



FINAL AGENDA

Community Zoning Appeals Board 15
Palmetto Golf Course, Community Room, 9300 SW 152 Street, Miami, FL
Thursday, July 29, 2021 at 6:30 pm

PREVIOUSLY DEFERRED

A.	Z2019000198	LCS Communications, LLC	19-198	56-40-30	N
B.	Z2020000040	Coral Castle, Inc.	20-40	57-39-04	N
C.	Z2020000101	Village at Old Cutler, LLC	20-101	56-40-17	N
D.	Z2020000122	Community Health of South Florida, Inc.	20-122	56-40-17	N

APPEALS

CURRENT

1.	Z2021000043	Habitat for Humanity of Greater Miami	21-43	56-39-13	N
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Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

Revised Agenda to
Reflect correct
Department Recommendation

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF THURSDAY, JULY 29, 2021

PALMETTO GOLF COURSE, COMMUNITY ROOM

9300 SW 152 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 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

A. LCS COMMUNICATIONS, LLC. Z2019000198

Area 15/District 08

The application is to permit a rezoning of the subject parcel from RU-3M (multi-family residential, maximum of 12.9- units per acre), to BU-1 (neighborhood business uses), in order to construct a 125 foot high wireless cell tower (a monopole with concealed antennas and camouflaged as a flagpole) on the site. Additionally, the application seeks to allow the proposed cell tower to be located closer than permitted from all four property lines, and for not providing the 6 foot high decorative masonry wall where the proposed business district abuts residential properties as required by Code.

- (1) DISTRICT BOUNDARY CHANGE from RU-3M, Minimum Apartment House District, to BU-1, Neighborhood Business District.
- (2) UNUSUAL USE to permit a 125' high Wireless Supported Service Facility and ancillary equipment.
- (3) NON-USE VARIANCE to permit the wireless supported service facility setback 48.57' from the front (north) property line, setback 18.1' from the interior side (east) property line, setback 26.89' from the interior side (west) property line, and setback 23.9' from the rear (south) property line (138.88' required for all).
- (4) NON-USE VARIANCE to waive the required 6' high decorative masonry wall where a BU zoned property abuts an RU zoned property.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Isola Cell Tower," as prepared by Kimley-Horn, consisting of 7 sheets, and landscape plans entitled "Isola," as prepared by Witkin Hults Design Group and Kimley-Horn, consisting of 3 sheets, all dated stamped received 3/19/21, for a total of 10 sheets. Plans may be modified at public hearing.

LOCATION: Lying on the southeast corner of property located on the southwest corner of the intersection of SW 248 Street and SW 112 Avenue, Miami-Dade County, FL

SIZE OF PROPERTY: 0.05 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Denial without prejudice.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from June 24, 2021

B. CORAL CASTLE INC. Z2020000040

Area 15/District 09

The application is to waive the required sidewalks, tree grates, parking lane and curb and gutter abutting the property and to waive the requirement for the maximum allowable length of a block. Additionally, the application seeks to permit a monument sign larger than permitted, amend the New Streets Plan to waive the required "B" street, waive the requirement for sidewalks, tree grates and a parking lane along SW 157 Avenue, permit a fence with columns to be taller than required and located where it is not permitted, permit driveways to be wider than permitted, permit the parking area to be located in front of the principal building, and to waive the requirement of pedestrian access from US 1.

- (1) USE VARIANCE to waive the curb and gutter (2' curb and gutter required) along the SW 157th Avenue street frontage.
- (2) USE VARIANCE of the standard urban center district regulations to waive the requirement that the perimeter of a block shall not exceed 500 feet.
- (3) USE VARIANCE to permit one (1) monument sign of 338 sq. ft with a total height of 35.25' (one (1) monument sign with a maximum of 40 sq. ft. and a height of 6' permitted).
- (4) AMENDMENT to the Leisure City Urban Center District (LCUC) New Streets Plan to waive the required "B Street" traversing through the property.
- (5) NON-USE VARIANCE to waive the requirements for sidewalks, tree grates, and a parking lane (9' wide sidewalk, tree grates and 7' parking lane required) along the SW 157th Avenue street frontage.
- (6) NON-USE VARIANCE to permit a chain link fence 6' in height with decorative columns 8' in height (3'-6" maximum permitted) when located in front of the build to line.
- (7) NON-USE VARIANCE to the Leisure City Urban Center District (LCUC) Regulations to allow for driveways with a width of 22' and 30' (20' maximum allowed for civic uses).
- (8) NON-USE VARIANCE to the Leisure City Urban Center District (LCUC) Regulations to allow for parking to be located in front of the principal building (not permitted).
- (9) NON-USE VARIANCE to permit the primary entrance of a building with no pedestrian access to a street (pedestrian access to US1 required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "CORAL CASTLE MUSEUM", as prepared by Modis Architects, three (3) sheets dated stamped received 7/23/20 and six (6) sheets dated 10/19/20, and seven (7) sheets prepared by JFS Design, Inc., dated stamped received 7/23/20 for a total of sixteen (16) sheets. Plans may be modified at public hearing.

LOCATION: 28655 S. Dixie Highway, Miami-Dade County, Florida
SIZE OF PROPERTY: 4.68 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Withdrawal of request #1, Approval of requests #2, modified Approval of #3 and Approval with conditions of requests #4 through #9.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____
Deferred from June 24, 2021

DEFERRED: _____

C. VILLAGE AT OLD CUTLER, LLC. Z2020000101

Area 15/District 08/09

The application is to permit a rezoning of the subject property from RU-2 (Duplex District) to RU-4M (Multi-Family District/maximum of 35.9 units per acre), which could allow the property to be developed with more residential units than currently allowed. Additionally, the application seeks to delete a prior covenant to allow for the development of workforce housing on the subject property, proposed buildings to be located closer to the west property line, for a decorative wall to be higher than permitted, and to permit for less regular parking spaces, less electrical vehicle charging stations than required by Code and to permit driveways and parking areas closer to the right of way than permitted.

- (1) DISTRICT BOUNDARY CHANGE from RU-2, Two-Family Residential District, to RU-4M, Modified-Apartment House District.
- (2) DELETION of a Declaration of Restrictions recorded in Official Records Book 25570, Pages 4460-4464.

The purpose of Request #2 is to delete a covenant running with the land tying the site to a previously approved site plan in order to allow the applicant to submit new plans to develop the property with workforce housing.

- (3) NON-USE VARIANCE to permit proposed buildings to setback a minimum of 10' (25' required) from the front (west) property line.
- (4) NON-USE VARIANCE to permit 5 Electrical Vehicle Supply Equipment (EVSE) ready parking spaces (67 parking spaces required).
- (5) NON-USE VARIANCE to permit 661 parking spaces (678 required).
- (6) NON-USE VARIANCE to permit a 16' high C.B.S. wall (6' high maximum permitted) along the amenities area.
- (7) NON-USE VARIANCE to permit parking and driveways to be located within 25' of an official right of way line (none permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "AHS at OLD CUTLER", as prepared by Bellon, consisting of thirteen (13) sheets dated stamped received 9/2/20, two (2) sheets dated stamped received 10/27/20, four (4) sheets dated stamped received 12/23/20, and three (3) three sheets dated stamped received 12/29/20, with pavement and signage plans entitled "Village at Old Cutler", as prepared by Avino and Associates, consisting of nine (9) sheets dated stamped received 12/23/20 and one (1) sheet dated stamped received 10/27/20, for a total of thirty-two (32) sheets. Plans may be modified at public hearing.

LOCATION: Lying between SW 107 Avenue and the Florida Turnpike, and between SW 216 Street and SW 228 Street, Miami-Dade County, FL

SIZE OF PROPERTY: 16.46-gross Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #7.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from June 24, 2021

D. COMMUNITY HEALTH OF SOUTH FLORIDA, INC. Z2020000122

Area 15/District 09

The application is to permit a proposed detached sign to be located closer to the front property line than permitted by Code.

NON-USE VARIANCE to permit a detached sign to setback 2.167' (17.5' required) from the front (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Sign at Doris Ison Center", as prepared by Architectura Group Miami, consisting of two (2) sheets, dated stamped received 2-19-21 and one (1) sheet entitled "Community Health – Doris Ison", as prepared by Art Sign Company, dated stamped received 10-26-20 for total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 10300 SW 216 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: 24.25 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions..

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from June 24, 2021

1. HABITAT FOR HUMANITY OF GREATER MIAMI Z2021000043

Area 15/District 09

The application is to permit the rezoning of the subject property from AU, Agricultural District to RU-2, Two Family Residential district.

DISTRICT BOUNDARY CHANGE from AU, Agricultural District to RU-2, Two Family Residential district.

LOCATION: Lying south of SW 224 Street and approximately 200' east of SW 119 Avenue, AKA 11860 SW 224 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: 0.257 acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval.

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 Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board No. 15**

PH: Z19-198

July 29, 2021

Item No. A

Recommendation Summary	
Commission District	8
Applicant	LCS Communications, LLC
Summary of Request	The applicant seeks to change the zoning from RU-3M, Minimum Apartment House District, to BU-1, Neighborhood Business District and to permit a 125' high wireless supported facility setback less than required from the four property lines. Additionally, the applicant seeks to waive the requirement for a 6' high decorative masonry wall where the proposed business lot abuts a residential zoned district.
Location	Lying on the southeast corner of property located on the southwest corner of the intersection of SW 248 Street and SW 112 Avenue, Miami-Dade County, Florida.
Property Size	0.05 acres
Existing Zoning	RU-3M, Minimum Apartment House District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Inconsistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(3)(a), Unusual Uses For Wireless Supported Service Facilities, Section 33-311(A)(4)(b), Non-Use Variance standards (see attached Zoning Recommendation Addendum)
Recommendation	Denial without prejudice.

This item was deferred from the June 24, 2021, meeting of Community Zoning Appeals Board (CZAB) #15 due to lack of time.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from RU-3M, Minimum Apartment House District, to BU-1, Neighborhood Business District.
- (2) UNUSUAL USE to permit a 125' high Wireless Supported Service Facility and ancillary equipment.
- (3) NON-USE VARIANCE to permit the wireless supported service facility setback 48.57' from the front (north) property line, setback 18.1' from the interior side (east) property line, setback 26.89' from the interior side (west) property line, and setback 23.9' from the rear (south) property line (138.88' required for all).
- (4) NON-USE VARIANCE to waive the required 6' high decorative masonry wall where a BU zoned property abuts an RU zoned property.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Isola Cell Tower," as prepared by Kimley-Horn, consisting of 7 sheets, and landscape plans entitled "Isola," as prepared by Witkin Hults Design Group and Kimley-Horn, consisting of 3 sheets, all dated stamped received 3/19/21, for a total of 10 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The 0.05-acre subject parcel is a very small part of a larger 31.32-acre tract of land, which in May 2009, was designated 'Business and Office' (April 2008 CDMP amendment application No. 10) by the Board of County Commissioners along with the acceptance of a proffered Declaration of Restrictions. The covenant included a "Multiple Uses" provision that allowed a mix of uses that will include retail, office and community/institutional uses. The Covenant also provided that additional uses beyond retail, offices and community/institutional uses are not prohibited and that residential development could be included among the mix of uses on the subject property. Subsequently, in May 2018, pursuant to Resolution #Z-3-18, the Board of County Commissioners approved a district boundary change from AU to RU-3M on approximately 24.20 acres of the parent tract to permit a townhouse development and from AU to BU-1A on the remaining 7.12-acre portion of the tract of land to allow a commercial retail center with various ancillary non-use variances on both parcels. The aforementioned approvals were subject to the Board's acceptance of a proffered Declaration of Restrictions, recorded in Official Records Book 31025, Pages 3734-3763, which among other things, required the development of the site be in substantial compliance with the submitted plans.

The applicant seeks to change the zoning from RU-3M, Minimum Apartment House District, to BU-1, Neighborhood Business District on the approximately 0.05-acre subject property that is located towards the southeast corner of the aforementioned larger 31.32-acre parent tract of RU-3M zoned contiguous property. The site plan submitted by the applicants depicts a proposed 125' high wireless supported facility (monopole with concealed antennas and camouflaged as a flagpole), along with ancillary equipment cabinets on the small site and setback less than required from all the property lines. Additionally, the applicant seeks to waive the requirement for the required 6' high decorative masonry wall when a business lot abuts a residential zoned district. The landscape plans indicate a continuous row of trees planted along all the property lines of the enclosure, along with a continuous row of shrubs and a 6' high fence surrounding the facility.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-3M; vacant	Business and Office
North	RU-3M; townhouses	Business and Office
South	AU; vacant	Transportation
East	RU-3M; vacant	Transportation
West	RU-3M; townhouses	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The 0.05-acre presently vacant subject site is surrounded to the north and west by contiguous property that is developed as a townhouse residential community. The area to the immediate east is part of the section line roadway, SW 112 Avenue and to the south is an AU zoned vacant area that is part of the onramp for the Florida Turnpike Extension.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property and to provide additional wireless coverage in this area of the County. However, approval of a 125' high monopole antenna structure substantially taller than any other structures located in the area and with significantly reduced setbacks could have a negative visual impact on the surrounding residential uses.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations.* The applicant seeks to rezone the 0.05-acre subject property to BU-1 in order to locate a 125' high monopole on the site camouflaged as a flagpole that shall be setback less than required from the property lines. Staff notes that Wireless Supported Service Facilities including cell tower structures not exceeding one hundred and fifty (150) feet in height may be permitted in the BU-1 zoning district after a public hearing.

The CDMP Land Use Element interpretative text states that *neighborhood or community-serving institutional uses, **cell towers** and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved **where compatible** in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. **Compatibility** shall be determined in accordance to **Policy LU-4A**. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility.* Although a cell tower use is an allowable use under the Business and Office designation, however, it is subject to the application satisfying the compatibility criteria set forth in Policy LU-4A of the Land Use Element interpretative text. Based on the reasons further explained in the zoning analysis below, staff opines that the application does not meet the compatibility criteria set forth under the aforementioned Policy, and would be **inconsistent** with interpretative text, goals, objectives and policies of the CDMP.

Policy LU-4A of the CDMP Land Use Element requires *the County to among other things, consider height, bulk, scale of architectural elements, landscaping and buffering as applicable when evaluating compatibility among proximate land uses.* Based on the zoning analysis

detailed below, staff opines that a proposed 125' high wireless supported service facility on a parcel immediately abutting residential uses, as well as a cell tower with extremely reduced setbacks and of a height taller than any other structures located in the area, would be an **incompatible** use with the neighboring properties when considering the criteria for compatibility that is outlined under **Policy LU-4A**.

ZONING ANALYSIS:

When the request for a District Boundary Change from RU-3M, Minimum Apartment House District, to BU-1, Neighborhood Business District on the subject site (request #1) is analyzed under Section 33-311 of the Code, staff notes that the request for a zone change is inextricably intertwined to the request to permit a wireless supported service facility on the subject site, and opines that approval of the request would be **incompatible** with the surrounding area for reasons indicated above and below, and should be denied. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff opines that when considering the necessity and reasonableness of the applied for use in relation to the present and future development of the area concerned, the request will not be compatible with the surrounding area and its development. Pursuant to Section 33-63.2 of the Code, a Wireless Supported Service Facility including Antenna Support Structures (cell towers) may be permitted in the BU-1 zoning district after a public hearing. In the BU-1 zoning district, a stealth or camouflaged Antenna Support Structure shall be designed to resemble a natural object or man-made structure not exceeding 150 feet in height and shall be located on a minimum one (1) gross acre parent tract. Staff notes that the proposed design for the cell tower is camouflaged as a flagpole and does not exceed 150 feet in height as required under the BU-1 zoning district. However, even though the subject parcel to be rezoned to BU-1 is part of a 31.32-acre parent tract and meets the aforementioned criteria, staff opines that the proposed 125' high monopole encroaches onto all four property lines with extreme setbacks and is located in close proximity to a residential structure.

Memoranda submitted by the Departments reviewing this application, including the Platting and Traffic Review Section and the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources (RER), indicate that approval with conditions of this application will not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance. In addition, staff notes that the Miami-Dade Aviation Department (MDAD) does not object to the proposed 125' high monopole tower. Further, said memoranda indicate that the approval of this application meets all applicable Level of Service (LOS) standards and criteria as it pertains to water or environmental services, traffic or interference with aviation activities in the area. However, staff opines that the proposed 125' high monopole, located on a small 0.05-acre parcel and immediately abutting residential uses, would be incompatible due to its extreme proximity and dissimilar use. As such, and for the reasons further stated below, staff opines that approval of the request would be **incompatible** with the area concerned, when considering the necessity and reasonableness of the applied for use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development. **Therefore, staff recommends denial without prejudice of request #1 under Section 33-311, Standards for District Boundary Change.**

Similarly, when request #2, to permit a proposed 125' high wireless supported service facility and ancillary equipment, is analyzed under Section 33-311(A)(3)(a), (Unusual Uses for Wireless Supported Service Facilities), staff opines that approval of the request would be **incompatible** with the surrounding area. The proposed facility will be located on a small 0.05-acre site that is located towards the southeast corner of an RU-3M zoned contiguous property. The submitted plans indicate that the proposed monopole tower consisting of concealed antennas and camouflaged as a flagpole, is to be setback much less than required from all the property lines and in close proximity to a townhouse building immediately to its west. The proposed facility will be visually buffered by landscaping in the form of trees and shrubs planted along the property lines of the enclosure, along with a 6' high aluminum picket fence surrounding the monopole tower. However, staff notes that the proposed 125' high camouflaged monopole tower facility would be taller than any structure in the immediate surrounding area, specifically, the two-story townhouse buildings on the contiguous parcels surrounding the cell tower site on its three sides, which have a maximum height of 28' to the top of the roof ridge. As such, staff opines that, the cell tower would be substantially taller than any other structures, including utility poles, located in the area and approval would be visually intrusive to the residences located to the west. Furthermore, although the cell tower use could potentially serve the surrounding residential development, staff opines that because of its height and location in relation to the new townhouse buildings, it will continually have a visual impact on said residences.

The applicant has indicated in the letter of intent that the purpose of the application is to address reliable **wireless coverage and capacity** in this area. *Section 33-311(A)(3)(a)(i) of the Code requires the applicant to demonstrate that the proposed tower will cure signal interference problems, or the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed wireless supported service facility.* The applicant has provided staff with coverage maps that indicate existing coverage in the area of the proposed site as well as the projected coverage of the proposed facility. Said maps indicate the areas of marginal or poor in-building coverage which the applicants' letter of intent indicates will be improved by the proposed telecommunication facility. The letter of intent further provides information to show that the wireless facility will alleviate signal interference problems in the area and provide the residents in the area with an improved outdoor and indoor cellular service. As such, staff opines that the applicant has provided the necessary documentation to demonstrate *the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed wireless supported service facility.* In summary, the applicant's Letter of Intent attested that the application meets all applicable Code requirements based on the aforementioned and the supporting documentation. Further, the County's Information Technology Department (ITD) has reviewed the documents submitted and confirmed that they meet the technical standards to continue the process of permitting the site.

However, staff opines that the cell tower would be substantially taller than any other structures located in the area and notes from the Geographic Information System (GIS) and photo simulations provided by the applicant that the proposed wireless facility would be spaced less than 30' from the nearest townhouse building located immediately to the west of the subject property. Therefore, based on the foregoing analysis, staff maintains that the proposed 125' high camouflaged monopole tower, located in close proximity to a newly constructed townhouse residential development, would be visually intrusive and **incompatible** with the surrounding residential development. **As such, staff recommends denial without prejudice of request #2 under Section 33-311(A)(3)(a), Unusual Uses for Wireless Supported Service Facilities.**

Additionally, when the requests to permit the wireless supported service facility to setback 48.57' from the front (north) property line, setback 18.1' from the interior side (east) property line, setback 26.89' from the interior side (west) property line, and setback 23.9' from the rear (south) property line (138.88' required for all) (request #3), and to waive the required 6' high decorative masonry wall where a BU zoned property abuts an RU zoned property (request #4), are analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of these requests would be **incompatible** with the surrounding area based on the same reasons outlined in the foregoing analysis. Staff opines that these requests are inextricably intertwined to request #2, and that the extreme encroachments onto all four property line setbacks including the proximity of the proposed monopole tower to the abutting townhouse building would be highly intrusive and would generate a significant visual impact on the abutting residential development. **Therefore, staff recommends denial without prejudice of requests #3 and #4 under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate access to the proposed unmanned facility from a 12' wide gravel access road for the purpose of service vehicles.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

NK:JB:NN:EJ:SS



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

ZONING RECOMMENDATION ADDENDUM

LCS Communications, LLC
Z19-198

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Information Technology Department	<i>No objection</i>
Aviation Department (MDAD)	<i>No objection</i>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Building and Neighborhood Compliance	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Business and Office (Page I-40)	<i>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.</i>
Institutions, Utilities and Communications (Pg. I-56)	<i>Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.</i>
Policy LU-4A (Page I-9)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

ZONING RECOMMENDATION ADDENDUM

LCS Communications, LLC
Z19-198

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none">(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
Section 33-311(A)(3)(a) Unusual uses for Wireless Supported Facilities	<p><i>Hear application for and grant or deny unusual uses for Wireless Supported Service Facilities, which by the regulations are only permitted upon approval after public hearing; provided the applied for use, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development, provided that:</i></p> <ol style="list-style-type: none">i. <i>The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure:</i>

ZONING RECOMMENDATION ADDENDUM

LCS Communications, LLC
Z19-198

	<ul style="list-style-type: none"> a. <i>signal interference problems; or</i> b. <i>the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility</i> <p>ii. <i>The applicant shall provide information to permit independent verification of factual data relied upon by the applicant to establish 3(a)(i) above, including, but not limited to the following:</i></p> <ul style="list-style-type: none"> a. <i>the purpose for the proposed Wireless Supported Service Facility; and</i> b. <i>the following technical data for the proposed Wireless Supported Service Facility and for each existing, authorized, pending and proposed adjacent facility:</i> <ul style="list-style-type: none"> i. <i>site name or other reference;</i> ii. <i>facility latitude and longitude;</i> iii. <i>site elevation;</i> iv. <i>for each antenna at each of the included facilities:</i> <ul style="list-style-type: none"> 1. <i>height of antenna radiation center;</i> 2. <i>antenna type and manufacturer;</i> 3. <i>maximum effective radiated output power, including the maximum total power radiated from all channels;</i> 4. <i>azimuth of main antenna lobe; and</i> 5. <i>beam tilt and null-fill of each antenna.</i> c. <i>a complete up- and down-link power budget for the proposed Wireless Supported Service Facility, including any differences that may exist with the power budgets of the adjacent facilities, to ensure that all of the gain and loss factors used by the applicant are included in a verification analysis.</i> d. <i>complete descriptions of methodology, formulas, data presented in appropriate parameter data units (e.g., Erlangs, Watts, dBm, ft.), existing traffic studies and trend analyses if the proposed facility is intended to cure a lack of capacity, and any other information necessary for an independent engineer to verify statements concerning signal interference or lack of capacity or coverage; and</i> e. <i>identification of any equipment that differs from industry standards.</i> <p>iii. <i>that the applicant shall reimburse the department for fees charged to the department for independent verification of factual data relied upon by the applicant, as required pursuant to paragraph 3 a ii above.</i></p>
Section 33-63.2(c)(2)(B) Wireless Supported Facilities	<p>(c) <i>Permitted Districts and Criteria for Antenna Support Structures.</i></p> <p>(2) <i>Criteria.</i></p> <p>(B) <i>Zoning District. Antenna Support Structures considered for approval under section 33-311(A)(18) of this Code shall meet each of the following requirements, as applicable, except as alternative development options may be approved pursuant to section 33-311(A)(18)(b).</i></p>

ZONING RECOMMENDATION ADDENDUM

LCS Communications, LLC Z19-198

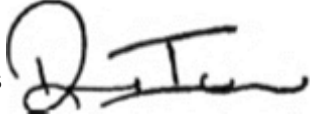
	<p>1. In the BU-1, BU-1A, RU-5, and RU-5A zoning districts:</p> <p>a) A stealth or camouflaged Antenna Support Structure shall be designed to resemble a natural object or a man-made structure (i.e. tree, bell tower, clock tower, church steeple, flag pole, etc.), shall be located on a minimum one (1) gross acre parent tract and,</p> <p>1) shall be a camouflaged artificial tree or flagpole not exceeding 150 feet in height; or</p> <p>2) shall be designed to serve a purpose other than supporting antennas (i.e., lighting of sports facilities, transmission of electrical and/or telephone lines, flag poles); or</p> <p>3) shall be designed to be harmonious with the architectural elements of the surrounding structures, such as bulk, massing and scale of surrounding properties; or be designed to blend and be harmonious with the principal structure on the property on which the Antenna Support Structure is proposed to be constructed and installed.</p> <p>b) A non-camouflaged Antenna Support Structure shall not exceed 125 feet in height and shall be located on a minimum one (1) gross acre parent tract.</p>
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<p>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.</p>

Memorandum



Date: 06/16/2021

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

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources 

Subject: Z2019000198-1st Revision
Lennar Homes, LLC
SW 248th Street and SW 112th Avenue
DBC from RU-3M to BU-3. Unusual use for wireless supported
service facility. Deco wall
(RU-3M) (0.05 Acres)
56-40-30

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). DERM does not object to the requested unusual use application and offers the following comments.

Potable water and wastewater disposal

The site plan submitted with the requested unusual use for a wireless supported service facility does not indicate structures that would require potable water and domestic wastewater disposal.

Conditions of Approval: None

Stormwater Management

A DERM Surface Water Management General Permit 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 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 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.

Applicant is advised that a DERM Class VI Permit may be required for the construction of the surface water management system. Additionally, a DERM Class III shall be required for any work within the Goulds Canal 6-feet Wide Slab Covered Trench. The applicant is advised to contact the DERM Water

Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Pollution Remediation

The site has records of current contamination issues under iStar (DERM file HWR-888). Any construction, development, drainage, and dewatering at the subject site will also require DERM review and approval as it relates to environmental contamination issues.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing. If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant. Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Conditions of Approval: None

Wetlands

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

Conditions of Approval: None

Tree Preservation

While an aerial review of the subject property indicates the presence of tree resources, it does not appear that the requested variances with impact these tree resources. Please note that 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 and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code.

In accordance with Section 24-49.9 of the Code, 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.

Please contact Tree and Forest Resources Section at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

Conditions of Approval: None

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. The subject property does not have any outstanding DERM liens or fines.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

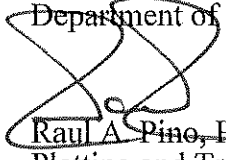
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: November 21, 2019

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2019000198
Name: LCS Communications, LLC
Location: SW 248 Street and SW 112 Avenue
Section 30 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 **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 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.

Standard Conditions:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: November 20, 2019

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

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: Zoning Application Comments - LCS Communications, LLC
Application No. Z2019000198

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process

Application Name: LCS Communications, LLC

Location: The proposed project is approximately 0.05 Acres and is located at Northwest corner of the intersection of SW 112th Avenue and theoretical SW 250th Terrace within a portion of Folio No. 30-6030-000-0051, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a District Boundary Change from Minimum Apartment House 12.9 units/net acre (RU-3M) to Business Districts, Special (BU-2), an Unusual Use to allow the installation of a 125 ft height cell communications antenna monopole and a Non-Use Variance to reduce the required setbacks, a Modification of Resolution No. Z-3-18 and a Modification of Declaration of Restrictions recorded at Official Records Book 31025 at Pages 3734-3763. No buildings are proposed in conjunction with the proposed uses.

Recommendation: WASD has no objections to this application.

Water: The proposed development is located within the WASD's water service area. Connection to water is not proposed.

Sewer: The proposed development is located within the WASD's sewer service area. Connection to sewer is not proposed.

Should you have any questions, please contact Maria A. Valdes, Chief Planning & Water Certification Section at (786) 552-8198, Alfredo B. Sanchez at (786) 552-8237 or Delcy Munoz-Percy at (786) 552-8484.

Memorandum



Date: June 24, 2021

To: Lourdes M. Gomez, Director
Regulatory and Economic Resources Department

From: Ammad Riaz, P.E., Chief of Aviation Planning
Aviation Department *A. R.*

Subject: Isola Cell Tower (AKA Coco Palms / IStar)
Z2019000198
MDAD DN-21-06-3316

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request to permit a 125' AGL (Above Ground Level) cell tower (monopole) located at approximately SW 248 Street and SW 112 Avenue in Miami-Dade County, Florida.

Based upon the information provided, MDAD determined that a monopole at this location at an elevation of 125' AGL conforms to the Code of Miami-Dade County, Chapter 33, as it pertains to Airport Zoning. The proposed cell tower may impact operations at the Homestead Air Reserve Base (HARB). The applicant should continue to coordinate with Mr. Lawrence Ventura, the contact for HARB, at 305-224-7163 or at Lawrence.ventura@homestead.af.mil. MDAD does not have jurisdiction over Homestead Air Reserve Base. MDAD is in receipt of FAA Determination 2020-ASO-20969-OE concerning this proposed monopole.

Any cranes for this project at this location reaching or exceeding 200 feet AGL (Above Ground Level) must be filed with the Federal Aviation Administration (FAA) using Form 7460-1 'Notice of Proposed Construction or Alteration'. The form is available through this office or through the FAA website: <https://oeaaa.faa.gov>. This form should be mailed to: Federal Aviation Administration, Air Traffic Airspace Branch - ASW-520, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520. Alternatively, the applicant may "e-file" online at <https://oeaaa.faa.gov>.

This determination is based, in part, on the description provided to us by the applicant, which includes specific locations and structure heights. Any changes in structure location/layouts or heights will void this determination. Any future construction or alteration, including an increase to heights requires a separate notice to the FAA and MDAD.

This determination expires one year from the date of issuance unless extended, revised or terminated by MDAD's Aviation Planning, Land-Use and Grants Division. Any requests for an extension of the effective period of this determination must be submitted by the applicant prior to the expiration date. At such time, staff will re-evaluate the application or structure to determine if any significant changes to the structure and/or to the review criteria have occurred. MDAD's Aviation Planning, Land-Use and Grants Division will then decide if the determination in this memo may be eligible for an extension of the effective period.

Should you have any questions, please feel free to contact me at 305-876-7036.


AR/rb

Memorandum



Date: 11/25/2019

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

From: 
Thomas Gross, Radio Division Director
Information Technology Department

Subject: Case #Z2019000198

The Radio Division of the Information Technology Department has reviewed the subject application and found no objections to the site deployment.

Memorandum



Date: November 21, 2019

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2019000198

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “Energov” on 11/04/19.

For additional information, please contact acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

LCS COMMUNICATIONS/ALIX LUMPKIN

11406 SW 248 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2019000198

DATE

HEARING NUMBER

FOLIO: 30-6030-000-0091/30-6030-000-0070/30-6030-000-0051

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

November 8, 2019

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-6030-000-0091/30-6030-000-0070/30-6030-000-0051

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-6030-000-0091/30-6030-000-0070/30-6030-000-0051

There are no open/closed cases in BSS.

VIOLATOR:

LCS COMMUNICATIONS/ALIX LUMPKIN

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z19-198
DATE: MAR 19 2021

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: Lennar Homes, LLC *

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Lennar Corporation - 700 NW 107th Avenue, Suite 400, Miami, FL 33172	100 %
* wholly owned subsidiary of Lennar Corp., a publicly traded company	

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 _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>

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].

RECEIVED

NAME OF PURCHASER: _____

MIAMI-DADE COUNTY

PROCESS NO: Z19-198

DATE: MAR 19 2021

BY: GONGOL

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.

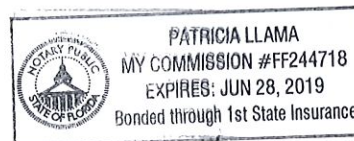
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature _____
(Applicant)

Greg McPherson of Lennar Homes, LLC
(Print Applicant name)

Sworn to and subscribed before me this 6 day of March, 20 19. Affiant is personally know to me or has produced _____ as identification.

Patricia Llama
(Notary Public)



My commission expires: June 28, 2019

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.

RECEIVED

DISCLOSURE OF INTEREST*

MIAMI-DADE COUNTY
PROCESS NO: Z19-198

DATE: MAR 19 2021
BY: GONGOL

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: LCS Communications, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Quality Tower Developers, LLC</u>	<u>50%</u>
<u>777 S. Flagler Drive, Ste 800, West Tower, West Palm Beach, FL33401</u>	
<u>LenCom, LLC</u>	<u>50%</u>
<u>700 Northwest 107th Avenue, 4th Floor, Miami, FL33172</u>	

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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].

RECEIVED

NAME OF PURCHASER: _____

MIAMI-DADE COUNTY

PROCESS NO: Z19-198

Percentage of ~~Interest~~ Interest MAR 19 2021

BY: GONGOL

NAME, ADDRESS AND OFFICE (if applicable)

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.

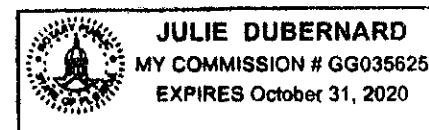
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature *Robert B. Holland*
(Applicant)

Robert B. Holland for LCS Communications, LLC
(Print Applicant name)

Sworn to and subscribed before me this 1st day of March, 20 19. Affiant is personally known to me or has produced _____ as identification.

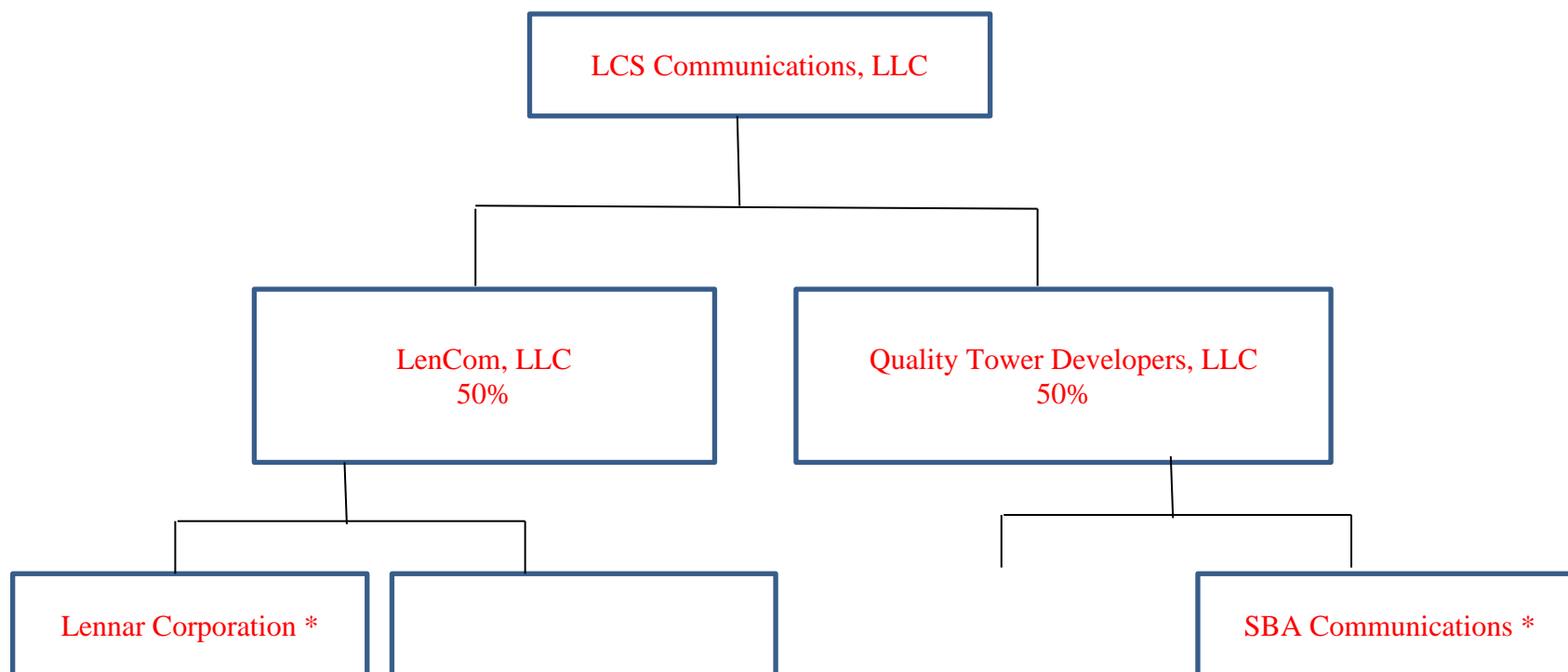
[Signature]
(Notary Public)



My commission expires: 10/31/2020

*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.

EXHIBIT TO DISCLOSURE OF INTEREST FORM



* LenCom, LLC and Quality Tower Developers, LLC are indirect wholly-owned subsidiaries of Lennar Corporation and SBA Communications Corporation, respectively, both of which are publicly traded companies. LenCom, LLC is a direct wholly-owned subsidiary of Lennar Homes Holding, LLC, which is a direct, wholly-owned subsidiary of Lennar Corporation. Quality Tower Developers, LLC is a direct wholly-owned subsidiary of SBA TRS Holdco, LLC, which is a direct, wholly-owned subsidiary of SBA Senior Finance II LLC, which is a direct, wholly-owned subsidiary of SBA Senior Finance, LLC, which is a direct, wholly-owned subsidiary of SBA Telecommunications, LLC, which is a direct, wholly-owned subsidiary of SBA Communications Corporation.

MIAMI-DADE COUNTY PROJECT SUMMARY	
PROCESS NO: 719-198	
DATE: MAR 19 2021	ISOLA CELL TOWER
BY: GONGOL	TBD

MAR 19 2021		ISOLA CELL TOWER
SITE ADDRESS:	TBD	ISOLA, FL 33032
JURISDICTION:	MIAMI - DADE COUNTY	
COUNTY:	MIAMI - DADE	
ZONING:	BU-1	
PROPERTY OWNER:	LCS COMMUNICATIONS, LLC	
APPLICANT:	LCS COMMUNICATIONS, LLC 777 SOUTH FLAGLER DR, STE 800 WEST PALM BEACH, FL 33401	
	(561) 515-6078	
<u>SITE COORDINATES:</u>	<u>2C</u>	
LATITUDE:	25° 32' 5.47" N	(NAD 83)
LONGITUDE:	80° 22' 21.12" W	(NAD 83)
ELEVATION:	6.5'	(NGVD 29)
OCCUPANCY:	UNMANNED	
CONSTRUCTION TYPE:	RAW LAND	

SITE NAME
ISOLA CELL TOWER

SITE I.D.
FL18269-J

EQUI ADDRESS
TBD
ISOLA, FL

PROJECT TYPE
125' FLAGPOLE

[illegible]








777 SOUTH FLAGLER DR
SUITE 800
WEST PALM BEACH, FL 33401
(561) 515-6078

655 NORTH FRANKLIN STREET
SUITE 150
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED

A&E PROJECT #:	N/A
DRAWN BY:	RPC
CHECKED BY:	AWD

REVISIONS

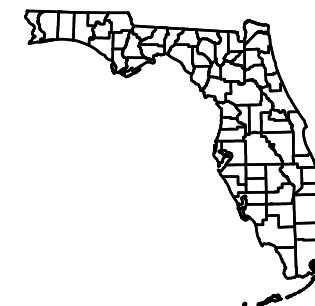
	05/27/20	REVISED PER COMMENTS
	01/22/20	REVISED PER COMMENTS
	12/20/19	REVISED PER COMMENTS
	12/18/19	REVISED PER COMMENTS
	10/10/19	UPDATED LEASE AREA
	08/23/19	UPDATED LEASE AREA
	07/30/19	ADDED BU-1 LEGEND
NO.	DATE	DESCRIPTION

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

FLORIDA BUILDING CODE:	FBC 2017, 6TH EDITION
BUILDING/DWELLING CODE:	FBC 2017, 6TH EDITION
STRUCTURAL CODE:	FBC 2017, 6TH EDITION
PLUMBING CODE:	FBC 2017, 6TH EDITION
MECHANICAL CODE:	FBC 2017, 6TH EDITION
ELECTRIC CODE:	NEC 2011
FIRE/LIFE SAFETY CODE:	FLORIDA FIRE PREVENTION CODE
TOWER STRUCTURAL CODE:	TIA-222-G
ULTIMATE WIND SPEED:	140
RISK CATEGORY:	II
EXPOSURE CATEGORY:	C

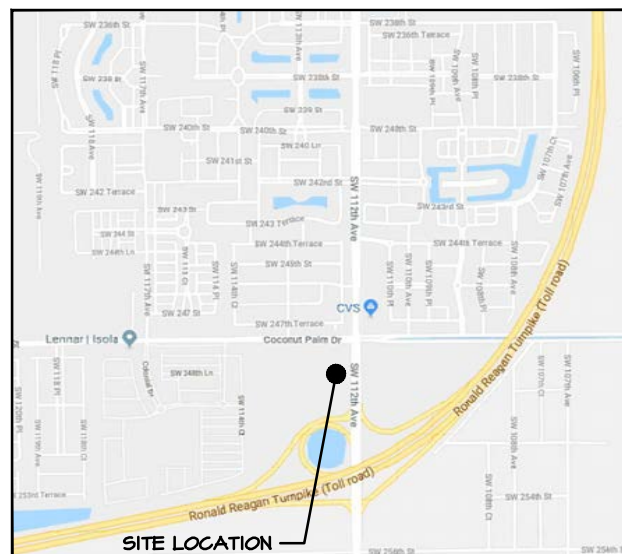
IN THE EVENT A CONFLICT ARISES BETWEEN STANDARD REQUIREMENTS AND LISTED CODES, THE MORE RESTRICTIVE REQUIREMENT WILL TAKE PRECEDENCE.

FLORIDA



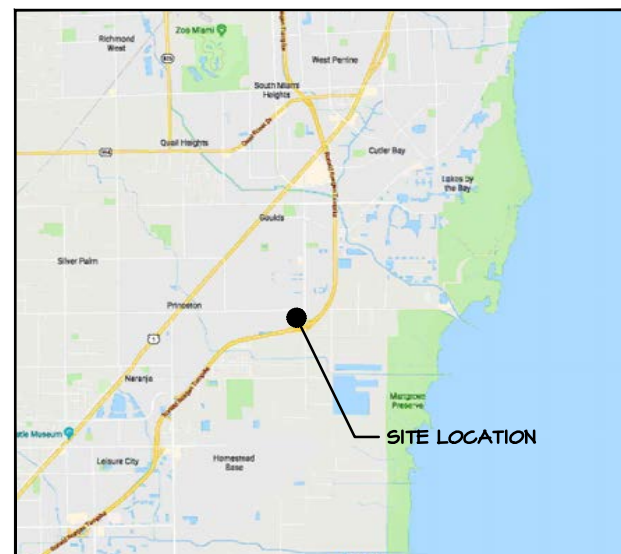
— MIAMI-DADE COUNTY

VICINITY MAP



NOT TO SCALE

LOCATION MAP



NOT TO SCALE

DRIVING DIRECTIONS

FROM LOCAL CITY OR NEAREST MAJOR HIGHWAY INTERSECTION:

DIRECTIONS: DEPART S FLAGLER DR TOWARD SR-704 W / LAKEVIEW AVE 407 FT, TURN RIGHT ONTO SR-704 W / LAKEVIEW AVE 5.4 MI, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR FLORIDA'S TURNPIKE SOUTH TOLL ROAD 53.5 MI, KEEP RIGHT ONTO SR-821 S / FLORIDA'S TPKE 38.2 MI, AT EXIT 9B, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR SR-484 NORTH 0.6 MI, ARRIVE AT SR-989 / SW 112TH AVE B SW 248TH ST & SW 112TH AVE, HOMESTEAD, FL 33032, THE SITE WILL BE ON YOUR LEFT.

SHEET SCALE FACTOR:

PLOT SIZE:
11"x17": "TO SCALE"
24"x36": 2X SCALE AS NOTED



CONSULTING TEAM

ARCHITECTURAL - ENGINEERING FIRM:
KIMLEY-HORN
655 NORTH FRANKLIN STREET
SUITE 150
TAMPA, FL 33602
CONTACT: TONY DAWSON
PHONE: (813) 620-1460

SURVEYING FIRM: WSP CONSULTANTS, INC.
WSP CONSULTANTS
18815 ANNELIS DRIVE
LUTZ, FL, 33548
CONTACT: BILL PAYNE
PHONE: (813) 909-2420

RICHARD JOHNSON, PE
FL PROFESSIONAL ENGINEER LIC.# 85387
FL CERTIFICATE OF AUTHORIZATION# 00000696

PROJECT No.
148415089

SITE NAME:
ISOLA CELL TOWER

SITE NUMBER:
FL18269-J

SITE ADDRESS:
TBD
ISOLA, FL

DESIGN TYPE:
RAWLAND

SHEET TITLE:
TITLE SHEET

DRAWING NO. T-1	REVISION: C
---------------------------	-----------------------

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO. 248-198
DATE: MAR 19 2021
BY: GONCALVES

GENERAL NOTES

- ALL REFERENCES TO OWNER HEREIN SHALL BE CONSTRUED AS THE OWNER'S COMMUNICATIONS OR ITS DESIGNATED REPRESENTATIVE.
1. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY. THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS TO BE PERFORMED.
3. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
4. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERGEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
6. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE TESTING AGENCY PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
7. ALL MATERIALS AND EQUIPMENT FURNISHED BY CONTRACTOR AND/OR OWNER SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL BUILDING CODES AND ORDINANCES.
10. ALL PROPOSED CELLULAR EQUIPMENT AND FIXTURES SHALL BE FURNISHED BY OWNER FOR INSTALLATION BY THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. RADIO EQUIPMENT INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
13. SURVEY INFORMATION TAKEN FROM A SET OF PLANS PREPARED BY WSP CONSULTANTS, INC., 18815 ANNELIS DRIVE, LUTZ, FL 33548 DATED JUNE 13, 2016.

14. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
15. THE PROPOSED FACILITY IS NOT INTENDED FOR PERMANENT EMPLOYEE OCCUPANCY, THEREFORE, ADDITIONAL SITE PARKING IS NOT REQUIRED.
16. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY ONCE PER MONTH.
17. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
18. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE TRAFFIC CONTROL DEVICES OF ANY TYPE, OUTDOOR STORAGE, OR ANY SOLID WASTE RECEPTACLES.
19. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
20. THE PROPERTY FACILITY WILL CAUSE ONLY A "DE MINIMUS" INCREASE IN STORMWATER RUNOFF, THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
21. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
22. NO DEBRIS SHALL BE BURIED ON SITE.
23. ACCORDING TO F.I.R.M. MAP NO. 1201920185A, DATED FEBRUARY 1, 1979, THE PROPOSED FACILITY IS LOCATED IN ZONE 'X' (AREAS OF MINIMAL FLOODING).
24. ALL STRUCTURES AND APPURTENANCES ARE DESIGNED TO MEET TIA / EIA 222-6 REQUIREMENTS, UNLESS NOTED OTHERWISE.
25. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL, SEE STRUCTURAL NOTES.
26. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
27. CONTRACTOR TO VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY, OR MUNICIPAL AUTHORITIES.
29. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
31. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
32. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
33. ANY DISCREPANCIES OR APPARENT CONFLICTS ENCOUNTERED IN FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER FOR INTERPRETATION.
34. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT LCS COMMUNICATIONS & THE OWNER'S REPRESENTATIVE.

PERMITS

1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. (NOT SUPPLIED BY OWNER)
2. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS. (NOT SUPPLIED BY OWNER)
3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE LATEST APPLICABLE CODES AND STANDARDS.
4. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY, OR CITY) ENGINEER 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. CONTRACTOR RESPONSIBLE FOR CLOSING AND FILING ALL PERMITS ASSOCIATED WITH SITE.

AERIAL IMAGE



SCALE: N.T.S.

LCS COMMUNICATIONS, LLC

777 SOUTH FLAGLER DR
SUITE 800
WEST PALM BEACH, FL 33401
(561) 515-6078

Kimley»Horn

655 NORTH FRANKLIN STREET
SUITE 150
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

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A&E PROJECT #:	N/A
DRAWN BY:	RPC
CHECKED BY:	AWD

REVISIONS		
▲	05/27/20	REVISED PER COMMENTS
▲	01/22/20	REVISED PER COMMENTS
▲	12/20/19	REVISED PER COMMENTS
▲	12/18/19	REVISED PER COMMENTS
▲	10/10/19	UPDATED LEASE AREA
▲	08/23/19	UPDATED LEASE AREA
▲	07/30/19	ADDED BU-1 LEGEND
NO.	DATE	DESCRIPTION

RICHARD JOHNSON, PE
FL PROFESSIONAL ENGINEER LIC.# 85387
FL CERTIFICATE OF AUTHORIZATION# 00000696

PROJECT No.
148415089

SITE NAME:
ISOLA CELL TOWER

SITE NUMBER:
FL18269-J

SITE ADDRESS:
TBD
ISOLA, FL

DESIGN TYPE:
RAWLAND

SHEET TITLE:
GENERAL NOTES
& AERIAL MAP

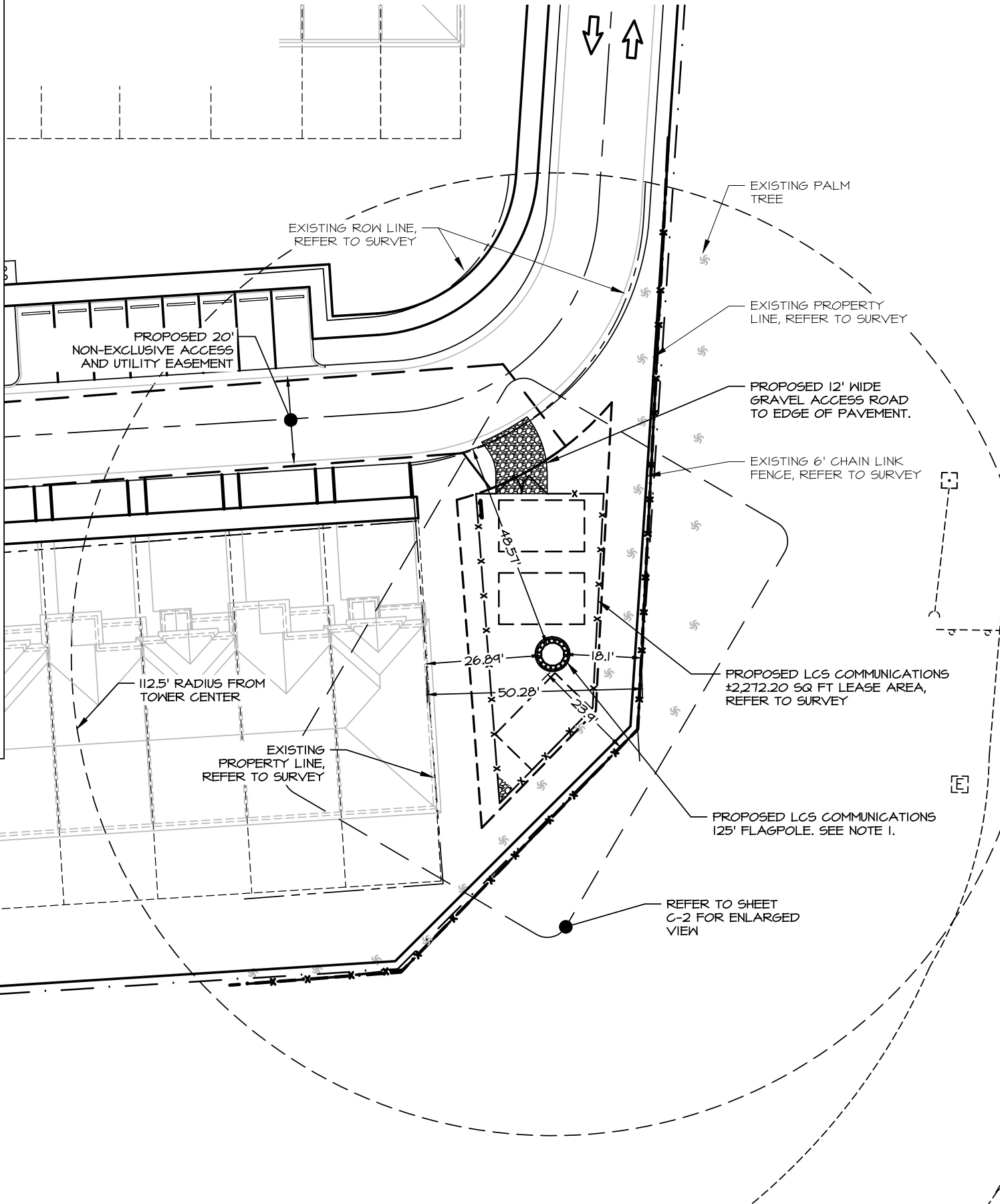
DRAWING NO. GN-1	REVISION: C
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RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: 219-198

DATE: MAR 19 2021
BY: GONCALVES

- REFER TO GENERAL NOTES ON SHEET GN-1.
3. OVERALL SITE PLAN WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
4. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
5. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE HANDICAP ACCESS IS NOT REQUIRED.
6. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. ALL STORMWATER FROM PROPOSED IMPROVEMENTS WILL CONTINUE TO BE CAPTURED BY PARENT PARCEL'S STORMWATER MANAGEMENT SYSTEM.
7. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.
8. APPLICANTS FOR NEW COMMUNICATION TOWER PERMITS MUST AGREE TO ALLOW ADDITIONAL PERMITTED USES OF THE TOWER BY FUTURE APPLICANTS, PROVIDED: (A) THAT THESE FUTURE USES DO NOT INTERFERE WITH USE(S) OF THE TOWER BY ITS OWNER(S) OR OTHER LESSEE(S); (B) SPACE IS AVAILABLE ON THE TOWER FOR CO-LOCATION, AND (C) TOWER OWNER AND CO-LOCATOR AGREE TO LEASE TERMS. DESIGN PLANS OF A METAL COMMUNICATION TOWER SHALL CONTAIN PROVISIONS TO ALLOW ADDITIONAL SECTIONS TO BE ADDED FOR POSSIBLE CO-LOCATION OF OTHER PROVIDERS.
9. PER CODE, THE REQUIRED SETBACK FOR THE TOWER SHALL BE 90% OF THE DISTANCE FROM THE TOWER TO THE NEAREST POINT ON THE ADJACENT PROPERTY UNDER ANOTHER OWNERSHIP, OR THE NEAREST EDGE OF A HIGHWAY OR RIGHT-OF-WAY.
10. PER CODE, NO FENCE IN ANY RESIDENTIAL ZONE SHALL EXCEED 8'. NO FENCE LOCATED IN A FRONT SETBACK SHALL EXCEED 6'.
- II. THE TOWER MANUFACTURER - SABRE INDUSTRIES HAS DESIGNED THE TOWER FOR A ZERO RADIUS FALL ZONE PER LETTER DATED 3/21/19.



BU-1 ZONING LEGEND		
	SQFT	ACRES
GROSS LOT AREA	2272.20	0.05
LESS R.O.W	0.00	0.00
LESS WATER	0.00	0.00
LESS OTHER	0.00	0.00
NET AREA	2272.20	0.05
	SQFT	%
8' DIA POLE	50.27	2.21
PAVED AREA	189.28	8.33
COMPOUND	1596.00	70.23
LANDSCAPE OPEN SPACE	487.12	21.44
TOTAL:	2272.20	102.21

MINIMUM REQUIREMENTS	REQUIRED	ACTUAL
FRONTAGE FOR INTERIOR LOT	50'	43'
LOT AREA FOR INTERIOR LOT	5000.00	2272.20
SETBACK REQUIREMENTS	REQUIRED	ACTUAL
FRONT	138.88'	48.57'
SIDE	138.88'	26.89'
SIDE	138.88'	18.1'
REAR	138.88'	23.9'

	REQUIRED	PROVIDED
LANDSCAPE REQUIRED OPEN SPACE	18%	21.44%
FAR	0.40	0.0221
LOT COVERAGE	40%	1.57%
HEIGHT	NO MAX.	

NOTES:

- I. THE TOWER MANUFACTURER - SABRE INDUSTRIES HAS DESIGNED THE TOWER FOR A ZERO RADIUS FALL ZONE PER LETTER DATED 3/21/19.

LCS COMMUNICATIONS, LLC

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SUITE 800
WEST PALM BEACH, FL 33401
(561) 515-6078

Kimley»Horn

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SUITE 150
TAMPA, FL 33602
PHONE (813) 620-1460
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A&E PROJECT #:	N/A
DRAWN BY:	RPC
CHECKED BY:	AWD

REVISIONS		
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NO.	DATE	DESCRIPTION

RICHARD JOHNSON, PE
FL PROFESSIONAL ENGINEER LIC.# 85387
FL CERTIFICATE OF AUTHORIZATION# 00000696

PROJECT No.
148415089

SITE NAME:
ISOLA CELL TOWER

SITE NUMBER:
FL18269-J

SITE ADDRESS:
TBD
ISOLA, FL

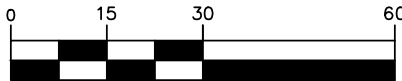
DESIGN TYPE:
RAWLAND

SHEET TITLE:
SITE PLAN

DRAWING NO.
C-1

REVISION:
C

GRAPHIC SCALE



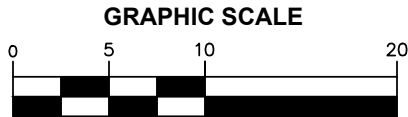
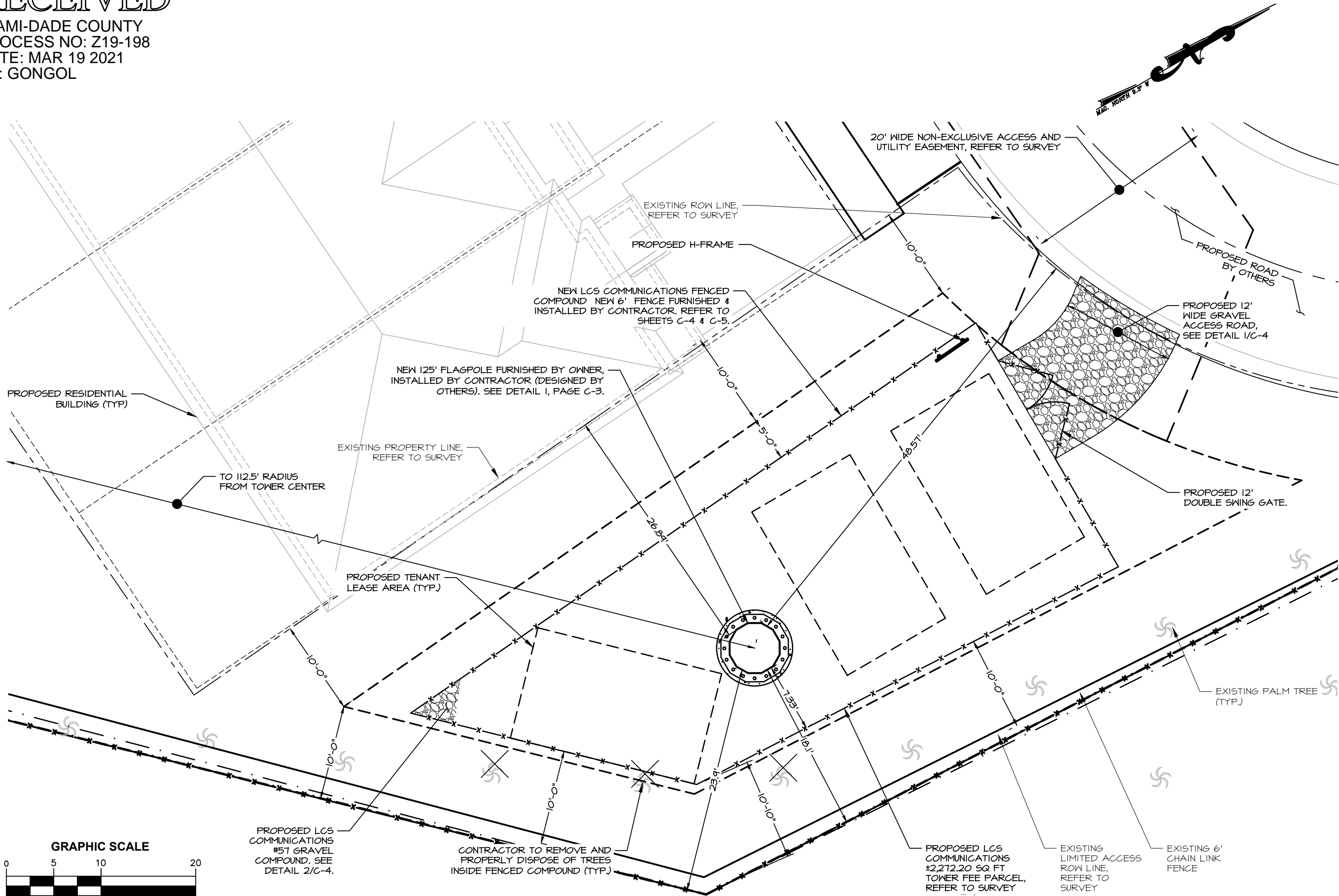
(IN FEET)

SCALE: 1" = 30' BASED ON 11"x17" ONLY
SCALE: 1" = 15' BASED ON 24"x36" ONLY

SITE PLAN

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z19-198
DATE: MAR 19 2021
BY: GONGOL



SCALE: 1" = 10' BASED ON 11"x17" ONLY
SCALE: 1" = 5' BASED ON 24"x36" ONLY

LCS COMMUNICATIONS, LLC

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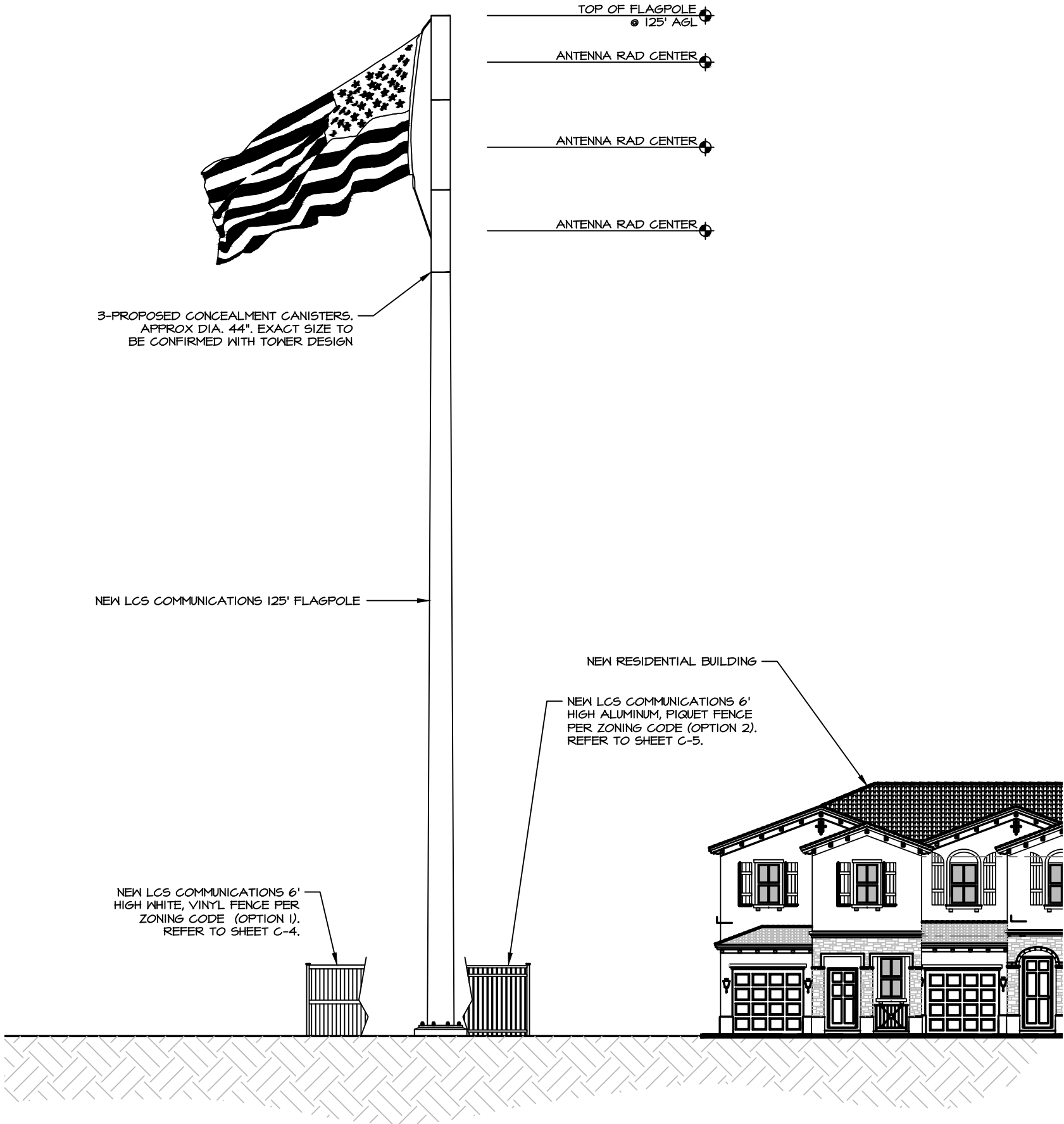
PROJECT No.	148415089
SITE NAME:	ISOLA CELL TOWER
SITE NUMBER:	FL18269-J
SITE ADDRESS:	TBD ISOLA, FL
DESIGN TYPE:	RAWLAND

SHEET TITLE:
ENLARGED SITE PLAN

DRAWING NO.	REVISION:
C-2	C

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z19-198
DATE: MAR 19 2021
BY: GONGOL



LCS COMMUNICATIONS, LLC

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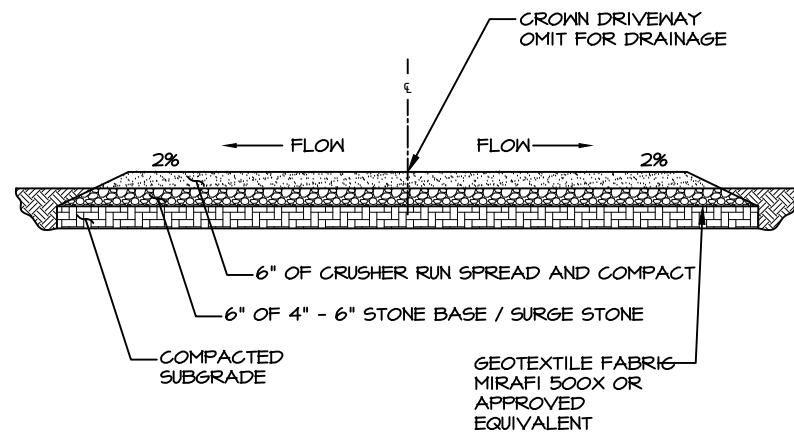
RICHARD JOHNSON, PE
FL PROFESSIONAL ENGINEER LIC.# 85387
FL CERTIFICATE OF AUTHORIZATION# 00000696

PROJECT No.	148415089
SITE NAME:	ISOLA CELL TOWER
SITE NUMBER:	FL18269-J
SITE ADDRESS:	TBD ISOLA, FL
DESIGN TYPE:	RAWLAND

SHEET TITLE:
SITE ELEVATIONS

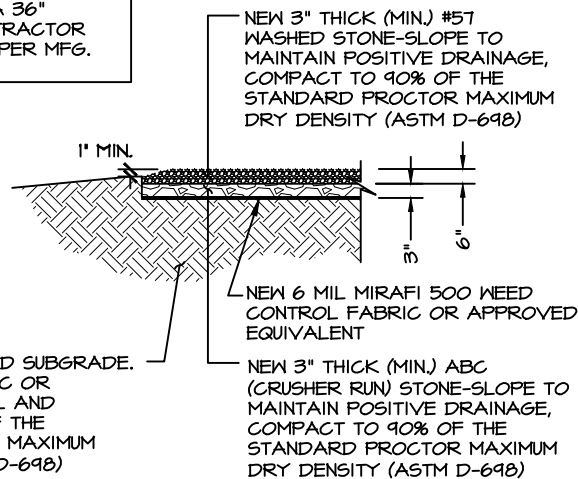
DRAWING NO.	REVISION:
C-3	C

NOTE
MIAMI-DADE COUNTY
PROCESSED 06/25/2019 108
DATE 06/19/2019
BY: GONGOL

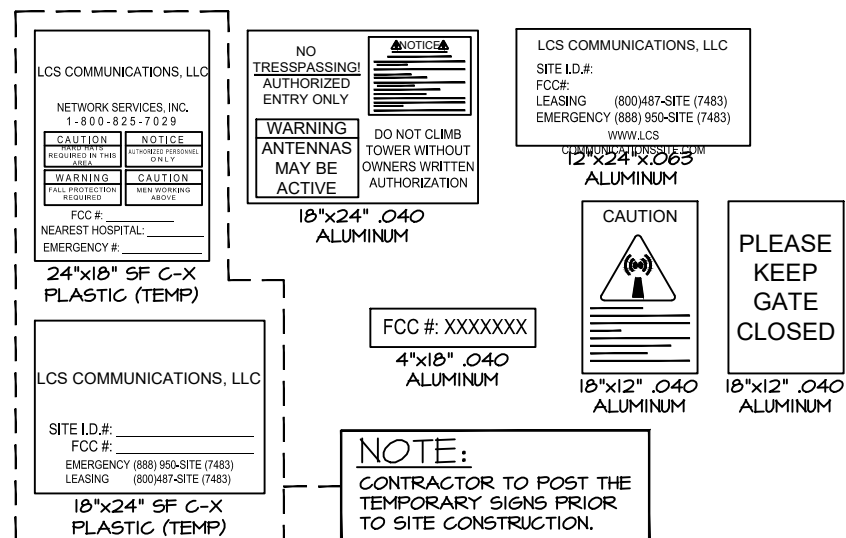


SCALE: N.T.S.

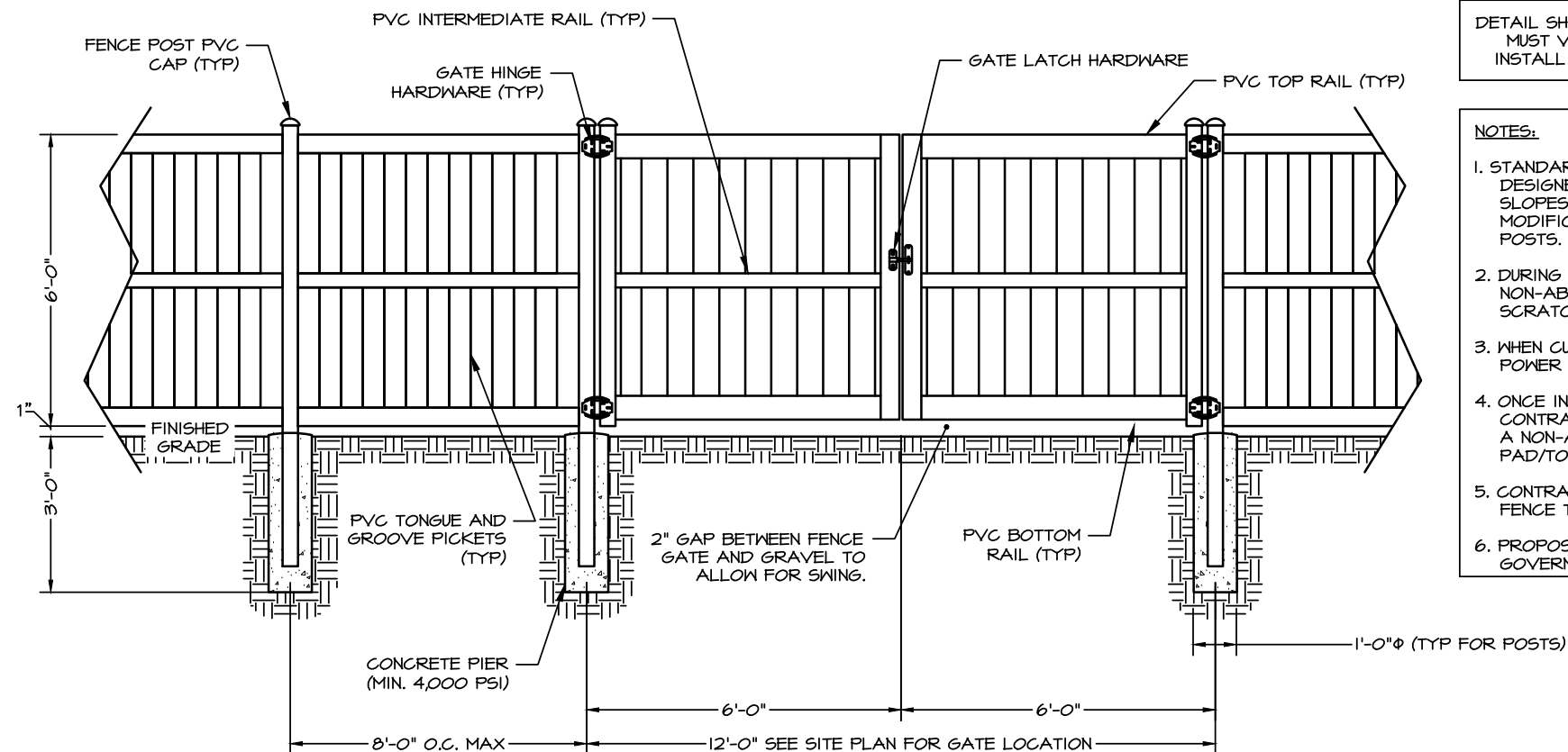
WEED CONTROL FABRIC SHALL BE USED UNDER ENTIRE PROPOSED GRAVELED AREA WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.



SCALE: N.T.S.



SCALE: N.T.S.



DETAIL SHOW FOR REFERENCE ONLY. CONTRACTOR
MUST VERIFY ALL PVC FENCE MATERIAL AND
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

1. STANDARD FENCE SECTION AND GATES ARE DESIGNED FOR LEVEL TERRAIN. SIGNIFICANT SLOPES IN THE TERRAIN WILL NECESSITATE MODIFICATIONS TO PANEL KITS, GATE KITS, AND POSTS.
2. DURING INSTALLATION, WORK ON A SOFT, NON-ABRASIVE SURFACE TO AVOID SCRATCHING THE PVC.
3. WHEN CUTTING THE PVC COMPONENTS WITH A POWER SAW, USE A FINE TOOTHED BLADE.
4. ONCE INSTALLATION IS COMPLETE THE CONTRACTOR MUST CLEAN PVC MATERIAL WITH A NON-ABRASIVE SOAP AND SOFT PAD/TOWELS.
5. CONTRACTOR MUST REPLACE ANY SECTION OF FENCE THAT IS SCRATCHED OR DAMAGED.
6. PROPOSED FENCE MUST MEET ALL LOCAL AND GOVERNING WIND CODES.








SCALE: N.T.S.

777 SOUTH FLAGLER DR
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WEST PALM BEACH, FL 33401
(561) 515-6078

655 NORTH FRANKLIN STREET
SUITE 150
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

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A&E PROJECT #:	N/A
DRAWN BY:	RPC
CHECKED BY:	AWD

REVISIONS			
	05/27/20	REVISED PER COMMENTS	
	01/22/20	REVISED PER COMMENTS	
	12/20/19	REVISED PER COMMENTS	
	12/18/19	REVISED PER COMMENTS	
	10/10/19	UPDATED LEASE AREA	
	08/23/19	UPDATED LEASE AREA	
	07/30/19	ADDED BU-1 LEGEND	
NO.	DATE	DESCRIPTION	

RICHARD JOHNSON, PE
FL PROFESSIONAL ENGINEER LIC.# 85387
FL CERTIFICATE OF AUTHORIZATION# 00000696

PROJECT No. 148415089

SITE NAME:
ISOLA CELL TOWER

SITE NUMBER:
FL18269-J

SITE ADDRESS:
TBD
ISOLA, FL

DESIGN TYPE:
RAWLAND

SHEET TITLE:

SITE DETAILS

DRAWING NO.

C-4

REVISION:

C

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MIAMI-DADE COUNTY
PROCESS NO: Z19-198
DATE: MAR 19 2021
BY: GONGOL

LCS COMMUNICATIONS, LLC

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A&E PROJECT #:	N/A
DRAWN BY:	RPC
CHECKED BY:	AWD

REVISIONS

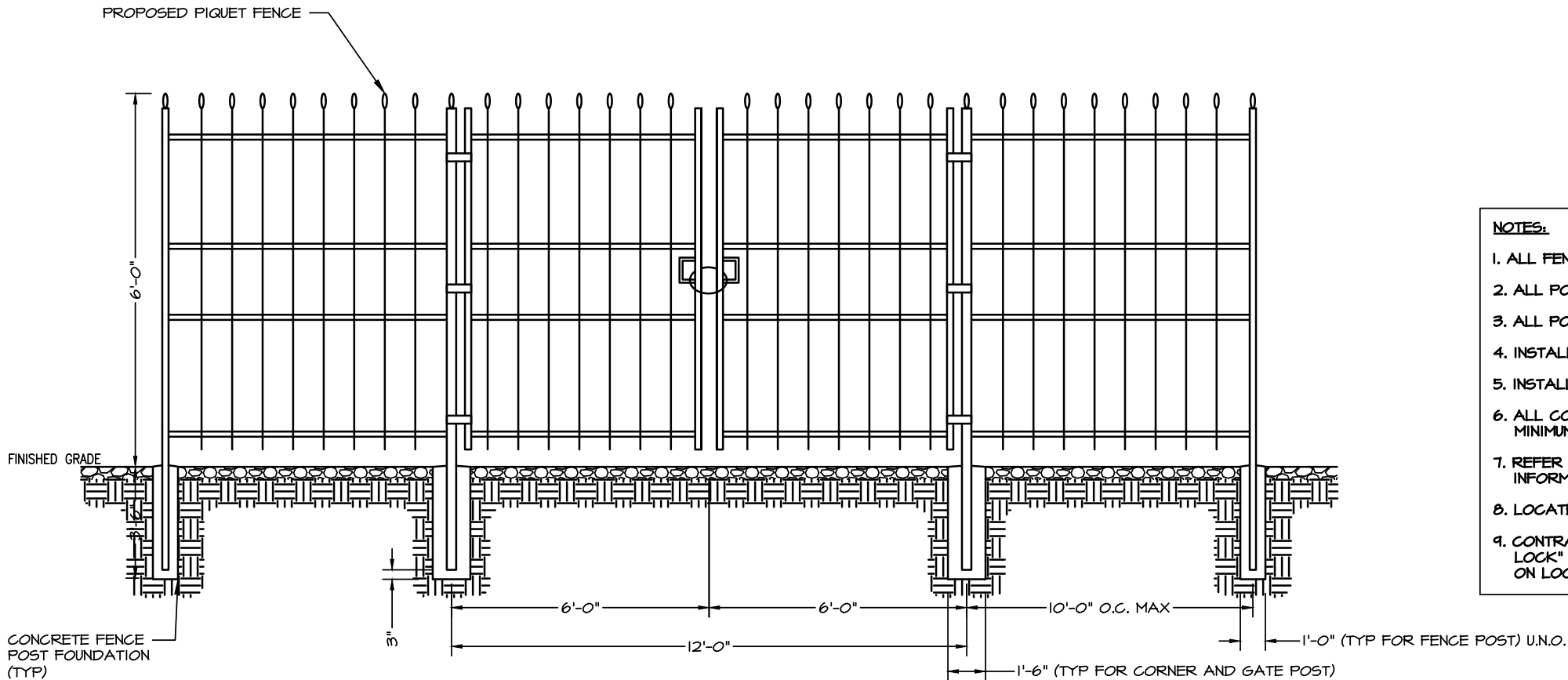
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Δ	07/30/19	ADDED BU-1 LEGEND
NO.	DATE	DESCRIPTION

RICHARD JOHNSON, PE
FL PROFESSIONAL ENGINEER LIC.# 85387
FL CERTIFICATE OF AUTHORIZATION# 00000696

PROJECT No.	148415089
SITE NAME:	ISOLA CELL TOWER
SITE NUMBER:	FL18269-J
SITE ADDRESS:	TBD ISOLA, FL
DESIGN TYPE:	RAWLAND

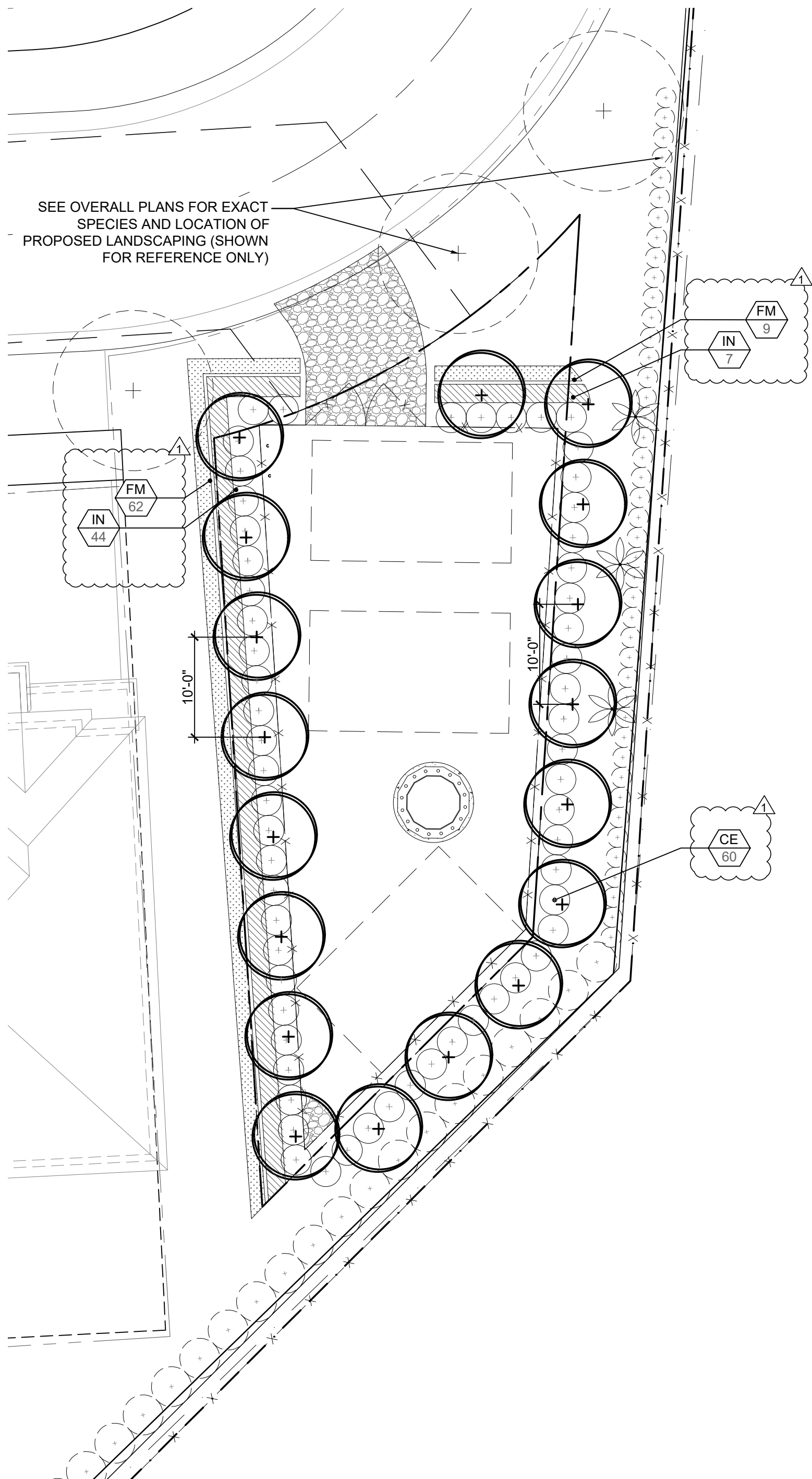
SHEET TITLE:	SITE DETAILS
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DRAWING NO.	REVISION:
C-5	C



NOTES:


1. ALL FENCING MATERIAL MUST BE GALVANIZED.
2. ALL POSTS MUST HAVE STEEL CAPS.
3. ALL POSTS AND BRACING MUST BE SCH. 40
4. INSTALL FENCING PER ASTM F-567
5. INSTALL GATES PER ASTM F-900
6. ALL CONCRETE FOUNDATIONS TO HAVE A MINIMUM OF 4000 PSI.
7. REFER TO FENCE SPECIFICATIONS FOR FURTHER INFORMATION.
8. LOCATE FENCE AS SHOWN ON SITE PLAN.
9. CONTRACTOR TO PROVIDE AND INSTALL "STYMIE LOCK" ON COMPOUND GATE, WORK WITH CLIENT ON LOCK COMBINATION.



CELL TOWER LANDSCAPE PLAN

Scale: 1"=10'-0"




CELL TOWER LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	18	*Conocarpus erectus GREEN BUTTWOOD	8' HT. X 4" SPR. / 1.5" CAL. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	60	*Conocarpus erectus GREEN BUTTWOOD	48" HT. X 36" SPR. / 36" O.C. 7 GAL.
IN	51	Ixora 'Nora Grant' IXORA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
FM	71	Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

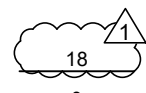
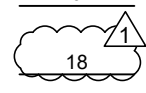
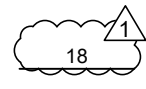
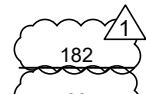
*DENOTES NATIVE SPECIES



= EXISTING COCONUT PALM TO REMAIN (TYP.)

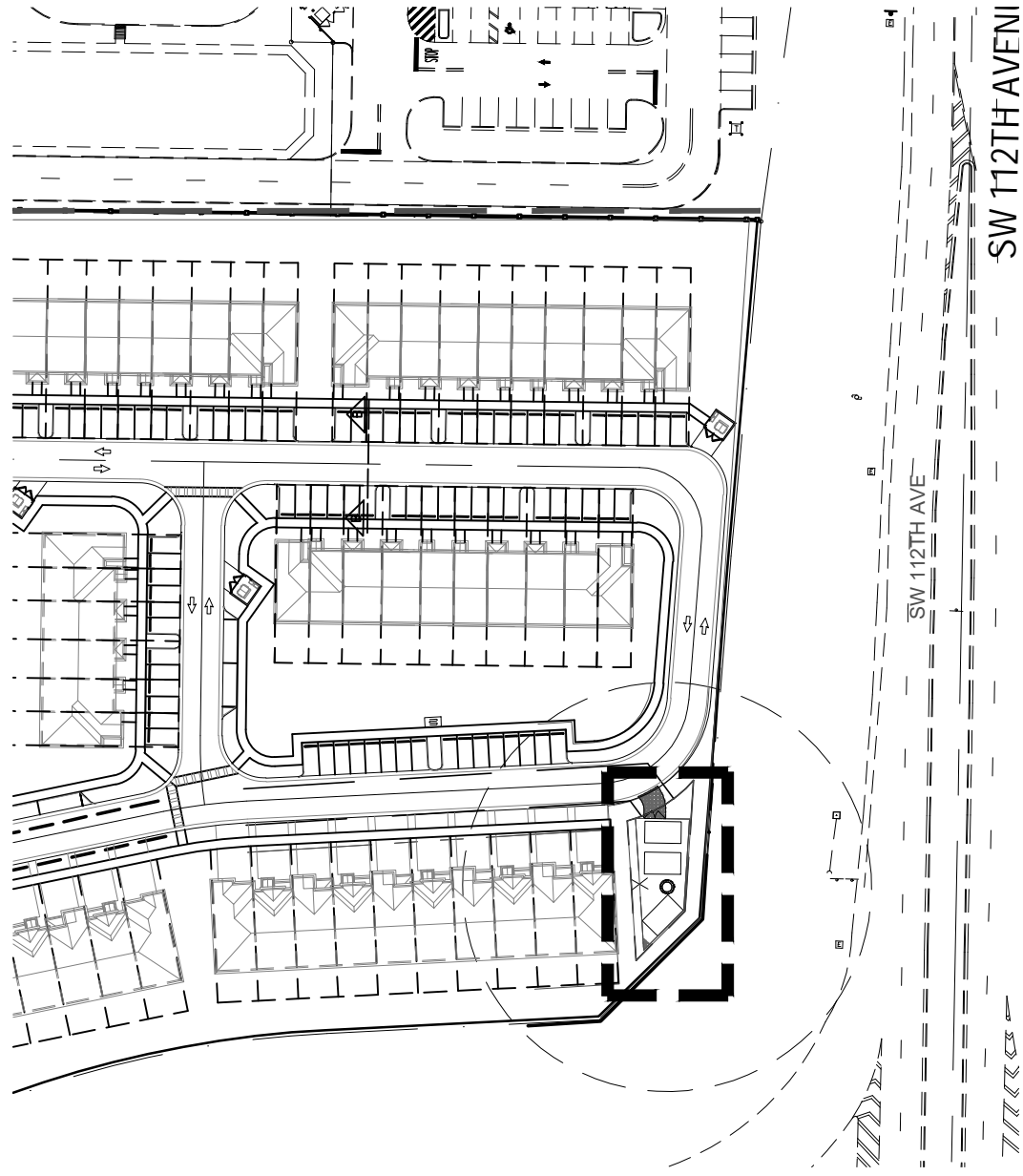
LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RU-3M Net Lot Area .05 acres 2,272.20 s.f. 

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required, as indicated on site plan: Net lot area = <u>2,245.94</u> s.f. x <u>.30</u> % = <u>673.78</u> s.f.		
B. Square Feet of parking lot open space required by Article 9, as indicated on site plan: No. outside/ground-level parking spaces <u>n/a</u> x 10 s.f. per parking spaces =	<u>n/a</u>	<u>n/a</u>
C. Total s.f. of landscaped open space required: A + B =	<u>673.5</u>	<u>1,212</u>
LAWN AREA CALCULATION		
A. <u>673.78</u> total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = <u>.30</u> % x <u>673.78</u> s.f. =	<u>202.13</u>	<u>200.45</u>
TREES		
A. no. trees required per net lot acre Less existing number of trees meeting minimum requirements <u>28</u> trees x net lot acre =	<u>2</u>	
B. % Palms Allowed: No. trees provided x 30% =	<u>1</u>	<u>0</u>
C. % Natives Required: No. trees provided x 30% =	<u>1</u>	
D. Street trees (maximum average spacing of 35' o.c.): <u>N/A</u> linear feet along street/35' =	<u>N/A</u>	<u>N/A</u>
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): <u>N/A</u> linear feet along street / 25' =	<u>N/A</u>	<u>N/A</u>
F. Total Trees Required	<u>2</u>	
A + D + E = <u>2</u> Total Trees		
SHRUBS		
A. No. of shrubs required =No. trees required x 10	<u>20</u>	
B. % of native shrubs required: No. shrubs provided x 30% =	<u>6</u>	<u>60</u>

SEE LANDSCAPE LIST

SEE LANDSCAPE LIST



KEY MAP

Scale: NTS

ISOLA
MIAMI-DADE COUNTY, FLORIDA
CELL TOWER LANDSCAPE PLAN

[illegible]

Seal:

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

Drawing: Cell Tower Landscape Plan

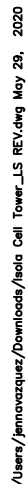
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Drawn by: J

Sheet No.:

Cad Id.: 2017-020



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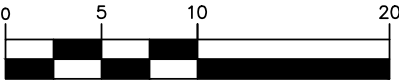
MIAMI-DADE COUNTY
PROCESS NO: 219-198
DATE: MAR 19 2021
BY: GONGOL

KEY	SYMBOL	TANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING	SYMBOL	REMARKS
LC	13	X CUPRESSO-CYPARIS LEYLANDII	LEYLAND CYPRESS	1.5" GAL	UNDERSTORY EVERGREEN	15'-0" O.C.		FULL TO BASE
ICH	24	ILEX CRENATA 'HELLERI'	HELLERI HOLLY	18"	SHRUB EVERGREEN	AS SHOWN		B & B OR CONTAINER

LANDSCAPE INSTALLATION NOTES:

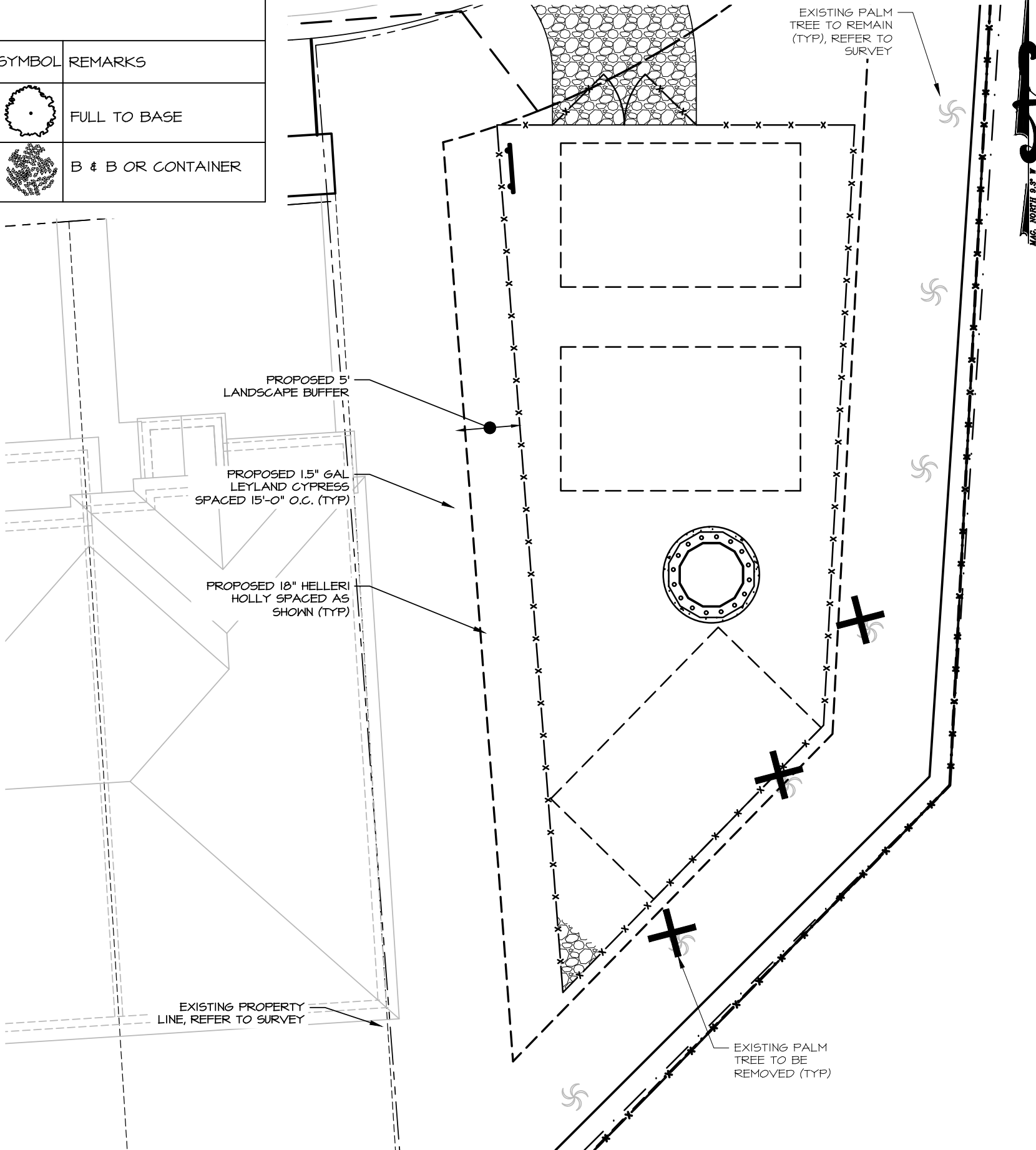
- ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN, GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED. TRUNK CALIPER IS MEASURED SIX INCHES ABOVE THE GROUND ON TREES.
- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY, AND WEED FREE CONDITION.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
- THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES. TREES CANNOT BE PLANTED AROUND, OVER, OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINES DESIGNED AFTER FINAL SITE PLAN APPROVAL.
- ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK MULCH. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM 24" RADIUS, ALL NEW TREES AND PALMS SHALL BE STAKED.
- TREES, SHRUBS AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT. ADD AGRIFORM FERTILIZER TABLETS TO EACH PLANT PIT, AS PER THE SPECIFICATIONS.
- TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" - 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.
- THE CONTRACTOR MUST MAINTAIN THE LANDSCAPING FOR 1 YEAR FROM THE DATE OF CONSTRUCTION COMPLETION. THIS INCLUDES BUT IS NOT LIMITED TO WATERING AND INSURING THAT THE LANDSCAPING DOES NOT DIE. IF ANY OF THE LANDSCAPING DIES WITHIN THE 1 YEAR TIME FRAME, THE CONTRACTOR MUST REPLACE IT WITH EQUIVALENT LANDSCAPING. LOCAL JURISDICTION WATERING GUIDELINES SHALL BE FOLLOWED THOROUGHLY. LANDSCAPED AREAS MUST BE 100% IRRIGATED THROUGHOUT THE ESTABLISHMENT PERIOD.
- CONTRACTOR MUST CONFIRM LANDSCAPE REQUIREMENTS AND SPECIFICATIONS WITH LOCAL JURISDICTION.

GRAPHIC SCALE



(IN FEET)

SCALE: 1" = 10' BASED ON 11"x17" ONLY
SCALE: 1" = 5' BASED ON 24"x36" ONLY



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A&E PROJECT #:

N/A

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RPC

CHECKED BY:

AWD

REVISIONS

NO.	DATE	DESCRIPTION
	05/27/20	REVISED PER COMMENTS
	01/22/20	REVISED PER COMMENTS
	12/20/19	REVISED PER COMMENTS
	12/18/19	REVISED PER COMMENTS
	10/10/19	UPDATED LEASE AREA
	08/23/19	UPDATED LEASE AREA
	07/30/19	ADDED BU-1 LEGEND

RICHARD JOHNSON, PE

FL PROFESSIONAL ENGINEER LIC.# 85387
FL CERTIFICATE OF AUTHORIZATION# 00000696

PROJECT No.

148415089

SITE NAME:

ISOLA CELL TOWER

SITE NUMBER:

FL18269-J

SITE ADDRESS:

TBD
ISOLA, FL

DESIGN TYPE:

RAWLAND

SHEET TITLE:

LANDSCAPE PLAN

DRAWING NO.

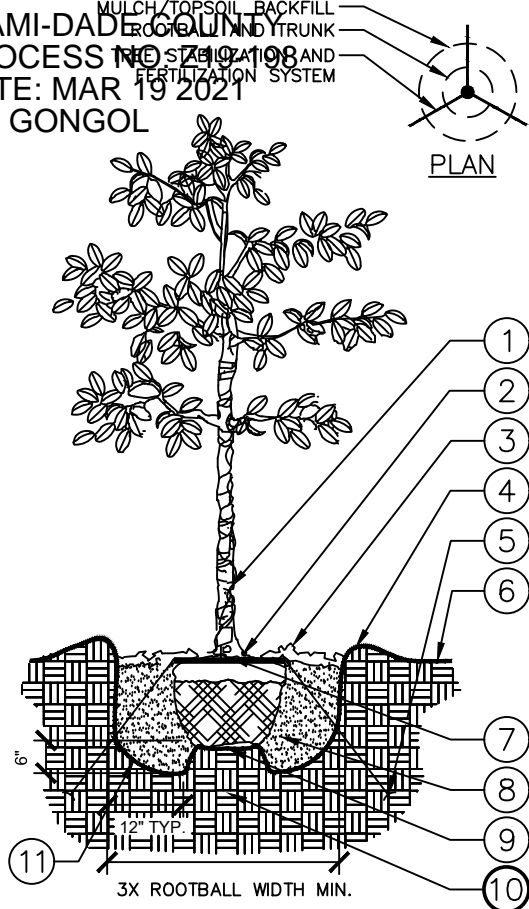
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REVISION:

C

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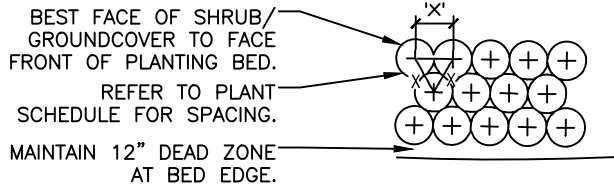
MIAMI-DADE COUNTY
PROCESS NO. 19-108
DATE: MAR 19 2021
BY: GONGOL



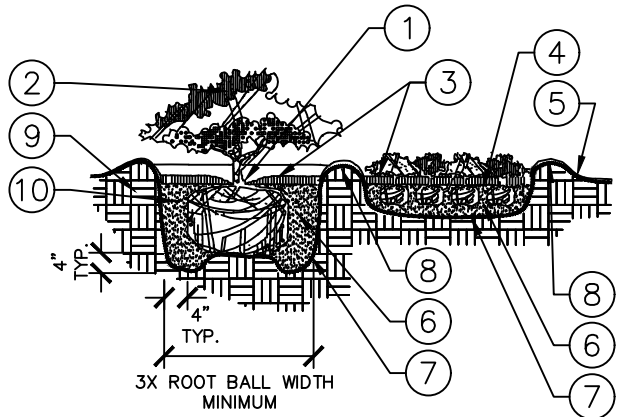
- 1 TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
- 2 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
- 3 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- 4 4" HIGH BERM, FIRMLY COMPACTED.
- 5 ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- 6 FINISHED GRADE. (SEE GRADING PLAN)
- 7 TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
- 8 PREPARED PLANTING SOIL AS SPECIFIED.
- 9 TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
- 10 UNDISTURBED NATIVE SOIL.
- 11 SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

NOTES:

- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.



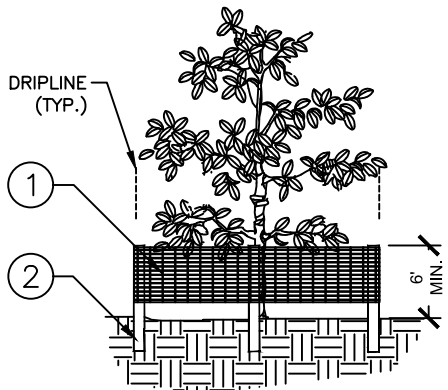
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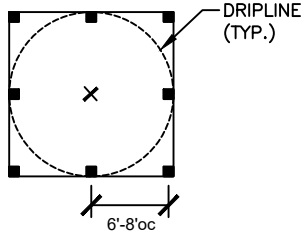
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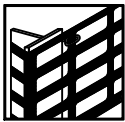
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
- C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.



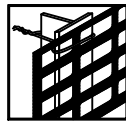
ELEVATION



PLAN



CORNER CONNECTION



CONNECTION

- 1 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
- 2 8' TALL METAL "T" POSTS OR 2" x 2" x 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
- C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
- D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

LCS COMMUNICATIONS, LLC

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DRAWN BY:	RPC
CHECKED BY:	AWD

REVISIONS		
05/27/20	REVISED PER COMMENTS	
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NO.	DATE	DESCRIPTION

RICHARD JOHNSON, PE
FL PROFESSIONAL ENGINEER LIC.# 85387
FL CERTIFICATE OF AUTHORIZATION# 00000696

PROJECT No.	148415089
SITE NAME:	ISOLA CELL TOWER
SITE NUMBER:	FL18269-J
SITE ADDRESS:	TBD ISOLA, FL
DESIGN TYPE:	RAWLAND

SHEET TITLE:	LANDSCAPE DETAILS
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DRAWING NO.	REVISION:
L-2	C

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LCS COMMUNICATIONS, LLC
MIAMI-DADE COUNTY
PROCESS NO: Z19-198
DATE: MAR 19 2021
BY: GONGOL

PHOTO SIMULATION

LCS PROPOSED CELL TOWER

Site Name: ISOLA

Site Number: FL18269-J

Site Type: RAWLAND – 125' FLAGPOLE

Site Location: SW 250TH TERRACE
PRINCETON, FL 33032
N25-32-05.47, W-080-22-21.12

Date: 06/19/202020

Applicant: LCS COMMUNICATIONS, LLC
777 S. FLAGLER DRIVE
SUITE 800, WEST TOWER
WEST PALM BEACH, FL 33401

Contact: JESSICA ROSS
(561) 515-6078



PHOTO SIMULATION
LCS PROPOSED CELL TOWER

Site Name:
FL18269-J ISOLA
Date: 06/19/20

Existing View



Proposed View



PHOTO LOCATION 1 (OPTION 1 – PVC FENCING):
FROM ON RAMP TO FLORIDA'S TURNPIKE HEADING SOUTH DIRECTLY SOUTH OF PROPOSED TOWER

Existing View



Proposed View



PHOTO LOCATION 1 (OPTION 2 – WROUGHT IRON FENCING):
FROM ON RAMP TO FLORIDA’S TURNPIKE HEADING SOUTH DIRECTLY SOUTH OF PROPOSED TOWER

PHOTO SIMULATION
LCS PROPOSED CELL TOWER

Site Name:
FL18269-J ISOLA
Date: 06/19/20

Existing View



Proposed View



PHOTO LOCATION 2 (OPTION 1 – PVC FENCING):
FROM END OF EXIT RAMP FROM FLORIDA'S TURNPIKE HEADING SOUTH AT SW 112TH AVENUE DIRECTLY EAST OF PROPOSED TOWER

PHOTO SIMULATION
LCS PROPOSED CELL TOWER

Site Name:
FL18269-J ISOLA
Date: 06/19/20

Existing View



Proposed View



PHOTO LOCATION 2 (OPTION 2 – WROUGHT IRON FENCING):
FROM END OF EXIT RAMP FROM FLORIDA'S TURNPIKE HEADING SOUTH AT SW 112TH AVENUE DIRECTLY EAST OF PROPOSED TOWER

PHOTO SIMULATION
LCS PROPOSED CELL TOWER

Site Name:
FL18269-J ISOLA
Date: 06/19/20

Existing View



Proposed View



PHOTO LOCATION 3:
FROM OVERPASS OF FLORIDA TURNPIKE DIRECTLY SOUTH OF PROPOSED TOWER



PHOTO LOCATION 4:
FROM THE SOUTHWEST CORNER OF SW 248TH STREET AND SW 112TH AVENUE

PHOTO SIMULATION
LCS PROPOSED CELL TOWER

Site Name:
FL18269-J ISOLA
Date: 06/19/20

Existing View



Proposed View



PHOTO LOCATION 5:
FROM NORTH OF PROPOSED TOWER AT PROPERTY ENTRANCE FROM SW 248TH STREET

RECEIVED
LCS COMMUNICATIONS, LLC
MIAMI-DADE COUNTY
PROCESS NO: Z19-198
DATE: MAR 19 2021
BY: GONGOL

PHOTO SIMULATION

LCS PROPOSED CELL TOWER

Site Name:
FL18269-J ISOLA
Date: 06/19/20

Proposed View



PHOTO LOCATION 6:
FROM NORTH OF PROPOSED TOWER AT PROPERTY ENTRANCE FROM SW 248TH STREET

RECEIVED

T-Mobile

Engineering & Operations

MIAMI-DADE COUNTY
PROCESS NO: Z19-198
DATE: NOV 4 2019
BY: CABR

6MD1338B

SBA Coco Palms

Wireless Telecommunication Facility

Radio Frequency (RF) Engineering Report

Last Updated	11/06/2018
Revision Number	V1.0

MIAMI-DADE COUNTY
PROCESS NO: Z19-198
~~Table of Contents~~
DATE: NOV 4 2019
BY: CABR
Search Ring Area

3

Current Cell Site Coverage and Predicted Improvements

4

Technical Data

6

Certification Statement of Non-interference

8

MIAMI-DADE COUNTY
PROCESS NO: Z19-198
DATE: NOV 4 2019
BY: CABR

Search Ring Area

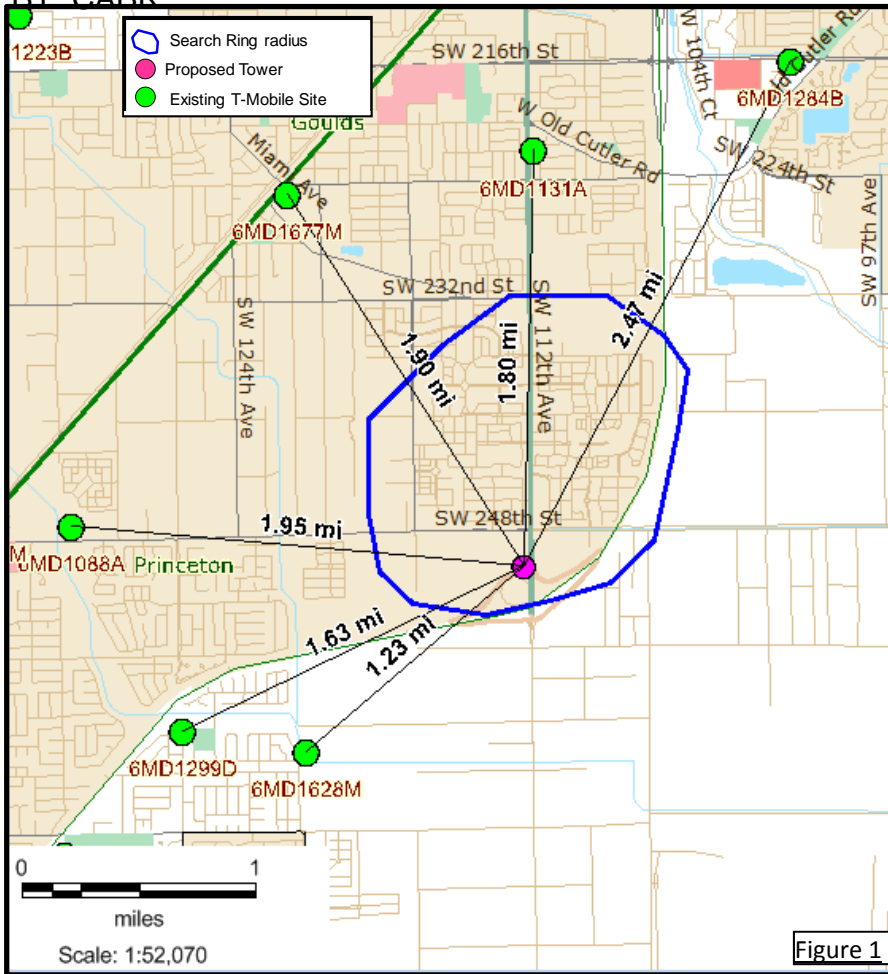


Figure 1

As part of T-Mobile's commitment to improve service in the south Florida market a number of "search rings" have been issued to address coverage deficiencies in the cellular network. Each search ring is in an area where service levels are inadequate to provide the necessary cell phone coverage or capacity. Within the search ring existing towers or structures of sufficient height are sought with the goal of deploying radio transceivers and antennas to improve the local area service levels.

Due to the dramatic increase in cell phone traffic and the popularity of wireless data applications over the last few years, significant demands have been placed on network coverage and capacity. One such area in need of improved services is in and around the city of Princeton, FL from SW 232nd St in the north to SW 256th St in the south and from SW 122nd Ave in the west to beyond SW 102nd Ave in the east. Adjacent facilities 6MD1284B and 6MD1299D have significant limitations on the deployable technologies due to respective towers' form factor. (unipole design with limited space for antennas and equipment inside the concealment canister) A new facility that supports a full technology suite must be deployed in the area to meet the coverage and capacity requirements for this part of the network. There were no towers or structures of sufficient height within the T-Mobile search area that could

accommodate the addition of new facility that would provide an adequate coverage improvement. The surrounding facilities have undergone extensive upgrades over the last decade with no appreciable improvement in service levels in the area of concern.

Shown above in Figure 1 is the T-Mobile search ring and the proposed location surrounded by existing T-Mobile cellular facilities ("cell sites").

Site ID	Site Lat	Site Long	Site Name	Site Class Desc	Tower Height (ft)	Ground Height (ft)	Antenna elevation (ft)
6MD1088A	25.53754	-80.40373	FPL Coconut Palm Drive	Self Support Tower	300	7	210
6MD1131A	25.56091	-80.37176	CROWN HJXS	Monopole	100	6	80
6MD1284B	25.56648	-80.35401	U-STORE IT - ROW SITE	Unipole/ Micropole	80	4	47
6MD1299D	25.52466	-80.39617	(111) Salpica - Row	Unipole/ Micropole	40	4	25
6MD1628M	25.52333	-80.38763	SFL017 - 5_17 - Homestate_Flagpole	Flag Pole	150	3	135
6MD1677M	25.55827	-80.38873	SFL892 - 5_892 - AT&T MI17 6929	Monopole	104	7	80
6MD1338B	25.53485	-80.37253	Proposed SBA Tower	Flag Pole	125	5	121

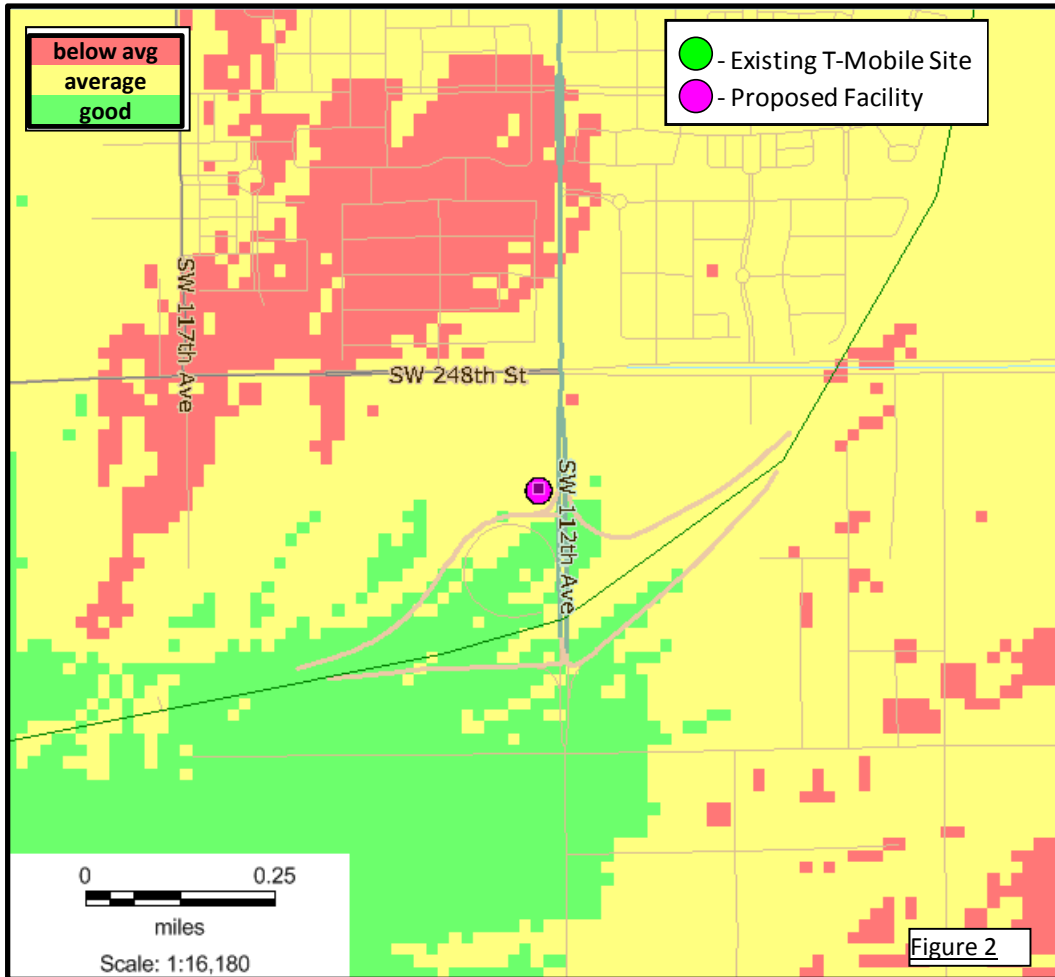
*- unipole sites have significant limitations on equipment deployment due to the lack of space within the tower top concealment canisters and the low elevation.

MIAMI-DADE COUNTY
PROCESS NO: Z19-198

Current Cell Site Coverage and Predicted Improvements

DATE: NOV 4 2019
BY: CARR

Good (reliable indoor service)	Average (reliable outdoor service)	below average (poor service)
Signal power levels able to support a wide range of wireless services both indoors and outdoors. These services include voice calls and high speed data.	Users may experience call quality issues depending on the signal power levels at their specific location. These issues could include dropped calls, ineffective attempts (blocked calls) or slow data speeds. Service in outdoor locations would be markedly better than indoors in many instances.	A user would encounter call quality issues especially indoors or during network busy hours due to low signal power levels. These issues could include dropped calls, ineffective attempts (blocked calls) and slow data speeds. Service may only be available in outdoor locations. In the worst case a user may not be able to place an emergency (E911) call.

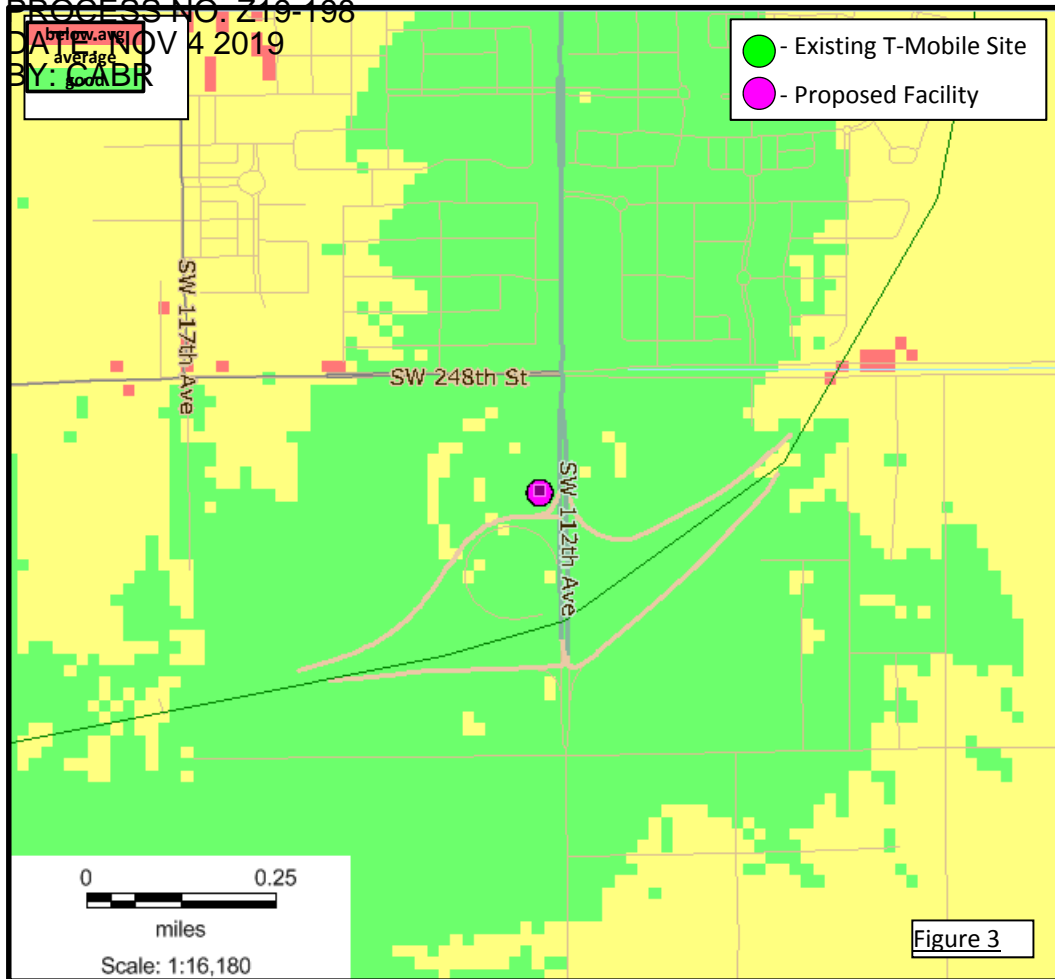


As part of T-Mobile's design and development process a number of engineering studies are completed to ensure a best-fit approach for cell site additions in the network. Propagation or prediction plots are one of the most important of these and are used extensively to determine if a new proposal is adequate.

In Figure 2 the cell site propagation is shown as shades of color which represent signal power levels that a user would experience at a particular location. The propagation model is based on a predictive computer simulator application that is derived from proprietary methodologies. Green areas indicate signal power levels able to support a wide range of wireless services both indoors and outdoors. These services include voice calls and high speed data. The yellow color indicates areas where a user may experience call quality issues due to inconsistent signal power levels. This may depend on their specific location. For instance, a person may be able to use the cell phone on one side of their house near a window but unable to connect in another part of the house. The red areas represent where a user would encounter call quality issues due to low or unusable signal power levels. This would be especially true indoors or during network busy hours. These issues could include dropped calls, ineffective attempts and slow data speeds. In the worst case a user may not be able to place an emergency (E911) call.

connect in another part of the house. The red areas represent where a user would encounter call quality issues due to low or unusable signal power levels. This would be especially true indoors or during network busy hours. These issues could include dropped calls, ineffective attempts and slow data speeds. In the worst case a user may not be able to place an emergency (E911) call.

MIAMI-DADE COUNTY
 PROCESS NO. Z19-198
 DATE NOV 4 2019
 BY: CABR



The propagation map shown in Figure 3 depicts the predicted signal power levels for the proposed tower when added to the existing network. As can be seen almost all the residential areas have a minimum of average service levels. This is especially important for users who are transitioning from one geographic area to another due to a more consistent coverage overlay. Users indoors will also benefit tremendously due to the closer proximity to the antenna locations. Areas where below average signal power levels still exist can sometimes be alleviated through network optimization methods after the new site comes on line. (These processes are iterative and require a more medium to long term engineering approach)

In summary, T-Mobile has recognized the demand for advanced telecommunication services in these communities. The existing T-Mobile facilities cannot provide these services through upgrade or expansion, due to the distances from the existing tower facilities and cell phone users in this area. Further, no towers or structures of sufficient height were identified in the search ring that could provide the necessary improvements to the network coverage.

These propagation maps graphically demonstrate T-Mobile's business needs based upon existing and predicted customer demands. T-Mobile's goal is to provide reliable wireless service in the areas shown as defined by proprietary QOS (Quality of Service) design parameters.

MIAMI-DADE COUNTY
PROCESS NO: Z19-198

Technical Data

DATE: NOV 4 2019

BY: CABR

EXISTING AND PROPOSED ANTENNA INFORMATION							
Facility ID	Height of antenna (centerline - ft)	Antenna Type	Antenna Manufacturer	Maximum Effective Radiated Output Power (all channels - Watts)	Azimuth of main antenna lobe	Antenna Beam Tilt °	Antenna Null Fill
6MD1088A	210	CMA-BDHH/6519/E0-8/RMU/TB06	CELLMAX	2529	60.0	7.0	Yes
	210	LNK-6515DS-A1M_700MHz	COMMSCOPE	419	60.0	6.0	N/A
	210	CMA-BDHH/6519/E0-8/RMU/TB06	CELLMAX	2307	180.0	8.0	Yes
	210	LNK-6515DS-A1M_700MHz	COMMSCOPE	419	180.0	6.0	N/A
	210	CMA-BDHH/6519/E0-8/RMU/TB06	CELLMAX	2307	300.0	8.0	Yes
	210	LNK-6515DS-A1M_700MHz	COMMSCOPE	419	300.0	6.0	N/A
6MD1131A	80	HBXX-3319DS-A2M	COMMSCOPE	3775	30.0	2.0	N/A
	80	HBXX-3319DS-A2M	COMMSCOPE	3775	90.0	2.0	N/A
	80	DBXNH-6565B-A2M	COMMSCOPE	2422	40.0	3.0	N/A
	80	DBXNH-6565B-A2M	COMMSCOPE	2438	210.0	6.0	N/A
	80	DBXNH-6565B-A2M	COMMSCOPE	2455	310.0	5.0	N/A
	80	SBNHH_1D45B_700MHz	COMMSCOPE	3476	140.0	2.0	N/A
	80	DBXNH-6565B-A2M	COMMSCOPE	2455	310.0	5.0	N/A
	80	HBXX-3319DS-A2M	COMMSCOPE	2799	210.0	2.0	N/A
	80	HBXX-3319DS-A2M	COMMSCOPE	2109	270.0	3.0	N/A
6MD1284B	57	LNK_6515DS_VTM	COMMSCOPE	1456	60.0	0.0	N/A
	57	LNK_6515DS_VTM	COMMSCOPE	1456	180.0	0.0	N/A
	57	LNK_6515DS_VTM	COMMSCOPE	1456	300.0	0.0	N/A
	115	APXV18-206517S-A20	Radio Frequency Systems	3389	60.0	3.0	Yes
	115	APXV18-206517S-A20	Radio Frequency Systems	3389	180.0	1.0	Yes
6MD1299D	115	APXV18-206517S-A20	Radio Frequency Systems	3389	300.0	3.0	Yes
	35	APXV18-206517S-A20	Radio Frequency Systems	2736	0.0	0.0	Yes
	35	APXV18-206517S-A20	Radio Frequency Systems	2736	120.0	1.0	Yes
	35	APXV18-206517S-A20	Radio Frequency Systems	2736	240.0	0.0	Yes
6MD1338B	125	CMA-B/6519/E0-8/RMU/TB06	CELLMAX	3873	10.0	3.0	Yes
	125	CMA-B/6519/E0-8/RMU/TB06	CELLMAX	3873	130.0	3.0	Yes
	125	CMA-B/6519/E0-8/RMU/TB06	CELLMAX	3785	250.0	2.0	Yes
6MD1628M	135	ADFD1820-3333B-XDM	COMMSCOPE	3917	0.0	3.0	N/A
	135	ADFD1820-3333B-XDM	COMMSCOPE	3917	60.0	3.0	N/A
	135	ADFD1820-3333B-XDM	COMMSCOPE	3917	120.0	4.0	N/A
	135	ADFD1820-3333B-XDM	COMMSCOPE	3917	180.0	3.0	N/A
	135	ADFD1820-3333B-XDM	COMMSCOPE	3917	240.0	6.0	N/A
	135	ADFD1820-3333B-XDM	COMMSCOPE	3917	300.0	6.0	N/A
	135	ADFD1820-3333B-XDM	COMMSCOPE	2577	0.0	3.0	N/A
	135	ADFD1820-3333B-XDM	COMMSCOPE	2577	60.0	3.0	N/A
	135	ADFD1820-3333B-XDM	COMMSCOPE	2577	120.0	4.0	N/A
	135	ADFD1820-3333B-XDM	COMMSCOPE	2577	180.0	3.0	N/A
	135	ADFD1820-3333B-XDM	COMMSCOPE	2577	240.0	6.0	N/A
	135	ADFD1820-3333B-XDM	COMMSCOPE	2577	300.0	5.0	N/A
6MD1677M	80	DBXNH-6565B-A2M	COMMSCOPE	1107	20.0	9.0	N/A
	80	DBXNH-6565B-A2M	COMMSCOPE	1107	140.0	9.0	N/A
	80	DBXNH-6565B-A2M	COMMSCOPE	2455	300.0	5.0	N/A
	80	HBXX-3319DS-A2M	COMMSCOPE	3775	180.0	2.0	N/A
	80	HBXX-3319DS-A2M	COMMSCOPE	3775	240.0	2.0	N/A
	80	HBXX-3319DS-A2M	COMMSCOPE	3775	300.0	2.0	N/A
	80	HBXX-3319DS-A2M	COMMSCOPE	2494	0.0	3.0	N/A
	80	HBXX-3319DS-A2M	COMMSCOPE	2494	60.0	3.0	N/A
	80	HBXX-3319DS-A2M	COMMSCOPE	2494	120.0	2.0	N/A
	80	HBXX-3319DS-A2M	COMMSCOPE	2494	180.0	2.0	N/A
	80	HBXX-3319DS-A2M	COMMSCOPE	2494	240.0	2.0	N/A

- antenna and equipment configurations and settings are changed on an ad-hoc basis due to upgrades, preventative maintenance and other exigencies. The power levels shown in table represent typical worst case scenarios but may change due to network conditions.

MIAMI-DADE COUNTY
PROCESS NO: Z19-198
DATE: NOV 4 2019
BY: CABR

PHYSICAL DOWNLINK LINK BUDGET

radio transceiver	49.03	dBm
7/8" coax jumper	-0.1	dB
diplexer	-0.5	dB
connector	-0.1	dB
1 1/4" coax cable	-1.85	dB
connector	-0.1	dB
Tower mounted amplifier (TMA)	-0.6	dB
connector	-0.1	dB
antenna gain	19.1	dB
EIRP	64.786	dBm
	3010.23	Watts

PHYSICAL UPLINK LINK BUDGET

cell phone transmitter power	0.2	Watts
	23	dBm
maximum allowable path loss	-160	dBm
antenna gain	19.1	dB
connector	-0.1	dB
Tower mounted amplifier (TMA)	12	dB
connector	-0.1	dB
1 1/4" coax cable	-1.85	dB
connector	-0.1	dB
diplexer	-0.5	dB
7/8" coax jumper	-0.1	dB
power available at transceiver input	-108.65	dBm

MIAMI-DADE COUNTY
PROCESS NO: Z19-198

Certification Statement of Non-interference

DATE: NOV 4 2019

BY: CABR

This letter provides information about the proposed T-Mobile transceiving equipment on the proposed facility at 2804 NE 8th St, Homestead, FL and its potential interference with communication facilities located nearby; as well as the FCC rules governing the human exposure to radio frequency energy (OET 65 guidelines). T-Mobile shall comply with all FCC rules regarding interference to other radio services and T-Mobile shall comply with all FCC rules regarding human exposure to radio frequency energy. The proposed tower facilities, and reception and transmission functions will not interfere with the visual and customary transmission or reception of radio, television or similar services as well as other wireless services enjoyed by surrounding properties.

T-Mobile radio signals are transmitted on exclusively assigned channels within the E, F and C bands in the PCS spectrum and the D, E, F1 and F2 in the AWS spectrum and A Band in 700MHz. In the future AWS-3 Block H and B, C and D blocks in 600 MHz will be active. The Federal Communication Commission (FCC) has allocated these frequencies exclusively for use by cellular service providers. Each cellular service provider is assigned specific frequencies (channels) on which to transmit and receive radio signals.

Cellular transmitters must be type-accepted by the FCC to ensure compliance with technical standards that limit the frequencies, output power, radio frequency emissions, spurious radio noise and other technical parameters. Cellular licensees like T-Mobile owns are required to use type-accepted equipment. The assignment of frequencies and FCC rules keep cellular radio signals from interfering with or being interfered with by other radio transmissions and provide guidelines outlining the limits for permissible human RF exposure. In the event of a complaint of interference or other concerns about cellular antenna facilities, the FCC has a resolution process to determine the source of interference and whether a facility is in compliance with FCC rules.

In the event of interference or other known issues with the transmission facility contact with the T-Mobile Network Operations Center (NOC) can be established 24 hours a day, 7 days a week 365/366 days per year at the following numbers: (877) 611-5868 (DAY), (877) 611-5868 (NIGHT)

Name Patrick KeaneTitle T-Mobile Sr Engineer, Radio Frequency

Signature _____

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z19-198
DATE: NOV 4 2019
BY: CABR

Sabre IndustriesTM
Towers and Poles

Mr. Victor Rivera
LCS Communications, LLC
777 South Flagler Dr., Ste 800
West Palm Beach, FL 33401

RE: Proposed 125' Sabre Monopole at Coco Palms, FL

Dear Mr. Rivera,

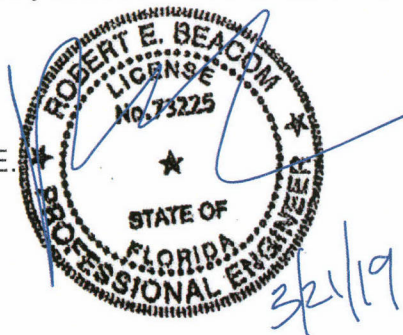
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 175 mph with no ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

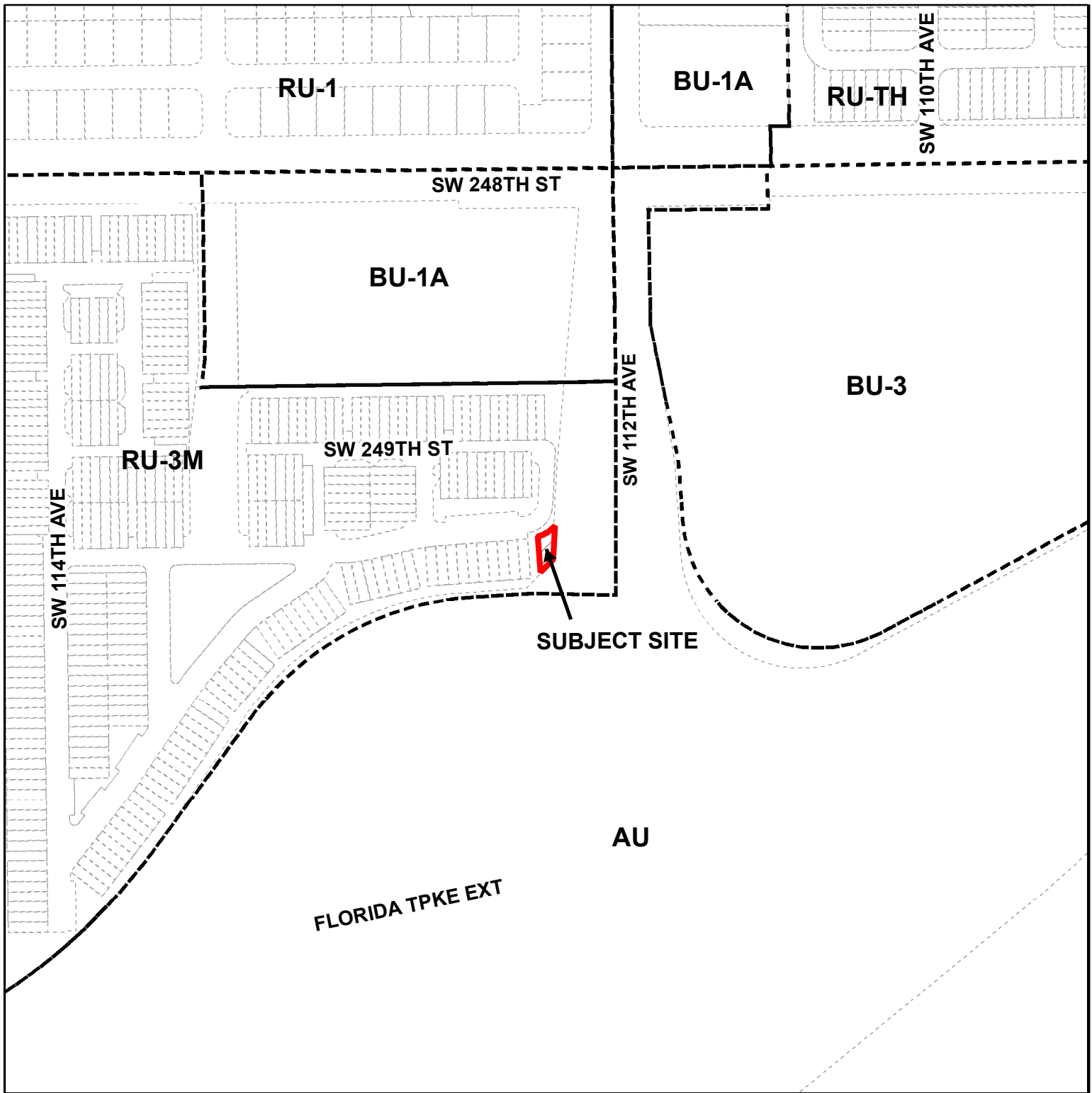
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the upper half of the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. ***Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.*** This would effectively result in a "zero radius fall zone" at ground level.

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Supervisor







MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2019000198

Section: 30 Township: 56 Range: 40
 Applicant: LCS Communications
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



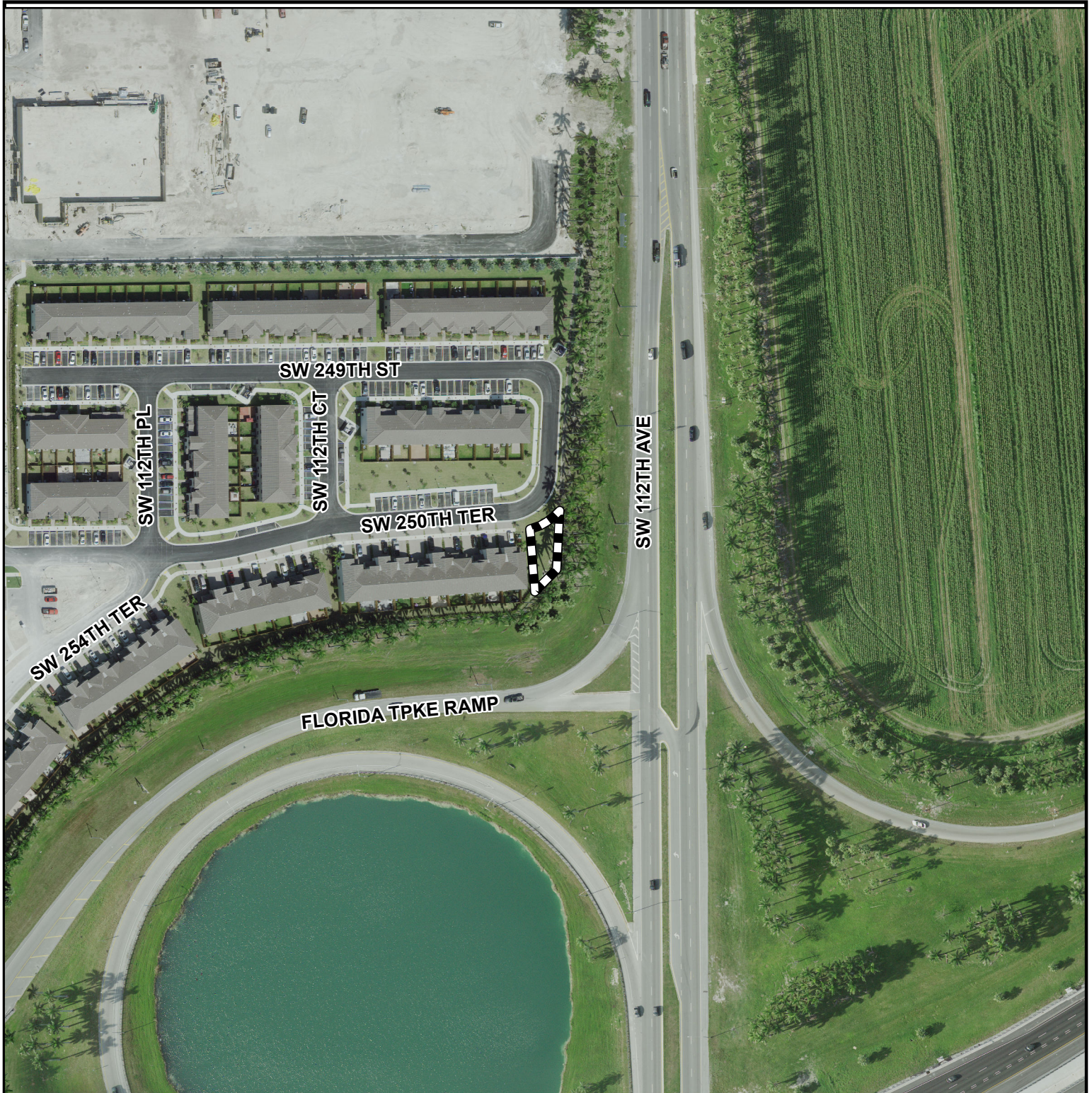
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, February 7, 2020

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2020

Process Number
Z2019000198

Legend
 Subject Property



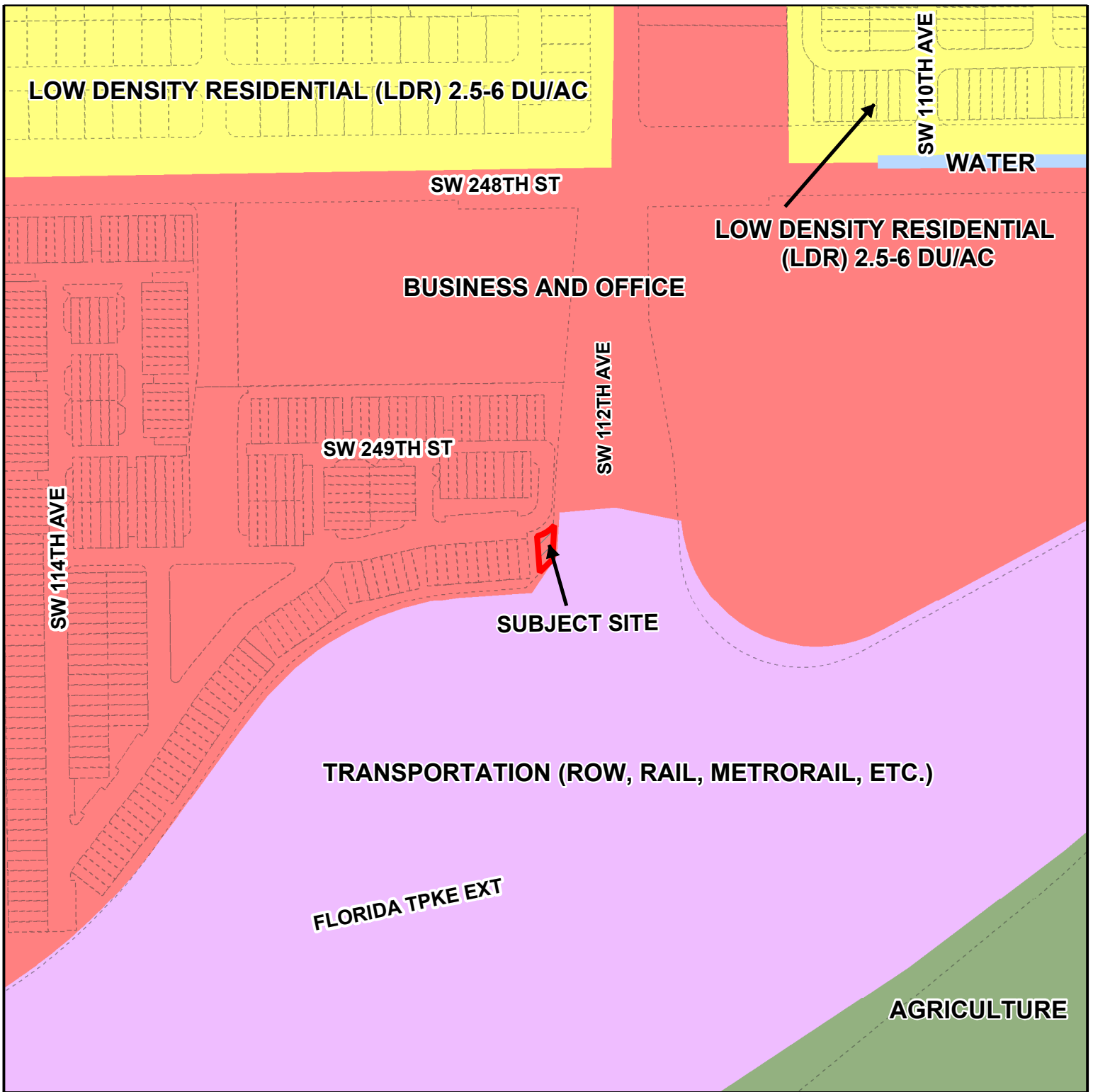
Section: 30 Township: 56 Range: 40
Applicant: LCS Communications, LLC
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, April 23, 2021

REVISION	DATE	BY

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Section: 30 Township: 56 Range: 40
 Applicant: LCS Communications
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2019000198

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, February 7, 2020

REVISION	DATE	BY

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

PH: Z20-040

July 29, 2021

Item No. B

Recommendation Summary	
Commission District	9
Applicant	Coral Castle Inc.
Summary of Requests	The applicant seeks to waive the required sidewalks, tree grates, parking lane, curb & gutter abutting the property. Additionally, the application seeks to permit a larger monument sign than permitted, amend the New Streets Plan to waive the required "B" street, waive the requirement for sidewalks, tree grates and a parking lane along SW 157 th Avenue, to permit fencing to be taller and located where it is not permitted, to permit driveways wider than permitted, to permit the parking area to be located in front of the principal building and to waive the requirement of pedestrian access from US1.
Location	28655 Harriet Tubman Highway, Miami-Dade County, Florida
Property Size	5.6 Acres
Existing Zoning	LCCUC, Leisure City Community Urban Center District
Existing Land Use	Vacant/Abandoned child-care facility
2020-2030 CDMP Land Use Designation	Community Urban Center (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)(a) Use Variances From Other Than Airport Regulations, Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan and Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations and (see attached Zoning Recommendation Addendum)
Recommendation	Withdrawal of request #1, Approval of requests #2, modified Approval of #3 and Approval with conditions of requests #4 through #9

This item was deferred from the June 24, 2021 meeting of the Community Zoning Appeals Board (CZAB15) meeting due to a lack of time.

REQUESTS:

- (1) USE VARIANCE to waive the curb and gutter (2' curb and gutter required) along the SW 157th Avenue street frontage.
- (2) USE VARIANCE of the standard urban center district regulations to waive the requirement that the perimeter of a block shall not exceed 500 feet.

- (3) USE VARIANCE to permit one (1) monument sign of 338 sq. ft with a total height of 35.25' (one (1) monument sign with a maximum of 40 sq. ft. and a height of 6' permitted).
- (4) AMENDMENT to the Leisure City Urban Center District (LCUC) New Streets Plan to waive the required "B Street" traversing through the property.
- (5) NON-USE VARIANCE to waive the requirements for sidewalks, tree grates, and a parking lane (9' wide sidewalk, tree grates and 7' parking lane required) along the SW 157th Avenue street frontage.
- (6) NON-USE VARIANCE to permit a chain link fence 6' in height with decorative columns 8' in height (3'-6" maximum permitted) when located in front of the build to line.
- (7) NON-USE VARIANCE to the Leisure City Urban Center District (LCUC) Regulations to allow for driveways with a width of 22' and 30' (20' maximum allowed for civic uses).
- (8) NON-USE VARIANCE to the Leisure City Urban Center District (LCUC) Regulations to allow for parking to be located in front of the principal building (not permitted).
- (9) NON-USE VARIANCE to permit the primary entrance of a building with no pedestrian access to a street (pedestrian access to US1 required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "CORAL CASTLE MUSEUM", as prepared by Modis Architects, three (3) sheets dated stamped received 7/23/20 and six (6) sheets dated 10/19/20, and seven (7) sheets prepared by JFS Design, Inc., dated stamped received 7/23/20 for a total of sixteen (16) sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

In May 1953, pursuant to Resolution #5921 the subject property was approved to operate "Rock Gate" now known as Coral Castle as a tourist attraction. In November 1983 pursuant to Resolution #4ZAB-414-83 the subject property was approved for a 33 square foot roof sign on the property. Lastly, in September 1986 pursuant to Resolution # 4ZAB-386-86 the subject property received approval to permit a 134 square foot detached sign.

The applicant seeks to waive the required sidewalks, tree grates, parking lane and curb and gutter abutting the property and to waive the requirement for the length of the block. Additionally, the application seeks to permit a monument sign larger than permitted, amend the New Streets Plan to waive the required "B" street, waive the requirement for sidewalks, tree grates and a parking lane along SW 157th Avenue, to permit fencing to be taller and located where it is not permitted, to permit driveways wider than permitted, to permit the parking area to be located in front of the principal building and to waive the requirement of pedestrian access from US1. The above requests would allow the applicant to expand the existing historic Coral Caste tourist attraction.

<u>NEIGHBORHOOD CHARATERISTICS</u>		
Zoning and Existing Use		Land Use Designation
Subject Property	LCCUC; tourist attraction	Business & Office
North	LCCUC; motel	Business & Office

South	LCCUC; multi-family residential	Business & Office
East	LCCUC; multi-family residential	Business & Office
West	LCCUC; self-storage facility and retail	Business & Office

NEIGHBORHOOD COMPATIBILITY:

The 5.6-acre subject parcel which is a corner lot located at 28655 Harriet Tubman Highway and contains the previously approved/historically designated Coral Caste tourist attraction and museum. The area surrounding the subject property is primarily characterized as three (3) story multi-family residential to the east and south, with an existing motel along the north and one (1) story retail and a three (3) story self-storage facility along the west.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to provide expand the existing tourist attraction on the property offering additional services and entertainment options to the area. Staff notes that based on the commenting departmental memorandums the impacts to the area are likely to be minimal to the surrounding area. Additionally, , based on the memoranda from the departments reviewing the application, these impacts will not have a negative impact on the Levels of Service in the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located in an area designated as a **Community Urban Center** on the Land Use Plan Map of the County's Comprehensive Development Master Plan (CDMP). The CDMP Land Use Element (LUE) states that *diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate-to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically.* Furthermore, the CDMP text states *where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern.*

The Leisure City Community Urban Center District implements the urban center and mixed-use corridor policies and interpretative text of the CDMP. The applicant's intent is to expand the previously approved tourist attraction on the subject site. Staff opines that the approval of the requests will not change the existing use on the subject property. Therefore, staff further opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text for properties designated for **Community Urban Center** use on the CDMP LUP map, and would be **compatible** with the surrounding area based on the zoning analysis below.

ZONING ANALYSIS:

The applicant seeks a Use Variance to waive the required curb and gutter along SW 157 Avenue (request #1). The applicant has submitted a revised letter of intent indicating that the request to waive the required curb and gutter along SW 157 Avenue be withdrawn and that the curb and gutter will be provided during Phase II of the Development of the Property. **Based on the**

aforementioned, staff recommends withdrawal of request #1 without prejudice under Section 33-311(A)(4)(a).

The applicant also seeks Use Variances to waive the requirement that the perimeter of a block shall not exceed 500 feet (request #2) and to permit a monument sign of 338 square feet with a total height of 35.25 feet (request #3). When the aforementioned requests are analyzed under Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations, staff is of the opinion that approval of the request would be **compatible** with the surrounding area and would be consistent with the general purpose and intent of the zoning regulations.

The submitted plan shows the proposed remodeling of the existing structure at the property together with an expansion to the existing historic Coral Castle facility with various one-story buildings. The proposed additional buildings and remodeling of the existing facility will provide for a museum, lectures area and courtyard together with a multipurpose room, canopy for bus waiting area, souvenir store, entry space and kitchen with dining area. Parking and access to the facility is provided along SW 157 Avenue and Harriet Tubman Highway. The plan provides for the elimination of several new "B" streets which were proposed to traverse through the property as analyzed below under request #4. The elimination of these streets will create a longer than permitted block than permitted under the Urban Center Regulations. Staff opines that the creation of a longer block would be detrimental to the existing use on the property as it operates as one parcel. Construing a new road in the middle of the site, illogically bifurcates the parking area for the site, thus requiring patrons to cross a road. The plan also provides for a new monument sign located at the entrance of the facility along Harriet Tubman Highway consisting of a decorative rock base with screen monitors above and a detailed cap over the monitors. Staff notes that the subject property is located on the east side of Harriet Tubman highway, which is a heavily traveled north/south thoroughfare. A review of aerial reveals the installation of landscaping along the median Harriet Tubman Highway which will prohibit southbound traffic to find the property in time before arriving to SW 157 Avenue. The urban center standards require a maximum sign height of 6 feet. Because of the existing foliage and nature of the roadway, a sign of this size would be hard to see and advertise the site in a manner consistent with other properties in the area. Staff opines that the proposed sign with a height of 35.25 feet is a bit excessive and may have a visual impact to the surrounding area. Notwithstanding, prior to the establishment of the Leisure City Urban Center, the neighborhood did allow for detached signs of up to 30 feet in height under the existing code.

Staff further notes that there are no similar approvals of height variances for signage in the vicinity. As such is of the opinion that a detached sign with a maximum height of 30' would be acceptable as what was previously permitted for the areas. A sign height of 30' is reasonable as to not deprive the applicant of the reasonable use of the property considering the foliage located along the highway, nature of the use and its location on a major roadway. Section 33-311(A)(4)(a), provides that a use variance permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations. **To prove an unnecessary hardship, the applicant must demonstrate that under applicable zoning regulations, the applicant is deprived of all reasonable use or benefit from the property in question.** Staff opines that denial of the requests to waive the requirement that the perimeter of a block shall not exceed 500 feet (request #2) and to permit a monument sign of 338 square feet with a total height of 35.25 feet (request #3) would constitute an unnecessary hardship. Staff further notes that the property has a

deep history in South Miami-Dade as a tourist attraction dating back to 1953. The expansion of the facility would be necessary in order to operate efficiently and provide additional activities in the area. Nevertheless, staff opines that approval of requests #2 and #3 would meet the criteria to support the use variances. **As such, staff recommends approval with conditions of request #2 and modified approval with conditions of request #3 under the Use Variance From Other than Airport Regulations Standards, Section 33-311(A)(4)(a).**

The applicant is seeking to amend the LCUC New Streets plan to waive the required "B Street" traversing through the property (Request #4). The subject property is located at the Southeast corner of Harriet Tubman Highway and SW 157 Avenue and as previously mentioned access is provided to the site by both of these rights-of-ways. Staff notes that the properties surrounding the subject property are developed with multifamily residential uses to the south and east and a motel to the north. The existing LCUC New Streets Plan provides for a proposed "B Street" to traverse through various points within the property which would carve the subject property into three (3) parcels should the streets be provided. Staff opines this request will not have a substantial negative impact on the surrounding roadways or transportation facilities based on the recommendations and information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). For the reasons stated above, staff opines that the requested modification to the New Streets Plan of the LCUC for the subject property are **compatible** with the surrounding area. **Therefore, staff recommends approval of request #4 under Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan.**



Further the applicant is seeking to waive the requirements for sidewalks, tree grates, and a parking lane along the 157th Avenue street frontage (request #5). The plan provides for vehicular access to a secondary parking area along SW 157 Avenue. Staff's review of aerial photographs finds that several FPL transmission line poles are located along SW 157 Avenue along with drainage and a coral wall and that providing the required sidewalks, tree grates and the parking along SW 57 Avenue would not be feasible. When this request is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is supportive of the request and opines that the proposed request is not excessive and would maintain the intent expressed in the ordinance for the approval of this application would be **compatible** with the surrounding area and would not negatively affect the appearance of the community. **Based on this analysis, staff recommends approval with conditions of request #5 under Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations.**

Additionally, the applicant seeks a variance to permit a 6' chain link fence with decorative columns 8' in height where the maximum allowable height for a fence located in front of the build to line is 3.5' (request #5). When this request is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is supportive of the request and opines that the proposed fence height is not excessive and that it would maintain the intent expressed in the ordinance for the LCUC the proposed fence is necessary for the security of the facility and that the approval of this application would be **compatible** with the surrounding area and would not negatively affect the appearance of the community. The submitted plans depict the proposed 6' green chain link fence surrounding the property with the 8' decorative columns. The decorative columns are a total of 8' in height with the column base being 6' in height and wrapped in coral stone with a 2' moon stone carving at the top. Landscaping hedging is proposed to be located in the front of the fence which would hide the chain-link fencing behind it. The proposed chain-link fencing is located along the entire boundary of the property with the columns located along the new parking area being proposed at the northern portion of the subject property. Staff notes that the existing property is currently fenced with a 6' chain-link fence with landscaping along the street. Staff opines that the proposed fencing and columns would not have a negative visual impact to the area and would be necessary for the security of the facility as stated earlier. **Based on this analysis, staff recommends approval with conditions of request #6 under Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations.**

The applicant also seeks to permit driveways with a width of 22' and 30' where 20' is the maximum permitted for civic uses under the LCUC (request #7). When this request is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is supportive of the request and opines that the proposed driveway widths are not excessive and would maintain the intent expressed in the ordinance for the LCUC the proposed driveways are necessary for the facility and that the approval of this application would be **compatible** with the surrounding area and would not negatively affect the appearance of the community. The plans provides for a 22' wide driveway located along the entrance located at SW 157 Avenue. This driveway leads to the "back of house" to the Coral Castle and the additional driveway width is required in order to allow for delivery trucks and service vehicles to properly access this area without causing traffic to back up on the right-of-way. Additionally, the plan provides for a 30' wide driveway located at the new main entrance to the facility along Harriet Tubman Highway . With the property's current use as a historic tourist attraction it is staff's opinion that the necessity of the additional driveway width is needed in order to accommodate for the various busses that are expected at the site and the need for these vehicles to have a large turn radius. **Based on this analysis, staff recommends approval with conditions of request #7 under Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations.**

Additionally, the applicant is seeking variances to allow for parking to be located in front of the principal building (request #8) and to permit the primary entrance of a building with no pedestrian access to a street (request #9). When these requests are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is supportive of the request and opines that the requested variance to allow for the parking to be located in front of the principal building and to permit the primary entrance of a building with no pedestrian access to a street are not excessive and would maintain the intent expressed in the ordinance for the LCUC the variances requested for the facility and that the approval of this application would be **compatible** with the surrounding area and would not negatively affect the appearance of the community. The plans depict the primary entrance to the site and the main parking area to be located along the northern portion of the property along Harriet Tubman Highway. The existing Coral Castle facility are all clustered along the southwest portion of the which are all in the same general location as the existing structure and coral exhibits. Although the property does not have a dedicated pedestrian access point leading directly to the front of the building staff notes that pedestrian access can be achieved through the previously addressed main drive along Harriet Tubman Highway which leads to the front of the proposed new entrance to the facility. **Based on this analysis, staff recommends approval with conditions of requests #8 and #9 under Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate a main ingress/egress point of direct vehicular access to the site along Harriet Tubman Highway with a secondary ingress/egress point of vehicle access located along SW 157 Avenue. Surface parking spaces, including driveways, are located to the south and north of the building from the previously mentioned ingress/egress drives. The applicant has provided 123 more parking spaces than the required total of 60 parking spaces within the proposed development. The provided parking includes 14 dedicated handicap accessible spaces, 3 spaces dedicated for bus drop off and pickup, 20 dedicated electric vehicle supply equipment spaces and 149 standard spaces.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

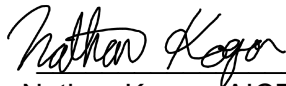
RECOMMENDATION: Withdrawal without prejudice of request #1, approval with conditions of request #2, approval on a modified basis with conditions of request #3 and approval with conditions of requests #4 through #9.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "CORAL CASTLE MUSEUM", as prepared by Modis Architects, three (3) sheets dated stamped received 7/23/20 and six (6) sheets dated 10/19/20, and seven (7) sheets prepared by JFS Design, Inc., dated stamped received 7/23/20 for a total of sixteen (16) sheets.
3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant complies with all applicable conditions and requirements in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources dated August 11, 2020.
5. That the applicant complies with all applicable conditions and requirements in the memorandum from the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources dated February 16, 2021.
6. That the detached sign not to exceed 30' in height.

NK:JB:NN:CH:JR



Nathan Kogon, AICP, Assistant Director
Development Services Division Miami-Dade County
Regulatory and Economic Resources Department

ZONING RECOMMENDATION ADDENDUM

Coral Castle, Inc.
P.H. Z20-040

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection*</i>
<i>Fire Department</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Police</i>	<i>No comment</i>
<i>Schools</i>	<i>No objection</i>
<i>Water and Sewer Department</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

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

Urban Centers (Page I-46)	<p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The</i></p>
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designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while **Community-scale Urban Centers** will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Urban Centers	greater than 3.0 in the core not less than 0.75 in the edge	250
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(a) Use Variances From Other Than	The Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship , and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the
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Airport Regulations	<i>minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.</i>
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<i>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</i>
Section 33-284.89.3 Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan	<i>Notwithstanding any other provision of this Code to the contrary, for properties that have a zoning classification of urban center or urban area district, an application (i) to amend a land use regulating plan to change the land use category to which a specific property is designated or (ii) to amend any other element of a regulating plan as applicable to the particular property (iii) or to expand the boundaries of an urban center or urban area district shall be processed as an application for a district boundary change in accordance with the procedures set forth in Article XXXVI of this chapter.</i>

Memorandum



Date: February 16, 2021

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources

Subject: Z2020000040-3rd Revision
Coral Castle, Inc.
28655 South Dixie Highway, Miami, Florida 33033
NUV for Phase Expansion of Existing Development
(5.6 Acres)
04-57-39

A handwritten signature in black ink, appearing to read "R. Istambouli", written over the "From:" line.

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to Sections 24-43.1 and 24-43.5 of the Code. With respect to other issues discussed herein DERM does not object to this application provided that all the conditions contained herein are complied with.

Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area of the Leisure City Wellfield. The site is situated within the 210-days travel time contour said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code.

Pursuant to Section 24-43(5)(b) of the Code, hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the subject property within Basic Wellfield Protection Area of the Leisure City Wellfield. Since the subject request would permit non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Said covenant is recorded in Miami-Dade Official Records Book 32349, Page 4742. Therefore, DERM may approve the application and it may be scheduled for public hearing.

Conditions of Approval: None

Potable Water Service and Wastewater Disposal

The property is currently connected to public water and sewer. Therefore, the proposed development shall connect to public water and public sanitary sewers as required in the Code. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary 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 of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Conditions of Approval: None

Stormwater Management

Any development/ redevelopment involving 2 acres or more of impervious area shall require a DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

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 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.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. A site plan entitled "Coral Castle Museum Interior & Exterior Improvement", prepared by Robert Morissette, R.A., and dated as received by Miami-Dade County on October 19, 2020 was submitted in support of the subject application and indicates the removal of these tree resources.

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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with Section 24-49.9 of the Code, 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. Please contact the Tree and Forest Resources Section at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

Conditions of Approval: Obtain DERM Tree Permit for impacts to non-specimen trees

Air Quality Preservation

In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor.

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 DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

Date: August 11, 2020

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2020000040
Name: Coral Castle, Inc.
Location: 28655 South Dixie Highway
Section 04 Township 57 South Range 39 East

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

1. Stripe out a parking stall at the dead-end parking aisles to provide for vehicle turnaround.
2. Driveway connection to South Dixie Highway must meet Florida Department of Transportation (FDOT) access management requirements if disapproved site plan is not acceptable. Contact the district office at 305-470-5367 for driveway and drainage permits. All improvements/dedications must be approved by FDOT.
3. This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application meets the traffic concurrency criteria because it lies within an Urban Center and Community Development Block Grant (CDBG)-eligible area where traffic concurrency does not apply. It will generate approximately **5 PM** peak hour vehicle trips.

Standard Conditions:


- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: August 6, 2020

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

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD) 

Subject: Zoning Application Comments - Coral Castle, Inc.
Application No. Z2020000040 - (Pre-App No. Z19P-223) - Revision 1

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process. The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.

Application Name: Coral Castle, Inc.

Location: The proposed project is located at 28655 South Dixie Highway with Folio No. 30-7904-000-0260, in unincorporated Miami-Dade County.

Proposed Development: Expansion of existing museum. Proposed new buildings under A/C 9,748 S.F.

The proposed development results in an increase in water demand of 975 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the South Dade System. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

The existing facility is currently being served by WASD. There is an existing 16-inch water main abutting the western boundary of the proposed project in SW 157th Avenue to where the developer may connect to provide service for the future development.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively.

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/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's 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. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

The existing facility is currently being served by WASD. There is an existing 8-inch gravity sewer system abutting the western boundary of the proposed project in SW 157th Avenue to where the developer may connect to provide service for the future development.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 1005, PS No. 1007 or PS 692B. The Moratorium Code Status is OK for all pump stations. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for the aforementioned pump stations.

P.S. 1005

Existing NAPOT: 1.01 hrs.
Proposed Development: 975 gpd
Proposed Projected NAPOT: 1.12 hrs.

P.S. 1007

Existing NAPOT: 7.08 hrs.
Proposed Development: 975 gpd
Proposed Projected NAPOT: 7.09 hrs.

OR

P.S. 692B

Existing NAPOT: 2.52 hrs.
Proposed Development: 975 gpd
Proposed Projected NAPOT: 2.52 hrs.

Connection to the sanitary sewer system is 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 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>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: August 14, 2020

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2020000040

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “Energov” on 07/23/2020.

For additional information, please contact acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CORAL CASTLE INC

28655 S FEDERAL HWY
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2020000040

DATE

HEARING NUMBER

FOLIO: 30-7904-000-0260

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 30, 2020

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

CORAL CASTLE INC

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z20-040
DATE: MAY 27 2020
BY: ISA

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: Coral Castle, Inc.

NAME AND ADDRESS	PERCENTAGE OF STOCK
Irving Bar	100%

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

**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.*

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z20-Q40
DATE: MAY 27 2020
BY: ISA

Disclosure of Interest

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 AND ADDRESS

PERCENTAGE OF INTEREST

NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____

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 or zoning determination, 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

Irving Barr

Print Name

Sworn to and subscribed to before me on the 3 day of March, 2020

Affiant is personally known to me or has produced Drivers License as identification.

Notary:



GLORIA LOOPER
Commission # GG 311957
Expires July 14, 2023
Bonded thru Budget Notary Services

[Stamp/Seal]

Commission expires:

7-14-2023

This form is available online at www.miamidade.gov/zoning/forms.asp

FORM REVISION 2019/3

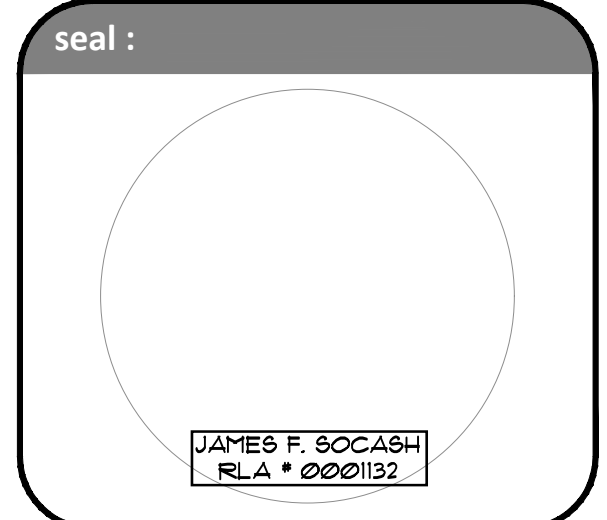


project info :

**Coral Castle Museum
Interior & Exterior
Improvement**
28655 South Dixie Hwy.
Miami, Florida 33033
Folio No. 30-7904-000-0260



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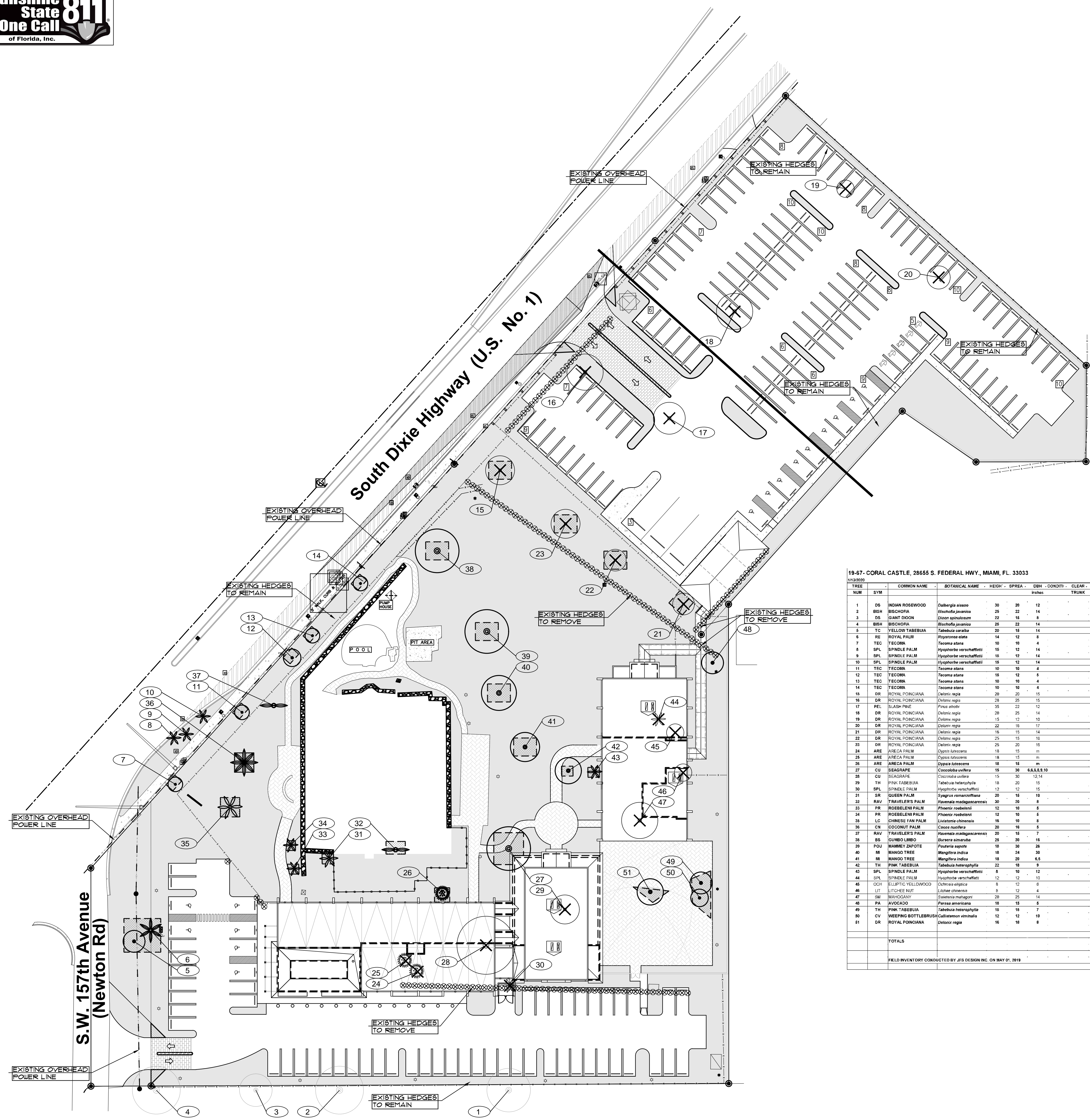


revisions :

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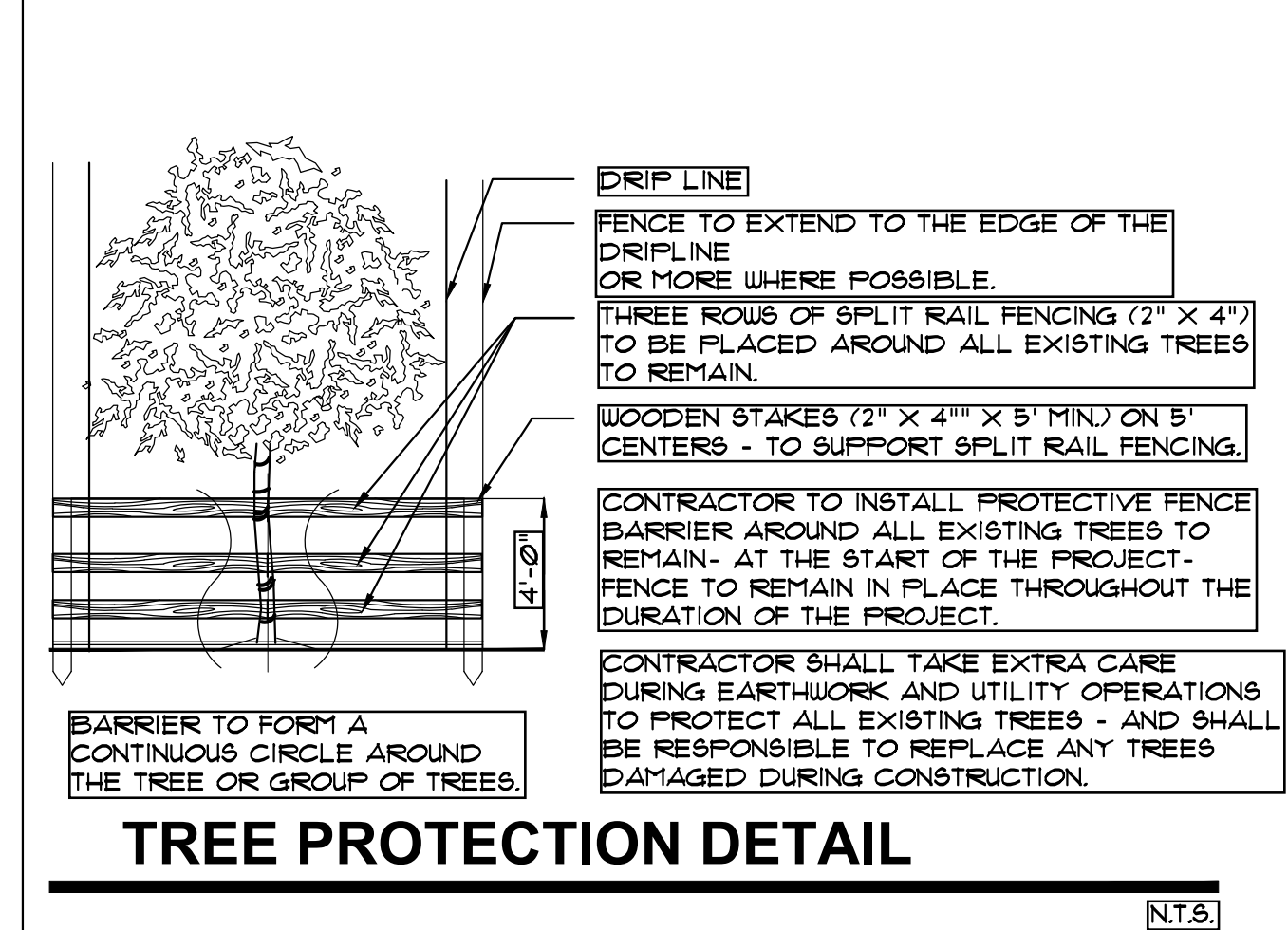
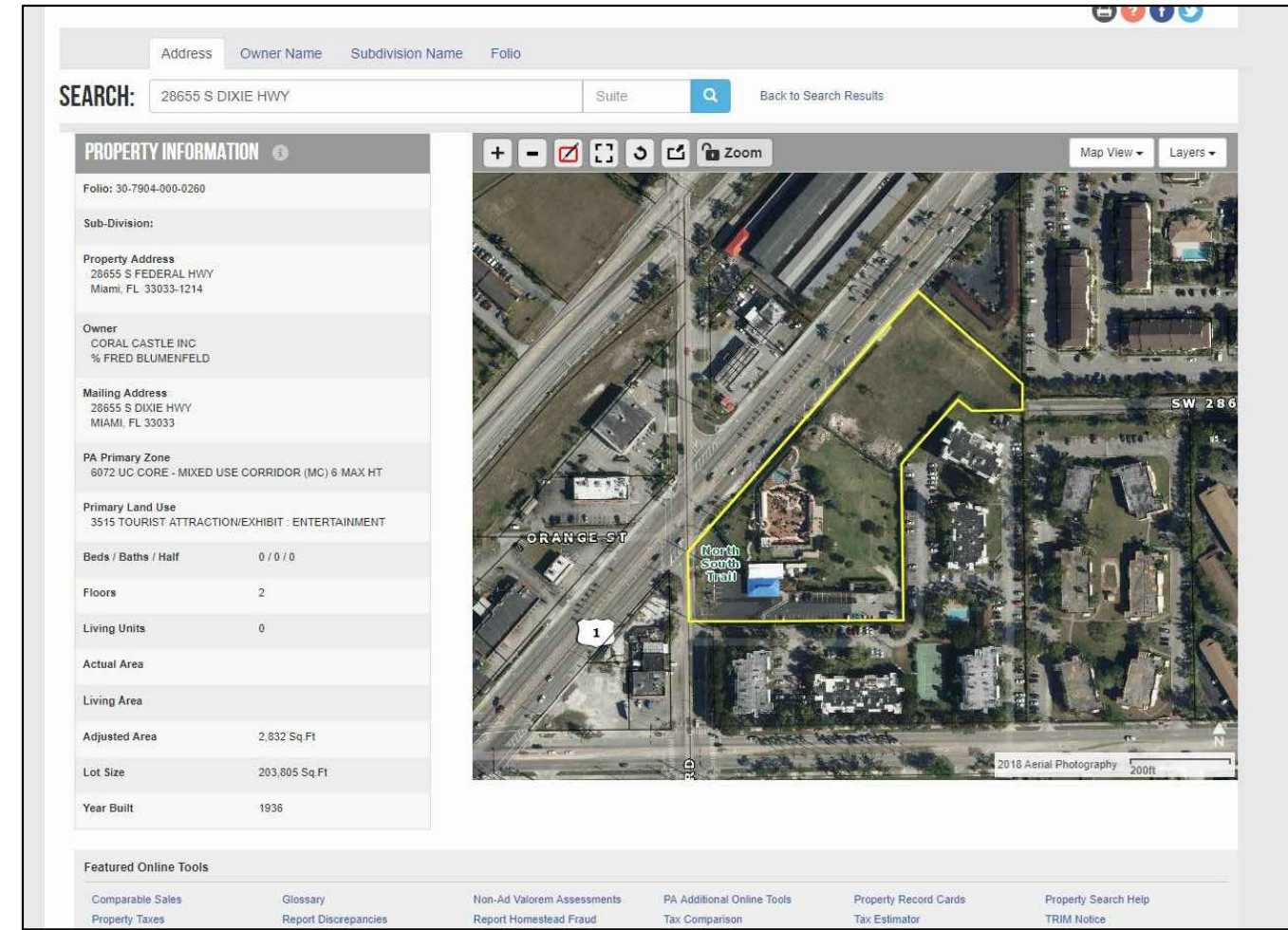
project number :	#18908
drawing scale :	As Shown
drawing date :	02/28/2018
phase :	Permit Set
sheet number :	TD-1



19-67- CORAL CASTLE, 28655 S. FEDERAL HWY., MIAMI, FL. 33033

TREE NUM	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT feet	SPREA feet	DBH inches	CONDIT 1-5	CLEAR feet	STATU 1-5	CANOP 1-5	CANOP feet	REMARKS
1	DS	INDIAN ROSEWOOD	Dalbergia sissoo	30	28	12			REMAN		314	LOCATED ON ADJACENT PROPERTY
2	BSR	BICHOPRIA	Bischofia javanica	25	22	14			REMAN		360	LOCATED ON ADJACENT PROPERTY
3	DS	QUANT IRON	Quercus laevis	22	15	8			REMAN		177	LOCATED ON ADJACENT PROPERTY
4	BSR	BICHOPRIA	Bischofia javanica	25	22	14			REMAN		360	LOCATED ON ADJACENT PROPERTY
5	TC	YELLOW TABERBERIA	Tabebuia coriaria	20	18	14			REMAN		177	
6	RE	ROYAL PALM	Roystonea regia	14	12	8			REMAN		113	
7	TEC	TECOMA	Tecoma stans	10	10	4			REMAN		79	
8	SPL	SPINDLE PALM	Hypophorbe verschaffeltii	15	12	14			REMAN		113	
9	SPL	SPINDLE PALM	Hypophorbe verschaffeltii	15	12	14			REMAN		113	
10	SPL	SPINDLE PALM	Hypophorbe verschaffeltii	15	12	14			REMAN		113	
11	TEC	TECOMA	Tecoma stans	10	10	4			REMAN		79	
12	TEC	TECOMA	Tecoma stans	15	12	8			REMAN		113	
13	TEC	TECOMA	Tecoma stans	10	10	4			REMAN		79	
14	TEC	TECOMA	Tecoma stans	10	10	4			REMAN		79	
15	DR	ROYAL PONCANA	Delonix regia	20	20	15			REMOVE		314	314
16	DR	ROYAL PONCANA	Delonix regia	20	20	15			REMOVE		491	491
17	REL	SLEASH-TINE	Prunus serotina	35	22	12			REMOVE		360	360
18	DR	ROYAL PONCANA	Delonix regia	20	20	15			REMOVE		491	491
19	DR	ROYAL PONCANA	Delonix regia	15	12	10			REMOVE		113	113
20	DR	ROYAL PONCANA	Delonix regia	22	18	17			REMOVE		201	201
21	DR	ROYAL PONCANA	Delonix regia	16	15	14			REMOVE		177	177
22	DR	ROYAL PONCANA	Delonix regia	25	15	18			REMOVE		177	177
23	DR	ROYAL PONCANA	Delonix regia	25	20	16			REMOVE		314	314
24	ARE	ARECA PALM	Dyaca dactyloctenax	18	15	m			REMOVE		177	177
25	ARE	ARECA PALM	Dyaca dactyloctenax	18	15	m			REMOVE		177	177
26	ARE	ARECA PALM	Dyaca dactyloctenax	18	15	m			REMOVE		177	177
27	CU	SEAGRASS	Coccoloba verticillata	15	30	6.5x6.5x10			REMAN		707	707
28	CU	SEAGRASS	Coccoloba verticillata	15	30	12.1x11			REMAN		707	707
29	TH	PINK TABERBERIA	Tabebuia heterophylla	20	20	15			REMOVE		314	314
30	SPL	SPINDLE PALM	Hypophorbe verschaffeltii	12	12	15			REMOVE		113	113
31	DR	QUEEN PALM	Saguarum rooseae	20	18	19			REMAN		177	177
32	RAV	TRAVELER'S PALM	Ravennia madagascariensis	20	20	8			REMAN		314	314
33	PR	ROSEBERRY PALM	Phoenix roebelinii	12	10	8			REMAN		79	79
34	PR	ROSEBERRY PALM	Phoenix roebelinii	12	10	8			REMAN		79	79
35	LC	CHINESE FAN PALM	Livistona chinensis	16	10	8			REMAN		79	79
36	CR	COCONUT PALM	Coccothrinax	20	18	8			REMAN		201	201
37	RAV	TRAVELER'S PALM	Ravennia madagascariensis	20	15	7			REMAN		177	177
38	BS	GUMBO LIMBO	Bursera simarubba	25	20	16			REMAN		707	707
39	POU	MAINEZ CASOTE	Prunella sapida	18	30	28			REMAN		707	707
40	AB	MANGO TREE	Mangifera indica	18	24	30			REMAN		450	450
41	AB	MANGO TREE	Mangifera indica	18	24	30			REMAN		314	314
42	TH	PINK TABERBERIA	Tabebuia heterophylla	22	18	9			REMAN		254	254
43	SPL	SPINDLE PALM	Hypophorbe verschaffeltii	8	10	12			REMAN		79	79
44	SPL	SPINDLE PALM	Hypophorbe verschaffeltii	12	12	10			REMOVE		113	113
45	ODH	ELIPTIC YELLOWWOOD	Clusia alata	8	12	8			REMOVE		113	113
46	UT	LITCHEE NUT	Litsea chinensis	8	12	4			REMOVE		113	113
47	SM	MAVOCANY	Samanea muniandi	20	25	12			REMOVE		491	491
48	PA	AVOCADO	Persea americana	18	15	8			REMAN		177	177
49	TH	PINK TABERBERIA	Tabebuia heterophylla	16	15	7			REMAN		177	177
50	CU	WEEPING BOTTLEBRUSH	Callitriche verticillata	12	12	19			REMAN		113	113
51	DR	ROYAL PONCANA	Delonix regia	16	18	8			REMAN		254	254
TOTALS											12,005	4,576

FIELD INVENTORY CONDUCTED BY JFS DESIGN INC. ON MAY 01, 2018

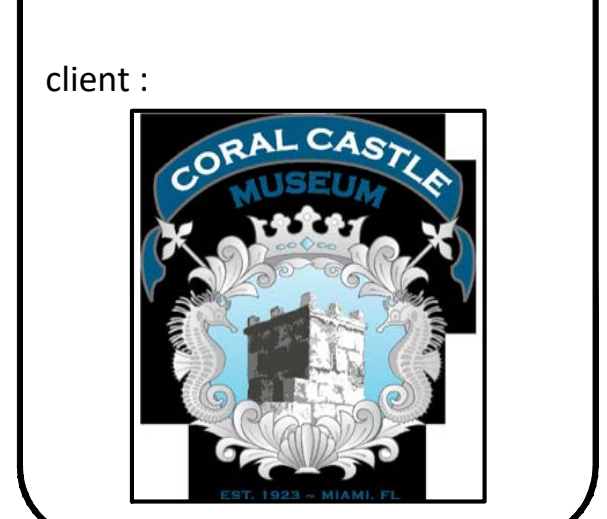


- NOTES:
- A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.
 - SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, SPECIFICATIONS, DETAILS, ETC.
 - THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (MIAMI-DADE CO. DRER). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
 - LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
 - ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY I, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

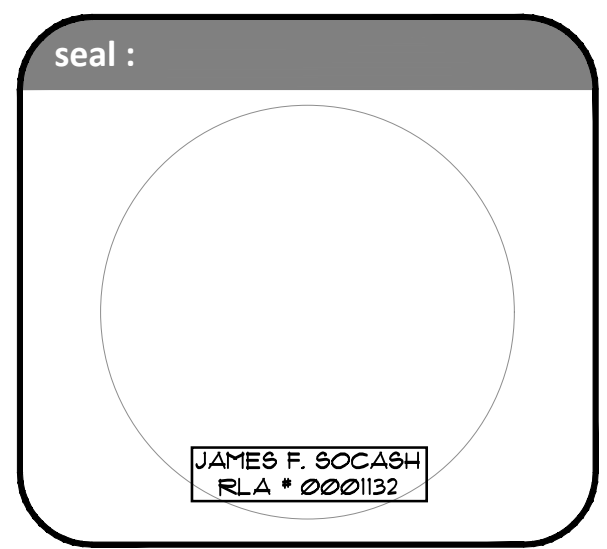
A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DRER FOR REMOVAL OR RELOCATION OF ANY NON-EXEMPT TREES OR PALMS FROM THIS PROPERTY.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, DETAILS, NOTES, ETC.

TREE DISPOSITION PLAN



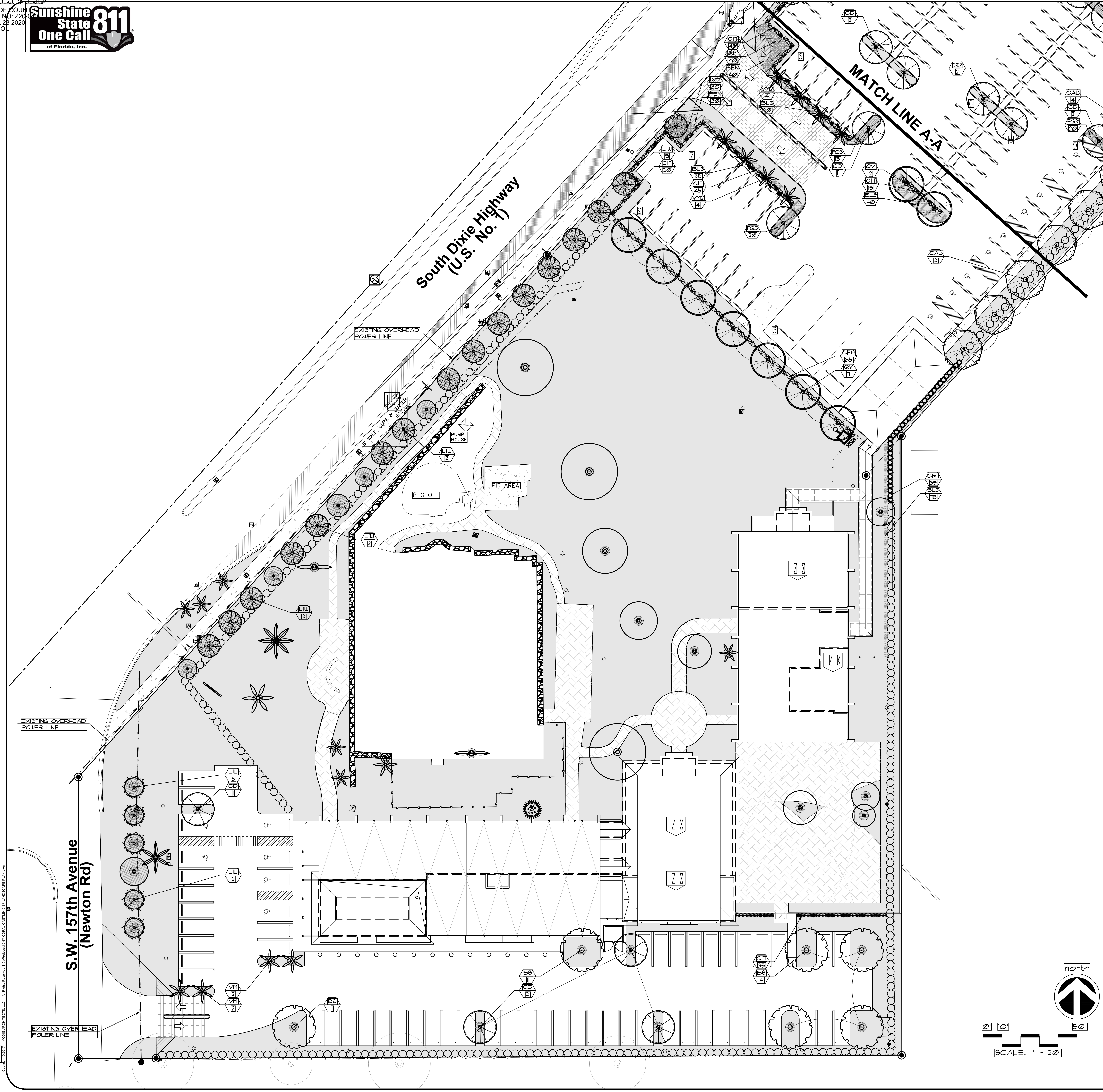
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revisions :

drawing data :

project number :	#18908
drawing scale :	As Shown
drawing date :	02/28/2018
phase :	Permit Set
sheet number :	L-1



EXISTING DEVELOPMENT
"SEC. 18A-1(73) EXISTING DEVELOPMENT AS DEFINED IN SECTION 18A-3 (C) SHALL ONLY BE REQUIRED TO COMPLY WITH THE STREET TREE REQUIREMENTS ON SECTION 18A-6 (CX2) AND PARKING LOT BUFFERS OF SECTION 18A-6 (1)."

ALL EXISTING OFF-STREET PARKING AREAS ON THIS SITE ARE FULLY SCREENED FROM THE STREET, WHICH INCLUDE THE EXISTING AND PROPOSED HEDGE PERIMETER PLANTINGS.

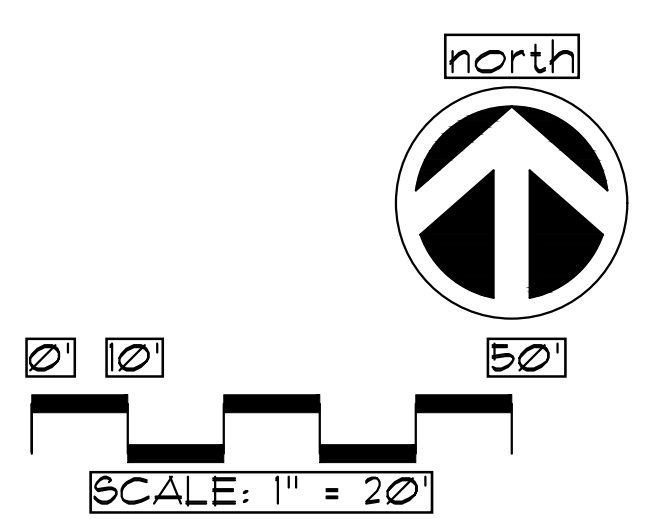
**LANDSCAPE LEGEND - CHAPTER 18A
SITE DATA**

ORDINANCE 38-13		
ZONING DISTRICT	NET LAND 5.6 ACRES	243,341 SF
LCUC - LEISURE CITY URBAN CENTER		
OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan	24,334	11,305
Net lot area = 243,341 sf x 10 %		
B. Square feet of parking lot open space required by Chapter 18A, on site plan	2,210	2,210
Net parking lot area = 10 % of 24,334		
C. Total sf. of open space required by Chapter 33: A + B =	26,404	13,315
MAIN AREA CALCULATION	26,404	13,315
required by Chapter 33	26,404	13,315
B. Maximum lawn area (add permitted) required by Chapter 18A, on site plan	5,280	5,280
2 x 26,404 sf. =		
TREES: 16 per Acre		
A. No. trees required per net lot acre space	N/A	N/A
Less existing no. of trees meeting min. required		
B. % Palms Allowed	N/A	N/A
No. of trees provided x 30% =		
C. % Natives Required	N/A	N/A
Not including st. trees		
D. Street Trees (maximum average spacing of 25' or 25' linear feet along street 75')	SEE "STREET TREE TABULATIONS" TABLE - BELOW	
No. of trees provided x 30% =		
E. Street Trees located directly beneath power lines, Max. ave. spacing of 25'-0" ...	35	35
SEE CHAPTER 18A - EXISTING FPL OVERHEAD POWER LINES REQUIRES USE OF SMALL TREES. TREES SHOWN ARE IN COMPLIANCE WITH CODE AND POWER LINE REQUIREMENTS.		
TOTAL NUMBER OF TREES REQUIRED	35	35
SHRUBS		
A. No. trees required x 10% No. of shrubs allowed	N/A	N/A
B. No. shrubs allowed x 30% =	N/A	N/A
No. of Native shrubs required		

STREET TREE TABULATIONS		
	REQUIRED	PROVIDED
South Dixie Highway (1/4 LF. 1 TREE / 25 LF. = 25 TREES) EXISTING FPL OVERHEAD POWER LINE. REQUIRES USE OF SMALL TREES.	29	29 5 EXISTING + 24 CET
S.W. 157th Avenue (1/2 LF. 1 TREE / 25 LF. = 6 TREES) EXISTING FPL OVERHEAD POWER LINE. REQUIRES USE OF SMALL TREES.	6	6 EXISTING + 5 CS
NOTE: STREET TREE PLANTINGS ARE SHOWN TO BE INSIDE OF THE PROPERTY WHERE STREET TREES ALONG ROADWAY CANNOT BE MET BY PLANTING IN THE RIGHT OF WAY.		
TOTALS	35	35

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DRER FOR REMOVAL OR RELOCATION OF ANY NON-EXEMPT TREES OR PALMS FROM THIS PROPERTY.

SEE SHEET L-2 FOR CONTINUATION OF LANDSCAPE PLAN AND LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.



SITE LANDSCAPE PLAN

project info :

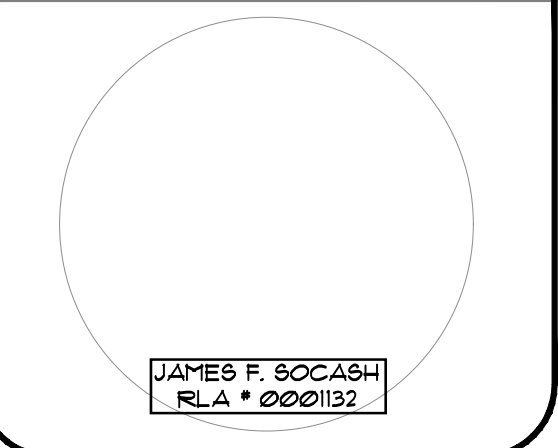
**Coral Castle Museum
Interior & Exterior
Improvement**
28655 South Dixie Hwy.
Miami, Florida 33033
Folio No. 30-7904-000-0260

client :



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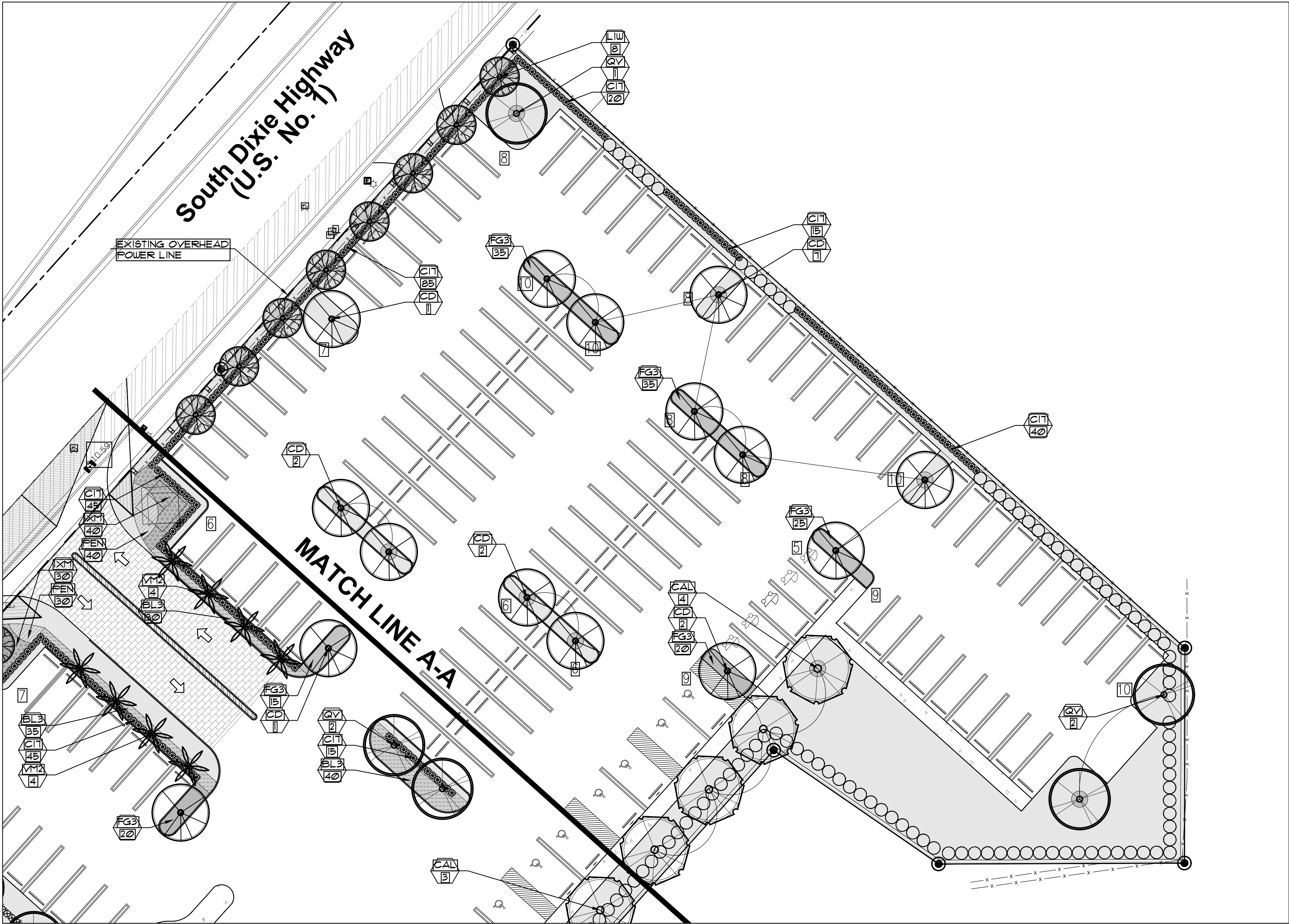
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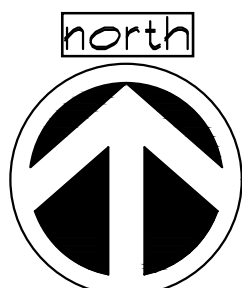
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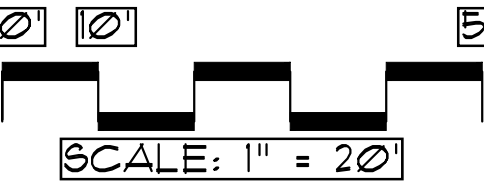
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drawing scale :	As Shown
drawing date :	02/28/2018
phase :	Permit Set
sheet number :	L-2



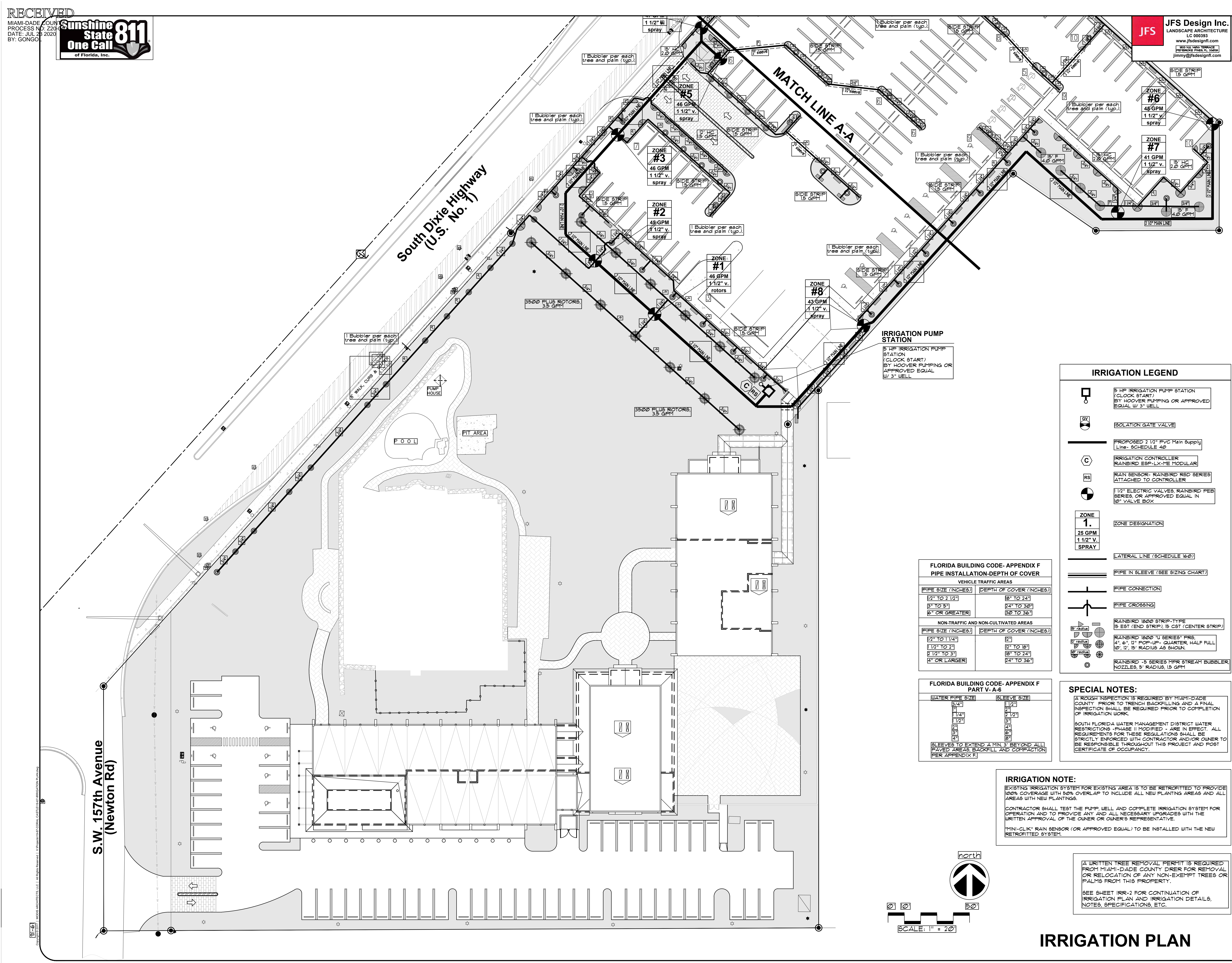
* AT TIME OF PLANTING			
(SYM)	(NATIVE)	(NAME)	(BOTANICAL NAME)
SPECIFICATION			
*PROPOSED TREES			
(B5)	(YES)	(8)	(GUMBO LIMBO)
(CAL)	(YES)	(1)	(BRAZIL BEAUTYLEAF)
(CD)	(YES)	(9)	(PIGEON PLUM)
(LIL)	(YES)	(5)	(GRAPE MYRTLE "LAVENDER")
(LIL)	(YES)	(24)	(GRAPE MYRTLE "WHITE")
(QV8)	(YES)	(2)	(LIVE OAKS)
*PALMS			
(M)	(YES)	(4)	(MONTGOMERY PALMS)
*SHRUBS			
(CT)	(YES)	(330)	(COCOPLUM)
(CR)	(YES)	(35)	(SMALL-LEAVED CLUSIA)
(XM)	(YES)	(10)	(XORA "HAU")
*GROUNDCOVERS			
(B13)	(YES)	(50)	(BLUEBERRY FLAX LILY)
(F3)	(YES)	(50)	(GREEN ISLAND FICUS)
(FEN)	(YES)	(10)	(EGYPTIAN STAR CLUSTER)
SOD			
(BOD)	(YES)	(2330 SF)	(FLORATAM ST. AUGUSTINE)
(BOD)	(YES)	(2000 SF)	(FLORATAM ST. AUGUSTINE)
TOPSOIL:			
(B5 C.Y.)	(YES)	(50)	(TOPSOIL SAND MIX)
(B5 C.Y.)	(YES)	(50)	(TOPSOIL SAND MIX)
MULCHING:			
(B5 C.Y.)	(YES)	(50)	(FINE BARK MULCH)
(B5 C.Y.)	(YES)	(50)	(FINE BARK MULCH)
INSTALLATION WATERING:			
(B5 C.Y.)	(YES)	(50)	(CONTRACTOR SHALL THOROUGHLY WATER IN ALL PLANTINGS WHEN PLANTED, AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE OWNER.)



A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DPER FOR REMOVAL OR RELOCATION OF ANY NON-EXEMPT TREES OR PALMS FROM THIS PROPERTY.
SEE SHEET L-2 FOR CONTINUATION OF LANDSCAPE PLAN AND LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.



**LANDSCAPE PLAN,
AND PLANTLIST**



IRRIGATION LEGEND

- 5 HP IRRIGATION PUMP STATION (CLOCK START) BY HOOPER PUMPING OR APPROVED EQUAL 1/1" 3" WELL
- ISOLATION GATE VALVE
- PROPOSED 2 1/2" FVC Main Supply Line - SCHEDULE 40
- IRRIGATION CONTROLLER RAINBIRD ESP-LX-ME MODULAR
- RAIN SENSOR- RAINBIRD RSD SERIES ATTACHED TO CONTROLLER
- 1/2" ELECTRIC VALVES, RAINBIRD FFB SERIES OR APPROVED EQUAL IN 10" VALVE BOX
- ZONE 1.**
25 GPM
1 1/2" V.
SPRAY
- ZONE DESIGNATION**
- LATERAL LINE (SCHEDULE 160)
- PIPE IN SLEEVE (SEE SIZING CHART)
- PIPE CONNECTION
- PIPE CROSSING
- RAINBIRD 1800 STRIP-TYPE 1/2" EBT (END STRIP), 1/2" CBT (CENTER STRIP)
- RAINBIRD 1800 "U" SERIES" PPS, 4", 6", 12" POP-UP, QUARTER HALF FULL 10", 12", 15" RADIUS AS SHOWN
- RAINBIRD -5 SERIES MPFR STREAM BUBBLER, NOZZLES, 9" RADIUS, 15 GPM

**FLORIDA BUILDING CODE- APPENDIX F
PIPE INSTALLATION-DEPTH OF COVER**

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
12" TO 2 1/2"	18" TO 24"
8" TO 5"	24" TO 30"
6" OR GREATER	30" TO 36"

NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
12" TO 1 1/4"	24"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

**FLORIDA BUILDING CODE- APPENDIX F
PART V- A-6**

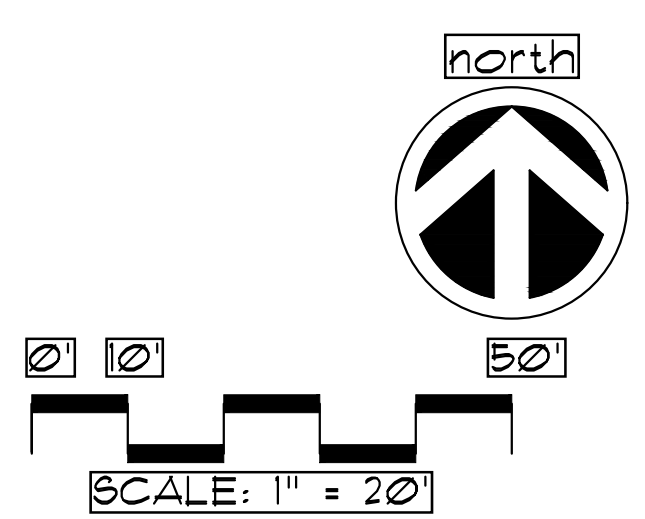
WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
2 1/2"	5"
3"	6"
4"	8"

(SLEEVES TO EXTEND A MIN. 3" BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F)

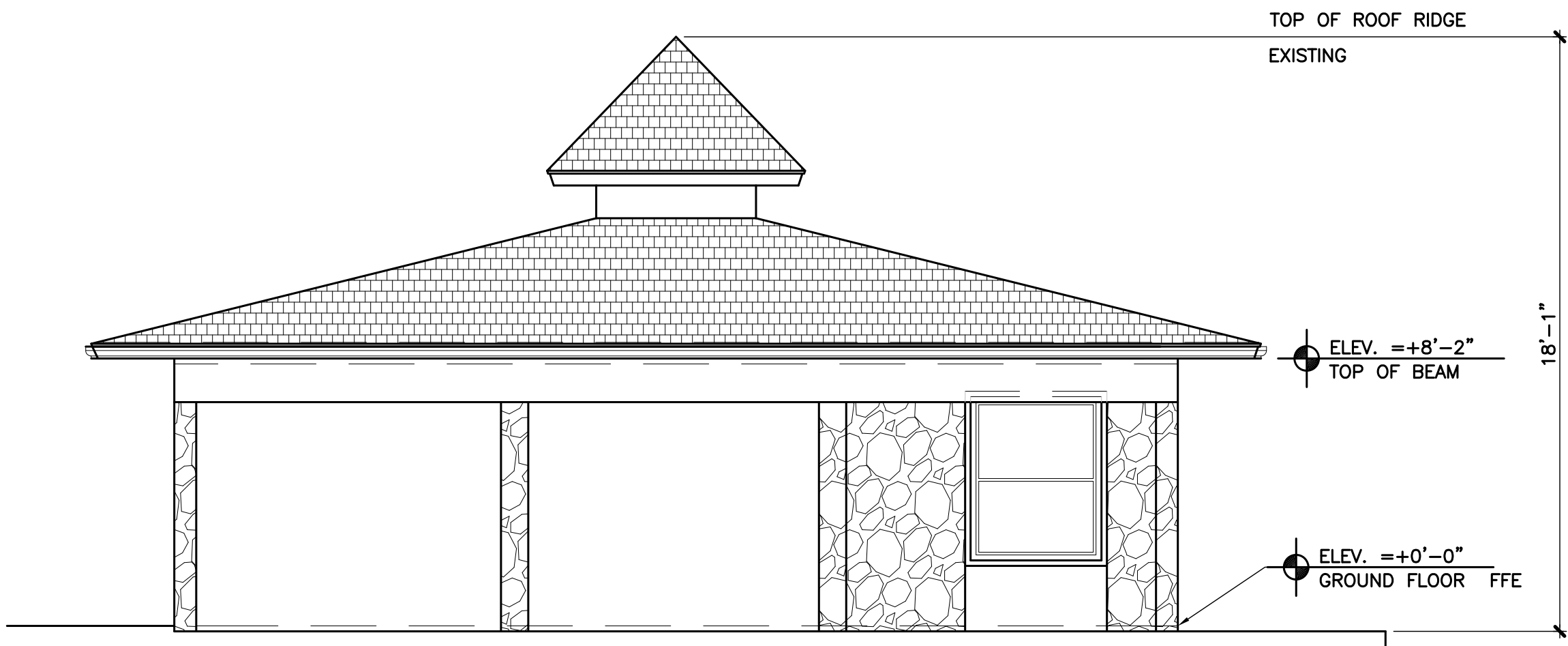
SPECIAL NOTES:
A ROUGH INSPECTION IS REQUIRED BY MIAMI-DADE COUNTY PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF IRRIGATION WORK.
SOUTH FLORIDA WATER MANAGEMENT DISTRICT WATER RESTRICTIONS -PHASE II MODIFIED - ARE IN EFFECT. ALL REQUIREMENTS FOR THESE REGULATIONS SHALL BE STRICTLY ENFORCED WITH CONTRACTOR AND/OR OWNER TO BE RESPONSIBLE THROUGHOUT THIS PROJECT AND POST CERTIFICATE OF OCCUPANCY.

IRRIGATION NOTE:
EXISTING IRRIGATION SYSTEM FOR EXISTING AREA IS TO BE RETROFITTED TO PROVIDE 100% COVERAGE WITH 50% OVERLAP TO INCLUDE ALL NEW PLANTING AREAS AND ALL AREAS WITH NEW PLANTINGS.
CONTRACTOR SHALL TEST THE PUMP, WELL AND COMPLETE IRRIGATION SYSTEM FOR OPERATION AND TO PROVIDE ANY AND ALL NECESSARY UPGRADES WITH THE WRITTEN APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
"MINI-CLICK" RAIN SENSOR (OR APPROVED EQUAL) TO BE INSTALLED WITH THE NEW RETROFITTED SYSTEM.

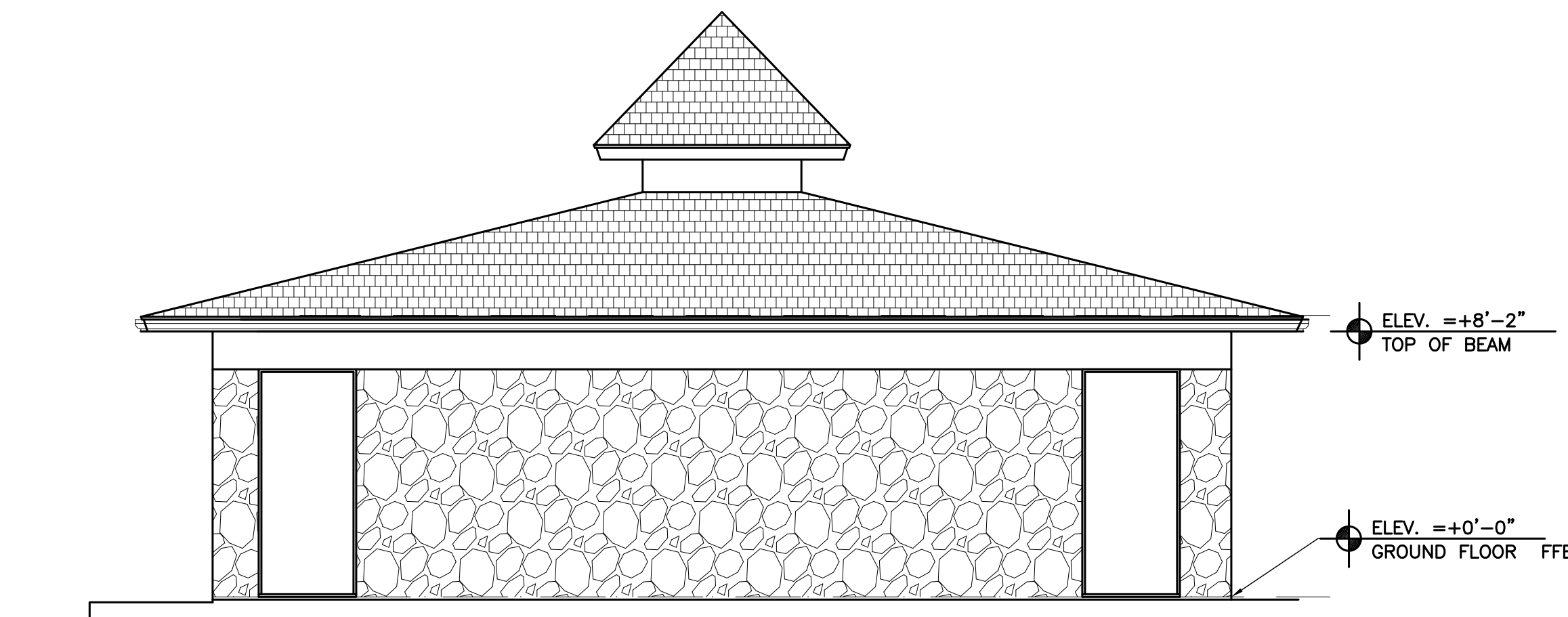
A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DREDGER FOR REMOVAL OR RELOCATION OF ANY NON-EXEMPT TREES OR PALMS FROM THIS PROPERTY.
SEE SHEET IRR-2 FOR CONTINUATION OF IRRIGATION PLAN AND IRRIGATION DETAILS, NOTES, SPECIFICATIONS, ETC.



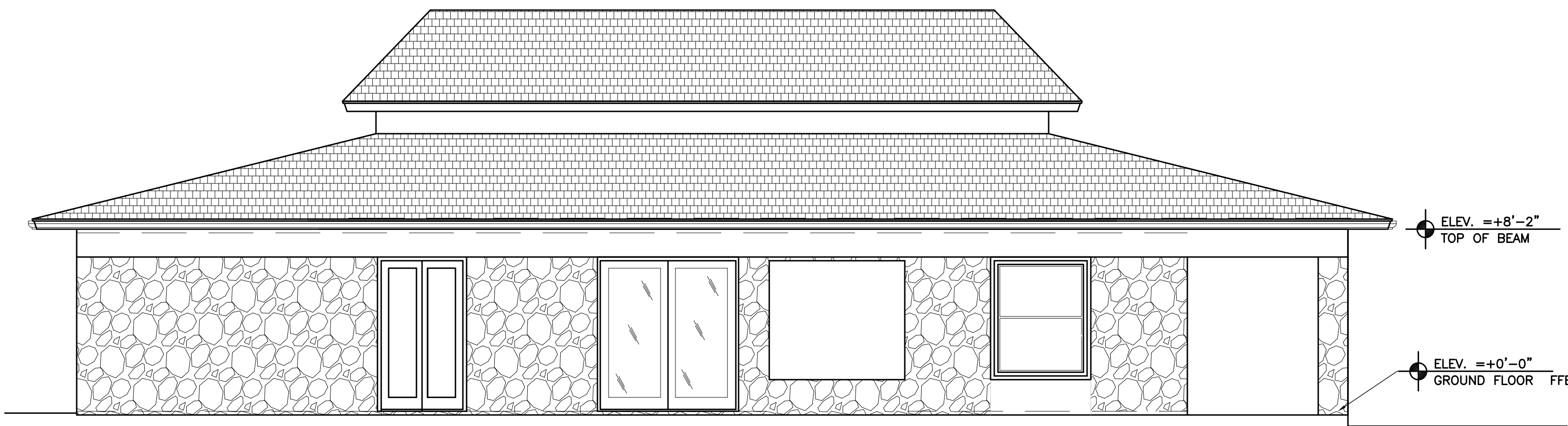
IRRIGATION PLAN



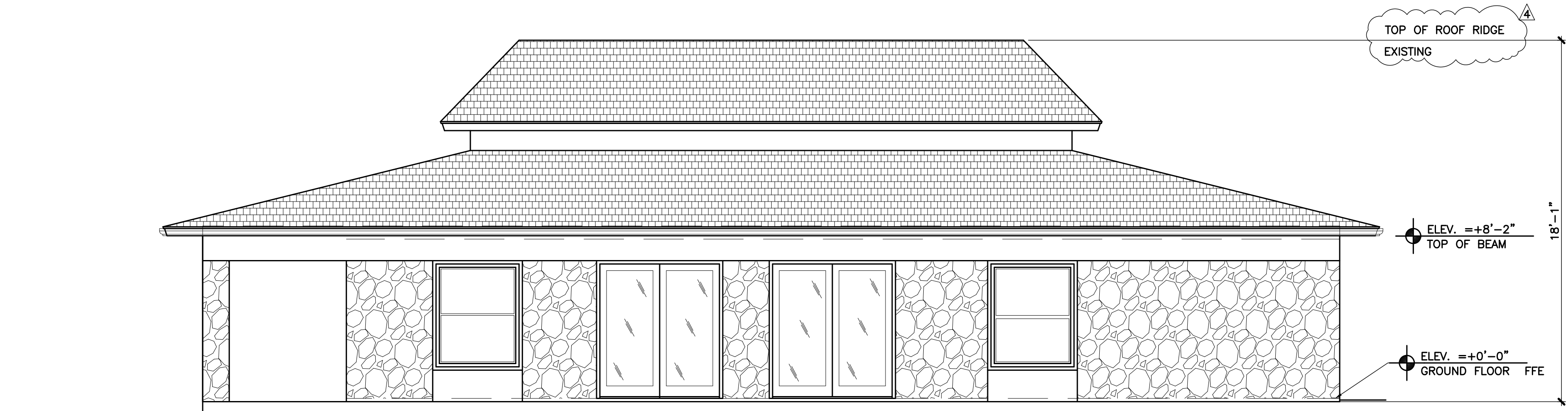
01 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



02 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



03 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



04 EXISTING LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

project info :

**Coral Castle Museum
Interior & Exterior
Improvement**
28655 South Dixie Hwy.
Miami, Florida 33033
Folio No. 30-7904-000-0260

client :



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seal :

ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT #AK 93329

revisions :

1 07/10/20 ZONING COMMENTS

drawing data :

**EXISTING
ELEVATIONS**

project number :

#18908

drawing scale :

As Shown

drawing date :

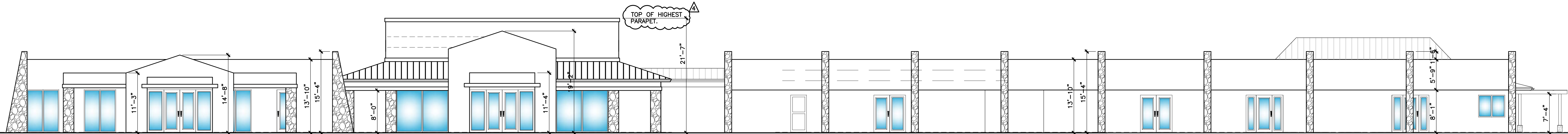
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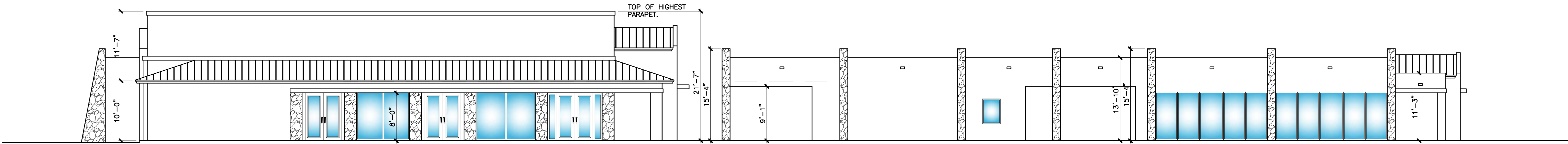
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sheet number :

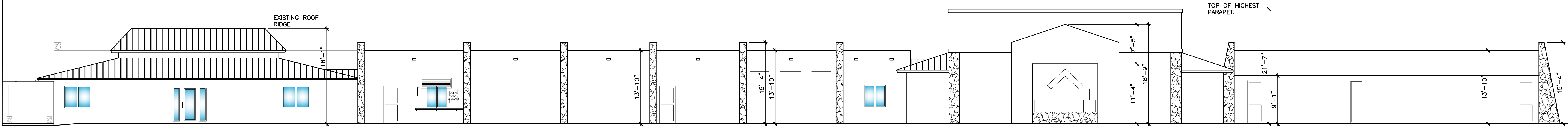
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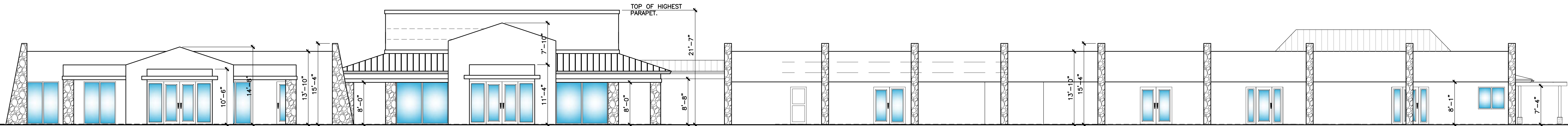
01 Front Elevation
SCALE: 1/8"=1'-0"



02 Rear Elevation
SCALE: 1/8"=1'-0"



03 Right Side Elevation
SCALE: 1/8"=1'-0"



04 Left Side Elevation
SCALE: 1/8"=1'-0"

REQUIREMENTS BY ZONING & PLANNING BOARD

- 1- TOTAL SQ. FT. AREA OF EAST ELEVATION 801.03 SQ. FT.
- 2- TOTAL MINIMUM OF 30% BUILDING STREET WALLS SHALL BE FENESTRATED WITH WINDOWS TOTAL AREA REQUIRE AT EAST ELEVATION 240.30 SQ. FT.
- 3- TOTAL AREA OF WINDOW HAVE A VERTICAL PROPORTION OPENING PROVIDED AT EAST ELEVATION STREET WALL. TOTAL AMOUNT 257.00 SQ. FT.

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Miami, Florida 33155
Florida Corp.
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e. MODIS@MODISarchitects.com
AA#26001777

project info :

**Coral Castle Museum
Interior & Exterior
Improvement**
28655 South Dixie Hwy.
Miami, Florida 33033
Folio No. 30-7904-000-0260

client :



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seal :

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FLORIDA REGISTERED ARCHITECT #AK 93329

revisions :

4 07/10/20 ZONING COMMENTS

drawing data :

**PROPOSED
ELEVATIONS**

project number :

#18908

drawing scale :

As Shown

drawing date :

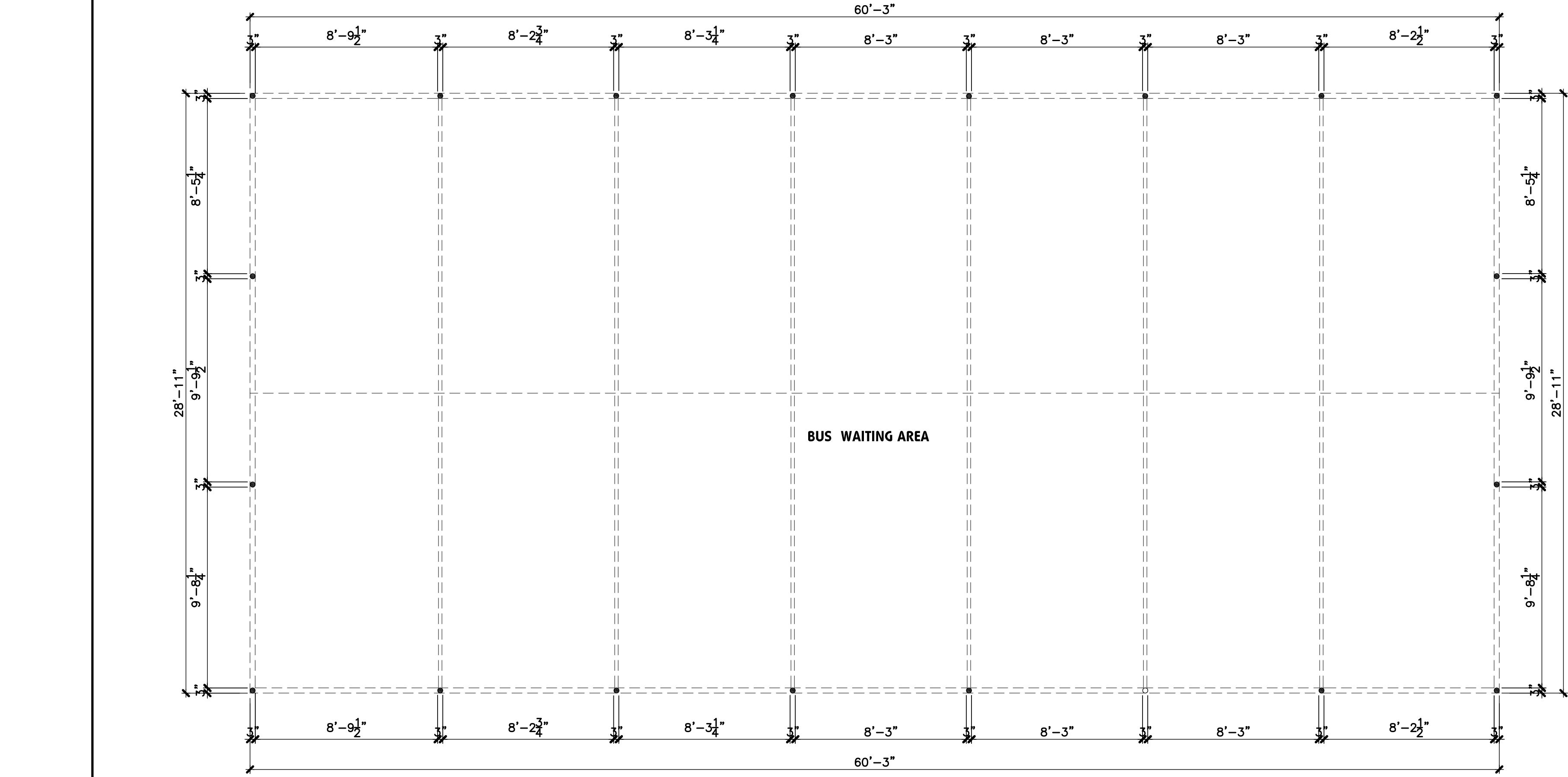
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phase :

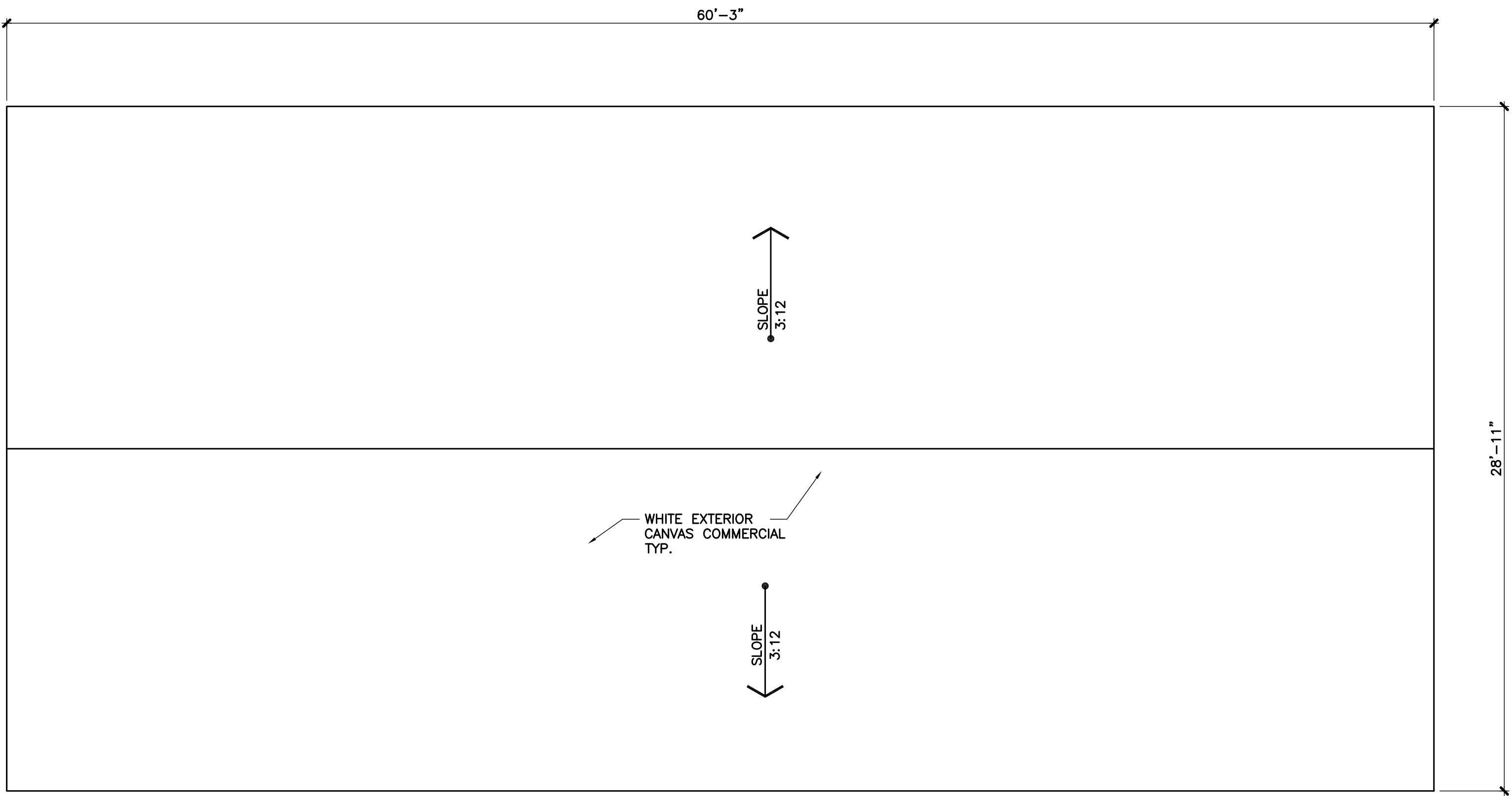
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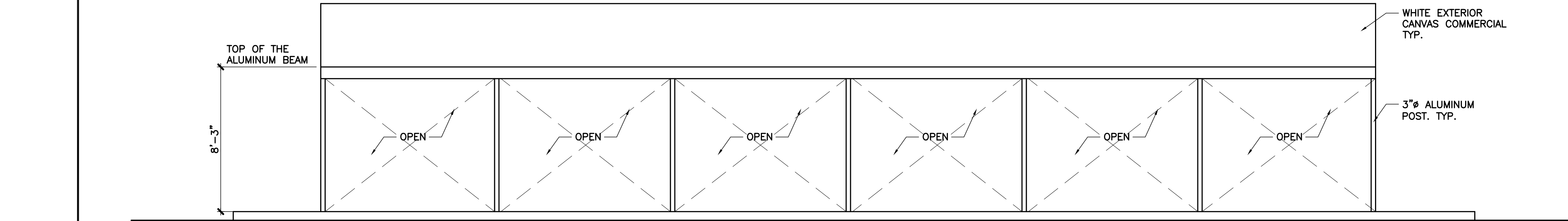
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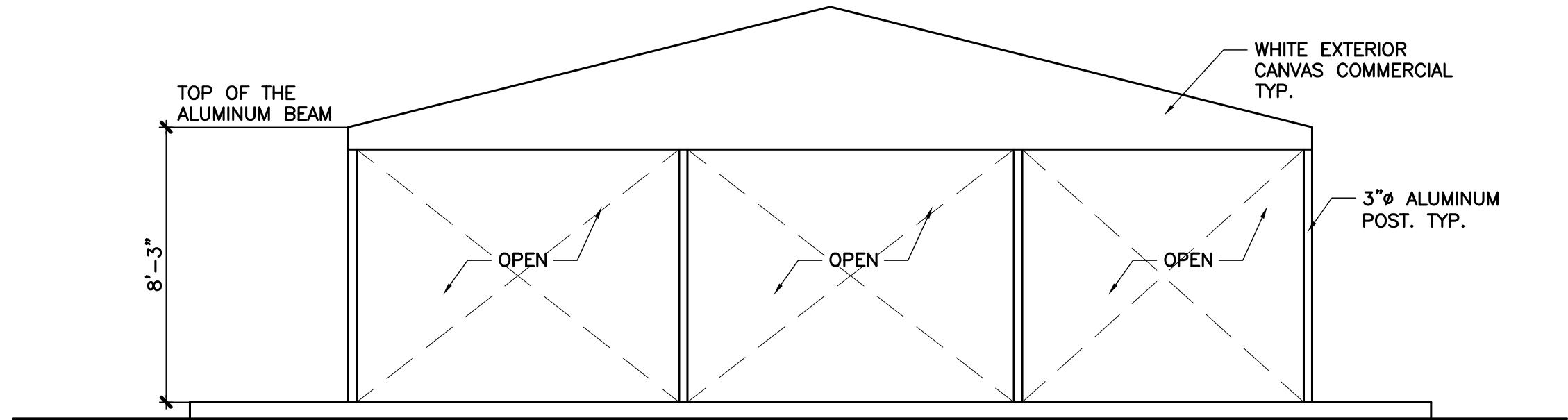
01 Canopy Floor Plan
SCALE: 1/4"=1'-0"



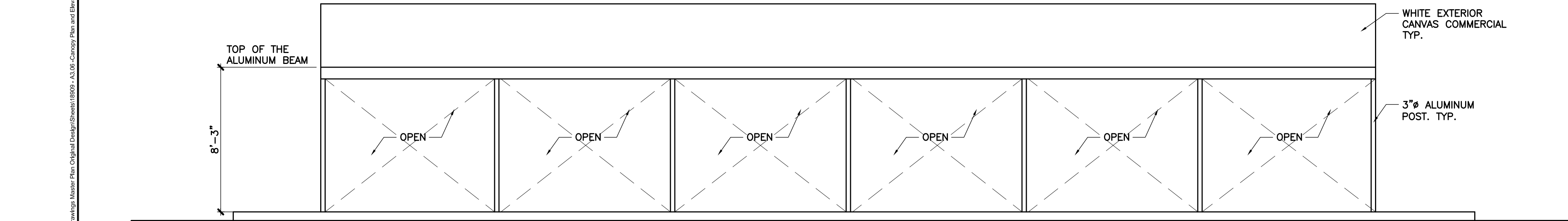
02 Canopy Roof Plan
SCALE: 1/4"=1'-0"



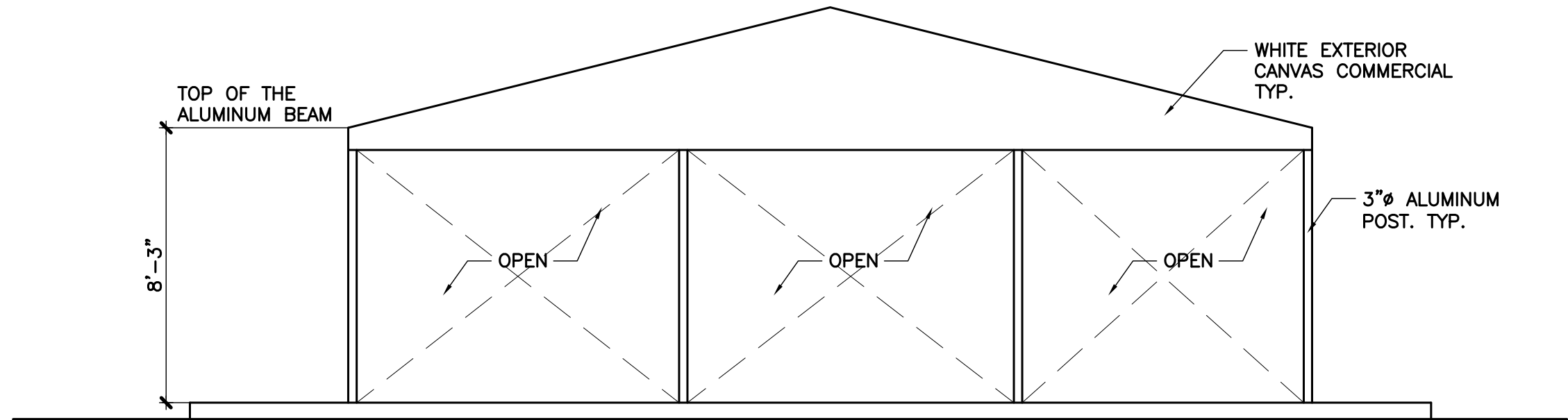
03 Canopy Front Elevation
SCALE: 1/4"=1'-0"



04 Canopy Right Side Elevation
SCALE: 1/4"=1'-0"



05 Canopy Rear Elevation
SCALE: 1/4"=1'-0"



06 Canopy Right Left Side Elevation
SCALE: 1/4"=1'-0"

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e. MODIS@MODISarchitects.com
AA#26001777

project info :
**Coral Castle Museum
Interior & Exterior
Improvement**
28555 South Dixie Hwy.
Miami, Florida 33033
Folio No. 30-7904-000-0260

client :

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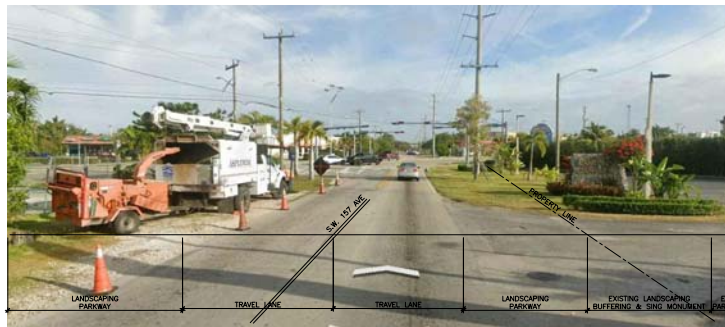
ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # A6 93329

revisions :

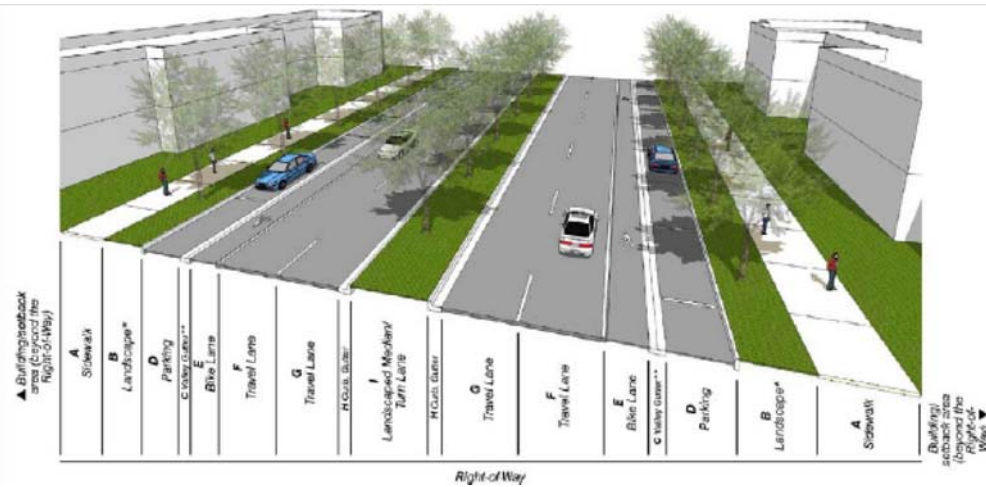
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**CANOPY
FLOOR & ROOF
PLANS &
ELEVATIONS**
project number : #18908
drawing scale : As Shown
drawing date : 02/28/2018
phase : Permit Set
sheet number : **A3.06**



01 Typical Minor Street Illustration
SCALE: N.T.S.



02 Existing Minor Street Illustration
SCALE: N.T.S.



03 Typical Four Lane Boulevard Illustration
SCALE: N.T.S.

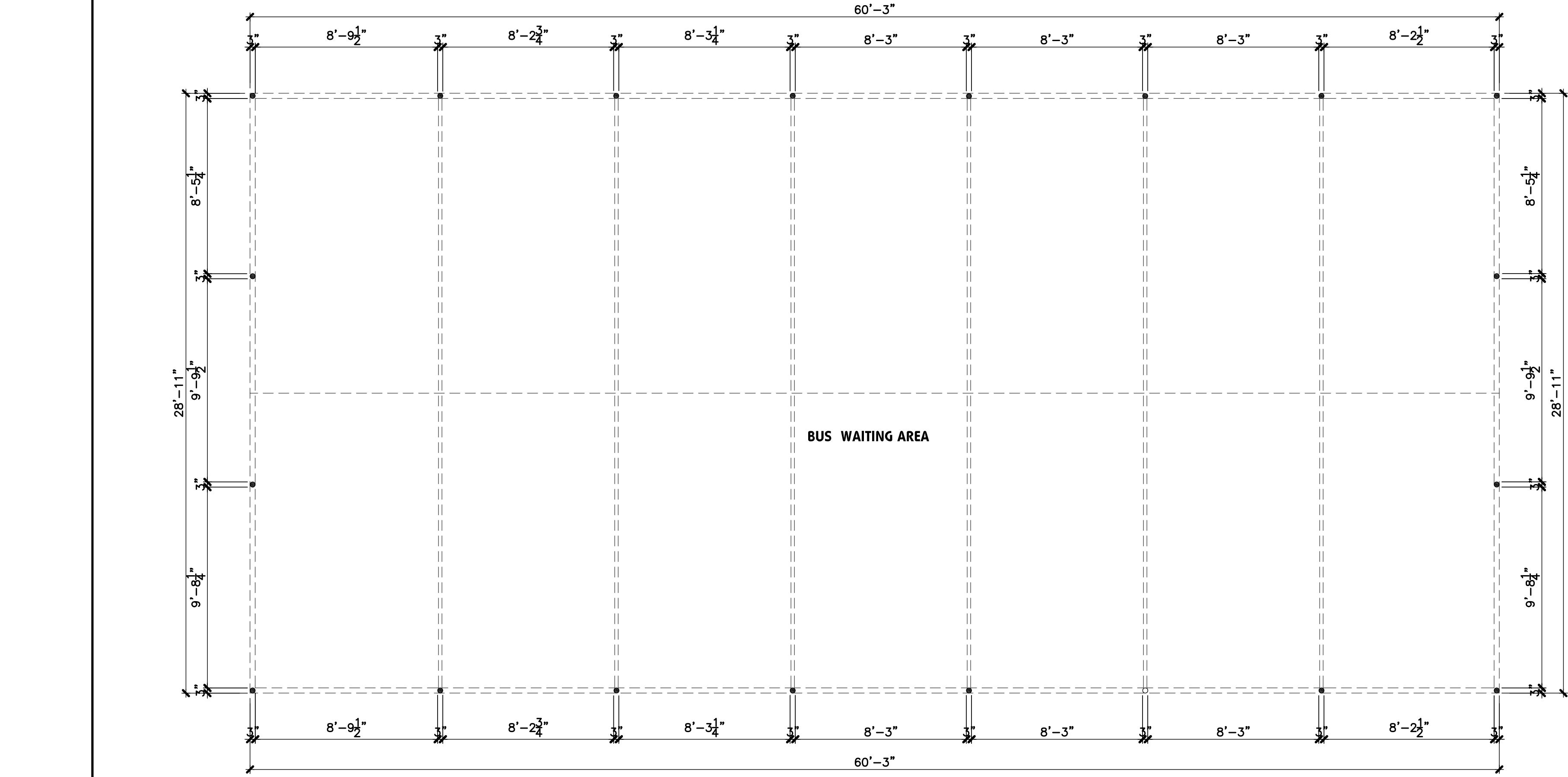


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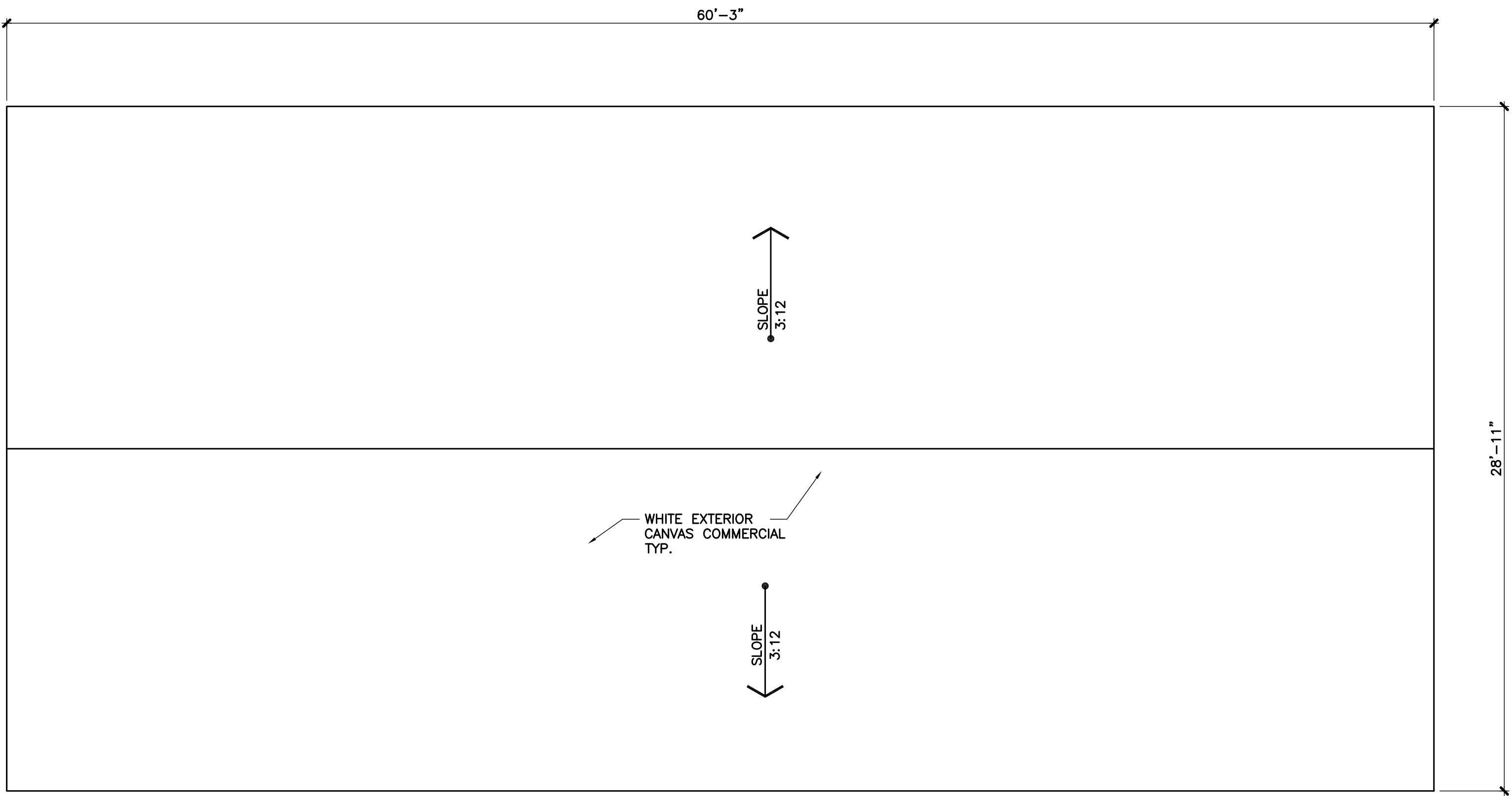


06 Proposed US-1 Illustration
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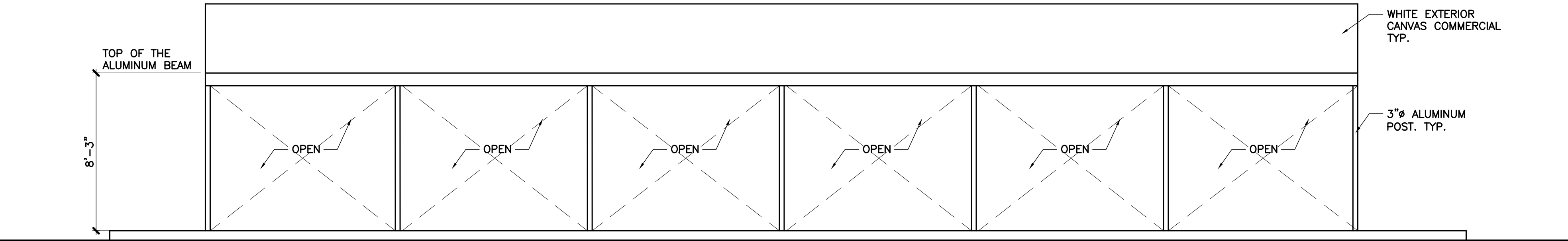




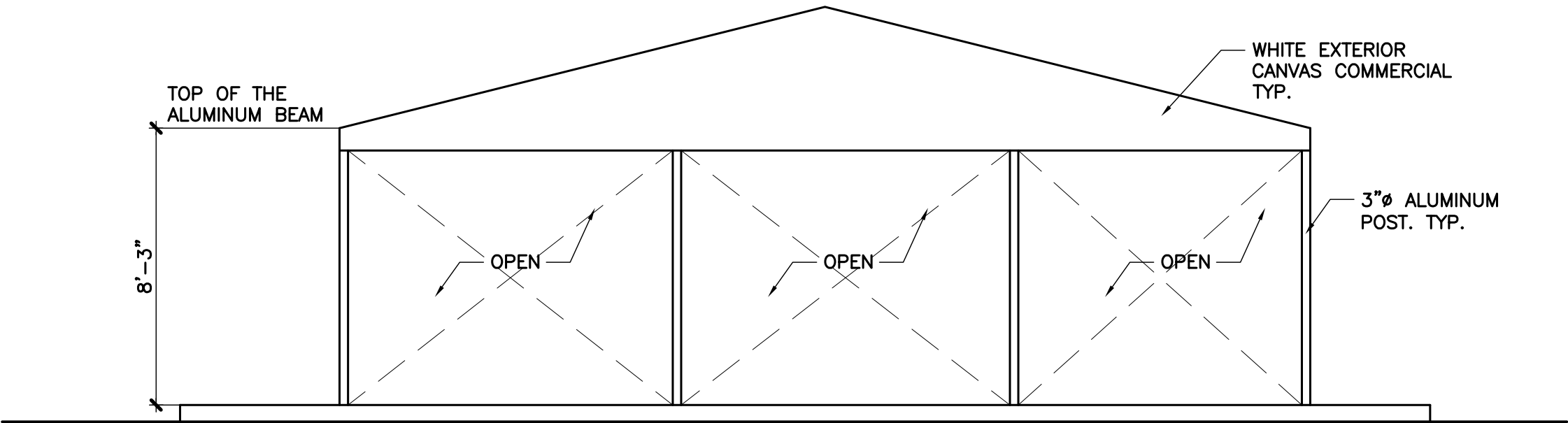
01 Canopy Floor Plan
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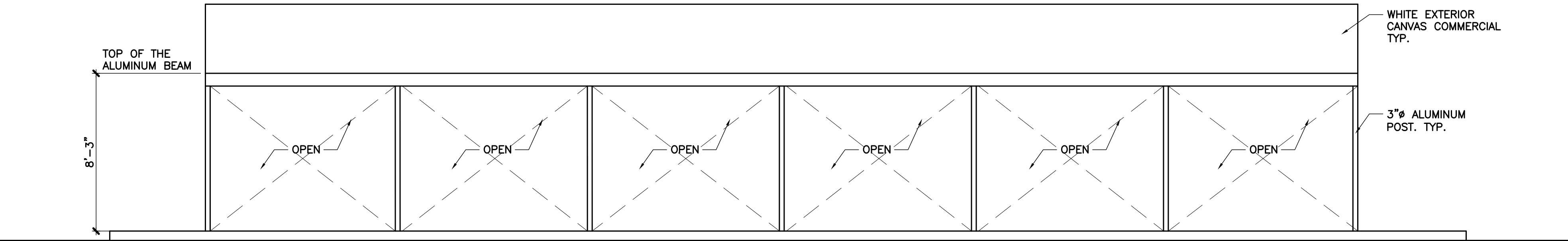
02 Canopy Roof Plan
SCALE: 1/4"=1'-0"



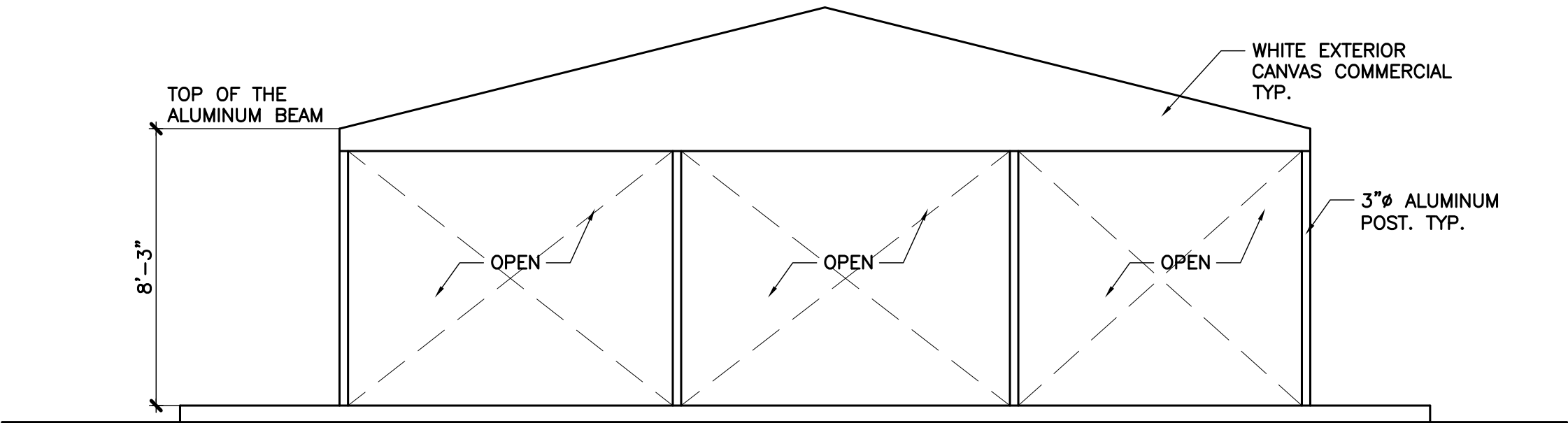
03 Canopy Front Elevation
SCALE: 1/4"=1'-0"



04 Canopy Right Side Elevation
SCALE: 1/4"=1'-0"



05 Canopy Rear Elevation
SCALE: 1/4"=1'-0"



06 Canopy Right Left Side Elevation
SCALE: 1/4"=1'-0"

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project info :

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Improvement

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seal :

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FLORIDA REGISTERED ARCHITECT # A6 93329

revisions :

drawing data :

CANOPY
FLOOR & ROOF
PLANS &
ELEVATIONS

project number :
#18908

drawing scale :
As Shown

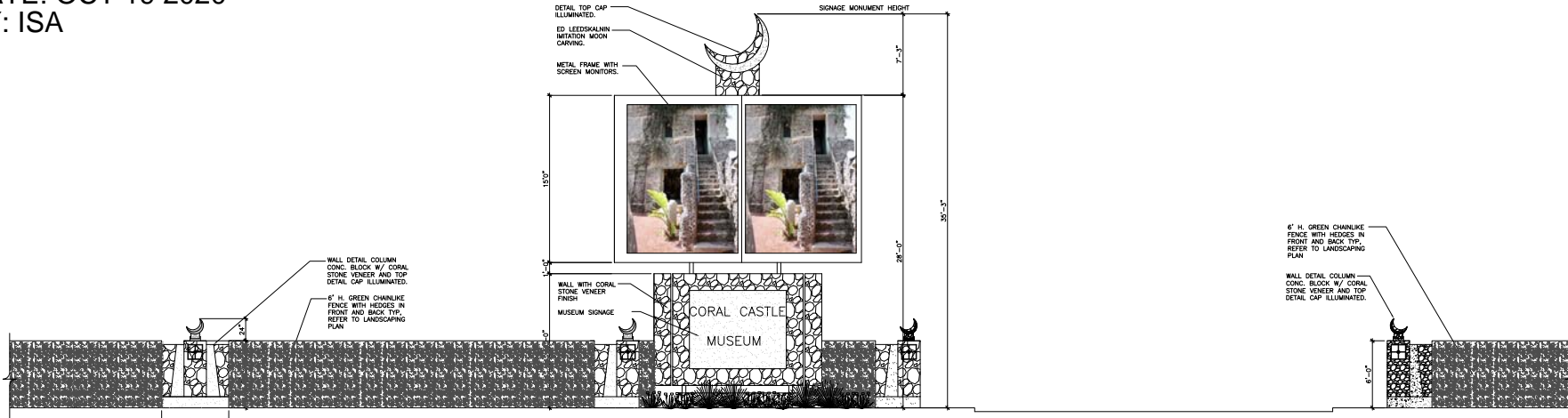
drawing date :
02/28/2018

phase :
Permit Set

sheet number :
A3.06

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z20-040
DATE: OCT 19 2020
BY: ISA



01 Front Sign & Wall Elevation
SCALE: 1/4"=1'-0"

Sec. 33-96. - Illumination.

A. All signs shall be static and shall not include digital technology, except as expressly provided for in this Code. This section does not allow digital technology signs in any particular location or zoning district digital technology signs may only be permitted as specifically authorized in other sections of this chapter. All static signs shall conform to subsection (b) below. All digital technology signs shall conform to subsection (c) below.

B. Static Signs. Signs illuminated by flashing, moving, intermittent, chasing or rotating lights are prohibited. Signs may be illuminated by exposed bulbs, fluorescent tubes, interior lighting, or by indirect lighting from any external source. Indirect lighting, such as floodlights, shall not shine directly on adjacent property, automobiles or pedestrians. Illumination shall be such that it will provide reasonable illumination and eliminate glare and intensity which might pose safety hazards to drivers and pedestrians. Revolving and rotating signs shall be illuminated by internal lighting only.

C. Digital Signs. Where digital technology is allowed, it shall be provided in compliance with the following:

1. No auditory message or mechanical sounds shall be emitted from the sign.
2. The sign shall not display any illumination that moves, appears to move, blinks, fades, rolls, dissolves, flashes, scrolls, shows animated movement, or changes in intensity during the static display period.
3. All digital signs shall be regulated so that, from sunset to sunrise, the brightness shall not be more than 500 Nits. Sunset and sunrise times are those times established by the Main Office of the National Weather Service. At all other times, the maximum brightness levels shall not exceed 5,000 Nits. All digital signs shall have installed ambient light monitors and at all times shall allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.
4. The message display shall not change more often than once every eight seconds, with all moving parts or illumination moving or changing simultaneously.
5. Any digital sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner shall immediately revert to a black screen and shall be restored to its normal operation conforming to the requirements of this section within 24 hours.
6. Kiosk signs allowed pursuant to this code may have a portion of the sign face, that is no greater than 39 inches wide and extending no higher than 7 feet from the ground, that is exempt from subsections (1), (2), and (4) above, to allow movement and auditory information when a pedestrian is interacting with the sign.

Sec. 33-284.87. - Signs.

Except as provided herein, the definitions set forth in Section 33-84 of this chapter shall apply. In the event of a conflict, the provisions of this section shall govern. Non-commercial signs shall be allowed wherever commercial signs are allowed.

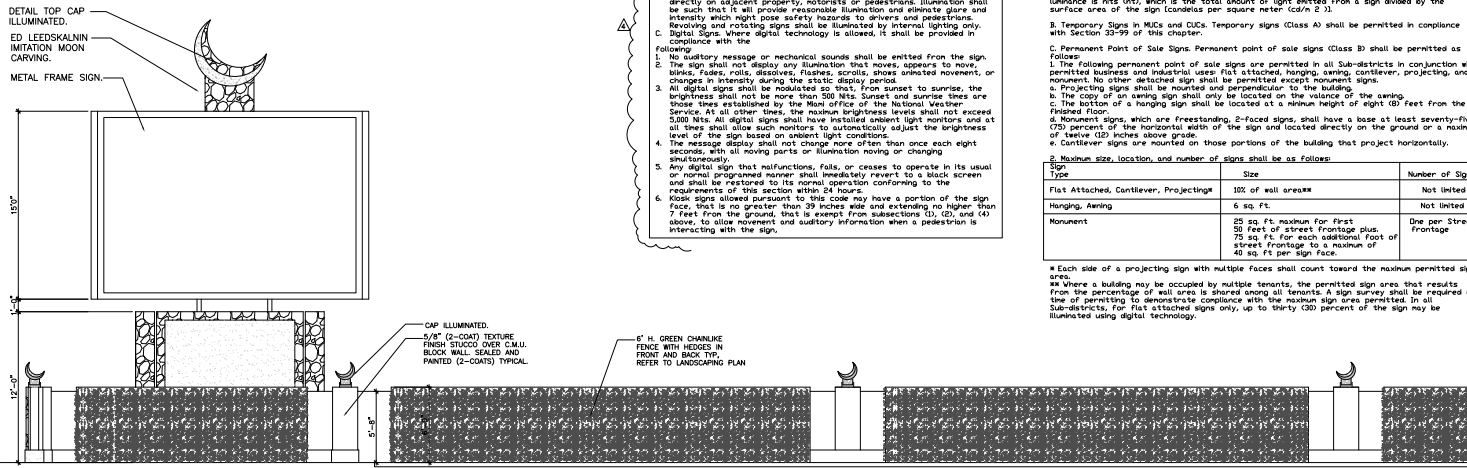
A. For purposes of this section, the following definitions shall apply:

1. Digital technology (signs). Electronic technology that allows for changes to a sign copy resulting from digital data input. Included in this technology are signs that use series of lights, including light emitting diodes (LED), fiber optics, or other similar technology.
2. Luminance is the measure of the light emanating from an object with respect to its size and is the term used to quantify electronic sign brightness. The unit of measurement for luminance is nits (cd/m²) which is the total amount of light emitted from a sign divided by the surface area of the sign (Candelas per square meter (cd/m²) x 2.7).
3. Temporary Signs in MDCs and CDCs. Temporary signs (Class A) shall be permitted in compliance with Section 33-99 of this chapter.
4. Permanent Point of Sale Signs. Permanent point of sale signs (Class B) shall be permitted as follows:
 - a. The following permanent point of sale signs are permitted in all Sub-districts in conjunction with permitted business and industrial uses: flat attached, hanging, awning, cantilever, projecting, and monument. No other detached sign shall be permitted except monument signs.
 - b. Projecting signs shall be mounted and perpendicular to the building.
 - c. The top of an awning sign shall only be located on the valance of the awning.
 - d. The bottom of a hanging sign shall be located at a minimum height of eight (8) feet from the finished floor.
 - e. Monument signs, which are freestanding, shall have a base at least seventy-five (75) percent of the horizontal width of the sign and located directly on the ground or a maximum of twelve (12) inches above grade.
 - f. Cantilever signs are mounted on those portions of the building that project horizontally.

Sign Type	Size	Number of Signs
Flat Attached, Cantilever, Projecting	10% of wall area	Not limited
Hanging, Awning	6 sq. ft.	Not limited
Monument	25 sq. ft. maximum for first 50 feet of street frontage plus 75 sq. ft. for each additional foot of street frontage to a maximum of 40 sq. ft. per sign face.	One per Street Frontage

* Each side of a projecting sign with multiple faces shall count toward the maximum permitted sign area.

** Where a building may be occupied by multiple tenants, the permitted sign area that results from the percentage of wall area is shared among all tenants. A sign survey shall be required at the time of permitting to demonstrate compliance with the maximum sign area permitted. In all Sub-districts, for flat attached signs only, up to thirty (30) percent of the sign may be illuminated using digital technology.



02 Rear Sign & Wall Elevation
SCALE: 1/4"=1'-0"

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
t. 786.879.8882
f. 786.350.1515
e. AAM26001777
MODIS@MODISarchitects.com

project info :
Coral Castle Museum Interior & Exterior Improvement
28555 South Dixie Hwy.
Miami, Florida 33033
Folio No. 30-7904-000-0260

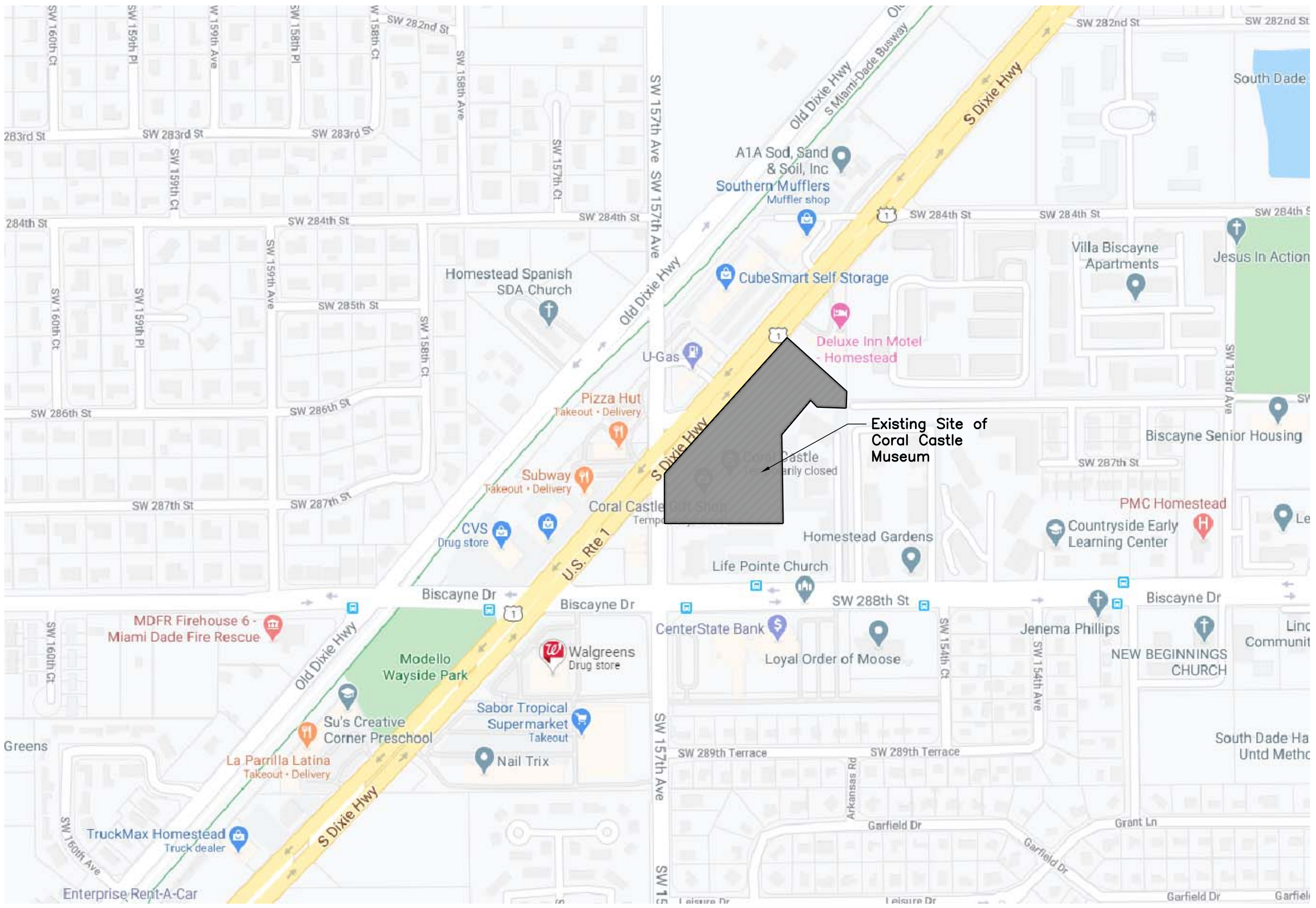


client :
seal :
ROBERT K. MORGENTHAU, RIA, NCARB LEED AP BD+C, CFP
FLORIDA REGISTERED ARCHITECT # 16020

revisions :
4 07/18/20 ZONING COMMENTS

drawing data :
PROPOSED NEW EXTERIOR WALL ELEVATION & NEW SIGN AT ENTRY
project number : #18908
drawing scale : As Shown
drawing date : 02/28/2018
phase : Permit Set
sheet number : **A3.04**





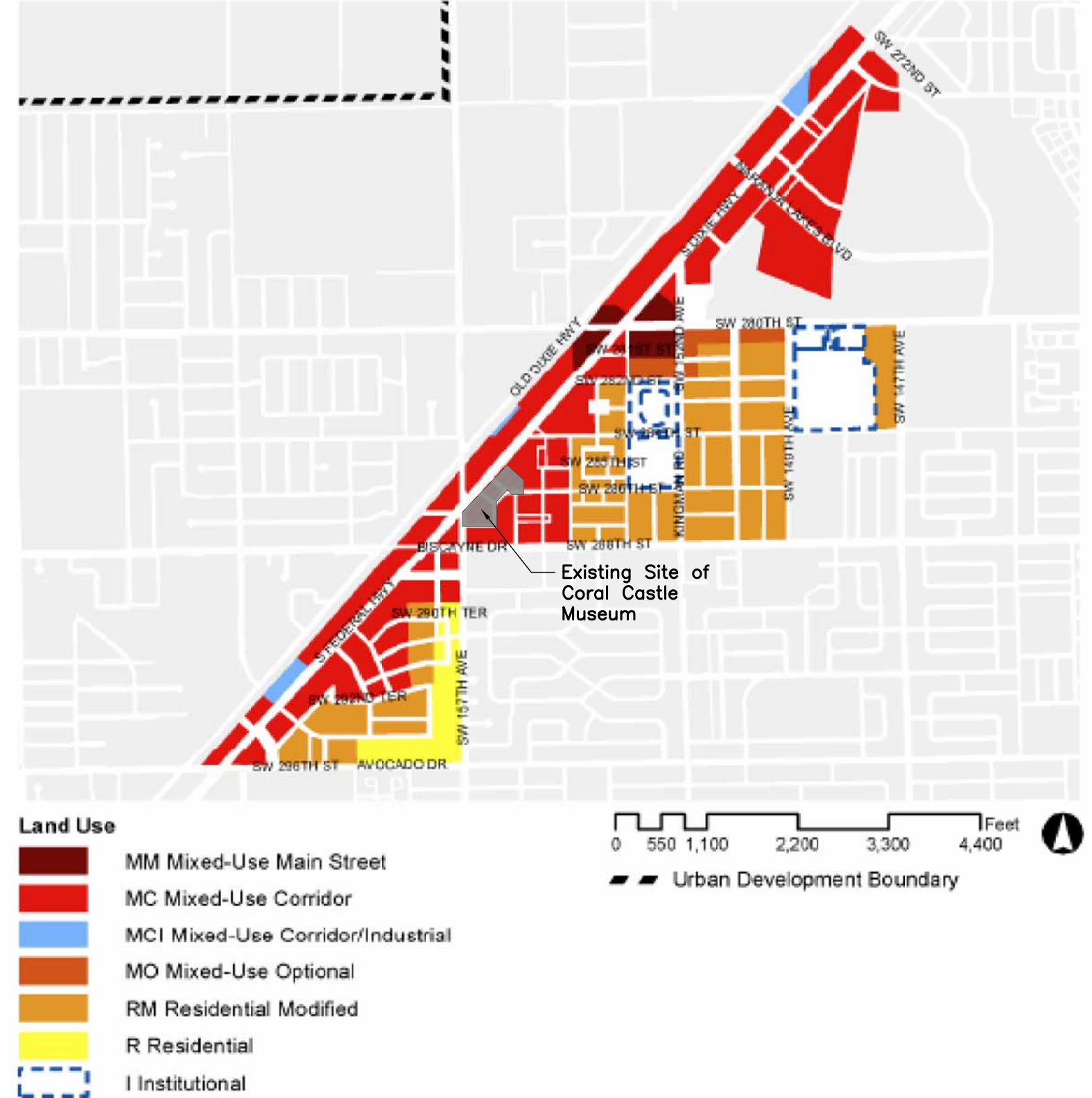
01 Vicinity Map
SCALE: N.T.S.

F. Designated Open Space Plan



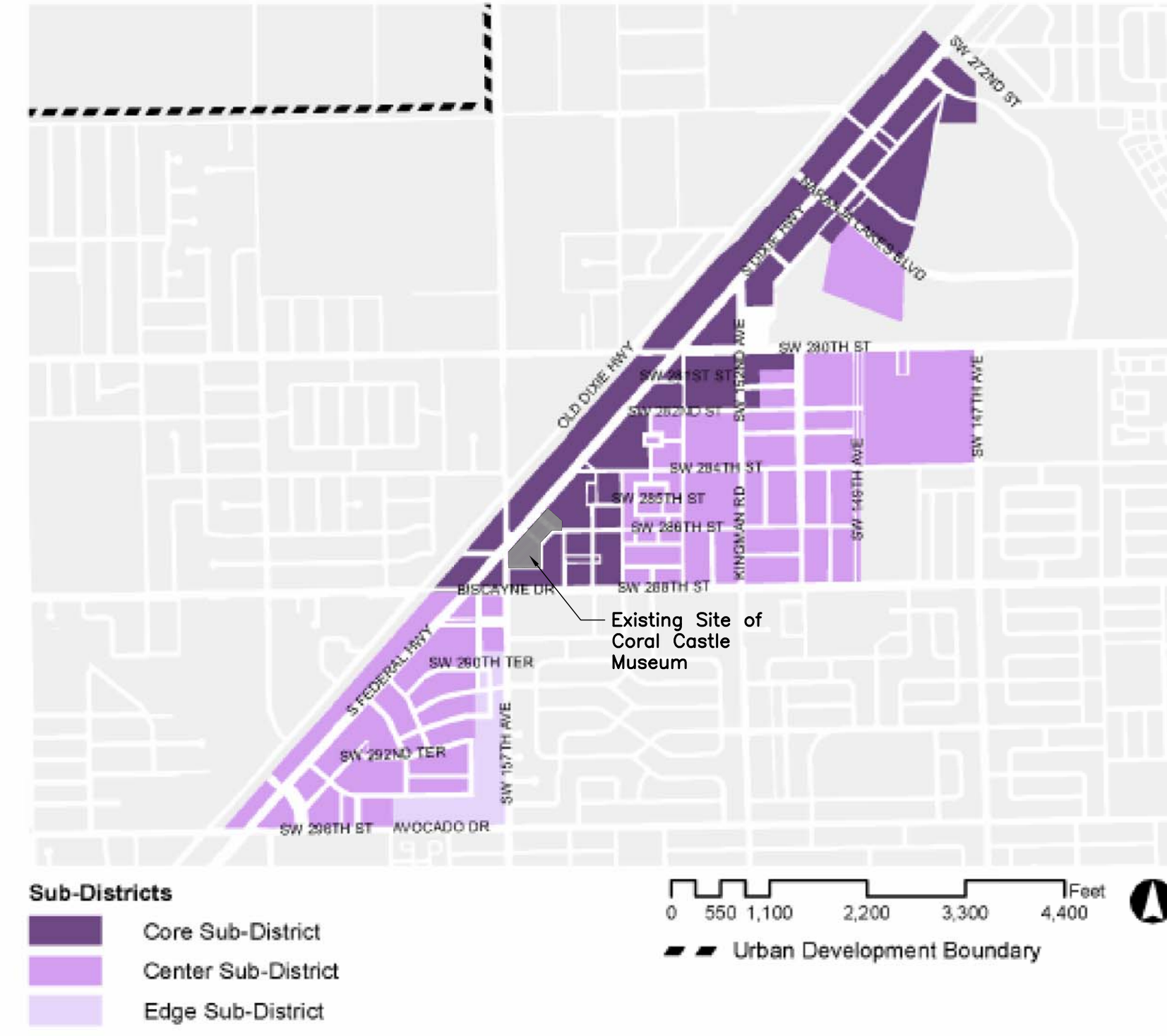
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SCALE: N.T.S.

C. Land Use Plan



07 Land Use Plan
SCALE: N.T.S.

B. Sub-districts Plan



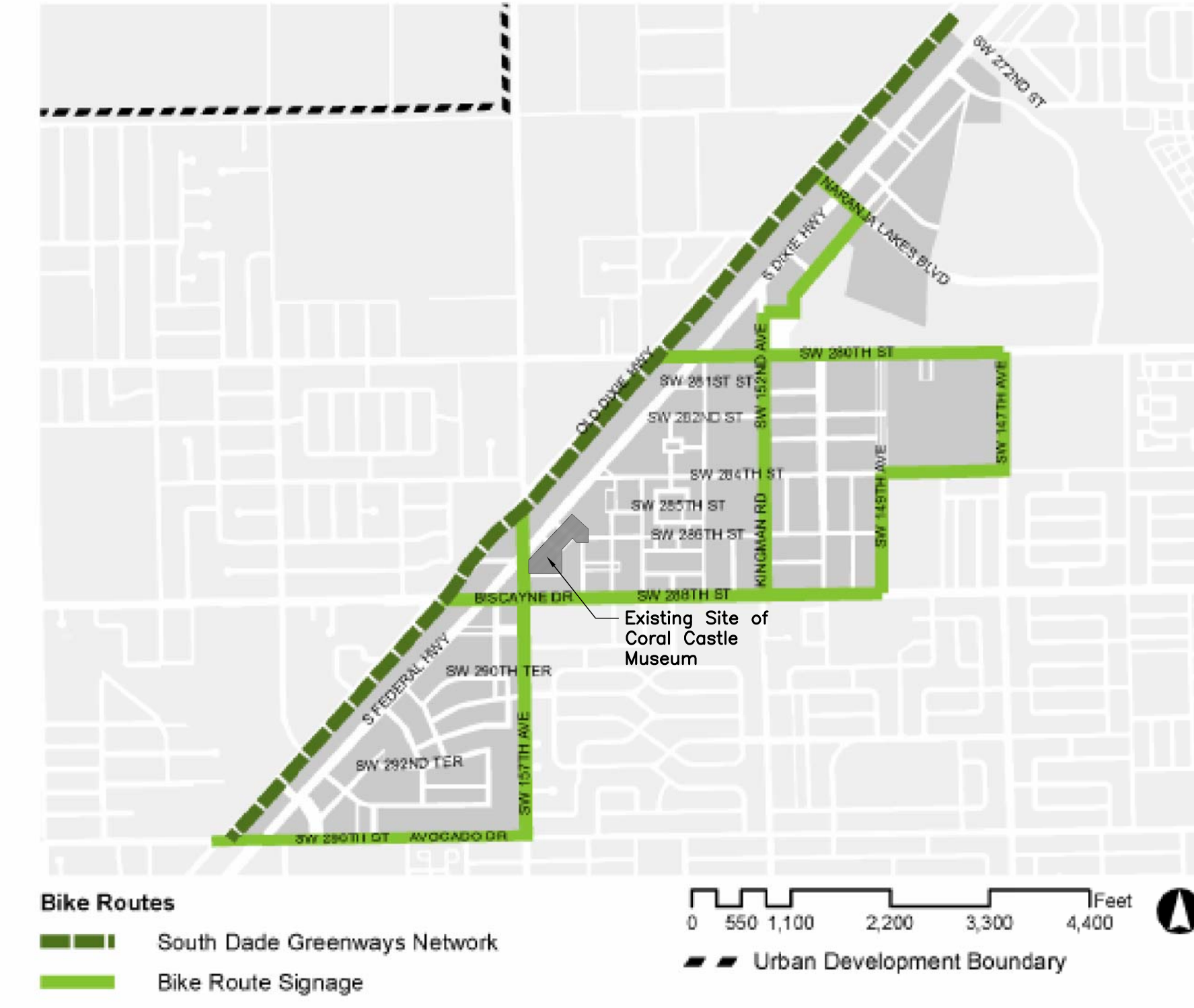
02 Sub-districts Plan
SCALE: N.T.S.

E. Building Heights Plan

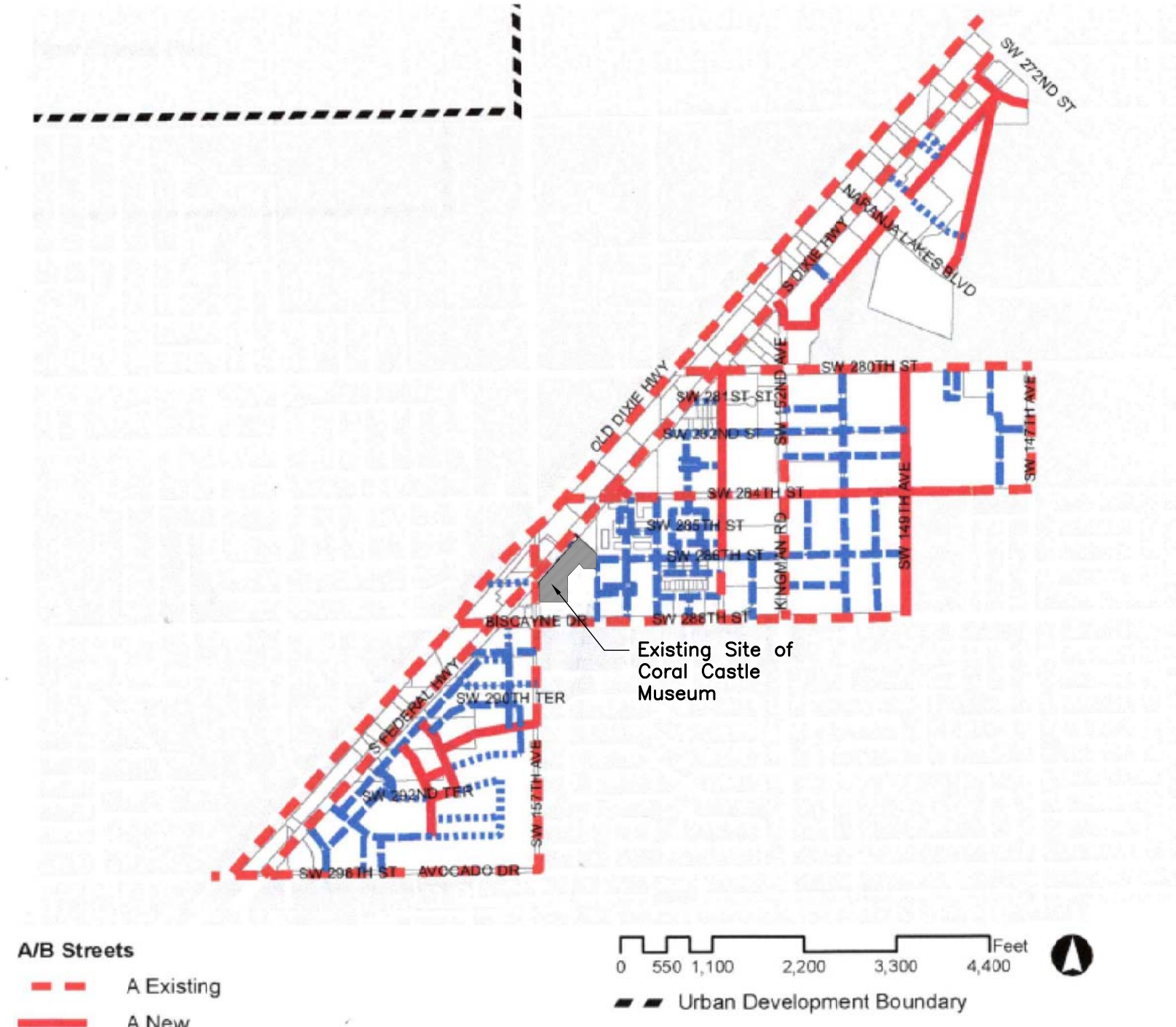


03 Building Heights Plan
SCALE: N.T.S.

H. Bike Route Plan



06 Bike Route Plan
SCALE: N.T.S.



05 New Streets Plan
SCALE: N.T.S.

index of drawings :

SHEET	DESCRIPTION	8/28/2018 ZONING APPLICATION
A0.01	COVER, URBAN CENTER REGULATING PLANS, INDEX OF DRAWINGS.	●
A1.00	DEMOLITION PLAN	●
A1.01	ARCHITECTURE SITE PLAN & ZONING TABULATION, PARKING DETAILS	●
TD-1	TREE DISPOSITION PLAN	●
L-1	SITE LANDSCAPING PLAN	●
L-2	LANDSCAPING PLAN AND PLANT LIST	●
L-3	LANDSCAPE DETAILS, SPEC. ETC.	●
IRR-1	IRRIGATION PLAN	●
IRR-2	IRRIGATION PLAN, DETAILS, NOTES, ETC.	●
A1.02	SITE DETAILS, CANOPY ELEVATIONS & PLAN.	●
A1.03	STREET CONFIGURATION DIAGRAMS	●
A2.01	ARCHITECTURAL GROUND FLOOR PLAN	●
A2.02	PHASE I PARTIAL GROUND FLOOR PLAN	●
A2.03	PHASE I PARTIAL GROUND FLOOR PLAN	●
A2.04	PHASE II PARTIAL GROUND FLOOR PLAN	●
A2.05	PHASE II PARTIAL GROUND FLOOR PLAN	●
A3.01	EXISTING ELEVATIONS	●
A3.02	PROPOSED ELEVATIONS	●
A3.03	PROPOSED FENCE AND SIGN PLANS AND ELEVATIONS.	●

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e. MODIS@MODISarchitects.com

project info :
**Coral Castle Museum
Interior & Exterior
Improvement**
28655 South Dixie Hwy.
Miami, Florida 33033
Folio No. 30-7904-000-0260

client :

scal :

revisions :

drawing data :

**COVER SHEET
URBAN CENTER
REGULATING
PLANS
DRAWG. INDEX**

project number :

#18908

drawing scale :

As Shown

drawing date :

02/28/2018

phase :

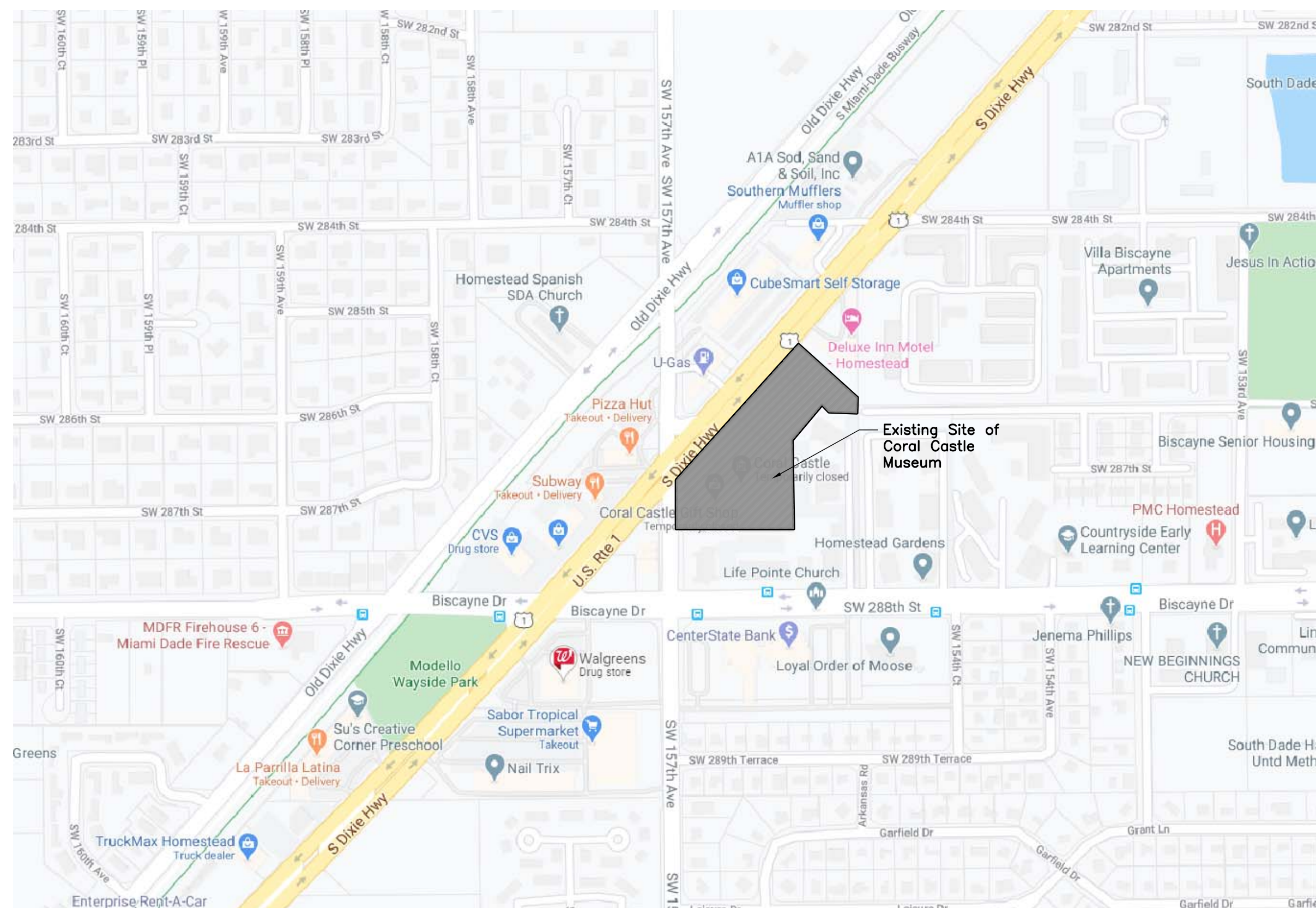
Permit Set

sheet number :

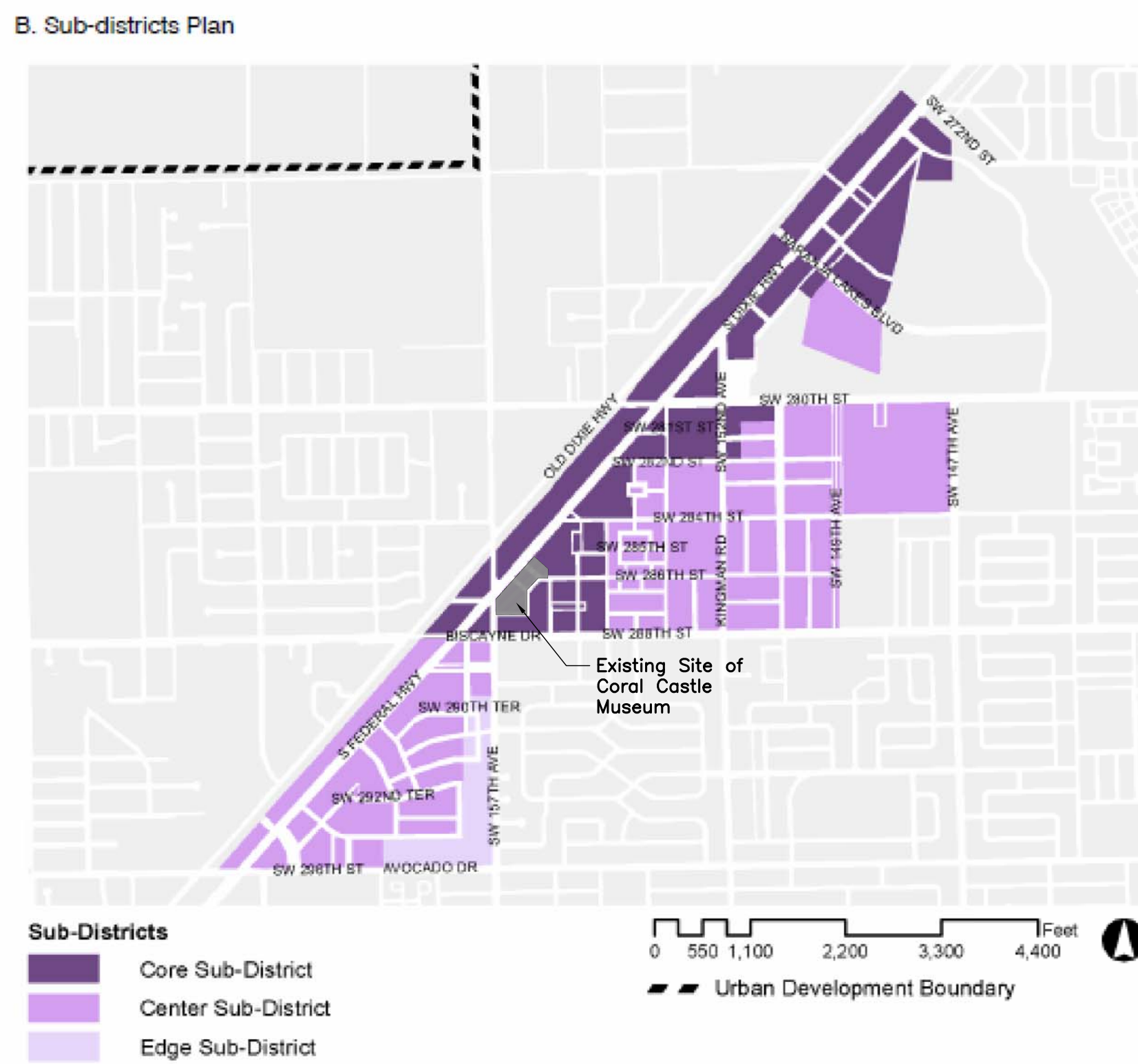
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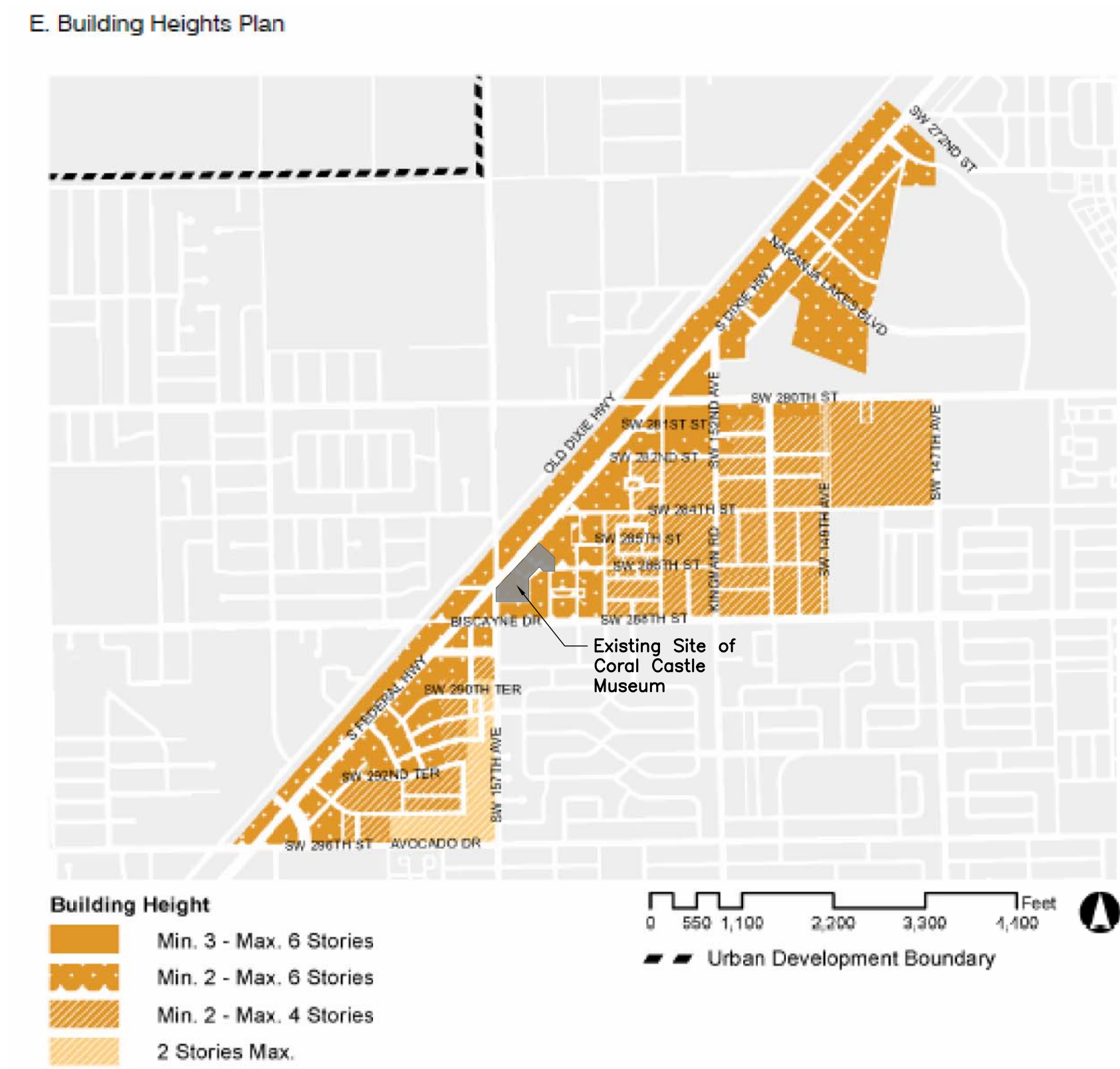
ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, COP
FLORIDA REGISTERED ARCHITECT #A6 93329



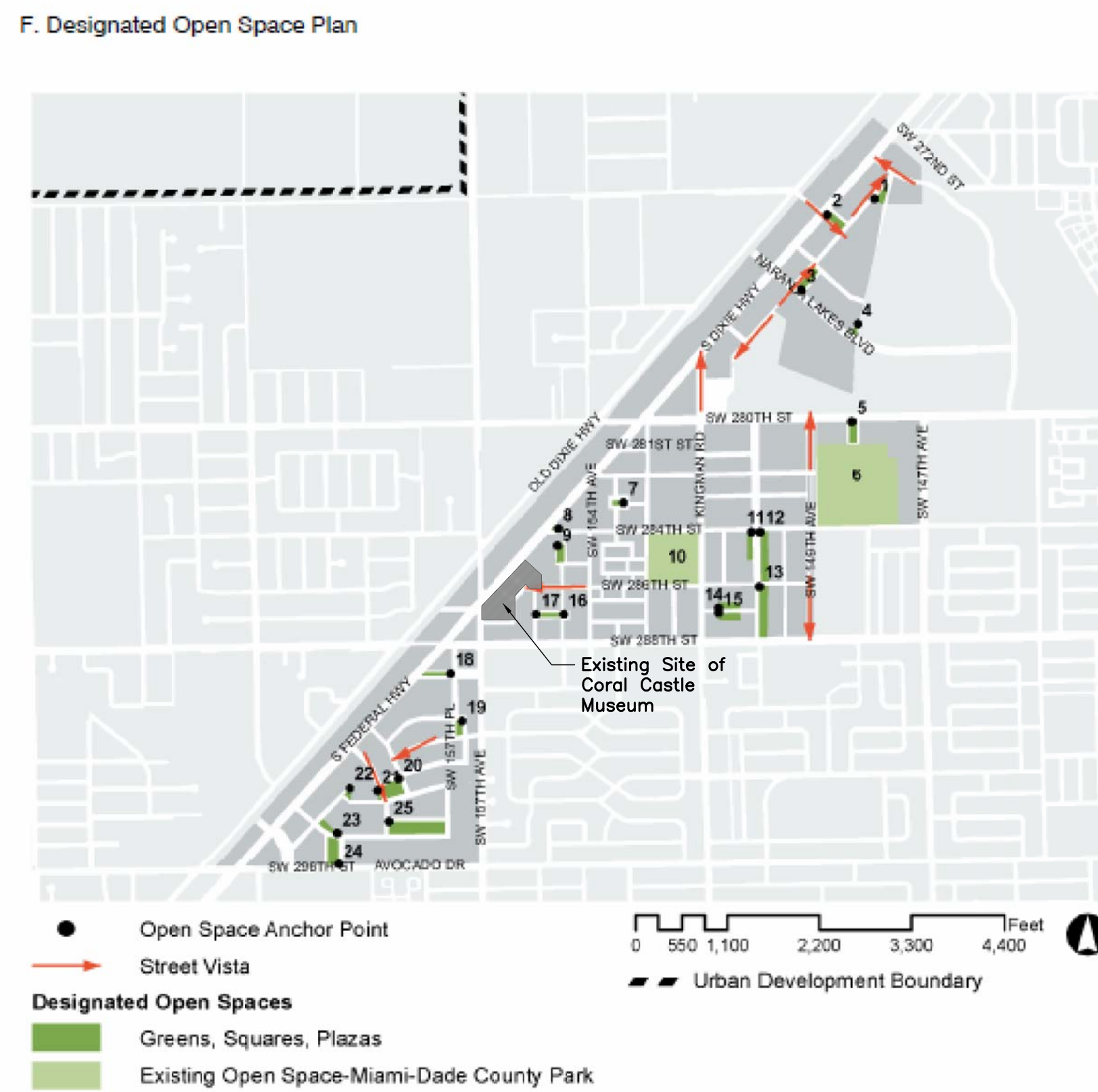
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SCALE: N.T.S.



02 Sub-districts Plan
SCALE: N.T.S.



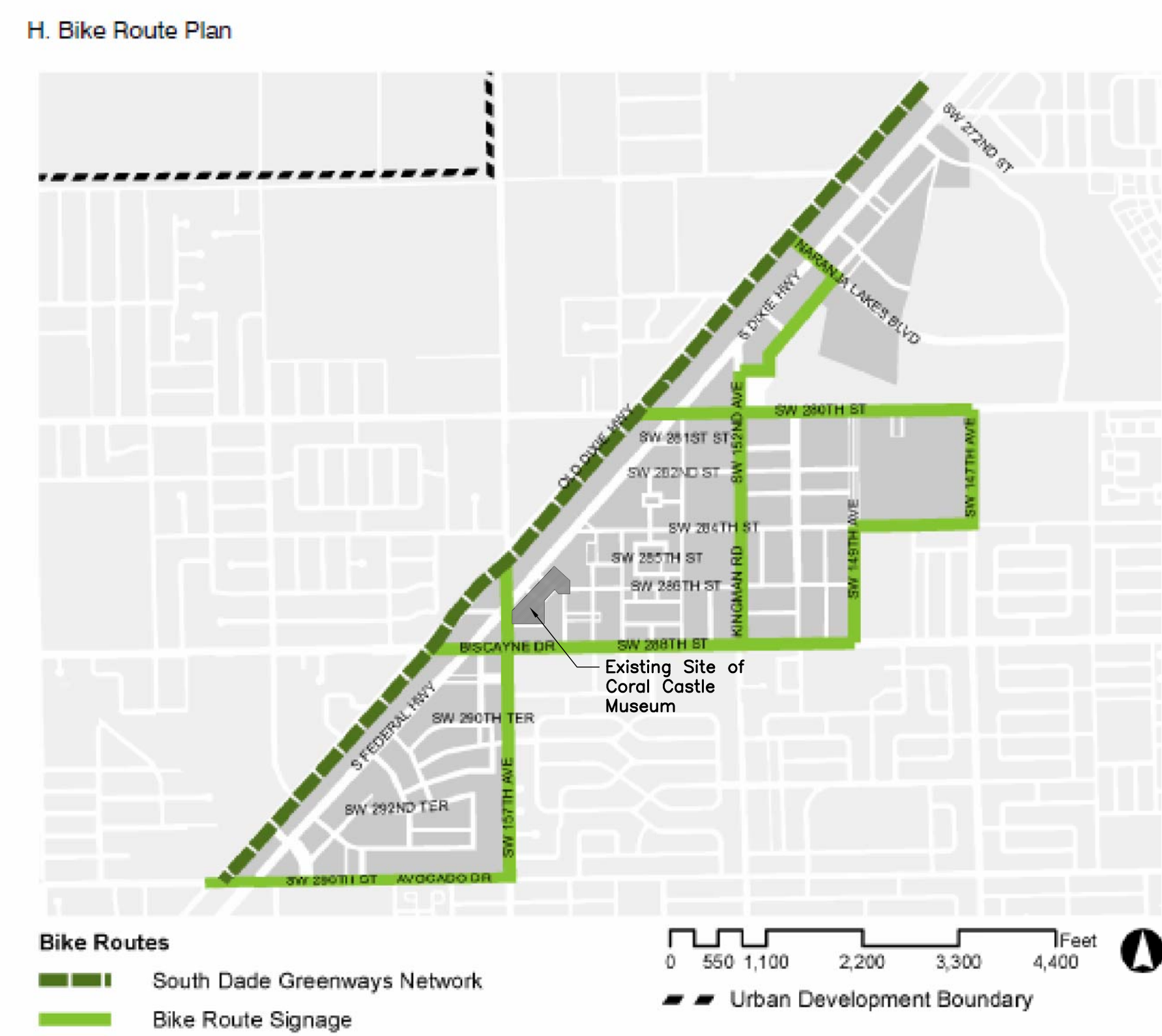
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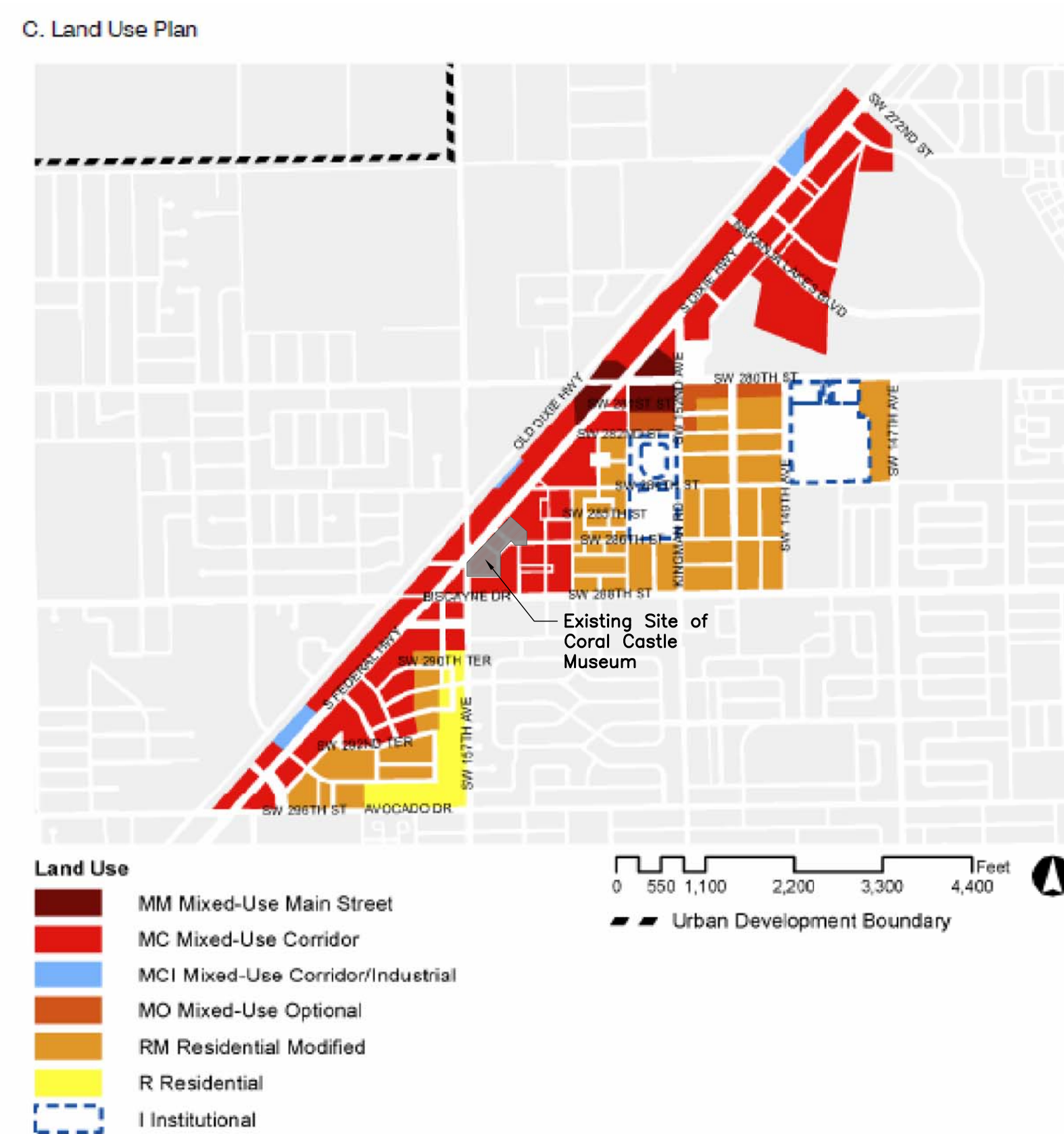
04 Designated Open Space Plan
SCALE: N.T.S.



05 Proposed New Streets Plan
SCALE: N.T.S.



06 Bike Route Plan
SCALE: N.T.S.



07 Land Use Plan
SCALE: N.T.S.

index of drawings :		
SHEET	DESCRIPTION	8/28/2020 ZONING APPLICATION
A0.01	COVER, URBAN CENTER REGULATING PLANS, INDEX OF DRAWINGS.	●
A1.00	DEMOLITION PLAN	●
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project info :

Coral Castle Museum Interior & Exterior Improvement

28655 South Dixie Hwy.
Miami, Florida 33033
Folio No. 30-7904-000-0260

client :

CORAL CASTLE MUSEUM

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seal :

ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT #A633259

revisions :

⚠ ZONING COMMENTS 9-27-2020

drawing data :

**COVER SHEET
URBAN CENTER
REGULATING
PLANS
DRAWG. INDEX**

project number : #18908

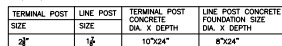
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drawing date : 02/28/2018

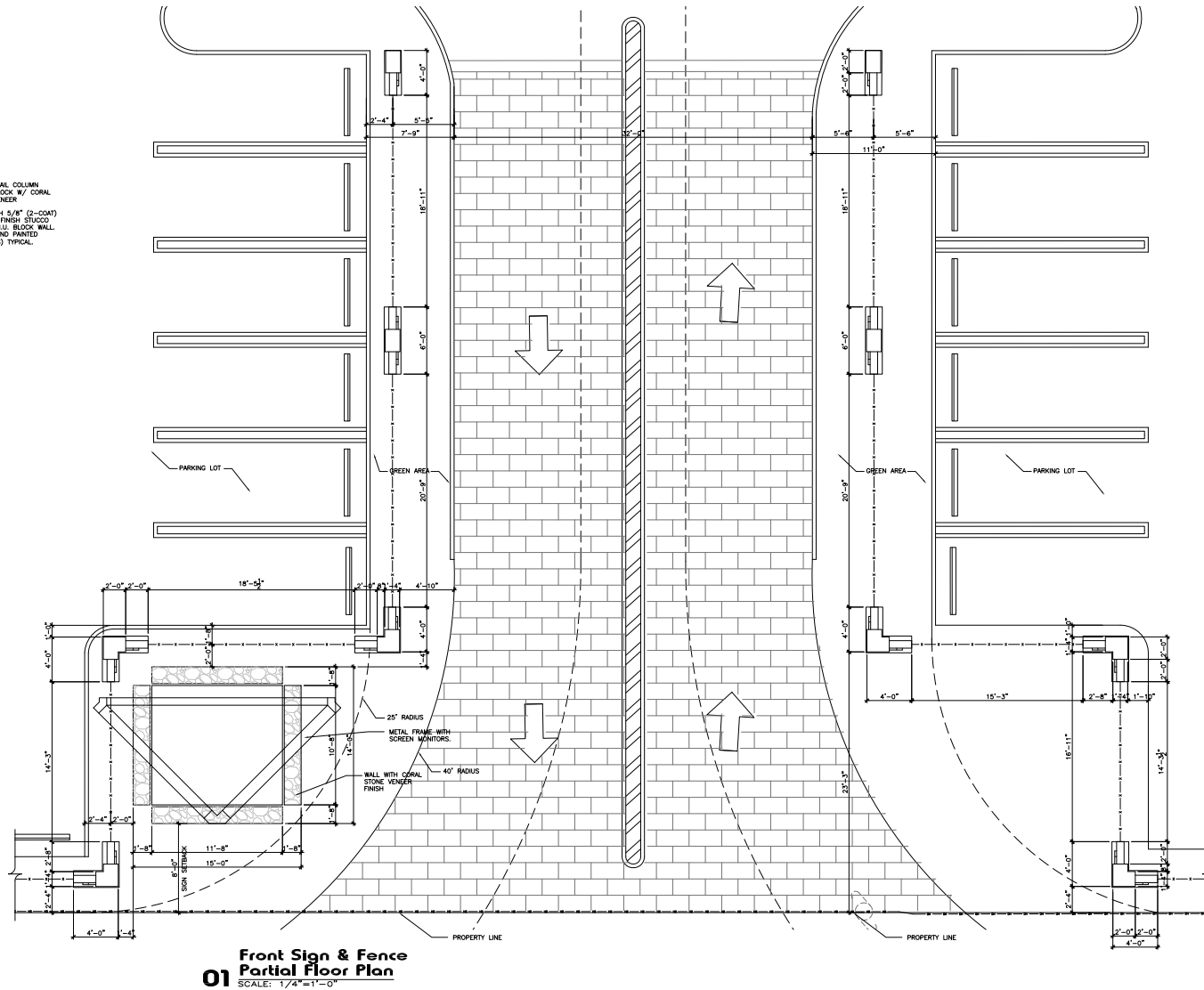
phase : Permit Set

sheet number : **A0.01**

MIAMI-DADE COUNTY
PROCESS NO: Z20-040
DATE: OCT 19 2020
BY: ISA



03 STANDARD CHAIN LINK FENCE



01 Front Sign & Fence
Partial Floor Plan
SCALE: 1/4"=1'-0"

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e MODIS

project info :

Coral Castle Museum Interior & Exterior Improvement

client



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seat:

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP

revisions :

drawing data :

**PROPOSED
EXTERIOR
WALL & SIGN
FLOOR PLAN
FENCE DETAILS**

project number : — — — —

drawing scale : — — — — —

drawing date : ————

phase : _____

Permit Set

sheet number :

A3.03

MIAMI-DADE COUNTY
PROCESS NO: Z20-040
DATE: OCT 19 2020
BY: ISA



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**Coral Castle Museum
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Improvement**
28655 South Dixie Hwy.
Miami, Florida 33133

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HERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CC
FLORIDA REGISTERED ARCHITECT #AR-93259

URBAN CENTER CROSS-SECTIONS

#1890

As Show

02/28/201

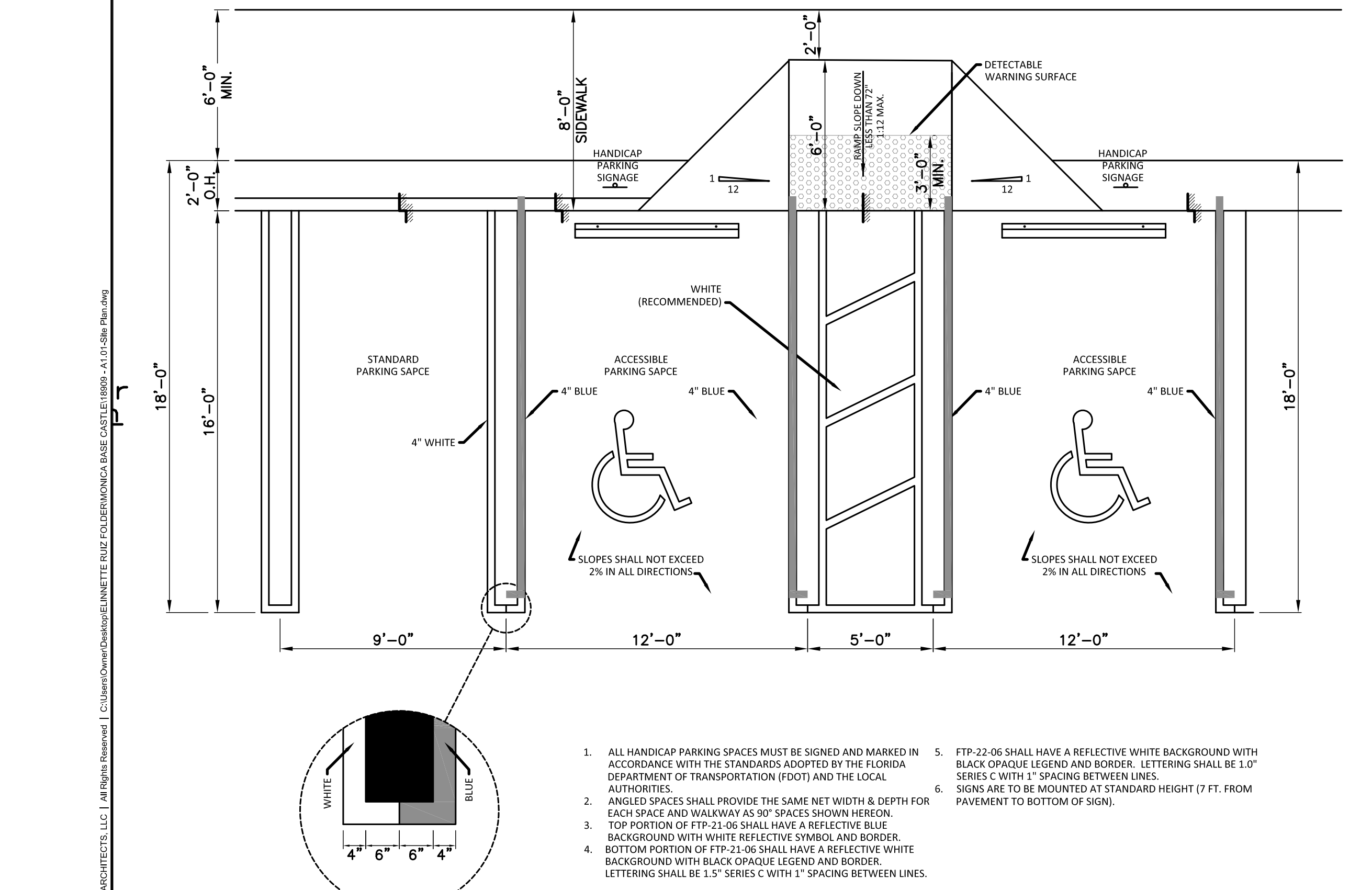
Permit Set

Sheet number : 1 of 1

Abstract

ZONING INFORMATION:			
ZONING DATA - MIAMI-DADE COUNTY (CODE OF ORDINANCES)			
SITE ADDRESS:	28655 South Dixie Hwy, Miami, FL 33033		
FOLIO NO:	30-7904-000-0260		
LEGAL DESCRIPTION:	A PORTION OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF THE SECTION 4, TOWNSHIP 57 SOUTH, RANGE 39 EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE CO, FLORIDA.		
PROPERTY OWNER:	CORAL CASTLE MUSEUM		
MAILING ADDRESS:	28655 South Dixie Hwy, Miami, FL 33033		
GROSS LOT AREA:	243,941 S.F. = 100% +/- 5.6 ACRES		
CLASSIFICATION OF WORK:	EXTENSION TO EXISTING CORAL CASTLE ONE STORY BUILDING STRUCTURES.		
LCUC		REQ'D/ALLOWED	PROPOSED
CURRENT ZONING:	LEISURE CITY URBAN CENTER		
CURRENT USE:	ONE STORY STORE, OFFICE, & KITCHEN	CORAL CASTLE MUSEUM	CORAL CASTLE MUSEUM
LOT AREA ALLOWED:	N/A		
LOT WIDTH ALLOWED:	N/A		
MINIMUM LOT DEPTH REQUIRED:	N/A		
MAX. LOT COVERAGE:	N/A		
MAXIMUM HEIGHT OF BUILDING REQUIRED:	ONE STORY		21'-7"
MIN. BUILDING SETBACKS:			
FRONT SETBACK:	00'-0" MIN.		108'-10"
SIDE INTERIOR:	00'-0" MIN.		348'-8"
SIDE STREET:	6'-0" MIN.		61'-0"
REAR:	25'-0"		25'-0"
PARKING CALCULATION:		REQ'D/ALLOWED	PROPOSED
ASSEMBLY			
RETAIL	1,827 SQ.FT./250	7.3	8
OFFICE	592 SQ.FT./300	1.9	2
STORAGE	1,012 SQ.FT./300	3.37	4
MUSEUM	1,727 SQ.FT./250	6.9	7
KITCHEN	1,511 SQ.FT./300	5.03	6
LECTURE AREA	4,182 SQ.FT./250	16.72	17
MULTIPURPOSE	4,177 SQ.FT./250	16.70	17
PARKING PERSON TRANSPORTING CHILDREN	101 TO 500 PARKING	2	4
PARKING REQUIRE		59.92	65
BUSES FOR DROP OFF			3
TOTAL PARKING PROVIDE PHASE I			58
TOTAL PARKING PROVIDE PHASE II			125
TOTAL PARKING PROVIDE PHASE I & II			183
ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE)	10% OF PARKING SPACES	18.3	20
BICYCLE RACKS	101 TO 500 PARKING	12	12

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES:									
	CLASSIFICATION	OCCUPANCY	WATER CLOSETS		LAVATORIES		SHOWERS	DRINKING FOUNTAIN	OTHERS
			MALE	FEMALE	MALE	FEMALE			
REQUIRED	ASSEMBLY	MUSEUM LECTURE HALLS	1 PER 75	1 PER 75	1 PER 200		---	1 PER 500	1 SERVICE SINK
REQUIRED	ASSEMBLY	RESTAURANT	1 PER 125	1 PER 65	1 PER 200		---	1 PER 500	1 SERVICE SINK
REQUIRED	ASSEMBLY	RETAIL	1 PER 500		1 PER 700		---	1 PER 1000	---



06 Accessible and Standard Parking Marking Details
SCALE: 1/4"=1'-0"

AREA TABULATION		
PHASE I		
EXISTING BUILDING UNDER A/C		1,727.00 SF
COVERED TERRACE ADDITION		4,451.00 S.F.
GENERAL RESTROOMS (UNDER A/C)		1,020.77 S.F.
KITCHEN AREA (UNDER A/C)		629.00 S.F.
STORAGE		1012.00 S.F.
EMPLOYMENT LOUNGE AREA (UNDER A/C)		280.00 S.F.
COVERED CORRIDOR		1,494.4 S.F.
MULTIPURPOSE AREA (UNDER A/C)		4,177.00 S.F.
CONVENTION HALL TERRACE		1,492.2 SF
TOTAL PHASE I UNDER A/C AREA		7,833.77 S.F.
TOTAL PHASE I AREA		16,283.41 S.F.
PHASE II		
COVERED ENTRY AND BAR AREA		2,799.00 S.F.
STORE AND OFFICE (UNDER A/C)		2,419.00 S.F.
TICKET BOOTH (UNDER A/C)		340.00 S.F.
KITCHEN AREA (UNDER A/C)		882.00 S.F.
CANOPY WALKWAY		2,799.00 S.F.
RELOCATED CANOPY		1,707.15 S.F.
TOTAL PHASE II AREA UNDER A/C		3,641 S.F.
TOTAL PHASE II AREA		10,946.15 S.F.

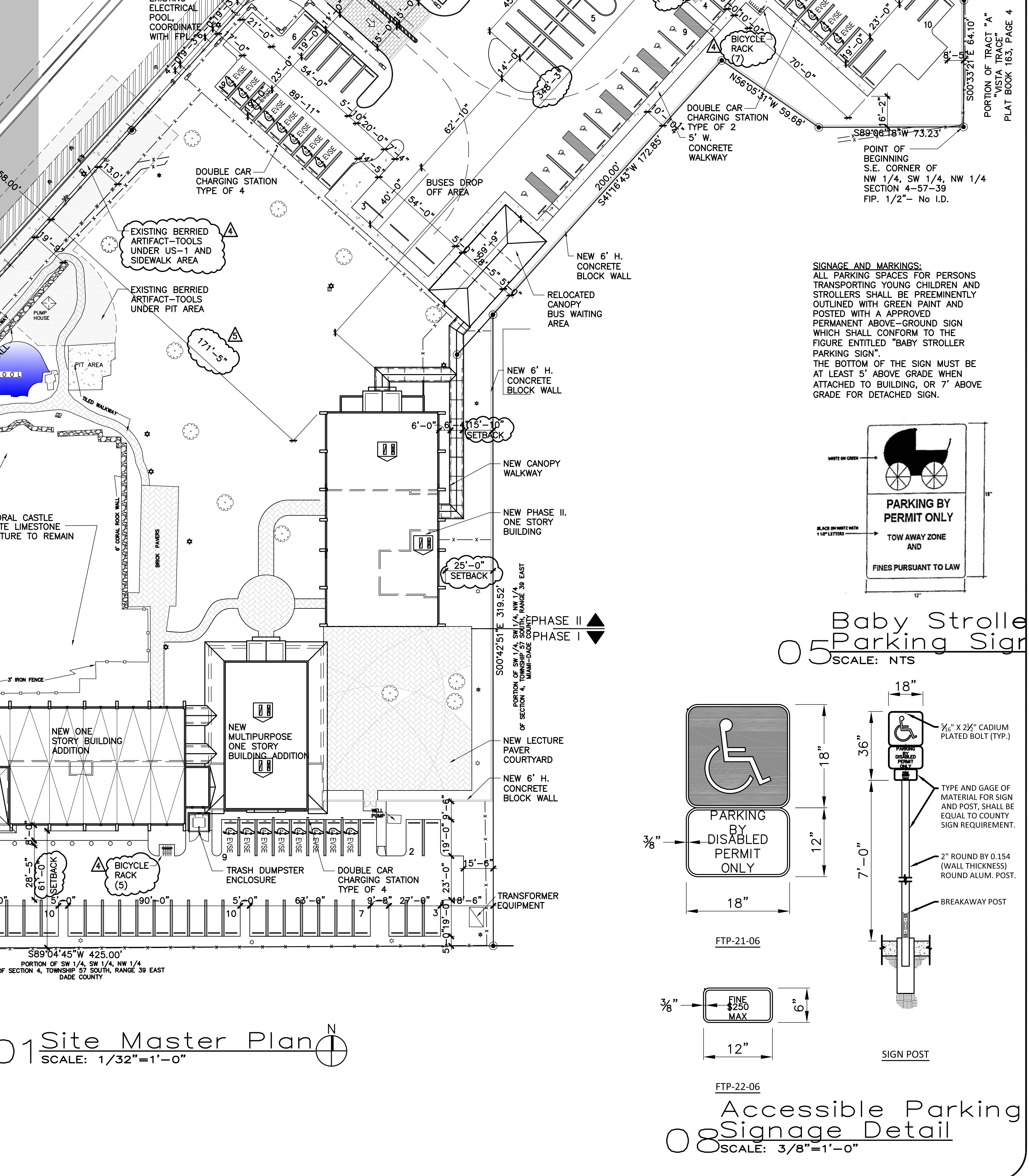
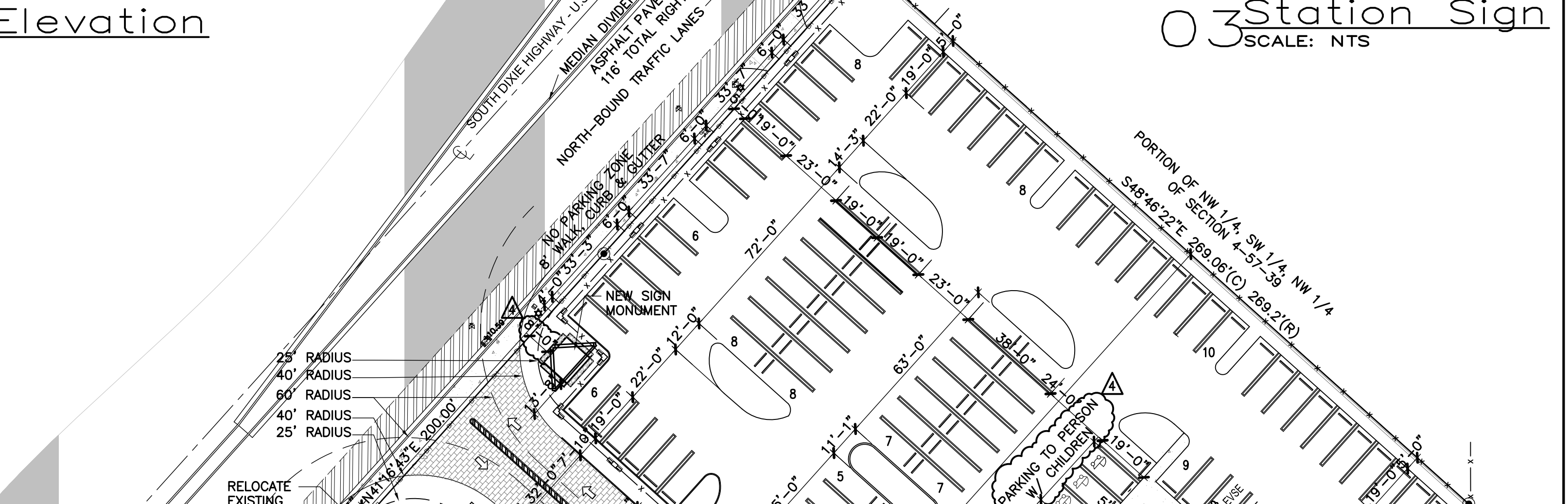
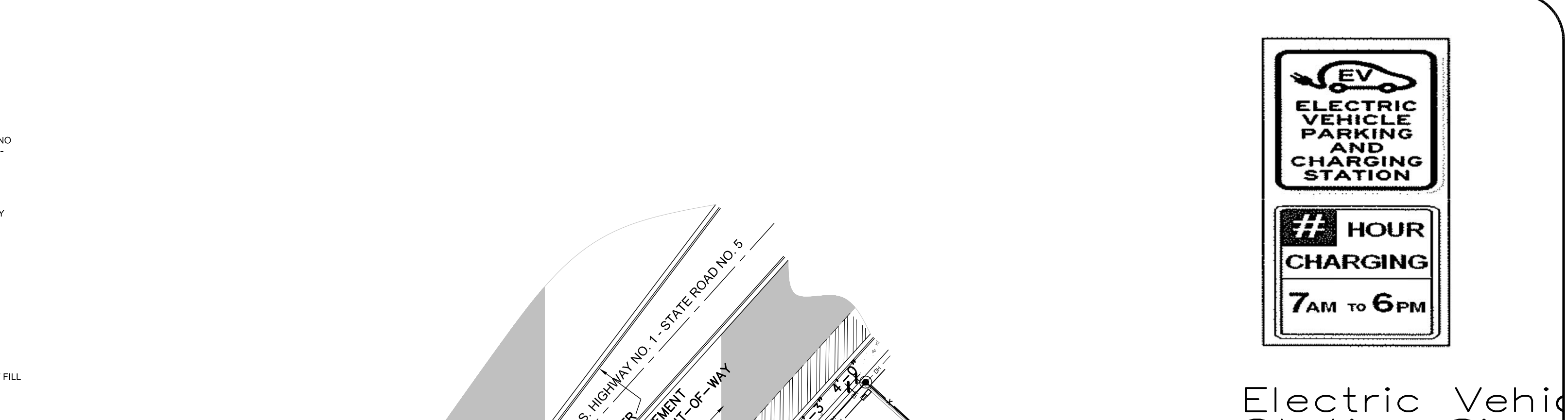
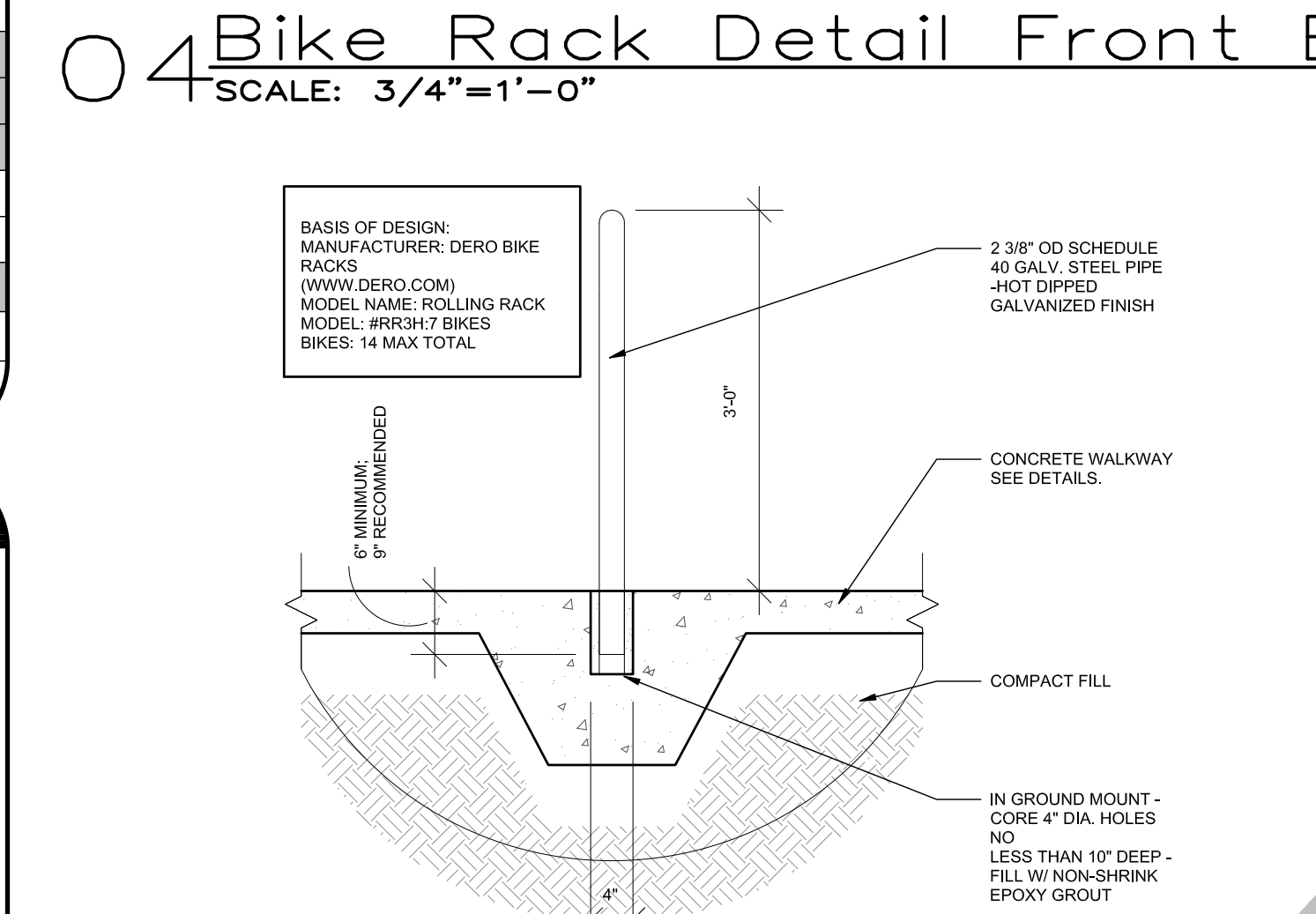
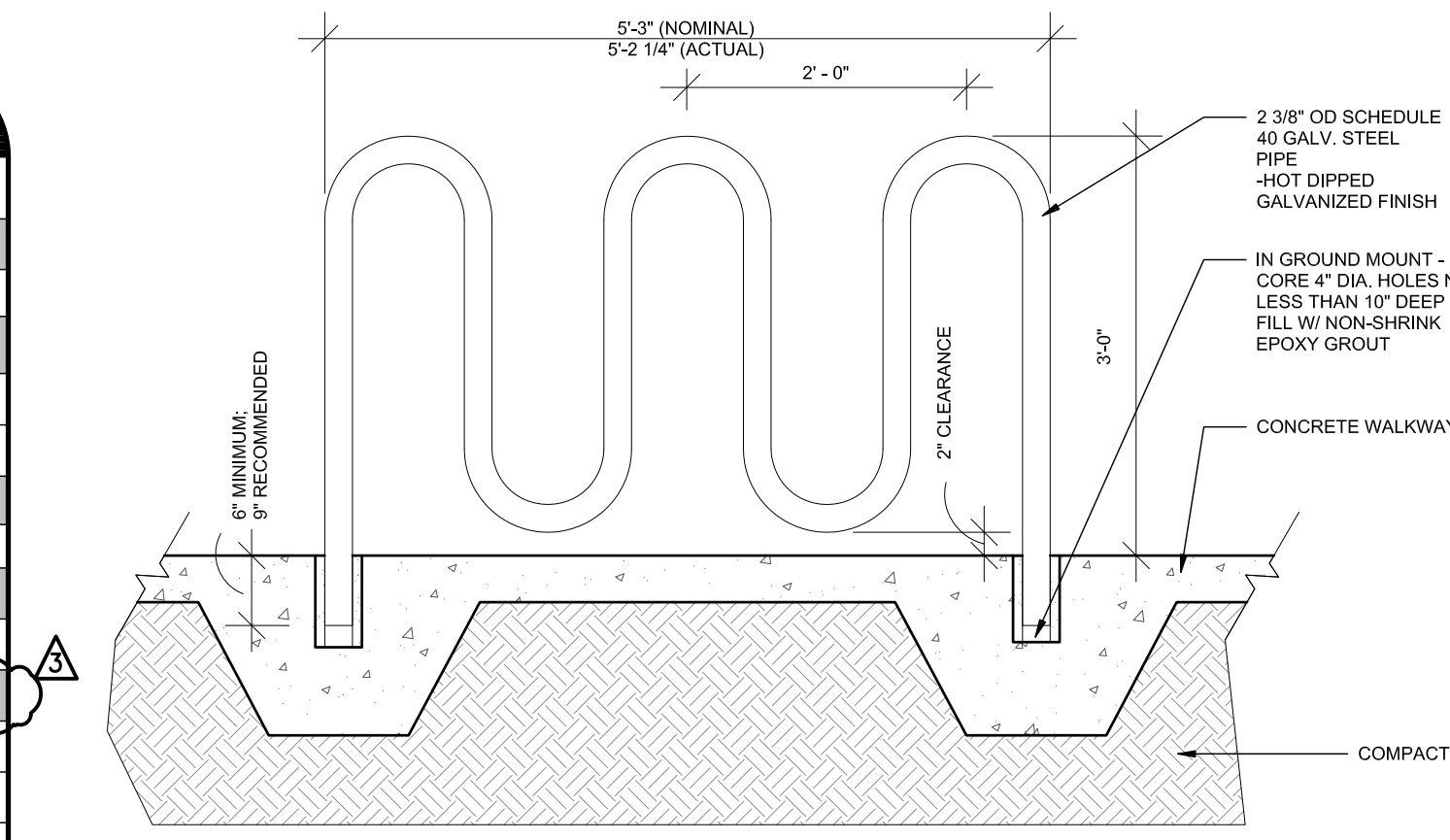
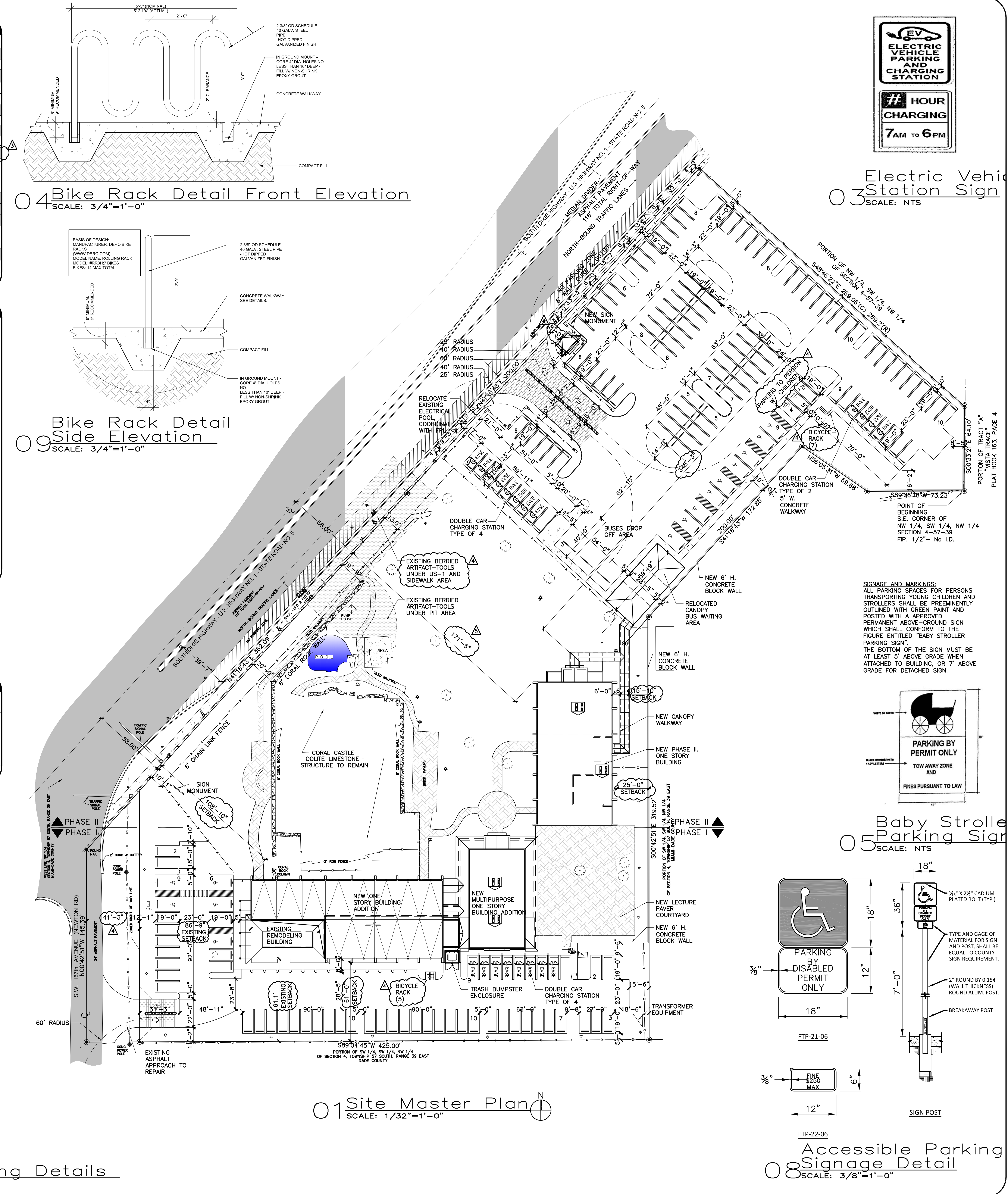
FLOOD LEGEND :

ALL FLOOD ELEVATION INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY AS PREPARED BY:

JAF SURVEYOR INC.
PROFESSIONAL SURVEYING AND MAPPING
2492 WEST 72ND STREET HIALEAH, FL 33016
PH: 305.666.7909
EMAIL: jafsurveyorsinc@gmail.com
mr. JOSE FANJUL
STATE OF FL. PROFESSIONAL LAND SURVEYOR NO. 5044
FIELD DATE: 05-25-2018
SURVEY UPDATED:
DWG NO. 264993

THE OWNER OF THIS PROPERTY UNDERSTANDS THAT INDICATED ABOVE IS GOING TO BE KEPT ON THE OFFICIAL PERMIT RECORD DURING A SIX (6) MONTH PERIOD FROM THE DATE OF WHICH THE CERTIFICATE OF COMPLETION IS ISSUED. IF ANY ADDITION, REPAIR, RECONSTRUCTION, ALTERATION, ADDITION, REMODELING OR COMBINATION THEREOF IS DONE BEFORE THE CERTIFICATION OF COMPLETION IS ISSUED, OR WITHIN THE TRACKING PERIOD, IT WILL BE CONSIDERED A CONTINUANCE OF THE ABOVE WORK. IF THE PROPERTY IS DECLARED SUBSTANTIALLY IMPROVED OR DAMAGED AND THE FLOOR ELEVATION IS NOT IN COMPLIANCE THE STRUCTURE WILL BE ELEVATED IN ACCORDANCE WITH CHAPTER 110 OF THE MIAMI-DADE COUNTY CODE.

DENOTED 0'-0" : = 10.17 FT. N.G.V.D.
BASE FLOOD : = N/A
FLOOD ZONE : = "X"
PANEL NO. : = 12086C0590
COMMUNITY NO. : = 120635
DATE OF FIRM : = 09-11-2009



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4955 SW 75th Avenue
Miami, Florida 33155
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e. MODIS@MODISarchitects.com
AA#26001777

project info :

Coral Castle Museum
Interior & Exterior
Improvement

client :

CORAL CASTLE MUSEUM

28655 South Dixie Hwy.
Miami, Florida 33033
Folio No. 30-7904-000-0260

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revisions :

5	11/17/2020	Zonin Comments
4	07/10/20	Zoning Comments
3	06/05/20	Zoning Application Comm.
2	10/23/18	Meeting Recommendations
1	07/22/18	Add sq. ft. to some areas

drawing data :

ARCHITECTURAL
SITE PLAN

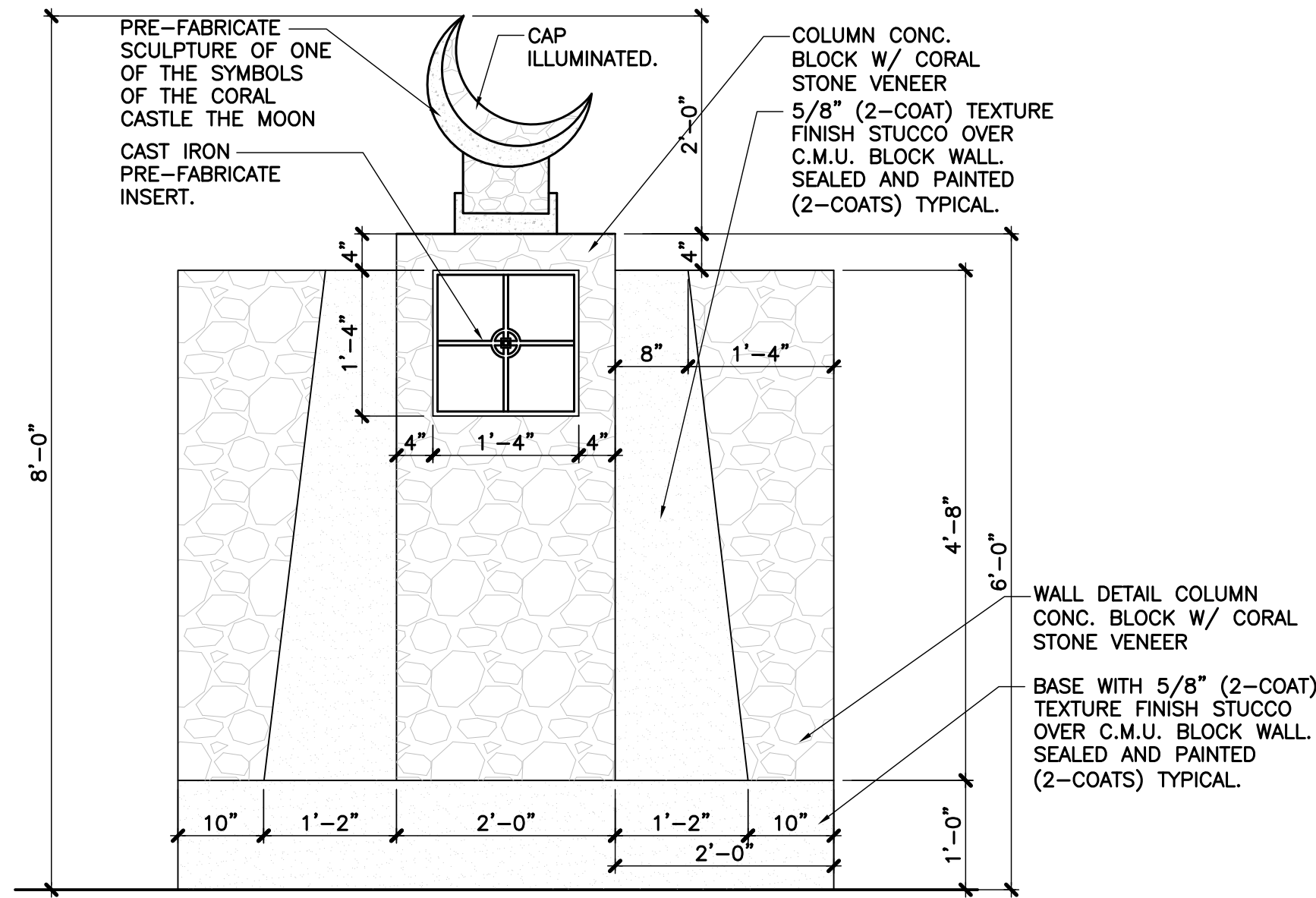
project number : #18908

drawing scale : As Shown

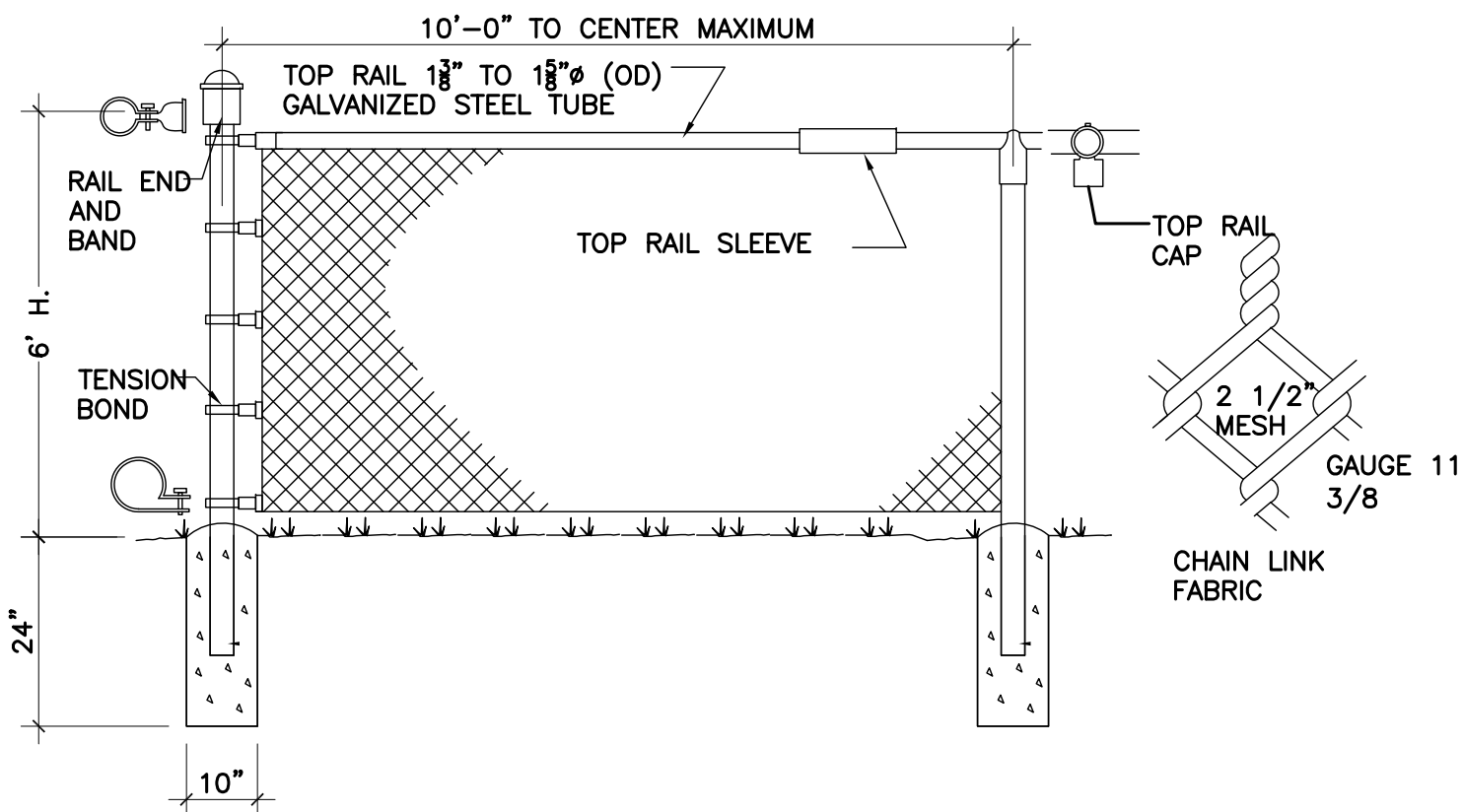
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phase : Permit Set

sheet number : A1.01

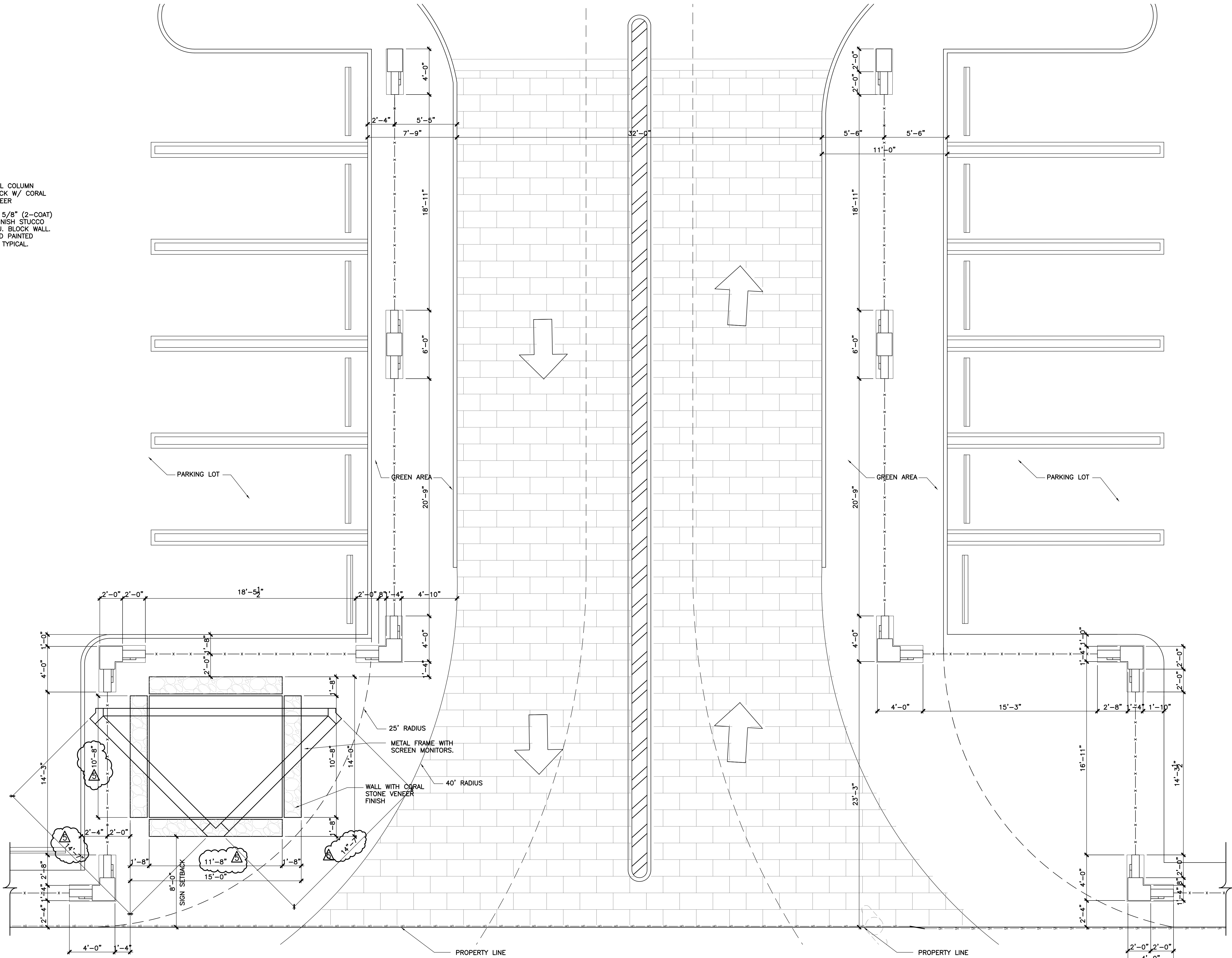


02 Fence Column Detail
SCALE: 3/4"=1'-0"



TERMINAL POST SIZE	LINE POST SIZE	TERMINAL POST CONCRETE DIA. X DEPTH	LINE POST CONCRETE FOUNDATION SIZE DIA. X DEPTH
2 3/4"	1 3/8"	10"X24"	8"X24"

03 STANDARD CHAIN LINK FENCE
SCALE: 3/8"=1'-0"



01 Front Sign & Fence Partial Floor Plan
SCALE: 1/4"=1'-0"

project info :

**Coral Castle Museum
Interior & Exterior
Improvement**

28555 South Dixie Hwy.
Miami, Florida 33033
Folio No. 30-7904-000-0260

client :



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seal :

ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT #A93325

revisions :

5 11/17/2020 Zoning Comments

drawing data :

**PROPOSED
EXTERIOR
WALL & SIGN
FLOOR PLAN
FENCE DETAILS**

project number :

#18908

drawing scale :

As Shown

drawing date :

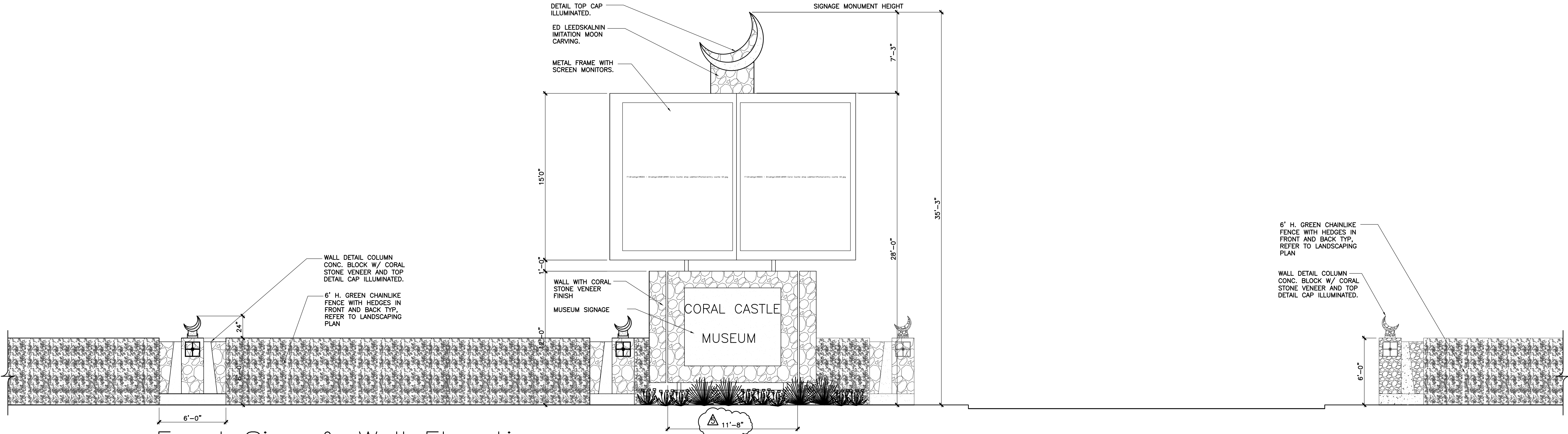
02/28/2018

phase :

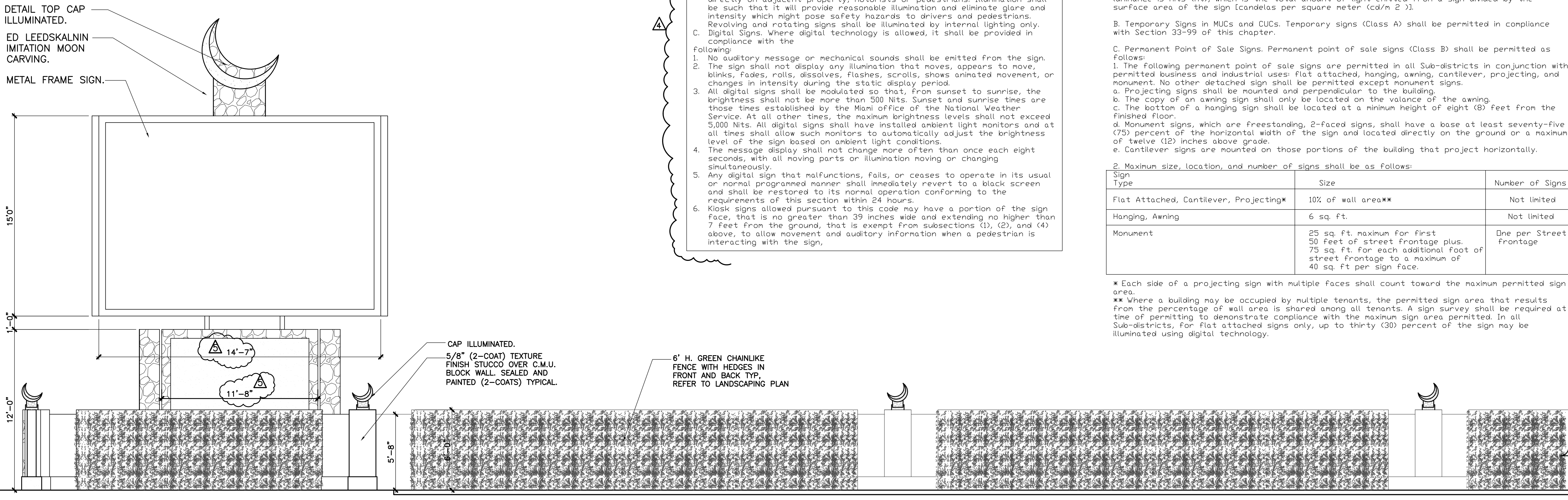
Permit Set

sheet number :

A3.03



01 Front Sign & Wall Elevation
SCALE: 1/4"=1'-0"



02 Reart Sign & Wall Elevation
SCALE: 1/4"=1'-0"

Sec. 33-96. - Illumination.

A. All signs shall be static and shall not include digital technology, except as expressly provided for in this Code. This section does not allow digital technology signs in any particular location or zoning district; digital technology signs may only be permitted as specifically authorized in other sections of this chapter. All static signs shall conform to subsection (b) below. All digital technology signs shall conform to subsection (c) below.

B. Static Signs. Signs illuminated by flashing, moving, intermittent, chasing or rotating lights are prohibited. Signs may be illuminated by exposed bulbs, fluorescent tubes, interior lighting, or by indirect lighting from any external source. Indirect lighting, such as floodlights, shall not shine directly on adjacent property, motorists or pedestrians. Illumination shall be such that it will provide reasonable illumination and eliminate glare and intensity which might pose safety hazards to drivers and pedestrians. Revolving and rotating signs shall be illuminated by internal lighting only.

C. Digital Signs. Where digital technology is allowed, it shall be provided in compliance with the following:

1. No auditory message or mechanical sounds shall be emitted from the sign.
2. The sign shall not display any illumination that moves, appears to move, blinks, fades, rolls, dissolves, flashes, scrolls, shows animated movement, or changes in intensity during the static display period.
3. All digital signs shall be modulated so that, from sunset to sunrise, the brightness shall not be more than 500 Nits. Sunset and sunrise times are those times established by the Miami Office of the National Weather Service. At all other times, the maximum brightness levels shall not exceed 5,000 Nits. All digital signs shall have installed ambient light monitors and at all times shall allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.
4. The message display shall not change more often than once each eight seconds, with all moving parts or illumination moving or changing simultaneously.
5. Any digital sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner shall immediately revert to a black screen and shall be restored to its normal operation conforming to the requirements of this section within 24 hours.
6. Kiosk signs allowed pursuant to this code may have a portion of the sign face, that is no greater than 39 inches wide and extending no higher than 7 feet from the ground, that is exempt from subsections (1), (2), and (4) above, to allow movement and auditory information when a pedestrian is interacting with the sign.

Sec. 33-284.87. - Signs.

Except as provided herein, the definitions set forth in Section 33-84 of this chapter shall apply. In the event of a conflict, the provisions of this section shall govern. Non-commercial signs shall be allowed wherever commercial signs are allowed.

A. For purposes of this section, the following definitions shall apply:

1. Digital technology (signs): Electronic technology that allows for changes to a sign copy resulting from digital data input. Included in this technology are signs that use series of lights, including light emitting diodes (LED), fiber optics, or other similar technology.
2. Nits: Luminance is the measure of the light emanating from an object with respect to its size and is the term used to quantify electronic sign brightness. The unit of measurement for luminance is nits (nt), which is the total amount of light emitted from a sign divided by the surface area of the sign [candelas per square meter (cd/m²)].

B. Temporary Signs in MUCs and CUCs. Temporary signs (Class A) shall be permitted in compliance with Section 33-99 of this chapter.

C. Permanent Point of Sale Signs. Permanent point of sale signs (Class B) shall be permitted as follows:

1. The following permanent point of sale signs are permitted in all Sub-districts in conjunction with permitted business and industrial uses: flat attached, hanging, awning, cantilever, projecting, and monument. No other detached sign shall be permitted except monument signs.
- a. Projecting signs shall be mounted and perpendicular to the building.
- b. The copy of an awning sign shall only be located on the valance of the awning.
- c. The bottom of a hanging sign shall be located at a minimum height of eight (8) feet from the finished floor.
- d. Monument signs, which are freestanding, 2-faced signs, shall have a base at least seventy-five (75) percent of the horizontal width of the sign and located directly on the ground or a maximum of twelve (12) inches above grade.
- e. Cantilever signs are mounted on those portions of the building that project horizontally.

2. Maximum size, location, and number of signs shall be as follows:

Sign Type	Size	Number of Signs
Flat Attached, Cantilever, Projecting*	10% of wall area**	Not limited
Hanging, Awning	6 sq. ft.	Not limited
Monument	25 sq. ft. maximum for first 50 feet of street frontage plus .75 sq. ft. for each additional foot of street frontage to a maximum of 40 sq. ft. per sign face.	One per Street Frontage

* Each side of a projecting sign with multiple faces shall count toward the maximum permitted sign area.

** Where a building may be occupied by multiple tenants, the permitted sign area that results from the percentage of wall area is shared among all tenants. A sign survey shall be required at time of permitting to demonstrate compliance with the maximum sign area permitted. In all Sub-districts, for flat attached signs only, up to thirty (30) percent of the sign may be illuminated using digital technology.

project info :

**Coral Castle Museum
Interior & Exterior
Improvement**
28655 South Dixie Hwy.
Miami, Florida 33033
Folio No. 30-7904-000-0260



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scale :

revisions :

5 11/17/2020 ZONING COMMENTS
4 07/10/20 ZONING COMMENTS

drawing data :

**PROPOSED
NEW EXTERIOR
WALL ELEVATION
& NEW SIGN
AT ENTRY**

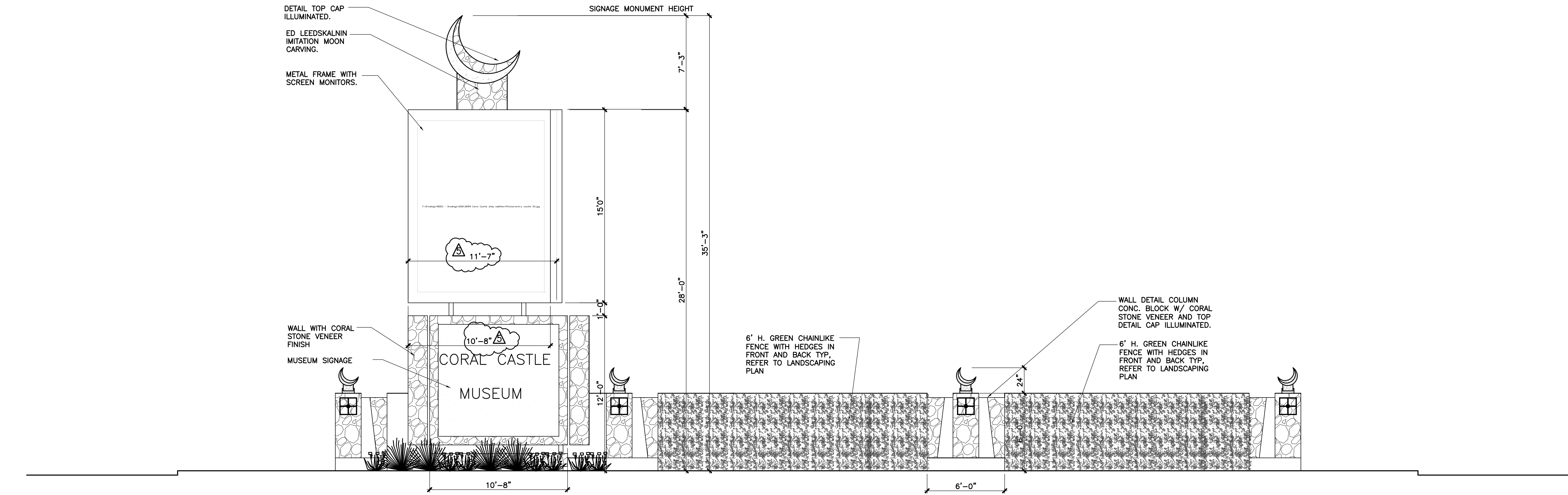
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drawing scale : As Shown

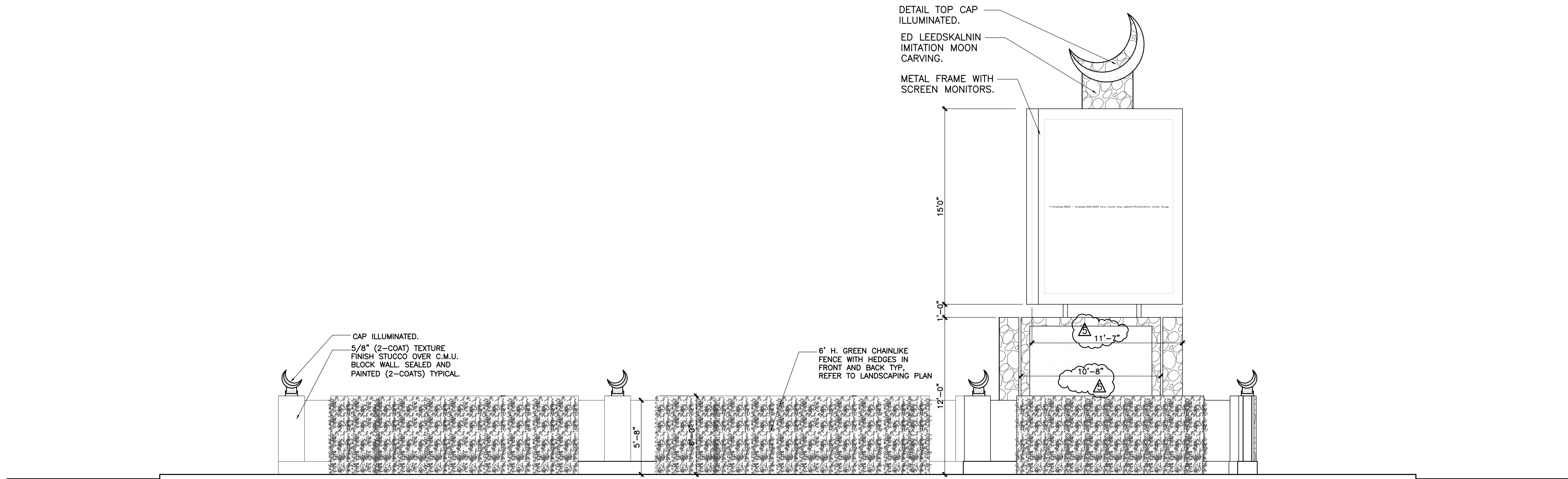
drawing date : 02/28/2018

phase : Permit Set

sheet number : **A3.04**



01 Right Side Sign & Wall Elevation
SCALE: 1/4"=1'-0"



02 Left Side Sign & Wall Elevation
SCALE: 1/4"=1'-0"

modis architects
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Miami, Florida 33155
Florida Corp.
t. 786.879.8882
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e. MODIS@MODISarchitects.com
AA#26001777

project info :

**Coral Castle Museum
Interior & Exterior
Improvement**
28555 South Dixie Hwy.
Miami, Florida 33033
Folio No. 30-7904-000-0260



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seal :

ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT #A933295

revisions :

5 11/17/2020 ZONING COMMENTS

drawing data :

**PROPOSED
SIDE EXTERIOR
WALL ELEVATION
& NEW SIGN
AT ENTRY**

project number : #18908

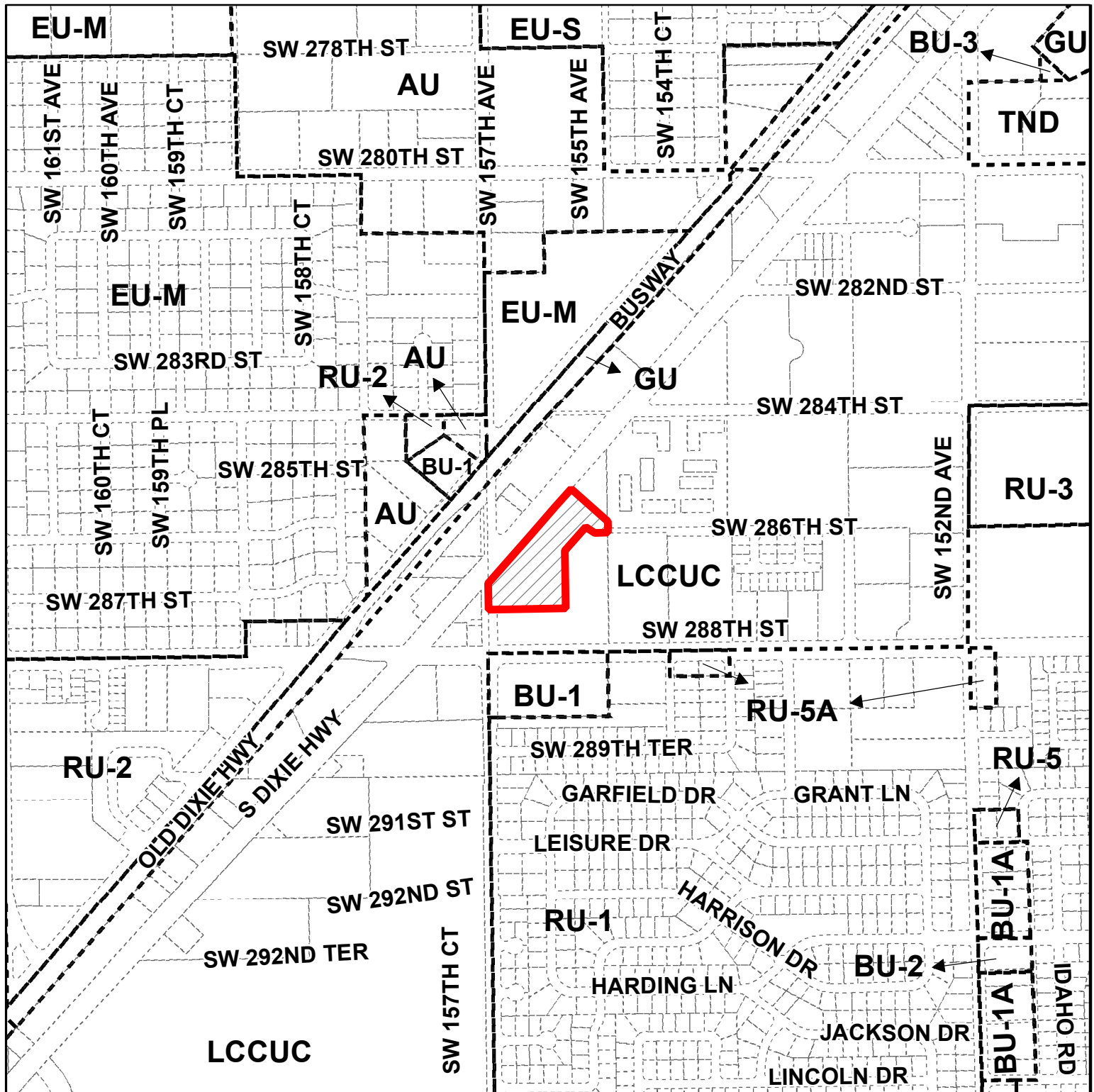
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drawing date : 02/28/2018

phase : Permit Set

sheet number :

A3.05





MIAMI-DADE COUNTY
HEARING MAP

Section: 05/04 Township: 57 Range: 39
Applicant: CORAL CASTLE INC
Zoning Board: C15
Commission District: 9
Drafter ID: Roberto Gonzalez
Scale: NTS

Process Number
Z2020000040

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, May 27, 2020

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2019

Process Number

Z2020000040

Legend



Subject Property



Section: 05/04 Township: 57 Range: 39

Applicant: CORAL CASTLE INC

Zoning Board: C15

Commission District: 9

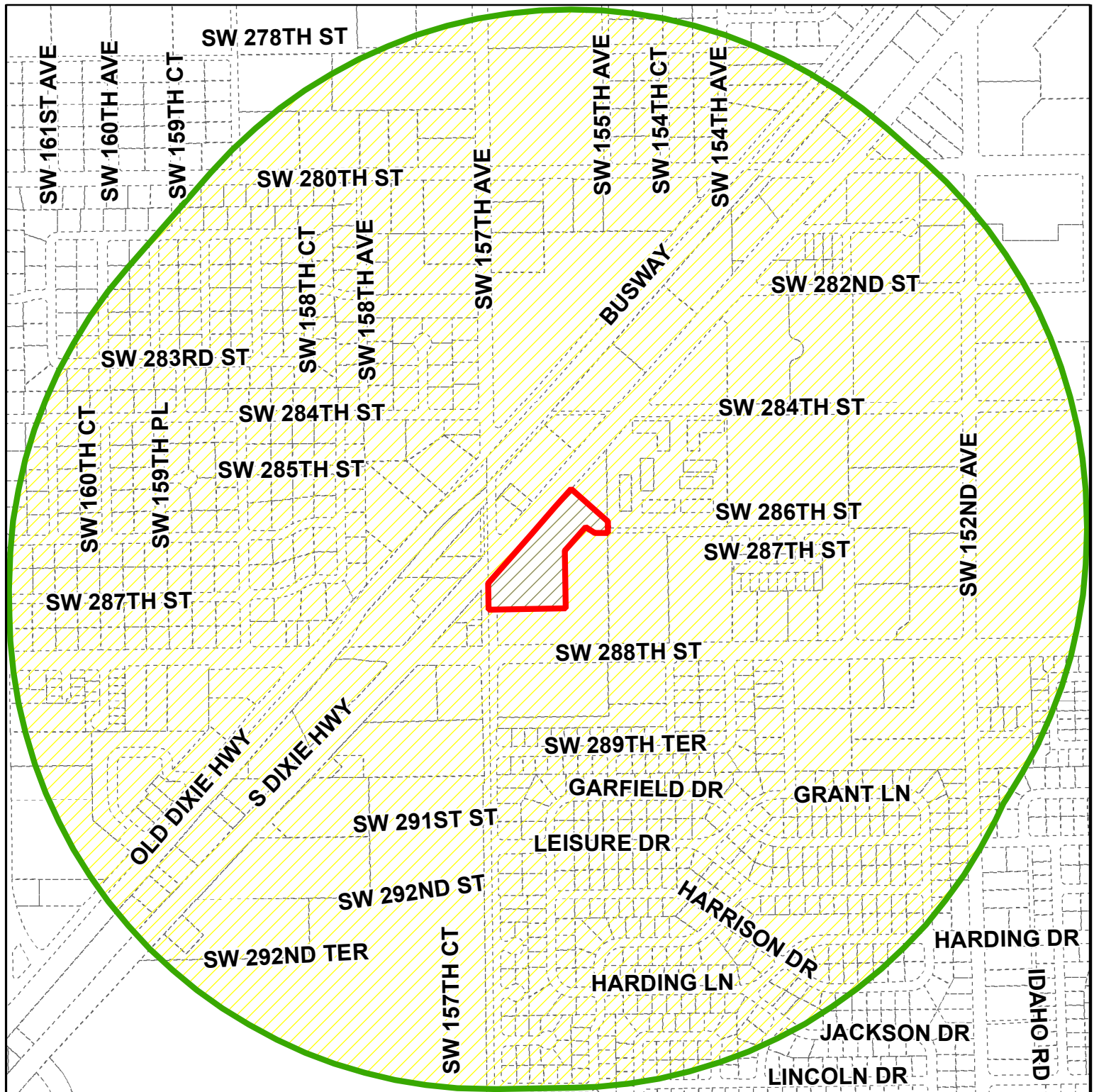
Drafter ID: Roberto Gonzalez

Scale: NTS



SKETCH CREATED ON: Wednesday, May 27, 2020

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 05/04 Township: 57 Range: 39
Applicant: CORAL CASTLE INC
Zoning Board: C15
Commission District: 9
Drafter ID: Roberto Gonzalez
Scale: NTS

Process Number
Z2020000040
RADIUS: 2640

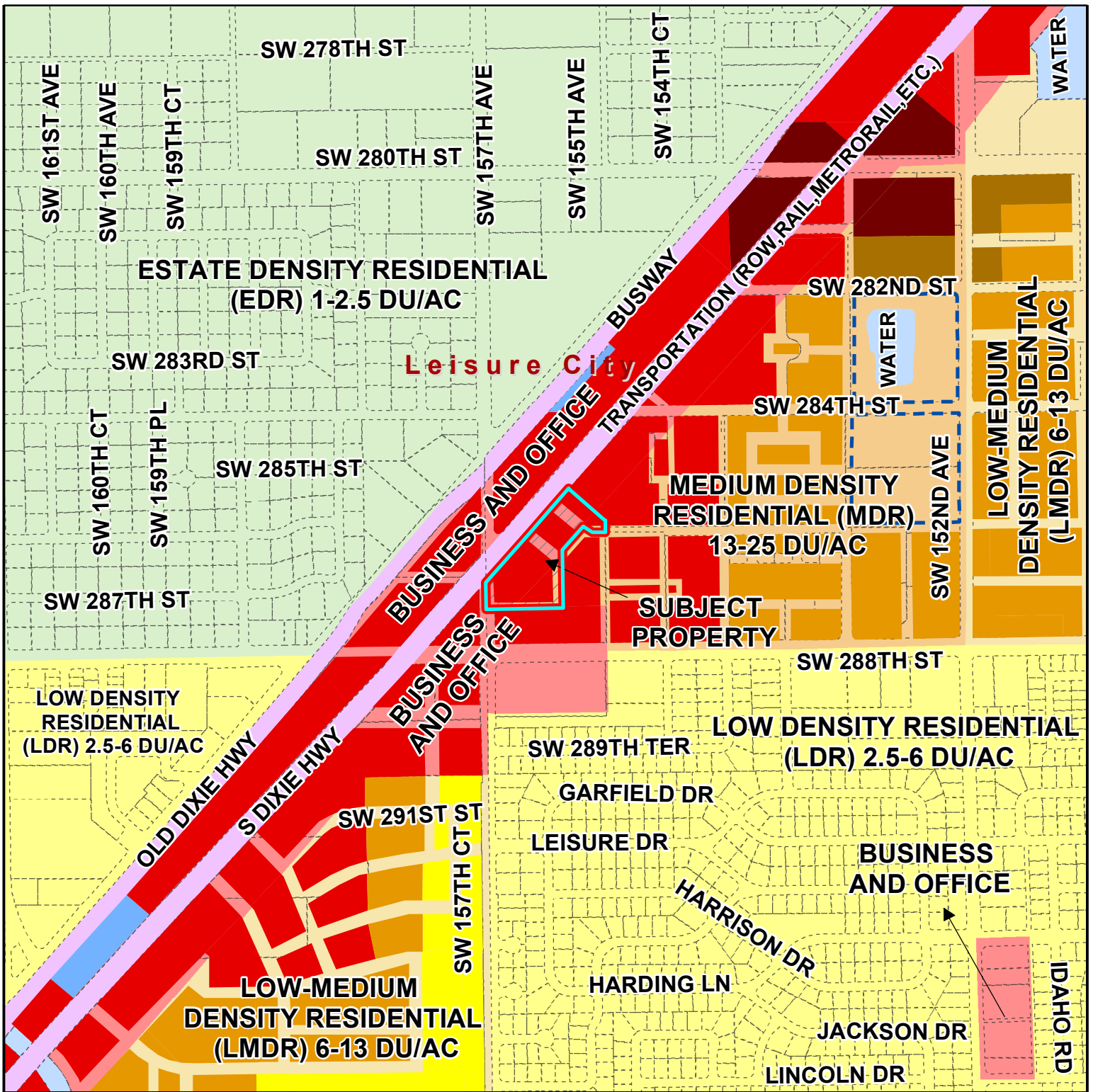
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, May 27, 2020

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2020000040

Legend

 Subject Property Case



Section: 05/04 Township: 57 Range: 39
 Applicant: CORAL CASTLE INC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: Roberto Gonzalez
 Scale: NTS



SKETCH CREATED ON: Wednesday, May 27, 2020

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board (CZAB) No. 15**

PH: Z20-101

July 29, 2021

Item No. C

Recommendation Summary	
Commission District	8 & 9
Applicant	Village at Old Cutler, LLC
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from RU-2, Two-Family Residential District to RU-4M, Modified-Apartment House District, and to delete a covenant to allow for a proposed workforce housing development on the site. Additionally, the applicant seeks approval of ancillary variances for reductions to the front building setback, for less number of electric vehicle supply equipment (EVSE) ready parking spaces, provide for less parking spaces and for a taller decorative wall than permitted by Code.
Location	Lying between SW 107 Avenue and the Florida Turnpike and between SW 216 and SW 218 Streets, Miami-Dade County, Florida.
Property Size	16.46 gross acres
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Low Medium Density Residential w/ One Density Increase (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, District Boundary Change, Section 33-311(A)(7) General Modification Standards, Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #7.

This item was deferred from the June 24, 2021 meeting of the Community Zoning Appeals Board (CZAB15) meeting due to a lack of time. Additionally, this item was deferred from the April 13, 2021 meeting of the Community Zoning Appeals Board (CZAB) #15 due to an inadvertent error in the delivery of the kit for this item.

REQUEST:

- (1) DISTRICT BOUNDARY CHANGE from RU-2, Two-Family Residential District, to RU-4M, Modified-Apartment House District.
- (2) DELETION of a Declaration of Restrictions recorded in Official Records Book 25570, Pages 4460-4464.

The purpose of Request #2 is to delete a covenant running with the land tying the site to a previously approved site plan in order to allow the applicant to submit new plans to develop the property with workforce housing.

- (3) NON-USE VARIANCE to permit proposed buildings to setback a minimum of 10' (25' required) from the front (west) property line.
- (4) NON-USE VARIANCE to permit 5 Electrical Vehicle Supply Equipment (EVSE) ready parking spaces (67 parking spaces required).
- (5) NON-USE VARIANCE to permit 661 parking spaces (678 required).
- (6) NON-USE VARIANCE to permit a 16' high C.B.S. (concrete block stucco) wall (6' high maximum permitted) along the amenities area.
- (7) NON-USE VARIANCE to permit parking and driveways to be located within 25' of an official right of way line (none permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "AHS at OLD CUTLER", as prepared by Bellon, consisting of thirteen (13) sheets dated stamped received 9/2/20, two (2) sheets dated stamped received 10/27/20, four (4) sheets dated stamped received 12/23/20, and three (3) three sheets dated stamped received 12/29/20, with pavement and signage plans entitled "Village at Old Cutler", as prepared by Avino and Associates, consisting of nine (9) sheets dated stamped received 12/23/20 and one (1) sheet dated stamped received 10/27/20, for a total of thirty-two (32) sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND PROJECT DESCRIPTION:

The subject property was approved for a district boundary change from GU (Interim Zoning District), AU (Agricultural District) and RU-1 (Single-Family Residential District) to RU-2 (Two-Family Residential District) on November 8, 2006 pursuant to Resolution CZAB15-1-06. The then applicant proffered a Declaration of Restrictions recorded in Official Records Book 25570, Pages 4460-4464, which among other things limited the residential development to a maximum of 96 residential units on the subject property. In the January 2019 Comprehensive Development Master Plan (CDMP) Amendment Cycle, the subject property was re-designated from 'Low Density Residential (2.5 to 6 dwelling units per gross acre)' to 'Low-Medium Density Residential w/ One Density Increase (DI-1)', on the CDMP Land Use Plan (LUP) map, through a CDMP Land Use Amendment (Application No.3), pursuant to Ordinance No. 19-104. The aforementioned CDMP amendment was subject to the Board's acceptance of a proffered Declaration of Restrictions (the 2019 covenant), recorded in Official Records Book 31691, Pages 18-28, which among other things, required that the maximum density permitted on the property be limited to 400 residential units. The CDMP covenant had also provided that, 390 of the units be developed as Workforce Housing Units and the other 10 to be conveyed to the Homeless Trust, the owner shall limit the development to a maximum height of 35' and that the owner shall utilize the County's Urban Design Manual as a guideline for the property's development.

The applicant now seeks to rezone the 16.46-gross acres subject parcel presently zoned RU-2, Two-Family Residential District to RU-4M, Modified Apartment House District. AU. The applicant also seeks to delete the aforementioned zoning covenant to allow for a proposed workforce housing development on the subject property. Additionally, the applicant is seeking approval of

ancillary variances for a proposed building to encroach onto the front setback area, for less than the required number of electric vehicle supply equipment (EVSE) ready parking spaces, and for a decorative wall around the amenity area that is taller than permitted by Code. A zoning covenant is being voluntarily proffered by the applicant that, among other things, would restrict the development on the subject property to be in compliance with the conditions laid out in the CDMP covenant.

NEIGHBORHOOD CHARACTERISTICS		
Zoning and Existing Use		Land Use Designation
Subject Property	RU-2; vacant	Low-Medium Density Residential w/ One Density Increase
North	IU-1; warehousing	Medium Density Residential (13-25 du/a)
South	RU-1M(a); single-family residences	Low Density Residential (2.5 to 6 du/a)
East	AU; Florida Turnpike	Transportation
West	RU-1; single-family residences and natural forest community	Low Density Residential (2.5 to 6 du/a)

NEIGHBORHOOD COMPATIBILITY:

The 16.46-gross acre subject parcel is currently vacant and is located between SW 107 Avenue and the Florida Turnpike and between SW 216 and SW 218 Streets. The surrounding area is characterized by the Florida Turnpike directly to the east, warehouses to the north and single-family residences to the south and west with a natural forest community along the southern approximately 650' of the western boundary of the subject property.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property in order to provide additional workforce housing in this area of the County, which may bring more traffic into the area. Staff notes that the Platting and Traffic Review Section of the Department of Regulation and Economic Resources (RER) indicates in their memorandum that the application is exempt from the traffic concurrency criteria since it lies within a Community Development Block Grant eligible area and will generate approximately 203 PM peak hour vehicle trips.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated **Low- Medium Density Residential- w/ One Density Increase [DI-1]** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map and was the subject of a CDMP amendment, which the Board of County Commissioners (BCC) adopted in October 2019, pursuant to Ordinance No. 19-104. The Low-Medium Density Residential *category allows a range in density from a minimum of 6 to a maximum of 13 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, townhouses and low-rise apartments, provided that the maximum gross density is not exceeded.* Furthermore, the re-designation permits the subject property to be allowed to develop one category higher, at the Medium Density Residential category which allows residential development at 13 to 25 units per gross acre when the proposed development uses sound urban

design principles. The applicant seeks a district boundary change from RU-2 to RU-4M. Staff notes that the RU-4M zoning district allows development at a maximum of 35.9 units per net acre, which is a greater density than allowed under the aforementioned CDMP Low-Medium Density Residential w/ One Density Increase threshold on the LUP map. Notwithstanding, the CDMP Land Use Amendment (Application No.3), which had re-designated the subject property from Low Density Residential to Low-Medium Density Residential w/ One Density Increase (maximum of 25 dwelling units per gross acre), was subject to the Board's acceptance of a proffered Declaration of Restrictions (the 2019 covenant), which among other things, limited the maximum residential density on the property to 400 units and outlined specific design principles to ensure that the development utilizes sound urban design principles and meets compatibility with the surrounding residential uses. The proposed 400 units will allow the property to be developed at a density of 24.3 units per gross acre which is within the maximum density allowed under the aforementioned CDMP Low-Medium Density Residential w/ One Density Increase threshold on the LUP map. Staff notes that the applicant has voluntarily proffered a declaration of restrictions in support of the current zoning application, which provides that the subject property shall be developed at a density not to exceed 400 residential units. Furthermore, the proffered covenant reinstates the previously approved conditions that include, among other things, 390 of the units be developed as Workforce Housing Units and the other 10 be conveyed to the Homeless Trust, that the owner shall limit the development to a maximum height of 35' and shall utilize the County's Urban Design Manual as a guideline for the property's development.

Staff notes that the submitted plans provide for the placement of buildings closer to the front property lines, provides a 6' cbs wall and landscape which provides adequate buffering and provides for buildings to have a maximum of 32'3" in height which is compatible with the surrounding developments. The plan also locates the parking areas to the rear of the building, provides buffering for the parking areas by walls and landscaping and provides for sidewalks which provides pedestrian connectivity throughout the development which provides for access to SW 107 Avenue through various pedestrian gates located at multiple points. The elevations provided depicts a variety of treatments on the facades and provides an abundance of windows and doors at street level and provides for balconies which eliminate large expanses of opaque and blank building walls. Therefore, subject to the Board's acceptance of the proffered zoning covenant, staff opines that the approval of the rezoning of the subject property to RU-4M, would maintain the density restrictions placed on the development of the site based on the CDMP amendment and the CDMP covenant, would comply with the County's Urban Design Manual and would be **consistent** with the density threshold of CDMP LUP map designation and the CDMP Land Use Element interpretative text for the **Low-Medium Density Residential** with One Density increase [DI-1] use on the LUP map.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change on the subject parcel from RU-2, Two-Family Residential, to RU-4M, Modified Apartment House District (request #1). For the reasons stated above and below, staff opines that when the request to rezone the 16.46-gross acre parcel to RU-4M is analyzed under Section 33-311, District Boundary Change, the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving

reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that based on the Comprehensive Development Master Plan land use designation of Low-Medium Density Residential w/ One Density Increase, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to RU-4M is **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map and the CDMP covenant, and **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

As noted earlier the applicant seeks to rezone the parcel to RU-4M in order to develop the property with 390 workforce housing units and 10 residential units are to be conveyed to the Homeless Trust. The submitted plans depict the subject site to be developed with 10 residential units consisting of five (5) one (1) bedroom duplex structures of one (1)-story located along the northern boundary of the subject property with individual entrances and exit drives provided along SW 107 Avenue. The rest of the subject property is being developed with eight (8) multi-family buildings, three (3)-stories in height with varying number of units provided within each building. The development is bisected by Old Cutler Road which results in the development appearing as two separate developments with each site having its primary access along SW 107 Avenue and a secondary means of emergency exit along Old Cutler Road. Both portions of the site are surrounded by a 6' high perimeter wall with an amenities area which includes swimming pools, bathhouses and recreation areas. Pedestrian access gates are located at the entrance of each multi-family building structure. Staff notes that pedestrians will be able walk to all areas of the site through the interconnected sidewalks while auto traffic is dispersed to the rear of the development, allowing for seamless connectivity through the development for pedestrians and autos alike. Further, as previously mentioned the applicant has proffered a Declaration of Restrictions which will limit the total residential density on the subject site to a maximum of 400 residential units proposed as well as limiting the maximum height of the proposed buildings to a maximum of 35'.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. Staff opines that approval of the request for rezoning will not have a significant impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum, dated November 16, 2020, indicates that the application is exempt from the traffic concurrency criteria since it lies within a Community Development Block Grant eligible area and will generate approximately 203 PM peak hour vehicle trips will meet the traffic concurrency criteria for an Initial Development Order, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum dated April 9, 2021, indicate that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. Additionally, the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed development will have a negative impact on fire rescue services in the area. Furthermore, the memorandum from Miami Dade County Public Schools indicates that it has no objection to this application and that at this time, all levels have sufficient capacity available to serve this application. **Therefore, staff recommends approval of request #1, subject to the**

Board's acceptance of the proffered covenant, under Section 33-311, District Boundary Change.

Additionally, the applicant seeks to delete the prior declaration of restrictions (request #2). Staff notes that the existing declaration of restrictions required the applicant to develop the subject property in accordance with the site plans that were previously approved pursuant to Resolution #CZAB15-1-06. The applicant seeks to rezone the property to RU-4M, and submit a new site plan for the subject parcel for a proposed residential development comprising of ten (10) residential units housed in five (5) duplex style structures and 390 multi-family apartments for a total of 400 residential units. Staff notes that a Declaration of Restrictions is being voluntarily proffered by the applicant in support of this zoning application that, among other things, restricts the site to the submitted plans and to the aforementioned maximum of 400-units for the proposed development on the subject parcel. When request #2 is analyzed Section 33-311(A)(7), Generalized Modification Standards, staff opines that this request is inexorably intertwined with request #1, which staff supports, and further opines that the approval of the request for deletion of a prior covenant would be compatible with the area concerned, when considering the necessity and reasonableness of the deletion and modification in relation to the present and future development of the area concerned. **Therefore, staff recommends approval with conditions of request #2 under Section 33-333(A)(7) Generalized Modification Standards.**

The applicant also seeks to permit the multi-family residential buildings to setback 10' (25' required) from the front (west) property line (request #3). When request #3 is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would be compatible with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff opines that although the buildings do not meet the required setback from the front property line, the request is consistent with the previously mentioned 2019 covenant which calls for the proposed buildings be built close to the sidewalk to create a public space in the street corridor and if necessary obtain variances for such requests. Additionally, the buildings facades are buffered by a sidewalk, 6' decorative wall and 10' wide landscaped areas. Staff, therefore opines that the approval of this request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variances will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. **As such, staff recommends approval with conditions of request #3 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards.**

When request #4 to permit 5 electrical vehicle supply equipment parking spaces (67 spaces required) and request #5 to permit 661 parking spaces (678 required) is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would be compatible with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff opines that approval of the request to permit the residential development with 5 EVSE ready parking spaces when 67 spaces are required and to permit 661 parking spaces when 678 parking spaces are required will not have a detrimental impact that may cause the spillage of parking onto abutting roadways. As previously mentioned, staff notes that the Platting and Traffic Review Section does not object to this request in their memorandum. **As such, staff recommends approval with conditions of requests #4 and #5 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards.**

Additionally, when the applicant's request to permit a decorative masonry wall along the amenities area with a height of 16', where 6' high maximum height is permitted by code (request #6) and to permit the multi-family residential development with parking and drives within 25' of an official right-of-way (request #7), which is not permitted, is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. The submitted plans indicate a 6' high wall surrounding the development together with a 16' high masonry wall surrounding the two amenities areas. The proposed wall(s) surrounding the two amenities areas are located approximately 10' from the front (west) property line. Staff opines that the requested 16' high decorative masonry wall (request #6), would not create a significant visual impact on the neighboring properties and would only act as further buffer to mitigate the sound impacts from the amenities areas as well as the sound coming from the turnpike into the amenities areas. Additionally, staff opines that approval of request #7, to permit parking and driveways within 25' of an official right-of-way will not have a significant visual impact to the abutting properties, as any impact generated would be adequately mitigated by the provided 6' wall along the property lines. Staff, therefore, opines that the approval of this requests (requests #6 and #7) would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the surrounding area. **As such, staff recommends approval with conditions of requests #6 and #7 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #7.

CONDITIONS FOR APPROVAL: for requests #2 through #7 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "AHS at OLD CUTLER", as prepared by Bellon, consisting of thirteen (13) sheets dated stamped received 9/2/20, two (2) sheets dated stamped received 10/27/20, four (4) sheets dated stamped received 12/23/20, and three (3) three sheets dated stamped received 12/29/20, with pavement and signage plans entitled "Village at Old Cutler", as prepared by Avino and Associates, consisting of nine (9) sheets dated stamped received

12/23/20 and one (1) sheet dated stamped received 10/27/20, for a total of thirty-two (32) sheets.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant complies with all applicable conditions and requirements in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources dated November 16, 2020.
6. That the applicant complies with all applicable conditions and requirements in the memorandum from the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources dated April 9, 2021.
7. That the applicant complies with all applicable conditions and requirements in the memorandum from the Department of Transportation and Public Works dated December 30, 2020.

NK:JB:NN:SS:JR



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

ZONING RECOMMENDATION ADDENDUM

Village at Old Cutler, LLC
PH: Z20-101

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection*</i>
Platting and Traffic Review Section (RER)	<i>No objection*</i>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Parks, Recreation and Open Spaces	<i>No objection</i>
Schools	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low-Medium Density Residential (Pg. I-29)	<i>This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i>
Medium Density Residential (Page I-30)	<i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i>
Density Increase With Urban Design (Pg. I-30)	<i>Some Parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as D1-1 (Density Increase 1) denotes that the parcel is eligible for approval of one density category higher than the residential density indicated by the underlying color code, and D1-2 denotes eligibility for approval up to two density categories higher. A property shall be eligible for a D1-1 designation only if the development containing the designated property utilizes sound urban design principles adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution #R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p>
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ZONING RECOMMENDATION ADDENDUM

Village at Old Cutler, LLC
PH: Z20-101

	<p>(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i></p> <p>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></p> <p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highway.</i></p>
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<p><i>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</i></p>
Section 33-311(A)(7) Generalized Modification Standards.	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>

Memorandum



Date: April 9, 2021

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources

Subject: Z2020000101-4th Revision
Village at Old Cutler, LLC
SE Corner of the intersection of SW 216th Street and SW 107th
Avenue
DBC from RU-2 to RU-4M; Variance for setbacks requirements;
deletion of declaration of restriction pursuant to public hearing 05-
127. Proposed workforce housing project
(16.46 Acres)
17-56-40

A handwritten signature in black ink, appearing to read "R. Istambouli", positioned to the right of the "From:" field.

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 of the Code.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, the 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 water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawing for the required sewer main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to the 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.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains, and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida

Department of Environmental Protection and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Conditions of Approval: None

Stormwater Management

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) 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. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

Stormwater shall 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.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of non-specimen tree resources. 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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

A landscape plan entitled "AHS at Old Cutler", prepared by Leopoldo Bellon, R.A., and dated as received by Miami-Dade County on October 27, 2020, was submitted in support of the subject application and indicates the removal of these non-specimen tree resources.

In accordance with Section 24-49.9 of the Code, 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. Please contact the Tree and Forest Resources Section at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

Conditions of Approval: Obtain DERM Tree Permit for impacts to non-specimen trees

Natural Forest Community

The folios identified in this application do not contain Natural Forest Community (NFC), however, the applicant is notified that the parcel with folio number 30-6017-001-0010 is adjacent to an NFC that is owned by the State of Florida and managed by Miami-Dade County. The approval of this zoning application does not authorize impacts to the adjacent NFC. To minimize potential impacts to the adjacent NFC, DERM recommends a barrier be erected between any site improvement work and the NFC property.

A review of the cross-sections included on the untitled document "streetsections.pdf", specifically the diagram labeled "SW 107th Avenue South of SW 226th Street Typical Section", and dated as received by Miami Dade County on October 27, 2020, provides sufficient information regarding the east edge of Harden Hammock and indicates no impact to the adjacent NFC. The applicant is advised to contact the Tree and Forest Resources Section at (305)372-6574 for NFC permitting procedures and requirements.

Conditions of Approval: If construction is proposed at the property line a barrier be erected between any site improvement work and the NFC property.

Pollution Remediation

Based on the current/past agricultural use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment (ESA) prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Be advised that a Phase 2 ESA is currently pending re-submittal for this site and is tracked under DERM file HWR-1059. Further, all construction plans (inclusive of drainage) and dewatering plans shall require review and approval from the Environmental Monitoring and Restoration Division of DERM as it relates to environmental contamination issues.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater, or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after a public hearing. If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Conditions of Approval: None

Wetlands

Although the subject properties are located within a designated wetland basin, the subject properties do not contain wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV 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.

Conditions of Approval: None

Environmentally Endangered Lands

The subject application proposes improvements to the public right-of-way adjacent to an Environmentally Endangered Land property known as the Harden Hammock EEL Preserve. This EEL Preserve is located on the southwest corner of SW 226th Street and SW 107th Avenue.

The revised site plans entitled "AHS at Old Cutler -Site Plan", Rev. 2 dated October 13, 2020, and stamped by Miami-Dade County on October 27, 2020, specifically Page CS-1 proposes improvements to the public right-of-way along SW 107th Avenue, adjacent to the Harden Hammock EEL Preserve. The revised plan does not show impacts to the Preserve.

Further, an untitled page "street sections" stamped received by the County on October 27, 2020, includes a diagram labeled "SW 107th Avenue South of SW 226th Street Typical Section". This page does not show impacts to the Preserve.

The aforementioned plans provide sufficient information to determine that no impacts should occur to this preserve as a result of the proposed work.

Please note that as reflected in the above site plans, the roadway and infrastructure only extend from the subject property to the centerline, and from the centerline to the west into the EEL property is currently preserved. These plans do not show or otherwise authorize impacts to the preserve.

For more information regarding the Harden Hammock EEL Preserve or the EEL Program, please contact the Director of the Environmentally Endangered Lands Program, Janet Gil at janet.gil@miamidade.gov

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 DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of the final development order.

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

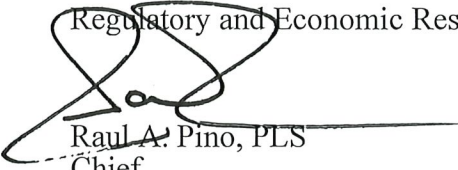
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: November 16, 2020

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: 
Raul A. Pino, PLS
Chief
Regulatory and Economic Resource Department

Subject: DIC 20-101
Name: Village at Old Cutler, LLC
Section 17 Township 56 South Range 40 East

I. PROJECT LOCATION:

The property is located south of SW 216 Street and east of SW 107 Avenue.

II. APPLICATION REQUEST:

This application is requesting the approval of a 390 workforce housing community and 10 additional dupe units for a total of 400 units.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by SW 107 Avenue and from the east and the west by Old Cutler Road.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 10th Edition)

203 PM Peak Hour trips are generated by this application.

This application meets the traffic concurrency criteria because it lies within a Community Development Block Grant (CDBG)-eligible area where traffic concurrency does not apply

B. North	59 %	East	13 %
South	12 %	West	16 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9904 located on SW 220 Street/Old Cutler Road east of US 1, has a maximum LOS “C” of **1197** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **338** vehicles and **63** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9904** with its PHP and assigned vehicles is at LOS “C”. The **38** vehicle trips generated by this development when combined with the **338** and those previously approved through Development Orders, **63**, equal **439** and will cause this segment to remain at LOS “C” whose range is up to 594.

Station 9896 located on SW 216 Street east of HEFT has a maximum LOS “D” of **2628** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2447** vehicles and **181** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9896** with its PHP and assigned vehicles is at LOS “F”. The **35** vehicle trips generated by this development when combined with the **2447** and those previously approved through Development Orders, **181**, equal **2663** and will cause this segment to remain at LOS “F” whose range is over 2628.

Station 9594 located on Old Cutler Road southwest of Franjo Road, has a maximum LOS “D” of **1197** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1668** vehicles and **93** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9594** with its PHP and assigned vehicles is at LOS “F”. The **56** vehicle trips generated by this development when combined with the **1668** and those previously approved through Development Orders, **93**, equal **1817** and will cause this segment to remain at LOS “F” whose range is over 1197.

Station 9736 located on SW 112 Avenue north of SW 232 Street, has a maximum LOS “D” of **3580** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2723** vehicles and **571** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9736** with its PHP and assigned vehicles is at LOS “C”. The **49** vehicle trips generated by this development when combined with the **2723** and those previously approved through Development Orders, **571**, equal **3343** and will cause this segment to remain at LOS “C” whose range is up to 3420.

Station F 1095 located on SW 112 Avenue north of SW 216 Street, has a maximum LOS “SUMA” of **3580** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2551** vehicles and **326** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 1095** with its PHP and assigned vehicles is at LOS “C”. The **25** vehicle trips generated by this development when combined with the **2551** and those previously approved through Development Orders, **326**, equal **2902** and will cause this segment to remain at LOS “C” whose range is up to 3420.

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.

VII. SITE PLAN CRITIQUE:

1. Contact the Traffic Engineering Division for the connection for SW 107 Avenue and SW 216 Street.
2. Entrance features requiring gates are not reviewed under this application and must be filed separately. Gates are to be reviewed the Entrance Feature process which is reviewed by the Plat Committee and have a more scrutinized review process which includes other affected Departments such as Fire Rescue and Water & Sewer.
3. This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. STANDARD CONDITIONS:

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

Memorandum



DATE: December 3, 2020
TO: Amina Newsome
Sr. Division Chief – Development Services Division
Department of Regulatory and Economic Resources (RER)
FROM: Francisco Arbelaez, AICP *FAA*
Principal Planner
Department of Transportation and Public Works (DTPW)
SUBJECT: Review of DIC Project No. Z2020000101
Village at Old Cutler, LLC
DTPW Project No. OSP173

This report analyzes the impact of the proposed development to the Level-of-Service as they apply to transit services. The following application is for Zoning approval of the subject property. Data and information were updated as of December 2018 and is current to the proposed start of fiscal year 2020-2029, as presented in the FY 2019 Transit Development Plan Major Update (TDP).

Project Description

The applicant, Village at Old Cutler, LLC, seeks an Zoning approval for the subject property consisting of two parcels totaling +/- 17.76 acres located at South of SW 216th Street extending down to the theoretical extension of SW 228th Street and lying east of SW 107th Avenue and west of the Homestead extension of the Florida Turnpike (HEFT).

This application is a revision to one submitted under the same reference number last August. The applicant responded to the DERM, and TED comments and submitted a revised letter of intent (LOI) which includes a request for an additional variance for the property. The variance request is as follows:

- (1) To permit a 16-foot-high pre-cast wall around certain amenity areas to address HUD noise requirements.

The applicant is proposing a mid-rise development comprised of eight (8) separate buildings for the workforce housing units and five (5) duplex buildings, the site will also have a total of 635 parking spaces. The subject property is in Miami-Dade County, Florida, and is located within the Urban Development Boundary.

Existing Service

The subject property is served by Metrobus Route 35 at a bus stop that is located approximately 100 feet northwest of the property (less than a minute walk) along SW 216th Street at the HEFT.

The property is also served by Metrobus Route 52 at a bus stop located approximately 500 feet away (a 2-minute walk) along Old Cutler Road at SW 108th Avenue. The property is also served by Metrobus Routes 1, 31, 39, 137, and 200 at a bus stop located approximately 0.64 miles away (13-minute walk) at the South Dade Government Center along SW 211th Street at the HEFT.

The table below details the service headways (in minutes) for these routes:

Metrobus Route Service Summary DIC Project No. Z2020000101							
Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
1	40	40	n/a	n/a	40	40	L
31 (Busway Local)	30	30	40	n/a	30	30	L/F
35 (North of Naranja)	20	20	40	n/a	30	30	L
39 (Express)	15	n/a	n/a	n/a	n/a	n/a	E/F
52	30	45	60	n/a	45	60	L/F
137 (West Dade Connection)	30	45	60	n/a	45	45	L
200 (Cutler Bay Local)	60	60	n/a	n/a	60	60	L
Note: L means Metrobus local route service. F means Metrobus feeder service to Metrorail. E means Express or Limited-Stop Metrobus route service							

Source: Miami Dade Department of Transportation and Public Works, Dec. 2018 Line Up
While the service above is in place, the operation of the system at the time of the review is scaled back to meet the current demands, due to COVID-19 pandemic.

Recent Service

According to the TDP, Metrobus Route 31 experienced a reduction in service, resulting in the weekday peak service headway being increased to 30 minutes. Also, found in the TDP, Metrobus Route 35 was restructured by combining its alignment with former Route 70. Metrobus Route 137 experienced an improvement in service through adjustments in running times and the addition of a bus during the AM peak. The same route was also extended to Dolphin Station during the week and rerouted to use NW 17th Street to enter and exit Dolphin Mall. The last service change in this review Metrobus Route 200 experienced an improvement in service by matching the Sunday

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service time to that of Saturday (10AM-4PM). Metrobus Route 287 experienced minor schedule adjustments.

Future Transportation/Transit Needs and Planned Improvements

The TDP identifies one funded capital project. The second phase of the Transitway Park-and-Ride of the BERT network. The project is located approximately 1.3 miles away along the South Dade Transitway at SW 112th Avenue. The project will consist of upgrading the existing facility to provide passengers amenities, bus terminals and additional parking spaces. The TDP also identifies one partially funded capital project. The South Dade Corridor is approximately 1.25 miles away from the subject site. The project seeks the implementation of Gold Standard BRT along the South Dade Transitway from SW 344th Street Park-and-Ride to Dadeland South Metrorail Station. There is also one unfunded capital project found within the TDP. The Southland Mall project is located approximately 1.3 miles away from the development site at SW 205th Street and South Dixie Highway. DTPW seeks to build a SMART Terminal and looks to lease 100 parking spaces and construct a four-bay terminal.

The TDP also identifies that there are two 2029 and Beyond projects found within proximity to this site. The Transitway BRT with grade separated intersections project is approximately 1.25 miles away from the development site at SW 216th Street along the South Dade transitway. The project will extend from the City of Florida City at SW 344th Street to the Dadeland North Metrorail station and will implement bus-only grade separations at all intersections including and south of SW 98th Street. The South Dade Corridor project will seek to extend Metrorail from Dadeland South Metrorail Station to Florida City at the SW 344th Street Park-and-Ride.

DTPW Comments/Recommendations

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. **Therefore, DTPW has no objections to this application, subject to the following conditions.**

1. The Applicant shall provide a bicycle and pedestrian connection to the existing East Bound bus stop along SW 216th Street at SW 107th Avenue and the West Bound bus stop along Old Cutler Road at SW 108th Avenue.
2. The Applicant shall ensure that the access along the sidewalk to the existing West Bound bus stop along Old Cutler Road at SW 107th Avenue be maintained in good, operable condition and accessible throughout the duration of construction at the development site.

FAA

3. Given nature of the project being Affordable Housing, and the proximity of this area to the South Dade Corridor of the SMART plan and the SMART BERT Network, The Applicant should coordinate with DTPW, as the project advances, to adequately address infrastructure needs for transit-on-demand services.
 4. The applicant should work closely with DTPW's staff to ensure that the proposed project will connect to the existing bicycle network and to the bus stops along SW 216th Street.
- c: Elia Nunez, P.E., Assistant Director, Planning, Design and Engineering, DTPW
Jie Bian, Chief, Planning and System Development, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief of Service Planning and Scheduling, DTPW

Memorandum



Date: December 30, 2020

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: For Darlene M. Fernandez, P.E.
Assistant Director
Department of Transportation and Public Works

Subject: DIC Z2020000101
Name: Village at Old Cutler, LLC

I. PROJECT LOCATION:

The property is located south of SW 216 Street and east of SW 107 Avenue.

II. APPLICATION REQUEST:

This application is requesting the approval of a 390 unit workforce housing community and 10 additional two-structure units, which will be constructed and conveyed to the Miami-Dade County Homeless Trust, for a total of 400 units.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by SW 107 Avenue and from the east and west by Old Cutler Road.

IV. RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) does not object to this application subject to the conditions in Section V.

V. CONDITIONS:

Please note that this application will be approved conditionally to addressing the following comments at the time of platting. If site plan modifications are needed it is the applicant's responsibility to do so under the corresponding RER process.

- Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the landscape and site plans to demonstrate compliance with these requirements.

- A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pedestrian pathways, ramps, pavements markings, driveways configuration, lanes widths, signing, etc. must be shown in the submitted site plan. Please note that the development does not oppose to the additional internal movements that residents and visitors will have given that the residents lane will only be allowed to perform a right turn and visitors lane a left turn at the southernmost gated entrance. This must be reflected in the site plan at the time of plat with pavement markings and signage.

The developer of this site is required to perform the following improvements before obtaining the Certificate of Use (CU) and/or Certificate of Occupancy (CO):

- Construct SW 107 Avenue from SW 216 Street to SW 224 Street as a two-lane roadway divided by a two-way-left-turn lane and from SW 224 Street SW 228 Terrace as a four-lane divided roadway.
- Construct southbound left-turn lanes on SW 107 Avenue at the project's two main driveway connections.
- Construct a roundabout at the intersection of SW 107 Avenue and Old Cutler Road.

Cc: Raul A. Pino, PLS, Department of Regulatory and Economic Resources

Claudia P. Diaz, P.E., Traffic Engineering Division Chief, Department of Transportation and Public Works

Nicholas Nitti, Zoning Evaluation Supervisor, Department of Regulatory and Economic Resources


James Byers, Chief, Regulatory and Economic Resources Zoning and Public Works Plan Review Division

Memorandum



Date: November 19, 2020

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

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD) 

Subject: Zoning Application Comments - Village at Old Cutler, LLC
Application No. Z2020000101 - (Pre-App Z20P-017) - Revision No. 2

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process. For the property with Folio No. 30-6017-001-0010, the applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.

Application Name: Village at Old Cutler, LLC

Location: The proposed project is within two parcels, on approximately 17.74 gross acres located east of SW 107th Avenue, north and south of Old Cutler Road with Folios No. 30-6017-000-0012 and 30-6017-001-0010, respectively, in unincorporated Miami-Dade County.

Proposed Development: Applicant seeks to re-zone the Property from RU-2 (Two-family Residential District) to RU-4M (Modified Apartment House District) for the development of 400 Apartment units, (Low-Density Residential). Per Applicant's email dated November 4, 2020, the subject property will be developed as follows:

Table No. 1					
Proposed Development			Daily Rated Gallonage		Total Estimated Water & Sewer Demand
Description	Quantity		Rate	Units	GPD
<u>Agreement No. 30711 - North of Old Cutler Road</u>					
Tract A: 192 Apartments	192	Apt	135	gpd/Apt	25,920
Tract B: 10 Apartments	10	Apt	135	gpd/Apt	1,350
			Sub-Total		27,270
<u>Agreement No. 30968 - South of Old Cutler Road</u>					
Tract A: 198 Apartments	198	Apt	135	gpd/Apt	26,730
			Sub-Total		26,730
Total Estimated Water Demand (GPD)					54,000

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr 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.

For the parcel with Folio No. 30-6017-000-0012 located north of Old Cutler Road:

A WASD Agreement No. 30711 was offered on November 16, 2020. Per Approved Points of Connection (POC) dated November 9, 2020, since the subject property is connecting for the first time to WASD's water system, the developer is required to install a water main along one entire boundary of the property, as per WASD Rules & Regulations, Section 2.02(1) and 2.04(2)(d).

The developer shall connect to any of the followings:

1. An existing 16-inch water main (E 11565-2; 162-ft. per survey) in West Old Cutler Road, abutting the southern boundary of the property.
2. An existing 16-inch water main (E 8856-8; 1,260-ft. per survey) in SW 107th Avenue, partially abutting the western boundary of the subject property.

If the Fire Department requires a fire hydrant, a fire line, and/or the developer requires service in SW 107th Avenue where there is no 16-inch water main abutting, thence connect to the aforementioned existing 16-inch water main (Section Line) in SW 107th Avenue either in SW 220th Street and/or West Old Cutler Road and extend the same 16-inch water main southerly or northerly in SW 107th Avenue as required to feed the hydrant, fire line, and/or provide service to the property, interconnecting to an existing 6-inch water main (no as-built found but see E 11565-2 & E 1205-2) at that location or to the 16-inch water main in the opposite side.

Any public water main extension within the property shall be minimum 8-inch in diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections.

A Water Supply Certification (WSC) letter from WASD was issued on November 16, 2020 through WASD Agreement No. 30711. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For parcel with Folio No. 30-6017-001-0010 located south of Old Cutler Road:

A WASD's Agreement No. 30968 was requested on November 4, 2020 and is still pending to be offered along with approved points of connection. The developer may connect to any of the followings:

1. An existing 16-inch water main in West Old Cutler Road, abutting the northern boundary of the property.
2. An existing 16-inch water main in SW 107th Avenue, abutting the western boundary of the property.

Any public water main extension within the property shall be minimum 8-inch in diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the requested Agreement No. 30968 is offered.*

A Water Supply Certification (WSC) will be required for the proposed development. A Certification will be issued at the time the WASD Developer Agreements No. 30968 is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively. Also, please note that Section 8A-381 (c) of the Miami-Dade County Code estates that, effective January 1, 2009; all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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

For information concerning the Water-Use Efficiency Standards Manual please go to <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's 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. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

For the parcel north of Old Cutler Road with Folio No. 30-6017-000-0012:

As per Approved Points of Connection (POC) dated November 9, 2020, connection to WASD's sanitary gravity sewer system is not available at the present time. Therefore, two (2) private pump stations are acceptable for this project, as long as all legal requirements are met. One private pump station will serve the proposed apartment building on Tract "A" and the other one will serve the proposed apartment building on Tract "B".

Therefore, the developer shall connect to an existing 12-inch force main (ES 8001-2) at the intersection of Old Cutler Road and SW 107th Avenue and extend an 8-inch force main in SW 107th Avenue as required to provide sewer service to the proposed private pump stations.

Note: Tract "B" will have ten (10) apartment units that will be transferred to a County entity. For this portion, a letter of concurrence will be required.

Important Note: Separate sanitary sewer plans must be submitted for each related Private Pump Station basin and for the basin connecting to the Public Pump Station.

For the parcel south of Old Cutler Road with Folio No. 30-6017-001-0010:

A WASD's Agreement No. 30968 was requested on November 4, 2020 and is still pending to be offered along with approved points of connection. The developer may connect to an existing 8-inch gravity sewer in SW 107th Avenue north of SW 228th Terrace and close to the southwestern corner of the property and extend the same (8-inch gravity sewer) northerly at full depth in SW 107th Avenue to the northwestern corner of the property to provide sewer service, *provided there is sufficient depth and no obstacles that would preclude construction of the sewer system.*

If connection to the gravity system is feasible, then the sewage flow from the proposed development (198 Apartments; 26,730 gpd) will be transmitted to Pump Station (P.S.) No. 1097. The projected sanitary sewer flow will increase the Nominal Average Pump Operating Time (NAPOT) operating hours from 5.93 hrs. to 6.71 hrs. Said pump station is in OK Moratorium Code status.

In the event there is not sufficient depth to connect to said gravity system, then the developer may connect to the existing 12-inch force main abutting the site along Old Cutler Road. A private pump station will be required. *Final points of connections and capacity approval to connect to the sewer system will be provided at the time the requested Agreement No. 30968 is offered.*

If Unity of Title does not apply, then any gravity sewer within the property shall be public and minimum 8-inch in diameter.

Connection to the sanitary sewer system is 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 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>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Delcy Munoz-Percy at (786) 552-8484 or Delcy.Munoz-Percy@miamidade.gov.

Memorandum



Date: November 29, 2020

To: Nathan Kogon, Assistant Director
Development Services Division
Regulatory and Economic Resources Department

From: Alejandro Zizold, PROS Master Plan Manager *Alejandro Zizold*
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department

Subject: Z2020000101 – Village at Old Cutler, LLC (Pre-App: Z2020P-017)

Applicant Name: Village at Old Cutler, LLC.

Project Location: The properties consist of ±17.76 acres and they are located between SW 216 Street and theoretical SW 228 Street, and on the East side of SW 107 Avenue, in unincorporated Miami-Dade County (Folio Nos.: 30-6017-000-0012 and 30-6017-001-0010).

Proposed Development: The applicant seeks to re-zone the property from RU-2 to RU-4M and to delete previous Declaration of Restrictions contained at Official Records Book 25570 Pages 4460-4464 to allow for the proposed development of 400 residential units, including a 390 unit workforce housing community and 10 duplex units to be conveyed to the Miami-Dade County Homeless Trust. The applicant also requests three variances relating to parking requirements, and one variance relating to a 15' noise barrier wall around the amenity centers. In all, residential units are comprised of eight multi-family buildings, and five duplexes. The development will also include two club houses, one with bathhouse, a playground, and two pools.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both areawide parks and local parks, serving Park Benefit District 3 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A which lists the name, classification, acreage, and type of recreation facility for each park.

Table A - County Parks (Local)
Within a 3 Mile Radius of Application Area

NAME	ADDRESS	CLASS	ACREAGE	TYPE
Ben Shavis Park	10395 SW 179TH ST	MINI-PARK	0.86	Local
Caribbean Park	11900 SW 200TH ST	NEIGHBORHOOD PARK	5.17	Local
Charles Burr Park	20200 SW 127TH AVE	NEIGHBORHOOD PARK	3.8	Local
Cutler Ridge Skate Park	SW 211TH ST / FLORIDA TPKE EXT	SINGLE PURPOSE PARK	3.6	Local
Debbie Curtin Park	22820 SW 112TH AVE	NEIGHBORHOOD PARK	9.78	Local
Eureka Park	18320 SW 119TH AVE	COMMUNITY PARK	4.42	Local
Goulds Park	11350 SW 216TH ST	COMMUNITY PARK	31.1	Local
Goulds Wayside Park	22650 SW 123RD RD	NEIGHBORHOOD PARK	2.68	Local
Kevin Broils Park	26150 SW 125TH AVE	NEIGHBORHOOD PARK	5.19	Local
Lincoln City Park #1	SW 220TH ST / SW 102ND AVE	MINI-PARK	0.5	Local
Lincoln Estates Park	22210 SW 108TH AVE	MINI-PARK	0.82	Local
Losner Park	11851 SW 188TH ST	MINI-PARK	0.55	Local

MedSouth Park	20751 SW 129Th AVE	NEIGHBORHOOD PARK	4.48	Local
Princetonian Park	12755 SW 252ND TER	NEIGHBORHOOD PARK	6.54	Local
Quail Roost Park	11336 QUAIL ROOST DR	NEIGHBORHOOD PARK	2.47	Local
Sharman Park	21851 SW 123 Avenue	NEIGHBORHOOD PARK	6.71	Local
Silver Palms Park 1	11344 SW 234TH LN	NEIGHBORHOOD PARK	1.05	Local
Silver Palms Park 2	11300 SW 240TH LN	NEIGHBORHOOD PARK	1.3	Local
Silver Palms Park 3	11306 SW 242ND ST	NEIGHBORHOOD PARK	0.81	Local
Silver Palms Park 4	24150 SW 114TH CT	NEIGHBORHOOD PARK	1.09	Local
Silver Palms Park 5	11741 SW 233RD LN	NEIGHBORHOOD PARK	0.83	Local
Silver Palms Park 6	23380 SW 118TH AVE	NEIGHBORHOOD PARK	1.93	Local
Silver Palms Park 7	23800 SW 118TH PL	NEIGHBORHOOD PARK	6.2	Local
South Miami Heights Park	20800 SW 117TH AVE	NEIGHBORHOOD PARK	5.97	Local
West Perrine Senior Center	17801 HOMESTEAD AVE	SINGLE PURPOSE PARK	2.59	Local
William Randolph Community Park	11951 BAILES RD	NEIGHBORHOOD PARK	10.57	Local

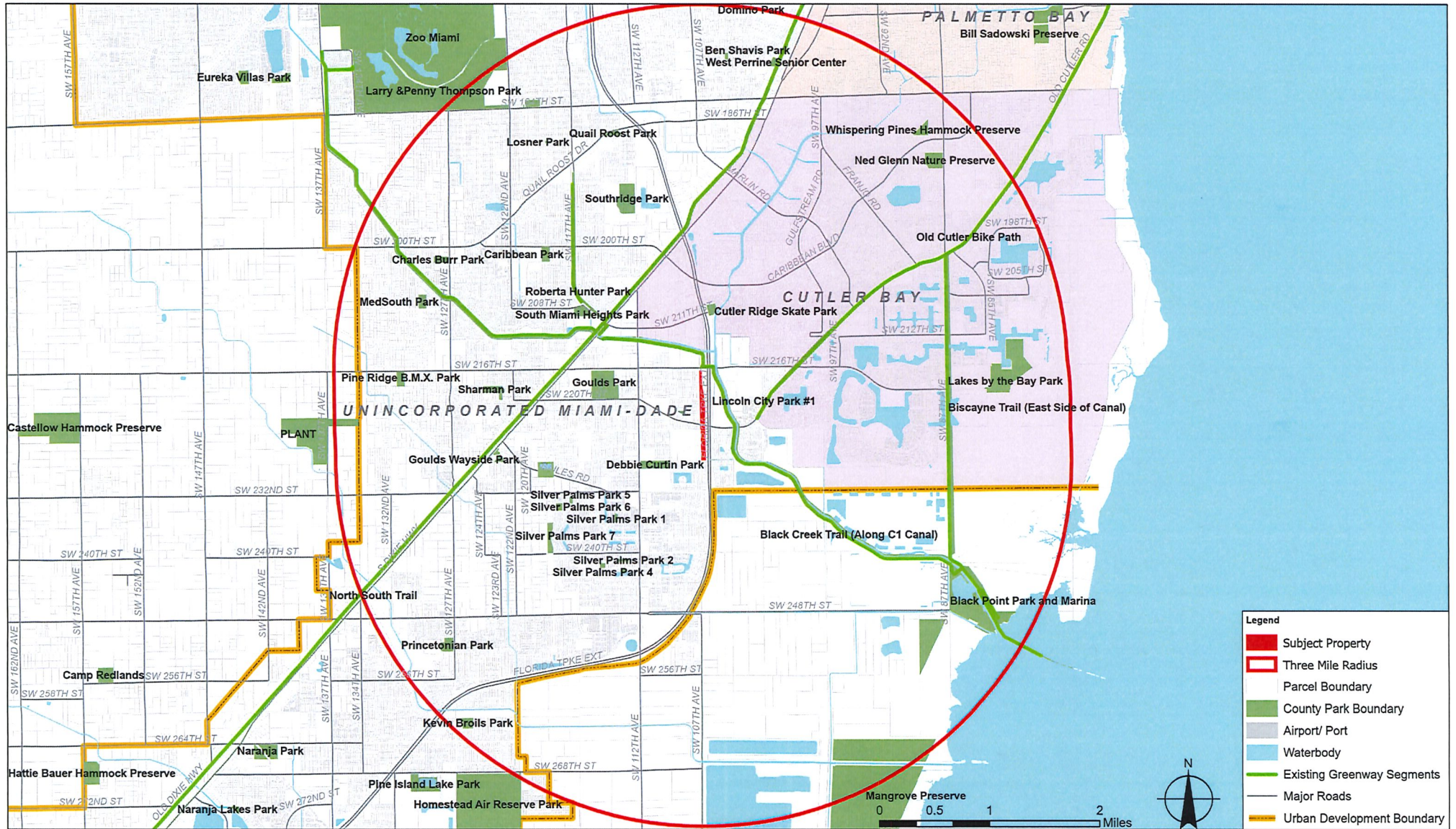
Impact and Demand: This proposed development will produce a total number of 390 multi-family residential units and 10 single-family attached units which would generate a residential population of 859 resulting in an impact of 2.36 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The site is in Park Benefit District 3 (PBD) which has a surplus of 204.71 acres of local parkland, and therefore the project meets concurrency when analyzed in terms of Miami-Dade County's minimum Level of Service standard for the provision of recreation open space. There are two county parks within the ¼ - ½ mile spatial distribution as recommended in the Equity Access Criteria developed in the Miami-Dade County Parks and Open Spaces System Master Plan (OSMP): Lincoln Estates Park (.2mi), and Lincoln City Park #1 (.5mi). Additionally, this site is located near the Black Creek Trail, a pedestrian and bicycle path along Black Creek Canal (C-1W), with an existing segment that extends from Black Point Park and Marina to Larry and Penny Thompson Park, and a future proposed segment extending northwest to Krome Avenue. The Black Creek Trail is a part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Recommendation: Based on our findings described herein, **PROS has no objection to this application.** If you need additional information or clarification on this matter, please contact, Sol Kohen, Park Planner II, at (305)-755-7952, or by email at sol.kohen@miamidade.gov

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Z2020000101- VILLAGE AT OLD CUTLER, LLC

MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Signature: 

Email: alissa.turtleaub@miamidade.gov









Z2020-101 Village at Old Cutler, LLC (Version 3)

Final Audit Report

2020-11-30

Created:	2020-11-30
By:	Sol Kohen (Sol.Kohen@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAXtuWVMP4sH1YqTol2Xqzd-nF1_UNEGF

"Z2020-101 Village at Old Cutler, LLC (Version 3)" History

-  Document created by Sol Kohen (Sol.Kohen@miamidade.gov)
2020-11-30 - 2:39:32 PM GMT- IP address: 170.176.240.10
-  Document emailed to Alissa Turtleaub (alissa.turtleaub@miamidade.gov) for signature
2020-11-30 - 2:41:02 PM GMT
-  Email viewed by Alissa Turtleaub (alissa.turtleaub@miamidade.gov)
2020-11-30 - 5:14:14 PM GMT- IP address: 71.196.106.145
-  Document e-signed by Alissa Turtleaub (alissa.turtleaub@miamidade.gov)
Signature Date: 2020-11-30 - 5:16:35 PM GMT - Time Source: server- IP address: 71.196.106.145
-  Document emailed to Alejandro Zizold (alejandro.zizold@miamidade.gov) for signature
2020-11-30 - 5:16:38 PM GMT
-  Email viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
2020-11-30 - 5:59:24 PM GMT- IP address: 66.229.157.247
-  Document e-signed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
Signature Date: 2020-11-30 - 6:01:21 PM GMT - Time Source: server- IP address: 66.229.157.247
-  Agreement completed.
2020-11-30 - 6:01:21 PM GMT

Memorandum



Date: November 3, 2020

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: Michael J. Fernandez, Director
Department of Solid Waste Management

A large, stylized handwritten signature in black ink, likely belonging to Michael J. Fernandez, the Director of the Department of Solid Waste Management.

Subject: Village at Old Cutler, LLC (Z2020000101) (2nd Amended Version)

The Department of Solid Waste Management's review of the above-referenced item, which is the Second Amended Application (or the third version) that has been reviewed, is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

Application: The applicant, Village of Old Cutler, LLC is requesting approval of the development of Workforce Housing Community consisting of 390 apartments and 10 duplex units. The current set of revisions largely impact Traffic Engineering issues.

Size: The subject property is approximately 11 acres in size.

Location: The property is located between the Turnpike Extension, on the east side of the property and SW 107th Avenue to the west, from SW 216th Street on the north extending past the equivalent of SW 227 Terrace on the south in unincorporated 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 Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2020, which is valid until September 30, 2021, 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 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. There is one solid waste collection facility (the South Miami Heights Trash & Recycling Center) within about 1.4 miles from this property.

2. Garbage and Trash Collection Services

The 10 duplex units meet the Miami-Dade County Code definition of a “residential unit”, while the 390 apartments meet the definition of a “multi-family establishment”. According to Chapter 15 of the Code entitled Solid Waste Management, residential units on the property will receive DSWM 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 DSWM solid waste collection service area.

Per the Code, the following is required of multifamily 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.” Because the DSWM typically does not service multifamily establishments located in unincorporated Miami-Dade County, the landlord or property owner is required to contract with a permitted private hauler to provide waste and recycling collection service.

3. Recycling

The DSWM 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. Applicants are required to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store and set out their recycling carts). Further information on the curbside recycling program may be obtained on the Department's website at <http://www.miamidade.gov/publicworks/recycling.asp>.

As it pertains to the multi-family units, **Section 15-2.2a** of the Code requires that “every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed below.”

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

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

4. Recycling and Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste and recycling be adequate before a building permit may be issued (residents must be provided with

adequate space to store and set out their recycling carts or bins or, in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles). Site plans must address location, accessibility, number and adequacy of solid waste and recyclable materials collection and storage facilities and must be approved by the Director. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste and recyclable materials are shown in accordance with Section 15-4 of the Miami-Dade County Code". For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

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)

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. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

School Concurrency Determination

MDCPS Application Number: **PT3020100900423** Local Government (LG): **Miami-Dade**
 Date Application Received: **10/9/2020 7:35:51 AM** LG Application Number: **T24465**
 Type of Application: **Plats** Sub Type: **New Plat**

Applicant's Name: **VILLAGE AT OLD CUTLER VILLAGE**
 Address/Location: **OLD CUTLER RD & SW 107 AVE**
 Master Folio Number: **3060170010010**
 Additional Folio Number(s):
 Name of Subdivision:

T-Plat number: **24465**

PROPOSED # OF UNITS **198**
 SINGLE-FAMILY DETACHED **0**
 UNITS:
 SINGLE-FAMILY ATTACHED **0**
 UNITS:
 MULTIFAMILY UNITS: **198**

CONCURRENCY SERVICE AREA SCHOOLS

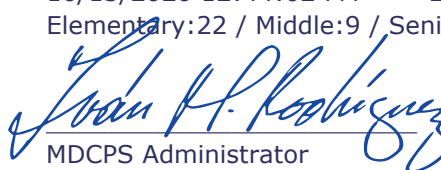

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
311	GOULDS ELEMENTARY	260	22	22	YES	Current CSA
6111	CUTLER BAY MIDDLE	483	9	9	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	0	12	0	NO	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	0	12	0	NO	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

7361	MIAMI KILLIAN SENIOR	1682	12	12	YES	Adjacent CSA
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*An Impact reduction of **28.23%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number: **MA3020100900423** Total Number of Units: **198**
 Issue Date: 10/15/2020 12:44:02 PM Expiration Date: 10/15/2021 12:44:02 PM
 Capacity Reserved: Elementary:22 / Middle:9 / Senior: 12
 MDCPS Administrator
 MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum



Date: October 30, 2020

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2020000101

The Miami-Dade Fire Rescue Department has **no objection** with the site plan uploaded in “Energov” on 10/27/20.

For additional information, please contact acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

VILLAGE AT OLD CUTLER, LLC

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2020000101

DATE

HEARING NUMBER

FOLIO: 30-6017-001-0010/30-6017-000-0012

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

November 18, 2020

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

VILLAGE OF OLD CUTLER, LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: July 9, 2020

To: Nathan Kogon, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: Alfredo Ramirez III, Director
Miami-Dade Police Department

Subject: Review - Zoning Application - Case: No. Z2020000101
Village at Old Cutler, LLC

APPLICATION:

The applicant, Village at Old Cutler, LLC, is requesting to rezone property in order to redevelop property and construct 400 unit multi-family rental community. The 16 acre property is located south of SW 216 Street east of SW 107 Avenue, in Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

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

APPLICATION REVIEW:

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's resources, and impact that the location could have on the proposed zoning modification changes.

Current data of police staffing, population, and crimes/calls for service was also examined to project any increase in calls for service. The current police officer staffing at the respective police district would not accommodate the anticipated increase in the volume of calls for service to the area. To conservatively maintain current police staffing levels, police officer staffing would need to be increased by two additional police officers, at an estimated cost of \$199,258.00. Should demand for police services increase beyond the increased levels, additional sworn personnel, support staff, and equipment will be required.

Additionally, the following recommendations should be considered for review and/or implementation.

- Install exterior security cameras throughout the development with electronic archiving capabilities of a minimum of 31 days.
- Install appropriate lighting in and around the area of the project.
- Ownership to grant law enforcement permission to enforce trespassing laws on the property without a representative being present and install Miami-Dade Police Department "We Care" signage throughout the property.

The Miami-Dade Police Department does not object to the proposed zoning modifications to complete this project at this time.

Should you require additional information, please contact Executive Senior Bureau Commander Jorge Bello, of our Fiscal Administration Bureau, at 305-471-2520.

AR/kh

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z20-101
DATE: JUN 30 2020
BY: GONGOL

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: Village at Old Cutler, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
See attached.	

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

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: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

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MIAMI-DADE COUNTY

PROCESS NO. Z20-101

DATE JUN 30 2020

BY CONGOL

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 4th day of February, 2020. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)



DOMINGA RIVERA
MY COMMISSION # GG 098381
EXPIRES: April 20, 2021
Bonded Three Hundred Notary Services

My commission expires April 20, 2021

*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 for Village at Old Cutler, LLC

- AHS Residential, LLC (100%)

Disclosure of Interest for AHS Residential, LLC

- AHS Development Group, LLC (94.5%)
- SP AHS Multifamily, LLC (5.5%)
- Beneficiary interests in **AHS Development Group, LLC** is below:

<u>Name</u>	<u>Position</u>	<u>Address</u>	<u>Interest</u>
AHS Development Holdings Limited, a Bahamas Company	Member	C/O AHS Development Group, LLC 12895 SW 132 nd Street, Unit 202 Miami, FL 33186	91%
Ernesto Lopes	President	C/O AHS Development Group, LLC 12895 SW 132 nd Street, Unit 202 Miami, FL 33186	6%
Aerroc Estate Corporation, a Bahamas Company	Member	C/O AHS Development Group, LLC 12895 SW 132 nd Street, Unit 202 Miami, FL 33186	3%

- Beneficiary interests in **AHS Development Holdings Limited**

Name	Position	Address	Interest
Cititrust Limited, a Bahamas Company	As Trustee of the Challenger Trust	C/O AHS Development Group, LLC 12895 SW 132 nd Street, Unit 202 Miami, FL 33186	100%

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MIAMI-DADE COUNTY
PROCESS NO: Z20-101
DATE: JUN 30 2020
BY: GONGOL

- Beneficiary interest in **Challenger Trust**

Name	Position	Address	Interest
Joao Vitor Nazareth Menin Teixeira de Souza	N/A	C/O AHS Development Group, LLC 12895 SW 132 nd Street, Unit 202 Miami, FL 33186	33 1/3 %
Maria Fernanda Nazareth Menin Teixeira de Souza	N/A	C/O AHS Development Group, LLC 12895 SW 132 nd Street, Unit 202 Miami, FL 33186	33 1/3 %
Rafael Nazareth Menin Teixeira de Souza	N/A	C/O AHS Development Group, LLC 12895 SW 132 nd Street, Unit 202 Miami, FL 33186	33 1/3 %

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MIAMI-DADE COUNTY
PROCESS NO: Z20-101
DATE: JUN 30 2020
BY: GONGOL

- Beneficiary interests in **Aerroc Estate Corporation**

Name	Position	Address	Interest
Leonardo Correa	Sole Shareholder	C/O AHS Development Group, LLC 12895 SW 132 nd Street, Unit 202 Miami, FL 33186	100%

- Beneficiary Interests in **SP AHS Multifamily, LLC**

Name	Position	Address	Interest
SP 2017 Holdings, LLC, a Delaware Limited Liability Company	Sole Member	40 W 57 th Street 29 th Floor, New York, New York 10019	100%

- Beneficiary Interests In **SP 2017 Holdings, LLC**

Name	Position	Address	Interest
Brett Bossung	Member	40 W 57 th Street 29 th Floor, New York, New York 10019	40%
Mark Walsh	Member	40 W 57 th Street 29 th Floor, New York, New York 10019	40%
Rodolpho Amboss	Member	40 W 57 th Street 29 th Floor, New York, New York 10019	20%

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MIAMI-DADE COUNTY
PROCESS NO: Z20-101
DATE: JUN 30 2020
BY: GONGOL

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF Florida

Public Hearing No. _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Ernesto Lopes and
_____, hereinafter the Affiant(s), who being first duly sworn by me, on
oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Village at Old Cutler, LLC Corporation,
with the following address: 12895 SW 132nd Street, Suite 202, Miami, FL 33186

2. The Corporation owns the property, which is the subject of the proposed hearing.

3. The subject property is legally described as: See Exhibit A

4. Affiant is legally authorized to file this application for public hearing.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of
voiding of any zoning granted at public hearing.

Witnesses:

Signature

JAVIER L PORTOCARRERO

Print Name

Signature

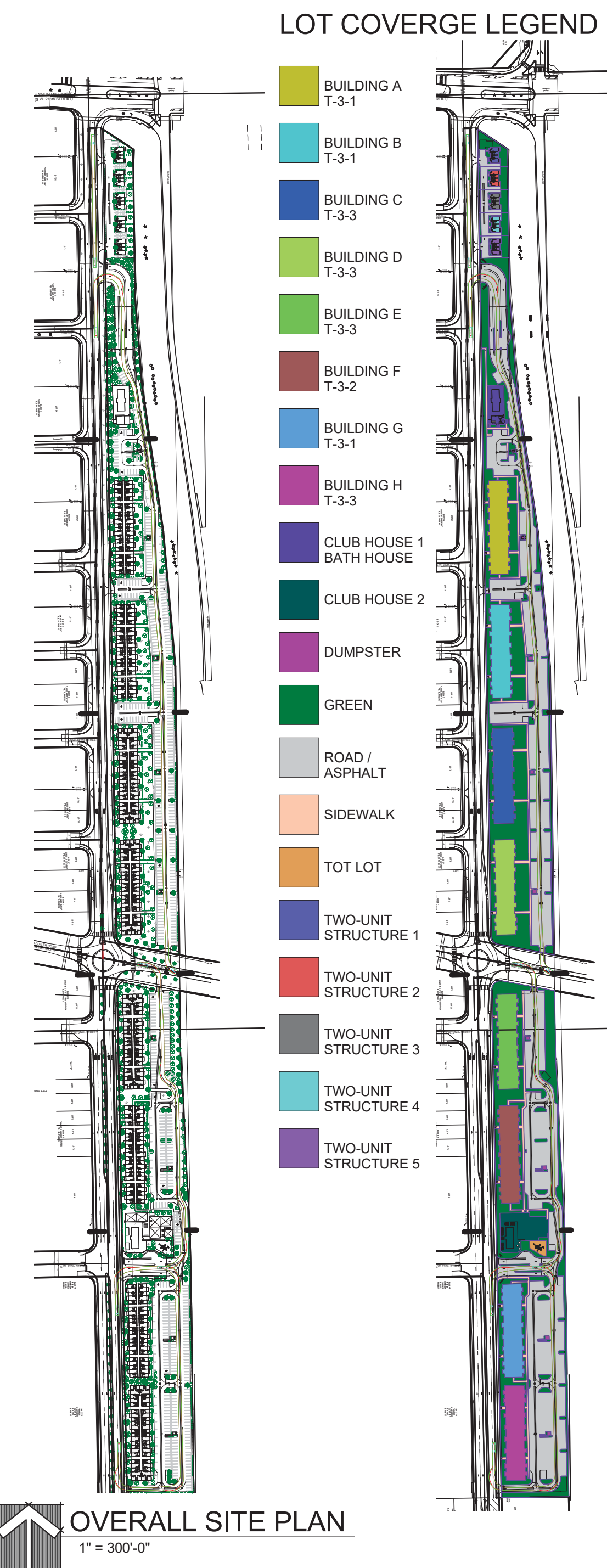
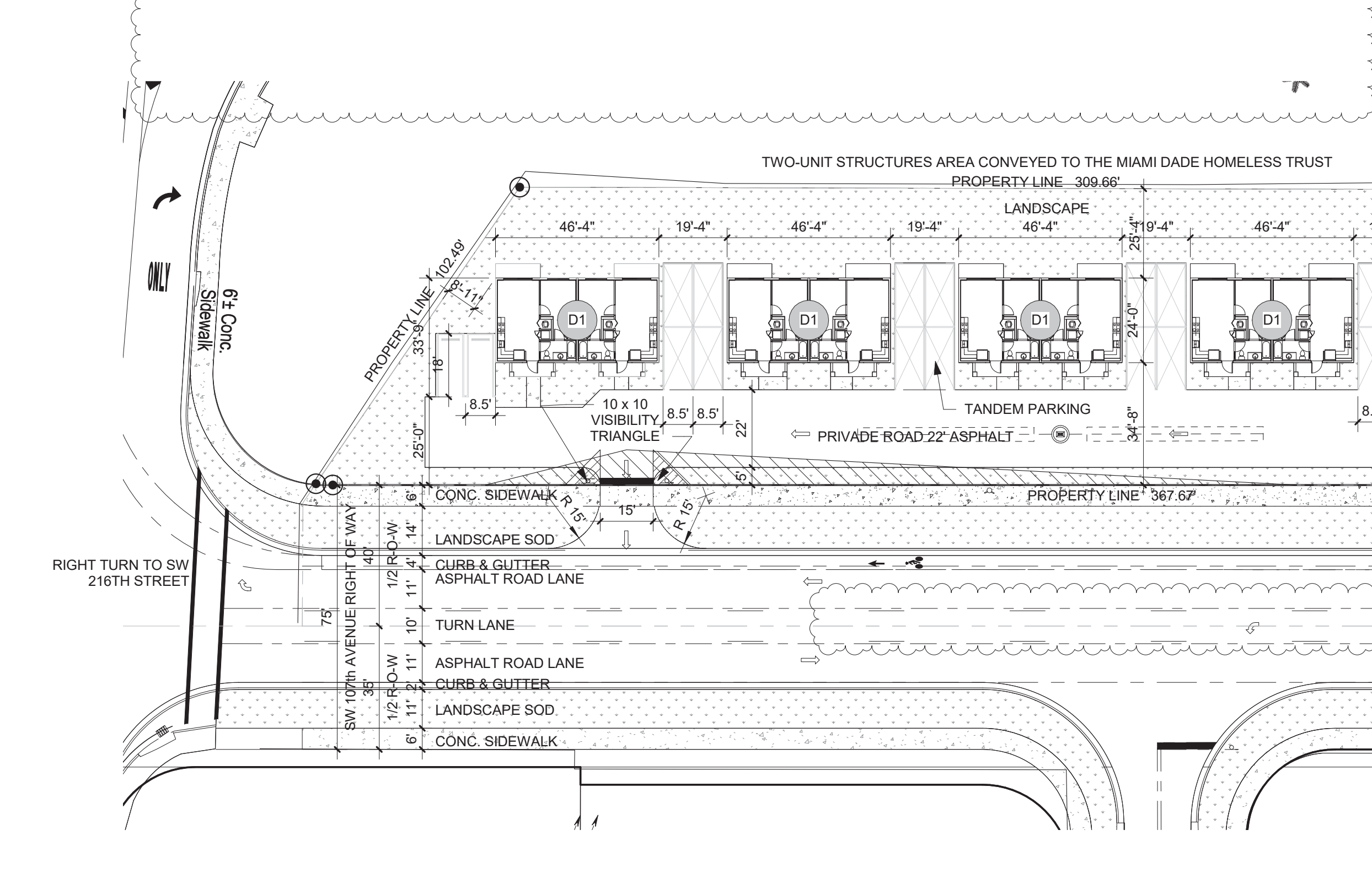
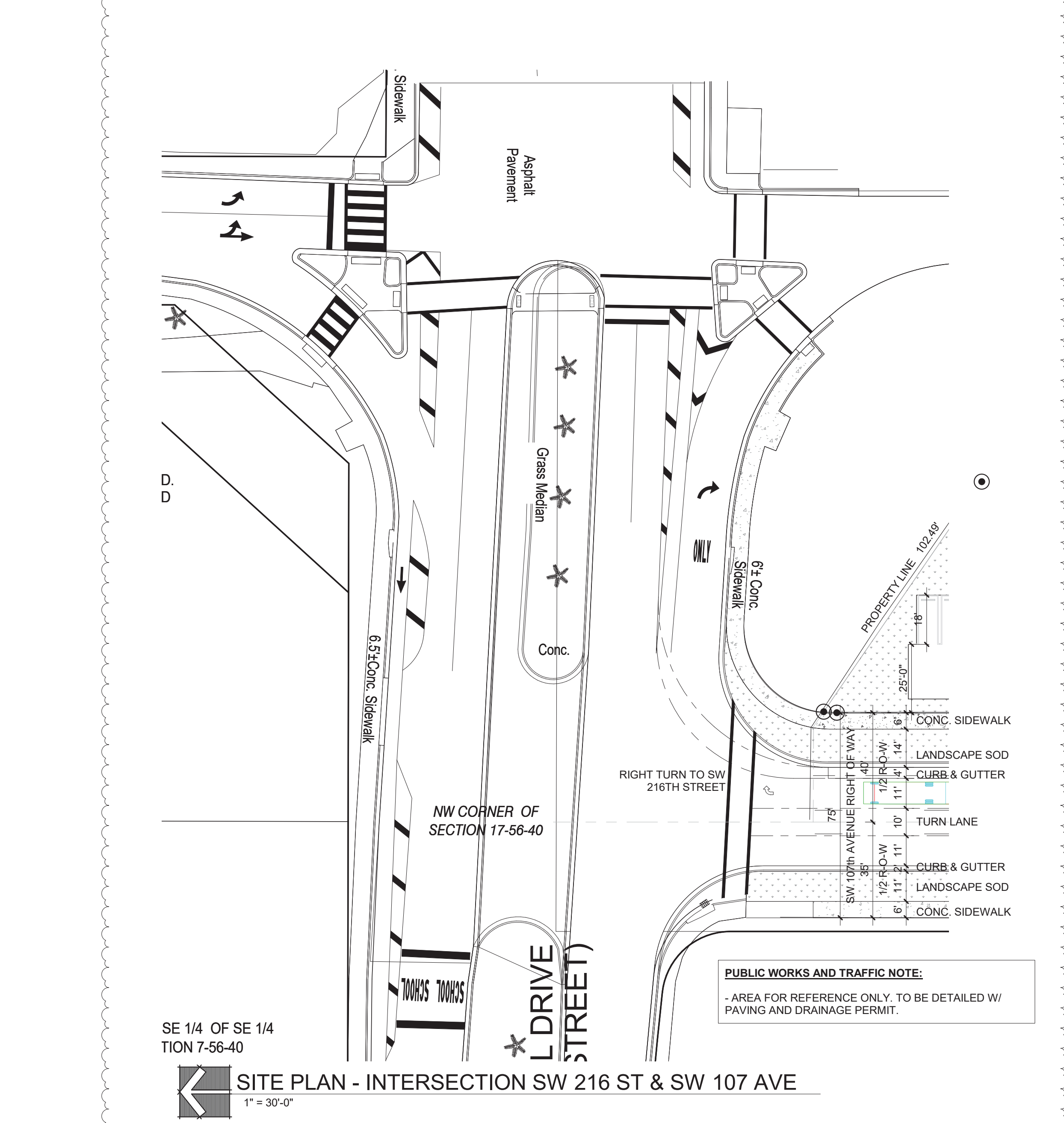
Ana Ovega

Print Name

Affiant's Signature

Ernesto Lopes

Print Name



FAR - BUILDING SCHEDULE TOTAL PROVIDED				
BUILDING	AREA	ACRES	% PROVIDED	
Yes	123,885 SF	2.84	0.21	
	123,885 SF	2.84	0.21	

FAR - BUILDING SCHEDULE PROVIDED			
NAME	AREA	ACRES	PERCENTAGE
BUILDING A T-3-1	15,135 SF	0.35	12%
BUILDING B T-3-1	15,135 SF	0.35	12%
BUILDING C T-3-3	15,646 SF	0.36	13%
BUILDING D T-3-3	15,646 SF	0.36	13%
BUILDING E T-3-3	15,646 SF	0.36	13%
BUILDING F T-3-2	15,896 SF	0.36	13%
BUILDING G T-3-1	15,135 SF	0.35	12%
BUILDING H T-3-3	15,646 SF	0.36	13%
	123,885 SF	2.84	100%

UNIT -TOTAL PARKING CALCULATIONS				
Type Mark	Description	Count	Parking Count	Parking Req'd
1 BEDROOM	612 SF	108	1.5	162
2 BEDROOM	868 SF	234	1.75	410
3 BEDROOM	1047 SF	48	2	96
Grand total: 390		390		668

TWO-UNIT STRUCTURE - PARKING CALCULATIONS				
Type Mark	Description	Count	Parking Count	Parking Req'd
TWO-UNIT	1113 SF	5	2	10
Grand total: 5		5		10

PARKING SCHEDULE		
FAMILY	COUNT	Percentage
EVSE PARKING SPACE	5	1%
PARKING HC SPACE	15	2%
PARKING SPACE	572	87%
PARKING SPACE PARALLEL	51	8%
TANDEM PARKING SPACE	18	3%
	661	100%

TYPICAL BUILDING T-3-1 BREAKDOWN			
FLOOR	1B	2B	TOTAL
GROUND	4	12	16
SECOND	4	12	16
THIRD	4	12	16
TOTAL	12	36	48

TYPICAL BUILDING T-3-2 BREAKDOWN			
FLOOR	1B	2B	TOTAL
GROUND	4	10	18
SECOND	8	10	18
THIRD	8	10	18
TOTAL	24	30	54

TYPICAL BUILDING T-3-3 BREAKDOWN				
FLOOR	1B	2B	3B	TOTAL
GROUND	4	8	4	16
SECOND	4	8	4	16
THIRD	4	8	4	16
TOTAL	12	24	12	48

TYPICAL UNIT AREA	
UNIT	AREA
1 BEDROOM	612 SF
2 BEDROOM	868 SF
3 BEDROOM	1047 SF

FIRE ENTRY ACCESS NOTE:

- ALL ACCESS VEHICULAR GATES TO BE ELECTRICALLY OPERATED.
- USE ONLY KNOX KEY SWITCH MODEL 3502.

ENTRANCE FEATURE NOTE:

- NOT-A-PART OF THIS APPLICATION AND WILL REQUIRE A SEPARATE ENTRANCE FEATURE APPLICATION.

ZONING LEGEND				
CURRENT ZONING		RU-2		
ZONING DISTRICT		RU-4M Modified Apartment House District, 35.9 units/net acre		
MAX STORIES / PRINCIPAL BUILDING		REQUIRED	PROPOSED	
		9 STORIES	3 STORIES	
MAX STORIES / ACCESSORY BUILDING		N/A	1 STORY	
		SETBACKS		
FRONT WEST		25	10 (VARIANCE REQ'D)	
REAR EAST		25	26'-9"	
SIDE NORTH		25	-	
SIDE SOUTH		25	25	
		PROPOSED UNITS		
RESIDENTIAL		390	28.28 U/Ac (net)	
TWO-UNIT STRUCTURES		10		
TOTAL		400	29.00 U/Ac (net)	
Name		AREA	ACRES	
GROSS SITE AREA		772,830 SF	17.74 acres	
NET SITE AREA		598,352 SF	13.74 acres	
Name		FAR	FAR MAX Req'd	FAR
NET SITE AREA		598,352 SF	0.75	448,764 SF
PARCEL LEGEND				
NAME		AREA	ACRES	
NET SITE AREA		598,352 SF	13.74 acres	
GROSS SITE AREA		772,830 SF	17.74 acres	
PARCEL A-EXISTING		415,197 SF	9.53 acres	
PARCEL B-EXISTING		301,991 SF	6.93 acres	
PARCEL A-PROPOSED		293,875 SF	6.75 acres	
PARCEL B-PROPOSED		275,983 SF	6.34 acres	
MIAMI DADE HOMELESS TRUST PARCEL		28,496 SF	0.65 acres	
OPEN SPACE REQUIRED RU-4M				
Name		AREA	OPEN Req'd	OPEN
NET SITE AREA		598,352 SF	0.25	149,588 SF
LOT COVERAGE / OPEN SPACE TOTALS				
TYPE	AREA	ACRES	PERCENTAGE	
COVERED	147,916 SF	3.40	25%	
OPEN	450,436 SF	10.34	75%	
	598,352 SF	13.74	100%	
LOT COVERAGE / OPEN SPACE				
TYPE	AREA	ACRES	PERCENTAGE	PARCEL
A				
COVERED	73,639 SF	1.69	12%	A
OPEN	250,399 SF	5.75	42%	A
B				
COVERED	74,277 SF	1.71	12%	B
OPEN	200,037 SF	4.59	33%	B
	598,352 SF	13.74	100%	
LOT PERVIOUS / IMPERVIOUS AREA				
DESCRIPTION	AREA	ACRES	PERCENTAGE	PARCEL
A				
IMPERVIOUS	213,214 SF	4.89	36%	A
PERVIOUS	110,823 SF	2.54	19%	A
B				
IMPERVIOUS	205,304 SF	4.71	34%	B
PERVIOUS	69,011 SF	1.58	12%	B
	598,352 SF	13.74	100%	
AREA BREAKDOWN SCHEDULE				
NAME	AREA	ACRES	PERCENTAGE	
BUILDING A T-3-1	15,135 SF	0.35	3%	
BUILDING B T-3-1	15,135 SF	0.35	3%	
BUILDING C T-3-3	15,646 SF	0.36	3%	
BUILDING D T-3-3	15,646 SF	0.36	3%	
BUILDING E T-3-3	15,646 SF	0.36	3%	
BUILDING F T-3-2	15,896 SF	0.36	3%	
BUILDING G T-3-1	15,135 SF	0.35	3%	
BUILDING H T-3-3	15,646 SF	0.36	3%	
CLUB HOUSE 1 BATH HOUSE	5,468 SF	0.13	1%	
CLUB HOUSE 2	11,955 SF	0.27	2%	
DUMPSTER	992 SF	0.02	0%	
GREEN	179,834 SF	4.13	30%	
ROAD / ASPHALT	243,126 SF	5.58	41%	
SIDEWALK	24,817 SF	0.57	4%	
TOT LOT	1,667 SF	0.04	0%	
TWO-UNIT STRUCTURE 1	1,320 SF	0.03	0%	
TWO-UNIT STRUCTURE 2	1,320 SF	0.03	0%	
TWO-UNIT STRUCTURE 3	1,328 SF	0.03	0%	
TWO-UNIT STRUCTURE 4	1,320 SF	0.03	0%	
TWO-UNIT STRUCTURE 5	1,320 SF	0.03	0%	
	598,352 SF	13.74	100%	

ahs[®]
RESIDENTIAL
DEVELOP • BUILD • MANAGE

12895 SW 132nd ST • 202
MIAMI, FLORIDA 33186 • L (305) 255-532

BELLÓN

12930 S.W. 126 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONMILANES.COM
AA-26002616

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

AHS AT OLD CUTLER
A MULTI-FAMILY RENTAL COMMUNITY DEVELOPMENT
SW 107TH AVE AND OLD CUTLER ROAD
MIAMI, FLORIDA

No.	DATE	DESCRIPTION
1	7/23/2020	REV 1

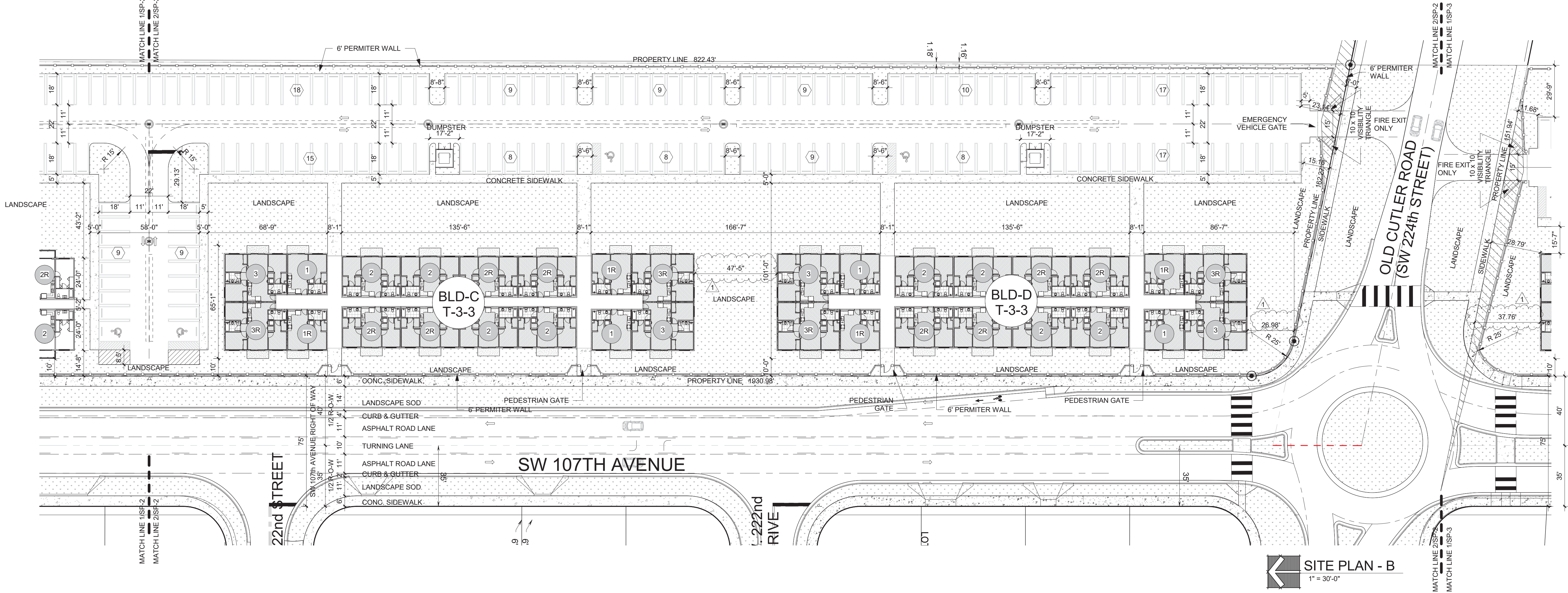
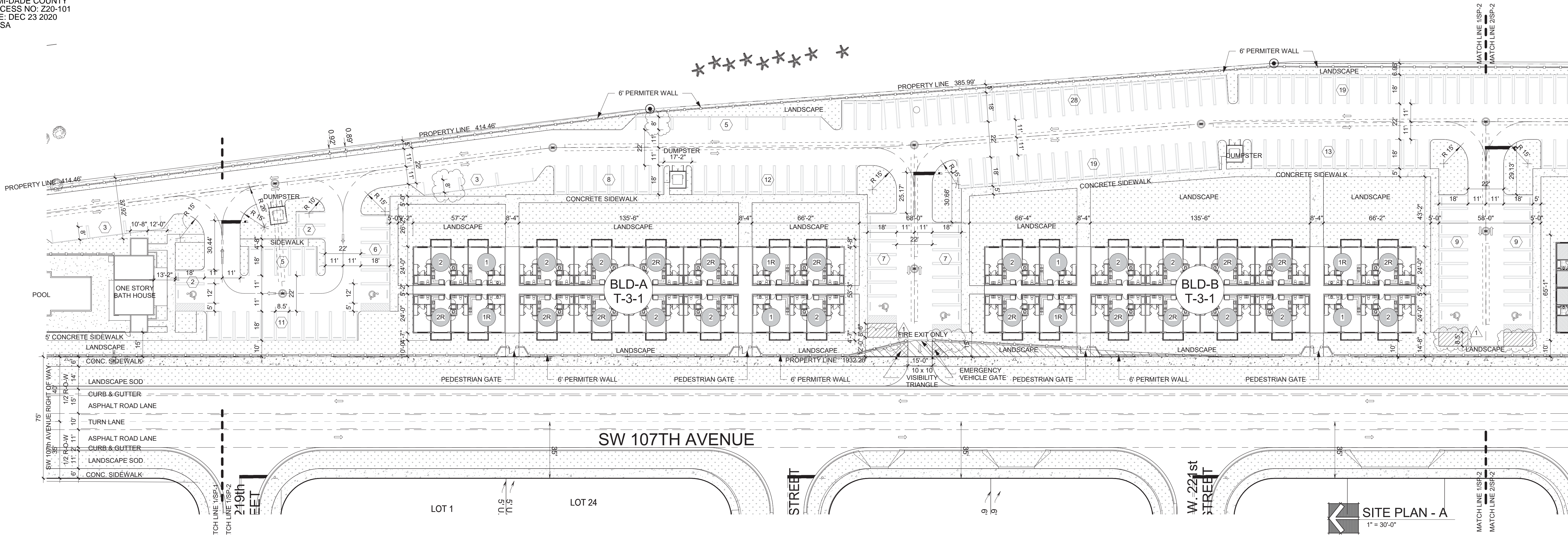
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DRAWN BY: SH
CHECKED BY: LB
DATE: 08/23/19

LEOPOLDO BELLON, AIA (AR-8737)

SITE PLAN

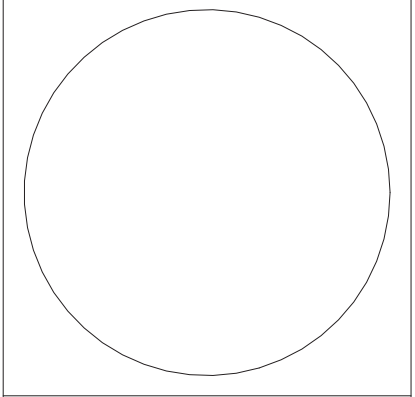
SP-1

SHEET OF



No.	DATE	DESCRIPTION
1	7/23/2020	REV 1

PROJECT No. OAK ENCLAVE
DRAWN BY: SH
CHECKED BY: LB
DATE: 08/23/19

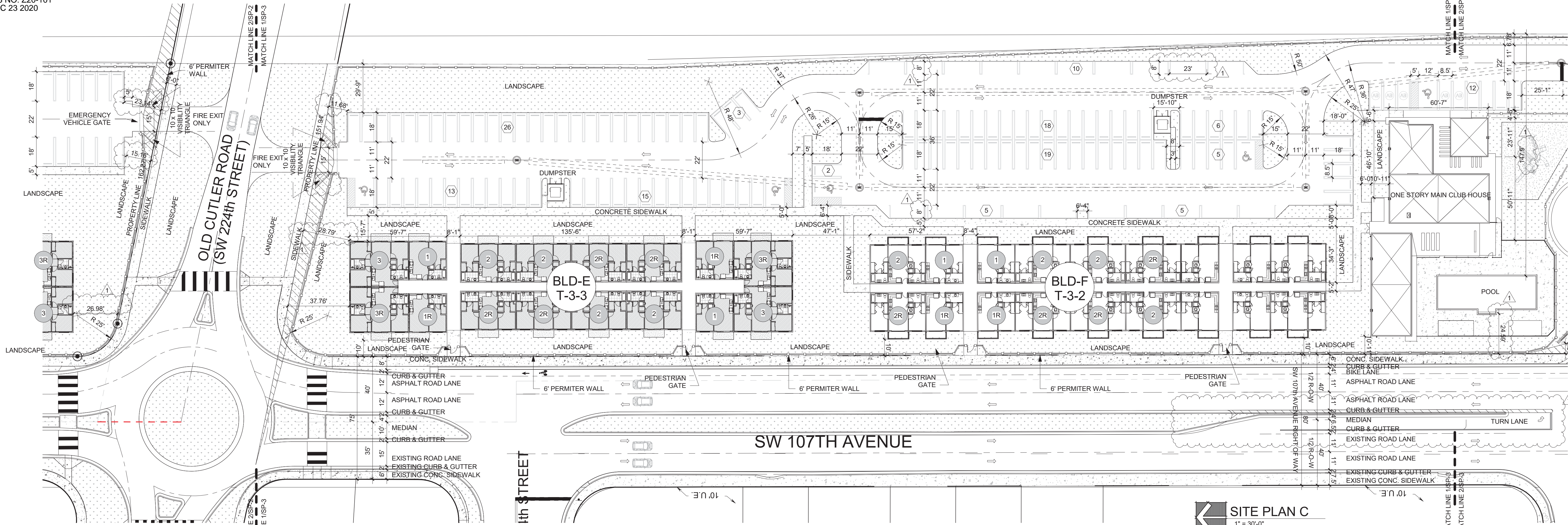


LEOPOLDO BELLÓN, AIA (AR-8737)

SITE PLAN

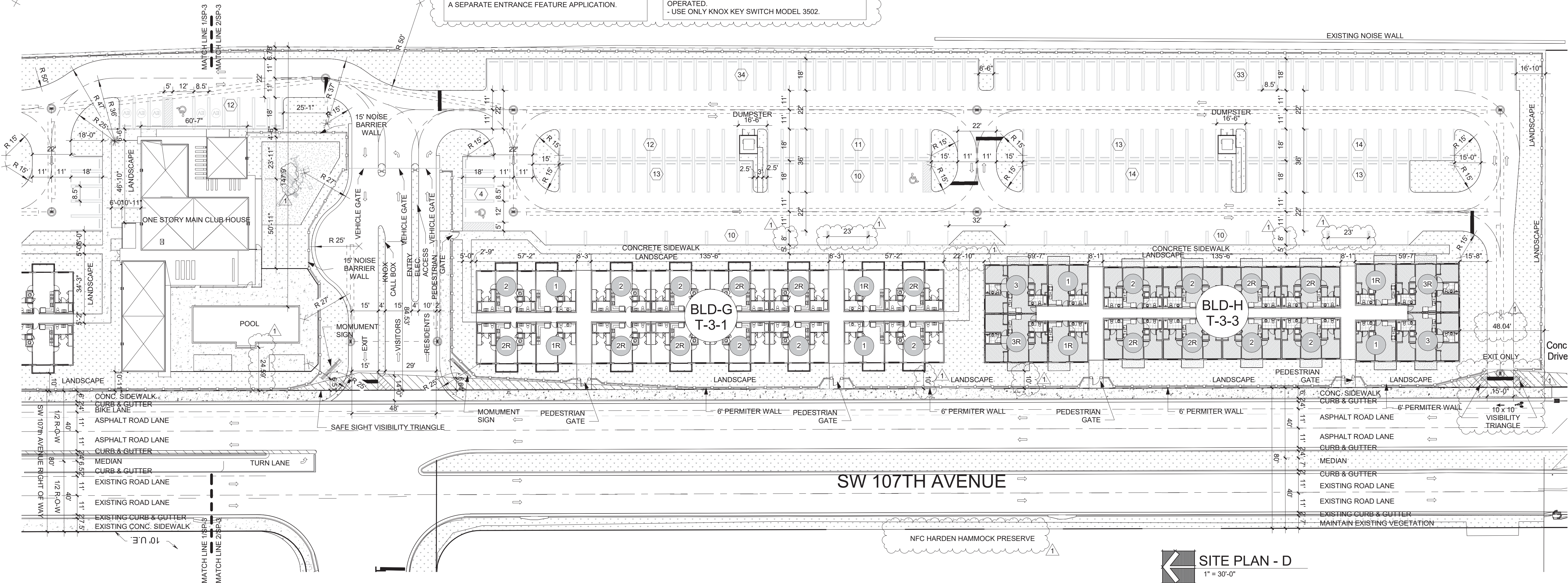
SP-2

SHEET OF



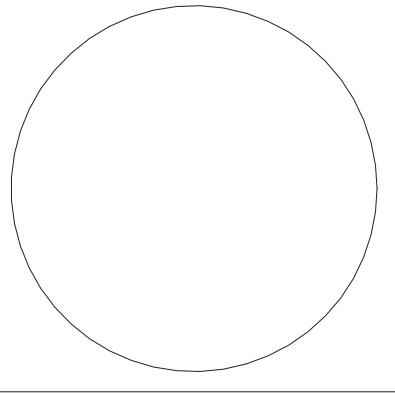
ENTRANCE FEATURE NOTE:
- NOT-A-PART OF THIS APPLICATION AND WILL REQUIRE A SEPARATE ENTRANCE FEATURE APPLICATION.

FIRE ENTRY ACCESS NOTE:
- ALL ACCESS VEHICULAR GATES TO BE ELECTRICALLY OPERATED.
- USE ONLY KNOX KEY SWITCH MODEL 3502.



No.	DATE	DESCRIPTION
1	7/23/2020	REV 1

PROJECT No. OAK ENCLAVE
DRAWN BY: Author
CHECKED BY: Checker
DATE: 01/15/20



LEOPOLDO BELLÓN, AIA (AR-8737)

SITE PLAN

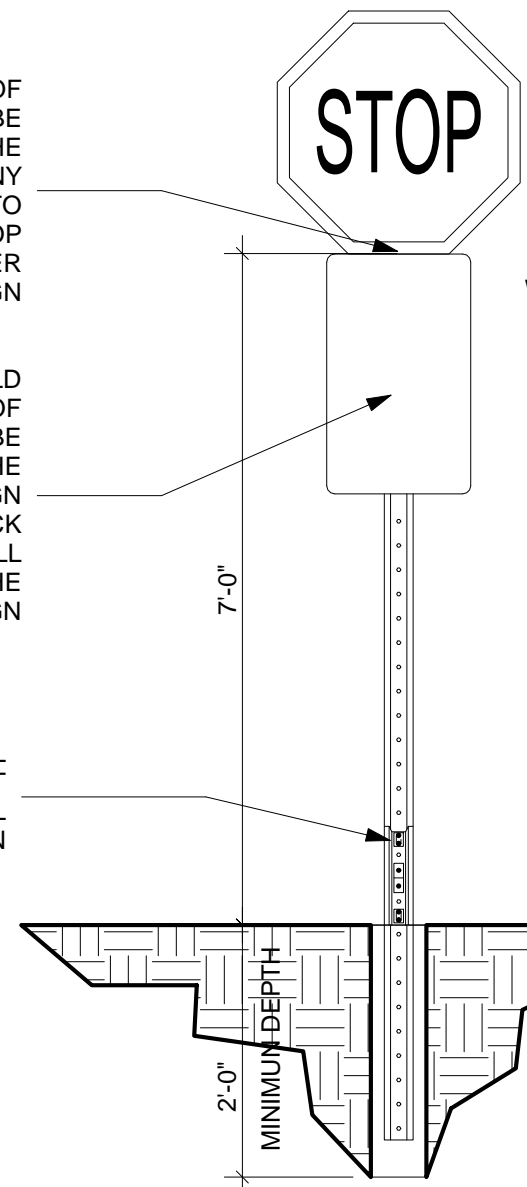
DIAMOND GRADE (3M 3970G WHITE) OR EQUIVALENT, PRESSURE SENSITIVE RED TRANSLUCENT INK SILK SCREENED CLEAR COATED OR MYLAR OVER DIAMOND GRADE

R1-1 (30" x 30") THE TOP OF THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN, SHALL BE SMALLER THAN THE STOP SIGN

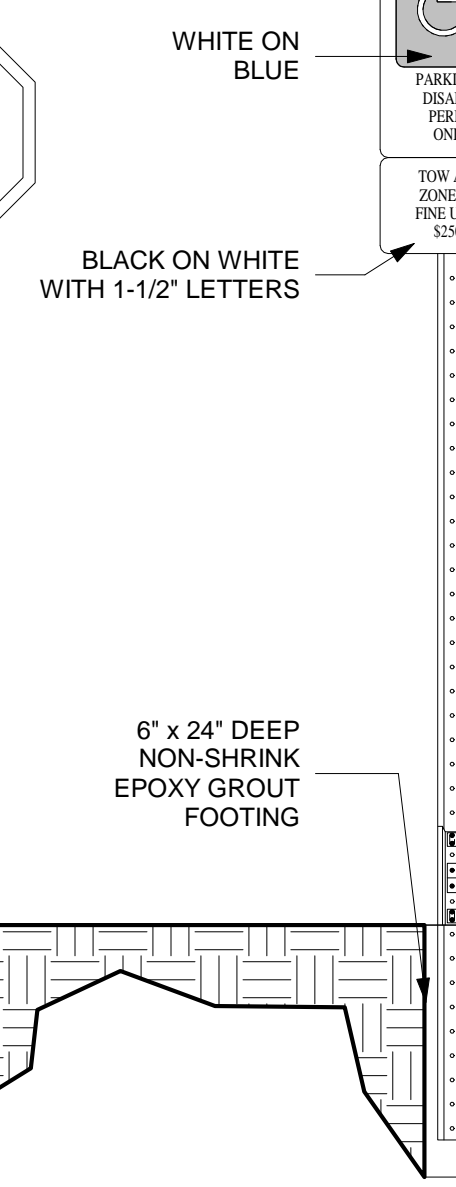
STOP. DO NOT ENTER, YIELD R1-1 (30" x 30") THE TOP OF THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN, SHALL BE SMALLER THAN THE STOP SIGN

STANDARD CHANNEL SIGN POST 12" 3#/FT FLANGED U-CHANNEL TYPE PAINTED GREEN

1 1/2" W/ GALV. MTL. STRAP W/ CARRIAGE THRU BOLTS TWO PER SIGN FOR MOUNTING.

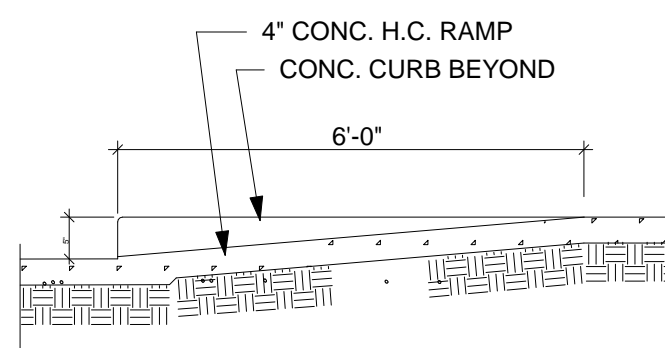


TYPICAL STOP SIGN
NOT TO SCALE

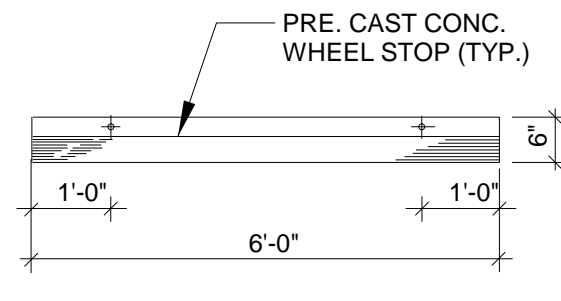


HANDICAP PARKING SIGN
NOT TO SCALE

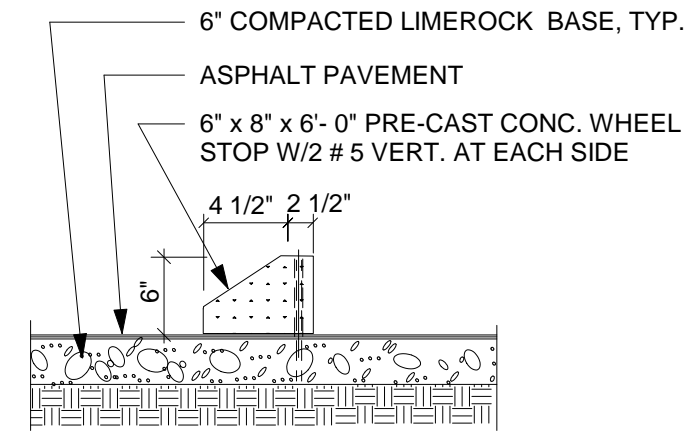
STOP SIGN
NOT TO SCALE



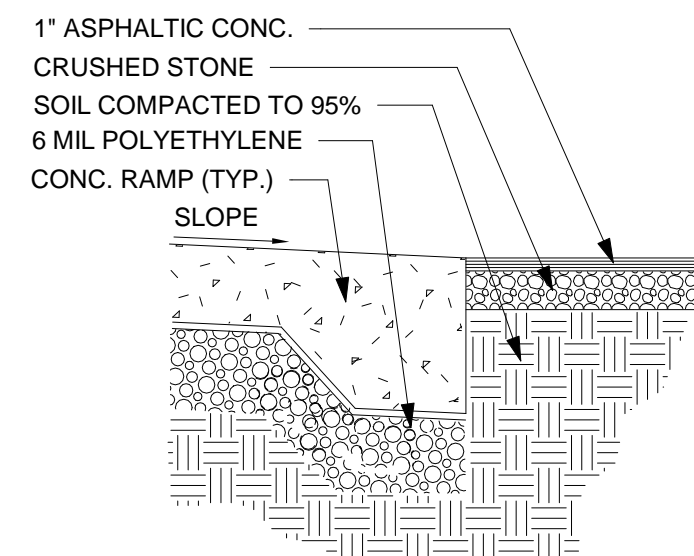
HANDICAPPED RAMP



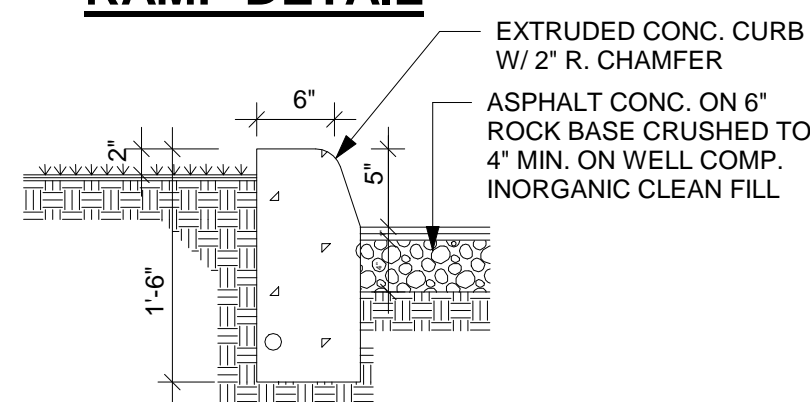
WHEEL STOP PLAN



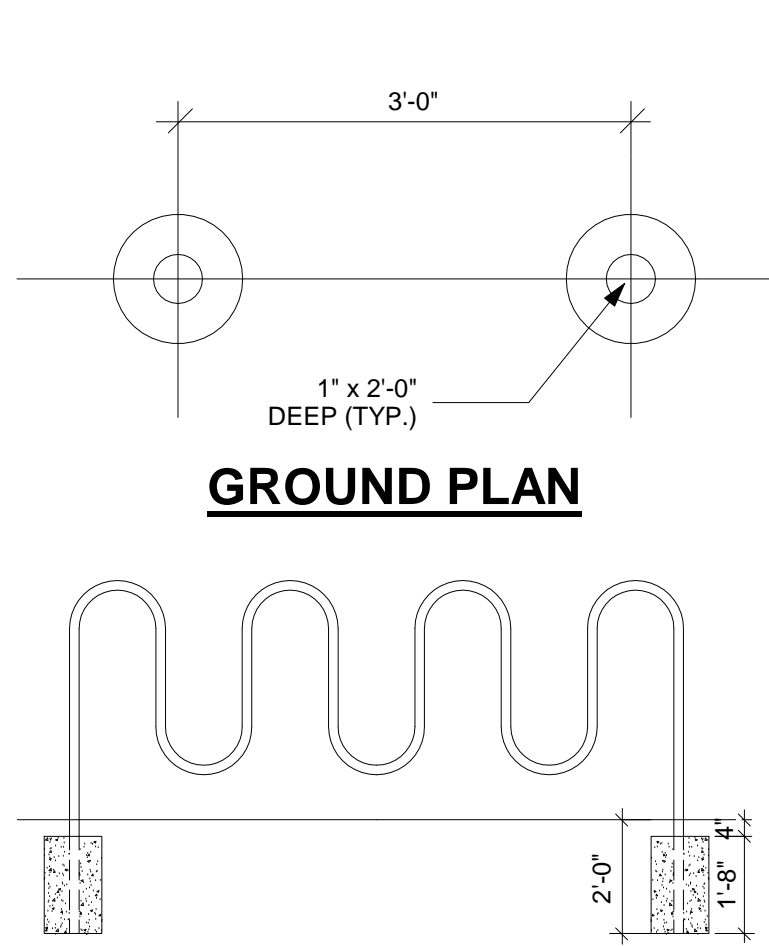
WHEEL STOP SECTION



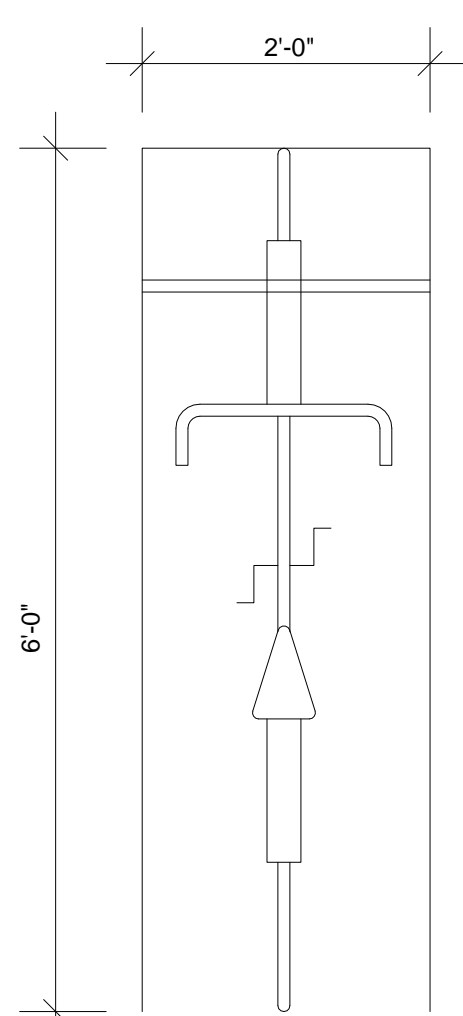
RAMP DETAIL



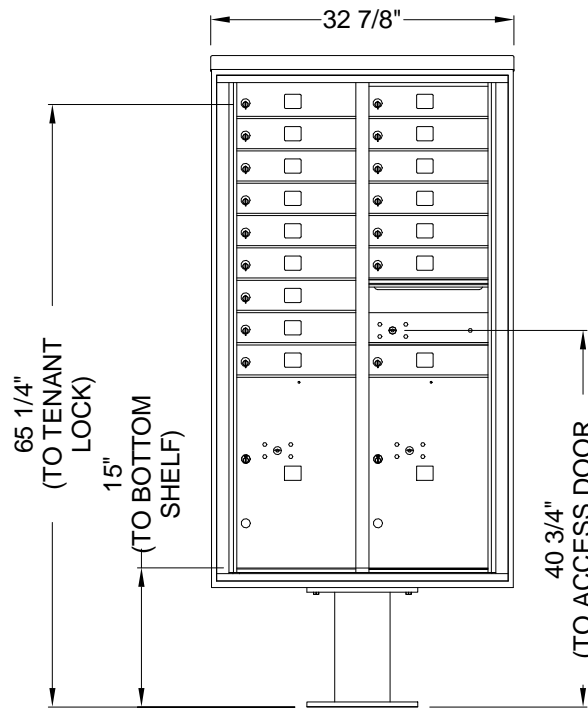
CONCRETE CURB



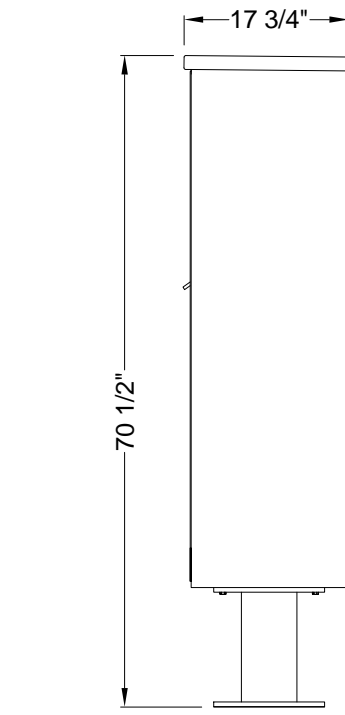
BICYCLE RACK ELEVATION



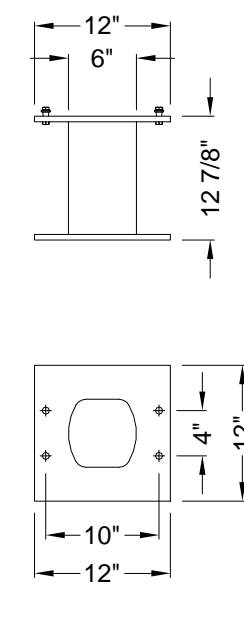
BICYCLE RACK



FRONT ELEVATION

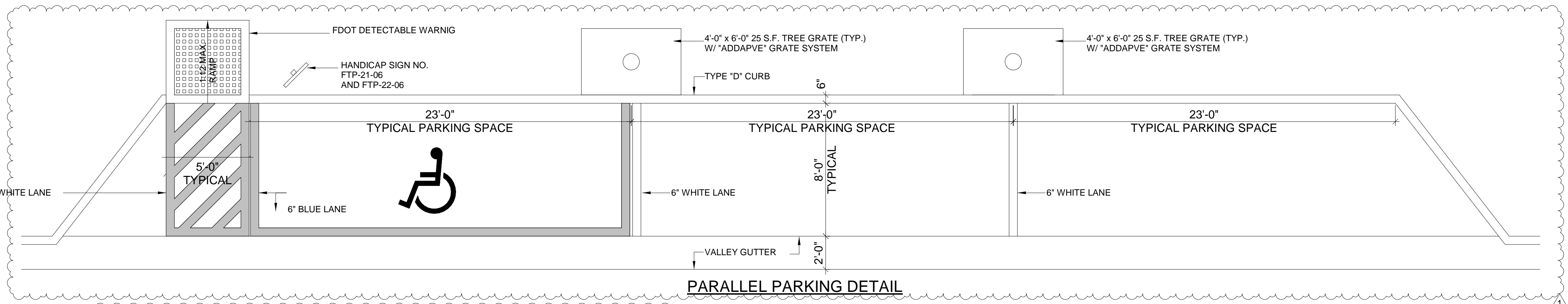


SIDE ELEVATION

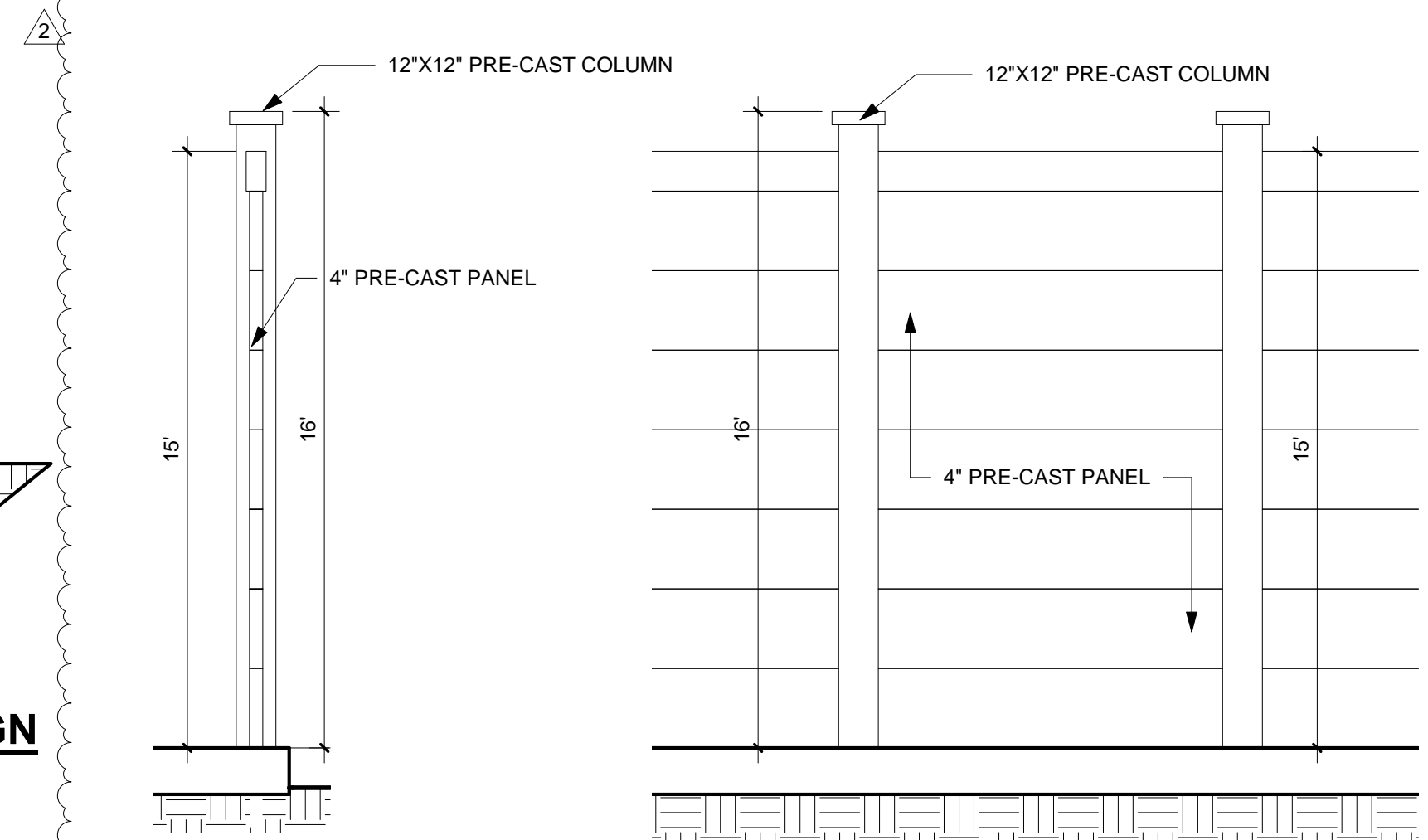


PEDESTAL DETAIL

MAILBOX STD-4C MAILBOX (USPS APPROVED)
NOT TO SCALE

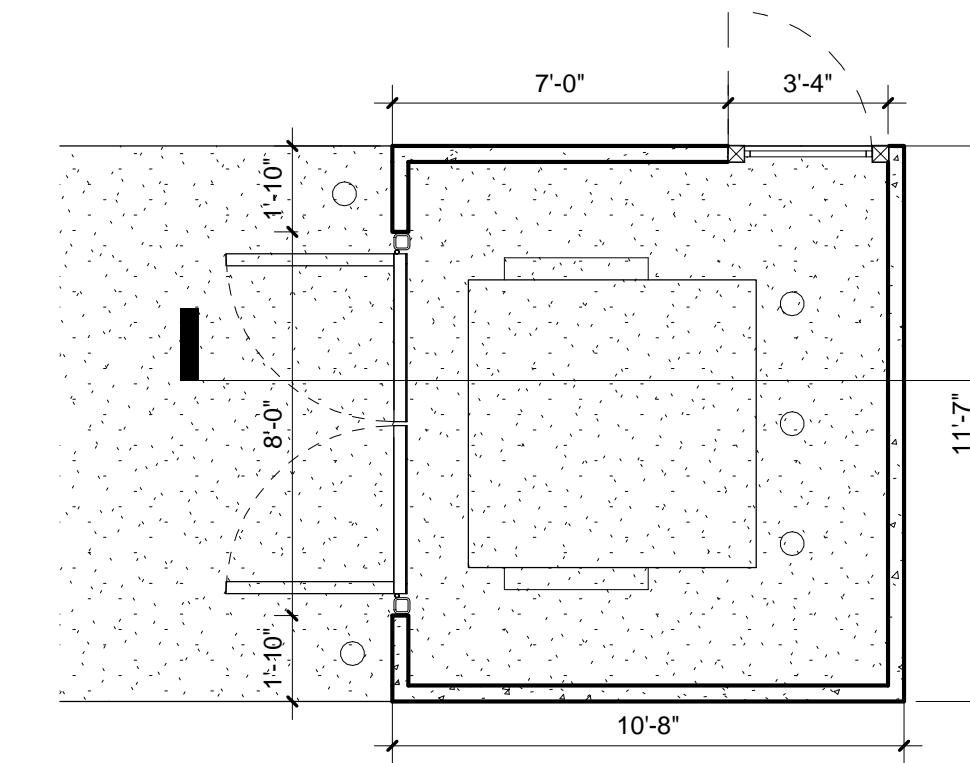


PARALLEL PARKING DETAIL

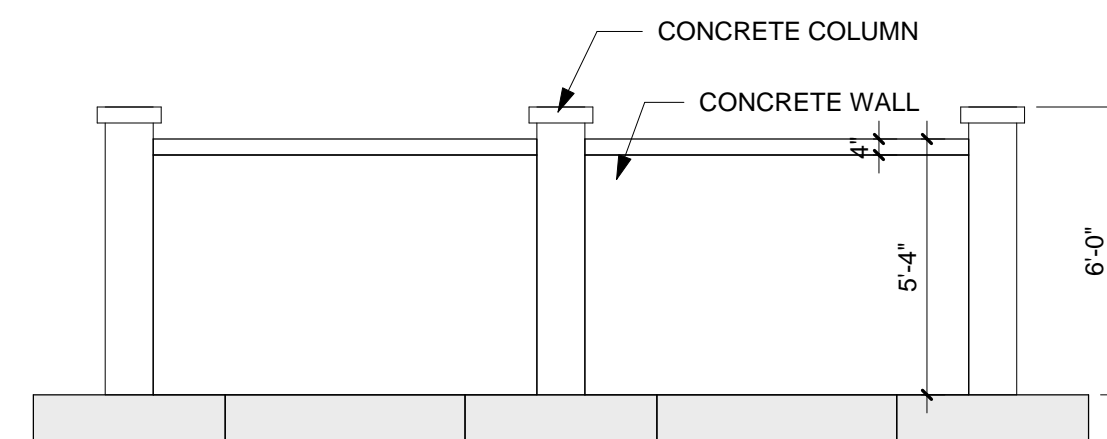


NOISE BARRIER WALL SECTION
1/4" = 1'-0"

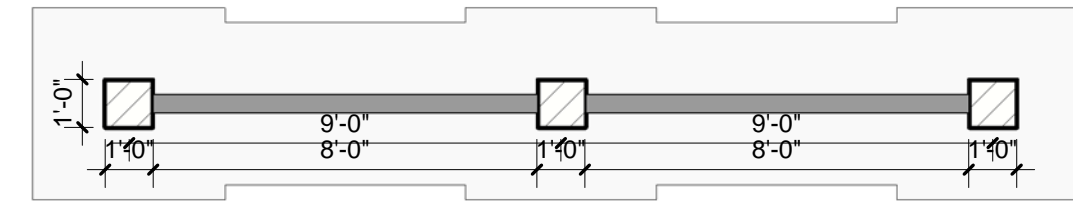
NOISE BARRIER WALL 15'
1/4" = 1'-0"



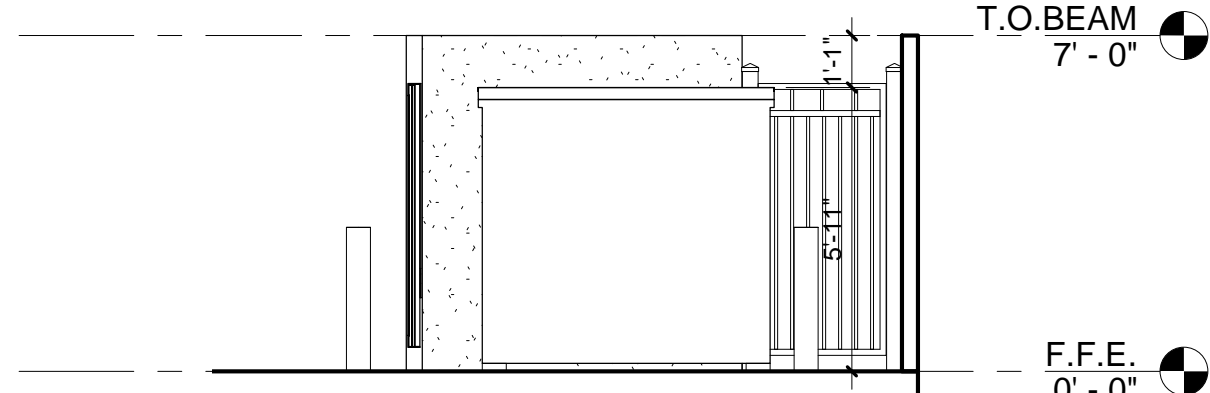
DUMPSTER FLOOR PLAN
1/4" = 1'-0"



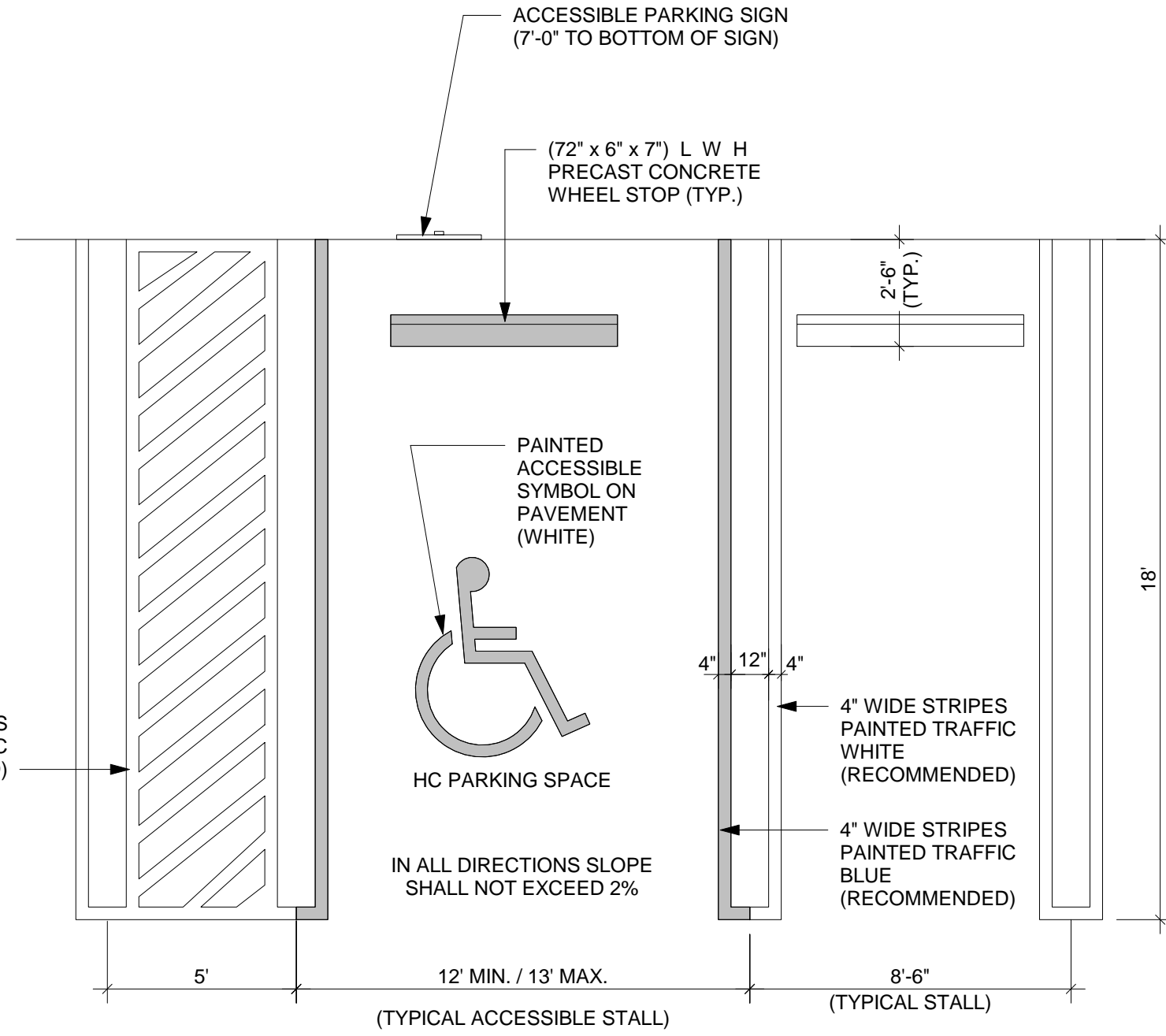
PERIMETER WALL ELEVATION
1/4" = 1'-0"



PERIMETER WALL
1/4" = 1'-0"



DUMPSTER SECTION
1/4" = 1'-0"

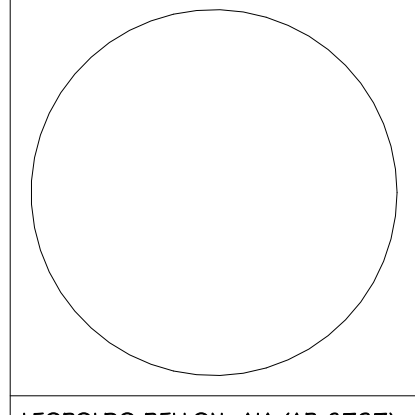


HANDICAP PARKING SIGN
SCALE 1/4"=1'-0"

PARKING DETAIL
NOT TO SCALE

No.	DATE	DESCRIPTION
1	7/23/2020	REV1
2	10/13/2020	REV2

PROJECT No. OAK ENCLAVE
DRAWN BY: Author
CHECKED BY: Checker
DATE: 09/04/19



LEOPOLDO BELLÓN, AIA (AR-8737)
SITE PLAN DETAILS

PLANTING SCHEDULE TOTALS						
Family	Type	Scientific Name	Count	Calp	Canopy	Height
NEW TREE	CRAPE MYRTLE	Lagerstroemia indica	221	3"	6'	12'
NEW TREE	GUMBO LIMBO TREE	Bursera simaruba	189	3"	6'	12'
NEW PALM	MONTGOMERY PALM	Veitchia arecina	55	3"	6'	12'
NEW TREE	OAK TREE	Quercus	87	6"	6'	14'
			552			

NEW PLANTING SCHEDULE						
Family	Type	Scientific Name	Count	Calp	Canopy	Height
NEW TREE	CRAPE MYRTLE	Lagerstroemia indica	187	3"	6'	12'
NEW TREE	GUMBO LIMBO TREE	Bursera simaruba	189	3"	6'	12'
NEW TREE	OAK TREE	Quercus	10	6"	6'	14'
			386			

STREET TREES SCHEDULE						
Family	Type	Scientific Name	Count	Calp	Canopy	Height
NEW TREE	CRAPE MYRTLE	Lagerstroemia indica	34	3"	6'	12'
NEW PALM	MONTGOMERY PALM	Veitchia arecina	55	3"	6'	12'
NEW TREE	OAK TREE	Quercus	77	6"	6'	14'
			166			

NEW SHRUB SCHEDULE						
Family	Type	Scientific Name	Count	Comment		
SHRUB	COCO PLUM	Chrysobalanus icaco	5577	18" HT. X 18" SPR. / 18" O.C. 3 GAL.		
SHRUB	THRYALLIS	Galphimia speciosa	950	18" HT. X 18" SPR. / 18" O.C. 3 GAL.		

Grand total: 6527

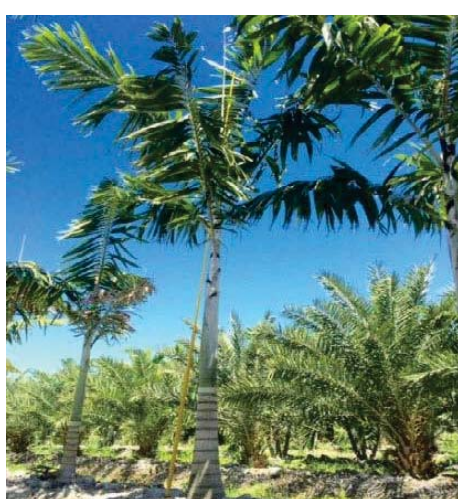
6527



FOXTAIL PALM



GUMBO LIMBO TREE



MONTGOMERY PALM



OAK TREE

PLANTING LEGEND

NOT TO SCALE

MONTGOMERY PALM

FOXTAIL PALM

ROYAL POINSETTIA

SLASH PINE

GUMBO LIMBO TREE

OAK TREE

REMOVED TREE / PALM

MIAMI-DADE COUNTY - OLD CUTLER LANDSCAPE LEGEND

ZONING DISTRICT RU-4M Modified Apartment House District, 35.9 units/net acre

NET LOT AREA: 598352 SF 13.74 Acres

OPEN SPACE A. Square feet of open space required by Chapter 33, as indicated on site plan: 598352 x 25% 149588

Net lot area: 598352 x 25% 149588

B. Square feet of parking lot open space required by Chapter 33, as indicated on site plan: 670 x 10 sf./parking space 6700

C. Total square feet of landscaped open space required by Chapter 33: A+B = 156,288

156,288

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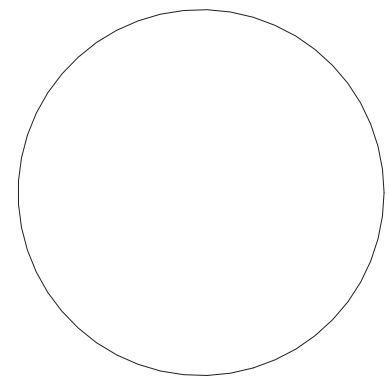
156,288

156,288

156,288

No.	DATE	DESCRIPTION
1	7/23/2020	REV1
2	10/13/2020	REV2

PROJECT No. OAK ENCLAVE
DRAWN BY: Author
CHECKED BY: Checker
DATE: 08/27/19

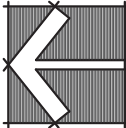
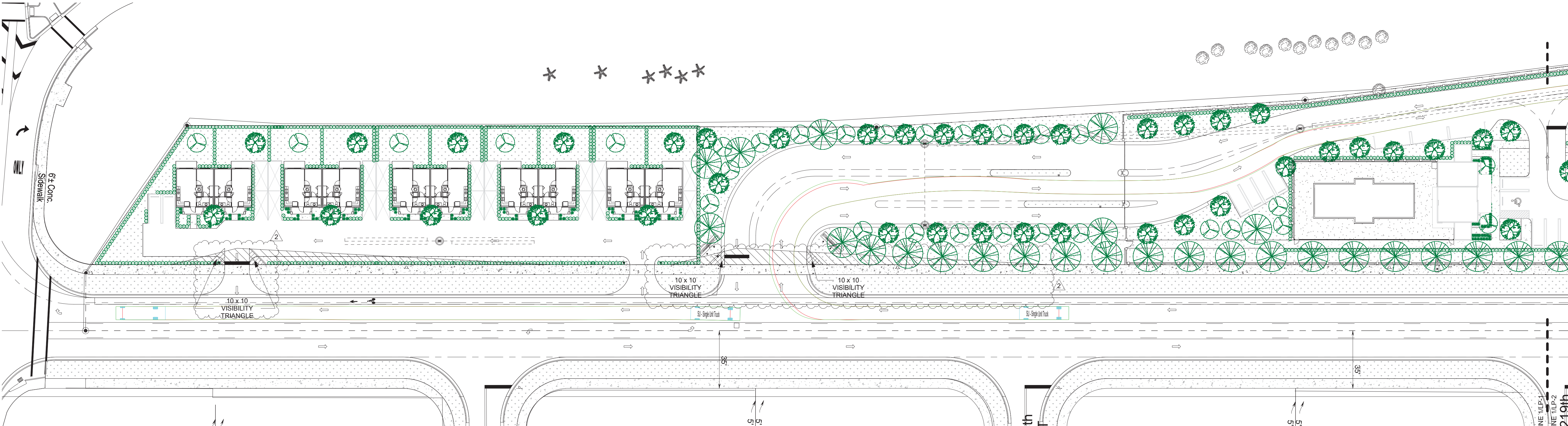


LEOPOLDO BELLON, AIA (AR-8737)

LANDSCAPE SCHEDULES

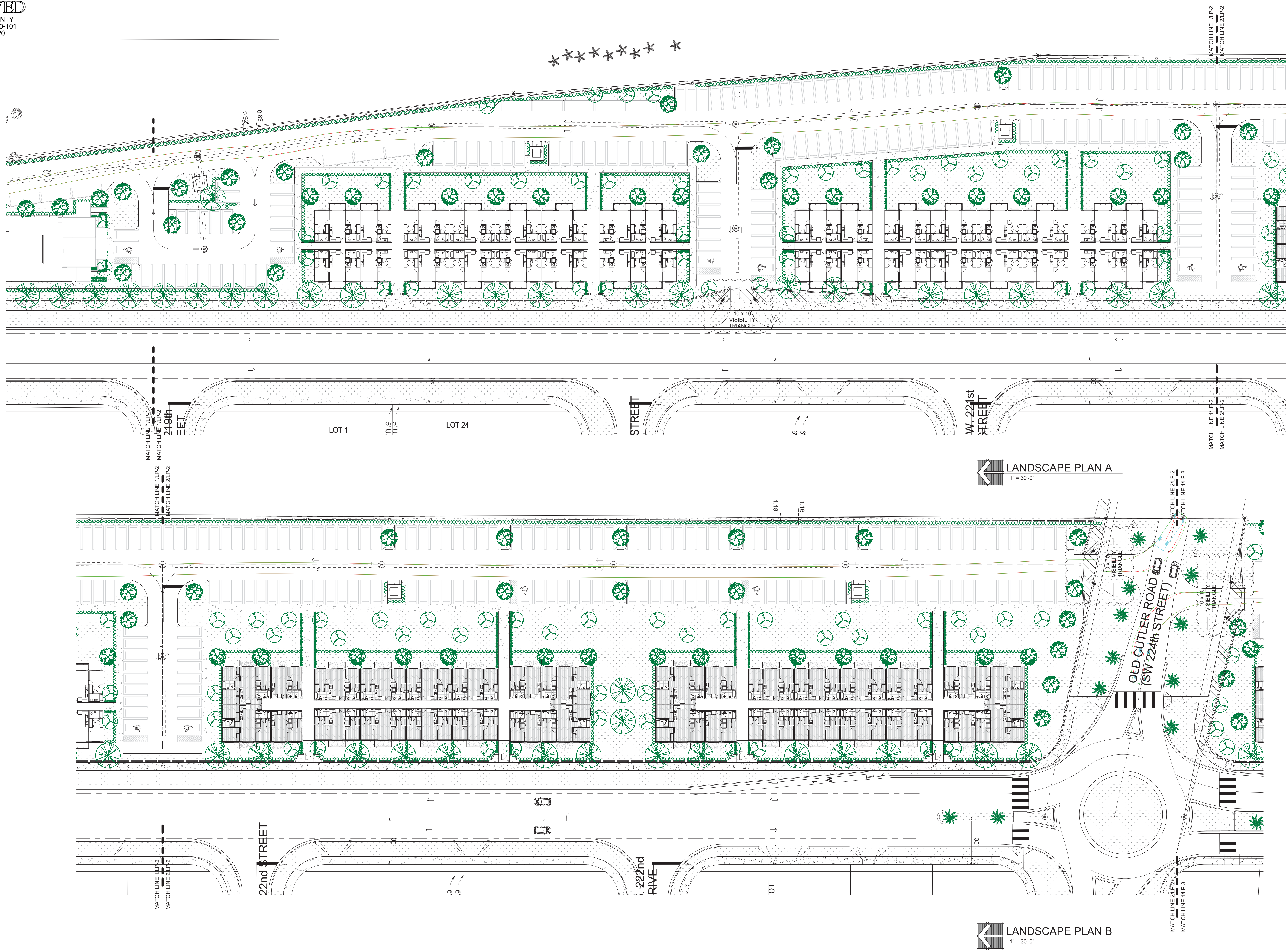
LP-1

SHEET OF



LANDSCAPE PLAN - ENTRY / MDC HOMELESS TRUST

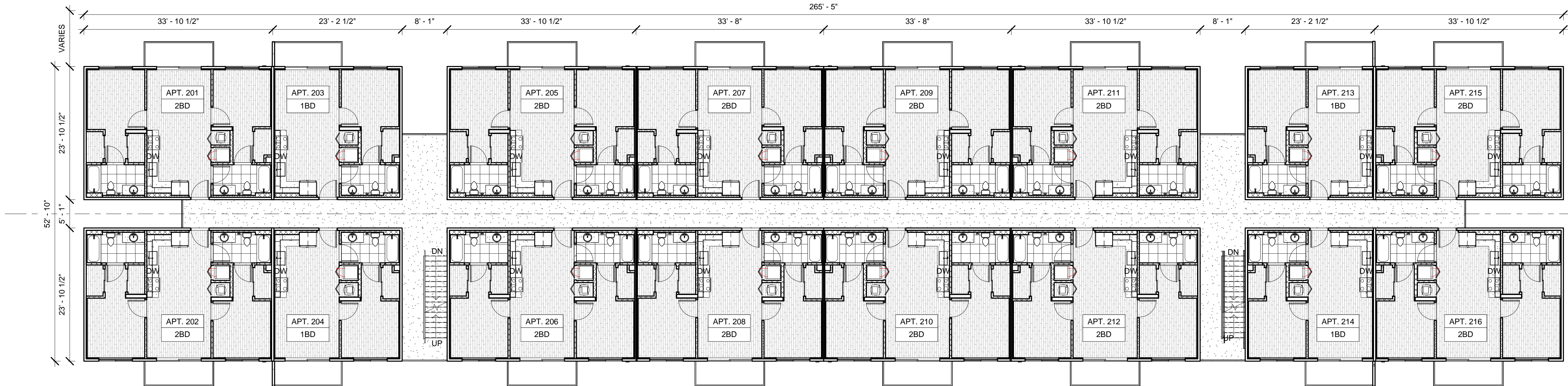
1" = 30'-0"



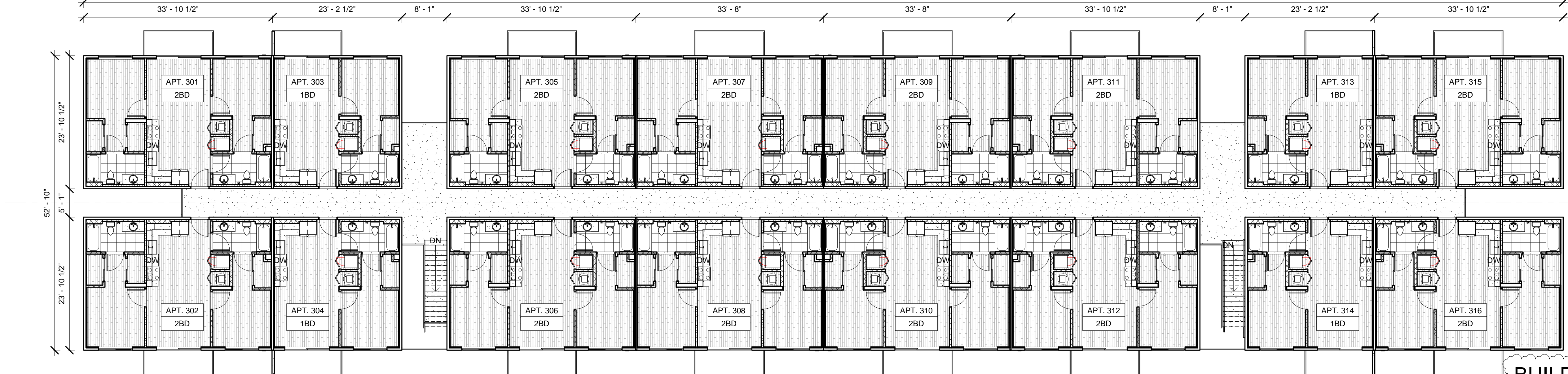
AHS_VERSION#6_8/26/2020



1 F.F. GROUND FLOOR
3/32" = 1'-0"



2 F.F. SECOND FLOOR
3/32" = 1'-0"



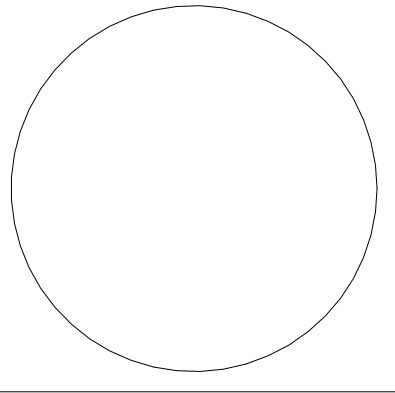
3 F.F. THIRD FLOOR
3/32" = 1'-0"

BUILDINGS A - B - G

NOTE:
REFER TO SITE PLAN FOR LOCATION OF BUILDINGS

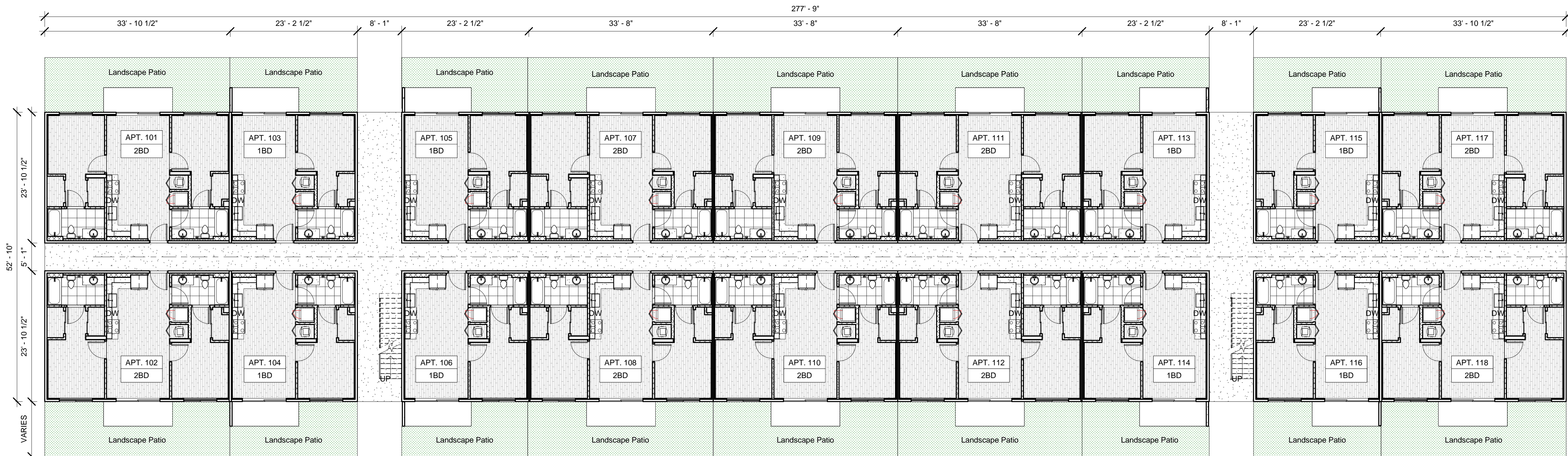
No.	DATE	DESCRIPTION
1	7/23/2020	Rev1

PROJECT No. AHS-OC
DRAWN BY: S.H.
CHECKED BY: L.B.
DATE: 01/14/2020

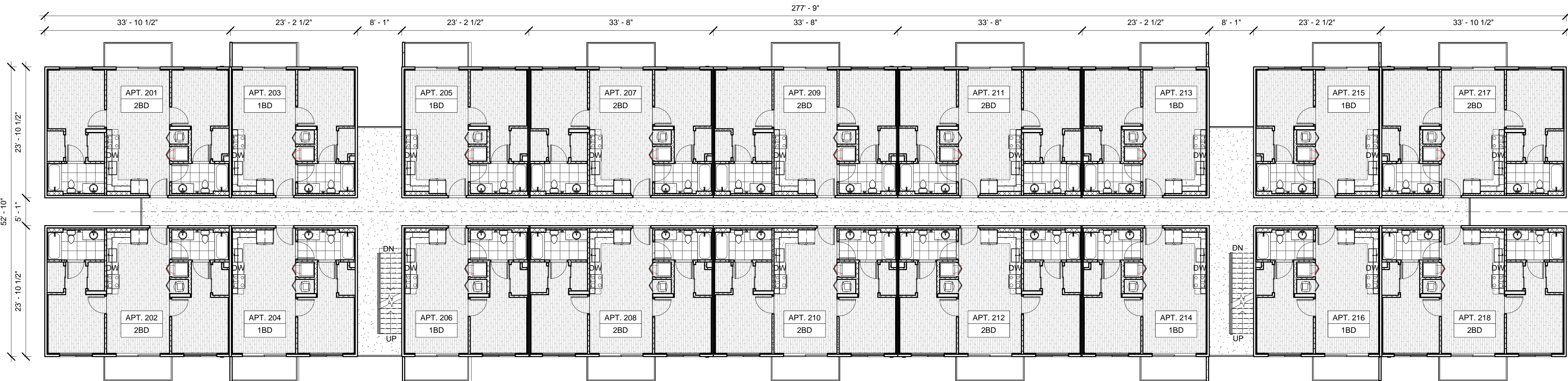


LEOPOLDO BELLÓN, AIA (AR-6737)
BUILDING T3-1 FLOOR PLANS

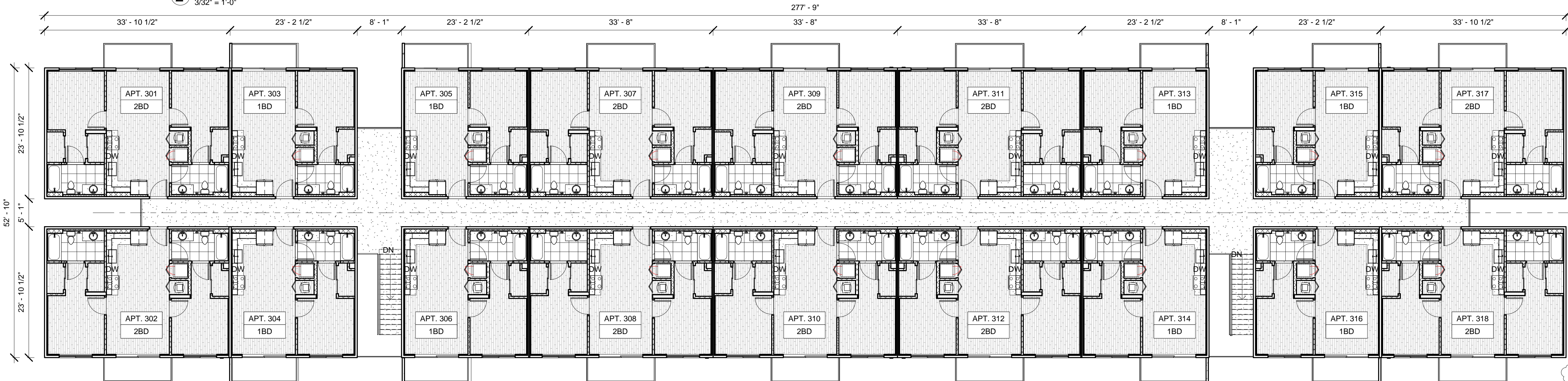
AHS_VERSION#5_8/26/2020



1 F.F. GROUND FLOOR
3/32" = 1'-0"



2 F.F. SECOND FLOOR
3/32" = 1'-0"



3 F.F. THIRD FLOOR
3/32" = 1'-0"

BUILDING F
NOTE:
REFER TO SITE PLAN FOR LOCATION OF BUILDINGS.

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BELLÓN
b

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ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

AHS AT OLD CUTLER
A MULTI-FAMILY RENTAL COMMUNITY DEVELOPMENT
SW 107TH AVE AND OLD CUTLER ROAD
MIAMI, FLORIDA

No.	DATE	DESCRIPTION
1	07/23/2020	REV 1

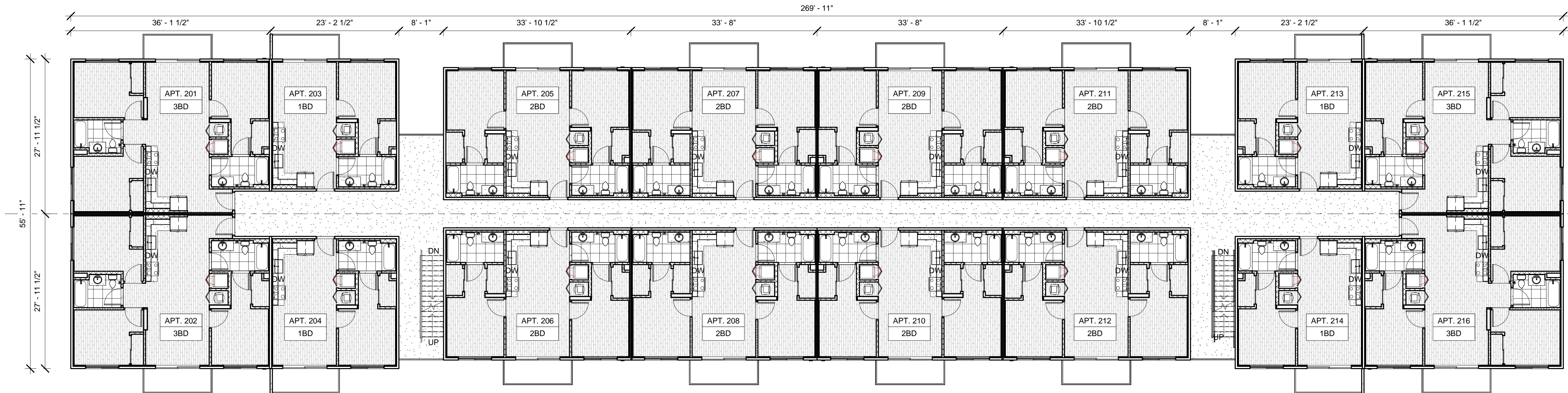
PROJECT No. AHS-OC
DRAWN BY: S.H.
CHECKED BY: L.B.
DATE: 01/14/2020

LEOPOLDO BELLÓN, AIA (AR-6737)
BUILDING T3-2 FLOOR PLANS

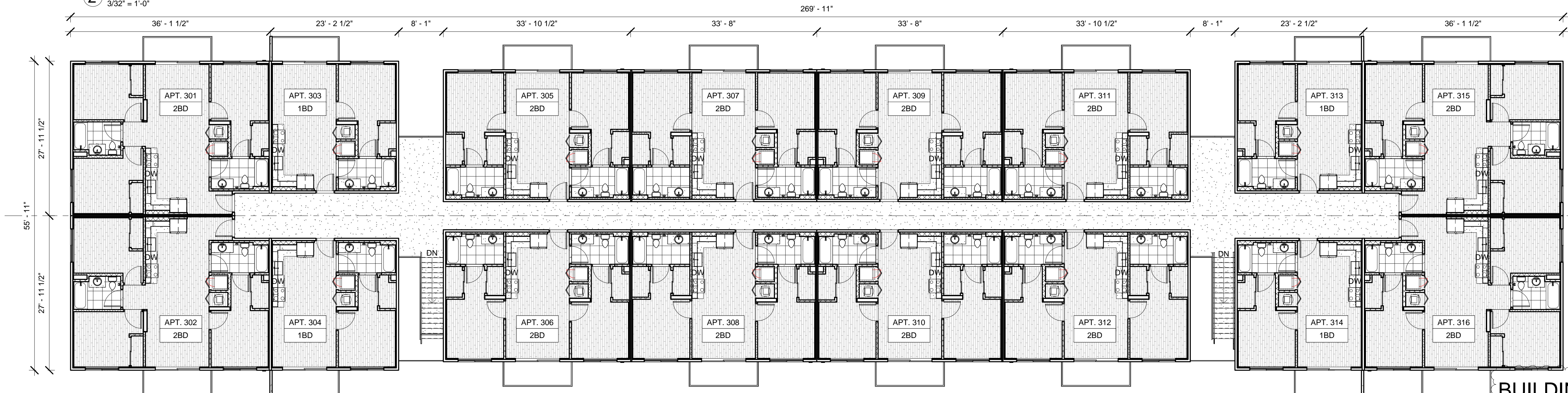
AHS_VERSION#5_8/26/2020



1 F.F. GROUND FLOOR
3/32" = 1'-0"



2 F.F. SECOND FLOOR
3/32" = 1'-0"



3 F.F. THIRD FLOOR
3/32" = 1'-0"

BUILDINGS C-D-E-H
NOTE:
REFER TO SITE PLAN FOR LOCATION OF BUILDINGS.

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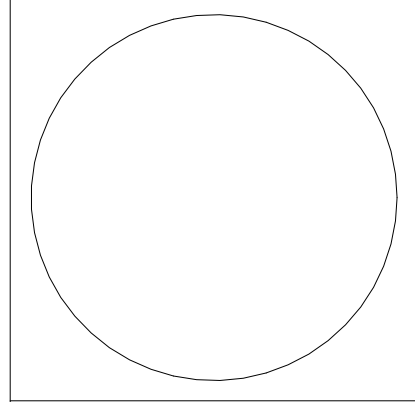
BELLÓN
b

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AHS AT OLD CUTLER
A MULTI-FAMILY RENTAL COMMUNITY DEVELOPMENT
SW 107TH AVE AND OLD CUTLER ROAD
MIAMI, FLORIDA

No.	DATE	DESCRIPTION
1	7/23/2020	REV 1

PROJECT No. AHS-OC
DRAWN BY: S.H.
CHECKED BY: L.B.
DATE: 01/14/2020



LEOPOLDO BELLÓN, AIA (AR-8737)
BUILDING T3-3 FLOOR PLANS



AHS AT OLD CUTLER
A MULTI-FAMILY RENTAL COMMUNITY DEVELOPMENT
SW 107TH AVE AND OLD CUTLER ROAD
MIAMI, FLORIDA

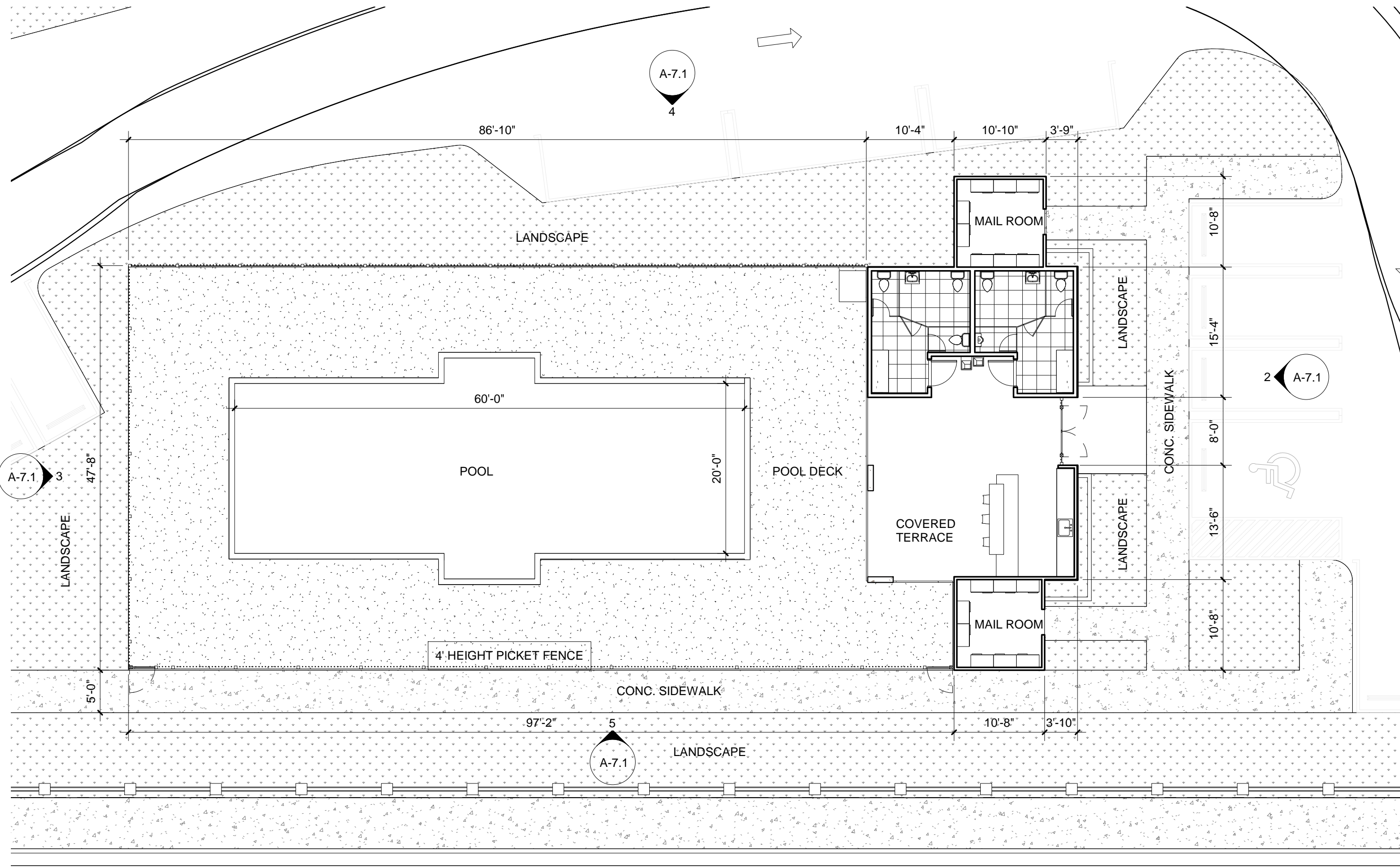
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CLUB HOUSE

A-7

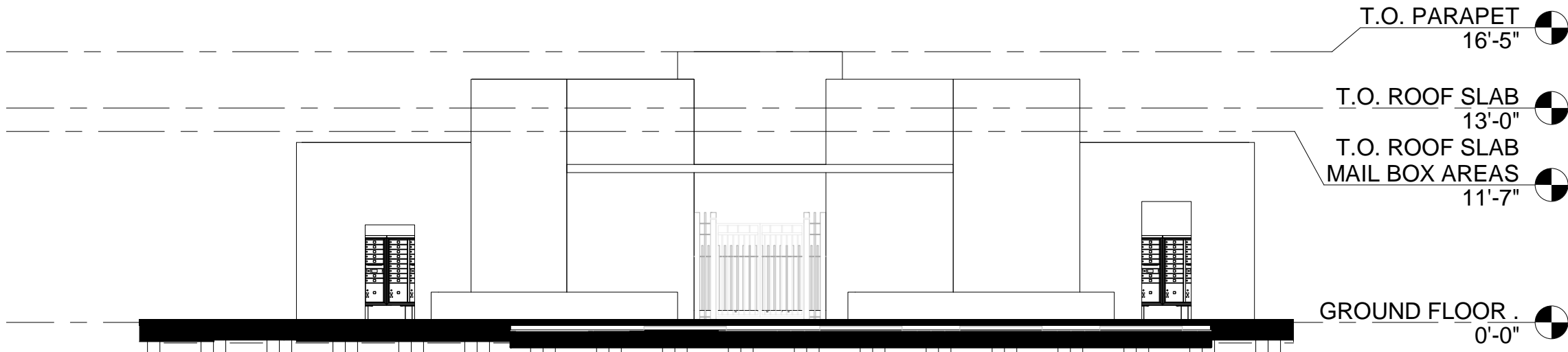
SHEET OF

AHS_VERSION#6_8/26/2020



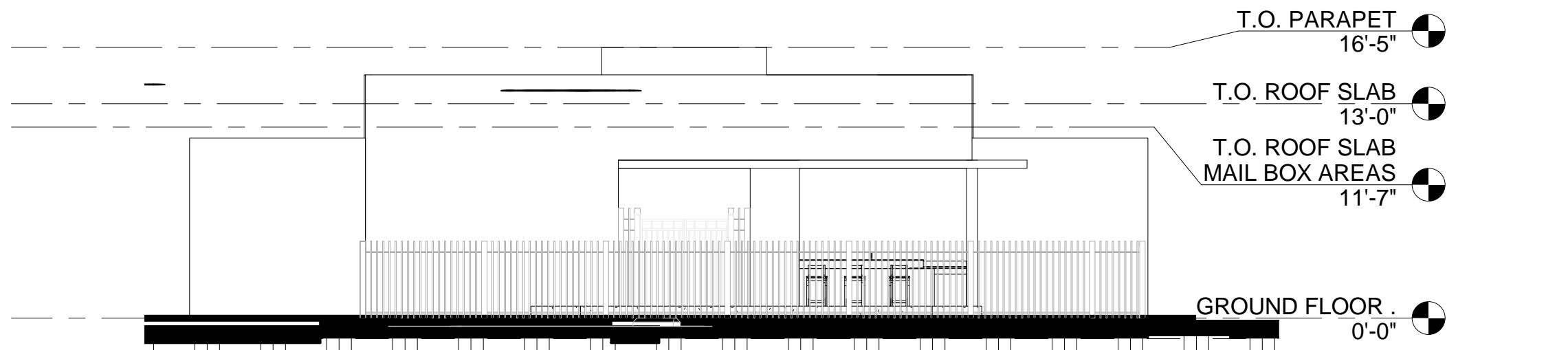
1 BATH HOUSE FLOOR PLAN

3/32" = 1'-0"



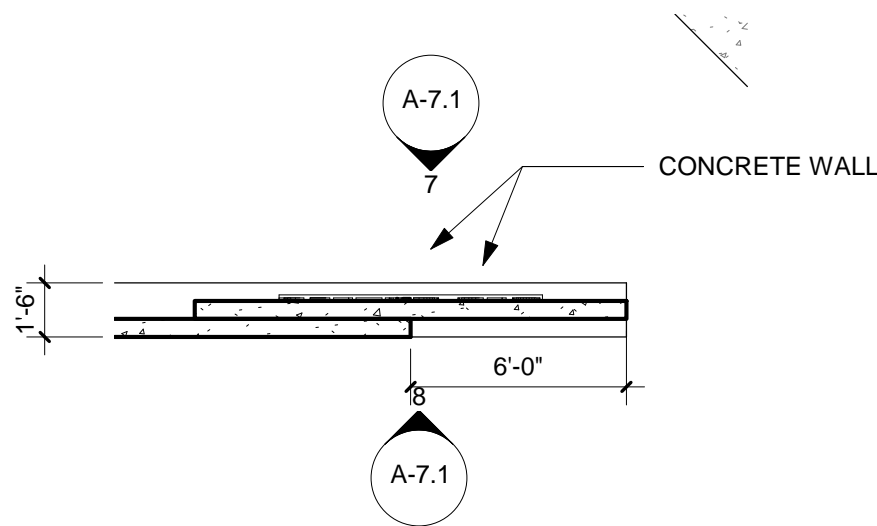
2 BATH HOUSE SOUTH ELEVATION

1/8" = 1'-0"



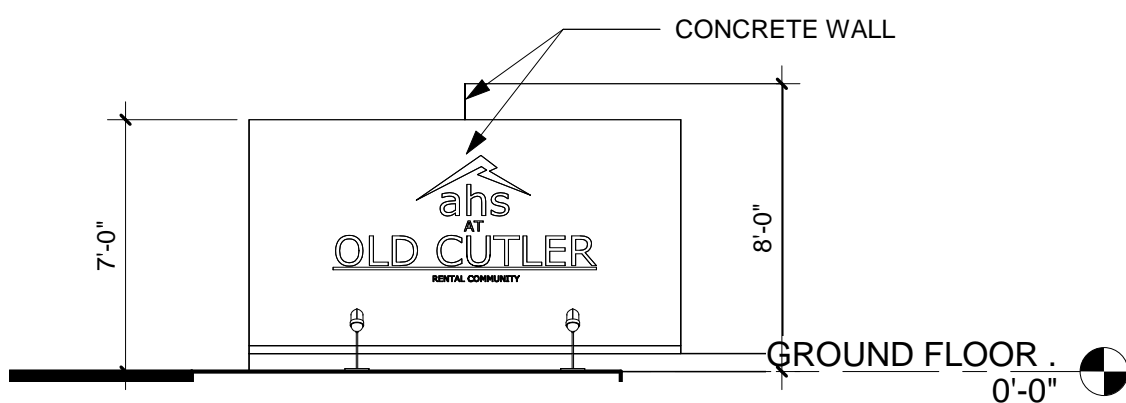
3 BATH HOUSE NORTH ELEVATION

1/8" = 1'-0"



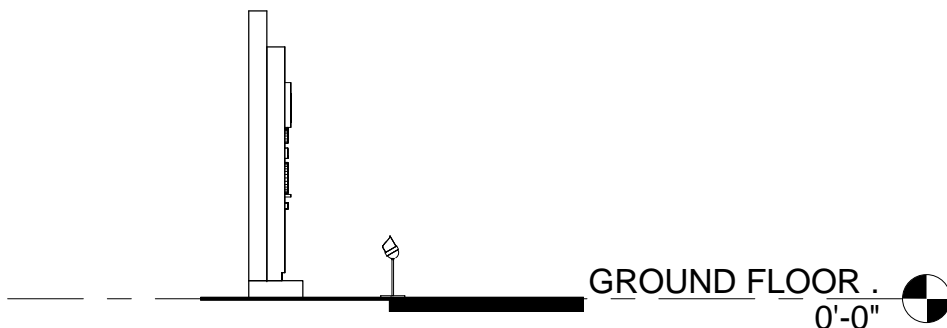
6 MONUMENT SIGN PLAN

3/16" = 1'-0"



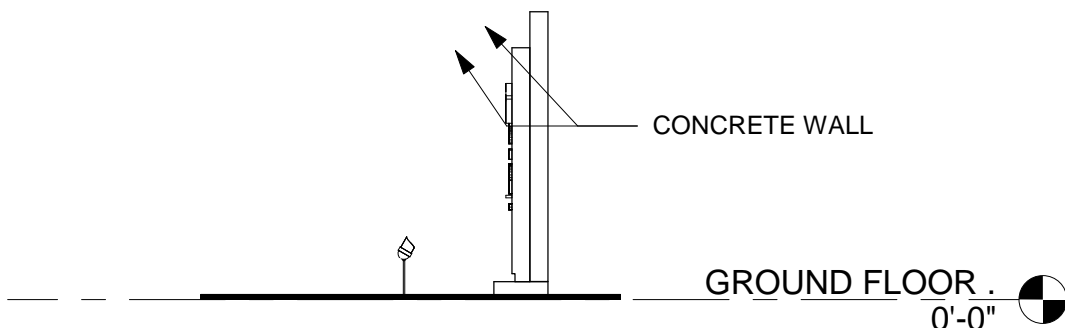
7 MONUMENT SIGN FRONT ELEVATION

3/16" = 1'-0"



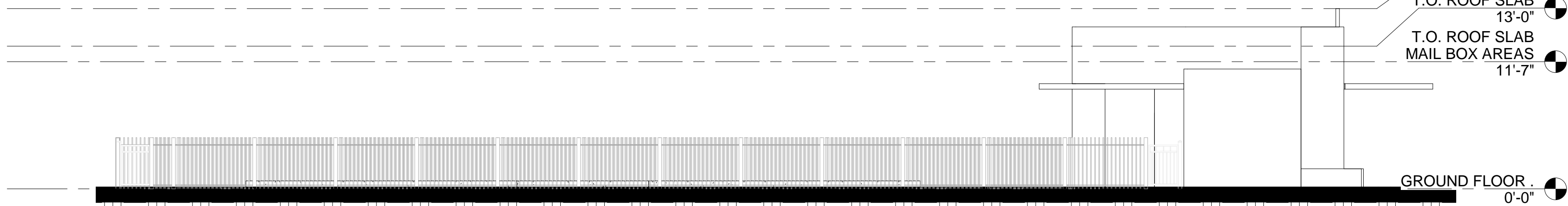
9 MONUMENT SIGN LEFT SIDE ELEVATION

3/16" = 1'-0"



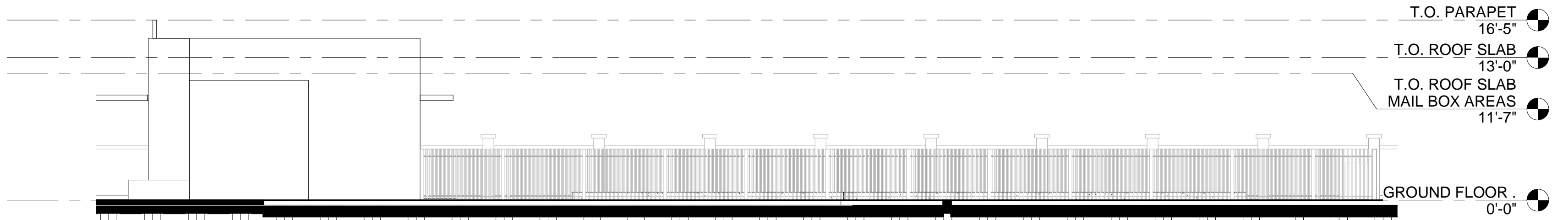
10 MONUMENT SIGN RIGHT SIDE ELEVATION

3/16" = 1'-0"



5 BATH HOUSE WEST ELEVATION

1/8" = 1'-0"



4 BATH HOUSE EAST ELEVATION

1/8" = 1'-0"

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AHS AT OLD CUTLER

A MULTI-FAMILY RENTAL COMMUNITY DEVELOPMENT

SW 107TH AVE AND OLD CUTLER ROAD
MIAMI, FLORIDA

No.	DATE	DESCRIPTION
1	7/23/2020	REV 1

PROJECT No. OAK ENCLAVE

DRAWN BY: Author

CHECKED BY: Checker

DATE: 09/16/19

LEOPOLDO BELLON, AIA (AR-8737)

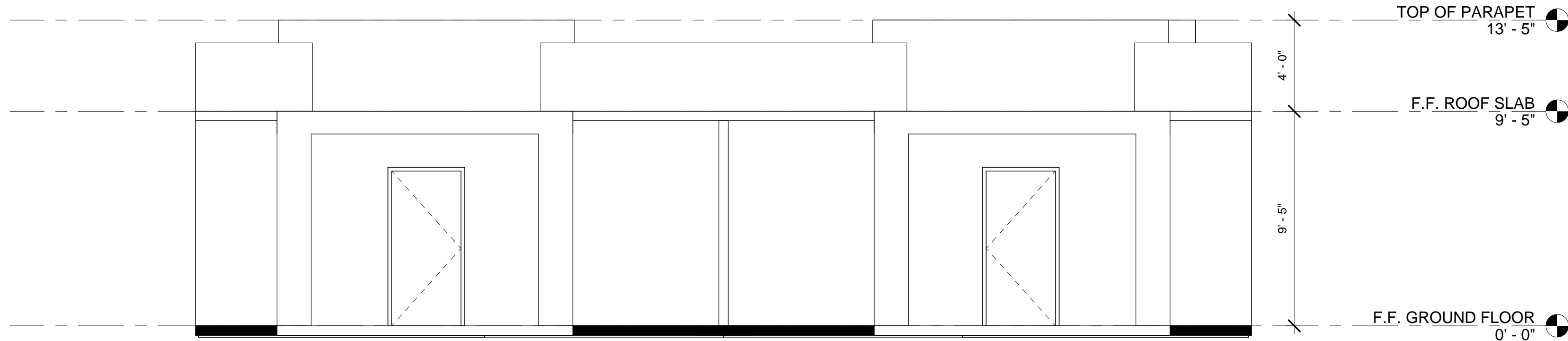
BATH HOUSE / MONUMENT SIGN

A-7.1

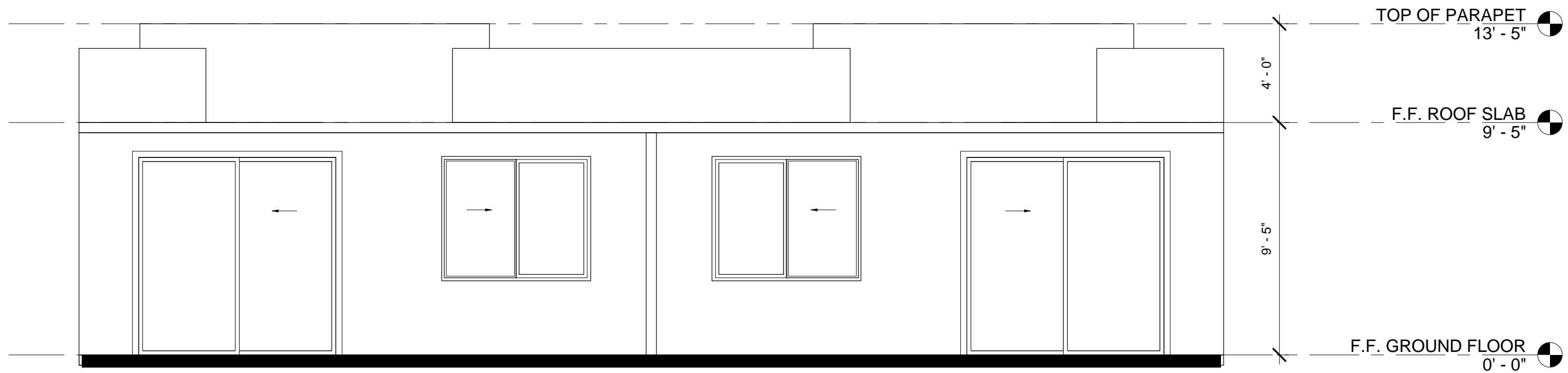
SHEET OF



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



2 FRONT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 SIDE ELEVATION - RIGHT
1/4" = 1'-0"



5 SIDE ELEVATION - LEFT
1/4" = 1'-0"

NOTE:
REFER TO SITE PLAN FOR LOCATION OF BUILDINGS AT THE MDC HOMELESS TRUST PARCEL.

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BELLÓN

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AHS AT OLD CUTLER

A MULTI-FAMILY RENTAL COMMUNITY DEVELOPMENT

SW 107TH AVE AND OLD CUTLER ROAD
MIAMI, FLORIDA

No.	DATE	DESCRIPTION

PROJECT No. AHS-OC

DRAWN BY: S.H.

CHECKED BY: L.B.

DATE: 01/14/2020

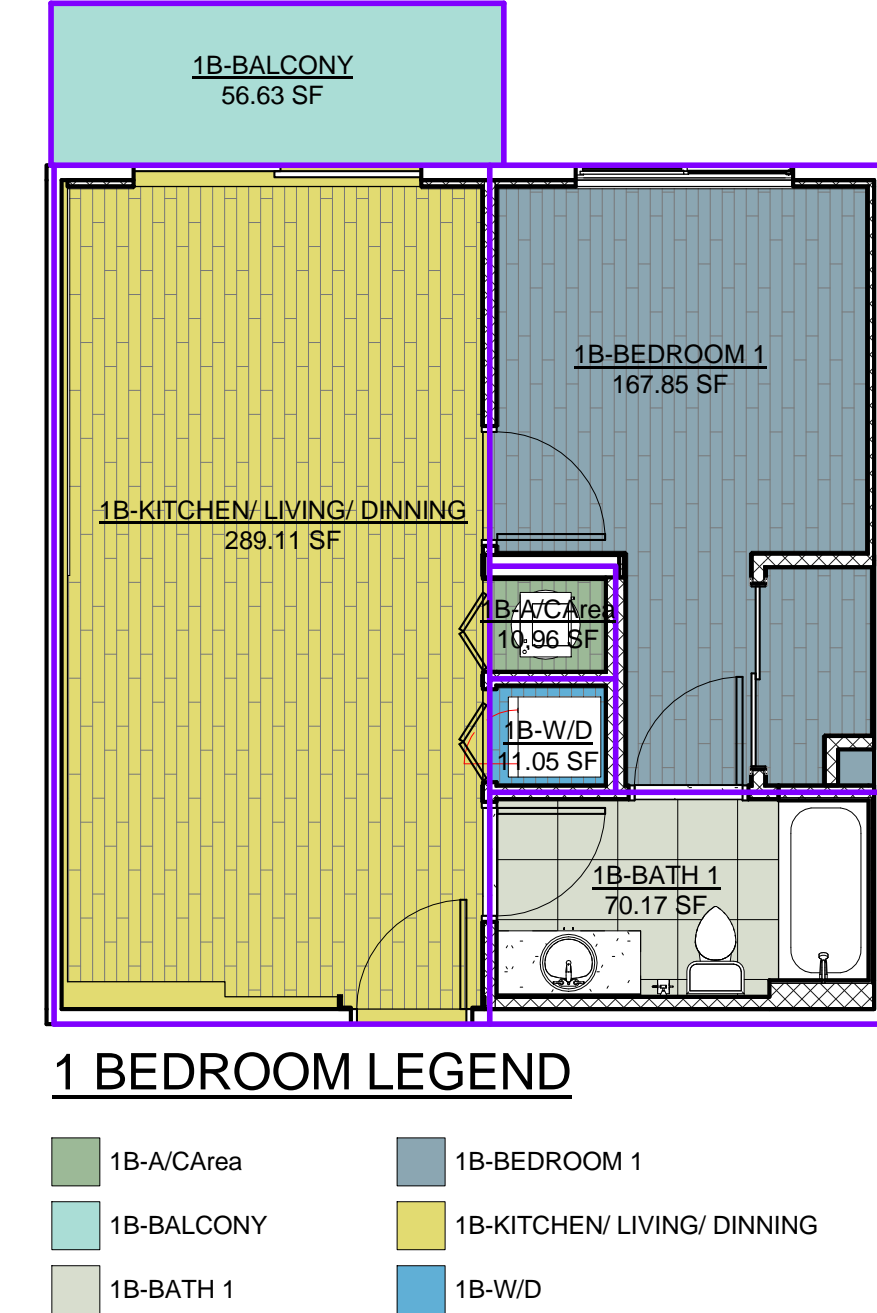
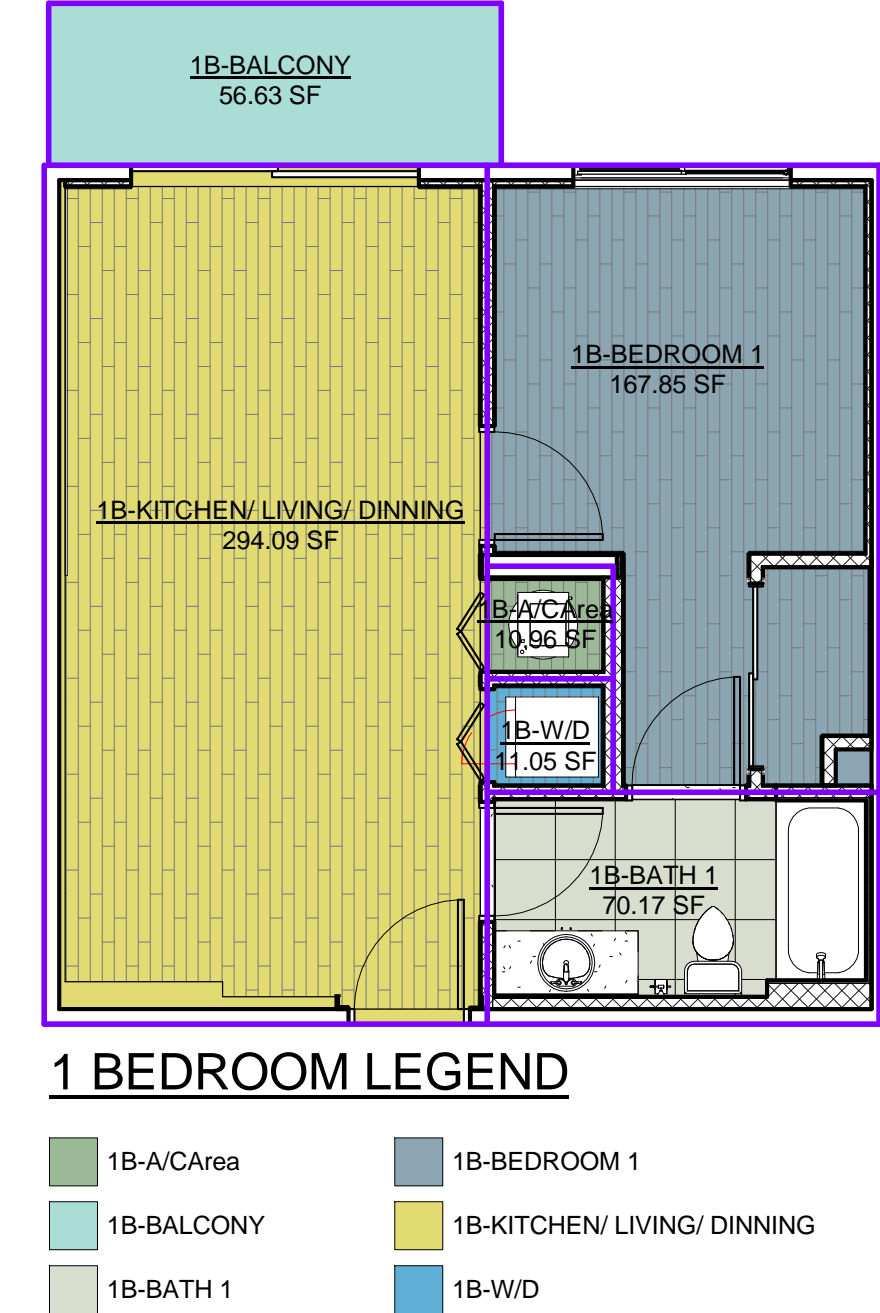
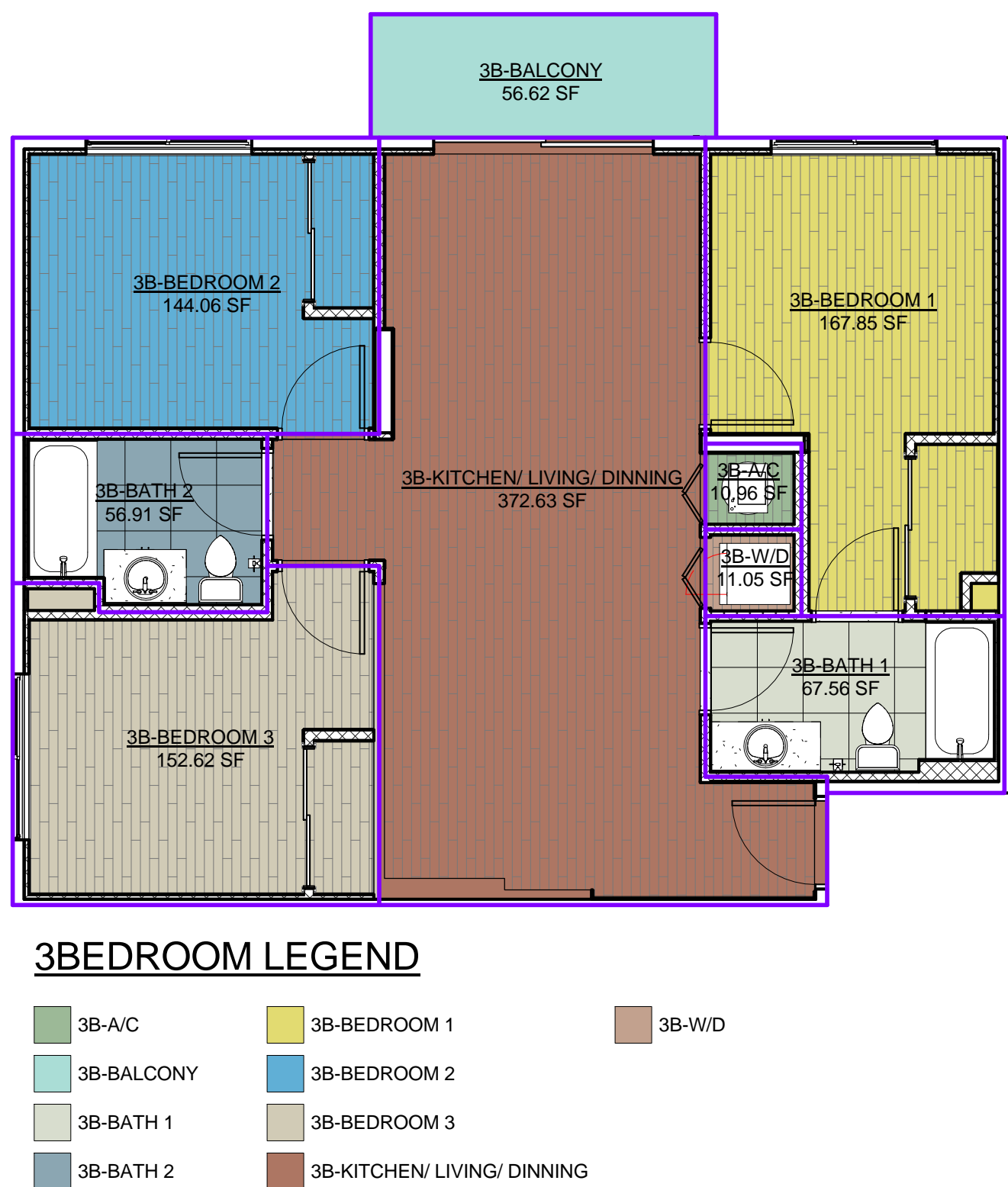
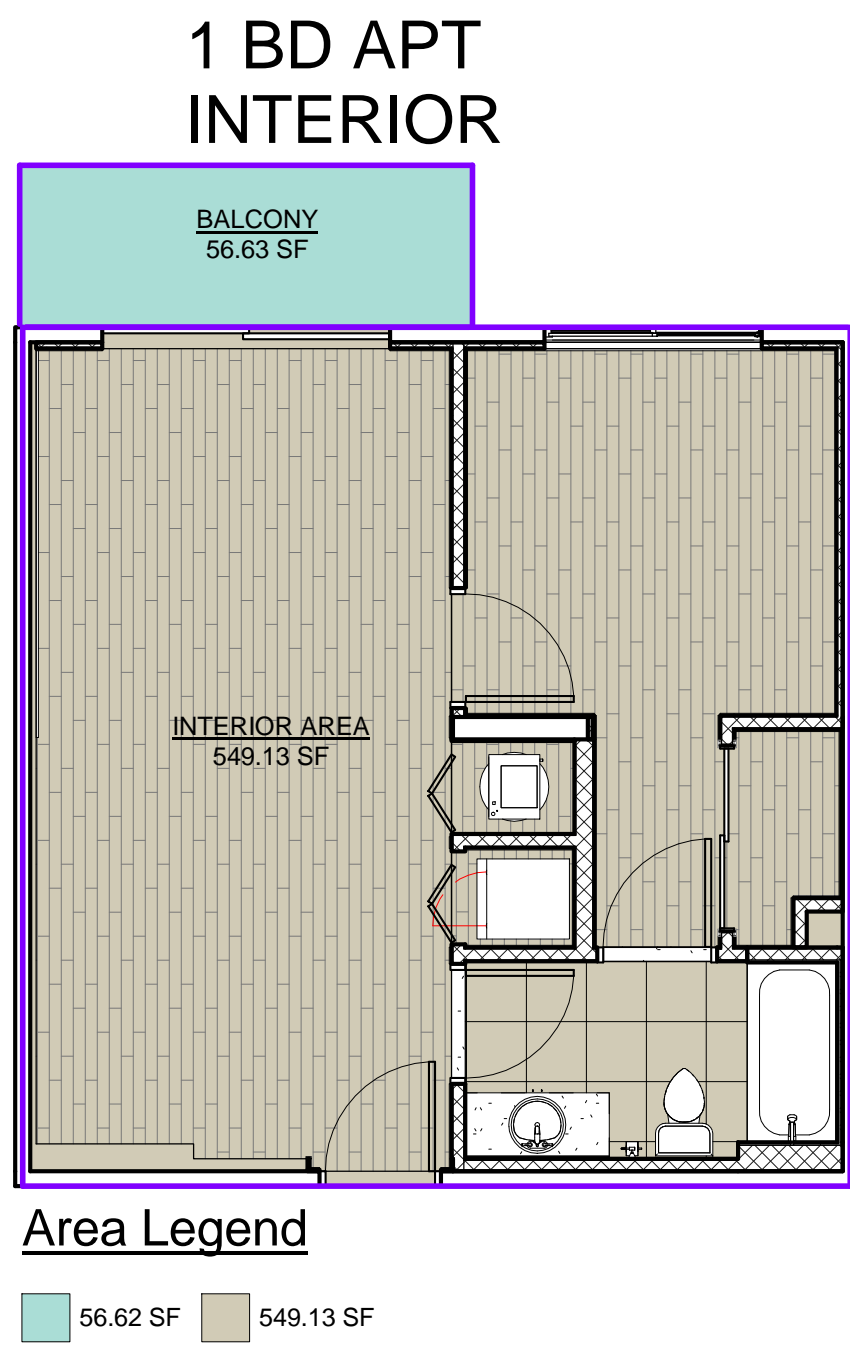
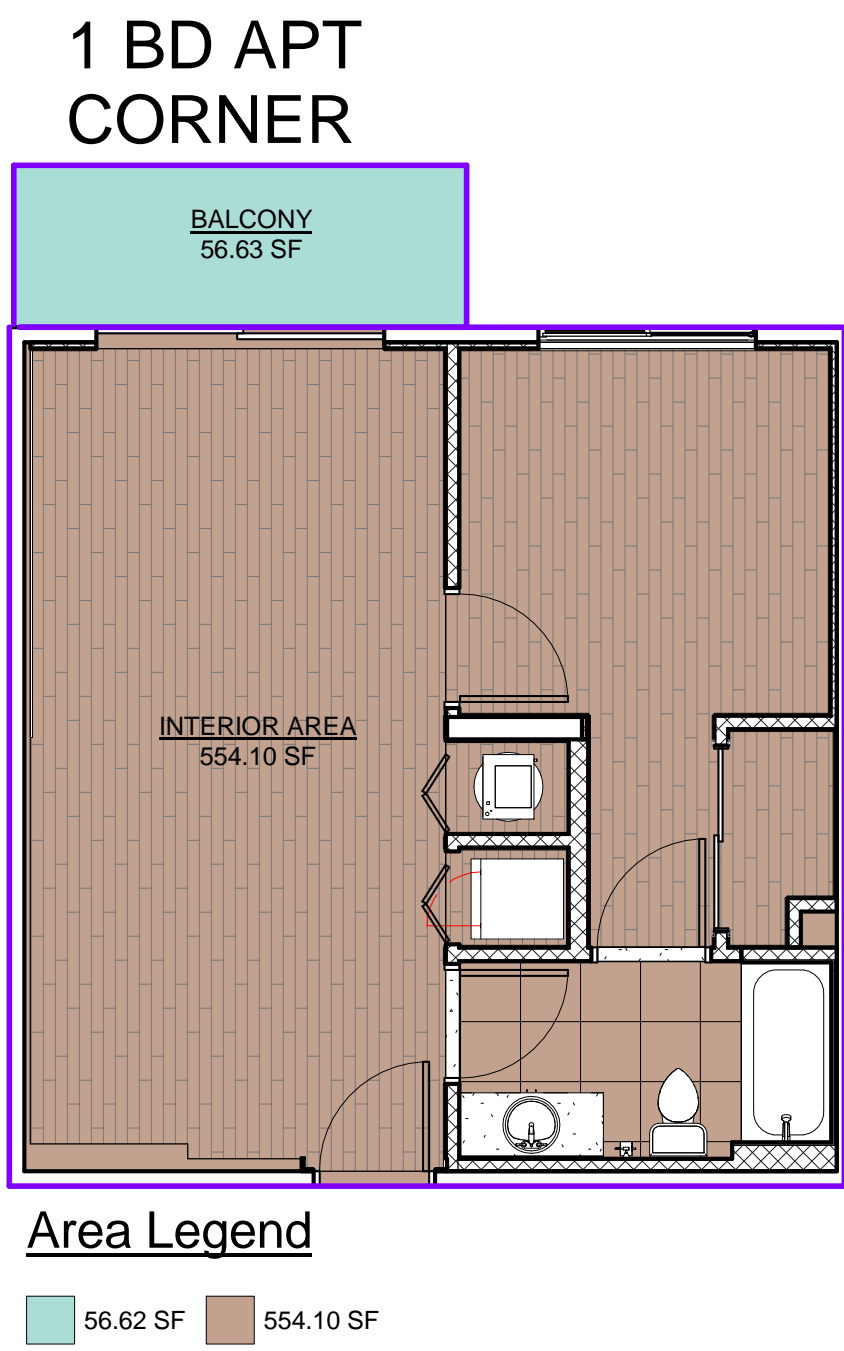
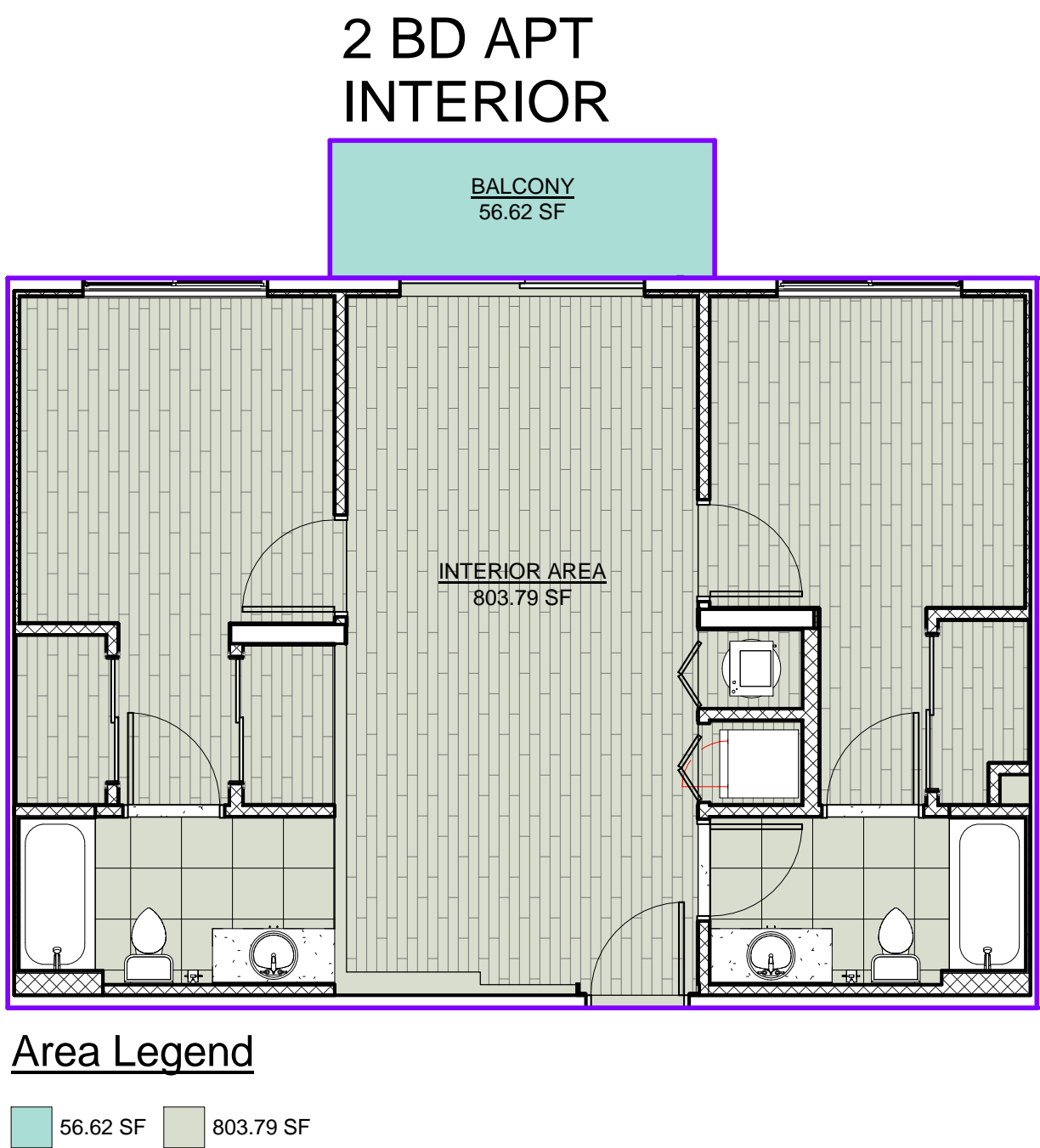
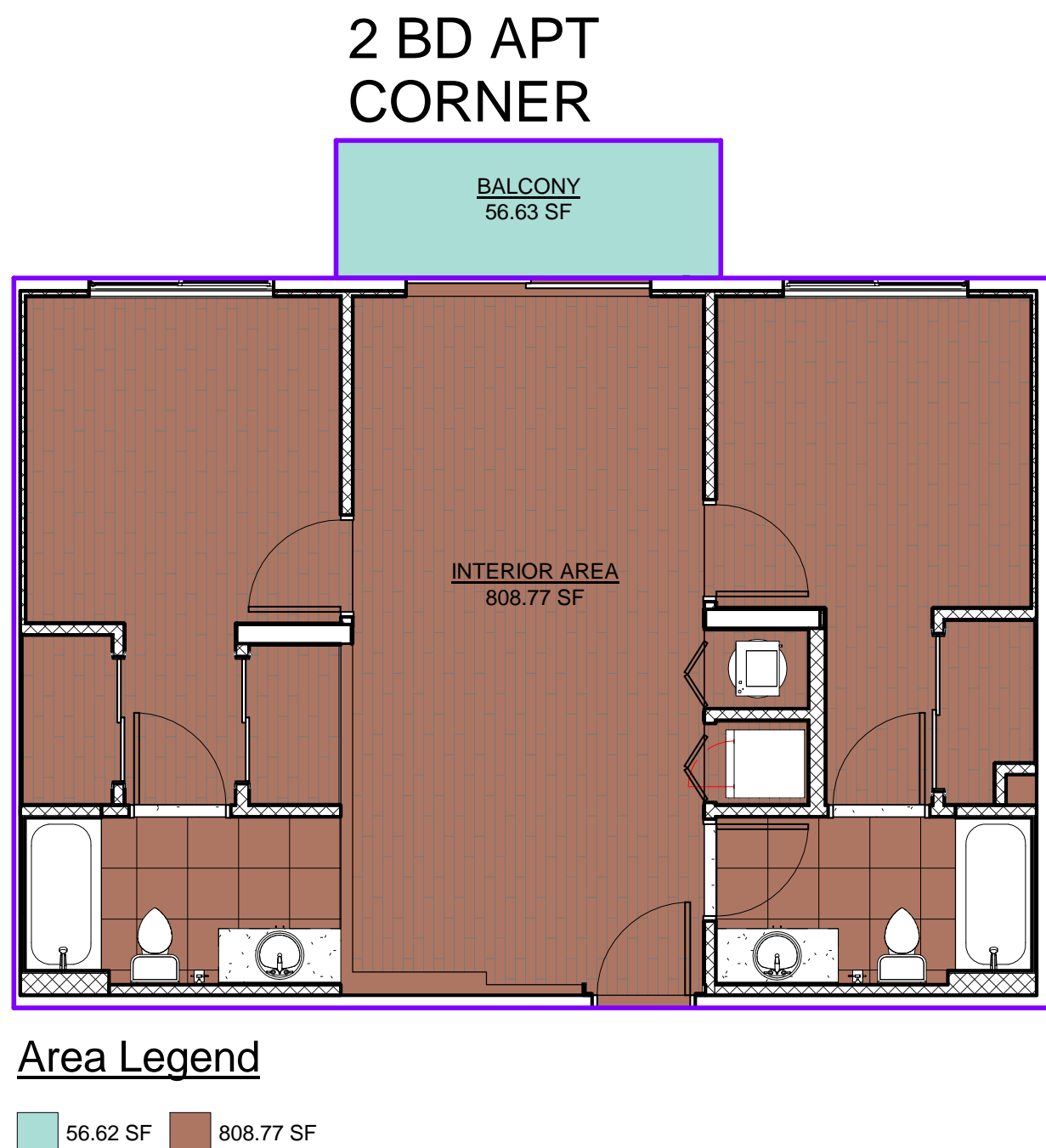
LEOPOLDO BELLON, AIA (AR-6737)

MDC H.T. TWO-UNIT PLANS

A-8

SHEET OF

AHS_VERSION#5_6/16/2020



3BED - CORNER AREAS	
Name	Area
3B-A/C	10.96 SF
3B-BALCONY	56.62 SF
3B-BATH 1	67.56 SF
3B-BATH 2	56.91 SF
3B-BEDROOM 1	167.85 SF
3B-BEDROOM 2	144.06 SF
3B-BEDROOM 3	152.62 SF
3B-KITCHEN/ LIVING/ DINNING	372.63 SF
3B-W/D	11.05 SF
Grand total: 9	1,040.25 SF

2BED CORNER - AREAS	
Name	Area
2B-A/C	10.96 SF
2B-BALCONY	56.63 SF
2B-BATH 1	71.51 SF
2B-BATH 2	70.17 SF
2B-BEDROOM 1	171.48 SF
2B-BEDROOM 2	189.85 SF
2B-KITCHEN/ LIVING/ DINNING	283.76 SF
2B-W/D	11.05 SF
Grand total: 8	865.39 SF

2BED INTERIOR - AREAS	
Name	Area
2B-A/C	10.96 SF
2B-BALCONY	56.63 SF
2B-BATH 1	70.17 SF
2B-BATH 2	70.17 SF
2B-BEDROOM 1	167.85 SF
2B-BEDROOM 2	189.85 SF
2B-KITCHEN/ LIVING/ DINNING	283.76 SF
2B-W/D	11.05 SF
Grand total: 8	860.42 SF

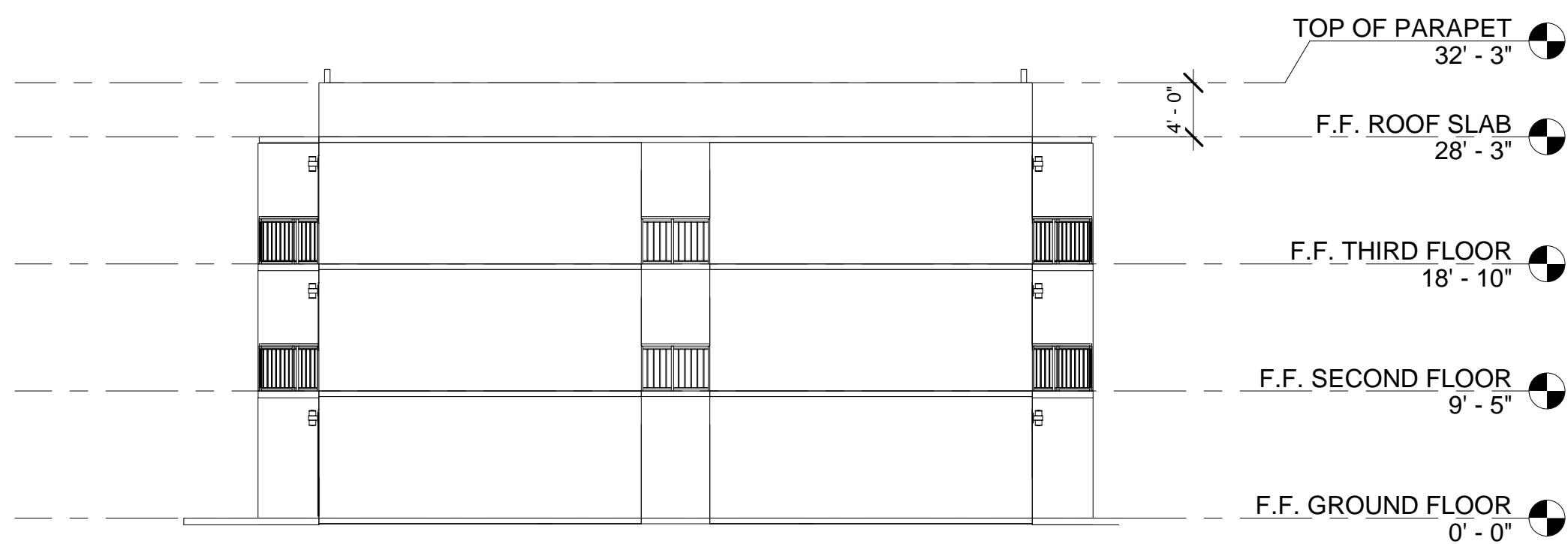
1BED CORNER- AREAS	
Name	Area
1B-A/CArea	10.96 SF
1B-BALCONY	56.63 SF
1B-BATH 1	70.17 SF
1B-BEDROOM 1	167.85 SF
1B-KITCHEN/ LIVING/ DINNING	294.09 SF
1B-W/D	11.05 SF
Grand total: 6	610.72 SF

1BED INTERIOR - AREAS	
Name	Area
1B-A/CArea	10.96 SF
1B-BALCONY	56.63 SF
1B-BATH 1	70.17 SF
1B-BEDROOM 1	167.85 SF
1B-KITCHEN/ LIVING/ DINNING	289.11 SF
1B-W/D	11.05 SF
Grand total: 6	605.75 SF

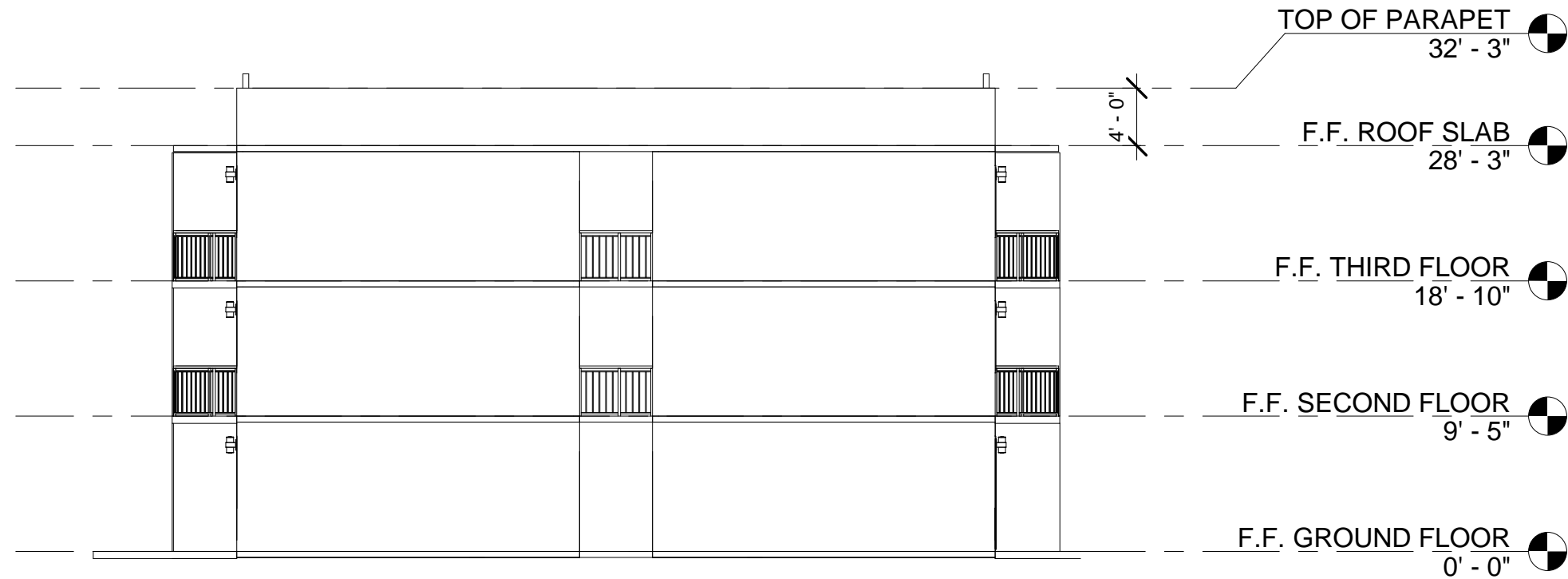
AHS_VERSION#6_8/26/2020



1 REAR ELEVATION
3/32" = 1'-0"



2 SIDE ELEVATION - RIGHT
3/32" = 1'-0"



4 SIDE ELEVATION - LEFT
3/32" = 1'-0"

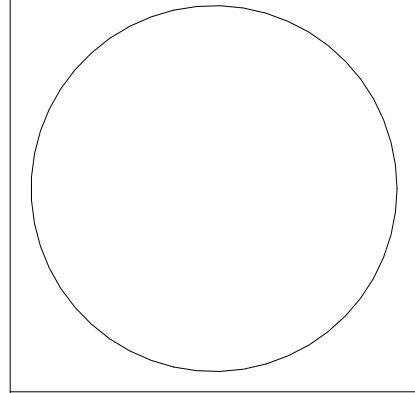


3 FRONT ELEVATION
3/32" = 1'-0"

BUILDINGS A - B - G
NOTE:
REFER TO SITE PLAN FOR LOCATION OF BUILDINGS.

No.	DATE	DESCRIPTION
1	7/23/2020	Rev1

PROJECT No. AHS-OC
DRAWN BY: A.C.
CHECKED BY: L.B.
DATE: 01/14/2020



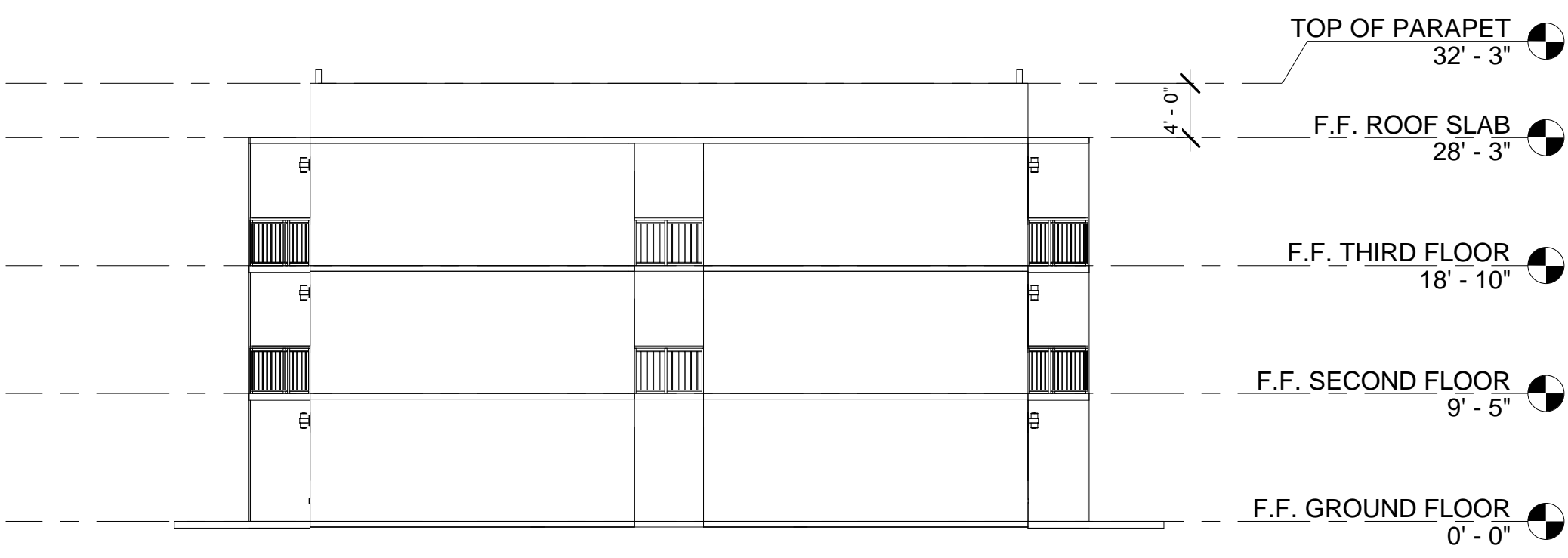
LEOPOLDO BELLÓN, AIA (AR-6737)
BUILDING T3-1 ELEVATIONS

RECEIVED
MIAMI-DADE COUNTY
PROCESSING NO: Z20-101
DATE: SEP 2 2020
BY: ISA

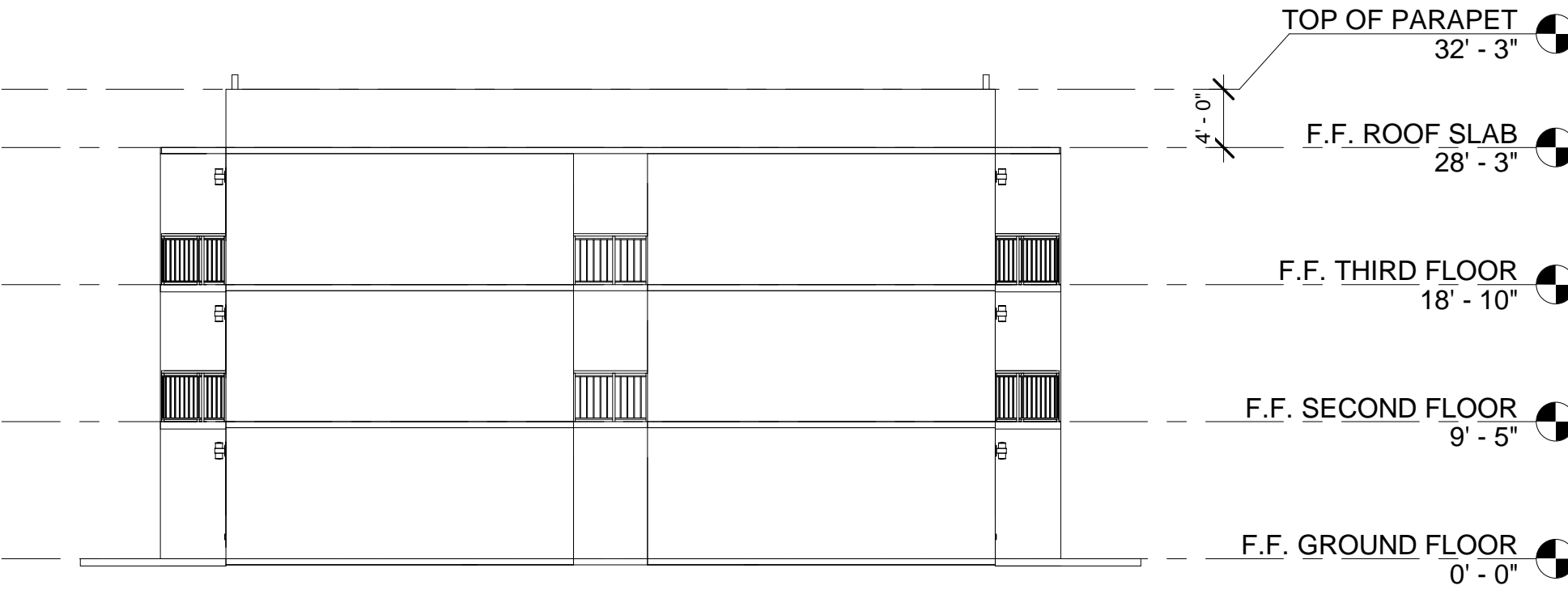
AHS_VERSION#5_8/26/2020



1 REAR ELEVATION
3/32" = 1'-0"



2 SIDE ELEVATION - RIGHT
3/32" = 1'-0"



4 SIDE ELEVATION - LEFT
3/32" = 1'-0"



3 FRONT ELEVATION
3/32" = 1'-0"

BUILDING F
NOTE:
REFER TO SITE PLAN FOR LOCATION OF BUILDINGS.



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MIAMI, FLORIDA 33186 • L (305) 295-532



12930 S.W. 126 STREET
SUITE 203
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T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONMILANES.COM
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

AHS AT OLD CUTLER
A MULTI-FAMILY RENTAL COMMUNITY DEVELOPMENT
SW 107TH AVE AND OLD CUTLER ROAD
MIAMI, FLORIDA

No.	DATE	DESCRIPTION
1	07/23/2020	REV 1

PROJECT No. AHS-OC
DRAWN BY: A.C.
CHECKED BY: L.B.
DATE: 01/14/2020



LEOPOLDO BELLON, AIA (AR-6737)
BUILDING T3-2 ELEVATIONS

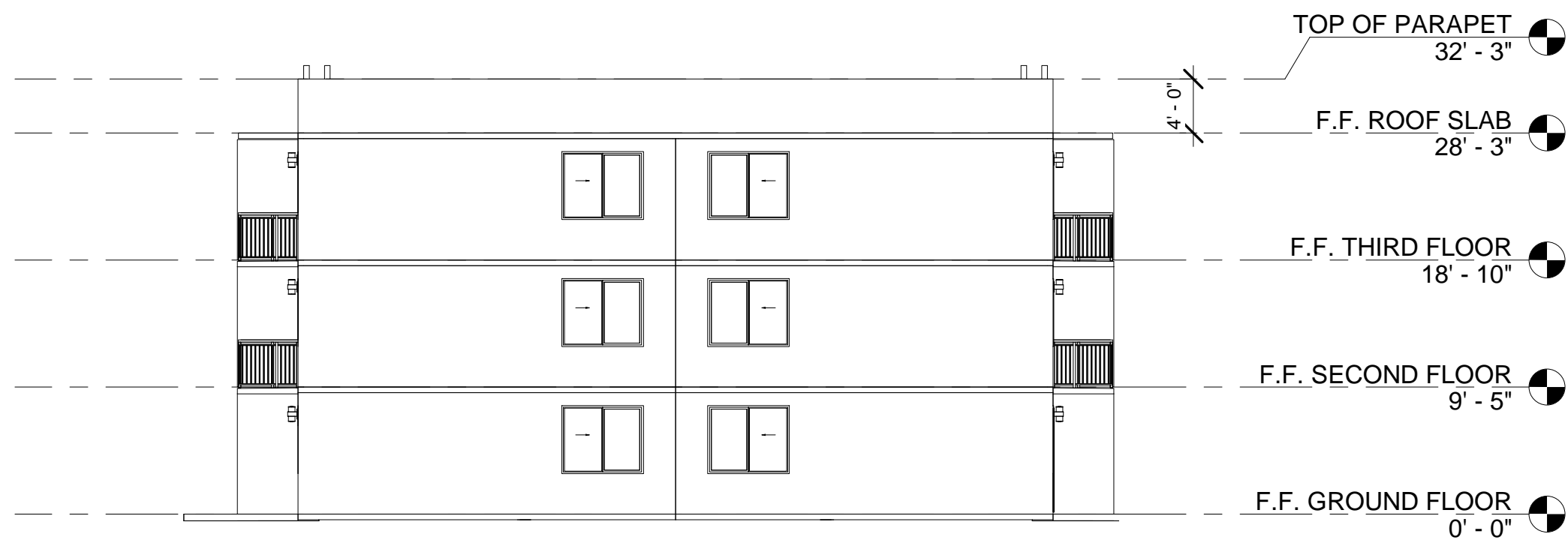
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SHEET OF

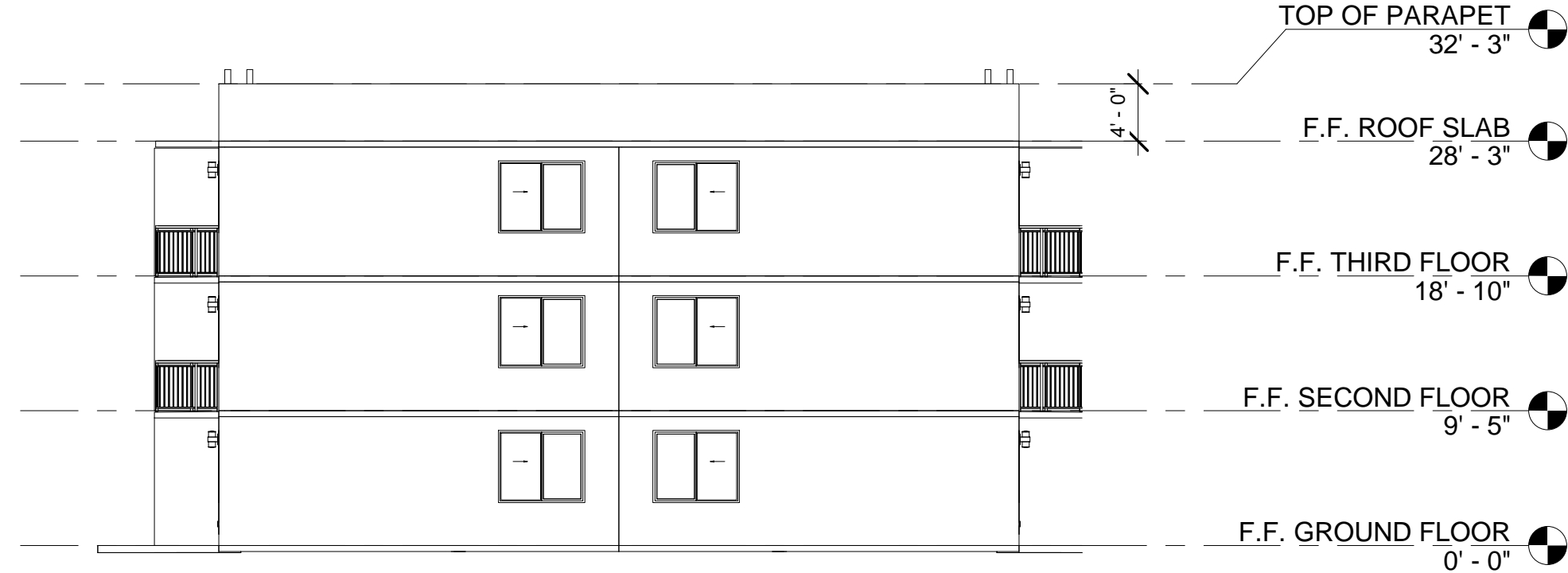
AHS_VERSION#5_8/26/2020



1 REAR ELEVATION
3/32" = 1'-0"



2 SIDE ELEVATION - RIGHT
3/32" = 1'-0"



4 SIDE ELEVATION - LEFT
3/32" = 1'-0"

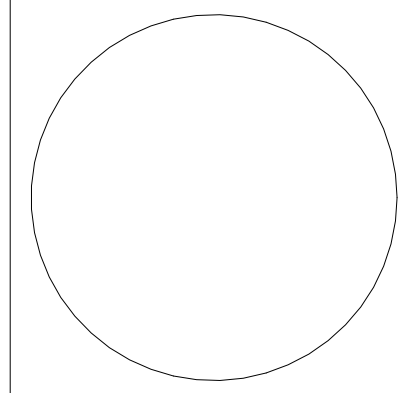


3 FRONT ELEVATION
3/32" = 1'-0"

BUILDINGS C-D-E-H
NOTE:
REFER TO SITE PLAN FOR LOCATION OF BUILDINGS.

No.	DATE	DESCRIPTION
1	7/23/2020	REV 1

PROJECT No. AHS-OC
DRAWN BY: A.C.
CHECKED BY: L.B.
DATE: 01/14/2020

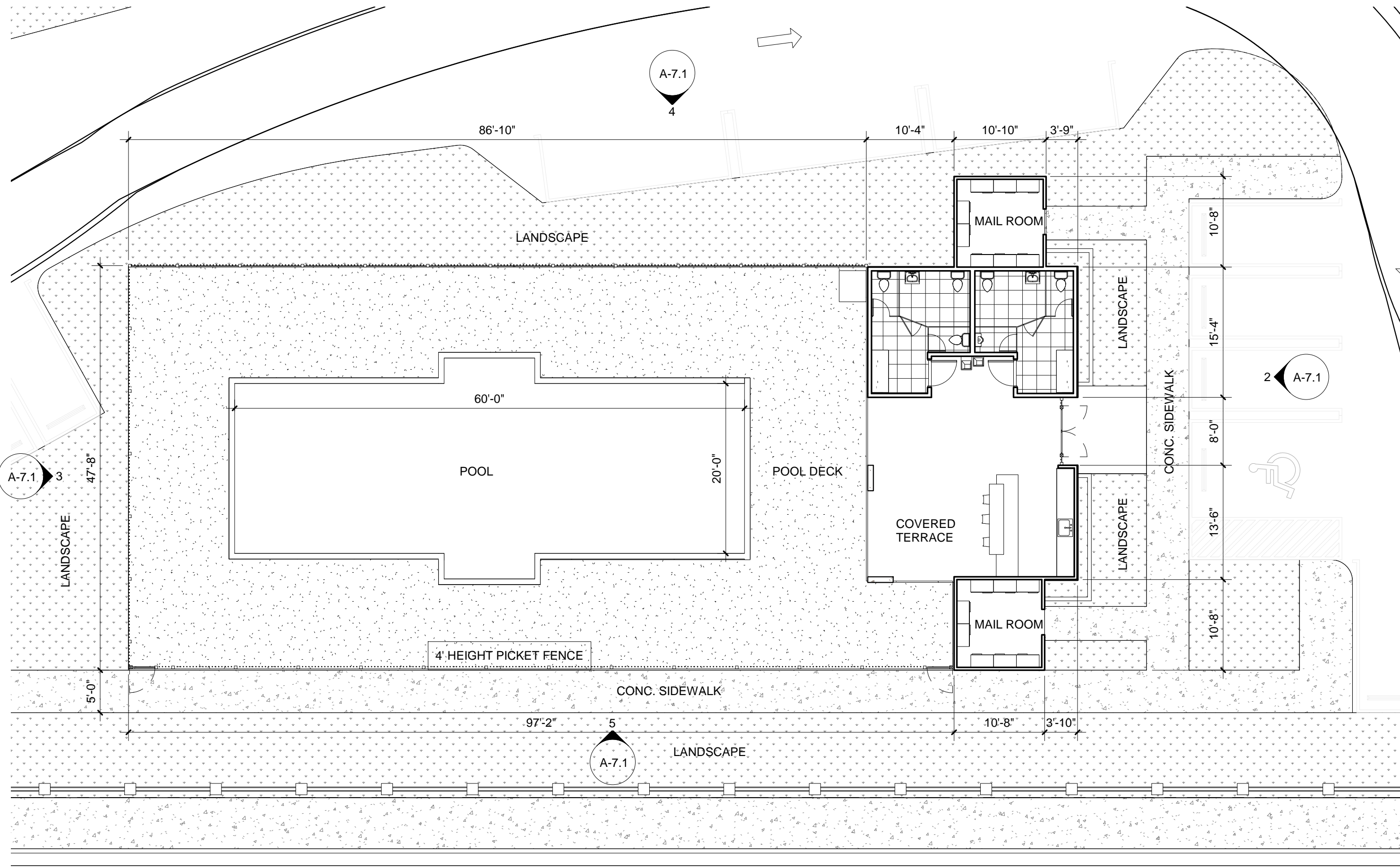


LEOPOLDO BELLON, AIA (AR-6737)
BUILDING T3-3 ELEVATIONS



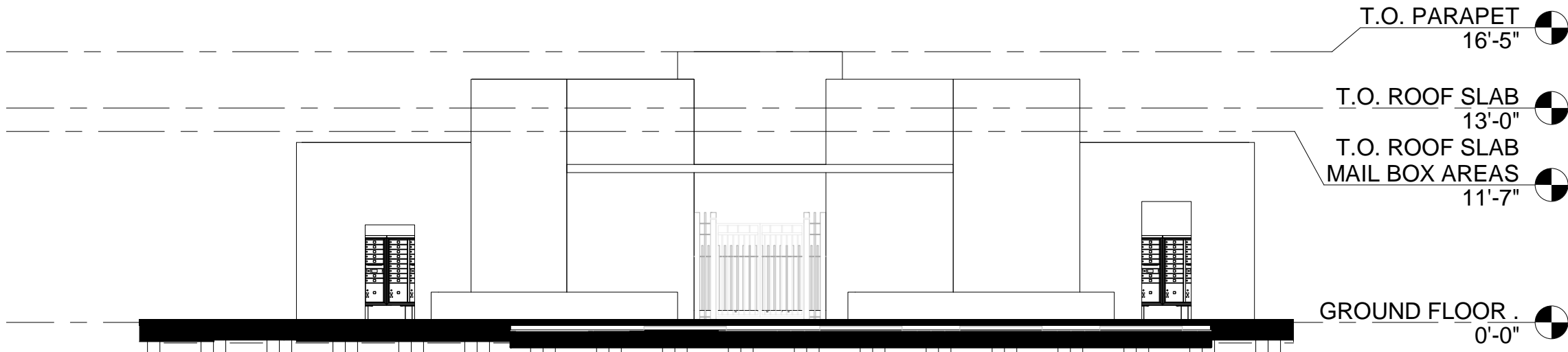
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AHS_VERSION#6_8/26/2020



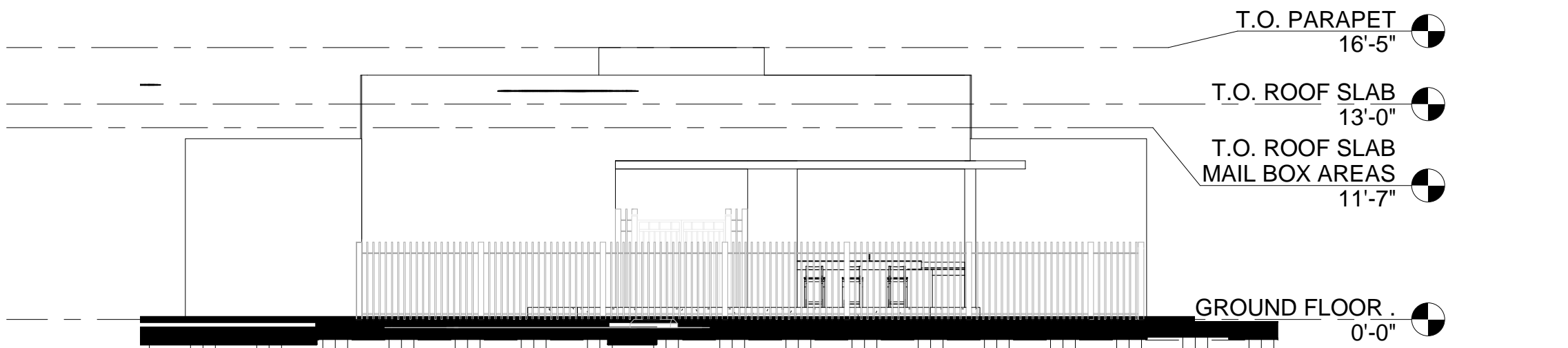
1 BATH HOUSE FLOOR PLAN

3/32" = 1'-0"



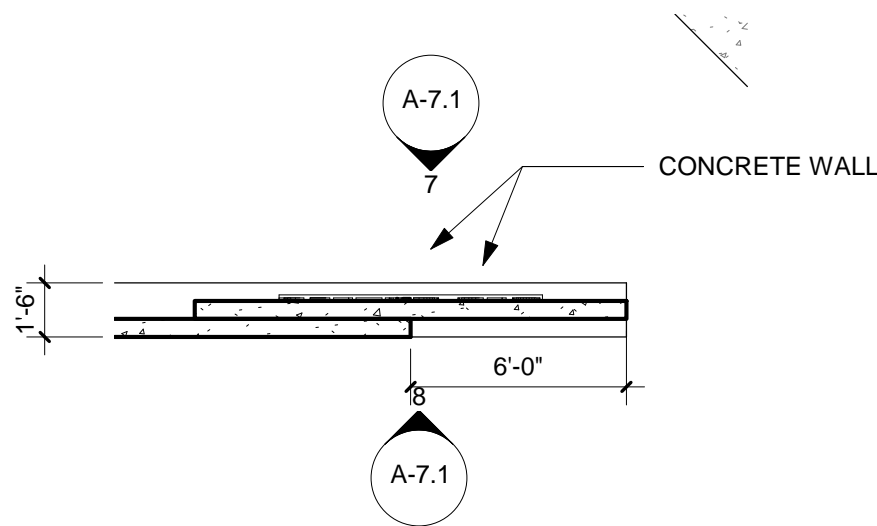
2 BATH HOUSE SOUTH ELEVATION

1/8" = 1'-0"



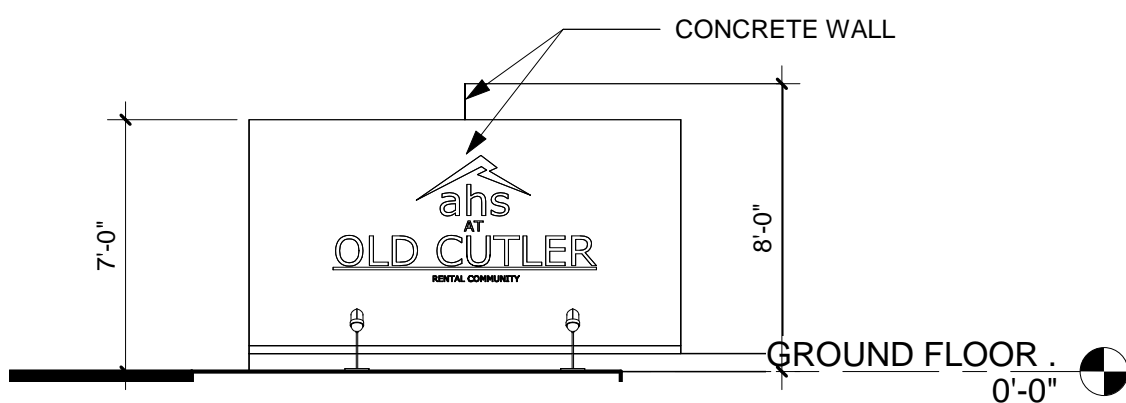
3 BATH HOUSE NORTH ELEVATION

1/8" = 1'-0"



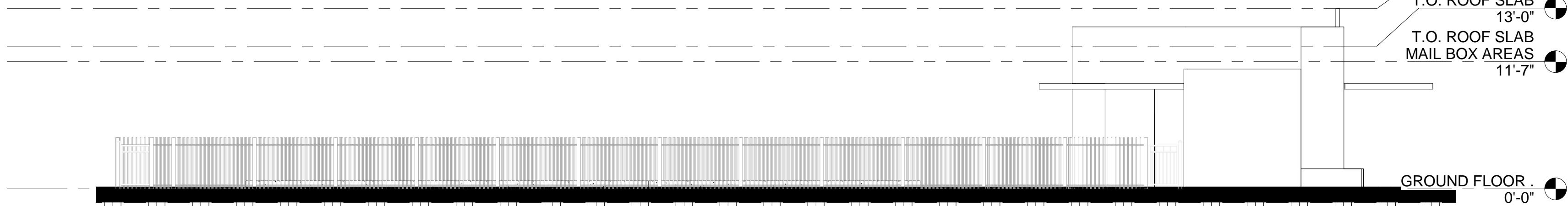
6 MONUMENT SIGN PLAN

3/16" = 1'-0"



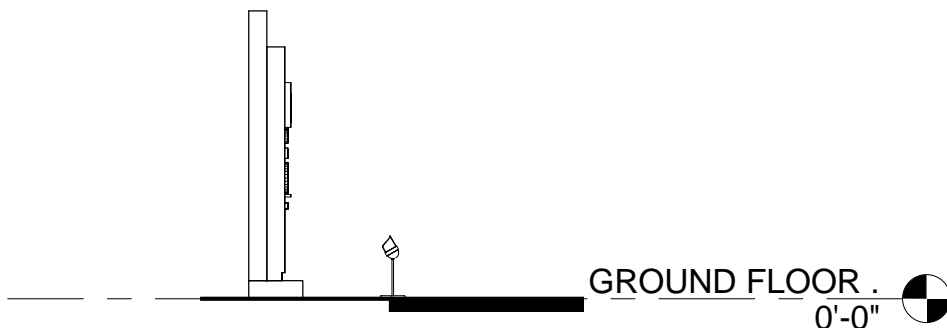
7 MONUMENT SIGN FRONT ELEVATION

3/16" = 1'-0"



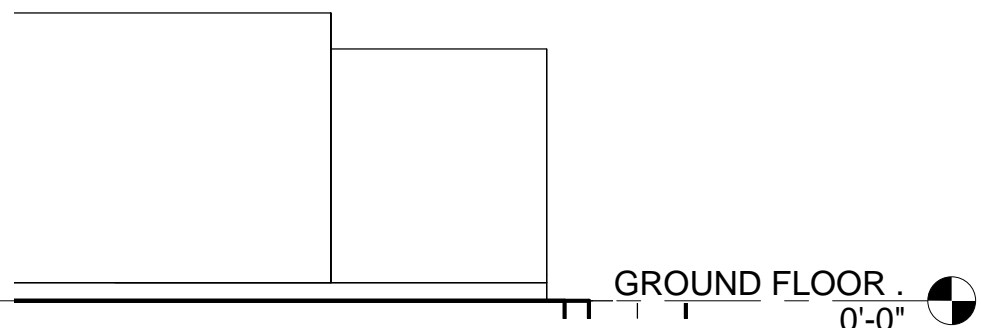
5 BATH HOUSE WEST ELEVATION

1/8" = 1'-0"



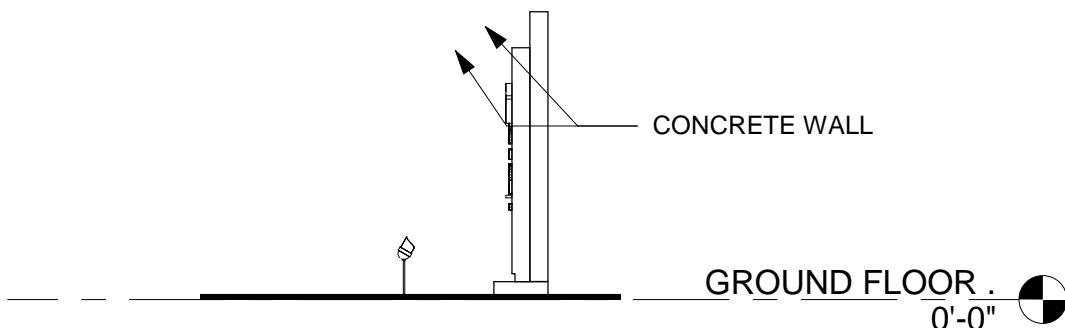
9 MONUMENT SIGN LEFT SIDE ELEVATION

3/16" = 1'-0"



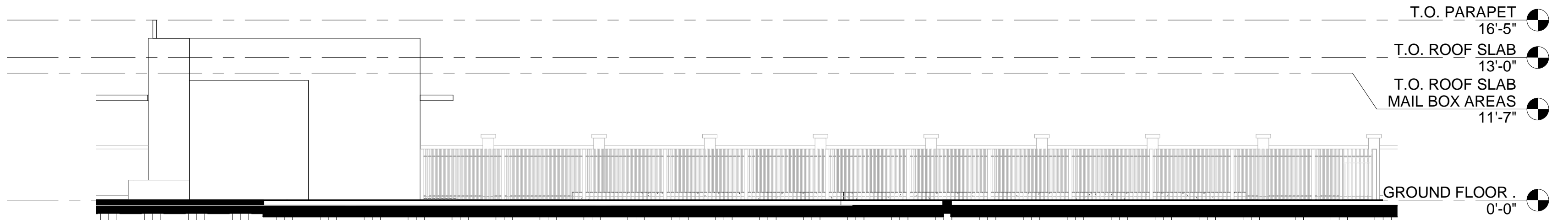
8 MONUMENT SIGN REAR ELEVATION

3/16" = 1'-0"



10 MONUMENT SIGN RIGHT SIDE ELEVATION

3/16" = 1'-0"



4 BATH HOUSE EAST ELEVATION

1/8" = 1'-0"

BELLÓN

ba

12930 S.W. 128 STREET
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MIAMI, FLORIDA 33186
T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONMILANES.COM
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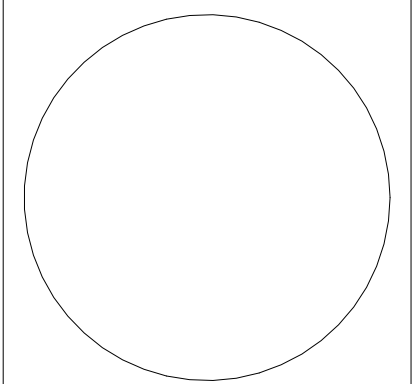
ARCHITECTURE
LAND PLANNING
INTERIORS

CONSTRUCTION MANAGEMENT

AHS AT OLD CUTLER
A MULTI-FAMILY RENTAL COMMUNITY DEVELOPMENT
SW 107TH AVE AND OLD CUTLER ROAD
MIAMI, FLORIDA

No.	DATE	DESCRIPTION
1	7/23/2020	REV 1

PROJECT No. OAK ENCLAVE
DRAWN BY: Author
CHECKED BY: Checker
DATE: 09/16/19



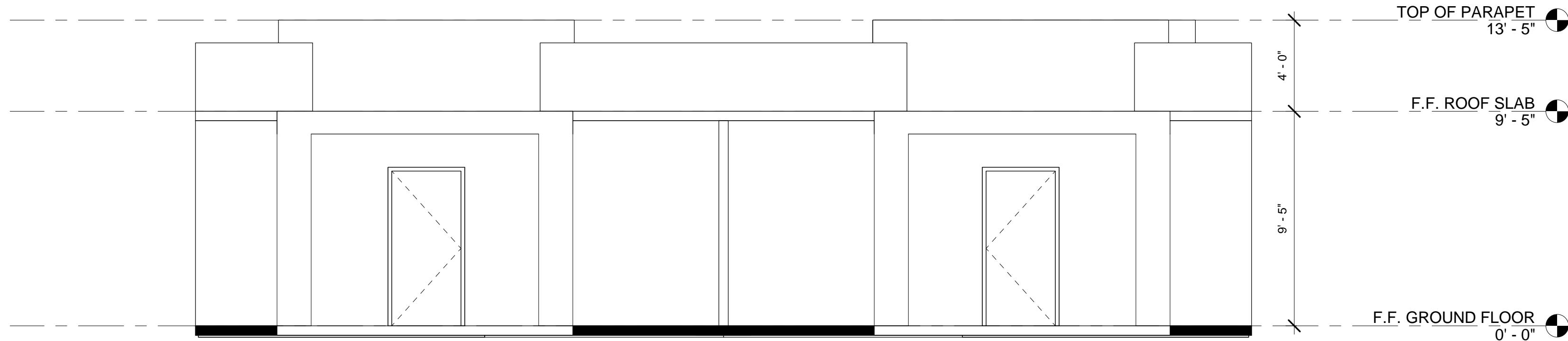
LEOPOLDO BELLON, AIA (AR-8737)

BATH HOUSE / MONUMENT

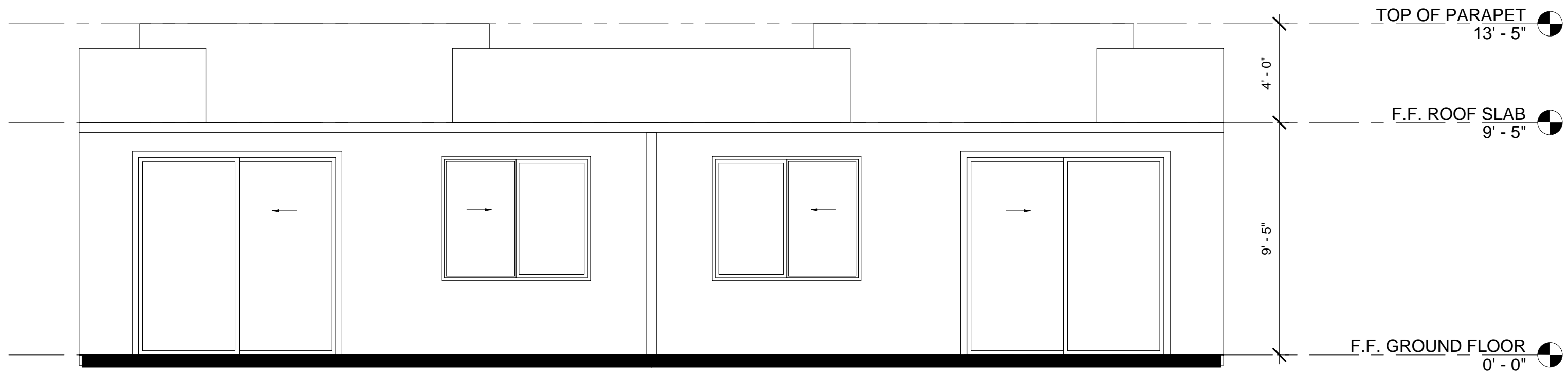
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SHEET OF



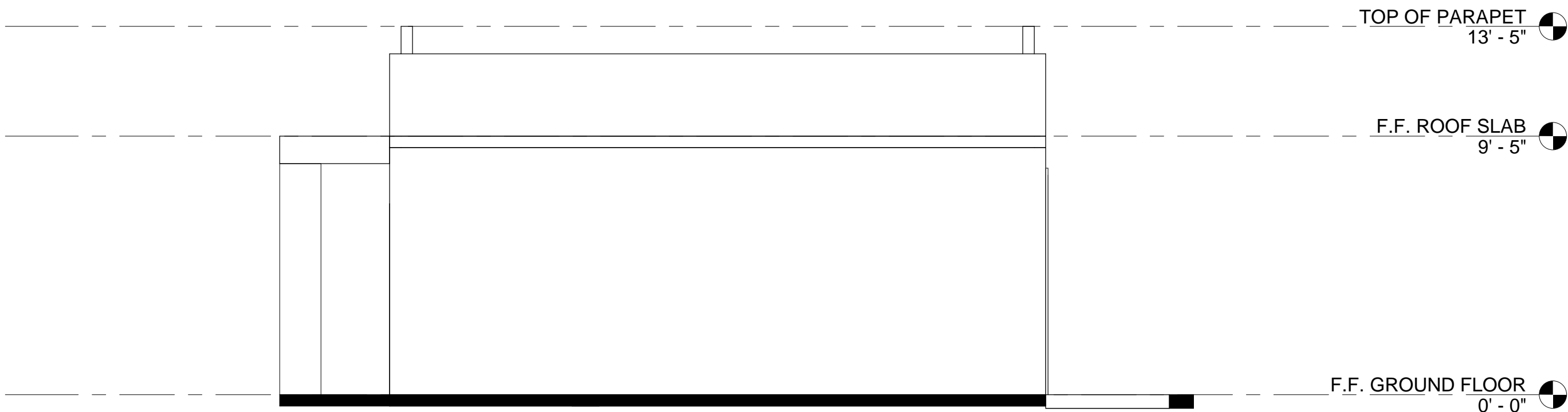
1 F.F. GROUND FLOOR
1/4" = 1'-0"



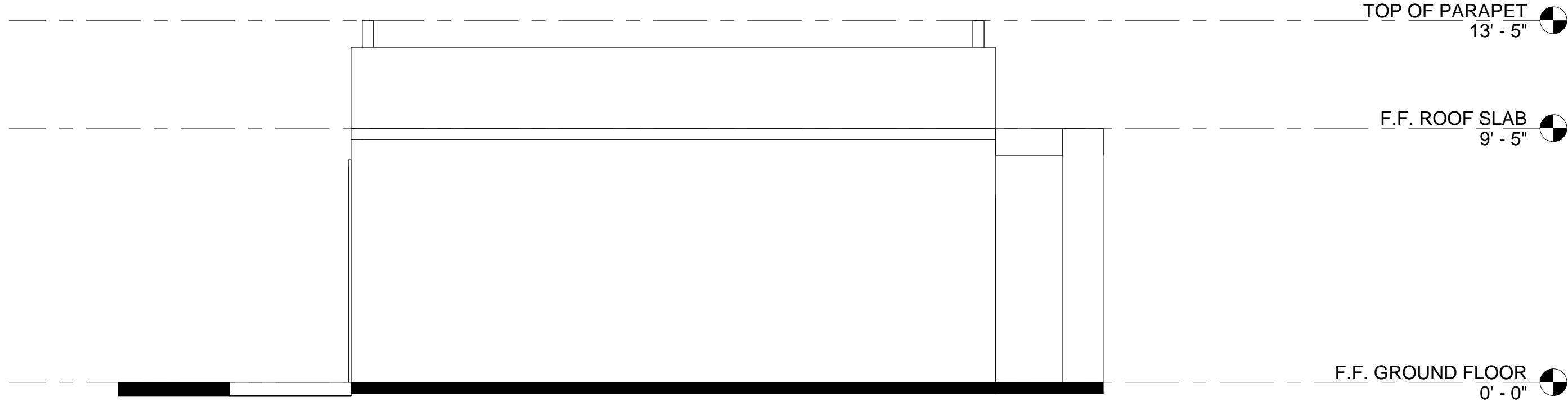
2 FRONT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 SIDE ELEVATION - RIGHT
1/4" = 1'-0"



5 SIDE ELEVATION - LEFT
1/4" = 1'-0"

NOTE:
REFER TO SITE PLAN FOR LOCATION OF BUILDINGS AT THE MDC HOMELESS TRUST PARCEL.

DEVELOP • BUILD • MANAGE

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MIAMI, FLORIDA 33186 - L (305) 255-532

12930 S.W. 128 STREET
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AHS AT OLD CUTLER

A MULTI-FAMILY RENTAL COMMUNITY DEVELOPMENT

SW 107TH AVE AND OLD CUTLER ROAD
MIAMI, FLORIDA

No.	DATE	DESCRIPTION

PROJECT No. AHS-OC

DRAWN BY: S.H.

CHECKED BY: L.B.

DATE: 01/14/2020

LEOPOLDO BELLON, AIA (AR-6737)

MDC H.T. TWO-UNIT PLANS

A-8

SHEET OF

Property Owner:

Revisions

[illegible]

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

ROUNDAABOUT
GEOMETRY
PLAN

ENGINEER

Jorge R. Avila, PE No. 22207
Jorge R. Avila, PSM No. 4996
Civil Engineer

Project No. 19120.00

Scale: AS SHOWN

Date: 10/01/19

Drawn: _____ N.A.

Checked: J.R.A.

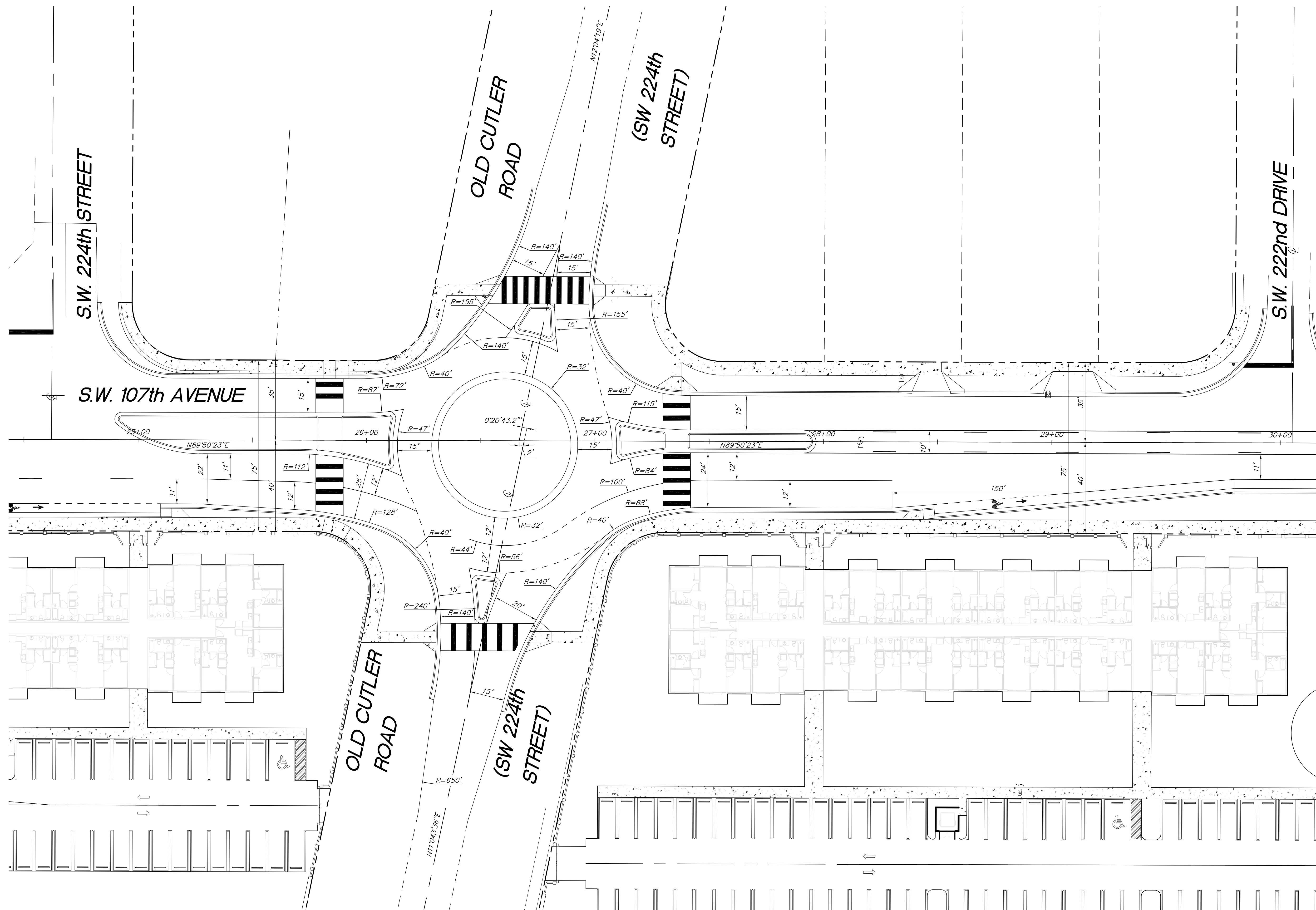
Submittal: PERMIT

Cad File: _____

Drawing Title:

C-5

Sheet No. 4 of 11



ROUNDBOUT GEOMETRY PLAN

SCALE : 1" = 20'

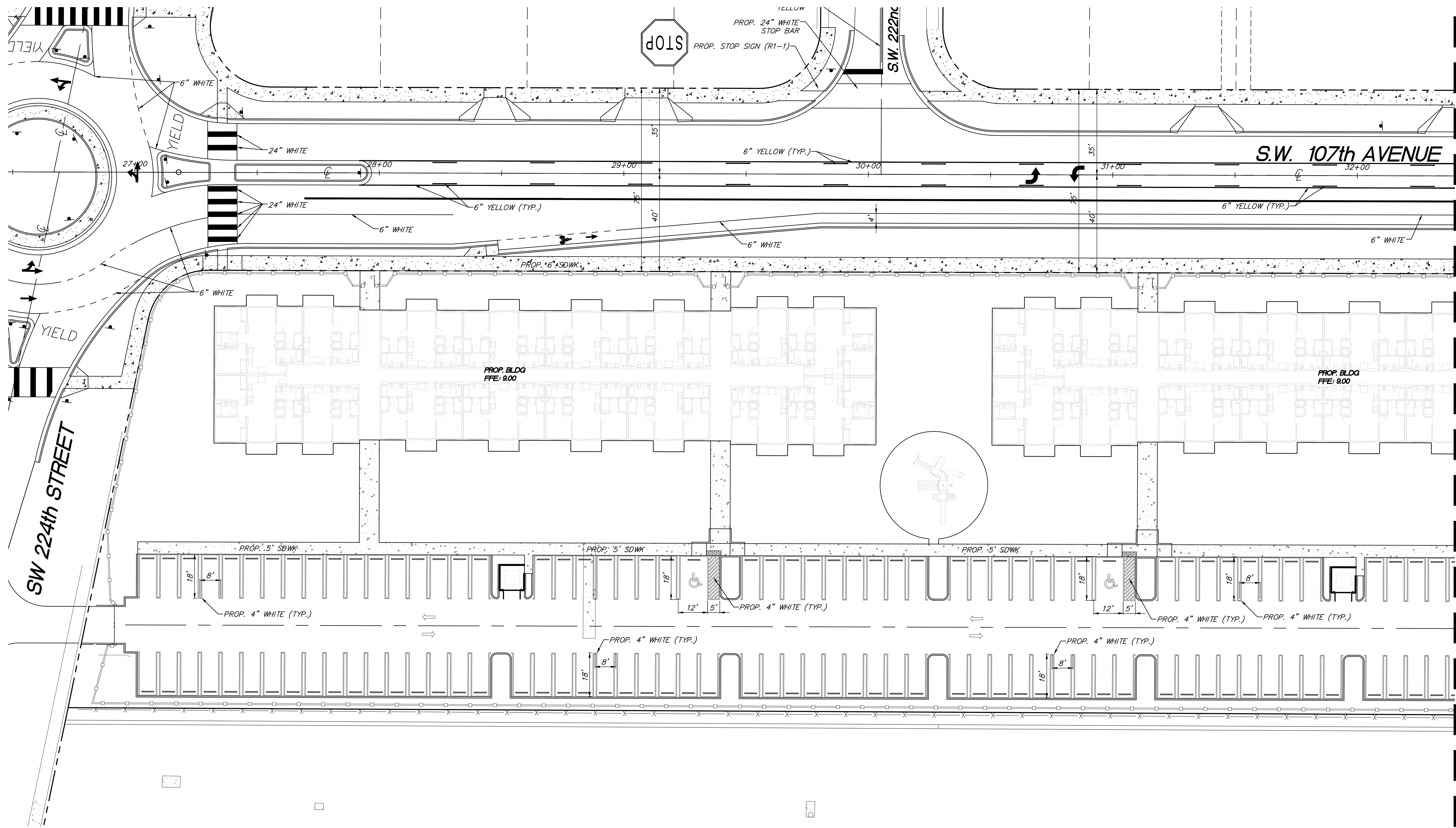


Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dis

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.



PAVEMENT MARKINGS & SIGNS PLAN

SCALE : 1" = 20'



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Engineers • Planners • Surveyors
350 S.W. 57TH AVENUE, SUITE 207
WEST MIAMI, FLORIDA 33144
TEL. (305) 265-5030
FAX. (305) 265-5033
B # 5098 ; LB # 5098
e-mail: jravino@ravinoandassociates.com

Project Name:

VILLAGE
AT OLD
CUTLER
NORTH

Property Owner:

VILLAGE AT
OLD
CUTTLE
LLC

Revisions

[illegible]

ALL DIMENSIONS ON THIS DRAWING SHALL
TAKE PRECEDENCE OVER SCALED DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE
FOR ALL DIMENSIONS AND CONDITIONS ON
THE JOB AND THIS OFFICE MUST BE NOTIFIED
OF ANY VARIATION FROM THE DIMENSIONS.

PAVEMENT MARKINGS & SIGNS

ENGINEER

George R. Aviss, PE No. 22207
George R. Aviss, PSM No. 4996
Civil Engineer

Project No. 19135.00Scale: AS SHOWN

Date: 10/01/2020

Drawn: N.A.

checked: J.R.A.

submittal:	PERMIT
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ad File: _____

Drawing Title:

C-12

Sheet No.12 of 20

Property Owner:
VILLAGE AT
OLD
CUTTLE
LLC

[illegible]

PAVEMENT MARKINGS & SIGNS

ENGINEER

Jorge R. Aviffó, PE No. 22207
Jorge R. Aviffó, PSM No. 4996
Civil Engineer

C-13

Sheet No.13 of 20



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Check positive response codes before you dig!

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

Property Owner:
VILLAGE AT
OLD
CUTTLE
LLC

[illegible]

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PAVEMENT MARKINGS & SIGNS

ENGINEER

Jorge R. Aviffó, PE No. 22207
Jorge R. Aviffó, PSM No. 4996
Civil Engineer

Project No. 19135.00

Scale: AS SHOWN

Date: 10/01/2020

Drawn:	N.A.
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Checked: J.R.A.

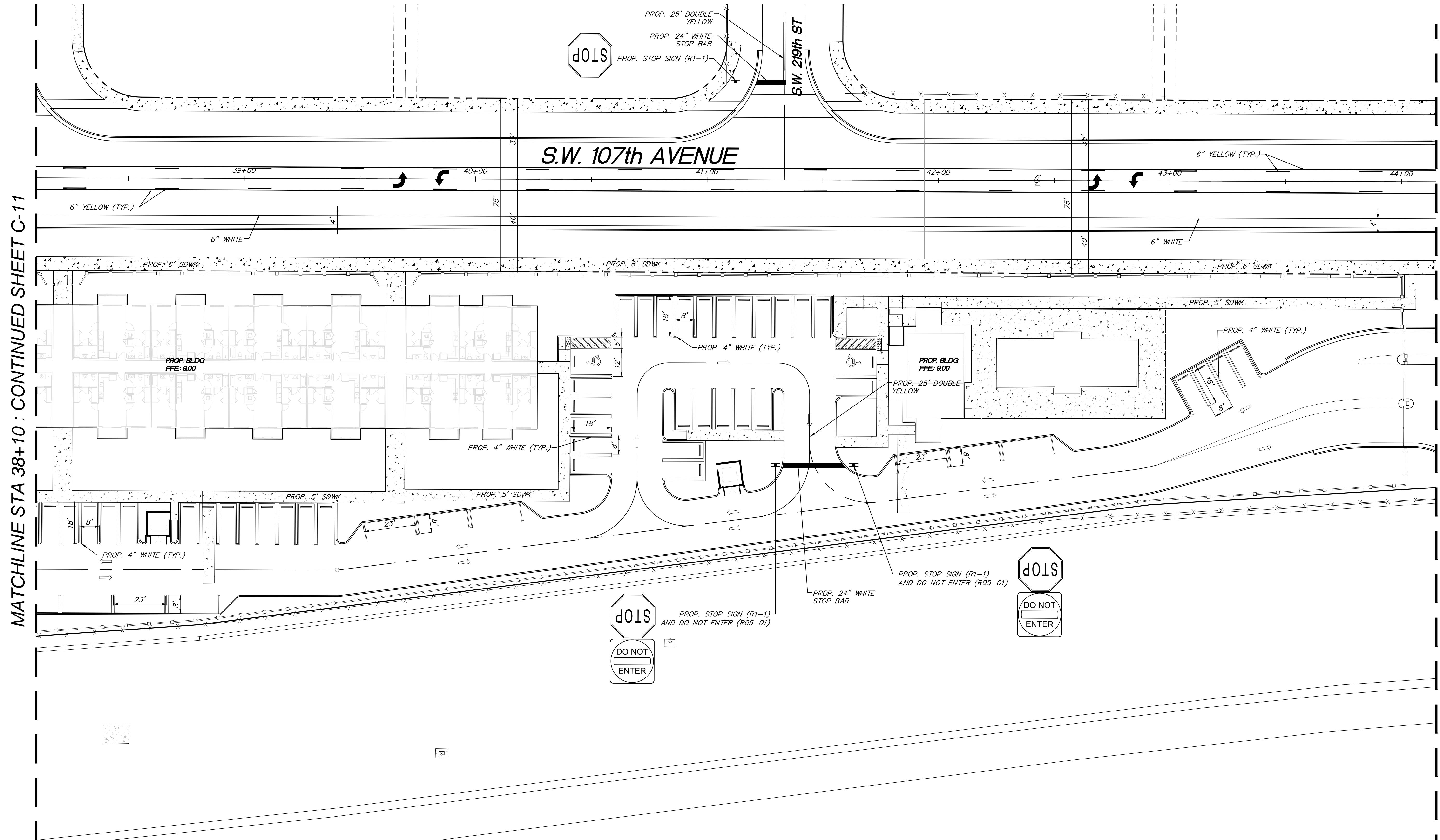
Submittal:	PERMIT
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Cad File:

Drawing Title:

C-14

Sheet No.14 of 20



SCALE : 1" = 20'

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

Property Owner:
VILLAGE AT
OLD
CUTTLE
LLC

[illegible]

PAVEMENT MARKINGS & SIGNS

ENGINEER

Jorge R. Avila, PE No. 22207
Jorge R. Avila, PSM No. 4996
Civil Engineer

C-15

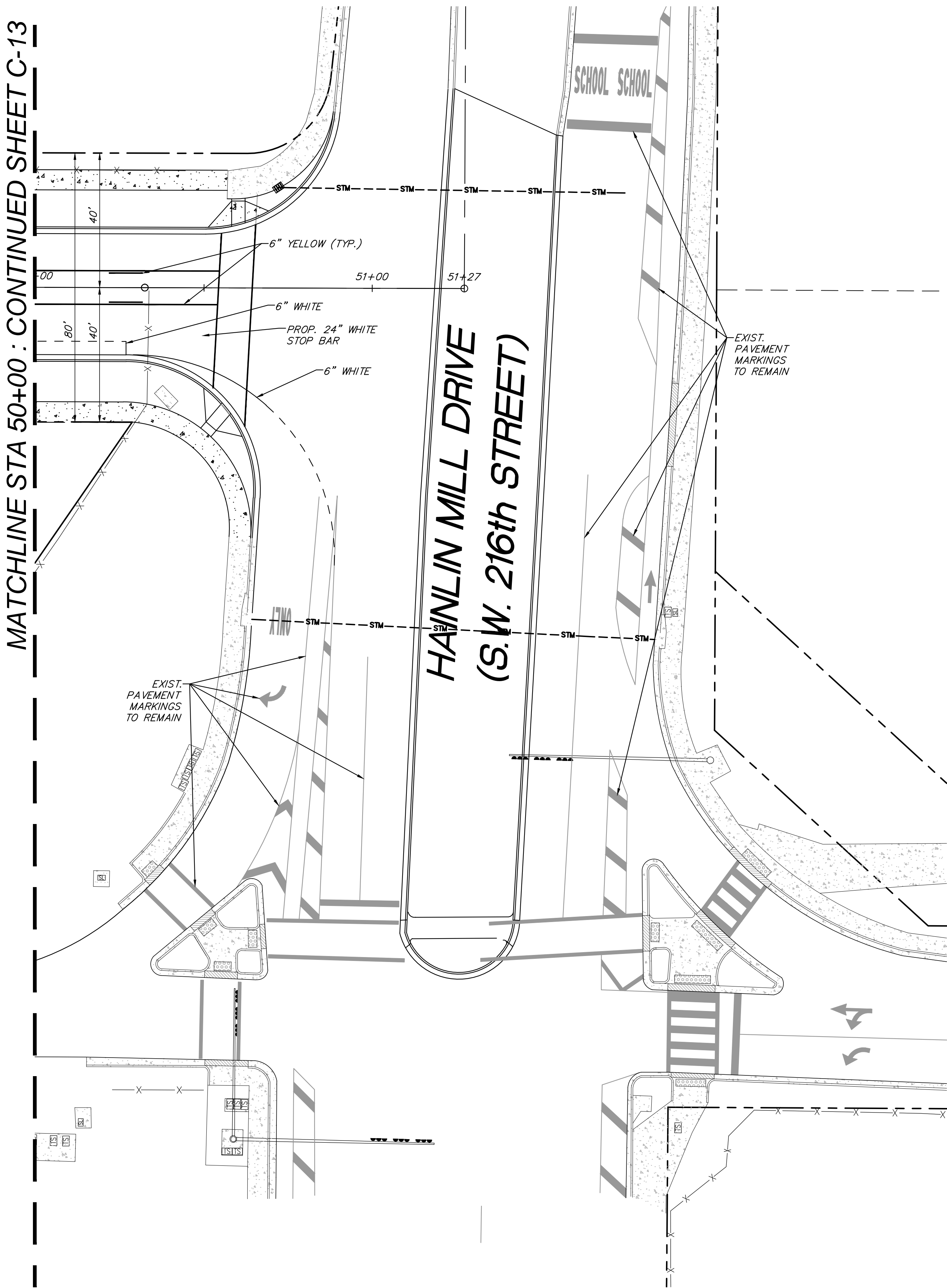
Sheet No.15 of 20



SCALE : 1" = 20'



I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.



PAVEMENT MARKINGS & SIGNS PLAN

SCALE : 1" = 20'

Sunshine 811
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
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ENGINEER'S CERTIFICATION:

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Aviñó & ASSOCIATES
Engineers • Planners • Surveyors
1350 S.W. 57TH AVENUE, SUITE 207
WEST MIAMI, FLORIDA 33144
TEL. (305) 265-5030
FAX. (305) 265-5033
EB # 5098 • LB # 5098
e-mail: javiño@avinioandassociates.com

Project Name:

VILLAGE
AT OLD
CUTLER
NORTH

Property Owner:

VILLAGE AT
OLD
CUTTLE
LLC

Revisions

[illegible]

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED IF ANY VARIATION FROM THE DIMENSIONS.

PAVEMENT MARKINGS & SIGNS

ENGINEER

Jorge R. Avila, PE No. 22207
Jorge R. Avila, PSM No. 4996
Civil Engineer

Project No. 19135.00Scale: AS SHOWNDate: 10/01/2020

Drawn: _____ N.A.

Checked: J.R.A.

Submittal: PERMIT

Cad File: _____

Drawing Title:

C-16

Sheet No.16 of 20



Project Name:
VILLAGE
AT OLD
CUTLER
SOUTH

Property Owner:
VILLAGE AT
OLD
CUTTLE
LLC

[illegible]

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PAVEMENT MARKINGS & SIGNS

ENGINEER

Jorge R. Avila, PE No. 22207
Jorge R. Avila, PSM No. 4996
Civil Engineer

Project No. 19135.00

Scale: AS SHOWN

Date: 10/01/20

Drawn: N.A.

Checked: J.R.A.

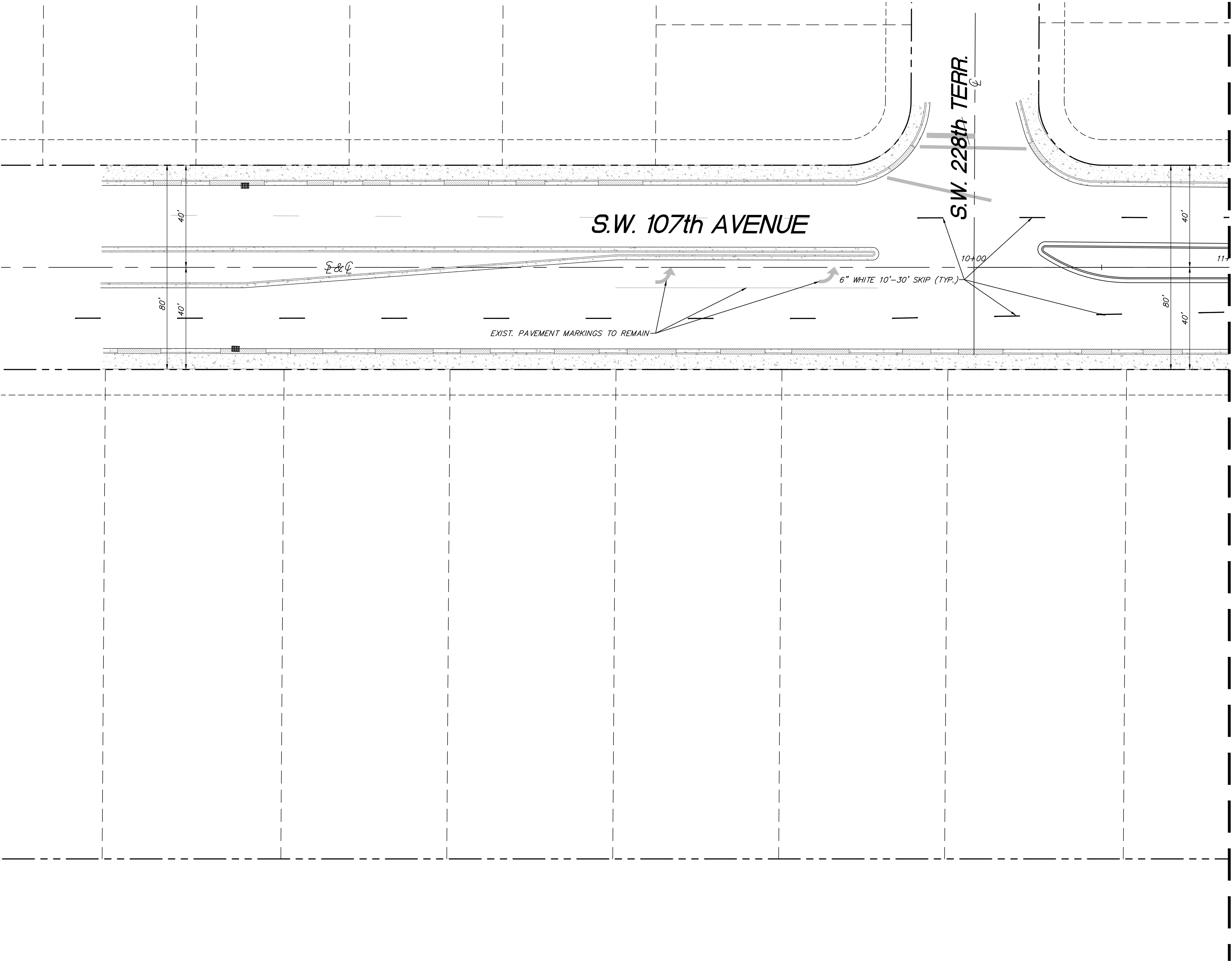
Submittal: PERMIT

Cad File: _____

Drawing Title:

C-12

Sheet No.12 of 20



PAVEMENT MARKINGS & SIGNS PLAN

SCALE : 1" = 20'



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

ENGINEER'S CERTIFICATION:

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Property Owner:
VILLAGE AT
OLD
CUTTLE
LLC

[illegible]

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ENGINEER

Jorge R. Aviffó, PE No. 22207
Jorge R. Aviffó, PSM No. 4996
Civil Engineer

Project No. 19135.00

Scale: AS SHOWN

Date: 10/01/20

Drawn:	N.A.
--------	------

Checked: J.R.A.

Submittal: PERMIT

Cad File:

Drawing Title:

C-13

Sheet No.13 of 20



SCALE : 1" = 20'



I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

Property Owner:
VILLAGE AT
OLD
CUTTLE
LLC

[illegible]

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PAVEMENT MARKINGS & SIGNS

ENGINEER

Jorge R. Aviffó, PE No. 22207
Jorge R. Aviffó, PSM No. 4996
Civil Engineer

Project No. 19135.00Scale: AS SHOWNDate: 10/01/20

Drawn: _____ N.A.

Checked: J.R.A.

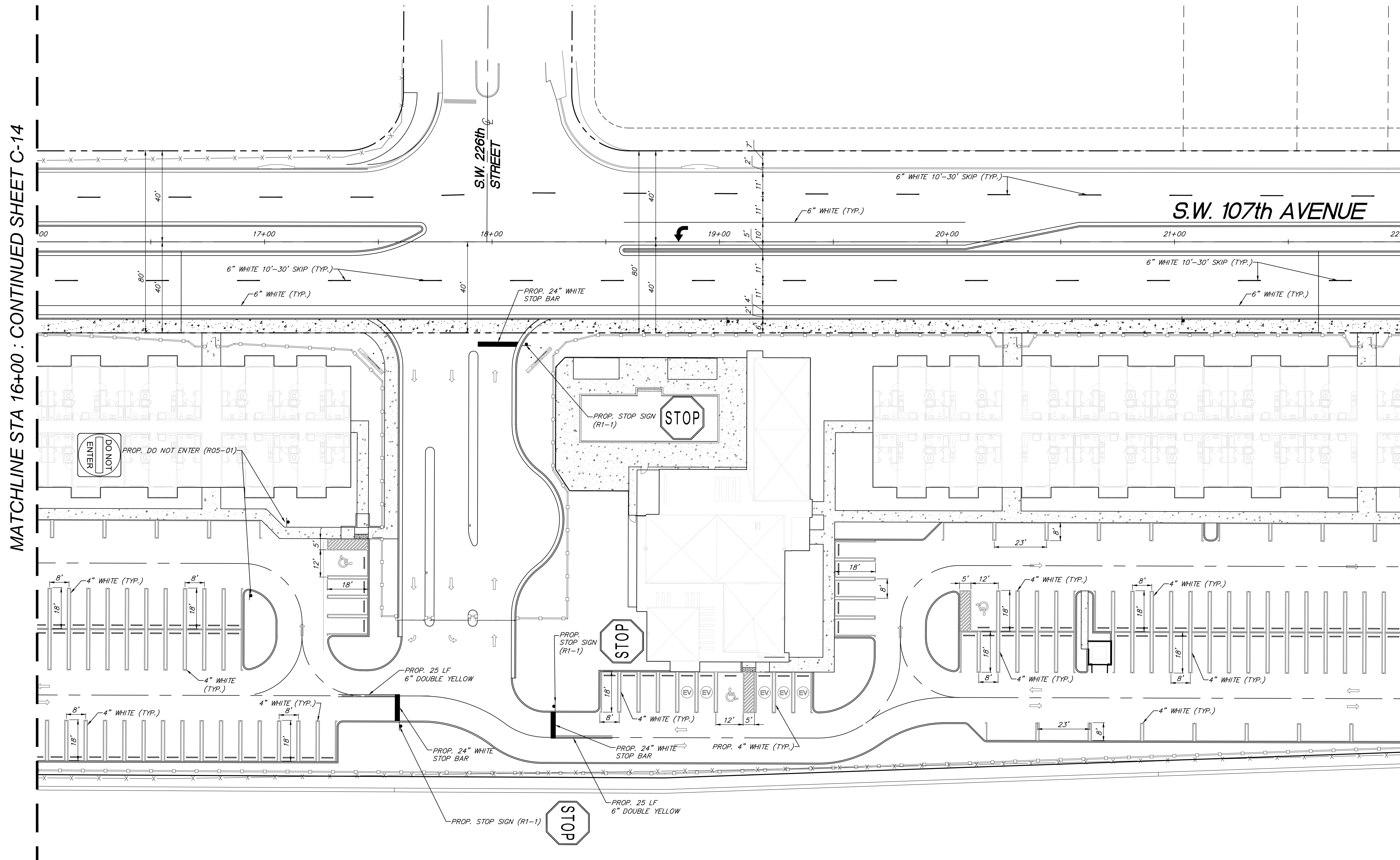
Submittal: PERMIT

Cad File: _____

Drawing Title:

C-14

Sheet No.14 of 20



SCALE : 1" = 20'

Sunshine811
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Property Owner:
VILLAGE AT
OLD
CUTTLE
LLC

[illegible]

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ENGINEER

Jorge R. Avila, PE No. 22207
Jorge R. Avila, PSM No. 4996
Civil Engineer

C-15

Sheet No.15 of 20



SCALE : 1" = 20'

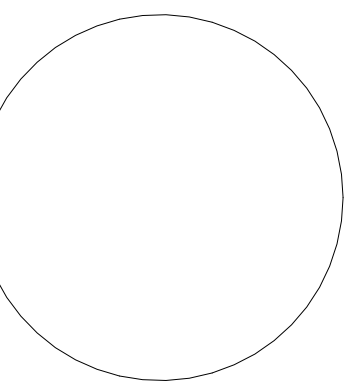
Sunshine811

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No.	DATE	DESCRIPTION
1	7/23/2020	REV 1

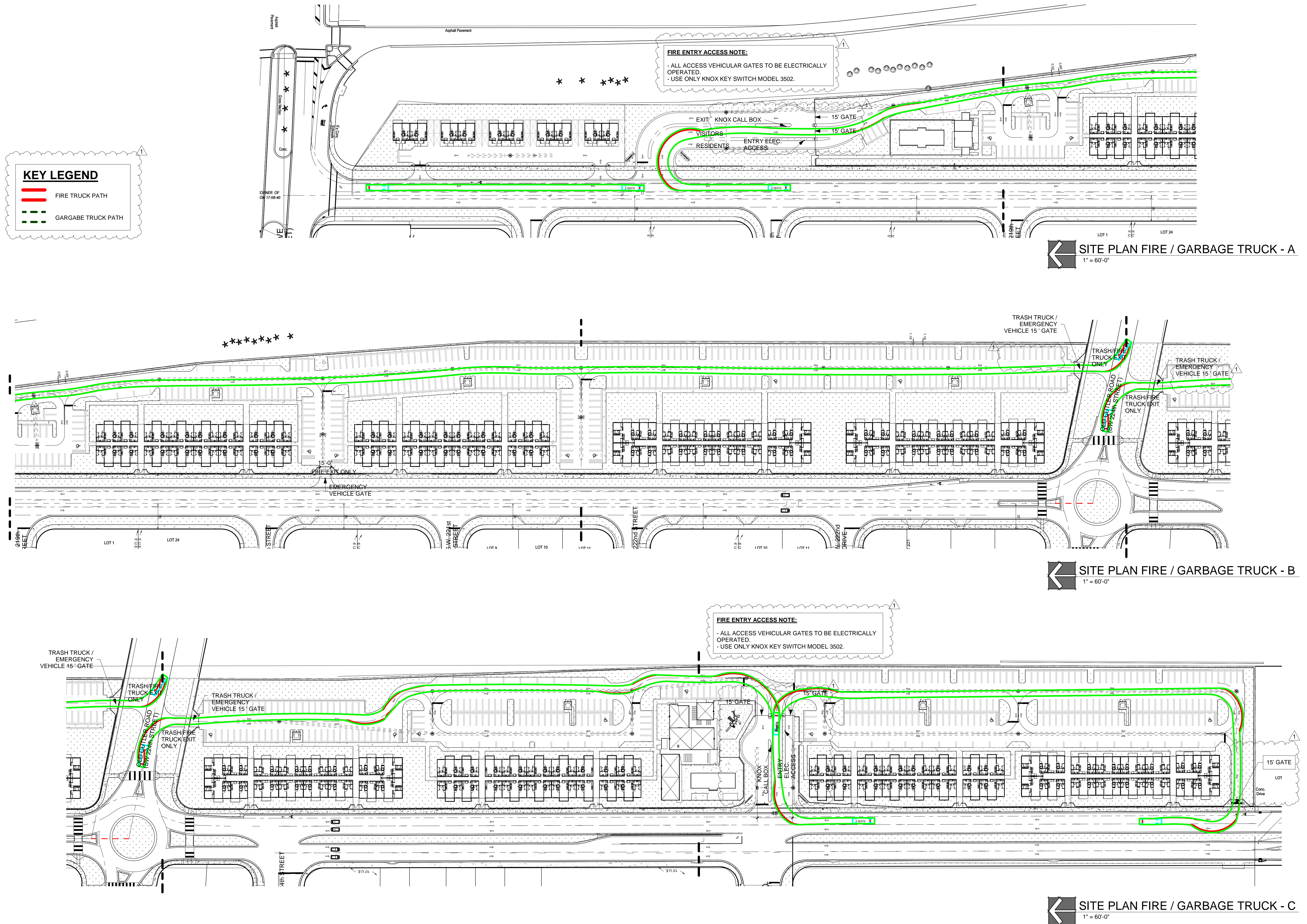
PROJECT No. OAK ENCLAVE
DRAWN BY: Author
CHECKED BY: Checker
DATE: 06/03/20



LEOPOLDO BELLON, AIA (AR-8737)

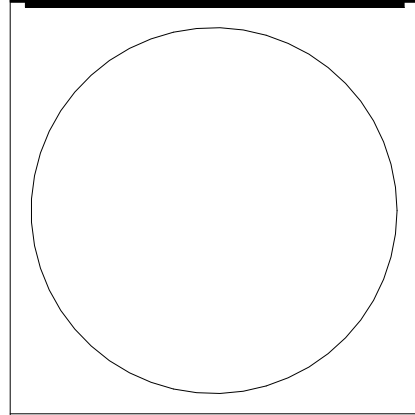
FIRE TRUCK SITE PLAN

FSP-1



No.	DATE	DESCRIPTION
2	10/13/2020	REV2

PROJECT No. OAK ENCLAVE
DRAWN BY: Author
CHECKED BY: Checker
DATE: 01/22/20

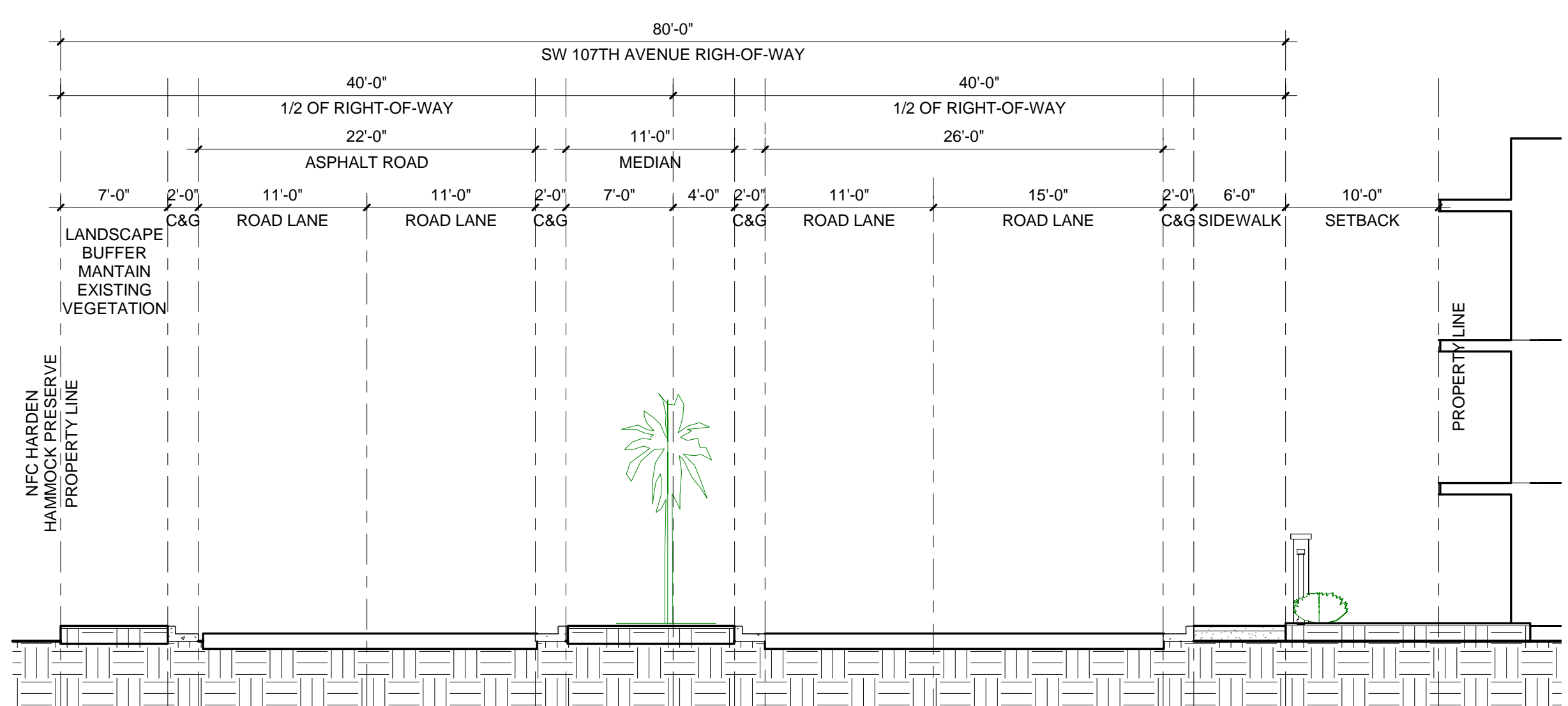


LEOPOLDO BELLON, AIA (AR-8737)

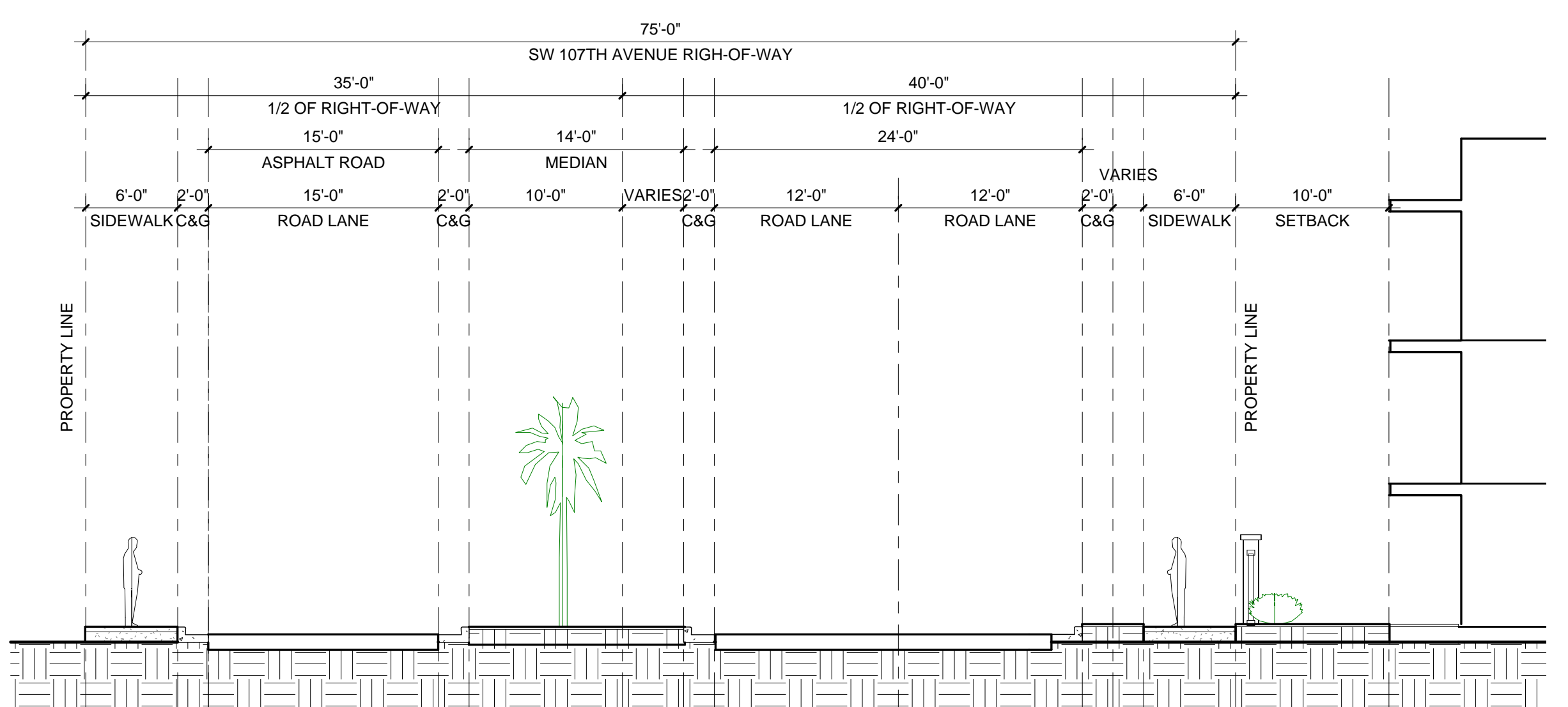
STREET CROSS SECTIONS

CS-1

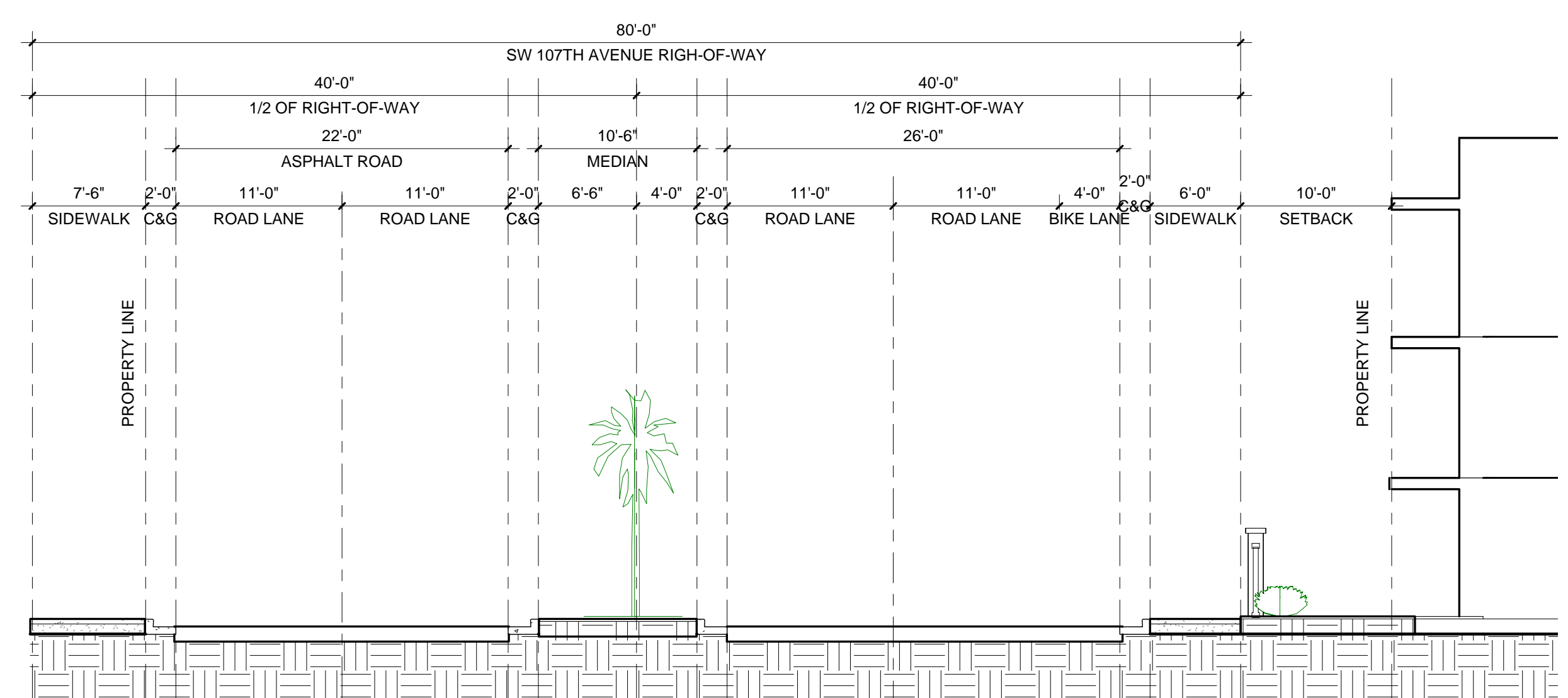
SHEET OF



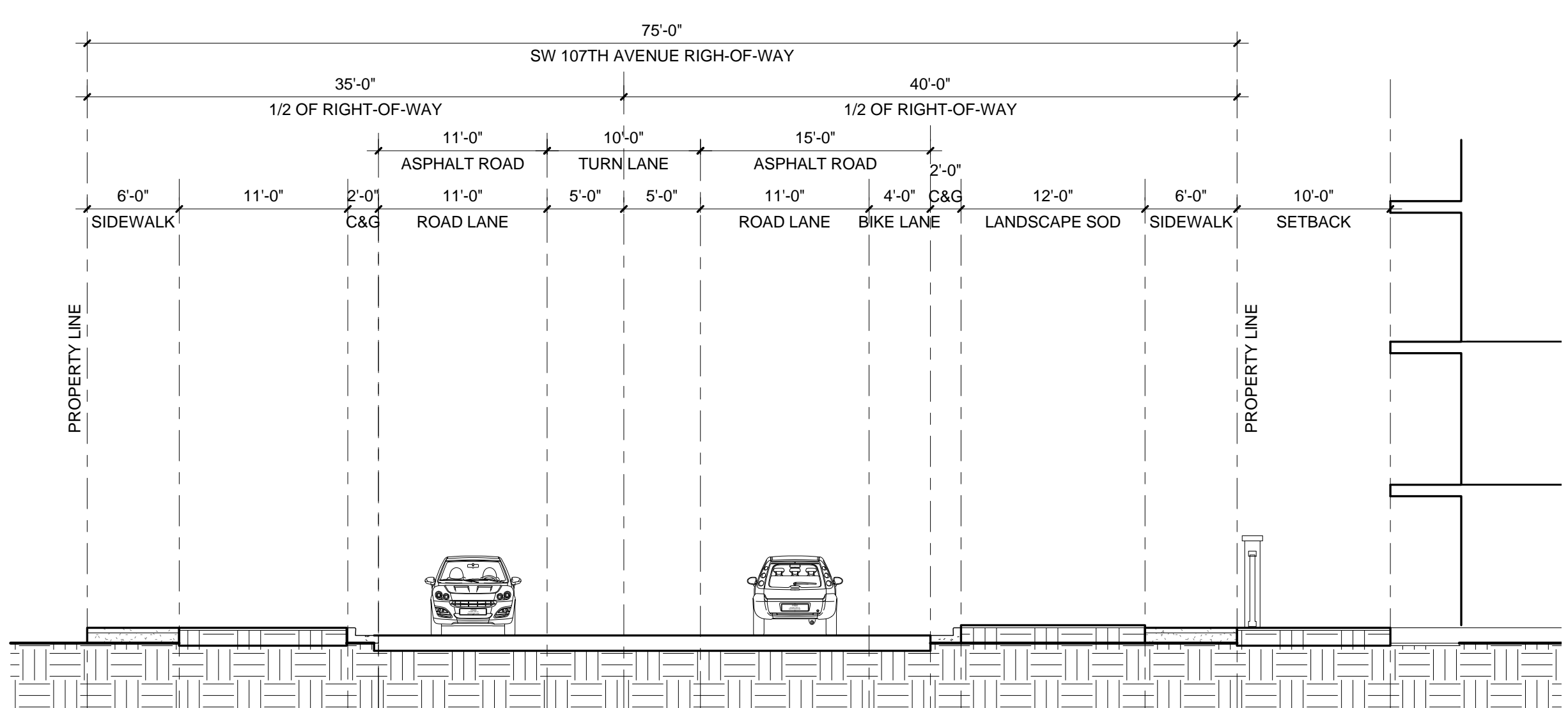
5 SW 107TH AVENUE SOUTH OF SW 226TH STREET - NFC PRESERVE SECTION
1/8" = 1'-0"



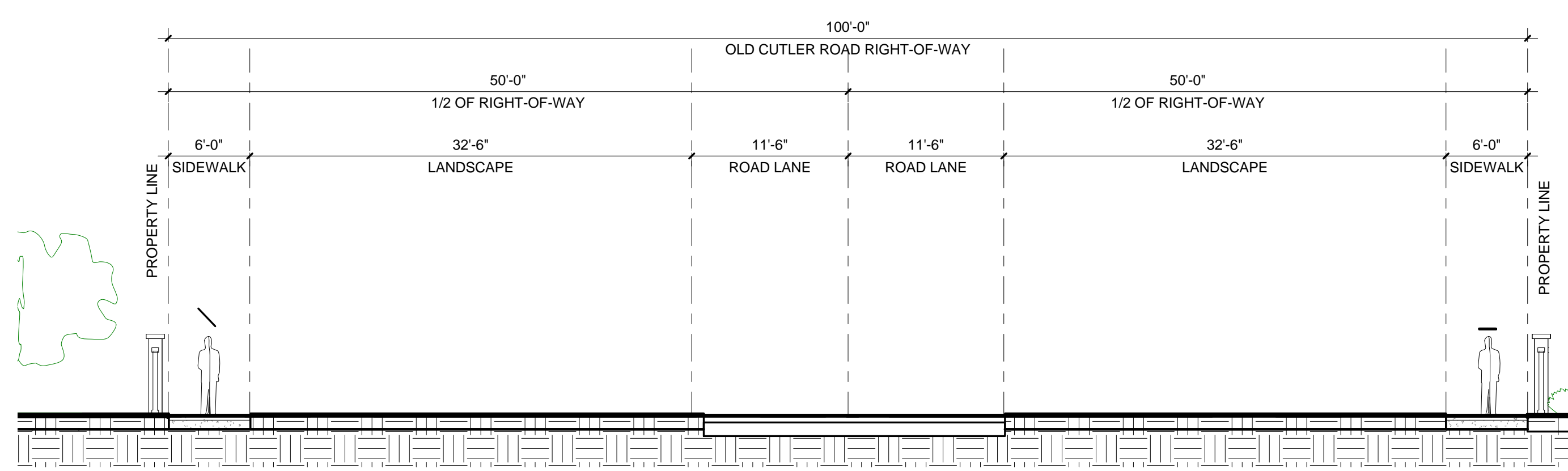
1 SW 107TH AVENUE SOUTH OF OLD CUTLER ROAD
1/8" = 1'-0"



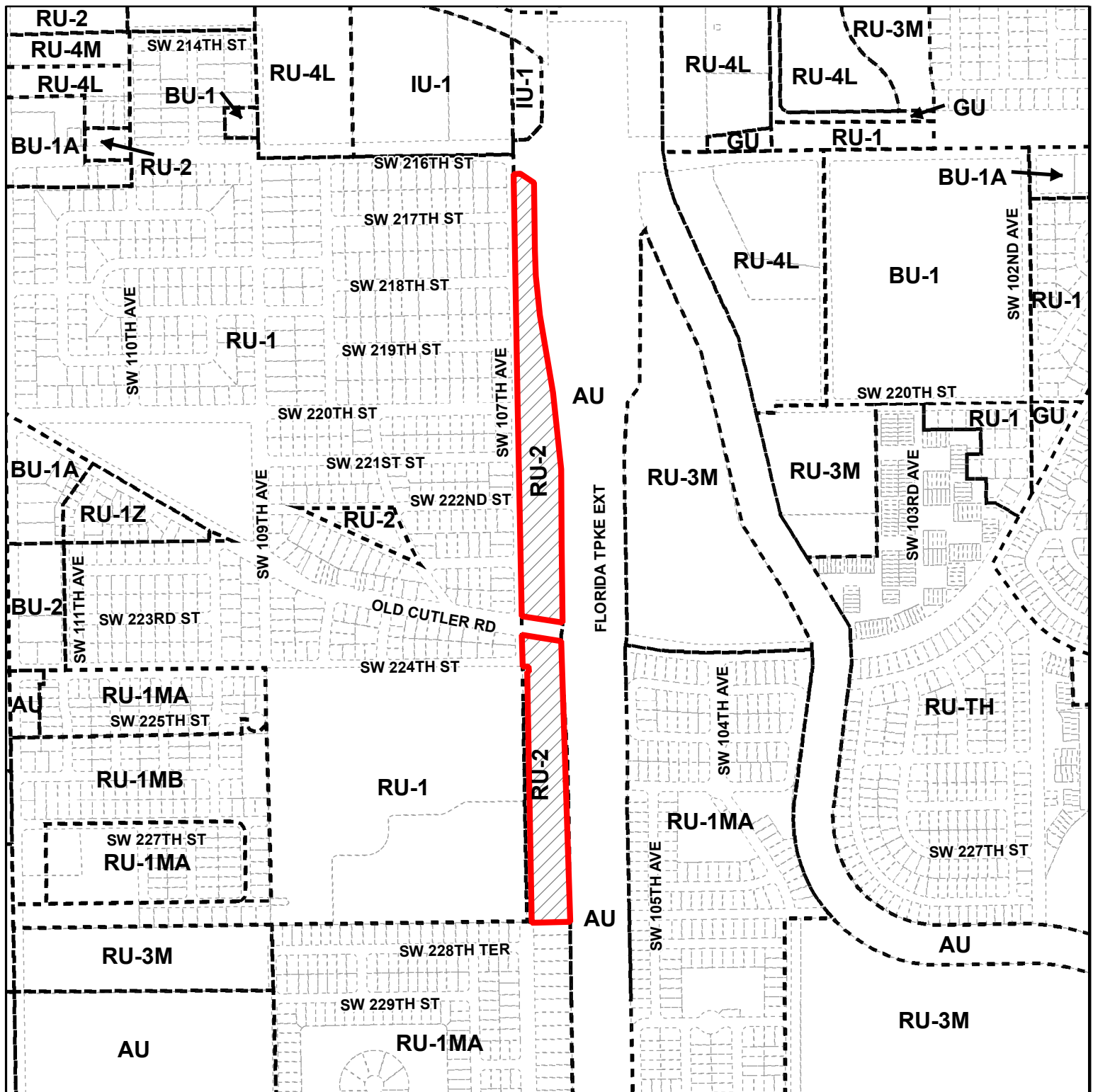
4 SW 107TH AVENUE SOUTH OF OLD CUTLER ROAD BETWEEN SW 226TH STREET AND SW 224TH STREET
1/8" = 1'-0"



2 SW 107TH AVENUE NORTH OF OLD CUTLER ROAD
1/8" = 1'-0"



3 OLD CUTLER ROAD
1/8" = 1'-0"





MIAMI-DADE COUNTY

HEARING MAP

Section: 17 Township: 56 Range: 40
 Applicant: Village at Old Cutler, LLC
 Zoning Board: C15
 Commission District: 8/9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2020000101

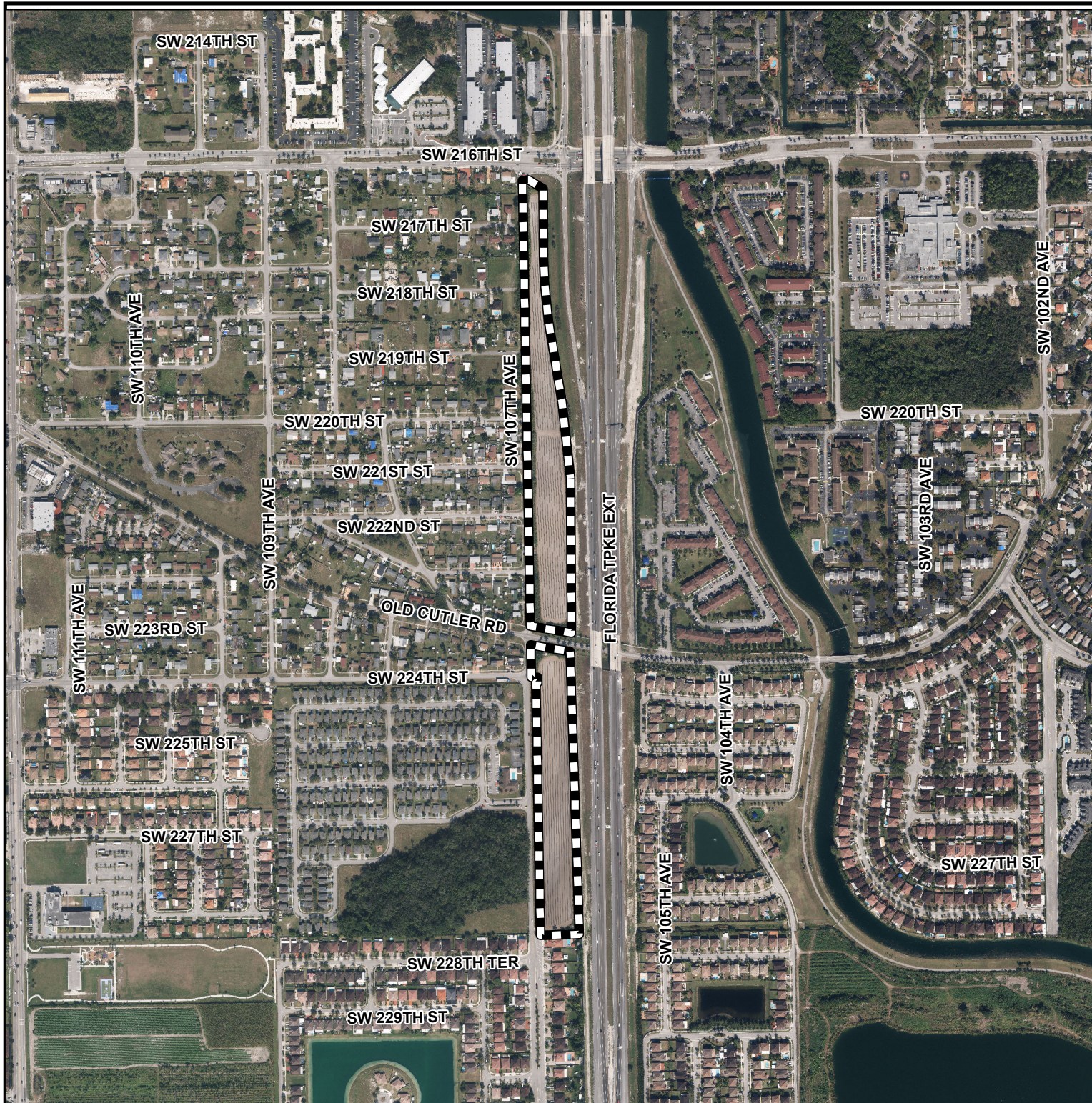
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, July 1, 2020

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2019

Process Number

Z2020000101

Legend



Subject Property



Section: 17 Township: 56 Range: 40

Applicant: Village at Old Cutler, LLC

Zoning Board: C15

Commission District: 8/9

Drafter ID: EDUARDO CESPEDES

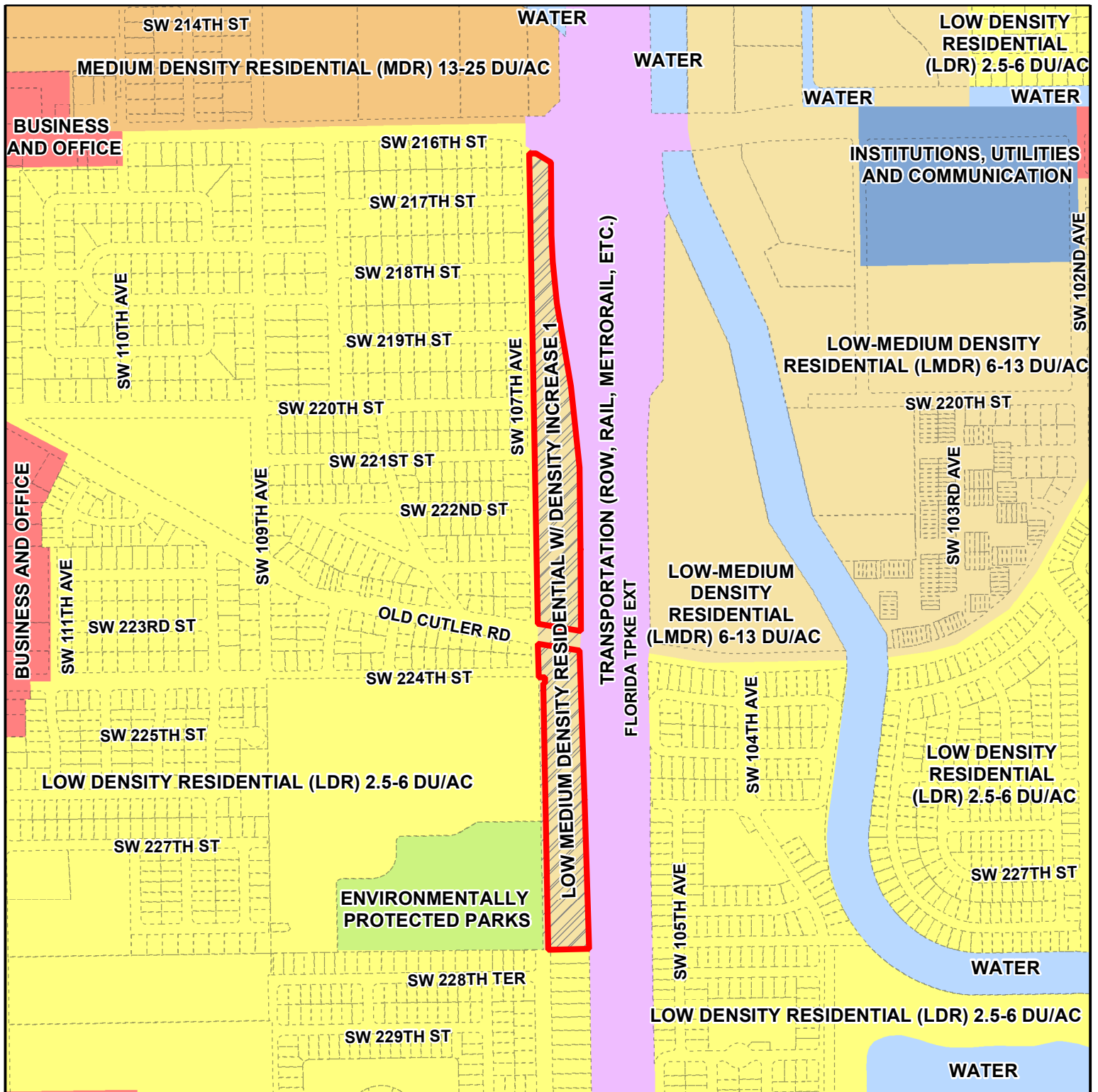
Scale: NTS



SKETCH CREATED ON: Wednesday, July 1, 2020

REVISION	DATE	BY

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2020000101

Section: 17 Township: 56 Range: 40
 Applicant: Village at Old Cutler, LLC
 Zoning Board: C15
 Commission District: 8/9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend



Subject Property Case



SKETCH CREATED ON: Wednesday, July 1, 2020

REVISION	DATE	BY

This instrument was prepared by:

Name: **Pedro Gassant, Esq.**
Address: **Holland & Knight LLP**
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the Village at Old Cutler, LLC, a Florida limited liability company (the "Owner"), holds fee simple title to land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter referred to as the "Property," which is supported by the opinion of title;

WHEREAS, the Owner has filed Zoning Application No. Z2020-101 with Miami-Dade County seeking, among other things, a district boundary change of the Property to RU-4M, Modified Apartment House District, to permit multifamily workforce and affordable housing community on the Property (the "Project");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Maximum Density**. The Owner shall be limited to a maximum of 400 units on the Property.

2. **Workforce Housing.** 390 units will be made affordable to households up to one-hundred forty percent (140%) of the Area Median Income of Miami-Dade County. Should the Workforce Housing Program be revised in a manner that would accommodate the business dynamics of the Owner, the Owner will make every effort to participate. In addition, the Owner recognizes that it will enter into a separate agreement regarding the 390 units with the Public Housing and Community Development Department.

3. **Conveyance to the Homeless Trust.** Of the 400 units allowed on the Property, ten (10) units (“Homeless Trust Units”) will be located in structure(s) separate and apart from those containing the remaining 390 units and the Homeless Trust Units, along with the land upon which the Homeless Trust Units are located shall be constructed and conveyed to the Miami-Dade County Homeless Trust without any income or other similar restrictions, at no cost to the County. This provision shall apply only if the Application is approved for 400 units. In addition, this provision is contingent upon the acceptance and approval of the land and structure(s) by the Miami Dade County Board of County Commissioners (BCC). The Homeless Trust Units shall be comparable in design and materials to the Workforce Housing Units within the development in terms of exterior appearance and shall be compatible with the neighborhood. The Homeless Trust Units will be submitted contemporaneously with any Site Plan application that is submitted by the Owner for the Property. Construction of the Homeless Trust Units shall commence prior to any Certificate of Occupancy being issued for any residential units on the Property. Should the BCC refuse to accept and approve the land and structure(s) provided pursuant to this provision, then the Owner shall limit the additional 10 units to the requirements set forth in provision no. 2 herein and the other provisions of this subsection shall not apply.

4. **Maximum Height.** To ensure compatibility with the surrounding neighborhood, the height, as defined by the Miami-Dade County Code, for the development of the Property will be limited to three stories at 35 feet.

5. **Project Design.** Any development application seeking to use the density increase provided by the “DI-1 Overlay” shall utilize the Miami-Dade County’s Urban Design Manual endorsed by Resolution R-1360-98 as a guideline for the Property’s development and will incorporate the following design principles outlined below:

- a. Buildings shall be compatible with surrounding developments or made compatible through the use of, among other methods: landscaping; buffers such as walls and fences; architectural styles that complement surrounding development; and building height transitions.
- b. Buildings shall be built close to the sidewalk to create a public space in the street corridor that is comfortable, interesting, and safe for pedestrians. The Owner shall seek, if necessary, variances of the County’s zoning regulations to accommodate this requirement. If any variances necessary to meet this requirement are not approved by the County at the time the Property or any portion thereof is subject to a district boundary change to accommodate the density increase provided by the “DI-1 Overlay,” the Owner shall develop buildings as reasonably close as possible to the minimum setback permitted by the County’s zoning standards.
- c. Buildings shall have abundant windows and doors at street level and may incorporate a variety of architectural features and treatments on all facades such as, but not limited to: balconies; a variety of materials such as stone, metal, stucco,

concrete and brick; modulation and articulation of building surfaces; and changes in roof levels. Large expanses of opaque or blank building walls shall be avoided.

6. Miscellaneous

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

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

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

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

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.

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

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.

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.

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. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

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

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owners to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term “Owners” shall include the Owners, and heirs, successors and assigns.

[Signature Pages Follow]

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this ____ day
of _____, 20__.

WITNESSES:

Village at Old Cutler, LLC,
a Florida limited liability company

Signature

Printed Name

By: _____

Name: _____

Title: _____

Signature

Printed Name

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence[] or online
notarization [] by _____, the _[insert title]__ of Village at Old Cutler, LLC, a Florida
limited liability, on behalf of said company.

He/She is personally known to me or has produced _____, as
identification.

Witness my signature and official seal this ____ day of _____, 20__, in the County
and State aforesaid.

Signature

Notary Public- State of _____

Print Name

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 1:

A portion of the West 1/2 of the NW 1/4 of Section 17, Township 56 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCING at the Northwest corner of Section 17, Township 56 South, Range 40 East, Miami-Dade County, Florida; thence run S00°56'52"E along the West Line of the said Section 17 for a distance of 95.00 feet to a point of intersection with the West Right-of-Way Line of the Homestead Extension of Florida's Turnpike (State Road No. 821) said point being the POINT OF BEGINNING of the Land herein described.

Thence from the above established POINT OF BEGINNING run the following courses and distances along the said West Right-of-Way Line of the Homestead Extension of Florida's Turnpike (State Road No. 821): thence run N89°21'04"E for 35.00 feet; thence run S56°28'30"E for 108.56 feet; thence run S00°48'42"E for 418.74 feet to the Point of Curvature of a circular curve to the left; thence run Southeasterly along said curve having for its elements a radius of 1999.86 feet (R) 1999.69 feet (C) and a central angle of 07°28'45" for and arc distance of 261.05 feet (R) 261.03 feet (C) to the Point of Tangency of said curve; thence run S08°17'27"E for 414.46 feet; thence run S05°07'28"E for 385.99 feet; thence run S00°48'42"E for 822.40 feet to a point of intersection with the North Right-of-Way Line of Old Cutler Road; thence departing the said West Right-of-Way Line of the Homestead Extension of Florida's Turnpike (State Road No. 821) run N79°26'24"W along the said North Right-of-Way Line of Old Cutler Road for a distance of 223.52 feet to a point of intersection with the aforesaid West Line of Section 17; thence run N00°56'52"W along the said West Line of Section 17 for a distance of 2314.55 feet (R) 2314.53 feet (C) to the POINT OF BEGINNING.

Folio No. 30-6017-000-0012

Parcel 2

A portion of Tract 3 of Amended Plat of East Dixie Park, according to the Plat thereof recorded in Plat Book 31, Page 61, of the Public Records of Miami-Dade County, Florida and a portion of the Right-of-Way of S.W. 224th Street lying North of and adjacent to said Tract 3 (said Right-of-Way closed by Resolution #7275), and portion of the NW 1/4 of Section 17, Township 56 South, Range 40 East, Miami-Dade County, Florida, all being particularly described as follows:

COMMENCING at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 17, Township 56 South, Range 40 East, Miami-Dade County, Florida; thence run N89°16'32"E along the South Line of said NW 1/4 of the SW 1/4 of Section 17 for a distance of 25.00 feet to a point lying on the East Right-of-Way Line of S.W. 107th Avenue as said Avenue is shown on said plat Amended Plat of East Dixie Park, said point being the POINT OF BEGINNING of the Tract of land herein described.

Thence from the above established POINT OF BEGINNING run N01°06'28"W along a line that is 25.00 feet East of and parallel to the West Line of the SW 1/4 of said Section 17 and along the said East Right-of-Way Line of S.W. 107th Avenue for a distance of 1332.15 feet (R) 1332.14 feet (C) to a point of intersection with the South Line of the aforesaid NW 1/4 of Section 17; thence run S89°10'16"W along the said South Line of the NW 1/4 of Section 17 for a distance of 25.00 feet to the Southwest corner of the said NW 1/4 of Section 17; thence run N00°56'52"W along the West Line of the said NW 1/4 of Section 17 for a distance of 153.67 feet to a point of intersection with the Southerly Right-of-Way Line of Old Cutler Road; thence run S79°26'24"E along the Southerly Right-of-Way Line of Old Cutler Road for a distance of 223.28 feet to a point of intersection with the West Right-of-Way Line of the Homestead Extension of Florida's Turnpike (State Road No. 821); thence run the following courses and distances along the said West Right-of-Way Line of the Homestead Extension of Florida's Turnpike (State Road No. 821): thence run S00°48'42"E for 194.61 feet; thence run S03°06'08"E for 500.40 feet; thence run S00°48'42"E for 747.48 feet to a point of intersection with the aforesaid South Line of the NW 1/4 of the SW 1/4 of Section 17; thence departing the said West Right-of-Way Line of the Homestead Extension of Florida's Turnpike (State Road No. 821) run S89°16'32"W along the said South Line of the NW 1/4 of the SW 1/4 of Section 17 for a distance 206.64 feet to the POINT OF BEGINNING.

Folio No. 30-6017-001-0010

**Miami-Dade County Department of Regulatory and Economic Resources Staff
Report to Community Zoning Appeals Board (CZAB) No. 15**

PH: Z20-122

July 29, 2021

Item No. D

Recommendation Summary	
Commission District	9
Applicant	Community Health of South Florida, Inc.
Summary of Requests	The applicant is seeking to permit a detached sign to be located closer to the north property line than permitted by Code.
Location	10300 SW 216 Street
Property Size	24.25 Acres
Existing Zoning	BU-1, Neighborhood Business District
Existing Land Use	Community Health Center
2020-2030 CDMP Land Use Designation	Institution, Utilities and Communications and Low-Medium Density Residential (6-13 dua) <i>(see attached Zoning Recommendation Addendum)</i>
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 <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

This item was deferred from the June 24, 2021 meeting of the Community Zoning Appeals Board (CZAB15) meeting due to a lack of time.

REQUESTS:

NON-USE VARIANCE to permit a detached sign to setback 2.167' (17.5' required) from the front (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Sign at Doris Ison Center", as prepared by Architectura Group Miami, consisting of two (2) sheets, dated stamped received 2-19-21 and one (1) sheet entitled "Community Health – Doris Ison", as prepared by Art Sign Company, dated stamped received 10-26-20 for total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

The subject property was approved pursuant to Resolution numbers 4ZAB-304-73 and Z-203-73, for a district boundary change from RU-1, Single-Family Residential District, to BU-1, Neighborhood Business District, in order to permit a community health center, and an unusual use to permit a heliport on the subject site. Subsequently, pursuant to Resolution No. CZAB15-12-19, an approval was granted for a proposed medical office building on the subject property together with the approval of ancillary variances for open space and street trees.

The applicant now seeks a variance to permit a new detached sign to be located closer to the front (north) property line than allowed by Code.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
Zoning and Existing Use		Land Use Designation
Subject Property	BU-1 Community Health Center	Institutions, Utilities and Communications & Low-Medium Density Residential (6 to 13 dua)
North	RU-4L & RU-3M; multi-family apartments & single-family Residences	Low-Medium Density Residential (6 to 13 Dua) & Low-Density Residential (2.5 to 6 dua)
South	RU-1, RU-TH & RU-3M; single-family residences, multi-Family apartments and townhouses	Low-Medium Density Residential (6 to 13 dua)
East	RU-1 & BU-1A; single-family residences & vacant land	Business and Office & Low-Medium Density Residential (6 to 13 dua)
West	RU-3M, multi-family apartments	Low-Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located at 10300 SW 216 street. The area surrounding the subject property is primarily characterized by residential uses comprised of single-family residences, townhouses, multi-family apartments and vacant land.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to locate a proposed detached sign closer to the front property line than permitted by Code. The signage would provide the subject site with more visibility on the well-travelled SW 216 Street roadway and may facilitate a smoother flow of traffic within the subject site.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated **Institutions, Utilities and Communications** and **Low-Medium Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. Uses allowed in the Institutions, Utilities and Communications land use category include *neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations, electric distribution substations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories.* Additionally, the CDMP Land Use Element interpretive text for Low-Medium

Density Residential *allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated Low-Medium density include single-family homes, townhouses and low-rise apartments.* The property is currently zoned BU-1 and was previously approved to permit a community health center, medical office use and a heliport.

The applicant seeks approval to permit a proposed detached sign to be placed closer to the front property line than allowed by the Code. Staff opines that approval of the application would not change the existing use on the subject property. Staff further opines that approval of the requests sought in this application will not be out of character with the surrounding area. As such, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text for properties designated **Institutions, Utilities and Communications** and **Low-Medium Density Residential**.

ZONING ANALYSIS:

When the applicant's request to allow a detached sign to setback 2.167' (17.5' require) from the front property line is analyzed under 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of the request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with the area.

Staff notes that the subject property is a 24.25-acre parcel, abutting SW 216 Street, a well-travelled section line roadway and lying between SW 103 Court and SW 102 Avenue. The site plan submitted depicts the proposed detach sign located east of the main entrance to the existing one-story facility. Staffs research has found that the property was previously approved in 1993 for the installation of a detached sign on the site with a similar but updated signage approved in 2000. Staffs research found that the previously approved detached sign was installed within the right-of-way. The proposed sign will replace the existing sign and will be located within the property. Staff notes that proposed detached sign does not exceed the height and size permitted by Code. Staff opines that the detached sign will effectively identify the property and will orient vehicular traffic within the site. Staff notes that approval of the application will provide adequate identification that is traditionally found in other similar developments. Therefore, staff opines, that the location of the detached sign would not have a negative visual impact on the adjacent properties. Further, staff recommends as a condition for approval that the proposed sign be surrounded by a minimum of 25 square feet of landscaped area which is typical for these types of signs. (Note: Even though I included it here based on one of your conditions below; BUT please elaborate here on this condition- why and how was this required?). As such, staff opines that the type, scale, location and character of the signage will not be obtrusive to the surrounding areas and will facilitate the safe and efficient movement of on-site and off-site vehicular traffic. Further, staff opines that the approval of the request will not create any new visual impacts along the roadways that will be detrimental to the area. Therefore, staff opines that approval with conditions of the application will not affect the appearance and stability of the surrounding community and would be **compatible** with same. **Staff therefore, recommends approval with conditions under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations standards.**

ACCESS, CIRCULATION AND PARKING: Not Applicable

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

ENVIRONMENTAL REVIEW: Not applicable.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Miami-Dade County Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Sign at Doris Ison Center", as prepared by Architectura Group Miami, consisting of two (2) sheets, dated stamped received 2-19-21 and one (1) sheet entitled "Community Health – Doris Ison", as prepared by Art Sign Company, dated stamped received 10-26-20 for total of 3 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the sign be surrounded by a minimum of 25 square feet of landscaped area.

NK:JB:NN:SS:JR



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

ZONING RECOMMENDATION ADDENDUM

Community Health of South Florida Inc.
Z20-122

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Water and Sewer	No objection
Fire Rescue	No objection
*Subject to conditions in their memorandum.	

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

<i>Institutions, Utilities and Communications (Pg. I-52.4)</i>	<i>The Plan map illustrates for information purposes, only the location of major institutional uses, communication facilities and utilities of major significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations. The full range of institutions, communications and utilities may be allowed under this land use category. Offices are also allowed in this map category. Internally integrated business areas smaller than 5 acres in size or up to 10 percent of the floor area of an institutional, public facility or office use may also be approved in this map category. If the owner of land designated as Institutions, Utilities and Communications chooses to develop the land for a different use and no public agency intends to use the site for a public facility, the land may be developed for a use or a density comparable to and compatible with surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP especially Policies LU-4A and LU-4B.</i>
<i>Low-Medium Density Residential (Pg. I-29)</i>	<i>This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line singlefamily developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i>
<i>Land Use Element Uses and Zoning Not Specifically Depicted on the LUP Map (Pg. I-73)</i>	<i>All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<i>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.</i>
--	--

Memorandum



Date: June 16, 2021

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

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources

Subject: Z2020000122-1st Revision
Community Health of South Florida, Inc
10300 SW 216th Street, Miami, FL 33190
NUV to replace pylon sign with monument sign
(10.08 Acres)
17-56-40

A handwritten signature in black ink, appearing to read "Rashid Istambouli".

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). DERM does not object to the requested non-use variance application and offers the following comments.

Potable water and wastewater disposal

The monument sign plan submitted with the requested non-use variance application does not indicate structures that would require potable water and domestic wastewater disposal. The subject property is currently connected to public water and sanitary sewers.

Conditions of Approval: None

Natural Forest Communities

Portions of the subject property contains county designated Natural Forest Community (NFC). The site plan entitled "New Sign at Doris Ison Center -Tract B Site Plan" prepared by Architectura Group Miami and dated as received by Miami-Dade County on October 26, 2020, was submitted in support of the subject application. **The site plan shows the proposed monument sign will be located along the entrance of SW 216th Street and outside the boundaries on the designated Natural Forest Community on the property.**

The applicant is advised that per Section 18A-12 of the Code, prohibited species shall not be planted on any site and controlled species shall not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

Please contact the Tree and Forest Resources Section at (305)372-6574 for additional information regarding the on-site NFC.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater) and non-specimen size trees. Section 24-49 of the Code provides for the preservation and protection of specimen size 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 and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

The submitted site plan entitled "New Sign at Doris Ison Center -Tract B Site Plan" prepared by Architectura Group Miami and dated as received by Miami-Dade County on October 26, 2020 shows the proposed removal and relocation of non-specimen tree resources that are included under DERM Tree Permit #10826, issued on June 30, 2020 for the subject property. All approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed or relocated and are not associated with Tree Permit #10826, a new tree removal permit will be required.

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. The applicant is advised that a tree survey, including a tree disposition table, will be required as part of any new tree removal permit application process. Projects and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards.

In accordance with Section 24-49.9 of the Code, 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. Please contact the Tree and Forest Resources Section at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

Conditions of Approval: None

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. The subject property does not have any outstanding DERM liens or fines.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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



Date: March 25, 2021

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2020000122
Name: Community Health of South Florida, Inc.
Location: 10300 SW 216 Street
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 objections**.

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Tracts A & B, Plat Book 93, Page 26.

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.

Standard Conditions:


- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: November 6, 2020

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

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD) 

Subject: Zoning Application Comments - Community Health of South Florida
Application No. Z2020000122

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Community Health of South Florida

Location: The proposed project is located on approximately 10.08 Acres, at 10300 SW 216th Street with Folio No. 30-6017-003-0010, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non-Use Variance to remove their existing pylon sign and replace it with a monument sign.

This project results in a no net increase for the water demand.

Water: The proposed development is located within the WASD's water service area. The water supply is being 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.

The project site is currently being served by WASD. No additional water service has been requested with this application.

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development is being 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. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

The project site is currently being served by WASD. No additional sewer service has been requested with this application.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavalde@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Delcy Munoz-Percy at (786) 552-8484 or Delcy.Munoz-Percy@miamidade.gov.

Memorandum



Date: October 30, 2020

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2020000122

The Miami-Dade Fire Rescue Department has **no objection** with the site plan uploaded in “Energov” on 10/26/20. Proposed scope of work does not affect existing fire department access.

For additional information, please contact acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

Community Health of South Florida/Ken
Gould

10300 SW 216 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2020000122

DATE

HEARING NUMBER

FOLIO: 30-6017-003-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

November 9, 2020

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Building Support Case # A2020001922X, opened on March 11, 2020 for Expired Permit # 2017055941. There are no outstanding fees. The case remains open.

VIOLATOR:

Community Health of South Florida/Ken Gould

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z20-122
DATE: OCT 26 2020
BY: ISA

NORTH ELEVATION



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z20-122
DATE: OCT 26 2020
BY: ISA

SOUTH ELEVATION



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z20-122
DATE: OCT 26 2020
BY: ISA

EAST ELEVATION



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z20-122
DATE: OCT 26 2020
BY: ISA

WEST ELEVATION



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z20-122
DATE: OCT 26 2020
BY: ISA

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: Community Health of South Florida, Inc. 10300 SW 216th St. Miami, FL 33191

NAME AND ADDRESS

PERCENTAGE OF STOCK

Not-for-Profit 501(c)(3) Florida Corporation

No Shareholders

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: N/A

NAME AND ADDRESS

PERCENTAGE OF INTEREST

N/A

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: N/A

NAME AND ADDRESS

PERCENTAGE OF OWNERSHIP

N/A

*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.



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z20-122
DATE: OCT 26 2020
BY: ISA

Disclosure of Interest

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: N/A

NAME AND ADDRESS	PERCENTAGE OF INTEREST
<u>N/A</u>	

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

<u>N/A</u>	

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 or zoning determination, 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.

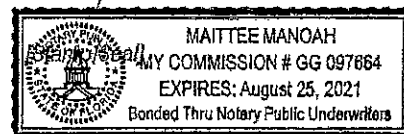
Signature

Print Name

Sworn to and subscribed to before me on the 30 day of September, 2020

Affiant is personally known to me or has produced _____ as identification.

Notary: Maittee Manoh

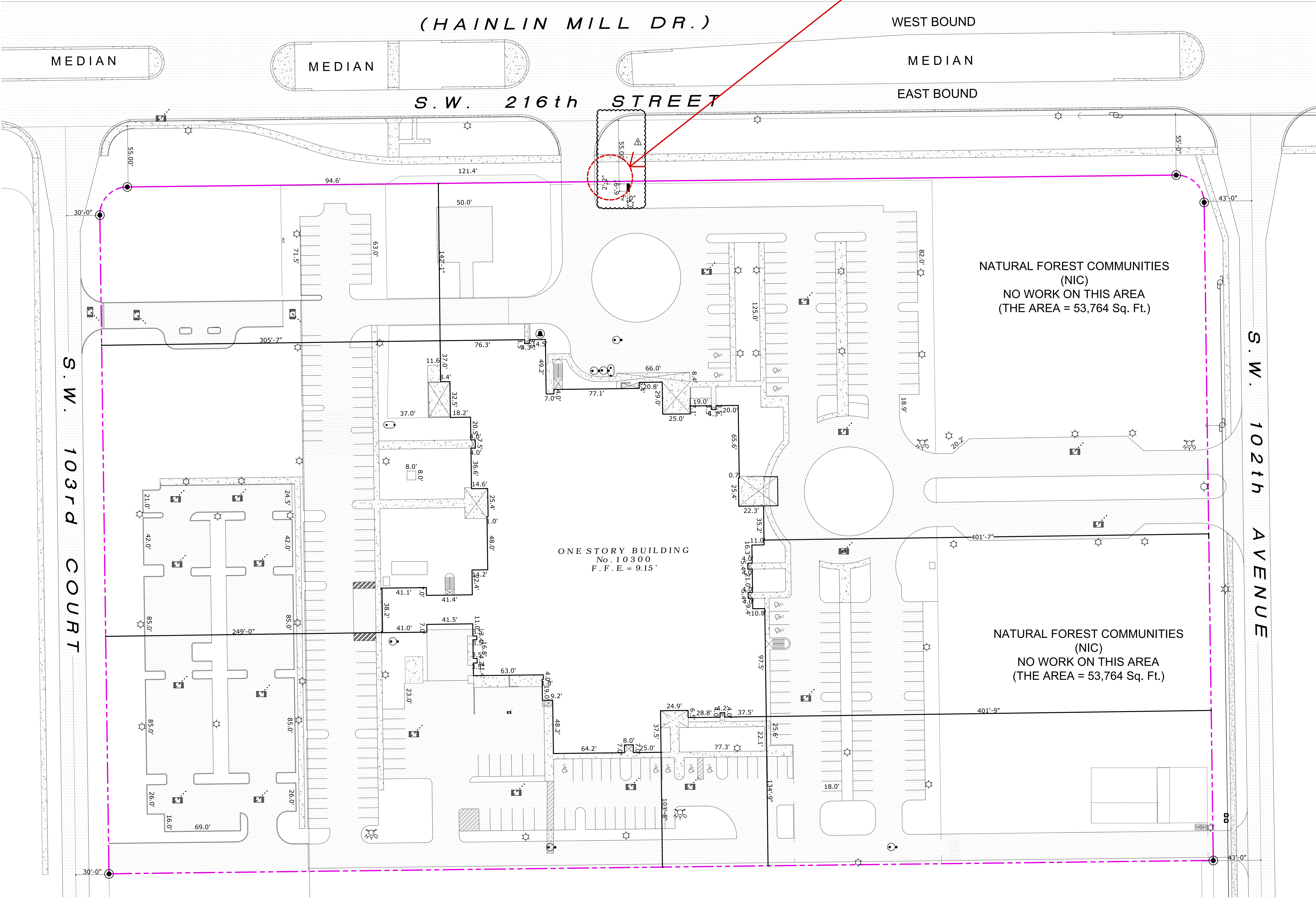


Commission expires: _____

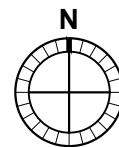
This form is available online at www.miamidade.gov/zoning/forms.asp

FORM REVISION 2019/3





TRACT A SITE PLAN
SCALE: 1" = 40'



ARCHITECTURA GROUP MIAMI, HEREBY RESERVES ITS LAW, COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGN. THESE PLANS, IDEAS, AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION, CONSENT, AND APPROPRIATE COMPENSATION TO ARCHITECTURA GROUP MIAMI. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND ARCHITECTURA GROUP MIAMI TO BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS (c) 2020.

Issue		
No.	Date	Description
1	11.18.20	Moved Sign Location

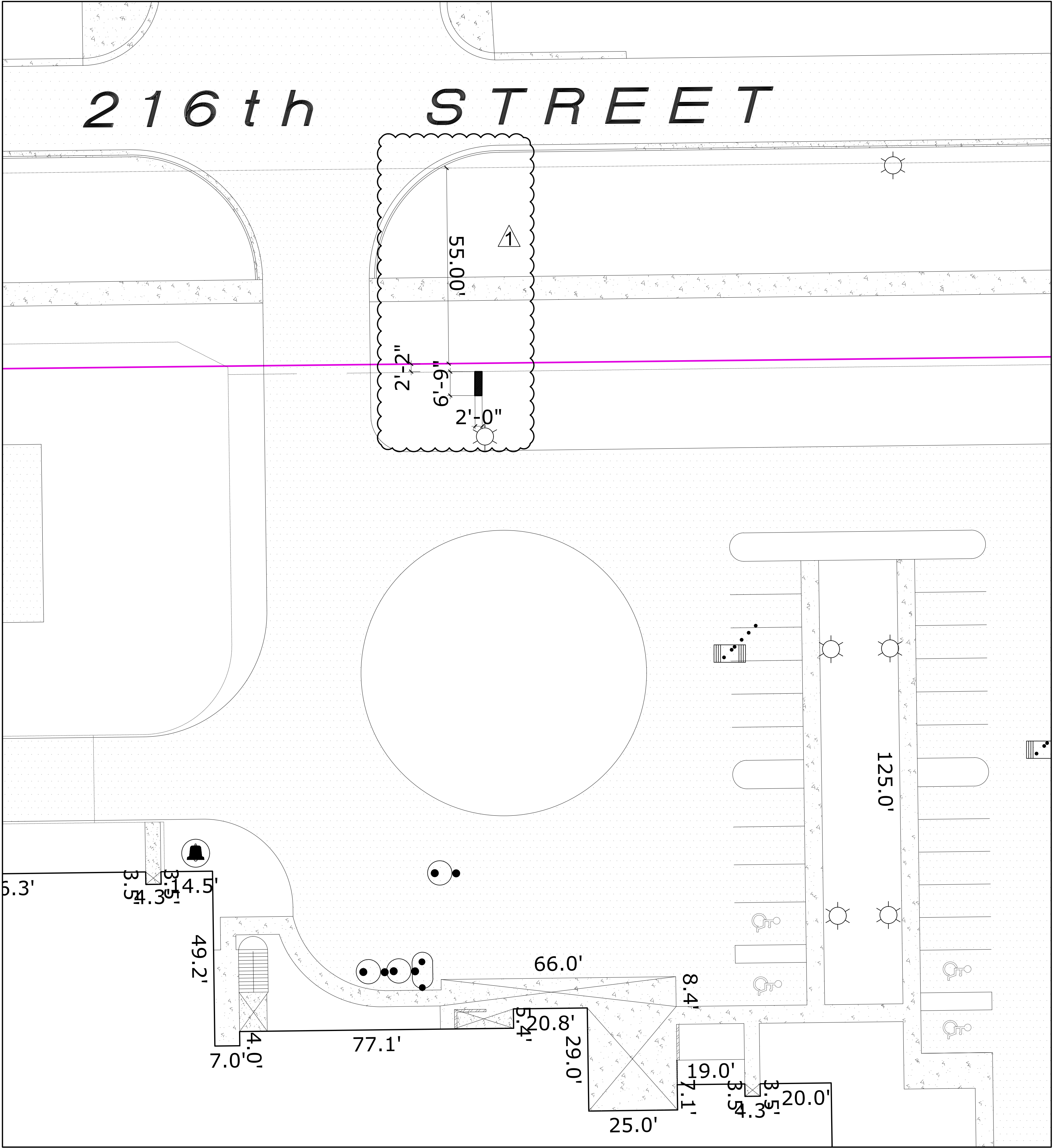
Client
CHI - COMMUNITY HEALTH of SOUTH FLORIDA

Project Name
NEW SIGN AT DORIS ISON CENTER
10300 SW 216th St. Miami, FL 33190



Sheet title
TRACT A SITE PLAN

Drawn by	A.P.
Checked by	E.P.
Project Number	202.20
Issued for	
Issue date	Sheet #
10.22.20	A1.01
Scale	1" = 40'



SIGN LOCATION PLAN
SCALE: 1/16" = 1'

SCOPE OF WORK

NEW PROPOSED SIGN TO REPLACE EXISTING SIGN. LOCATION OF SIGN TO REMAIN AS IS. NO CHANGE TO PROPOSED SIGN LOCATION.

GENERAL PROJECT DATA

PROJECT LOCATION - 10300 SW 216TH ST., CUTLER BAY, 33190
LEGAL DESCRIPTION - SEE BELOW

LEGAL DESCRIPTION

THAT PORTION OF SECTION 12, TOWNSHIP 56 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA THAT LIES SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE IS SHOWN ON THE SATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP OF STATE ROAD #5, SECTION 8702 AT PAGE 15, LESS THE SOUTH 35 FEET THEREOF, AND THAT PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 7 TOWNSHIP 56, SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA THAT LIES SOUTHEASTERLY OF THE SAID SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD #5, LESS THE SOUTH 35 FEET THEREOF.

CODE COMPLIANCE

- ALL WORK IS DESIGNED TO CONFORM TO :
- FLORIDA BUILDING CODE 6th EDITION (2017) - BUILDING
 - FLORIDA BUILDING CODE 6th EDITION (2017) - RESIDENTIAL
 - F.F.P.C. 6th EDITION (2017) - BASED ON NFPA 1 AND NFPA 101 2015 EDITIONS
 - A.S.C.E. 7-10
 - NEC 2014 - NFPA 70

ZONING LEGEND

ZONING BU-1 (BUSINESS DISTRICTS, NEIGHBORHOOD)
NET LAND AREA (ENTIRE SITE) +/- 1,279,171 SF (29.4 ACRES)

LOT COVERAGE DATA

TOTAL LOT AREA	=	1,279,171 SF
EXISTING 1 STORY BUILDING AREA	=	81,359 SF
TOTAL LOT COVERAGE	=	81,359 SF (6.4%)
MAX. FAR ALLOWED (.40)	=	511,668 SF

SETBACKS	REQUIRED	PROVIDED
FRONT	20'-0"	142'-1"
REAR YARD	200'	1,035'-10"
WEST SIDE (SW 103 CT)	15'-0"	249'
EAST SIDE (SW 102 AVE)	15'-0"	401'-9"

EXISTING BUILDING PARKING DATA:

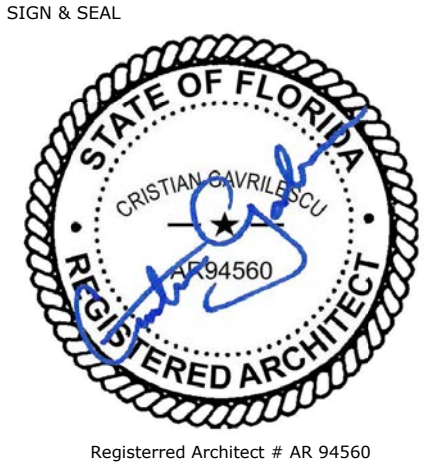
EXISTING BUILDING IS CLASSIFIED AS MEDICAL OFFICE (B) BUSINESS. NO IN PATIENT CARE OR BEDS IN EXISTING MEDICAL OFFICE BUILDING.
PARKING REQUIREMENTS PER FBC 2017 AND SECTION 33-124(m) OF THE ZONING CODE 1 PARKING SPACE PER 300 SF (81,359 SF. / 300 - BUSINESS) = 271 RQD
PROVIDED = 698 + 14 ADA

ARCHITECTURA GROUP MIAMI, HEREBY RESERVES ITS LAW, COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGN. THESE PLANS, IDEAS, AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION, CONSENT, AND APPROPRIATE COMPENSATION TO ARCHITECTURA GROUP MIAMI. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND ARCHITECTURA GROUP MIAMI TO BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS (c) 2020.

Issue		
No.	Date	Description
1	02.21.21	Moved Sign Location

Client
CHI - COMMUNITY
HEALTH of SOUTH
FLORIDA

Project Name
NEW SIGN AT
DORIS ISON CENTER
10300 SW 216th St. Miami, Fl. 33190



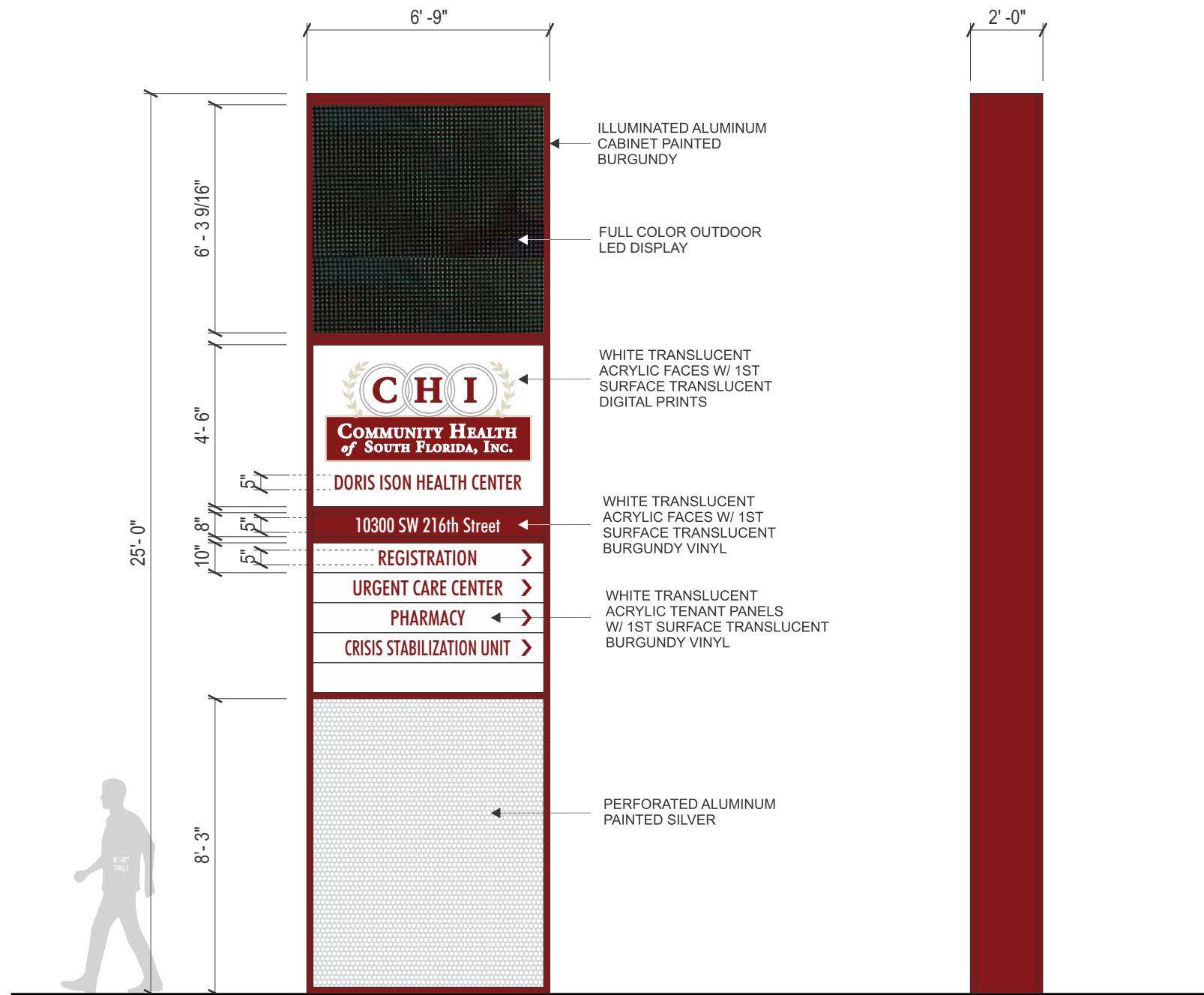
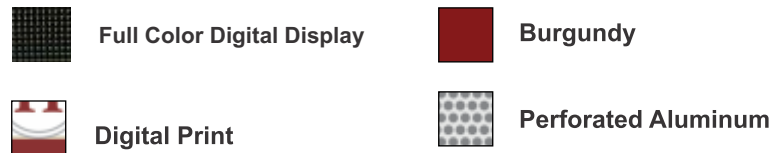
Sheet title
PROPOSED SIGN
LOCATION AND
SITE DATA

Drawn by	A.P.
Checked by	E.P.
Project Number	202.20
Issued for	
Issue date	Sheet #
10.22.20	A1.02
Scale	1/16" = 1'

RECEIVED

SIGN TYPE: Internally Illuminated Monument with LED Digital Board

MIAMI-DADE COUNTY
PROCESS NO: Z20-122
DATE: OCT 26 2020
BY: ISA



A1 | ELEVATION: 168.75 sq. ft.
Scale: 1/4"=1'-0"

A2 | SIDE VIEW:
Scale: 1/4"=1'-0"



Art SIGN COMPANY
954.763.4410
artsignfl.com
835 NW 6th Ave. Ft. Lauderdale, FL. 33311

FILE: Community Health/ Doris Ison\ Graphics\ Community Health - Marathon- LED Board Monument.cdr
CLIENT: Community Health - Doris Ison
ADDRESS: 10300 SW 216th St., Miami, FL 33190
MUNICIPALITY:

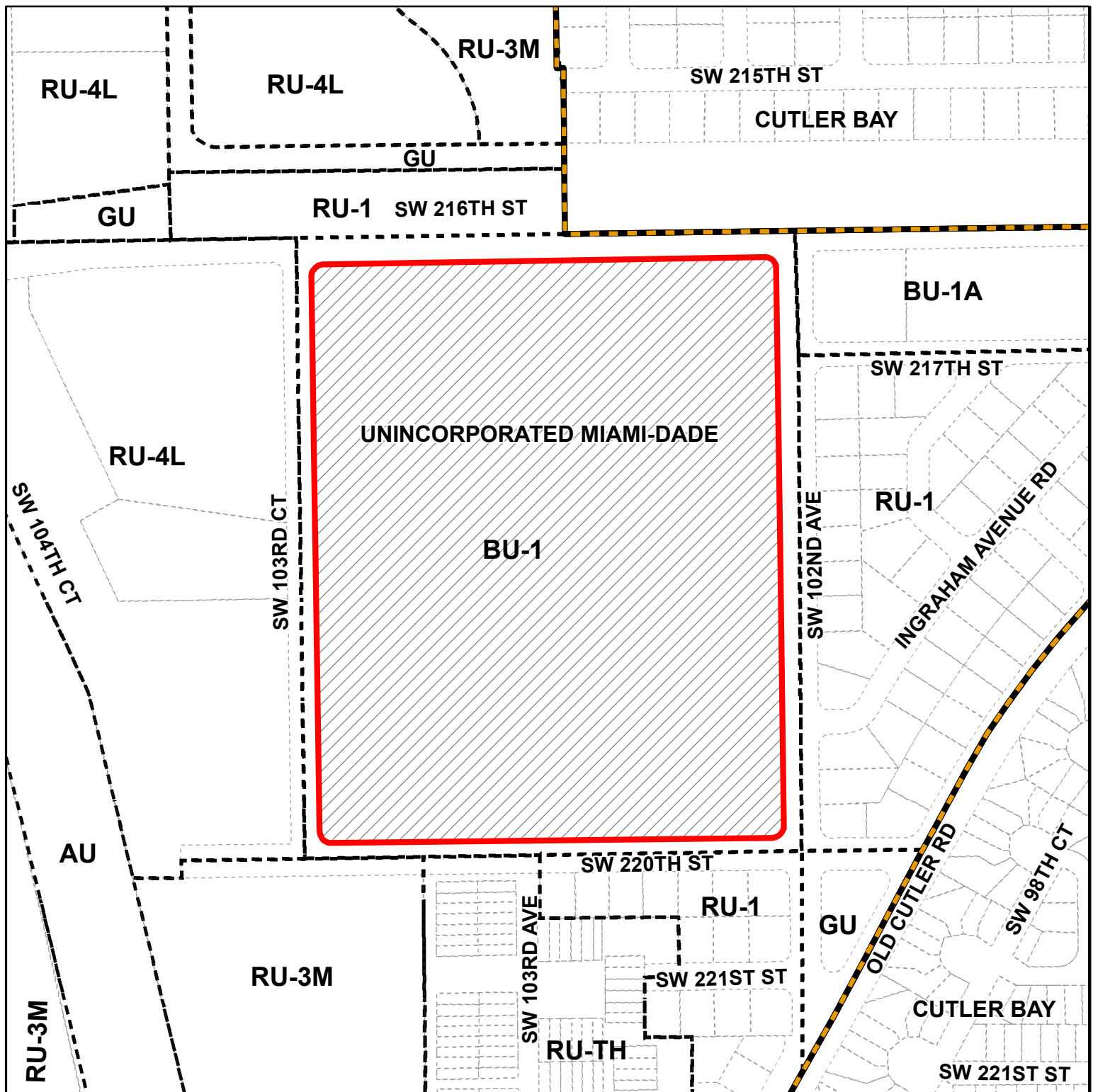
REVISION V1:
REVISION V2:
REVISION V3:
REVISION V4:
REVISION V5:
REVISION V6:

REVISION V7:
REVISION V8:
REVISION V9:
REVISION V10:
REVISION V11:
REVISION V12:

CLIENT APPROVAL:

*Colors shown on drawing are for presentation purposes. All colors must be confirmed initiated by project manager before painting.

START DATE: 1/31/2020
SALE REP: Jack
ARTIST: Jermaine A.



MIAMI-DADE COUNTY



HEARING MAP

Section: 17 Township: 56 Range: 40
 Applicant: Community Health of South Florida
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number

Z2020000122

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, October 27, 2020

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2019

Process Number

Z2020000122

Legend



Subject Property

Municipalities



Section: 17 Township: 56 Range: 40

Applicant: Community Health of South Florida

Zoning Board: C15

Commission District: 9

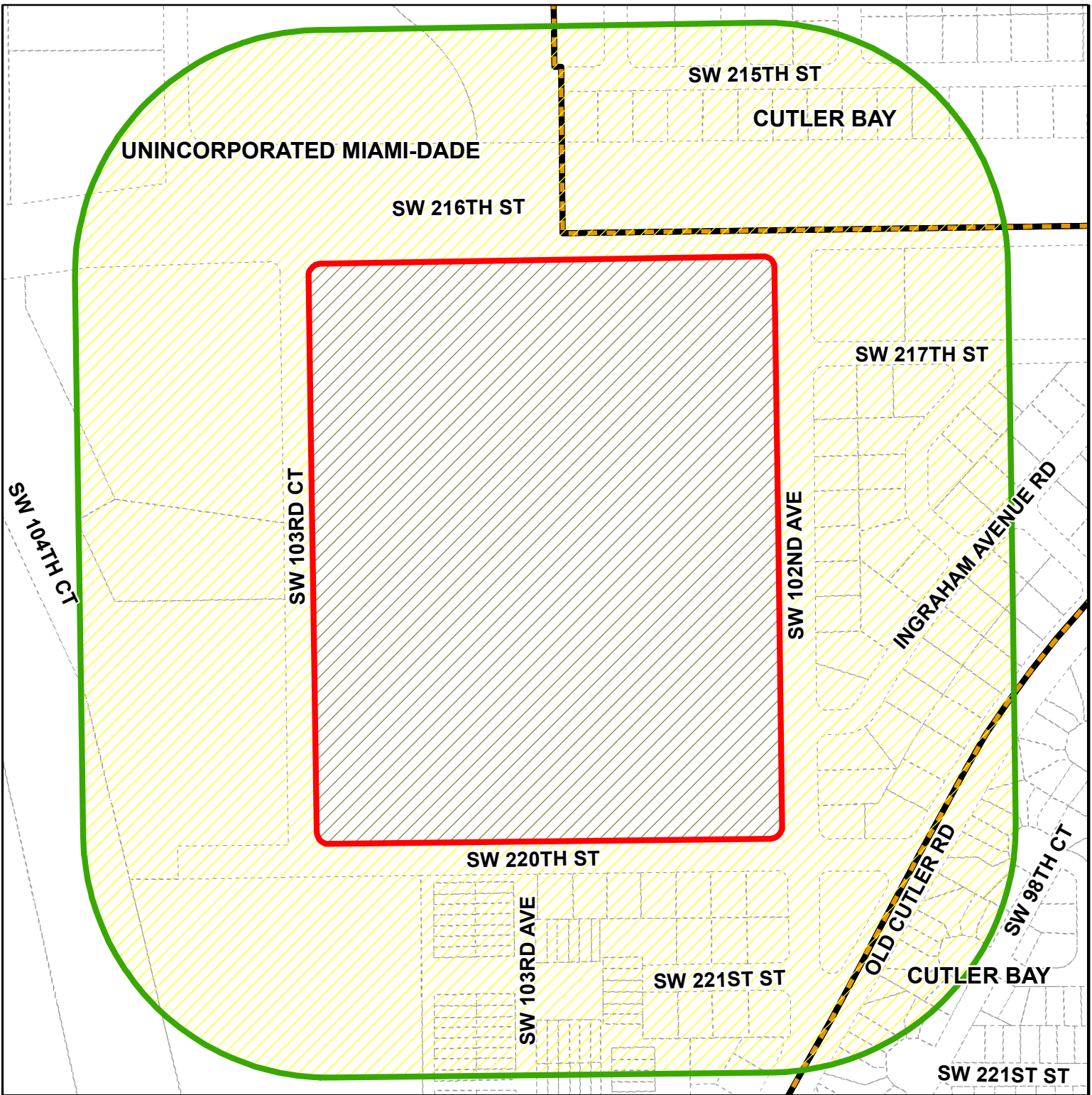
Drafter ID: EDUARDO CESPEDES

Scale: NTS



SKETCH CREATED ON: Tuesday, October 27, 2020

REVISION	DATE	BY







MIAMI-DADE COUNTY
RADIUS MAP

Section: 17 Township: 56 Range: 40
Applicant: Community Health of South Florida
Zoning Board: C15
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2020000122
RADIUS: 500

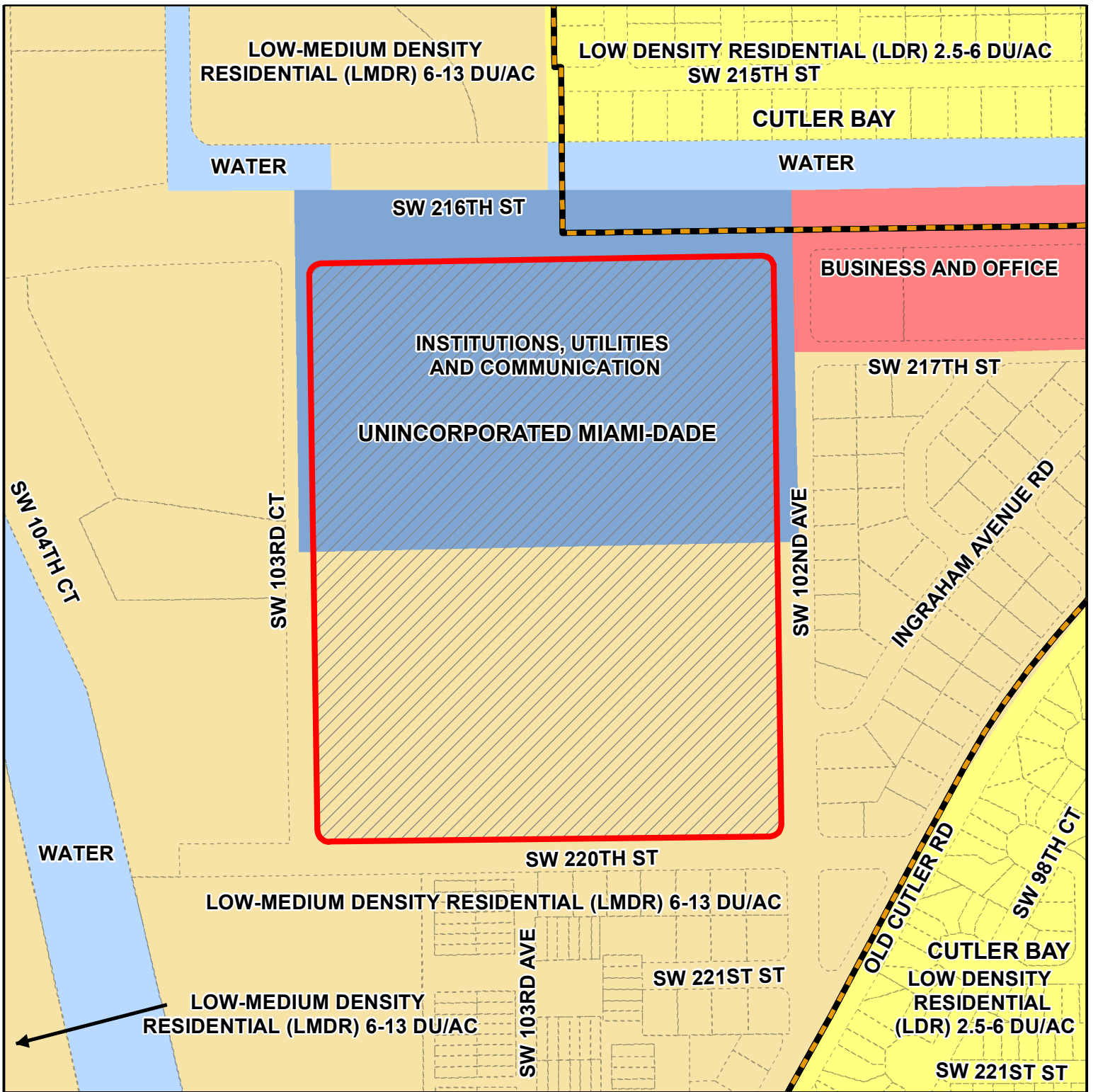
Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Tuesday, October 27, 2020

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2020000122

Section: 17 Township: 56 Range: 40
Applicant: Community Health of South Florida
Zoning Board: C15
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case



REVISION	DATE	BY

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

Z21-043

July 29, 2021

Item No. 1

Recommendation Summary	
Commission District	9
Applicant	Habitat for Humanity of Greater Miami
Summary of Requests	The applicant is seeking approval to permit a district boundary change from AU, Agricultural District to RU-2, Two Family Residential District.
Location	Lying south of SW 224 Street AKA 11860 SW 224 Street, Miami-Dade County, Florida
Property Size	0.337 gross acre
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant lot with trees
2020-2030 CDMP Land Use Designation	Low Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change (see attached Zoning Recommendation Addendum)
Recommendation	Approval.

REQUESTS:

DISTRICT BOUNDARY CHANGE from AU, Agricultural District to RU-2, Two Family Residential district.

PROJECT DESCRIPTION:

The applicant seeks to rezone the subject 0.337-acre property from AU, AU, Agricultural District to RU-2, Two Family Residential district.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU, vacant lot with trees	Low Density Residential (2.5 to 6 dua)
North	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
South	AU, vacant lot with trees	Low Density Residential (2.5 to 6 dua)
East	AU; single-family residences	Low Density Residential (2.5 to 6 dua)
West	RU-2; duplex residence under construction	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject 0.337 gross-acre property is located lying south of SW 224 Street AKA 11860 SW 224 Street. The subject property is surrounded by RU-zoned properties located to the north, AU zoned properties located to south and east and RU-2 zoned properties located to west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in the area, which staff opines could have traffic impacts as well as impacts on other County services. However, based on the memoranda of the reviewing departments, the additional impacts will be minimal and will not cause services to operate below their adopted levels of service standards.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential**. The CDMP would allow the applicants to develop the 0.337 gross acre parcel with two (2) single-family residences, which staff notes is within the maximum allowed under the density threshold of the CDMP Low Density Residential designation on the LUP map.

As such, staff opines that the rezoning of the subject property to RU-2 would be **consistent** with the density threshold of the Low Density Residential designation of the parcel on the CDMP Land Use Plan map and the CDMP's Land Use Element interpretative text.

ZONING ANALYSIS:

When the request to rezone the subject property from AU to RU-2 is analyzed under Section 33-311, District Boundary Change, staff opines that approval of the request would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surrounding area.

Staff notes that the approval of the request to rezone the property to RU-2 would be consistent with the Low-Density Residential designation of the parcel on the CDMP LUP map. Staff opines that approval of this request will not have a significant negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the County Departments. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources indicates that this application meets the traffic concurrency criteria and will generate **2** additional daily PM peak hour vehicle trips and will not exceed the acceptable level of service. The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. In addition, staff notes that the Miami Dade County Fire Rescue Department in their memorandum has no objections to the requested zone change.

Further, staff notes that the County's Geographic Information system shows RU-1 zoned properties located to the north and northeast, RU-3M properties located farther east and northeast, AU zoned properties located to the south, southeast and southwest, and RU-2 zoned properties located to the west and further to the northwest. In staff's opinion, approval of the subject property to the RU-2 zoning district would be in character with the existing RU-2 zoning in the area. Staff notes that although no site plans were submitted for this application, at the time of permitting any future residential development on the property would have to comply with RU-2 zoning district requirements, which require the development to be compatible with the neighboring residential residences in the area.

As such, staff opines that the proposed district boundary change to RU-2 is **compatible** with the residential trend as evidenced by the existing zoning and existing development of the surrounding areas. **Staff, therefore, recommends approval of the application under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval.

CONDITIONS FOR APPROVAL: None.

NK:JB:NN:DE:EJ



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

ZONING RECOMMENDATION ADDENDUM

Habitat for Humanity of Greater Miami (Z21-043)

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection*</i>
<i>Fire Department</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Police</i>	<i>No comments</i>
<i>Schools</i>	<i>No comments</i>
<i>Water and Sewer Department</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low Density Residential (Pg. I-29)	<p>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. 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 residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered; (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any
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ZONING RECOMMENDATION ADDENDUM

J.L. Brown Development (Z20-151)

	<p><i>irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></p> <p><i>(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p><i>(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p><i>(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
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Memorandum



Date: April 19, 2021

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources

Subject: Z2021000043-1st Revision
Habitat for Humanity of Greater Miami
11860 SW 224th Street
DBC from AU to RU-1 for proposed duplex
(AU) (0.257 Acres)
13-56-39

A handwritten signature in black ink, appearing to read "R. Istambouli", positioned to the right of the "From:" field.

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 of the Code..

Potable Water Service

According to DERM records, the closest public water main is located approximately 100 feet from the subject property. Section 24-5 of the Code provides that extension of a public water main is required if the nearest available point of connection is located within 200 feet of the closest point of the property. **Based on the proposed request, the subject property is within a feasible distance for connection to public water. Therefore, the connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.**

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Existing public water 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.

Conditions of Approval: None

Wastewater Disposal

Based on comments provided by Miami-Dade Water and Sewer Department for the subject application, the closest point of connection to the public sewer system is an 8-inch gravity main located approximately 491 linear feet west of the property at SW 119th Court & SW 244th Street. The letter of intent provided

with this application states that the applicant seeks to change the Zoning designation from AU to RU-1 and develop the property with a duplex. No site plan was provided with this application for a district boundary change. In accordance with the Code, **DERM will evaluate the feasibility of connecting to the public sanitary sewer system prior to DERM approval of any future development order (zoning site plan, plat, building permit) that proposes development on the subject property. This memorandum shall not be interpreted as a written approval from DERM regarding the use of a septic tank for future development.**

Section 24-5 of the Code states "If the distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is less than that distance derived by dividing the sum of the existing and proposed gross floor area by a factor of twenty (20) square feet of gross floor area per linear foot of public sanitary sewer, extension of public sanitary sewers to serve the property is required".

Be advised that if it is determined that public sanitary sewers are not located within feasible distance for connection to the subject property, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. In accordance with the Code, the minimum lot size for a duplex served by public water and a septic tank shall be 20,000 square feet. Based on the survey provided with this application by Arturo R. Toirac P.L.S. No. 3102, stamped received by RER Development Services on March 9, 2021, the subject property does not meet the minimum lot size requirements of Section 24-43.1(3) of the Code. However, pursuant to 24-43.1(3)(c) of the Code, DERM can administratively approve a duplex to be served by public water and a septic system since the legal subdivision created by plat occurred prior to the effective date of the aforesaid section.

This analysis is based on sanitary sewer infrastructure as it exists at the time of this application. Please be advised that water and/or sanitary sewer system infrastructure is constantly changing, and future applications related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications.

Conditions of Approval: None

Stormwater Management

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

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in Section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this zoning application. It is noted that the applicant has not submitted a site plan for consideration with the application.

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 and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests a district boundary change to from AU to RU-1 could result in the removal/relocation to specimen trees. Because the subject application does not include a proposed site plan, it cannot be determined at this time whether the applicant's future plans for the property, which are yet to be submitted--would comply with specimen tree standards. **DERM approval of the district boundary change shall not be interpreted as DERM approval of removal or relocation of tree resources.**

In accordance with Section 24-49.9 of the Code, 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. Please contact Andrea Dopico at Andrea.Dopico@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: Obtain DERM Tree Permit for impacts to non-specimen trees

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 DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

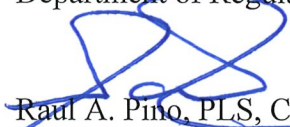
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: March 11, 2021

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2021000043
Name: Habitat for Humanity of Greater Miami
Location: 11860 SW 224 Street
Section 13 Township 56 South Range 39 East

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

1. Improvements within right-of-way may be requested prior to building permit.
2. This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 3, Block 1, Plat Book 46, Page 94.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate an additional **2 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.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9904	SW 220 Street E/O US 1	C	C

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

Standard Conditions:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: April 14, 2021

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

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

A handwritten signature in blue ink, appearing to read "Maria A. Valdes", is written over the "From:" field.

Subject: Zoning Application Comments - Habitat for Humanity of Greater Miami
Application No. Z2021000043 - Revision No. 1

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process. The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.

Application Name: Habitat for Humanity of Greater Miami

Location: The proposed project is located at 11860 SW 224th Street with Folio No. 30-6913-003-0030, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from AU to RU-1 and to develop the property with a Duplex. This is a Workforce Housing Program. A site plan was not submitted with this application.

The estimated total water demand for the proposed project will be 300 gallons per day (gpd).

Please note that the subject property has a 5-foot Utility easement *inside the property along the southern boundary of the property line* and permanent structures are not allowed within the easement.

Water: The proposed development is located within the WASD's 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.

There is an existing 12-inch water main in SW 224th Street east of SW 119th Avenue to where the developer may connect and extend a new 12-inch water main easterly along 224th Street to the northeastern corner of the property to provide water service for the proposed project. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively.

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 subject site is located within the WASD's sewer service area. The wastewater flows from 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.

There is an existing 8-inch sanitary gravity sewer system located on SW 224th Street and SW 119th Court to where the developer may connect and extend At Full Depth the same (8-inch gravity sewer) easterly in SW 224th to the northeastern corner of the property to provide sewer service for the proposed development, provided that there is sufficient depth and that there are no obstacles which would preclude construction of the sewer system. *Final points of connections and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 1113 and PS No. 522. Said pump stations are currently in OK Moratorium Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. 1113

Existing NAPOT: 1.53 hrs.
Proposed Development: 300 gpd
Proposed Projected NAPOT: 1.55 hrs.

and

P.S. 522

Existing NAPOT: 4.44 hrs.
Proposed Development: 300 gpd
Proposed Projected NAPOT: 4.44 hrs.

Connection to the sanitary sewer system is 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 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>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavaldd@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: March 10, 2021

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2021000043

The Miami-Dade Fire Rescue Department has **no objection** with the above referenced zoning application. The request is only for a zoning designation change based on LOI uploaded in “Energov” on 03/09/21.

For additional information, please contact acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

HABITAT FOR HUMANITY OF GREATER MIAMI/DARYL BUSTAMANTE N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2021000043

DATE

HEARING NUMBER

FOLIO No.: 30-6913-003-0030

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

March 10, 2021

NEIGHBORHOOD REGULATIONS:

Case No. 202002002900 was opened on 09/28/2020. Warning Notice W324621 was issued on 09/30/2021 for ILLEGALLY STORING, PARKING, OR OTHERWISE KEEPING A CATEGORY II COMMERCIAL VEHICLE WITH EXTERNALLY MOUNTED EQUIPMENT OR AN OPENED/ENCLOSED UTILITY TRAILER IN A RESIDENTIAL AREA, TO WIT: CATEGORY II ENCLOSED TRAILER (TAG JCEK95) PARKED ON VACANT RESIDENTIAL PROPERTY. A compliance inspection conducted on 10/22/2020 revealed that the violation was corrected. Case was closed on 11/06/2020.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

HABITAT FOR HUMANITY OF GREATER MIAMI/DARYL BUSTAMANTE

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-043

DATE: MAR 9 2021

BY: GONGOL

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: HABITAT FOR HUMANITY OF GREATER MIAMI || 3800 NW 22 AVE; MIAMI, FL 33142

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:

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

**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.*

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: 221-043
DATE: MAR 9 2021
BY: GONGOL

Applicant's Affidavit

Zoning Application No.: IVR # 113387

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and advertised.

Date Stamp Received

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property which is the subject matter of the proposed zoning action.

Signature

Sworn to and subscribed to before me

Notary Public

This _____ day of _____, _____ Commission expires: _____

CORPORATION AFFIDAVIT

(I)(WE), MARIO ARTECONA, being first duly sworn, depose and say that (I am)(we are) the ☒ President ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of HABITAT FOR HUMANITY OF GREATER MIAMI corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☒ owner ☐ tenant of the property which is the subject matter of the proposed zoning action.

MARIO ARTECONA

Attest

[Corp. Seal]



Daryl Bustamante
Comm #GG959020
Expires: Feb. 17, 2024
Bonded Thru Aaron Notary

Authorized Signature

DARYL BUSTAMANTE

Notary Public

Sworn to and subscribed to before me

This 4 day of MARCH, 2021 Commission expires: 2/17/2021

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the _____ partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property which is the subject matter of the proposed zoning action.

Name of Partnership

By _____ %

By _____ %

By _____ %

By _____ %

Sworn to and subscribed to before me

Notary Public

This _____ day of _____, _____ Commission expires: _____

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: 21-043
DATE: MAR 9 2021
BY: GONGOL

Ownership Affidavit for Corporation

State of: FLORIDA Zoning Application No.: IVR # 113387

County of: MIAMI-DADE

Before me, the undersigned authority, personally appeared MARIO ARTECONA, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or executive officer of the Corporation hereinafter named HABITAT FOR HUMANITY OF GREATER MIAMI, with the following address:
3800 NW 22 AVE; MIAMI, FL 33142

2. The Corporation owns the property which is the subject of the proposed zoning action.

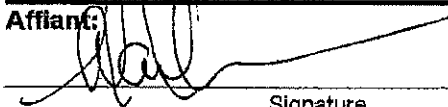
3. The subject property is legally described as:

GOULDS ESTS SEC 1 PB 46-94 LOT 3 BLK 1 LOT SIZE 100.000 X 112 OR 14704-1039 0990 5

4. Affiant is legally authorized to file this application.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning determination or zoning action granted at public hearing.

Affiant:



Signature

MARIO ARTECONA

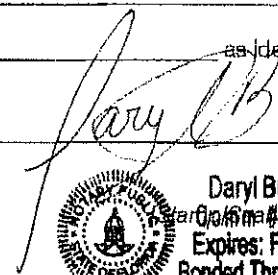
Print Name

Signature

Print Name

Sworn to and subscribed to before me on the 4 day of MARCH, 2021

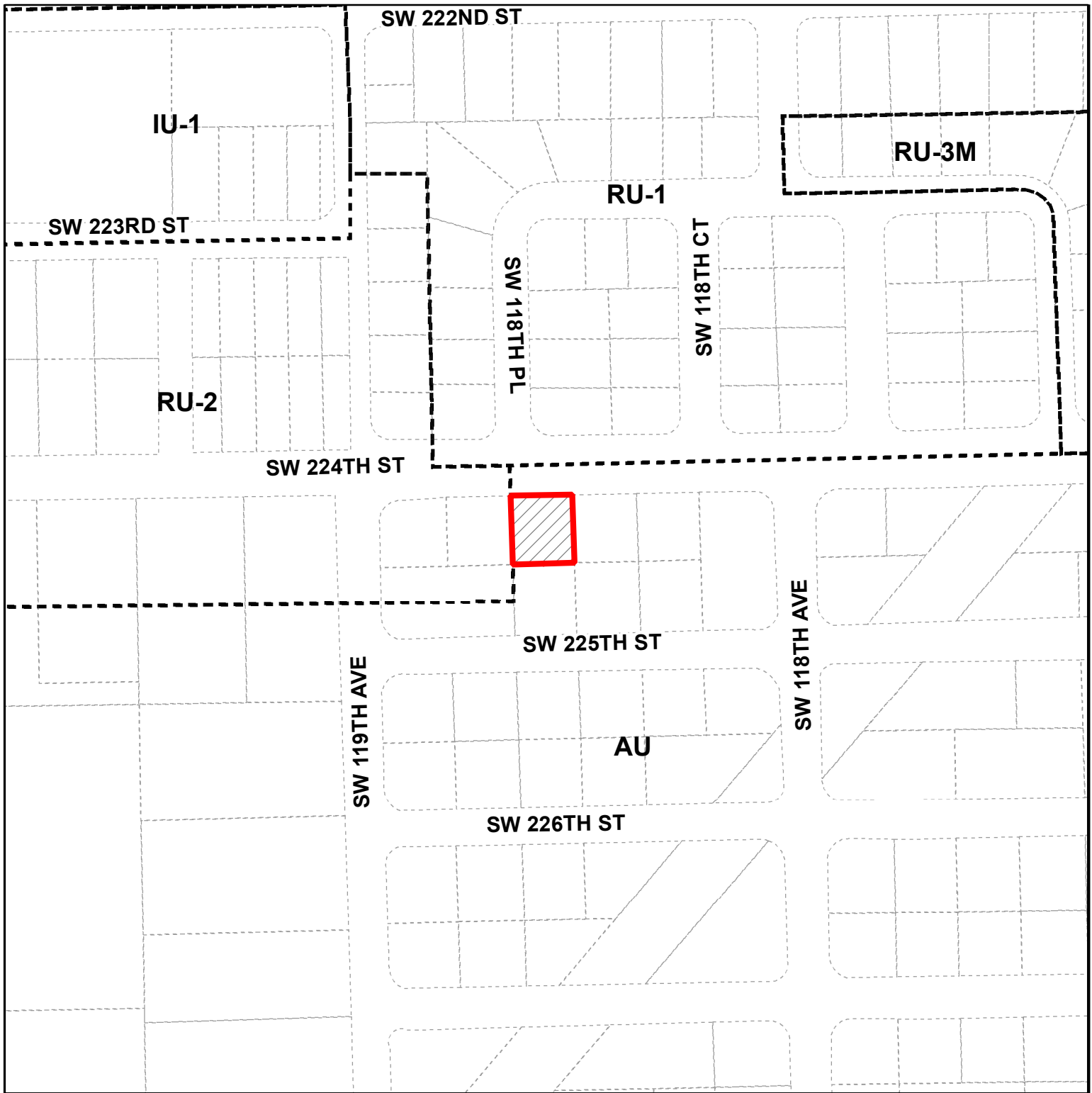
Affiant is personally known to me or has produced _____ as identification.

Notary:  DARYL BUSTAMANTE



Daryl Bustamante
Notary Public
Commission # GG959020
Expires: Feb. 17, 2024
Bonded Thru Aaron Notary
2/17/2021

Commission expires: _____





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2021000043

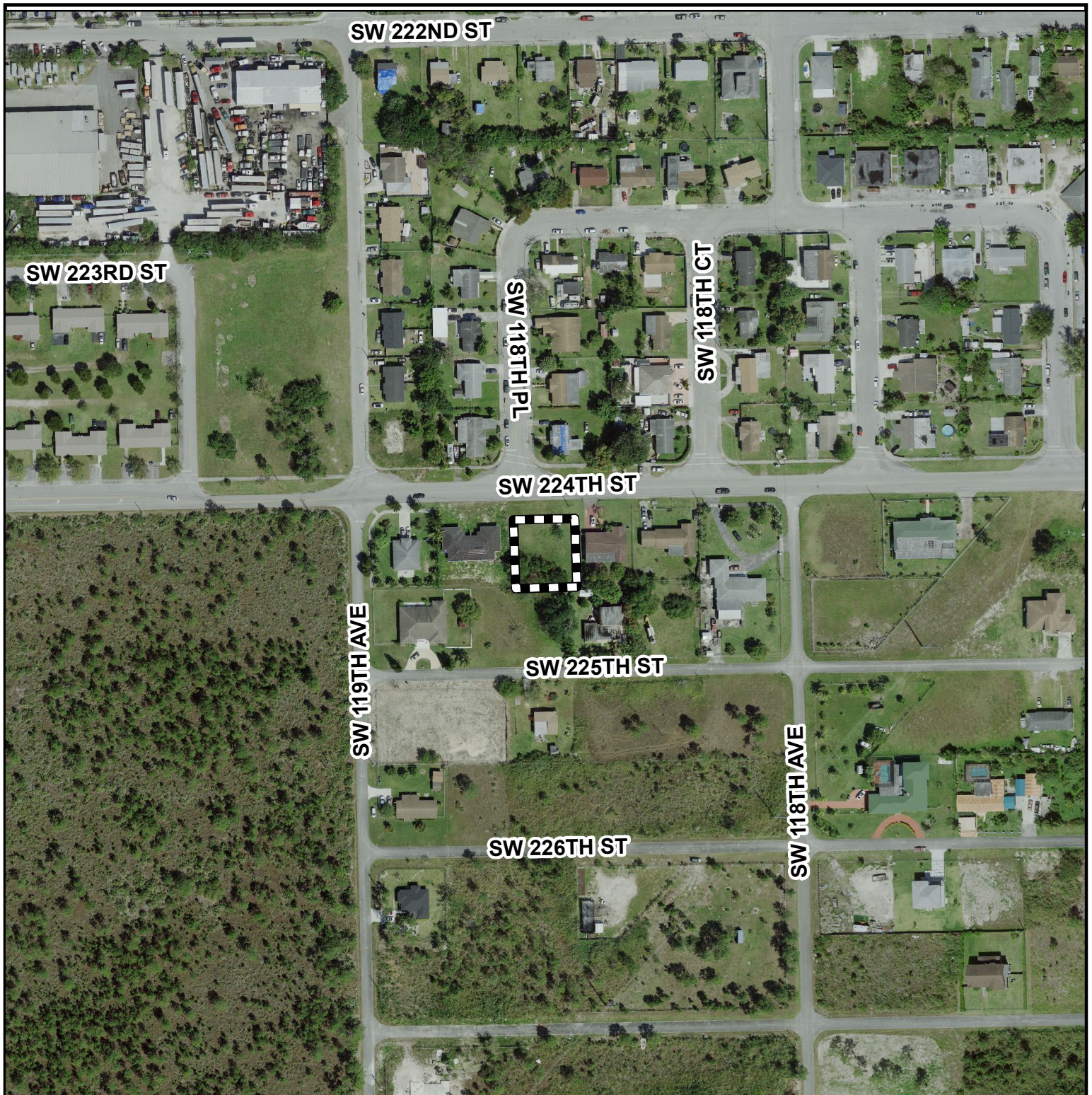
Section: 13 Township: 56 Range: 39
 Applicant: Habitat for Humanity of Greater Miami
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2020

Process Number
Z2021000043

Legend
 Subject Property



Section: 13 Township: 56 Range: 39
 Applicant: Habitat for Humanity of Greater Miami
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, March 10, 2021

REVISION	DATE	BY

REVISION	DATE	BY

**BUSINESS
AND OFFICE**

SW 222ND ST

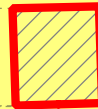
LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

SW 223RD ST

SW 118TH PL

SW 118TH CT

SW 224TH ST



SW 225TH ST

SW 118TH AVE

**ENVIRONMENTALLY
PROTECTED PARKS**

SW 119TH AVE

SW 226TH ST

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2021000043

Section: 13 Township: 56 Range: 39
Applicant: Habitat for Humanity of Greater Miami
Zoning Board: C15
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend



Subject Property Case



SKETCH CREATED ON: Wednesday, March 10, 2021

REVISION	DATE	BY