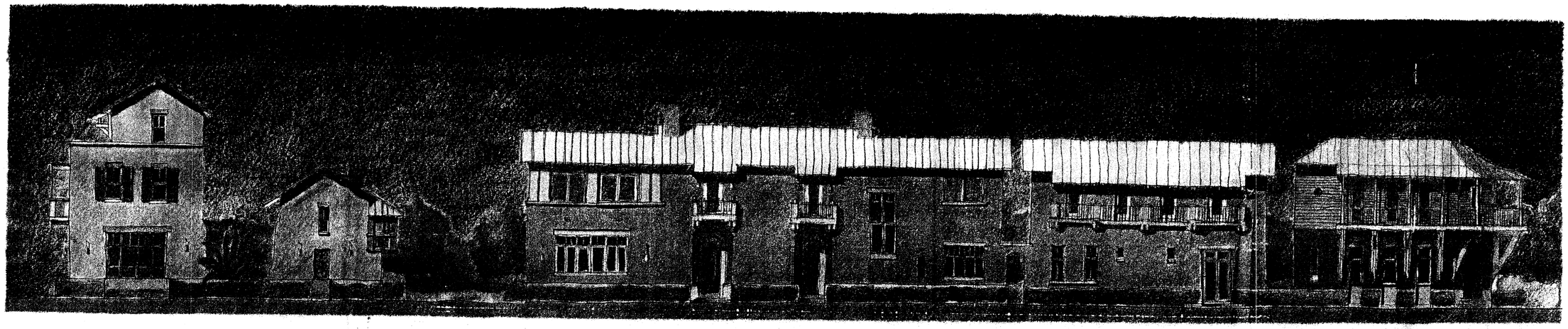
S U M M E R V I L L E



South Elevation of Blocks 22 and 15

GOULDS, MIAMI - DADE COUNTY, FLORIDA

JUNE 9, 2004

THE FOLLOWING PLANS CONSISTING OF 22 PAGES ARE IN SUBSTANTIAL COMPLIANCE WITH RESOLUTION Z-28-02

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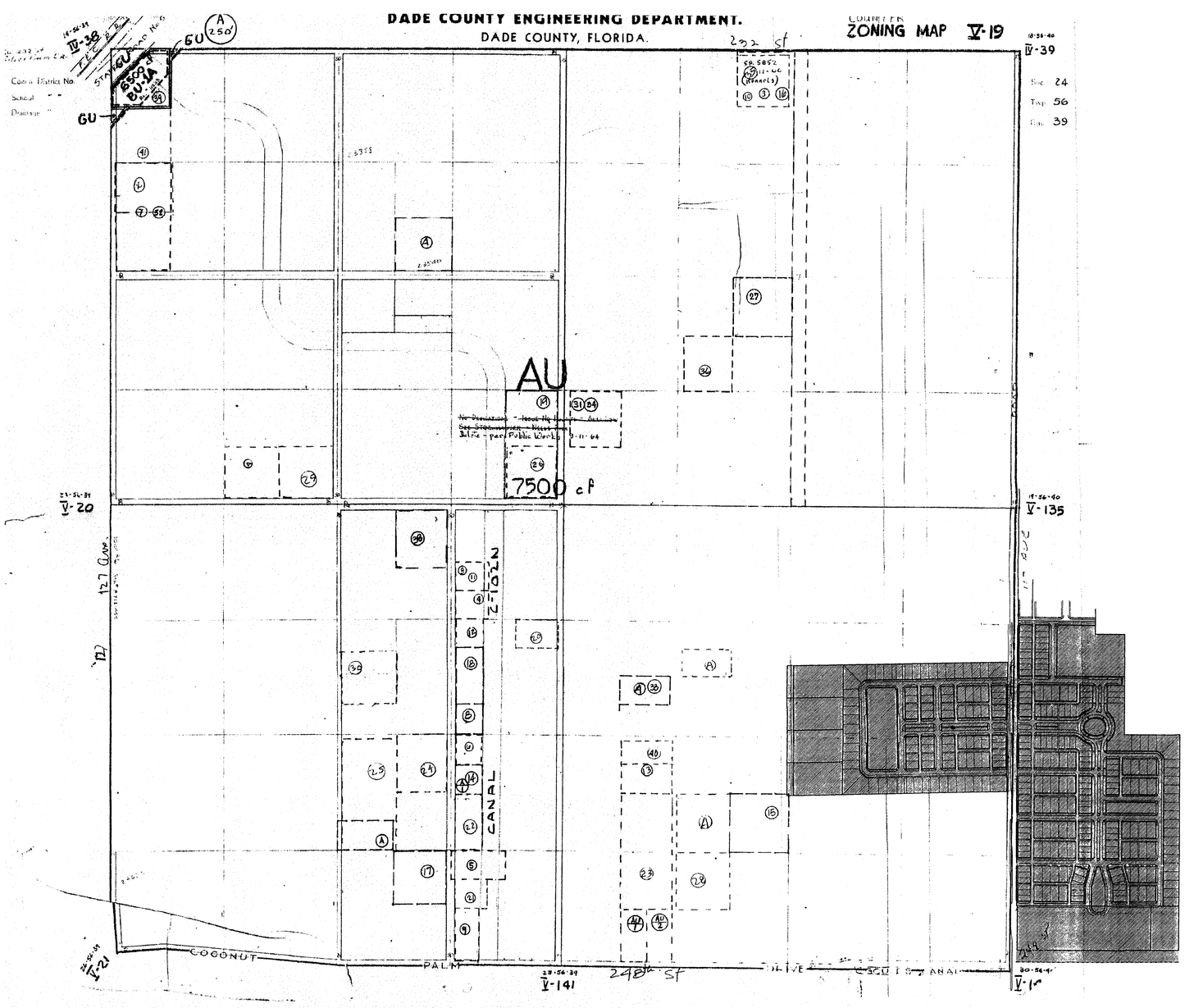
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

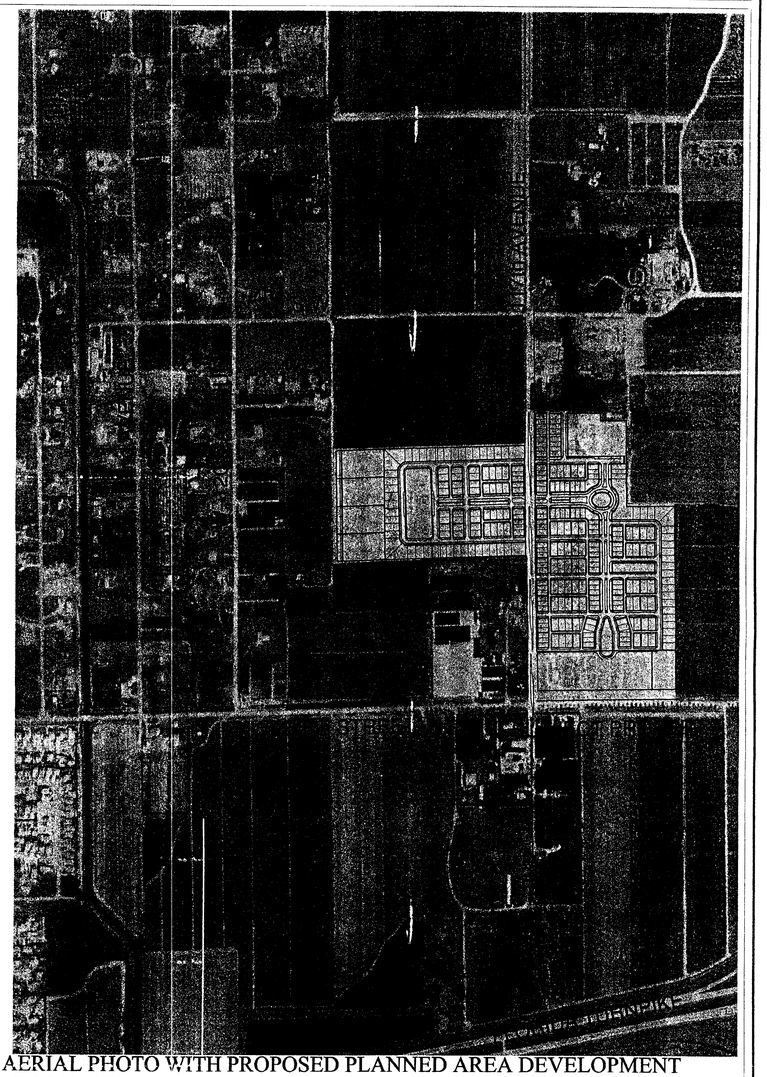
SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

LOCATION SITE with ADJACENCY

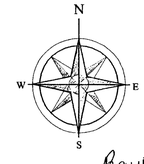
ROSELLO BALBOA + LORDI
ARCHITECTURE & TOWN PLANNING
13370 SOUTHWEST 131ST STREET SUITE 104 MIAMI, FLORIDA 33186
TELEPHONE: 786.293.2313 FACSIMILE: 786.293.2344 MAIL@RBLARCHITECTURE.COM



ADJACENT PROPERTY MAJOR LAND USE MAP WITH PROPOSED PLANNED AREA DEVELOPMENT
SCALE 1" = 350'



AERIAL PHOTO WITH PROPOSED PLANNED AREA DEVELOPMENT
SCALE 1" = 500'



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SITE PLAN & TABULAR DATA

ROSELLO BALBOA + LORDI
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QUANTITATIVE DATA

* Refer to Park Tract 1

1.) PROPERTY ZONING DESIGNATION = Agricultural

2.) PROPOSED ZONING DESIGNATION = Planned Area Development

3.) SUBJECT PROPERTY SIZE (GROSS) & BUILDING COVERAGE @ GROUND LEVEL = 2,095,671 sq.ft.
A) 267 Units = 10.90 Acres (474,976 sq.ft.)=22.67%
*B) 267 Units = 11.03 Acres (480,196 sq.ft.)=22.92%

4.) PRIVATE ROADS & PARKING AREAS = None

5.) COMMON OPEN SPACE REQUIREMENTS (See sheets 4 of 21)
(6 Units/Acre) = 31%
1. Total Req'd = 31% of gross development tract less dedicated R/W
Total R/W Dedication= 16.29 Acres

Net Development Tract= 31.82 Acres (1,386,079.2 sq.ft.)
Required Total Open common space= 31 %= 9.86 Acres
Provided Total Open common space= 31.4 % = 10.02 Acres
Cat. 1 common open space Req'd. = 60 %= 5.91 Acres
Cat. 1 common open space Provided = 79% = 7.78 Acres
Cat. 2 common open space Req'd. = 20 %= 2.2 Acres
Cat. 2 common open space Provided = 22% = 1.71Acres

6.) PRIVATE OPEN SPACE PROVIDED = A.) 267 Units = 659,857 sq.ft. *B.) 270 Units = 671,182 sq.ft.

7.) WATER BODIES = NONE

8.) PUBLIC FACILITIES = NONE

9.) PUBLIC ROADS
1. Dedicated R/W = 16.29 acres (1,386,079.2 sq.ft.)
2. Area of Pavement = 8.07 acres (351,646.26 sq.ft.)
*roads are proposed to be 100% public ownership

10.) PROPOSED IMPERVIOUS AREA
= A.) 267 Units = 21.64 Acres (44.98%)
*B.) 270 Units = 21.77 Acres (45.25%)

11.) PROPOSED PERVIOUS AREA
= A.) 267 Units = 26.47 Acres (55.02%)
*B.) 270 Units = 26.34 Acres (54.75%)

12.) PROPOSED DENSITY
A. Gross Density:
East Parcel= 5.86 units/acre (Parcel 3
West Parcel= 5.2 units/acre (Parcel 2)
1.) 84 units = 4.97 units/acre
*2.) 87 units= 5.15 units/acre
B. Total Overall Density= (Parcel 2&3)
1.) 267 units = 5.55 units/acre
*2.) 270 units= 5.61 units/acre
C. Net Density= 11.19unit/acre
1.) 267 units = 12.13 units/acre
*2.) 270 units= 12.27 units/acre

13.) TOTAL DWELLING UNITS PROPOSED
= A.) 267 units
*B.) 270 units

14.) DWELLING UNIT MIX:
A.) 267 units - 1. Attached Units = 111 units
2. Detached Units = 156 units
*B.) 270 units - 1. Attached Units = 111 units
2. Detached Units = 156 units

15.) TOTAL NUMBER OF BEDROOMS PROPOSED
A.) 267 units = 935 units *B.) 270 units = 945 units

16.) TABLE OF BLDG'S BY HEIGHT, STORY, UNIT TYPE & SQUARE FOOTAGE
(see sheets 10 - 19 of 21 sheets)

17.) NAME OF WATER UTILITY COMPANY:
Miami-Dade Water & Sewer Authority

18.) NAME OF SEWER UTILITY COMPANY:
Miami-Dade Water & Sewer Authority

19.) TOTAL GREEN SPACE- Private & Common Open Space (Excludes R/W)
= A.) 267 Units = 21.19 Acres (44%)
*B.) 270 Units = 21.06 Acres (43.8%)

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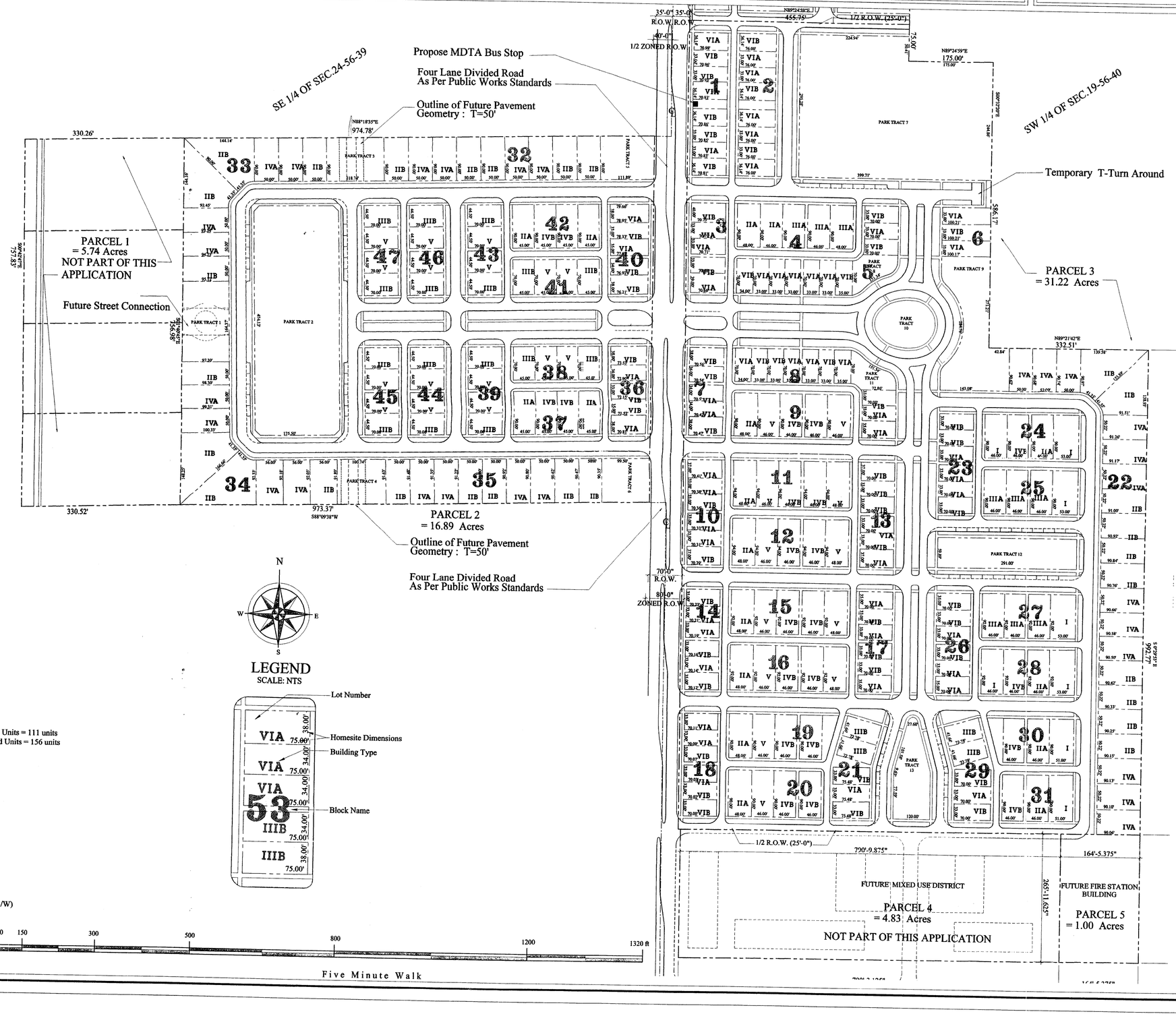


LEGEND
SCALE: NTS

0 50 100 150 300 500 800 1200 1320 ft

Five Minute Walk

QUANTITATIVE DATA

* Refer to Park Tract 1

20.) TOTAL GREENSPACE: Private & Common Open Space (Including R/W)
= A.) 267 Units = 29.18 Acres (60.65%)
*B.) 270 Units = 29.05 Acres (60.38%)

21.) PRIVATE OPEN SPACE:
1. Minimum provided = 1,095 sq. ft.
2. Average provided
A.) 267 Units = 2,471.4 sq.ft.
*B.) 270 Units = 2,485.9 sq.ft.

22.) TABLE OF PARKING REQ'S & PROVIDED:

A.) 267 units:	required	provided
1.) Detached 2 car/unit = 156 x 2 = 312		312
2.) Attached 2 car/unit = 111 x 2 = 222		222
3.) visitors = .25/attached unit = 28		54 (on street parallel parking)
TOTAL:	562	588

B.) 270 units:	required	provided
1.) Detached 2 car/unit = 159 x 2 = 318		318
2.) Attached 2 car/unit = 111 x 2 = 222		222
3.) visitors = .25/attached unit = 28		54 (on street parallel parking)
TOTAL:	568	594

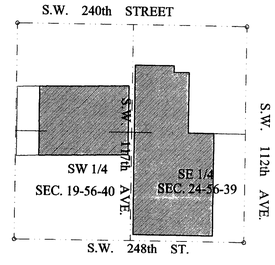
23.) ACREAGE DEDICATED TO PUBLIC FACILITY
= NONE

24.) TOTAL TREES REQ'D & PROVIDED
see landscape drawings

25.) TOTAL SIDEWALKS PROVIDED
= 3.079 acres (134,121.24 sq. ft.)

26.) MINIMUM DWELLING SIZE REQ'D
A). Detached (ground floor access) = 850 sq. ft. req'd
= 1,056 sq. ft. provided
*B.) Attached (ground floor access) = 850 sq. ft. req'd
= 1,056 sq. ft. provided

LOCATION MAP
SCALE: NTS



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TOTAL GREENSPACE

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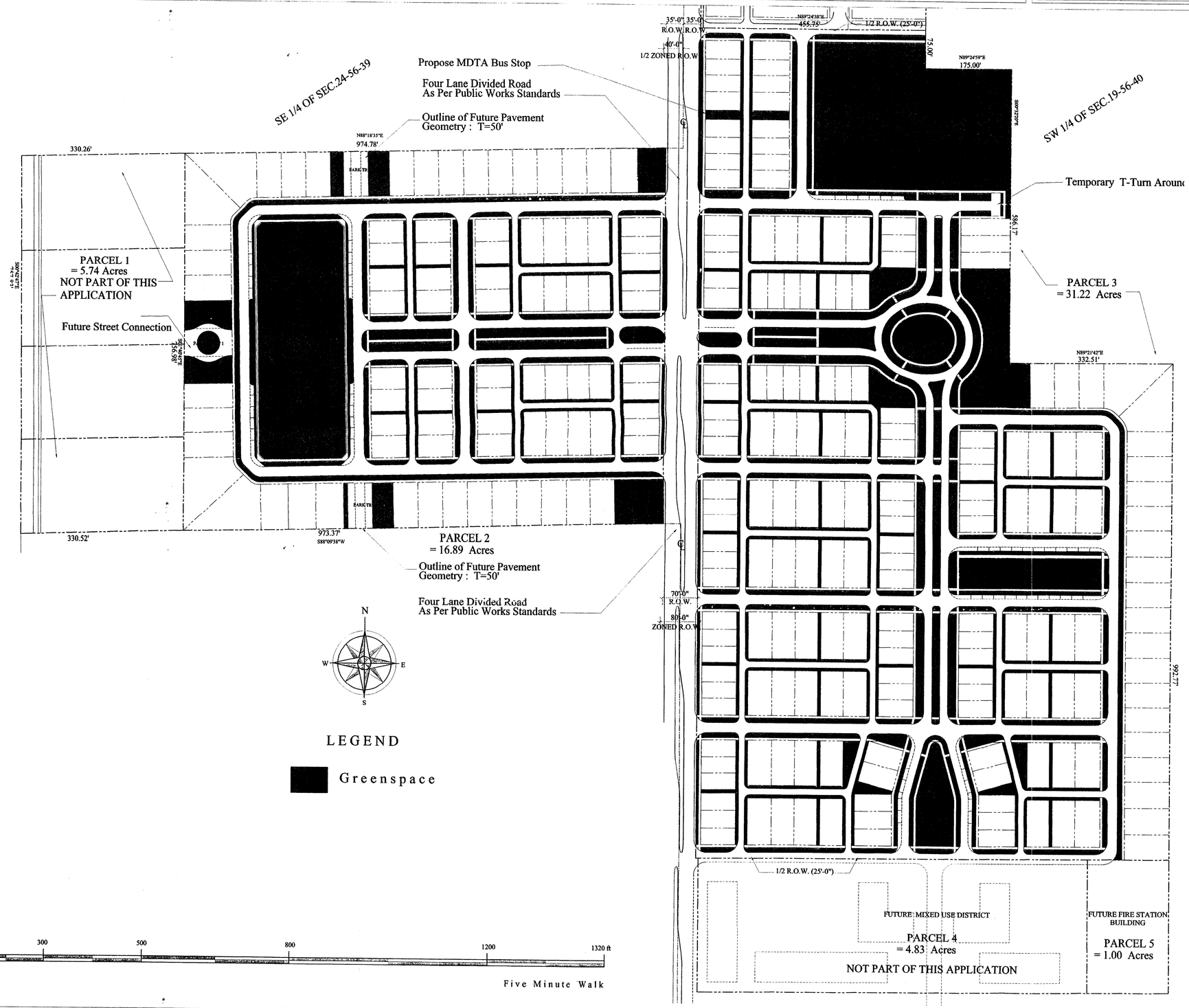

Total Park Tracts	= 339,332.4 sq.ft. (7.79 Acres)
Total Bowers	= 16,550.58 sq.ft. (0.37 Acres)
Total Sidewalks	= 117,591.46 sq.ft. (2.70 Acres)
Total Greenspace out of total R/W	= 44,431.2 sq.ft. (1.02 Acres)
Total Greenspace within R/W	= 280,090.8 sq.ft. (6.43 Acres)
Total Sidewalks within R/W	= 78,122.787 sq.ft. (1.79 Acres)
TOTAL GREEN SPACE:	= 797,815.26 sq.ft (18.31 Acres)

LEGEND

Greenspace

0 50 100 150 300 500 800 1200 1320 ft

Five Minute Walk

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LOCATION MAP

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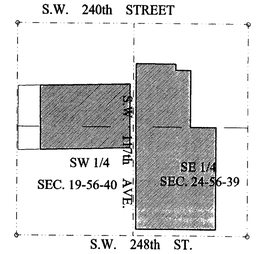

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TOTAL COMMON OPEN SPACE

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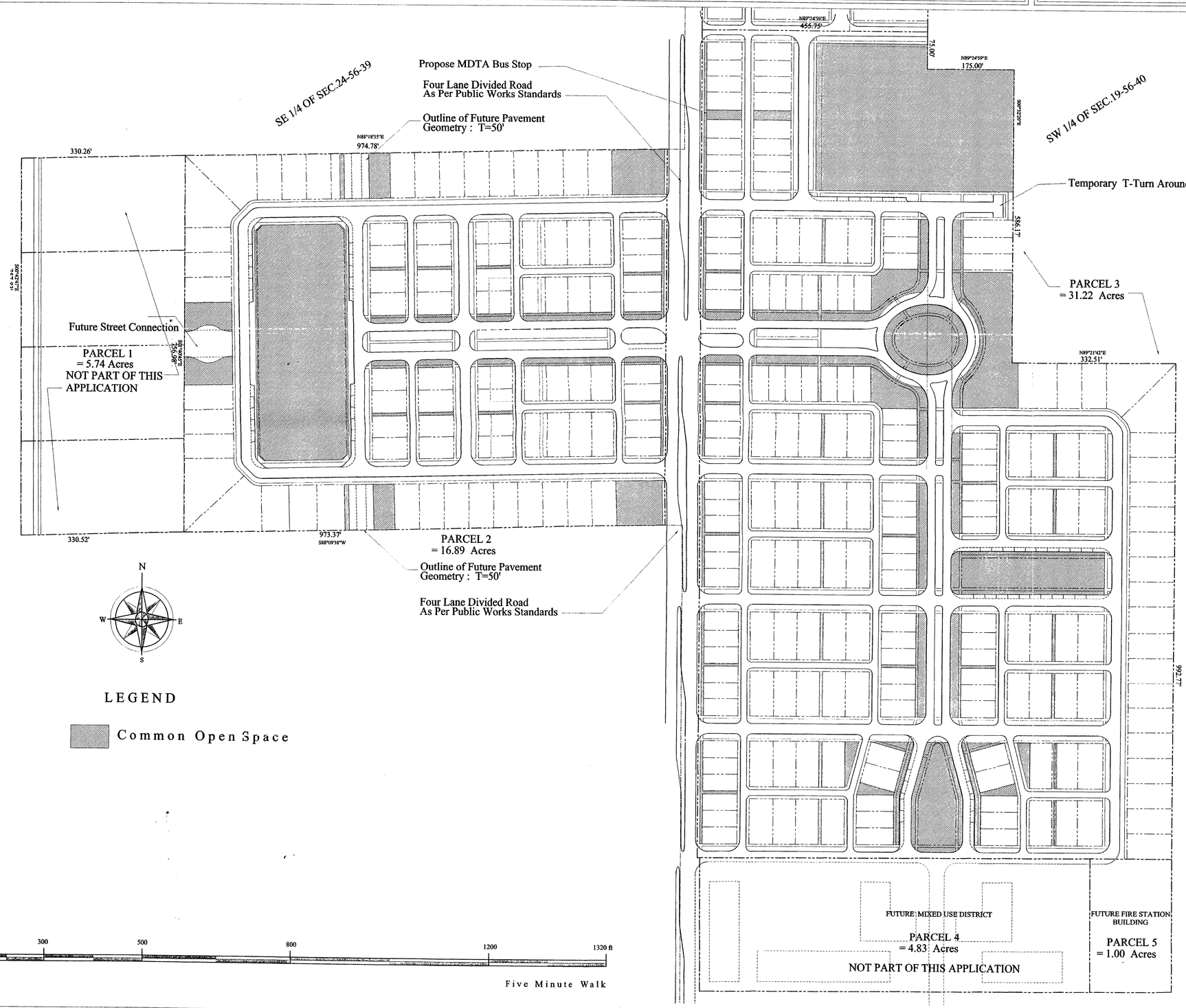
TOTAL NUMBER OF PARK TRACTS

A. PARCEL II	= 6
B. PARCEL III	= 7
TOTAL NUMBER OF PARK TRACTS	= 13

PARK TRACT CALCULATIONS

PARK 1	9,832 SQ. FT.
PARK 2	85,374 sq.ft.
PARK 3	4,568 sq.ft.
PARK 4	4,664 sq.ft.
PARK 5	9,995 sq.ft.
PARK 6	8,913 sq.ft.
PARK 7	109,212 sq.ft.
PARK 8	7,106 sq.ft.
PARK 9	26,875 sq. ft.
PARK 10	18,880 sq.ft.
PARK 11	7,106 sq.ft.
PARK 12	27,028 sq.ft.
PARK 13	19,866.04 sq.ft.

TOTAL PARK TRACTS:	= 339,419.04 sq.ft. / 7.79 acres
Total Bowers	= 16,551 sq.ft. / 0.37 Acres
Total Greenspace outside R/W	= 44,431.12 sq.ft. / 1.02 Acres
Total Sidewalks (outside R/W)	= 39,504 sq.ft. / .906 Acres
TOTAL COMMON OPEN SPACE:	= 439,520.4 sq.ft / 10.09 Acres.



LEGEND

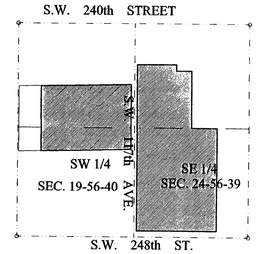
Common Open Space

0 50 100 150 300 500 800 1200 1320 ft

Five Minute Walk

LOCATION MAP

SCALE: NTS



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