060 W Evergreen Street	·			
Zoning: Perrine Community Urban Center				
Owner: Miami-Dade County through its Public Housin Department of Transportation and Public World	g and Community Development Department and the			
Owner's Email: c/o Perrine Apartments II, Ltd.				
Owner's Address: 701 NW 1st Ct, 14th Floor, Mian	ni, FL 33136			
Owner's Phone:				
Contact person: Ethan Wasserman, Nicole Wolfe, D	David Butter			
Contact's Email: wassermane@gtlaw.com/wolfen@gtlaw.com/david.butter@gtlaw.com				
Contact's Address:333 SE 2nd Ave, Suite 4400, M	iami, FL 33131			
Contact's Phone:				
Please note that this application must be submitted to the Department of Regulatory and Economic Resources on the 11 Th floor with the processing check made payable to the "Miami-Dade County".				
	FOR OFFCIAL USE ONLY			
	Check No:			
*8	Bank:			
. *	Date received:			

ZONING APPLICATION FOR ADMINISTRATIVE APPROVAL OF ENTRANCE FEATURE

MIAMI-DADE COUNTY

Se	c. <u>32</u> Iwp. <u>55</u> Rge. <u>40</u>						
Fe	e:						
FO	LIO# 30- <u>5032-035-0020</u>	-			Date Re	eceiv	ed Stamp
acc FE EC	is application with all required suppler cordance with the attached "INSTRUC ATURE" and returned to the MIAMI-DA CONOMIC RESOURCES, the Zoning F	TIONS ADE CC learings	FOR FILING ADUNTY DEPARES Section.	APPLICAT RTMENT O	ION FO	R EN	ITRANCE
1)	Applicant Perrine Apartments II, Lt	td.			_ Phone	<u>305</u>	<u>-579-059</u> 9
	Mailing Address _ 161 NW 6 Street, Suite	1020	_ CityMiami	State	Florida	Zip .	33136
	Email Address _wassermane@gtlaw.com	ı / wolfen	@gtlaw.com / dav	rid.butter@gt	law.com		
2)	Miami-Dade County throu Development Department Owner of Property Public Works	t and the I	Department of Trans	sportation and	_ Phone		
	Mailing Address 701 NW 1st Ct, 14th Floor		_ City _Miami	State	FL	Zip .	33136
	Email Address						
3)	Contact Person _Ethan Wasserman, Nicole V	Wolfe, Dav	rid Butter		_ Phone	305-5	79-0599
	Mailing Address 333 SE 2nd Ave, Suite 440	0	_ City _Miami	State	FL	Zip .	33131
	Email Address wolfen@gtlaw.com; wasserm	nane@gtla	aw.com				
,	LEGAL DESCRIPTION OF THE PRO	PERT	COVERED B	Y THE AP	PLICATI	ON:	_
 5)	SIZE OF PROPERTY: 3.10 acres	x					
6)	Address or location of subject propert	y <u>1006</u>	0 W Evergreen Stre	et			
7)	Present Zoning Classification(s) Perr						
8)	Is this Entrance Feature being reques	sted as	a result of a vic	olation noti	ce or su	nmo	ns? <u>No</u>



Ethan B. Wasserman, Esq. (305) 579-0784 wassermane@gtlaw.com

July 25, 2025

VIA EMAIL

Mr. Eric Silva
Development Services Division
Department of Regulatory and Economic Resources
111 NW 1st Street, 11th Floor
Miami, Florida 33128
Eric.Silva@miamidade.gov

Re: Modification to Entrance Feature Application E2024000008 (the "Application") for Perrine Villas II & I (the "Project") / Property Located at 10060 W Evergreen Street, Miami-Dade County (Folio No.: 30-5032-035-0020) (the "Property")

Dear Mr. Silva:

Please accept this letter on behalf of Perrine Apartments II, Ltd. (the "Applicant") in connection with the entrance feature that is proposed to serve the two-phased, multi-family, workforce/affordable housing residential project at the Property.

The first phase of the development ("East Phase") was approved pursuant to ASPR Application No. A2023000056 (the "East Phase Approval") and contains 150 affordable multifamily units and 1,655 square feet of retail uses. The second phase of the development (the "West Phase") is currently under review pursuant to ASPR Application No. A2025000024 and contains 101 affordable, multifamily units (the East Phase and the West Phase, collectively, the "Project"). As such, the Project consists of a total of 251 affordable housing units and 1,655 square feet of retail uses. The general location of the Property, which is unified pursuant to a Covenant in Lieu of Unity of Title, is illustrated in the highlighted image below.



An Entrance Feature Application was previously approved for the East Phase pursuant to No. E2024000008. The Applicant now seeks to modify the previously-approved Entrance Feature to accommodate the West Phase in order to provide security for the overall Project's residents. Enclosed please find plans prepared by Corwil Architects, HSQ Group, and Witkin Hults + Partners, consisting of six (6) sheets received by the Zoning Hearing Section July 25, 2025 (collectively, the "Entrance Feature Plans").

As part of the ASPR Application, the Applicant submitted a traffic study prepared by Langan Engineering & Environmental Services, LLC, which studied the existing land uses, project access, trip generation, distribution and assignment, as well as gate queuing analysis (the "**Traffic Study**"). Per the Traffic Study and as provided for in the Entrance Feature Plans, the Applicant has provided for one (1) gate-controlled, resident and visitor driveway along W. Fern Street with direct access to the proposed surface parking lot. As set forth in the Traffic Study, the gate queuing operation is expected to generate a queue of no more than one vehicle during the morning and afternoon peak-hours and will have sufficient vehicle stacking to accommodate the expected morning and afternoon peak-hour queues.

Based on the foregoing, we look forward to your Department's favorable consideration of the Application. As always, should you have any questions or require additional information, please do not hesitate to contact me at (305) 579-0784.

Sincerely,

GREENBERG TRAURIG, P.A.

Ethan B. Wasserman, Esq.

HJN:nsw

Enclosures

Professional (Individual or Corporation)

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER:

Legal descri	iption: Lot:	Block:	Subdivision:	
P.B	Page:	Develop	ment name:	PERRINE VILLAS II

We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 98-13 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Miami Dade County and that none of the species are from the prohibited list.

I/We hereby certify as an arborist and/or landscape architect that there are/are no (circle one) specimen trees on the property.

Additionally, automatic sprinkler systems (if applicable) comply with requirement of said 3

Seal:

I/We further certify that I/We am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

Professional Preparer's Signature

Steven C. Eaves Witkin Hults + Partners 307 S. 21st Avenue Hollywood, FL 33020 License #6667290

STATE OF FLORIDA COUNTY OF BROWARD

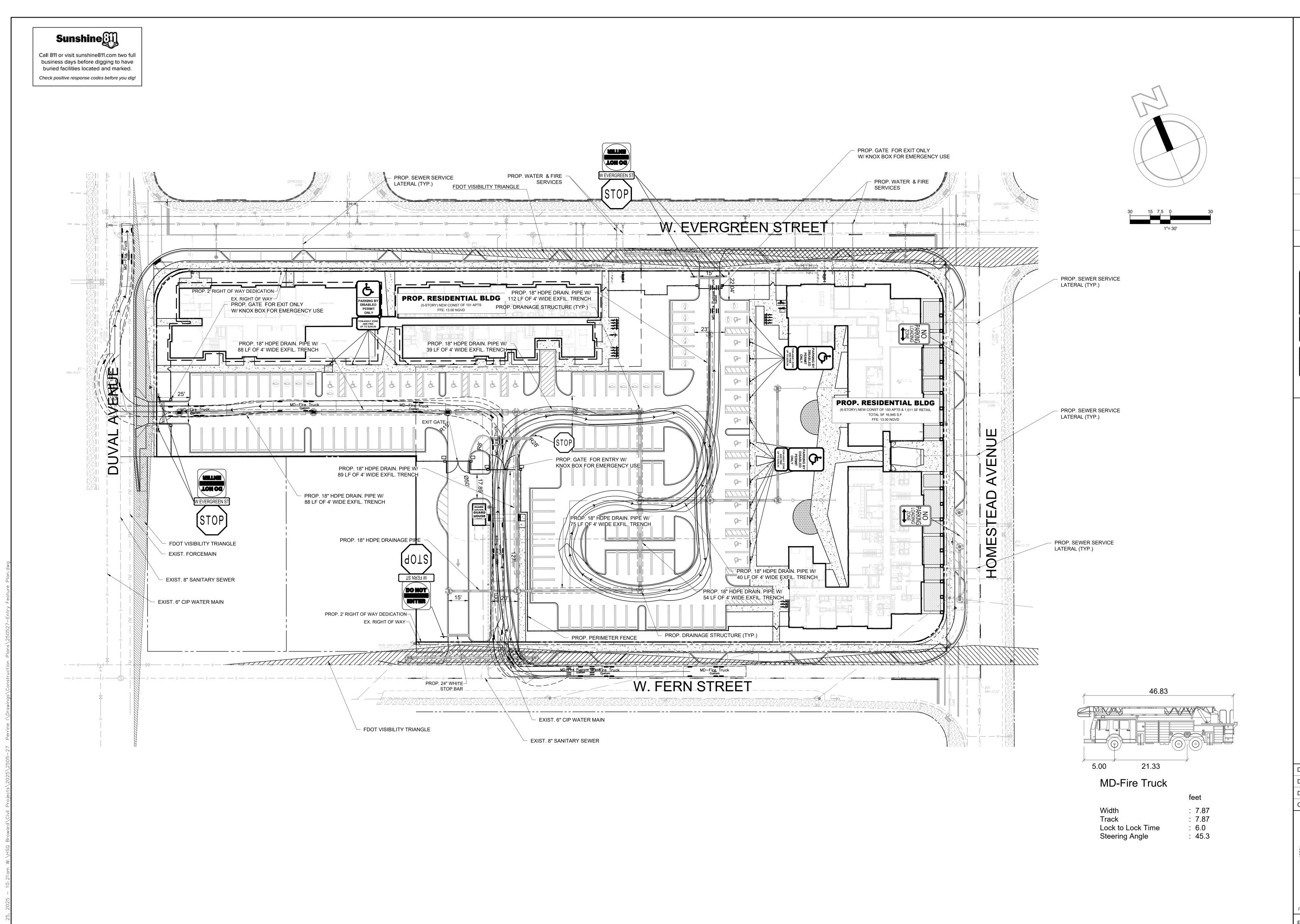
The foregoing instrument was acknowledged before me this **20**th of *June, 2025*, by *Steven C. Eaves*, of *Witkin Hults + Partners*, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Witness my signature and official seal this **20**th *of June, 2025* in the County and State aforesaid, the date and year last aforesaid.

My commission expires: July 26, 2028

VALERIA SOTO MY COMMISSION # HH 519837 EXPIRES: July 26, 2028 Valeriá S. Soto

Notary Public Signature



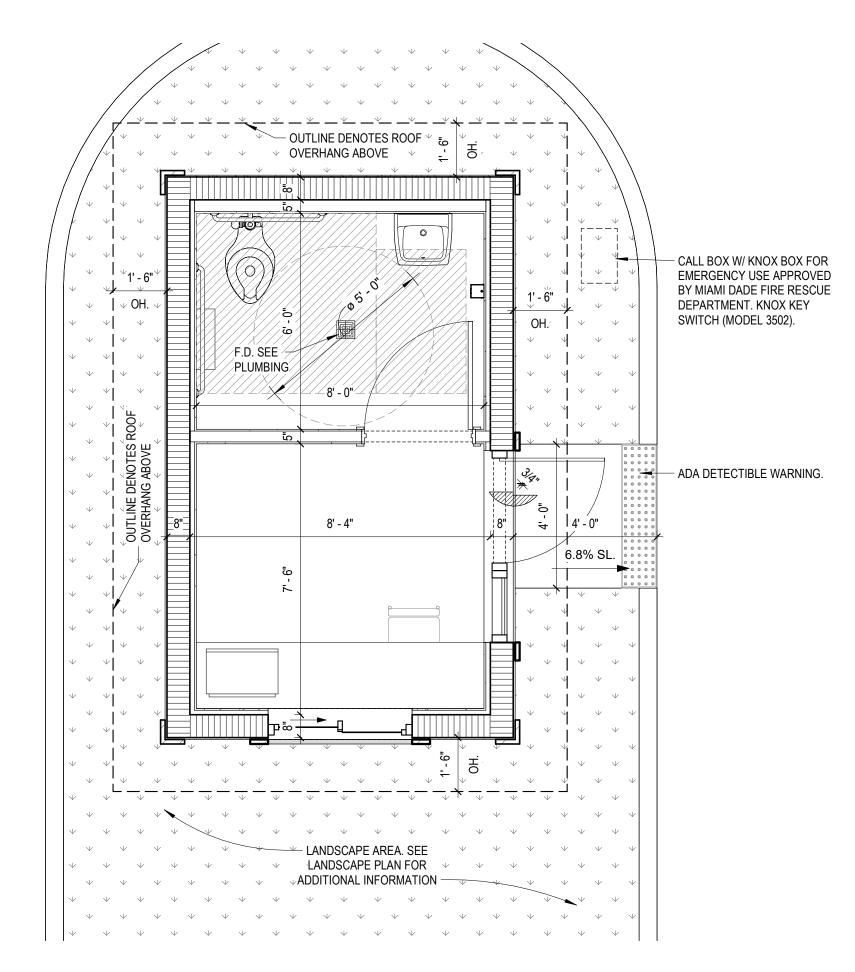
∞ PERRINE

DATE: 10/2023 **DESIGNED BY:** DRAWN BY:

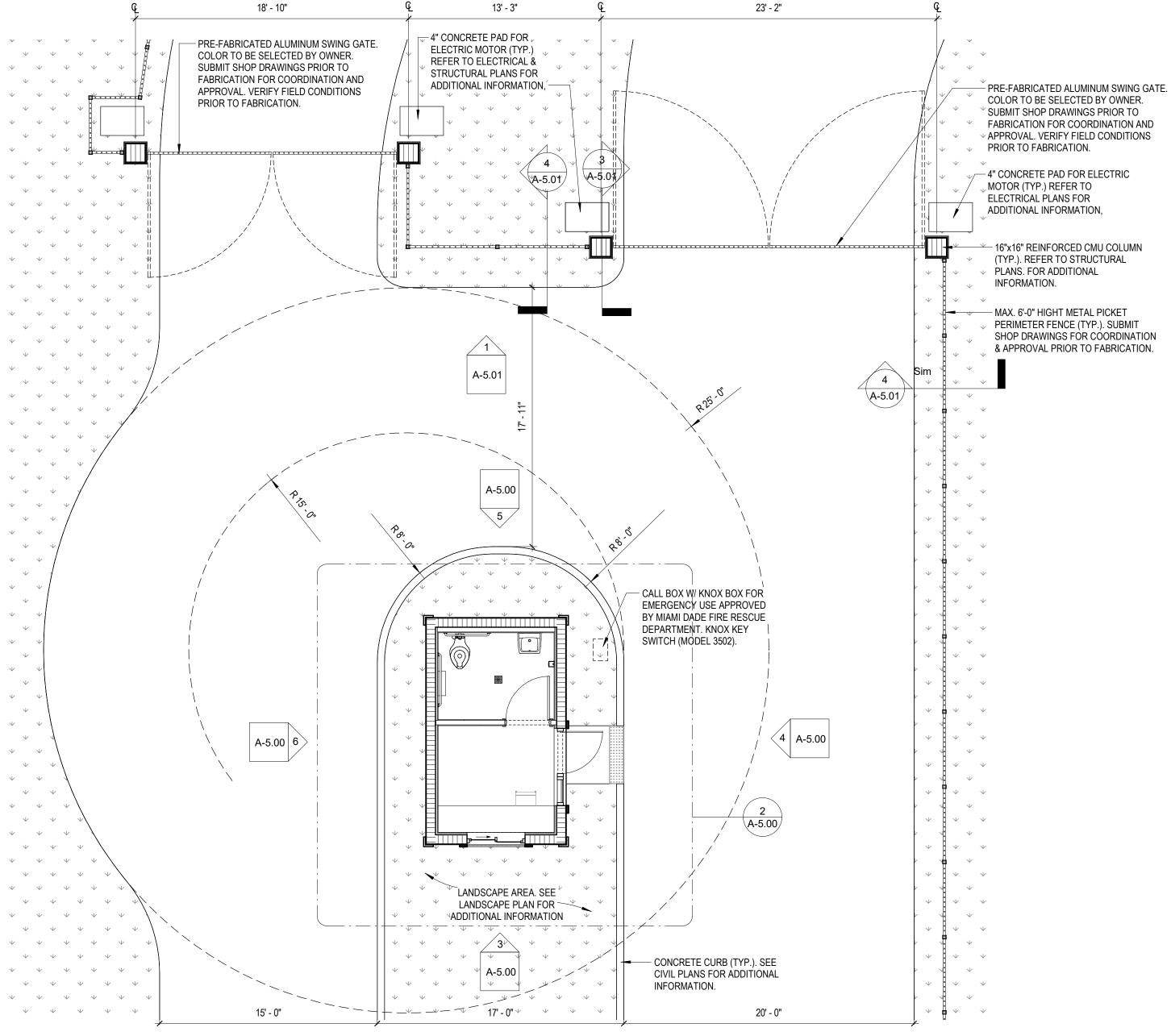
CHECKED BY: KEVIN A. BETANCOURT P.E. FLORIDA REGISTRATION NO. – 83361

PROJECT: 2306-42

EF-1 SHEET:







ENLARGED ENTRY FEATURE FLOOR PLAN

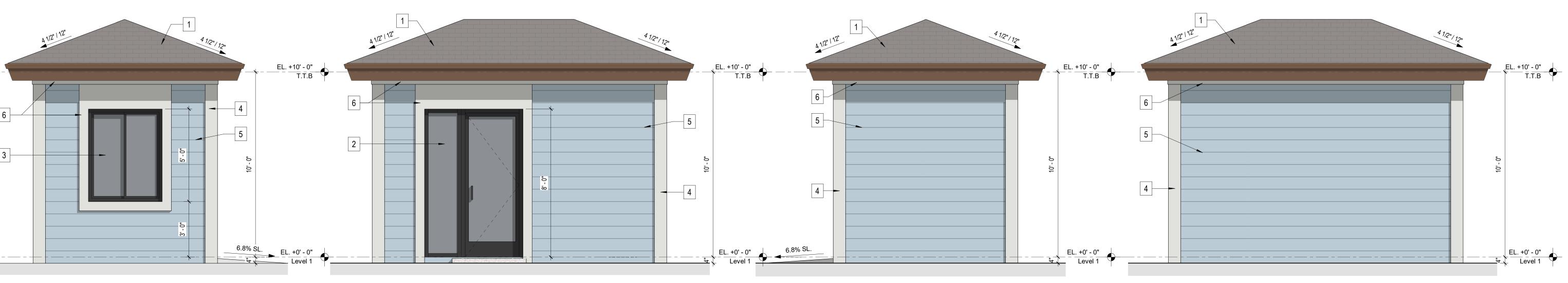
2 BLACK COATED IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM. GRAY-TINTED GLASS (TYP.) 3 BLACK COATED ALUMINUM HORIZONTAL SLIDING WINDOW/ IMPACT RESISTANT GLASS. GRAY-TINTED 4 CONTINUOUS 6" WIDE X 1.5" DEEP STUCCO BANDING. 5 CONTINUOUS 1/4" WIDE X 1/4" DEEP STUCCO SCORE LINE.

6 1" DEEP STUCCO BANDING (TYP.)

GUARDHOUSE ELEVATION LEGEND

1 DARK GRAY FLAT ROOF TILE OVER PREFAB. WOOD

TRUSS SYSTEM.



FRONT ELEVATION

SCALE: 3/8" = 1'-0"









4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

PERRINE VILLAGE II West Perrine, FL 33157

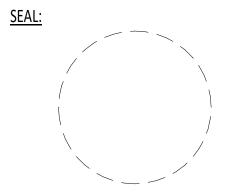
OWNER:

ATLANTIC **PACIFIC** ----- COMMUNITIES ----

161 NW 6th Street, Suite 1020 Miami, FL 33136

SITE PLAN SUBMITTAL PERMIT No.:

	Revision	
No.	Description	Date



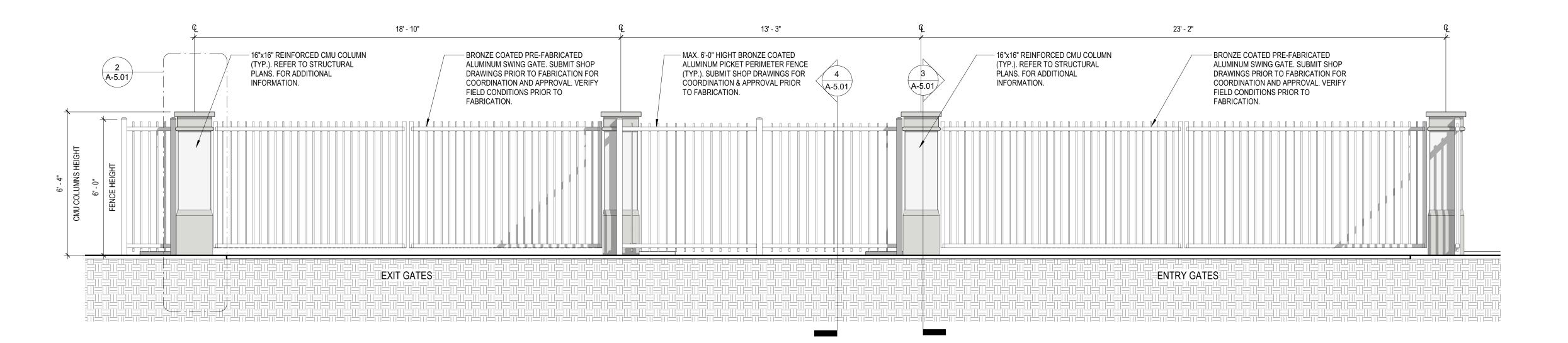
AS AGREED TO BY THE ARCHITECT / ENGINEERS.

JOB No.: DRAWN BY: APPR BY:

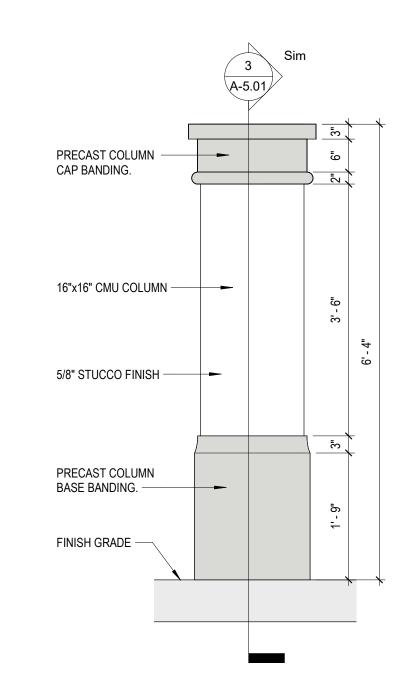
02/05/2024 2020-42 AMC, FJC 2/5/2024 1:30:40 PM

SHEET NUMBER:

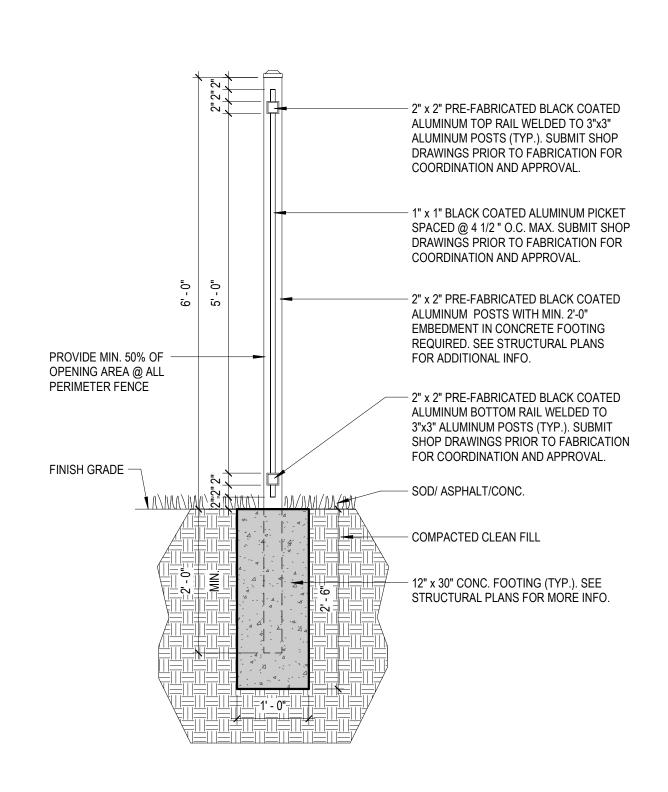
A-5.00



1 TYP GATES & FENCE ELEVATION SCALE: 3/8" = 1'-0"

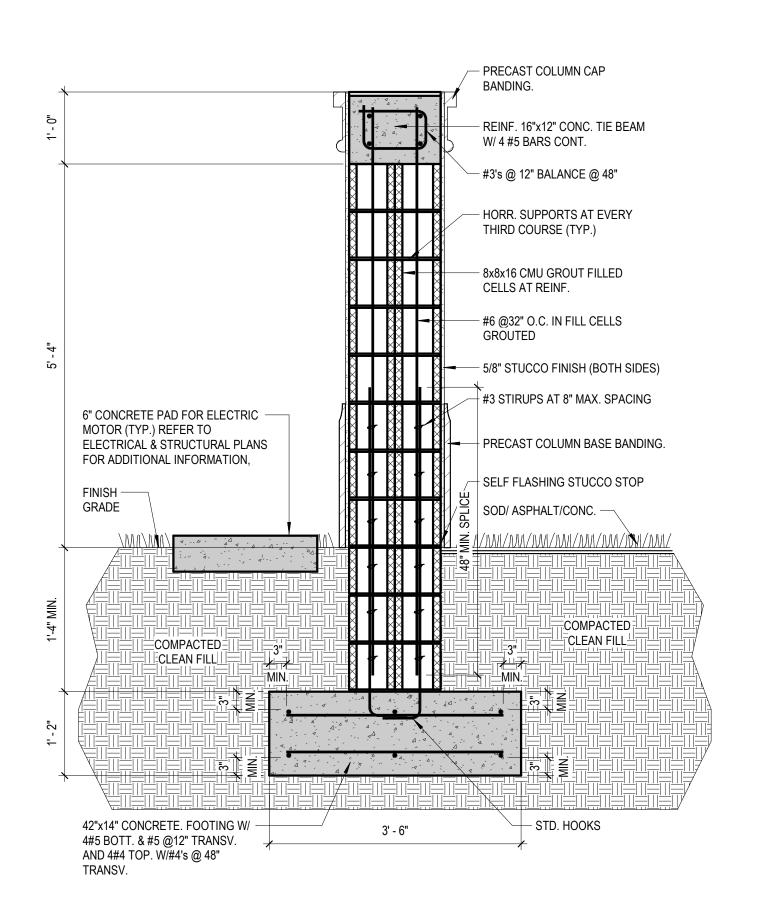






ALUMINUM PICKET FENCE DETAIL

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



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



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

PERRINE VILLAGE II
West Perrine, FL 33157

OWNER:



Miami, FL 33136

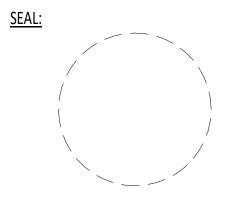
ONS AND

ACCESS GATES ELEVAT

PHASE:

SITE PLAN
SUBMITTAL
PERMIT No.:

	REVISIONS	
No.	Revision	Date
INO.	Description	Date



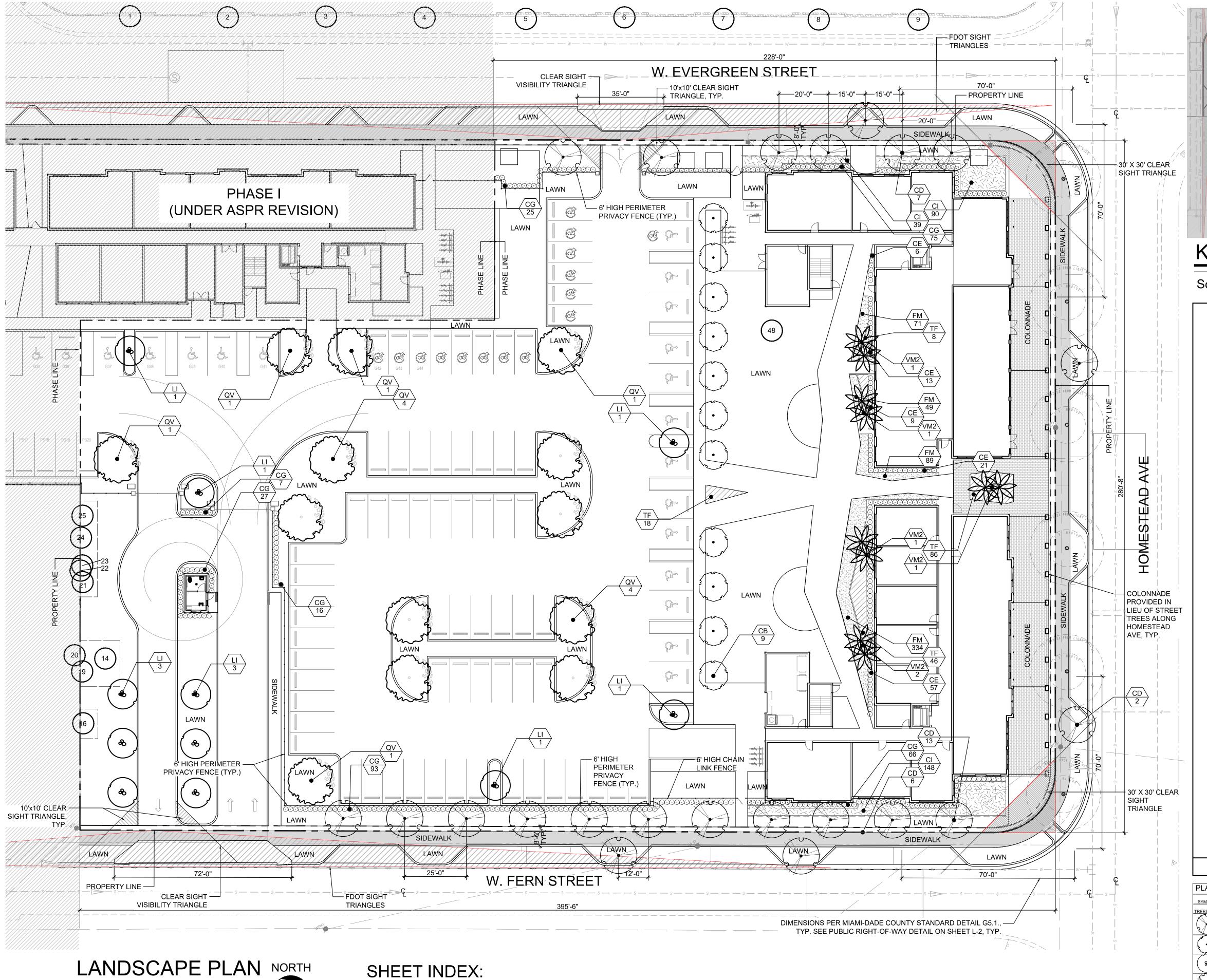
THESE DRAWINGS ARE THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT, THE CONTENTS OF THESE DRAWINGS ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT / ENGINEERS.

DATE:
JOB No.:
DRAWN BY:
APPR BY:
PRINTED:

02/05/2024 2020-42 MC AMC, FJC 2/5/2024 1:30:42 PM

SHEET NUMBER:

A-5.01





Scale: 1" = 20'-0"

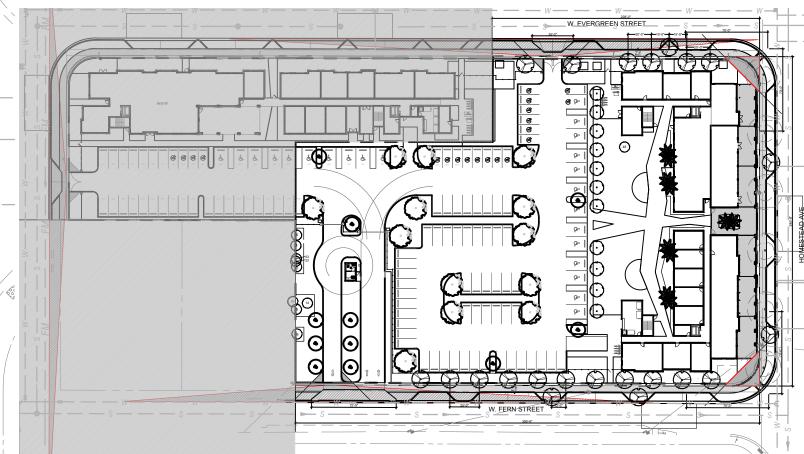
SYMBOL LEGEND

Tree to Remain

L-1 LANDSCAPE PLAN

L-2 LANDSCAPE DETAILS

TREE DISPOSITION PLAN



KEY PLAN

Scale: NTS



LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan Zoning District: PECUC Phase II Net Lot Area 2.26 acres 98,260 s.f. REQUIRED PROVIDED OPEN SPACE A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 98,260 s.f. x 10 % = 9,826 s.f. 78,978 B. Square Feet of parking lot open space required by Chapter 33, No. outside/ground-level parking spaces 86 x 10 s.f. per parking spaces = C. Total s.f. of landscaped open space required by Chapter 33: A + B = **TREES** A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = <u>16</u> trees x net lot acres = B. % Palms Allowed: No. trees required x 30% = C. % Natives Required: No. trees required x 30% = D. % Drought tolerant and low maintenance: E. Street trees (maximum average spacing of 25' o.c.): W. Evergreen Street _____28___ linear feet along street - __35_ l.f. driveways --Colonnade provided in lieu of Street Trees (See note on plan)-____396___ linear feet along street - __72_ l.f. driveways -

*9 Existing trees are counted towards the minimum code requirements.

F. Street trees located directly beneath power lines

A. No. of shrubs required =No. Total trees required x 10

C. % Drought tolerant and low maintenance required:

B. % of native shrubs required: No. shrubs provided x 30% =

Number of shrubs provided x 50%=

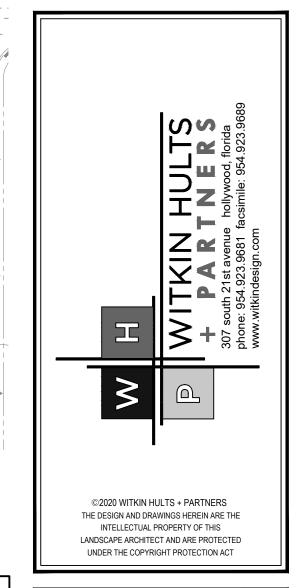
A + E = <u>56</u> Total Trees

G. Total Trees Required

SHRUBS

(maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	NATIVE	NOTES
TREES							
Q J	CD	22	Pigeon Plum / Coccoloba diversifolia	16' HT. X 8' SPR. X 6" DBH		Y	STREET TREE
\bigcirc	СВ	11	White Geiger / Cordia boissieri 'White Geiger'	12` HT. X 5` SPR. X 2" DBH		N	-
8	LI	11	Muskogee Crape Myrtle / Lagerstroemia indica 'Muskogee'	12` HT. X 5` SPR. X 2" DBH		N	-
Service of the servic	QV	13	Live Oak / Quercus virginiana	12' HT. X 6' SPR. X 2" DBH.		Y	-
PALM TREES	3		,				
	VM2	5	Montgomery Palm / Veitchia montgomeryana 'Double'	20` O.A. HT. MIN		N	-
SHRUBS	1						
$\overline{(\cdot)}$	CG	302	Small Leaf Clusia / Clusia guttifera	60" HT. X 24" SPR./24" O.C.,7 GAL.	7 GAL.	N	-
$\overline{\odot}$	CE	106	Green Buttonwood / Conocarpus erectus	36" HT. X 36" SPR. /24" O.C.	7 GAL.	Υ	-
SHRUB ARE	AS					•	
	CI	277	Horizontal Cocoplum / Chrysobalanus icaco 'Horizontalis'	18" HT. X 24" SPR. / 24" O.C.	3 GAL.	Υ	-
	TF	135	Dwarf Fakahatchee Grass / Tripsacum floridana	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Υ	-
GROUND CC	OVERS						
	FM	529	Green Island ficus / Ficus microcarpa	15" HT. X 15" SPR. / 15" O.C.	3 GAL.	N	-
LAWN	_	As quired	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD			



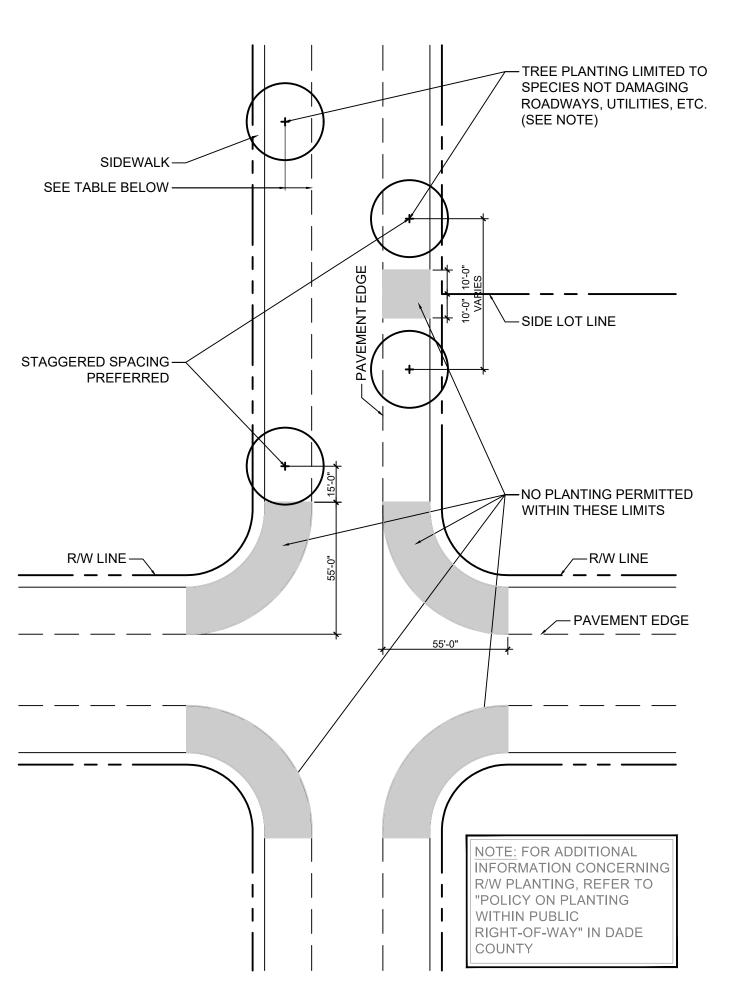
820

410

SEE LANDSCAPE LIST

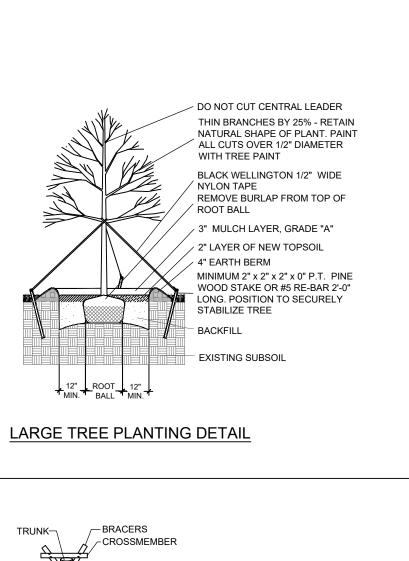
Lic. # LA6667290 Member: A.S.L.A.

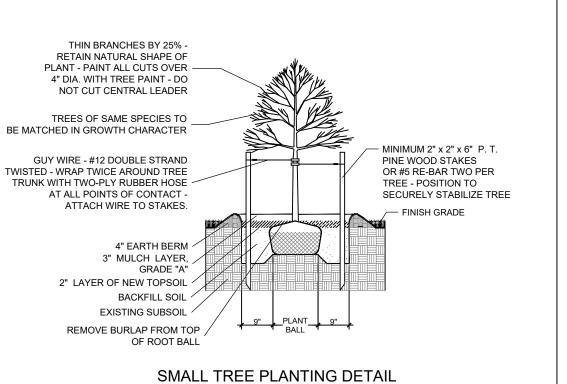
Drawing: Landscape Plan Date: 06/08/2023 Scale: See Left Drawn by: SC Sheet No.: ∟-1 Cad Id.: 2023-027



Public R.O.W. Planting Setback

	DESIGN SPEED			
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE	
NO CURB & GUTTER	6'	14'	30'	
WITH CURB & GUTTER	4'	4'	14'	





PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION -

EACH PLANT SHALL BE PRUNED FOR

3" MULCH AS SPECIFIED

OVER ALL PLANTING BEDS

(SEE LANDSCAPE PLAN)

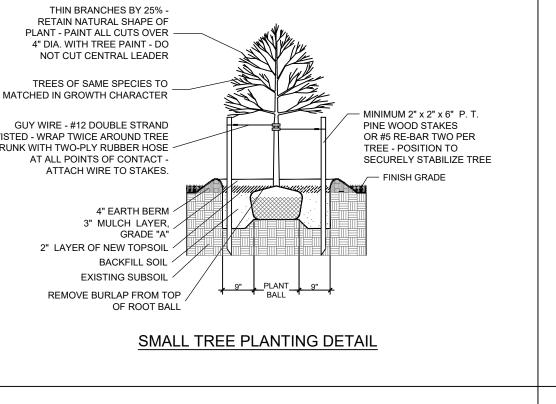
EXISTING SUBSOIL

MULCH EDGING - ALL PLANTING

BEDS ADJACENT TO SOD AREAS

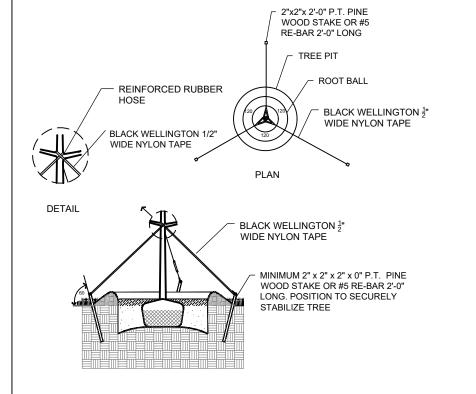
SHALL RECEIVE A 4"-6" DEEP

LAYER OF MULCH



— PLANTING SOIL

TYPICAL SHRUB PLANTING DETAIL



TYPICAL TREE GUYING DETAIL

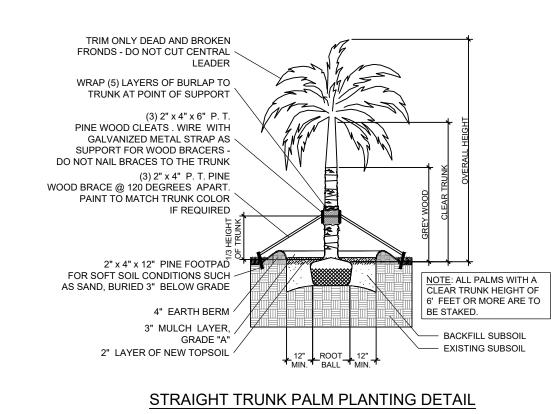
WILL VARY ACCORDING TO

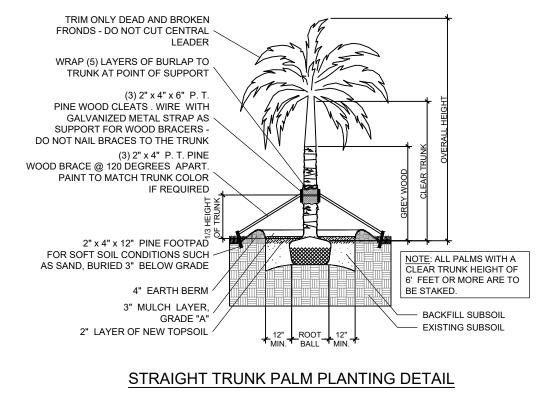
SPECIES AND HABITAT OF

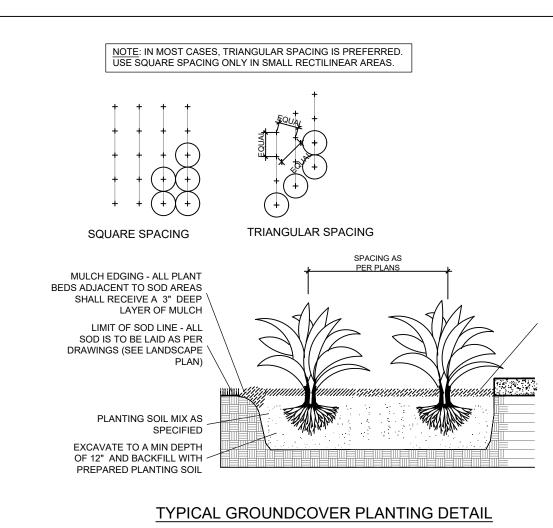
GROWTH SO THAT MATURI PLANTS WILL NOT OVER LAP ONTO SIDEWALK

STRUCTURES PAVED AREAS, ETC

TYPICAL CURB AND GUTTER







PLANTING NOTES:

CURVED TRUNK PALM PLANTING DETAIL

BRACING DETAIL

BURLAP TO TRUNK AT

2" X 4" CROSSMEMBERS NAILED TO BRACES

POINT OF SUPPORT

2 (2" x 4") WOOD

TOGETHER (see detail above)

2" LAYER OF NEW

EXISTING SUBSOIL

- -All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- -All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- -Planting plans shall take precedence over plant list in case of discrepancies.

2"x 4"x 12" FOOT PAD

- CONDITIONS SUCH AS

SAND; BURIED 3"

BELOW GRADE.

- -No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- -Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50%
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

TYPICAL CONTAINER SPACING DETAIL

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

SHOULD BE FAR ENOUGH TO ALLOW PLANTS TO REACH MATURE SIZE GROWTH OF ADJACENT PLANT

* **SPACING OF PLANTS

△ AS INDICATED ON PLANTING

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

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

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

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

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod

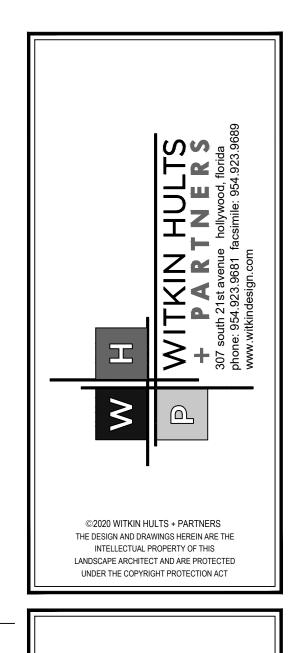
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing

GENERAL NOTES:

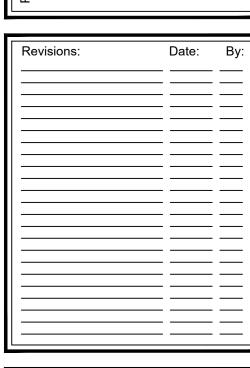
-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility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

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

- -All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- -All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.







	Seal:
	1:- #1 ACCC7000
	Lic. # LA6667290 Member: A.S.L.A.
2025	
• • •	

