

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.: E2024000008 Tentative No.: _____

Plat Name N/A

Sec. 32 Twp. 55 Rge. 40

Property Location: 10060 W Evergreen Street

Zoning: Perrine Community Urban Center District: _____

Owner: Miami-Dade County through its Public Housing and Community Development Department and the
Department of Transportation and Public Works

Owner's Email: c/o Perrine Apartments II, Ltd.

Owner's Address: 701 NW 1st Ct, 14th Floor, Miami, FL 33136

Owner's Phone: _____

Contact person: Ethan Wasserman, Nicole Wolfe, David Butter

Contact's Email: wassermane@gtlaw.com / wolfen@gtlaw.com / david.butter@gtlaw.com

Contact's Address: 333 SE 2nd Ave, Suite 4400, Miami, FL 33131

Contact's Phone: 305-579-0599

Please note that this application must be submitted to the Department of Regulatory and Economic Resources on the 11th floor with the processing check made payable to the "Miami-Dade County".

FOR OFFICIAL USE ONLY

Check No: _____

Bank: _____

Date received: _____

**ZONING APPLICATION FOR ADMINISTRATIVE APPROVAL OF
ENTRANCE FEATURE**

MIAMI-DADE COUNTY

Sec. 32 Twp. 55 Rge. 40

Fee: _____

FOLIO# 30- 5032-035-0020

Date Received Stamp

This application with all required supplemental data, information and fee must be completed in accordance with the attached "INSTRUCTIONS FOR FILING APPLICATION FOR ENTRANCE FEATURE" and returned to the MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, the Zoning Hearings Section.

TYPE OR PRINT LEGIBLY ALL INFORMATION ON APPLICATION:

1) Applicant Perrine Apartments II, Ltd. Phone 305-579-0599

Mailing Address 161 NW 6 Street, Suite 1020 City Miami State Florida Zip 33136

Email Address wassermane@gtlaw.com / wolfen@gtlaw.com / david.butter@gtlaw.com

2) Owner of Property Miami-Dade County through its Public Housing and Community
Development Department and the Department of Transportation and
Public Works Phone _____

Mailing Address 701 NW 1st Ct, 14th Floor City Miami State FL Zip 33136

Email Address _____

3) Contact Person Ethan Wasserman, Nicole Wolfe, David Butter Phone 305-579-0599

Mailing Address 333 SE 2nd Ave, Suite 4400 City Miami State FL Zip 33131

Email Address wolfen@gtlaw.com; wassermane@gtlaw.com

4) LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION:

See Exhibit A, attached

5) SIZE OF PROPERTY: 3.10 acres X _____

6) Address or location of subject property 10060 W Evergreen Street

7) Present Zoning Classification(s) Perrine Community Urban Center

8) Is this Entrance Feature being requested as a result of a violation notice or summons? No

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 description: Lot: _____ Block: _____ Subdivision: _____
P.B. _____ Page: _____ Development 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

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



Seal:

Professional Preparer's Signature

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

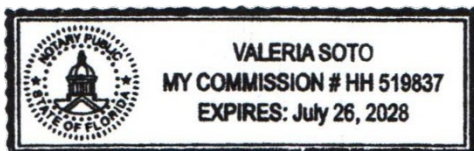


STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this **20th 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 **20th of June, 2025** in the County and State aforesaid, the date and year last aforesaid.

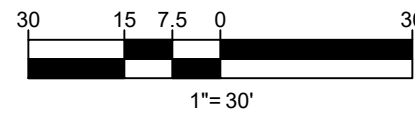
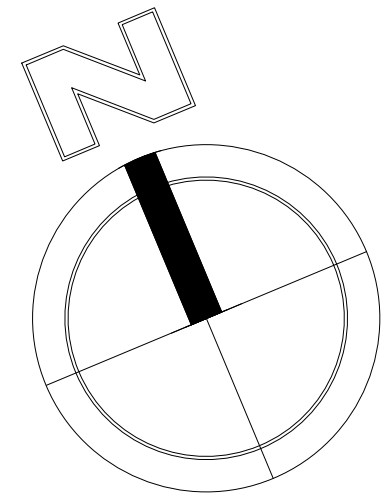
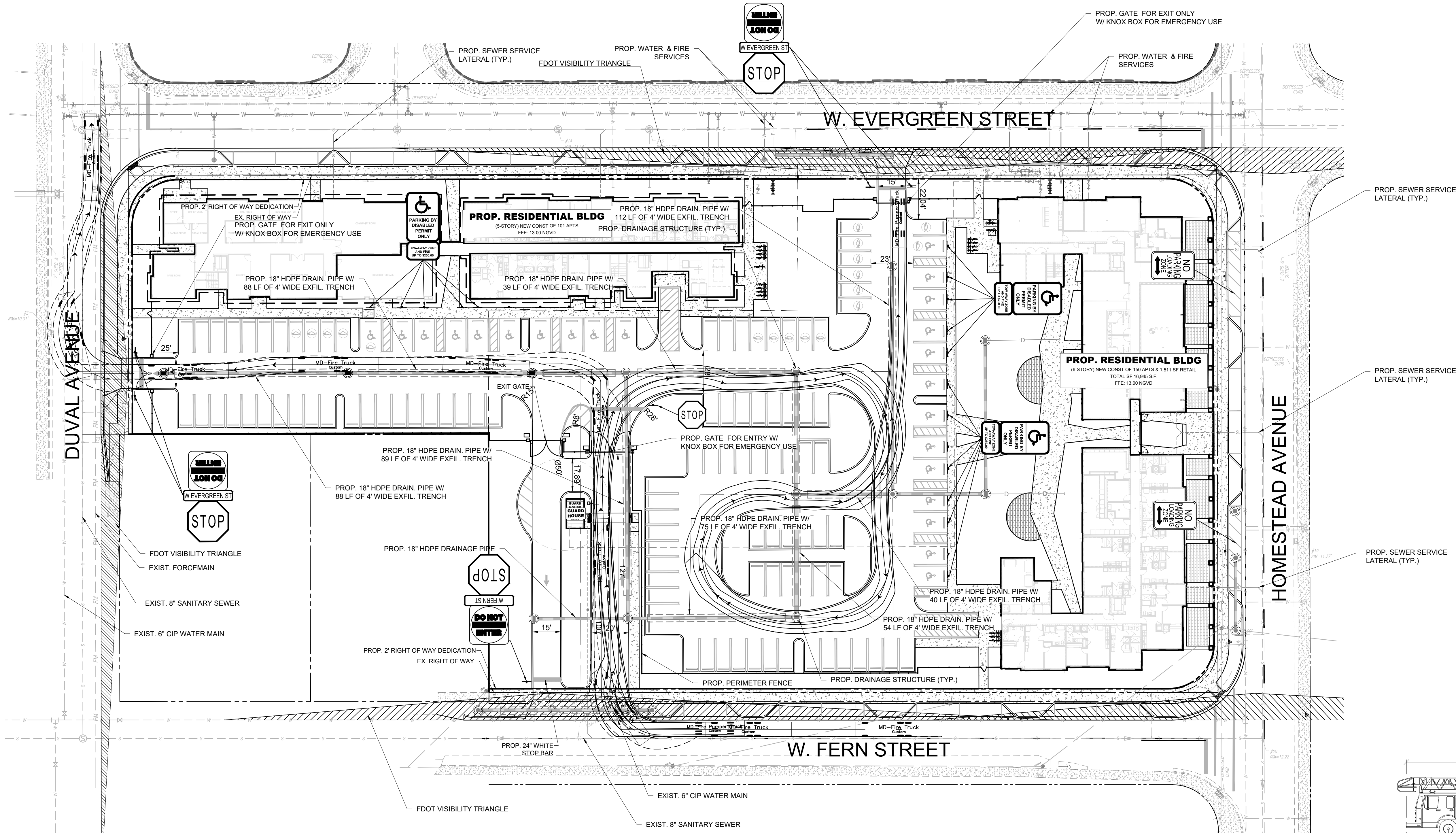
My commission expires: July 26, 2028


Valeria S. Soto
Notary Public Signature



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

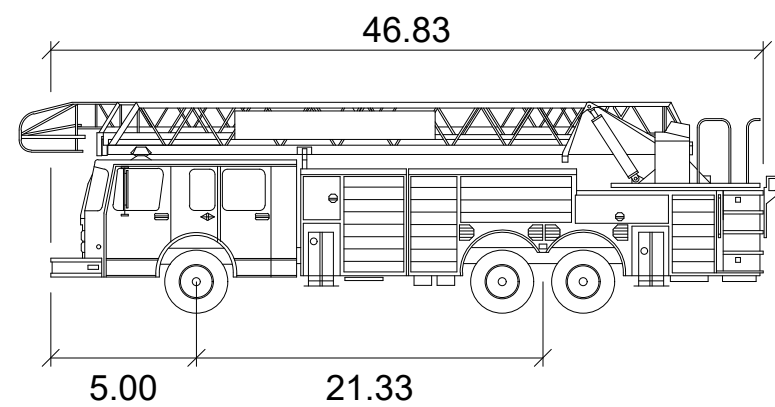
Check positive response codes before you dig!



PROP. SEWER SERVICE LATERAL (TYP.)

PROP. SEWER SERVICE LATERAL (TYP.)

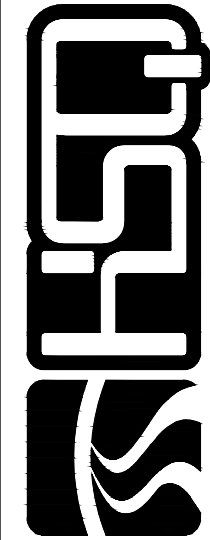
PROP. SEWER SERVICE LATERAL (TYP.)



MD-Fire Truck

feet

Width	: 7.87
Track	: 7.87
Lock to Lock Time	: 6.0
Steering Angle	: 45.3

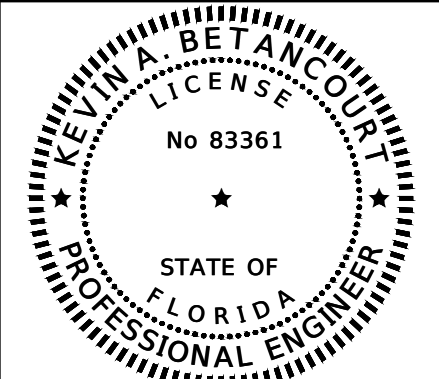


HSQ GROUP
Engineers - Planners - Surveyors
4577 N Hob Hill Road, Suite 205
Sunrise, Florida 33351 954.440.6690
C26258 - LB7924

PERRINE I & II

ENTRY FEATURE CIVIL PLAN

DATE:	10/2023
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB



DATE: 7/25/25
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2306-42

SHEET: EF-1

DATE: Jul 25, 2025 -- 10:21am W:\450 Broward\Civil Projects\2025\2306-27 Perrine\Drawings\Construction Plans\230627-Entry Feature Plan.dwg



OWNER:

**ATLANTIC
PACIFIC**

 **COMMUNITIES**

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

ENLARGED ENTRY FEATURE FLOOR PLAN & ELEVATIONS

[illegible]

SEAL:

THESE DRAWINGS ARE THE PROPERTY OF CORWIL ARCHITECT, 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: 02/05/2024
JOB No.: 2020-42
DRAWN BY: MC
APPR BY: AMC, FJC
PRINTED: 2/5/2024 1:30:40 PM

SHEET NUMBER:

A-5.00



6 LEFT SIDE ELEVATION

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



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

PROJECT:
PERRINE VILLAGE II
West Perrine, FL 33157

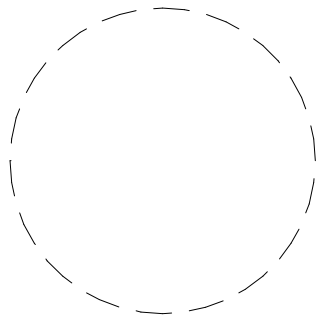
OWNER:
ATLANTIC
PACIFIC
COMMUNITIES
161 NW 6th Street, Suite 1020
Miami, FL 33136

ACCESS GATES ELEVATIONS AND
DETAILS

PHASE:
SITE PLAN
SUBMITTAL
PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

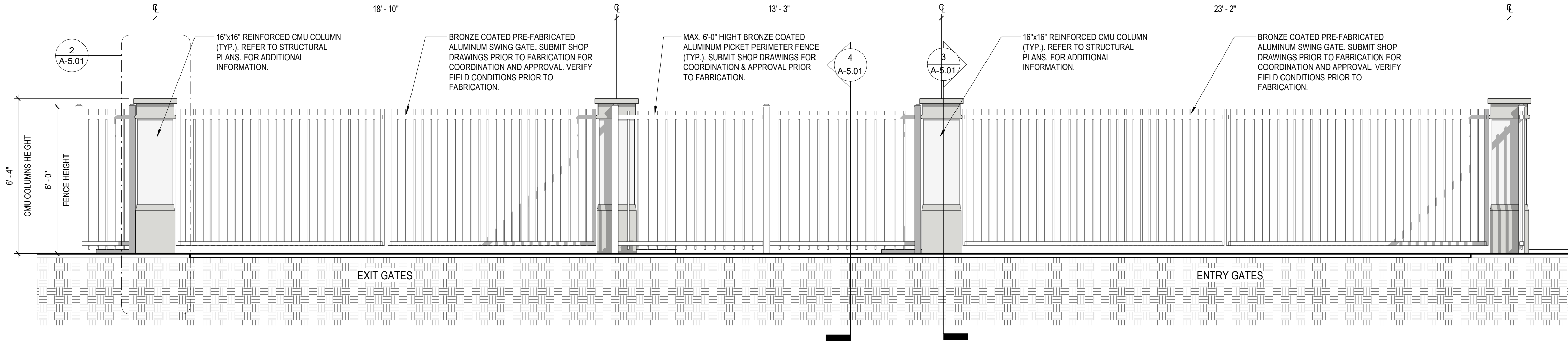


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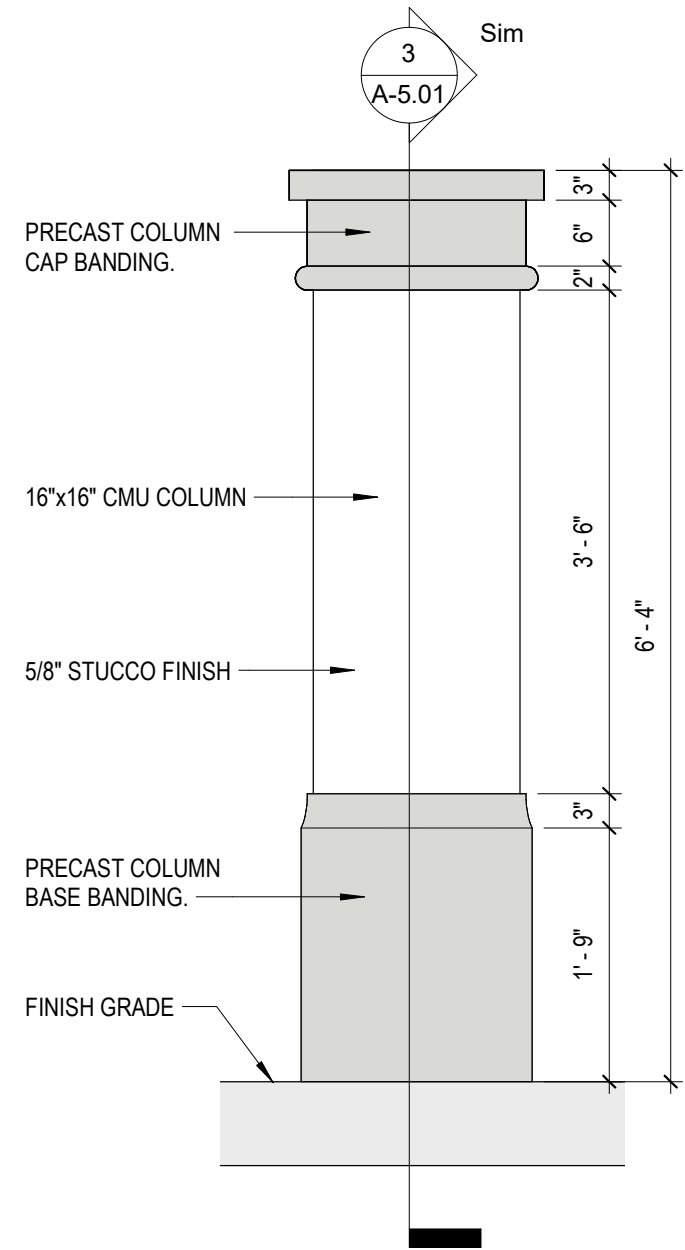
DATE: 02/05/2024
JOB No.: 2020-42
DRAWN BY: MC
APPR BY: AMC, FJC
PRINTED: 2/5/2024 1:30:42 PM

SHEET NUMBER:

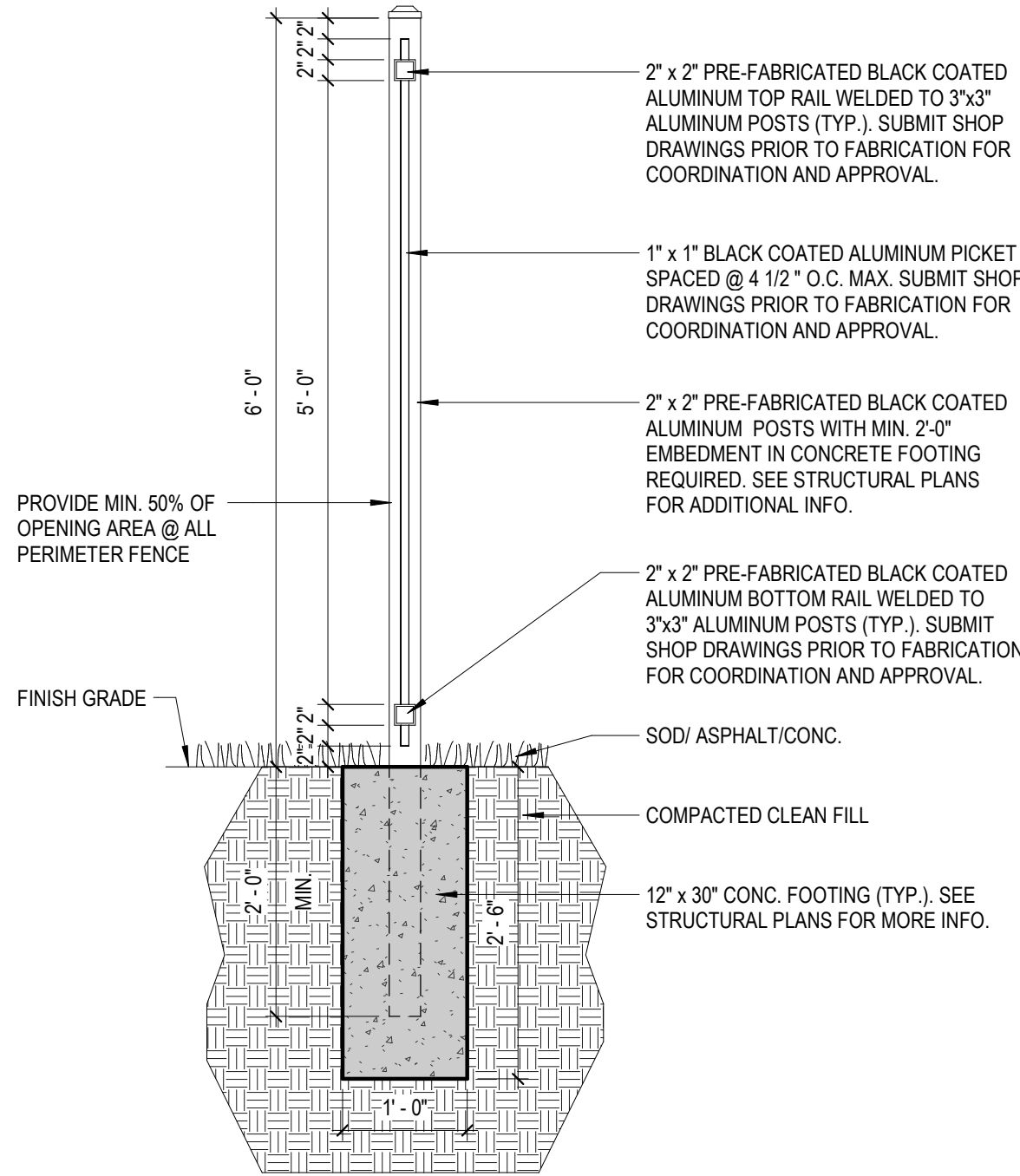
A-5.01



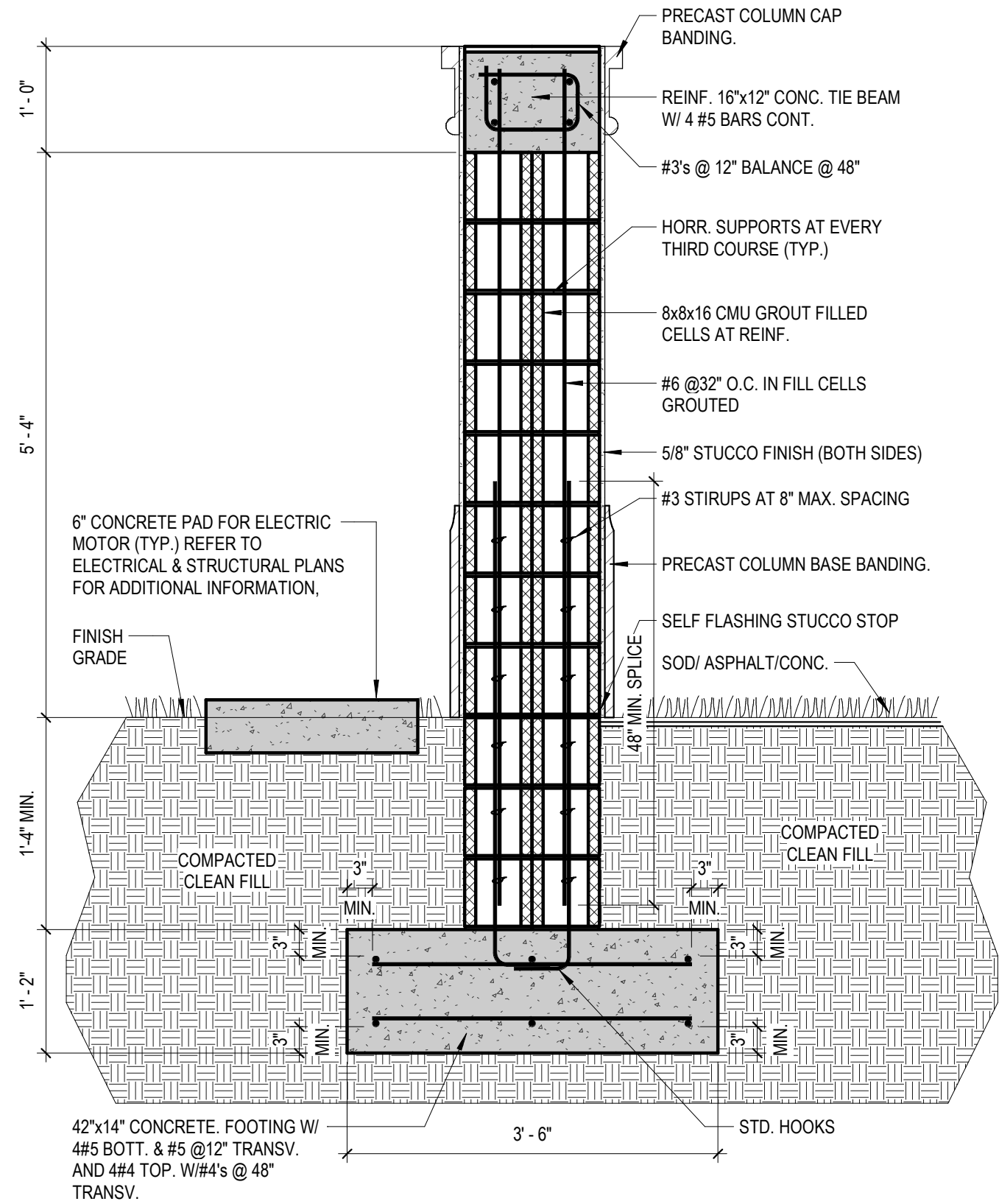
1 TYP GATES & FENCE ELEVATION
SCALE: 3/8" = 1'-0"



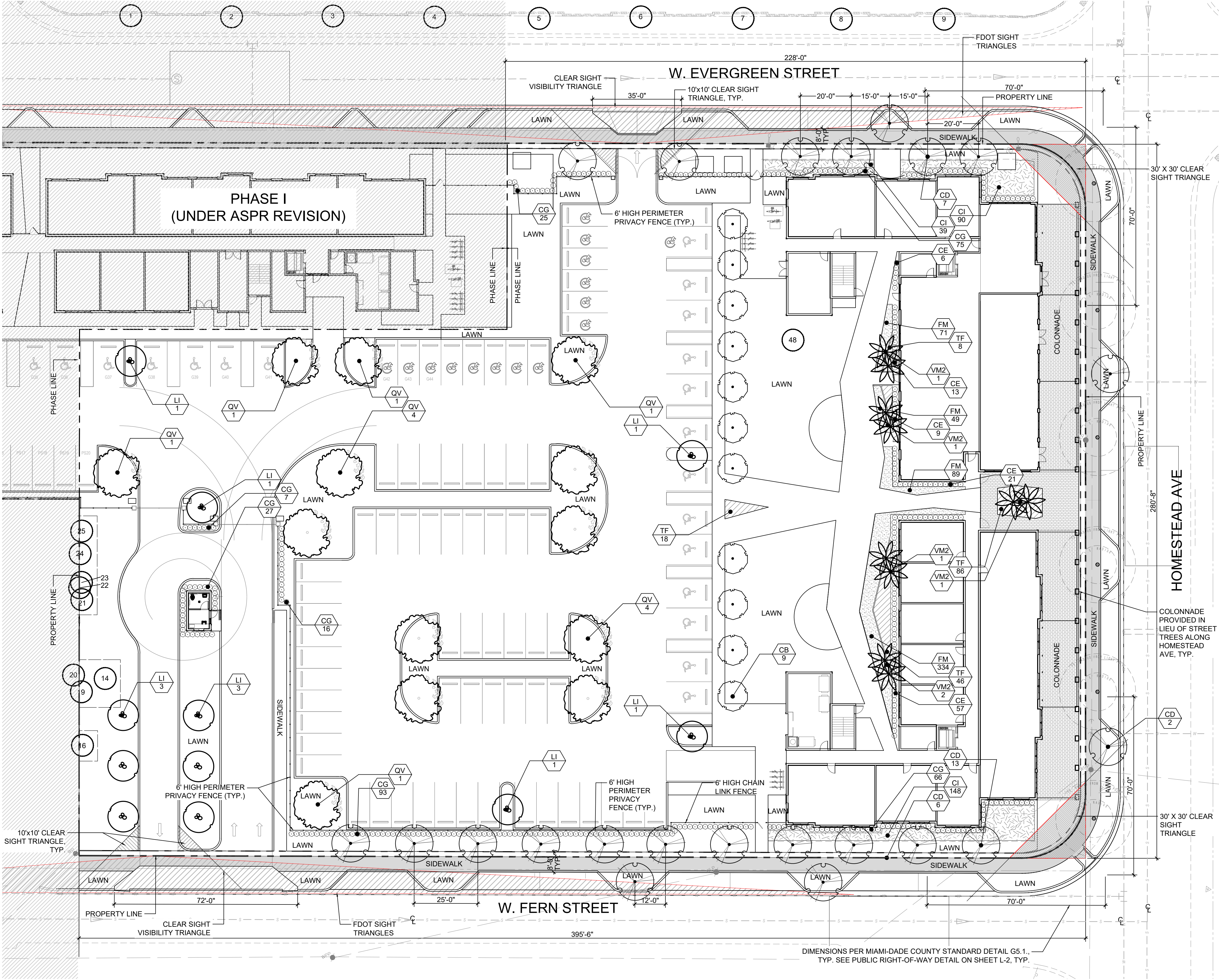
2 TYP. CMU COLUMN ELEVATION
SCALE: 3/4" = 1'-0"



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



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



LANDSCAPE PLAN

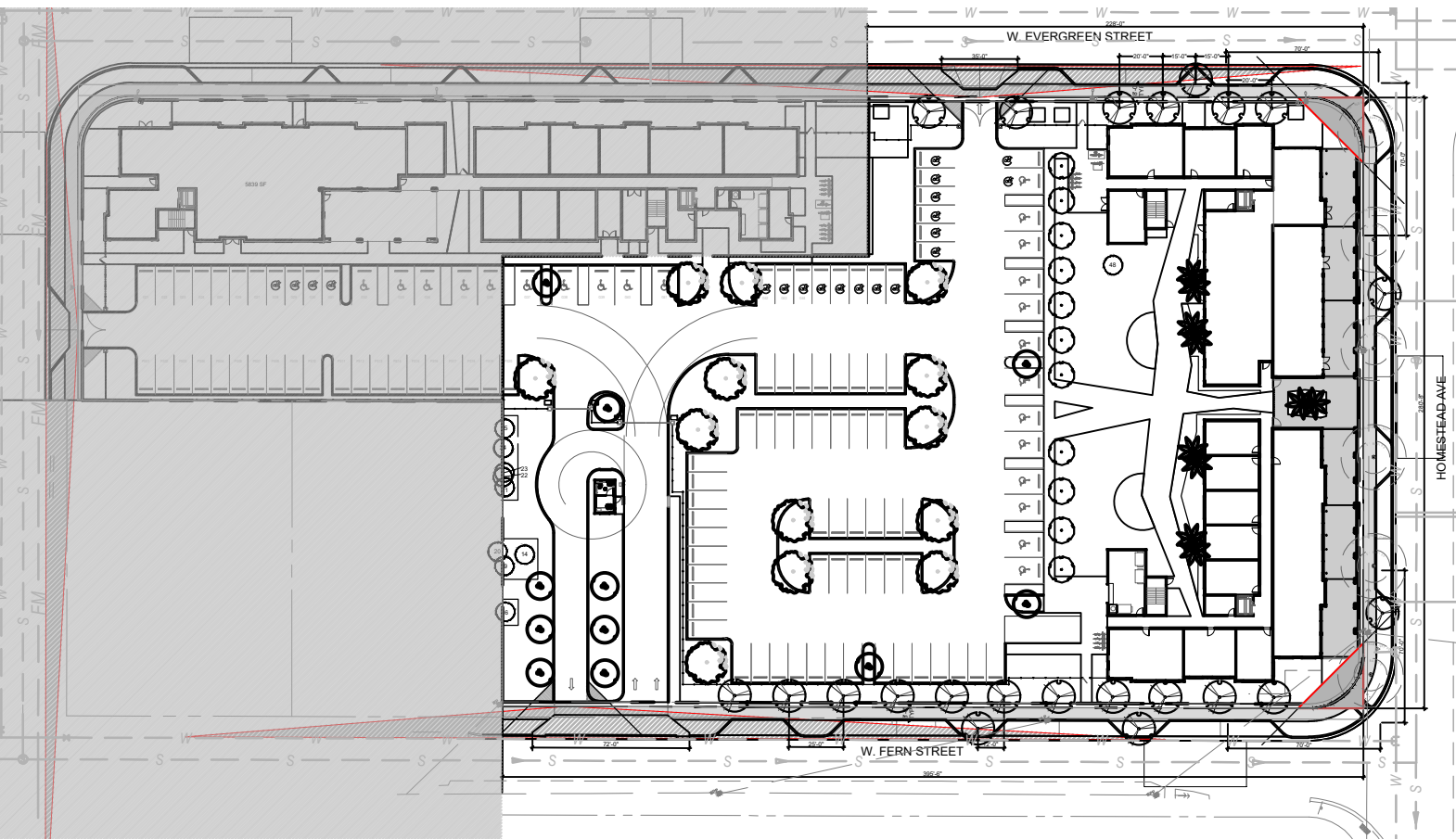
Scale: 1" = 20'-0"

SYMBOL LEGEND

(#x) Tree to Remain

SHEET INDEX:

L-1 LANDSCAPE PLAN
L-2 LANDSCAPE DETAILS
TD-1 TREE DISPOSITION PLAN



KEY PLAN

Scale: NTS

NORTH



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.

OPEN SPACE REQUIRED PROVIDED

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. 9,826 78,978

B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan:
No. outside/ground-level parking spaces 86 x 10 s.f. per parking spaces = 860 860

C. Total s.f. of landscaped open space required by Chapter 33: A + B = 10,606 80,698

TREES

A. No. trees required per net lot acre
Less existing number of trees meeting minimum requirements
= 16 trees x net lot acres = 37 *44

B. % Palms Allowed: No. trees required x 30% = 12 14

C. % Natives Required: No. trees required x 30% = 12 14

D. % Drought tolerant and low maintenance:
Number of trees provided x 50% = 19 22

E. Street trees (maximum average spacing of 25' o.c.):
W. Evergreen Street
228 linear feet along street - 35 l.f. driveways - 8 7

Homestead Avenue
-Colonnade provided in lieu of Street Trees (See note on plan)- N/A 2

W. Fern Street
396 linear feet along street - 72 l.f. driveways - 13 13

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

G. Total Trees Required
A + E = 56 Total Trees 58 66

SHRUBS

A. No. of shrubs required = No. Total trees required x 10 580 820

B. % of native shrubs required: No. shrubs provided x 30% = 174 518

C. % Drought tolerant and low maintenance required:
Number of shrubs provided x 50% = 290 410

SEE LANDSCAPE LIST

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

PLANT SCHEDULE						
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	NATIVE NOTES
TREES						
	CD	22	Pigeon Plum / Coccoloba diversifolia	16" HT. X 8" SPR. X 6" DBH		Y STREET TREE
	CB	11	White Geiger / Cordia alliodora 'White Geiger'	12" HT. X 5" SPR. X 2" DBH	N	-
	LI	11	Muskogee Cape Myrtle / Lagerstroemia indica 'Muskogee'	12" HT. X 5" SPR. X 2" DBH	N	-
	QV	13	Live Oak / Quercus virginiana	12" HT. X 6" SPR. X 2" DBH	Y	-
PALM TREES						
	VM2	5	Montgomery Palm / Veitchia montgomeryana 'Double'	20' O.A. HT. MIN		N -
SHRUBS						
	CG	302	Small Leaf Clusia / Clusia guttifera	60" HT. X 24" SPR./24" O.C. 7 GAL.	7 GAL.	N -
	CE	106	Green Butterwood / Gonocarpus erectus	36" HT. X 36" SPR./24" O.C.	7 GAL.	Y -
SHRUB AREAS						
	CI	277	Horizontal Coccoplum / Chrysobalanus icaco 'Horizontalis'	18" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y -
	TF	135	Dwarf Falahatchee Grass / Tripsacum floridanum	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y -
GROUND COVERS						
	FM	529	Green Island ficus / Ficus microcarpa	15" HT. X 15" SPR. / 15" O.C.	3 GAL.	N -
	As Required		Sterotaphium secundatum 'Florant' ST. AUGUSTINE GRASS		SOLID EVEN 800	

W

H

P

WITKIN HULTS
+ PARTNERS
307 South Bay Street
Perrine, FL 33157
phone 954.923.9681 fax 954.923.9689
www.witkindesign.com

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THE DESIGN AND DRAWINGS HEREIN ARE THE
INTELLECTUAL PROPERTY OF THIS
LANDSCAPE ARCHITECT AND ARE PROTECTED
UNDER THE COPYRIGHT PROTECTION ACT

PERRINE VILLAS II
WEST PERRINE, FL 33157
LANDSCAPE PLAN

Project:

Revisions: Date: By:

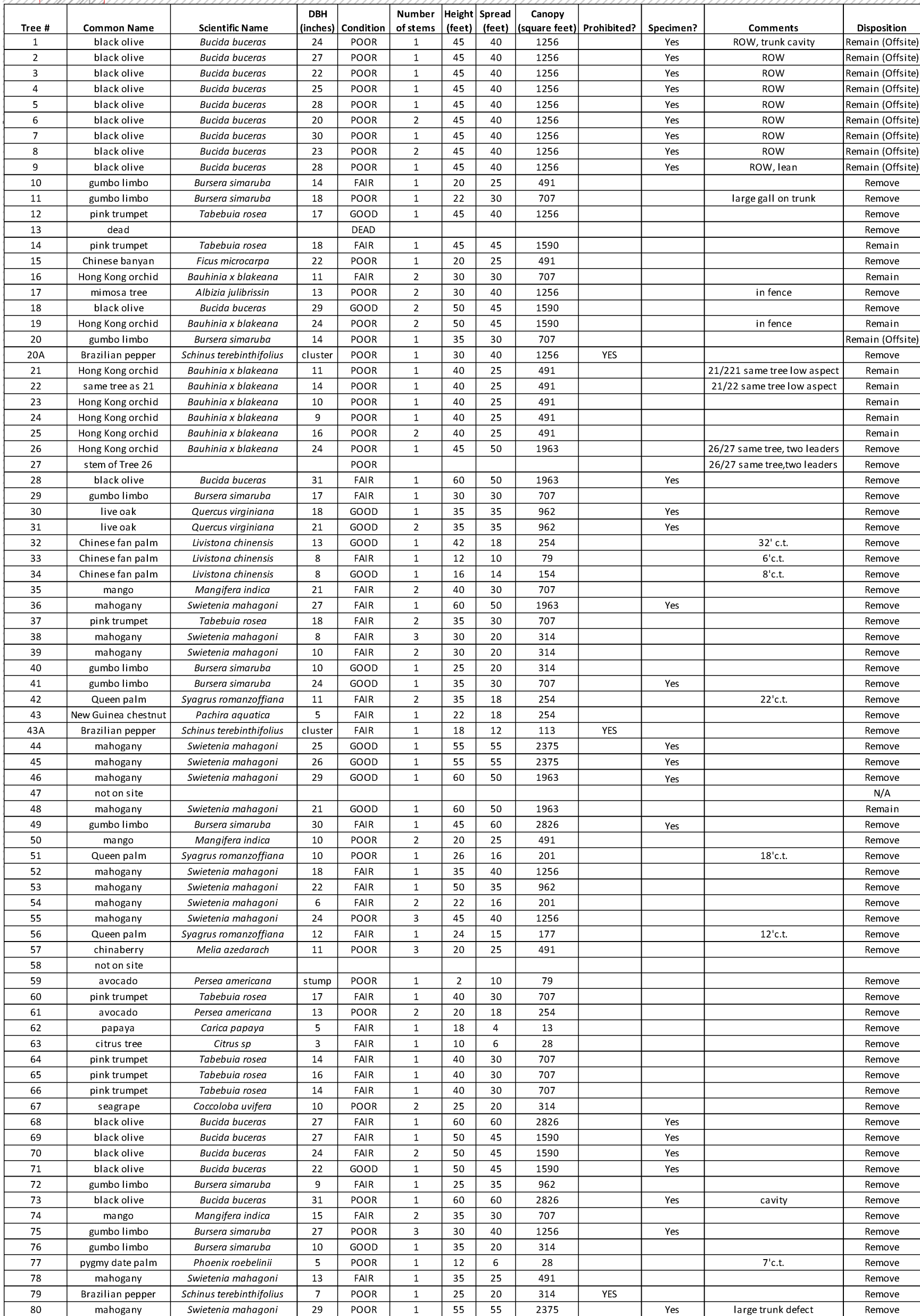
Seal:

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

Drawing: Landscape Plan
Date: 06/08/2023
Scale: See Left
Drawn by: SC
Sheet No.:


L-1

Cad Id.: 2023-027



Scale: 1" = 20'-0"



-  Tree to Remove
 Tree to Remain

Scale: NTS

Canopy Replacement Calculations			
Tree / Palm	Quantity	Credit	Total Credits
Native Shade (Hardwood) Tree 1	61	500	30,500
Native Shade (Hardwood) Tree 2	38	300	11,400
Non-Native Shade (Hardwood) Tree 2	45	300	13,500
Non-Native Palm Tree 1	19	300	5,700
TOTAL CREDITS PROVIDED			61,100
TOTAL % NATIVE			61%
TOTAL % PALMS			9%

REFER TO LANDSCAPE PLANS FOR EXACT SPECIES
AND LOCATION