A. ROBERT BOREK, ET AL
Applicant

02-6-CZ15-1 (01-333)
Area 15/District 8
Hearing Date: 10/3/02

Property Owner (if different from applicant) **Robert Borek, Jody Vaccaro, Richard Vitta, Claude Daigle, Sara Daigle, Wilfred Vick, and Pamela Vick.**

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

If so, who are the interested parties? G. C. Homes, Inc.

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

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

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Robert Borek, Et Al	North of SW 248 ST and both sides of SW 117 AVE, Miami-Dade County, FL
APPLICANT	**ADDRESS**
10/03/2002	01-333
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No Violations. Inspected August 8, 2002

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

Applicant Name: ROBERT BOREK, ET AL

Representative: Andres Neandre

Objectors: Juan Mayol, George Rosalo, Marshal Larson, Lewis Canfy, Darrel Cork, Mary Morfomorgan, Jerry Townsend, Jill Lase

Hearing No. 02-6-CZ15-1 (01-333)

Hearing Date: September 3, 2002

Resolution No. CZAB15-____-02

Motion:

Per Department _____

Per DIC _____

Approved as Requested _____

Denied Without Prejudice _____

Denied With Prejudice _____

Standard Conditions: _____

Deferred to: 10/3/02

Withdrawal _____

Other: Due to lack of time

Revised plans accepted? YES _____ _____

Covenant accepted? YES _____ _____

	Yes	No	Absent
Daniel L. Adams			
Leonard Anthony			✓
Nina Betancourt			
Nancy McCue			
Paul S. Vrooman			
Timothy G. Sander			

VOTE: _____ **TO** _____

EXHIBITS: YES ✓ NO ____

County Attorney: Joni Coffey

DEVELOPMENTAL IMPACT COMMITTEE
RECOMMENDATION TO COMMUNITY ZONING APPEALS COUNCIL 15

APPLICANT: Robert Borek, et al **PH:** Z01-333 (02-6-CZ15-1)

SECTION: 19-56-40 & 24-56-39 **DATE:** October 3, 2002

COMMISSION DISTRICT: 8 **ITEM NO.:** A

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A. INTRODUCTION

- **REQUESTS:**

(1) AU to PAD

REQUEST #1 ON EXHIBITS "B" & "C"

(2) AU TO EU-1

REQUEST #2 ON EXHIBIT "D"

OR IN THE ALTERNATIVE TO REQUESTS #1 & #2, REQUESTS #3 & #4 & #5

(3) AU to PAD

REQUEST #3 ON EXHIBIT "C"

(4) AU to RU-1

REQUEST #4 ON EXHIBIT "B"

(5) AU to EU-1

REQUEST #5 ON EXHIBIT "D"

- **SUMMARY OF REQUESTS:**

The applicant is requesting a zone change from AU, Agricultural District, to PAD, Planned Area Development District and EU-1, Single Family One Acre Estate District or in the alternative, a district boundary change from AU to PAD, RU-1, Single Family Residential District and EU-1 in order to develop the subject property with single family detached and attached residential units.

- **LOCATION:** North of SW 248 Street and both sides of SW 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 60 Acres

- **IMPACT:**

  The proposed rezoning would allow the applicant to provide additional housing to the area. However, said uses would bring additional traffic and activity to the surrounding community and would impact public services.

B. ZONING HEARINGS HISTORY: None.

C. NEIGHBORHOOD CHARACTERISTICS:

SUBJECT PROPERTY	EXISTING ZONING	EXISTING LAND USE PLAN DESIGNATION
	AU, seasonal agriculture, single-family residences and a packing house	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SURROUNDING PROPERTY		
NORTH	AU, vacant parcel and plant nursery	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SOUTH	AU, plant nursery	Low Density Residential, 2.5 to 6 dwelling units per gross acre
EAST	AU and RU-1, seasonal agriculture and a single-family subdivision under construction	Low Density Residential, 2.5 to 6 dwelling units per gross acre
WEST	AU, seasonal agriculture	Estate Density Residential, 1 to 2.5 dwelling units per gross acre (SW 119 Avenue west) and Low Density Residential, 2.5 to 6 dwelling units per gross acre

This area west of the Homestead Extension of the Florida Turnpike (HEFT), north of Coconut Palm Drive (SW 248 Street) was once characterized with seasonal agriculture and plant nurseries. An old packing house lies on the north end of the site, east of SW 117 Avenue. A 54+-acre parcel located on the northeast corner of SW 248 Street and SW 112 Avenue was recently approved for a combined townhouse and single-family residential subdivision consisting of approximately 325 units. In addition, a 334-unit PAD was approved to the southwest of the subject property. The neighborhood in which this parcel is located can be considered in a transition from rural agriculture to urban residential.

D. SITE AND BUILDINGS:

Site Plan Review:	*(for initial submittal)*
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Acceptable**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**Acceptable**
Signage:	**N/A**
Urban Design:	**Acceptable**

E. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development 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. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

F. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**See Exhibit "A"**
Planning & Zoning	**No objection**

G. RECOMMENDATION:

Approval of request #1 subject to the Board's acceptance of the proffered recordable agreement which among other things provides that development of the subject site be developed substantially in accordance with the submitted site plan; that the maximum number of dwelling units on the property be 267. Said agreement also provides additional quantitative data regarding number of bedrooms, building coverage, open space, residential density, nonresidential construction, private roads and private areas, and population projection.

Approval of request #2.

Denial Without Prejudice of the balance of the application. The Executive Council does, however, find the alternative requests #3 through #5 to also be compatible with the surrounding area and consistent with the CDMP.

The Council is of the opinion that the proposed zone changes (requests #1 & #2) will be in keeping with the Comprehensive Development Master Plan (CDMP) residential designation for the subject parcel. When taking into consideration the reasonableness of the applied for rezoning in relation to the present and future development of the area, the Executive Council finds that the zone change request, with the acceptance of the proffered covenant, will permit a residential development which is **consistent** with the CDMP, and will not be contrary to the public interest. The Council also finds that the proposed development will be **compatible** with the surrounding area and would not be contrary to the public interest.

PROJECT DESCRIPTION

The applicant, Robert Borek et.al., is seeking a zone change from AU, Agricultural District, to PAD, Planned Area Development District on 43.11 acres and EU-1, Single Family One Acre Estate District on 5.74 acres of the 53.85-acre subject parcel in order to develop 267 homes within a Planned Area Development consisting of attached and detached residential units surrounding a system of public parks and a small portion developed with 4 homes on lots of one acre in size. In the alternative, the applicant is requesting a district boundary change from AU to PAD on 31.22 acres, RU-1, Single Family Residential District, on 16.89 acres and EU-1 on 5.74 acres of the 53.85-acre subject parcel in order to develop 183 residential units within the PAD portion of the site and 59 conventional single family homes on 75' X 100' lots and 4 homes on lots of one acre in size for a total of 246 units. The PAD District permits flexibility in the planning, design and development of communities and it encourages innovative approaches to the design of community environments. The integration of different housing types within the development is encouraged as well as the provision of necessary commercial, recreational and educational facilities conveniently located in relation to housing. The subject property, which lies on the north side of SW 248 Street and on the east and west sides of SW 117 Avenue, is currently surrounded by a vacant property to the north, plant nurseries to the north and south, seasonal agriculture to the east and west, and a single-family subdivision under construction to the east. The Adopted 2005-2015 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 range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density

category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

Although a site plan is no longer required when seeking a zone change, the applicant has submitted one with those requests permitting the development of the subject parcel with a Planned Area Development and a portion with estate homes (requests #1 and #2) and also submitted an alternative site plan showing only a portion of the subject parcel being developed as a PAD (request #3). Staff notes that the alternative site plan does not indicate the lot layouts for the single-family (RU-1) and estate (EU-1) homes (requests #4 and #5). The site plan submitted for requests #1 and #2 depicts the development of a residential development arranged along a system of interconnected pedestrian scaled streets and blocks. The residential community will be bifurcated by SW 117 Avenue but the proposed roadway design allows for direct connections to both sides of the avenue. The plan's strength lies in the use of a hierarchy of streets that range from 24' wide carriage lanes to 106' wide boulevards. The variety of street types provides good orientation, excellent traffic dispersal and more interesting streetscapes. On the east side of SW 117 Avenue, a boulevard with landscaped medians commences north of SW 248 Street transverses a roundabout surrounded by park tracts at the geometric center of the parcel east of SW 117 Avenue and terminates at a 2.4-acre site reserved for a park located on the north side of the development. Continuing west, the boulevard crosses SW 117 Avenue and terminates at a park located in the western portion of the parcel. A number of streets intersect the aforementioned boulevard to directly connect to SW 117 Avenue or to the proposed residential street system and carriage lanes. A system of public open spaces clearly defined by the block's edge and in the form of squares, greens and parks are located off the boulevard and dispersed throughout the site. Some of the greens are placed on the periphery of the site, between single-family detached units while a number are placed at street level to serve as focal points. The greens offer outdoor passive recreation space for residents, complement focal points and provide foreground for future civic buildings. All of the proposed residential units except those along the periphery of the site will have garages placedat the rear of the lot. In order to access the garages, carriage lanes commonly known as alleys, are placed behind each lot. Placing garages away from the front elevation will minimize the visual impact of parked cars and create more attractive, pedestrian-friendly streets. Staff notes that the residential blocks will also incorporate uniform front setbacks to reinforce the definition of the street edge and the introduction of a variety of housing types such as townhouses, single family detached and courtyard will help to enhance the aesthetics of the residential community. In the alternative scenario, the PAD portion will be developed on the east side of SW 117 Avenue and the arrangement of the street, block and park system is identical to the site plan submitted for requests #1 and #2. The portion of land lying to the west of SW 117 Avenue which is not shown in the alternative site plan, will in the future, be developed with conventional RU-1 and EU-1 house lots.

COMMENTS AND MAJOR CONCERNS

Ordinance Number 75-47 charges the Developmental Impact Committee (DIC) to address applications with respect to: (I.) conformance with all applicable plans; (II.) environmental impact; (III) impact on the economy; (IV.) impact on essential services; and (V.) impact on public transportation facilities and accessibility.

The following comments address these specific charges with regard to the subject application:

I. CONFORMANCE WITH ALL APPLICABLE PLANS

A. RELEVANCE TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICABLE CDMP GOALS, OBJECTIVES AND POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

The Adopted 2005 and 2015 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. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The requested residential development has been determined to be **consistent** with the Comprehensive Development Master Plan Land Use map.

Evaluation by the Department of Planning and Zoning Director

The Department of Planning and Zoning does not object to the requested district boundary change to develop 48.11 acres with a Planned Area Development and 5.74 acres with EU-1 lots (requests #1 and #2) and recommends approval of said zone changes. Staff points out that the PAD zoning requires a development agreement that the applicant intends to proffer. Said agreement provides for a restriction of the residential density, a development schedule and quantitative data pertaining to roadways, number of bedrooms, population projection for the development and types of dwelling units. The development of said requests would allow the applicant to provide additional housing for the community. Staff notes that the development of the site as a PAD and EU-1 residential community meets the guidelines and requirements of the Miami-Dade Urban Design Manual adopted through Resolution R-1360-98 by the Board of County Commissioners in December, 1998. The intent of the manual is to produce a public realm of attractive and comfortable places in which people are inclined to dwell. These principles help to define community character by the manipulation of blocks and streets, building setbacks, landscape, building height and massing and architectural articulation. The proposed 267-unit PAD district at a density of 5.5 units per acre and the 4-unit EU-1 district at a density of 1.4 units per acre are **consistent** with the Comprehensive Development Master Plan low density residential designation for this area that permits a maximum density of 6 dwelling units per gross acre. Further on May 1, 2001 the Community Council Zoning Appeals Board 15 approved a PAD district on the east side of theoretical SW 122 Avenue and south of SW 248 Street. Said request received approval of variances of roadway dedications and private open space. Staff notes that the current application does not require requests for variances of the requested PAD and EU-1 zoning districts. In staff's opinion, the PAD

and EU-1 zoning in this area of Miami-Dade County would be compatible with the surrounding area and would permit a development that would be consistent with the CDMP and would not cause undue burden on public services.

Staff, however, objects to the requests to develop a portion of the site with a PAD consisting of attached and detached residential units, and portions of the site with RU-1 and EU-1 zoning. Although the alternative zoning would be consistent with the Master Plan as the PAD district portion is proposed to be developed with 183 homes at a density of 5.8 units per acre as per a covenant proffered by the applicant which limits the density and dwelling types among other criteria, the RU-1 district portion is restricted through a separate agreement proffered by the applicant to be developed with a total of 59 homes at 3.5 units per acre and the EU1 district portion developed with 4 lots at 1.4 units per acre, staff is of the opinion that the RU-1 zoning district proposed on the west side of SW 117 Avenue does not possess the urban characteristics of the PAD such as public parks, rear parking and variety of housing types that can produce communities sympathetic to human scale and corridors that significantly increase pedestrian participation. Staff of the Department of Planning and Zoning is of the opinion that the area where the subject property lies should be developed with communities that embrace sound urban design principles found in such districts as PAD and TND.

B. ***MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM***

The General Services Administration Department has no objection to this application.

II. ***ENVIRONMENTAL IMPACT***

A. ***WATER MANAGEMENT***

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-suite retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard Environmental Resource Permit issued by DERM shall be required for the construction and operation of the required surface water system.

Site grading and development must comply within requirements of Chapter 11C of the Miami-Dade County Code. 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 Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

B. *AIR QUALITY PRESERVATION*

DERM staff from the Air Quality Management Division has reviewed the available information, and does not anticipate that this project will adversely impact the local air quality.

C. *TREE PRESERVATION*

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

D. *WETLANDS*

The subject is not jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, no review and permits will be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (305-526-7181), the State of 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 responsibility of the applicant to contact these agencies for their permit requirements.

III. *IMPACT ON THE ECONOMY*

It is estimated that for the development of 156 single-family residentialunits sold at $139,000.00 per unit, 111 townhouse units sold at $119,000.00 per unit and 4 estate homes sold at $350,000.00 each, the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	$1,481,952.	$ 732,382.	$2,214,334.
Total Costs	1,223,474.	626,383.	1,849,857.
Net Fiscal Impact	$ 258,478.	$ 105,999.	$ 364,477.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of $258,478.00 and a net surplus of $105,999.00 to the School Board, for a combined total for both jurisdictions of $364,477.00.

It is estimated that for the alternative development of 132 single-family residential units sold at $139,000.00 per unit, 110 townhouse units sold at $119,000.00 per unit and 4 estate homes sold at $350,000.00 each, the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	$1,337,035.	$ 660,723.	$1,997,758.
Total Costs	1,103,173.	564,562.	1,667,735.
Net Fiscal Impact	$ 233,862.	$ 96,161.	$ 330,023.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of $233,862.00 and a net surplus of $96,161.00 to the School Board, for a combined total for both jurisdictions of $330,023.00.

IV. IMPACT ON ESSENTIAL GOVERNMENTAL SERVICES

A. POTABLE WATER SUPPLY

The subject property is located within the franchised water service area of the Miami-Dade Water and Sewer Department (MDWASD). The closest public water is an abutting 16-inch water main located along SW 248 Street. Connection of the proposed development to the public water supply system shall be required. The applicant shall connect to an existing 16 inch water main at SW 117 Avenue and SW 248 Street and extend north along SW 117 Avenue a new 16 inch water main to the northwest corner of the subject property. Any of the water main extension inside the property shall be 8 inches minimum with two points of connection. The estimated demand for this project is 98,800 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

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.

Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts are use of drought tolerant plants, reduced use of turf grass, together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District (SFWMD).

B. *SEWER SERVICE*

The property is located within MDWASD's franchised sewer service area. The closest public sanitary sewer is a 20-inch force main located approximately 1,500 feet from this site. Connection of the proposed development to the public sanitary sewer system will be required. East of SW 117 Avenue the applicant shall connect to an existing manhole east of the property line. Any proposed sewer extension along the subject property shall be 8 inches minimum. West of SW 117 Avenue a regional pump station is required. The applicant shall connect to an existing 24 inch force main at SW 248 Street and SW 120 Avenue and extend east along SW 248 Street a 24 inch force main to SW 117 Avenue and extend north along SW 117 Avenue to a new 12 inch force main to connect with a new pump station. Any sewer extension inside the developer's property shall be 8 inches minimum. At this time, the sanitary sewer system has adequate collection, transmission and treatment capacity to accommodate the flows that the proposed project will generate.

The wastewater flow is directed to pump station 30-0692B, then the South District Treatment Plant. All mentioned pump stations are operating within the mandated criteria set forth in the First Partial Consent Decree.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Sewage treatment and disposal for the area is provided by MDWASD's regional wastewater treatment and disposal facilities. These facilities have limited available capacity; consequently, approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection, and also with the provisions of the Environmental Protection Agency Consent Decree.

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, 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.

Concurrency Review Summary

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

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

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

C. *POLICE*

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

1. The development should comply with requirements of the Code of Miami-Dade County, with special attention given to the following:

    a. Section 27-276, Burglar Alarms

    b. Section 28-15(b)(3) and 28-15(g), Required improvements.

c. Section 33-139, Names and numbers to comply with article; authority of Department of Planning and Zoning.

d. Section 33-147, Numbering buildings.

e. Section 33-149, Duty of owners of buildings.

2. Effective January 1, 2001, all burglar alarm systems shall require an annual registration with MDPD by the user. This includes all systems even if they are not monitored by an alarm monitoring company. Locations that have more than one alarm system require separate registration for each system. Information brochures are available at MDPD district stations.

3. Each building and residence should have address numbers conspicuously mounted, which are not less than three inches in height and easily observable from the roadway.

4. A lighted directory should be erected near each point of entry and at other appropriate locations within the development for rapid location of buildings by responding police and fire rescue vehicles.

5. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back to permit vehicle operators an unobstructed view of other traffic and pedestrians.

6. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.

7. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.

8. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity.

9. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.

10. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.

11. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.

Additional Comments

Police services are currently provided by the Miami-Dade Police Cutler Ridge Station (Police District 4) located at 10800 SW 211 Street. During the month of March 2002, based upon a district-wide statistical analysis, the average emergency response time was 4.6 minutes (includes dispatch time and travel). Station personnel answered 6,522 calls for police service and operated with 232 sworn officers, to deliver police service to an area of 726.7 square miles with a population of 189,900.

D. *FIRE*

Service Impact/Demand

1. Based on development information, this project is expected to generate approximately 100 fire and rescue alarms annually.

2. A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires 3 engines, telesqurts or tankers, 1 aerial, 1 rescue and an accompanying command vehicle. This assignment requires 20 firefighters and officers.

3. The desired response time to such project is 4 minutes for the first-in unit.

4. Required fire flow for this project is 2000 gpm with hydrant spacing no further than every 300 feet. Proper main extensions can be provided by MDWASD. Generally, for this type of development, up to 12-14 inch mains are required.

   The Fire Rescue Department's Water and Engineering Bureau, makes final determination regarding exact size and looping of water mains, and the number and placement of hydrants.

5. Fire Rescue impact fees fund primary and supportive facility and equipment needs generated by additional impact. The project's proportionate share of impact fees will be assessed at time of building permit.

Existing Services

1. The stations responding to a fire alarm will be:

Station	Address	Equipment	Staff	Response Time
5	13150 SW 238 St., Princeton	Rescue, Engine	7	4 - 6 mins.
34	10850 SW 211 St., Cutler Ridge	Rescue, Squrt Aerial, Battalion	8	4 - 6 mins.

52	12105 SW Quail Roost Dr. South Miami Hgts.	Advanced Life Support, Tanker	4	6 - 8 mins.
55	21501 SW 87 Ave. Saga Bay	Advanced Life Support Engine	4	8 - 10 mins.
6	15890 SW 288 St. Modello	Rescue, Tanker Battalion	8	10 - 12 mins.

2. The following units show a potential unavailability rate in excess of 20% during peak call hours:

Unit	Potential Unavailability During Peak Hours
Rescue 7	26.31%
Rescue 34	26.75%

3. Increased response times may result because of congestion on the following roadways:

SW 248 Street
U. S. 1
SW 112 Avenue

Site Requirements

The following site requirements pertain to the site plan submitted as part of this review. All site plans and gates (including future submissions and changes) must be reviewed and approved by the Fire Rescue Department's Water and Engineering Bureau prior to Executive Council Hearing.

1. Compliance with Ordinance 83-23 giving Police jurisdiction to issue citations for parking along frontage of all commercial development.

2. Emergency vehicle parking area is to be located in close proximity to the main entrances. Said area to be identified, per S.F.F.P.C.

3. Fire Department vehicle access is to be provided to as many sides of the structure as practical or as necessitated by the design of the structure and location of internal fire protection connector.

4. Fire access lanes must be capable of supporting 32 tons surfaced with solid pavement, natural or concrete stones or with grass turf reinforced by concrete grids or stabilized subgrade construction, which meet the standards of the Miami-Dade County Public Works Department. Such construction must be certified by a registered professional engineer of the State of Florida. Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches. Landscaping along these lanes must be approved and conform to landscaping plans. (Florida Fire Prevention Code).

5. Curb cuts for fire access lanes marked "Fire Lanes" in such a manner as to be easily visible from the road and clearly delineated with informational signs of not less than two square feet at each parcel. Parking on fire access lanes is to be prohibited.

6. A turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted). (Florida Fire Prevention Code).

7. All slopes in the project must be able to accommodate our largest aerial truck. This truck has the dimensions and angle requirements shown below:

Overall length:	46 feet, 10 inches
Bumper-to-bumper length:	32 feet
Wheelbase length:	256 inches
Angle of approach:	11 degrees maximum
Brake-over angle:	7 degrees maximum
Angle of departure:	8 degrees maximum

8. Aerial apparatus set-up sites at the corner of each building over three stories and at the center of buildings in excess of 125 feet in length.

9. Set-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction of the set-up sites will consist of a stabilized subgrade, which meets the standards of the Miami-Dade County Public Works Department, and "Grass Pavers" or an equally acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.

10. Maintenance of fire lanes provided by the owner.

11. Fire sprinkler system in accordance with S.F.B.C., South Florida Fire Prevention Code and adapted NFPA Codes.

    a. All fire main installation beyond backflow preventor detector check valve are to be done by a State Certified Fire Protection Contractor.

    b. "P.I.V." and "F.D.C." shall be located not less than 40 ft. from building. "Backflow Preventor" shall be located upstream from "P.I.V."

c. "F.D.C." must be placed within 150 feet from a fire hydrant.

12. An identification system located at each entrance of the complex consisting of a framed lighted map of the development showing all structures and streets at adequate scale.

13. Lighted signs for identification on all structures within the development. Sign letters and numbers shall be 6" on front of building and 4" on the rear.

14. Limit dead ends to 150 feet and locate "Dead End" signs at the entrance of each area. In a fully sprinklered building, dead ends may 250'. (Florida Fire Prevention Code).

15. Minimum 15' gate width. Cannot be within turning radius.

16. Gated entrances to provide elevator lock box containing switch or lever to activate gate for fire department use.

17. Fire hydrants and fire protection appliances-clearances of seven and one-half feet in front of and to the sides and four feet to the rear shall be maintained. (Florida Fire Prevention Code).

E. PARKS

Impact and Demand

The 271 dwelling units (160 single-family detached and 111 single-family attached) will produce a population of 762 people according to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 2.10 acres of local parkland, based on CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

The alternative proposal of 246 dwelling units (136 single-family detached and 110 single-family attached) will produce a population of 704 people according to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 1.93 acres of local parkland, based on CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

The nearest community park is Goulds Park, located at 11350 SW 216 Street approximately 2 miles from this project. The nearest neighborhood park is Princetonian Park, located approximately one mile to the west of this project at SW 252 Street and SW 127 Avenue. The nearest district park is the Homestead Air Reserve Base Park, 212 acres in size, located at SW 268 Street and SW 127 Avenue, approximately one mile south of this project.

Facilities

Goulds Park contains a swimming pool, 2 recreation center buildings, running track, field center, lighted baseball field, 3 multipurpose courts, 4 tennis courts, tot lot, and parking lot. Princetonian Park contains a tot lot, multipurpose court, tennis court, and open play areas. Homestead Air Reserve Base Park is not yet developed, but is anticipated to have several lighted soccer/football fields, baseball fields, tennis center, recreation center, and a family aquatics center.

Manpower

Goulds Park has one Recreation Specialist II and three Recreation Specialist Is, with staff expanding in the summer to handle extra programming.

Proposed and/or Budget Service Expansion

Approximately twenty-four acres of the "Royal Colonial Mobile Home Park" have been assigned to the Park and Recreation Department for development as a park. This property is located south of the subject development site on SW 280 Street, west of SW 147 Avenue. It is anticipated that this park will have lighted fields for baseball, soccer or football, multipurpose courts, and roller hockey courts. Because the plan is only preliminary, the manpower needs have not been determined at this time. It is anticipated that the maintenance funding will be from the general fund of the Park and Recreation Department.

Concurrency/Capacity Status

This application is located in Park Benefit District 3, which has a surplus of 329.90 acres of local parkland. Therefore, there is an adequate level of service for this application.

Site Plan Critique and Quality of Life Issues

The site plan has many small open areas; those along the roads are considered to be extensions of the right-of-way, rather than useful parks. The largest tract is 2.5 acres in size and could be a suitable location for a tot lot children's playground, basketball court, picnic shelter, and seating areas. Some of the smaller open spaces on the edges of the development could contain a tot lot children's playground.

F. SCHOOLS

Comments from Miami Dade County Public Schools are provided in attached Exhibit "A".

G. *SOLID WASTE MANAGEMENT*

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills, (one owned by Waste Management Inc., of Florida), a Class III landfill, a Resources Recovery Facility with related ash monofill and three regional transfer facilities. The Department of Solid Waste Management (DSWM) develops projections of solid waste disposal capacity demand system-wide based on the long-term disposal contracts supplemented by historical data and population forecasts from the County's Department of Planning and Zoning. The DSWM does not assess or adjust capacity projections based on the impacts of individual developments (or groups of developments). The latest Concurrency Status Determination issued on September 22, 2000, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

This project falls within the DSWM solid waste collection service area. The singe-family residents and townhomes proposed in this project meet the County Code definition of residential unit. Per the code, residential units located within the proposed project shall, therefore, receive DSWM garbage and trash collection service.

Currently, DSWM provides curbside recycling services to residential units located in the unincorporated Miami-Dade County. The proposed project shall, therefore, utilize DSWM weekly curbside recycling services, provided by the County by BFI, Inc. The recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Participation in the residential program is mandatory in accordance with Chapter 15, Section 15.2.6 of the County Code. Further information may be obtained by contacting the Department's Service development Division at 305-594-1567.

Section 15-2.2 – requires multi-family establishments to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for multi-family establishments must include collection of the following five (5) materials:

1) Newspaper
2) Glass
3) Aluminum
4) Steel Cans
5) Plastics

Applicants are strongly advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-594-1567.

Section 15-4 - requires that plans for storage and collection of solid waste be approved by the Director as to location, accessibility, number and adequacy of solid waste collection and storage facilities before a building permit may be issued. The final plans must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations 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.
b. "T" shaped turnaround 60 feet long by 10 feet wide.
c. paved throughway of adequate width (minimum 15 feet).

V. *IMPACT ON TRANSPORTATION FACILITIES AND ACCESSIBILITY*

A. *ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY*

1. Trip Generation
   a. 234 PM peak hour trip ends

2. Cardinal distribution

North	68.75%	East	4.9%
South	11.39%	West	14.95%

B. *EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION*

1. Location:	SW 248 Street	SW 112 Avenue
2. Description:		
No. of lanes	4	4
Existing right-of-way	Varies	Varies
Classified	Arterial	Arterial
Maintenance	Miami-Dade	Miami-Dade

C. *IMPACT ON EXISTING ROADWAYS*

Concurrency

SW 112 Avenue N/O of SW 232 Street has a maximum capacity of LOS "E+20" of 3340 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 1504 vehicles and 735 vehicles have been assigned to this section of road from previously approved Development Orders. SW 112 Avenue with its 2239 PHP and assigned vehicles is at LOS "C". The 171 vehicles generated by this development when combined with 2239 equals 2410 and LOS "C" where the range is from 2061 to 2450 vehicles.

SW 112 Avenue N/O HEFT has a maximum capacity of LOS "E" of 3890 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 1065 vehicles and 112 vehicles have been assigned to this section of road from previously approved Development Orders. SW 112 Avenue with its 1177 PHP and assigned vehicles is at LOS "B". The 29 vehicles generated by this development when combined with 1177 equals 1206 and LOS "B" is from 1 to 2580 vehicles.

SW 232 Street E/O US 1 has a maximum capacity of LOS "D" of 580 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 178 vehicles and 33 vehicles have been assigned to this section of road from previously approved Development Orders. SW 232 Street with its 211 PHP and assigned vehicles is at LOS "C". The 5 vehicles generated by this development when combined with the 211 equals 216 and LOS "C" where the range of LOS "C" is from 1 to 410 vehicles.

US 1 S/O SW 248 Street has a maximum capacity of LOS "E+20" of 4870 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 3261 vehicles and 407 vehicles have been assigned to this section of road from previously approved Development Orders. US 1 with its 3668 PHP and assigned vehicles is at LOS "C". The 29 vehicles generated by this development when combined with the 3668 equals 3697 and LOS "C" where the range of LOS "C" is from 3621 to 3920 vehicles

D. ***PROPOSED ARTERIAL IMPROVEMENTS***

1. Transportation Improvement Program (0 – 5 years):

   a. There are no proposed improvements in the vicinity of this application.

2. Long range transportation improvements (5 – 20 years):

   a. SW 268 Street/Moody Drive from US 1 to SW 112 Avenue – add turn lanes (Priority IV)

E. ***ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT***

1. Construct two lanes (four lanes where project fronts both sides of right-of-way) of a future four-lane divided roadway for SW 117 Avenue including sidewalks, drainage, and curb and gutter.
2. Construct two lanes of a future 4-lane divided roadway for SW 248 Street.
3. The applicant must provide a traffic signal warrant analysis for the intersection of SW 117 Avenue and the proposed 106 ft wide "Main Street", and if warranted by the analysis, construct a traffic signal at the intersection.

F. ***SITE PLAN CRITIQUE*** - Site plan is acceptable with comments.

1. This land must be platted.
2. Public Works permit required for construction in public right-of-way.

3. State road permit required for construction in state road right-of-way.
4. Circulation:
   a. The proposed south most east-west roadway and roundabout bordering the future commercial site shall be fully constructed.
   b. The proposed carriage lanes shall have no curb on at least one side, to permit swale parking, or parking shall be prohibited.
   c. Parking shall be prohibited on both sides of the proposed "T=50' Minor Road" indicated on sheet 20.
   d. Parking shall be prohibited on one side of the proposed "T=50' Minor Road with Parallel Parking" as indicated on sheet 20.

This application does meet the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will be subject to the payment of road impact fees.

G. ***MASS TRANSIT***

The closest transit service provided to this property is Route 70 along SW 112 Avenue. This route's headway is as follows:

Route	Peak	Off-Peak	Night	Sat	Sun
70	60	60	60	60	60

The 2002 Transportation Improvement Program (TIP) program does not reflect any improvements for this area.

The 2025 Long Range Transportation Plan (LRTP) does not reflect any improvements for this area.

The 2001 Transit Development Plant (TDP) identifies in its 2006 Recommended Service Plan the following improvements on the existing route serving the vicinity of the project:

Route 70 – Improve daily headways from 60 to 30 minutes. Realign along South Miami Dade Busway Extension. Extend service to Homestead Air Reserve Base.

Based on the information presented, MDT has no objection to this project. However, with long-term expansion of transit service to the area, the developer should make provisions for future transit amenities, such as pedestrian/wheelchair ramps, bus pullout bays, and when appropriate, some encroachment on the property to accommodate a bus shelter(s). It is desirable that the project developer provide (or fund) the bus shelter)s) pad or a sheltered bus stop area which would be aesthetically compatible with the surrounding community, and be functional for transit purposes.

The specific areas for the placement of these amenities will be determined with the expansion of the Metrobus service, as well as the final design of the proposed project. These improvements should be made part of the final design of the proposed development and are to be coordinated through MDT's Service Planning and Mobility Division.

This project has been reviewed by MDTA for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

EXHIBIT "A"

Miami-Dade County Public Schools

giving our students the world

District Director
Ana Rijo-Conde

Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Frank J. Bolaños
Frank J. Cobo
Dr. Robert B. Ingram
Betsy H. Kaplan
Manty Sabatés Morse
Dr. Marta Pérez
Dr. Solomon C. Stinson

Superintendent
of Schools
Merrett R. Stierheim

May 14, 2002

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

Re: Robert Borek et al
Application No, 01- 333
East and West of SW 117 Avenue on the North side of 248 Street

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Pine Villa Elementary, Redland Middle and Homestead Senior High.

All the impacted schools are at or above capacity, based on the data provided by the Office of Information Technology. Please see attached analysis. Also, please note that the School District's current 5-year work plan does not include any relief schools in the area.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

RECEIVED
MAY 14 2002
DADE CO. BLDG. & ZONING DEPT.
ZONING EVALUATION SECTION

Governmental Affairs and Land Use Policy and Acquisition • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7280 • FAX 305-995-7295 • www.facil.dade.k12.fl.us

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 01-333 Robert Borek et al
REQUEST:	Zone change from AU to PAD
ACRES:	60 acres
LOCATION:	East and West of SW 117 Avenue on the North side of 248 Street
NUMBER OF UNITS:	327 units (175 Single-family units and 152 townhouse units)
ESTIMATED STUDENT POPULATION:	171 students
ELEMENTARY:	92
MIDDLE:	41
SENIOR:	38

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Pine Villa Elementary - 21799 SW 117 Ct.
MIDDLE:	Redland Middle -16001 SW 248 St.
SENIOR HIGH:	Homestead Senior - 2351 SE 12 Ave.

The following population and facility capacity data are as reported by the Office of Information Technology, as of March 23, 2002:

	STUDENT POPULATION	PERMANENT UTILIZATION (1)	UTILIZATION FISH DESIGN CAPACITY (2)	UTILIZATION PERMANENT AND RELOCATABLE PROGRAM CAPACITY (3)
Pine Villa Elem.	735	131%	9%	87%
Redland Middle	1704	149%	133%	139%
Homestead Sr.	2984	116%	110%	104%

1) Ratio of total students to permanent student stations
2) Ratio of total students to permanent and relocatable (portables) student stations
3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

Pine Villa Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	FL School Recognition Gold Award
Special Programs:	Before/After-school care and Magnet program
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Spanish SL

PLANNED RELIEF SCHOOLS IN THE AREA:

School	Status	Projected Occupancy Date
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $997,443.

CAPITAL COSTS: Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	92 x	$ 11,790	= $ 1,084,680
MIDDLE	41 x	$ 12,232	= $ 501,512
SENIOR	38 x	$ 18,619	= $ 707,522
Total Potential Capital Cost			$ 2,293,714

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

Ms. Ruth Ellis Myers
May 14, 2002
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good
Coordinator III

PG:am
G-3642
Attachment
cc: Ms. Suzanne Marshall
Mr. Delio G. Diaz
Ms. Ana Rijo-Conde

THIRD REVISION
SCHOOL IMPACT REVIEW ANALYSIS
(Based on site plan submitted August 6, 2002 and information received August 8, 2002)

APPLICATION: No. 01-333 Robert Borek et al

REQUEST: Zone change from AU to PAD

ACRES: 60 acres

LOCATION: East and West of SW 117 Avenue on the North side of 248 Street

NUMBER OF UNITS: 246 units (136 Single-family units, 110 townhouse units and 14.24 acres of park tracts)

ESTIMATED STUDENT POPULATION: 130 students

ELEMENTARY: 70

MIDDLE: 31

SENIOR: 29

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Redland Middle -16001 SW 248 St.

SENIOR HIGH: Homestead Senior - 2351 SE 12 Ave.

APPLICATION NO. 01-333
ROBERT BOREK, ET AL

Respectfully Submitted,

DIC Executive Council
August 14, 2002

Pedro G. Hernandez, P.E.
Assistant County Manager _____AYE

Chief Charles U. Phillips, Director
Fire Rescue Department _____Absent

William Brant, P.E., Director
Miami-Dade Water and Sewer Department _____Absent

Diane O'Quinn Williams, Director
Department of Planning and Zoning _____AYE

John Renfrow, P.E., Director
Department of Environmental
Resources Management _____AYE

Aristides Rivera, P.E., P.L.S., Director
Public Works Department _____AYE

Irma San Roman, Deputy Director
Metropolitan Planning Organization Secretariat _____AYE

f:\eval\nick\wordpro\DIC & DRI Review Recommendations\Signature Page for Rec 01-333AA

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____

CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____

TRUST NAME

NAME AND ADDRESS	Percentage of Stock

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, 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 required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____
PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

G.C. Homes, Inc.
NAME

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Pedro Garcia-Carillo, President	20%
14425 Country Walk Drive	
Miami, Florida	
Michael A. Garcia-Carillo	30%
Pedro Garcia-Carillo	25%
Michael Garcia-Carillo	25%

Date of contract:_____

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____

(Applicant) JUAN J. MAYOL, JR.

Sworn to and subscribed before me, this 7th day of September, 2001

Blanca E. Fernandez

Notary Public, State of Florida at Large

(SEAL)

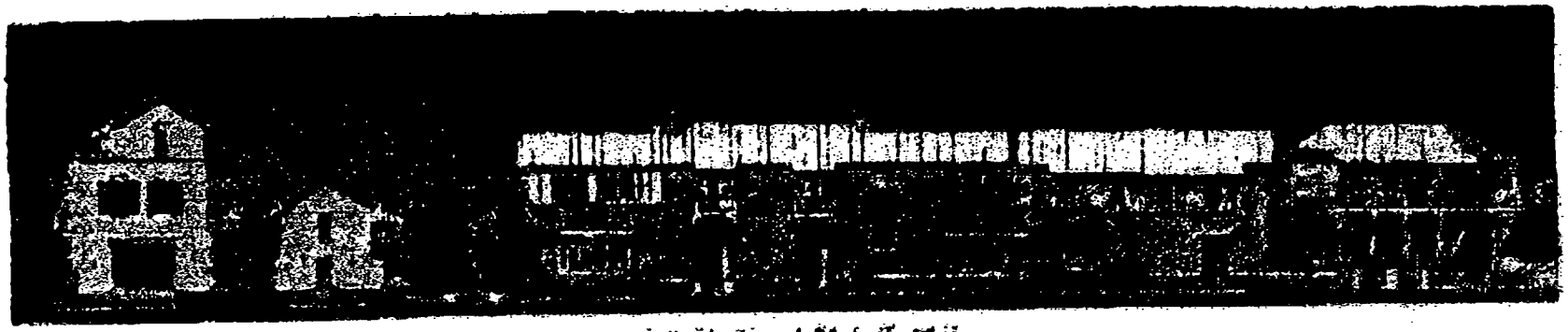
Blanca E Fernandez
My Commission CC948697
Expires June 25, 2004

My Commission Expires: 6-25-04

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

35

SUMMERVILLE



GOULDS, MIAMI - DADE COUNTY, FLORIDA

DJ

7 15 02

JULY 15, 2002

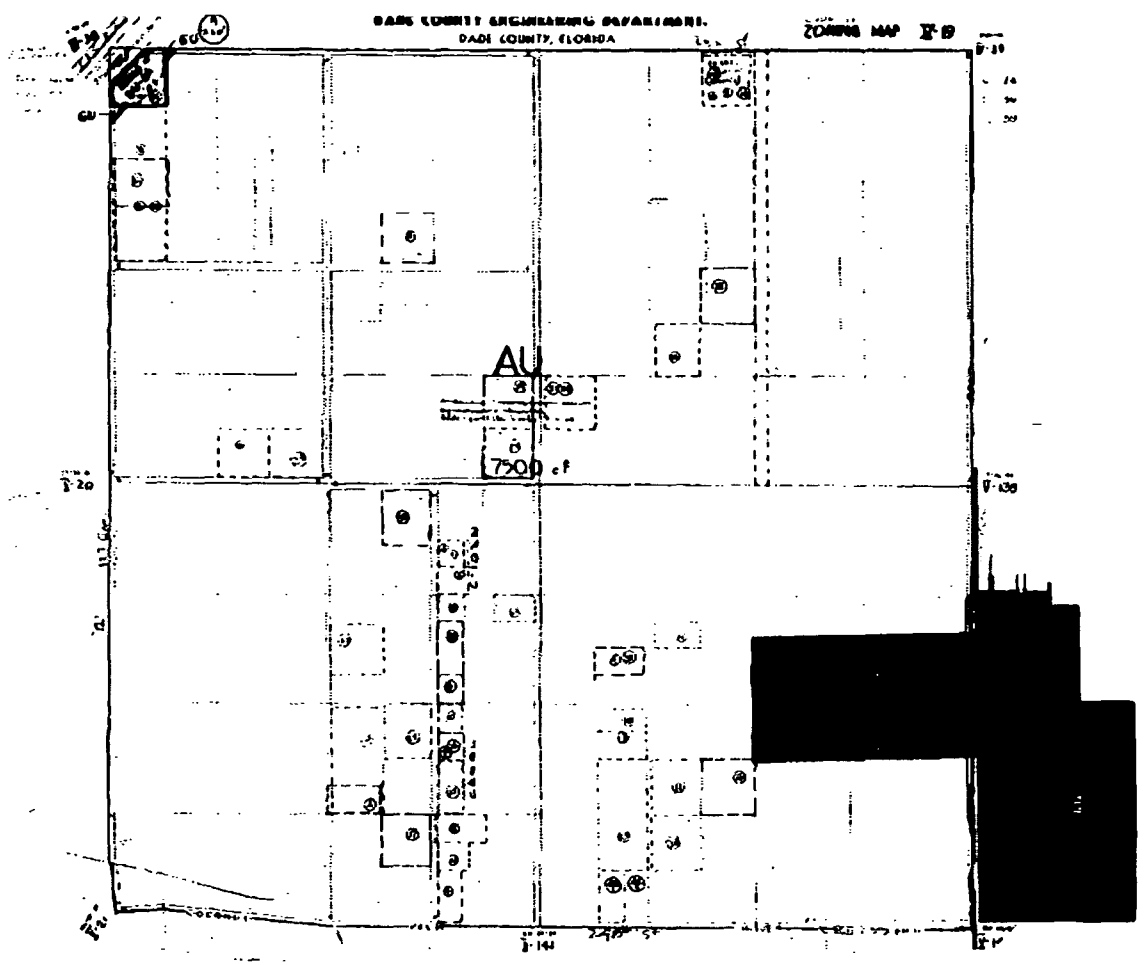
07/25/2002 14:46 3054471177 JAROSZ PAGE 02

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

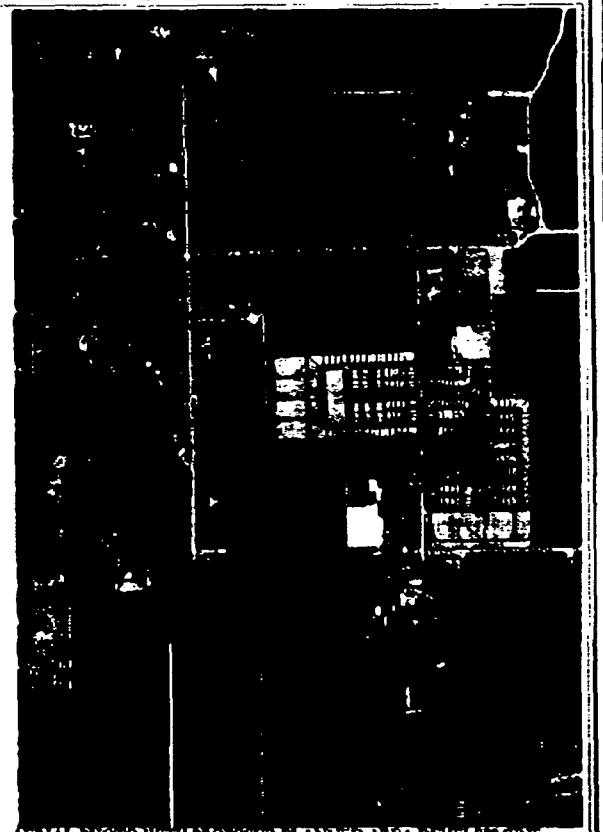
SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

LOCATION SITE with ADJACENCY

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]



ADJACENT PROPERTY MAJOR LAND USE MAP WITH PROPOSED PLANNED AREA DEVELOPMENT
SCALE 1" = 300'



AERIAL PHOTO WITH PROPOSED PLANNED AREA DEVELOPMENT
SCALE 1" = 300'

JULY 15, 2002

SHEET 1 OF 11

37

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER

[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE

GOULDS, MIAMI - DADE COUNTY, FLORIDA

SITE PLAN & TABULAR DATA

JAROSZ, ROSELLO & BALBOA

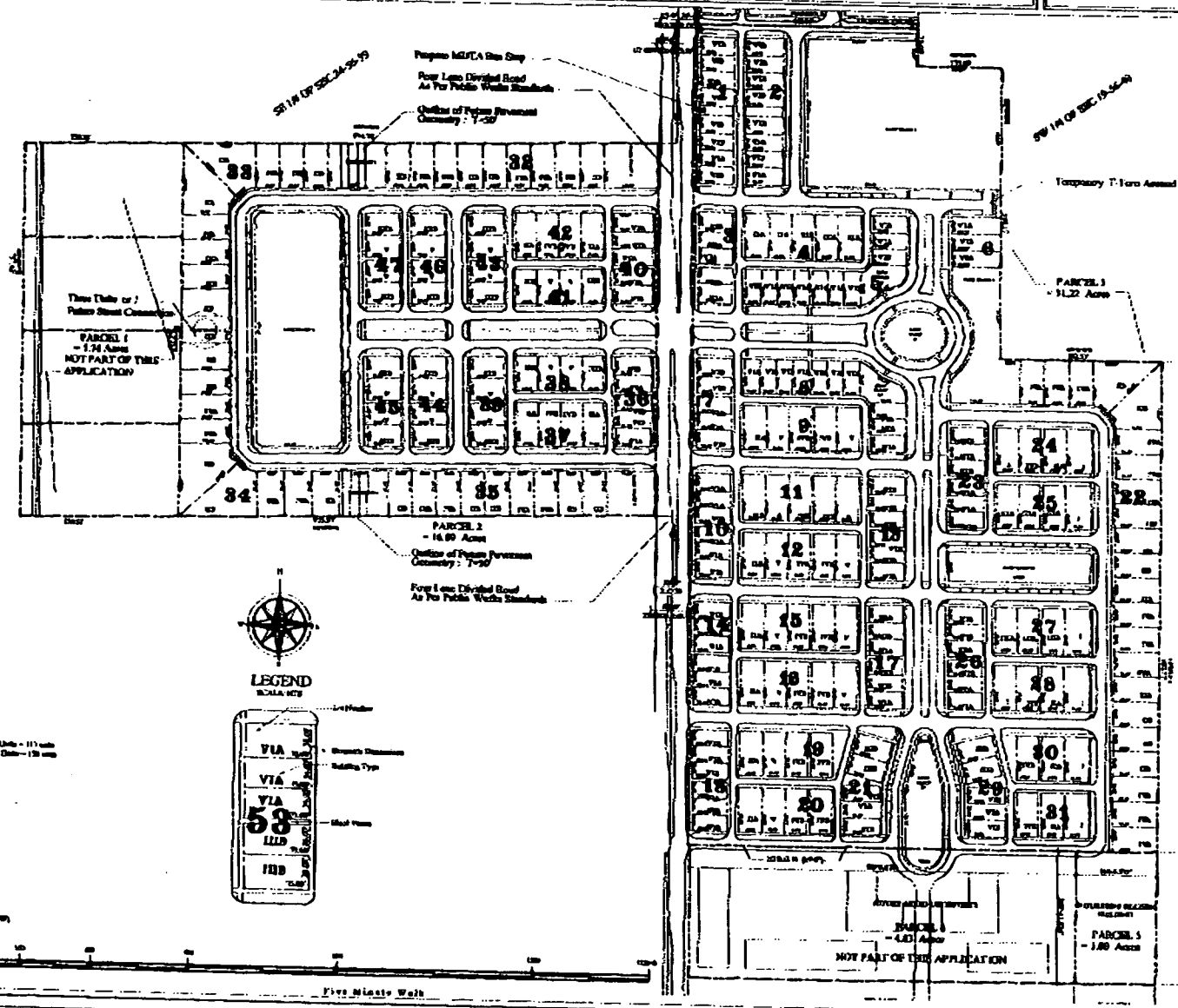
ARCHITECTURE & TOWN PLANNING

[illegible]

QUANTITATIVE DATA

* Refer to Park Tract 1

[illegible]



QUANTITATIVE DATA

* Refer to Park Tract 1

[illegible]

LOCATION MAP

SHEET 1 OF 21

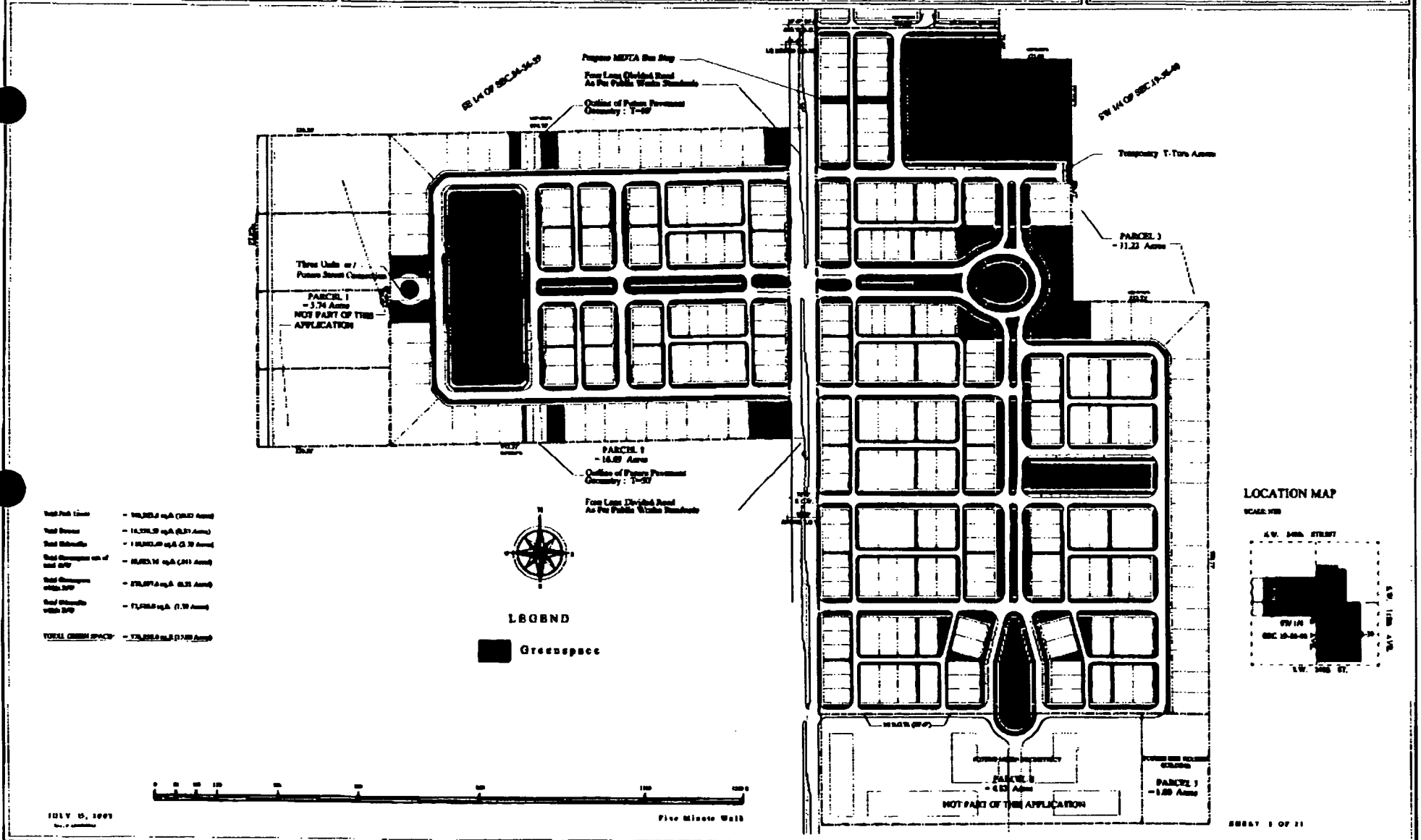
38

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
10025 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TOTAL GREENSPACE

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]



39

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14025 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI-DADE COUNTY, FLORIDA

TOTAL COMMON OPEN SPACE

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING

TOTAL NUMBER OF PARK TRACTS

A. PARCEL II = 6
B. PARCEL III = 7

TOTAL NUMBER OF PARK TRACTS = 13

PARK TRACT CALCULATIONS

PARK 1	[illegible] SQ. FT.
PARK 2	[illegible] sq.ft.
PARK 3	[illegible] sq.ft.
PARK 4	[illegible] sq.ft.
PARK 5	[illegible] sq.ft.
PARK 6	[illegible] sq.ft.
PARK 7	[illegible] sq.ft.
PARK 8	[illegible] sq.ft.
PARK 9	[illegible] sq.ft.
PARK 10	[illegible] sq.ft.
PARK 11	[illegible] sq.ft.
PARK 12	[illegible] sq.ft.
PARK 13	[illegible] sq.ft.

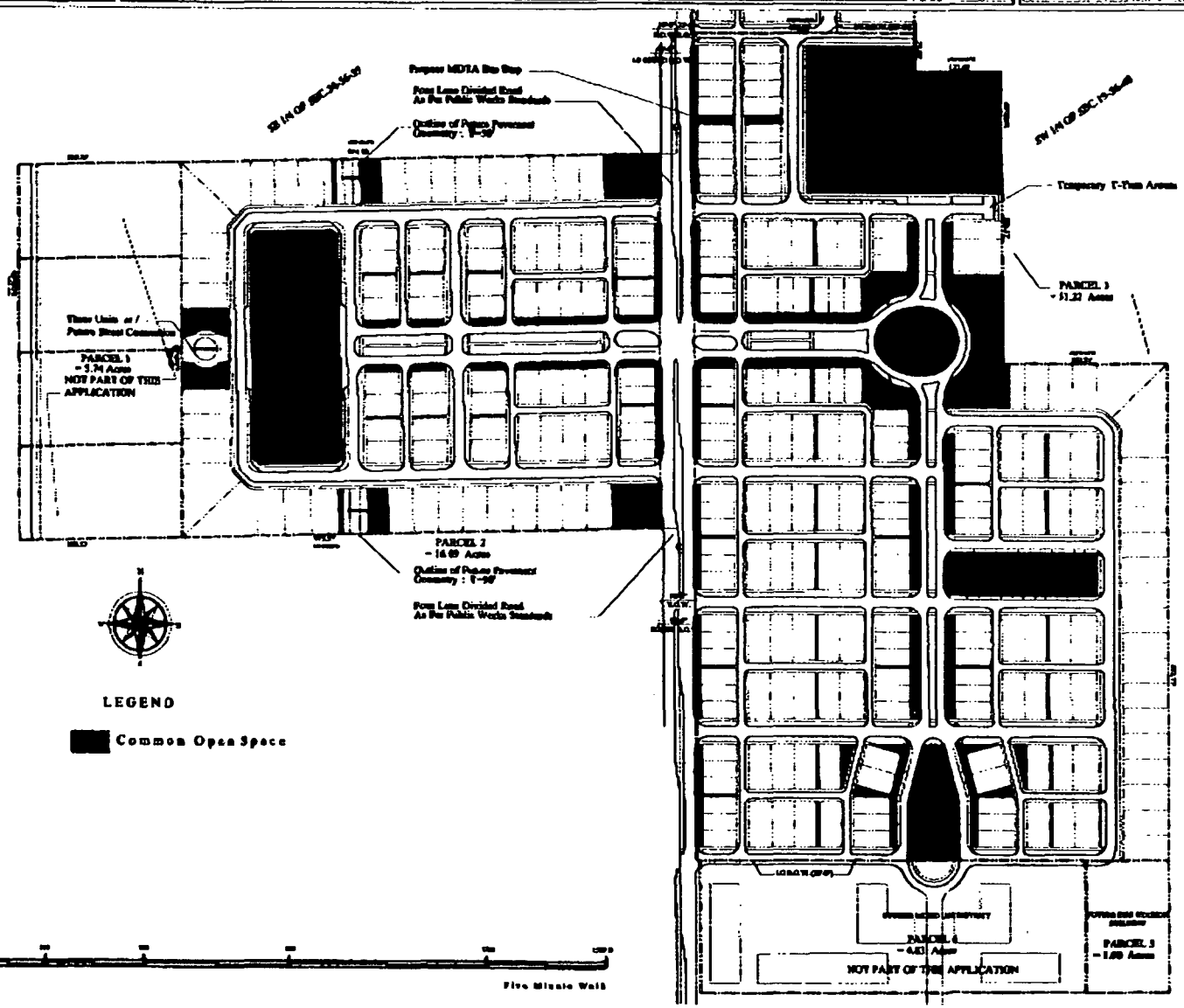
TOTAL PARK TRACTS = [illegible] sq.ft. / [illegible] acres

Total Streets = [illegible] sq.ft. / [illegible] Acres

Total Conveyance outside R/W = [illegible] sq.ft. / [illegible] Acres

Total Subsoils (outside R/W) = [illegible] sq.ft. / [illegible] Acres

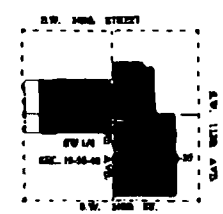
TOTAL COMMON OPEN SPACE = [illegible] sq.ft. / [illegible] Acres



LEGEND

Common Open Space

LOCATION MAP



JULY 15, 1981

Five Minute Walk

SHEET 1 OF 21

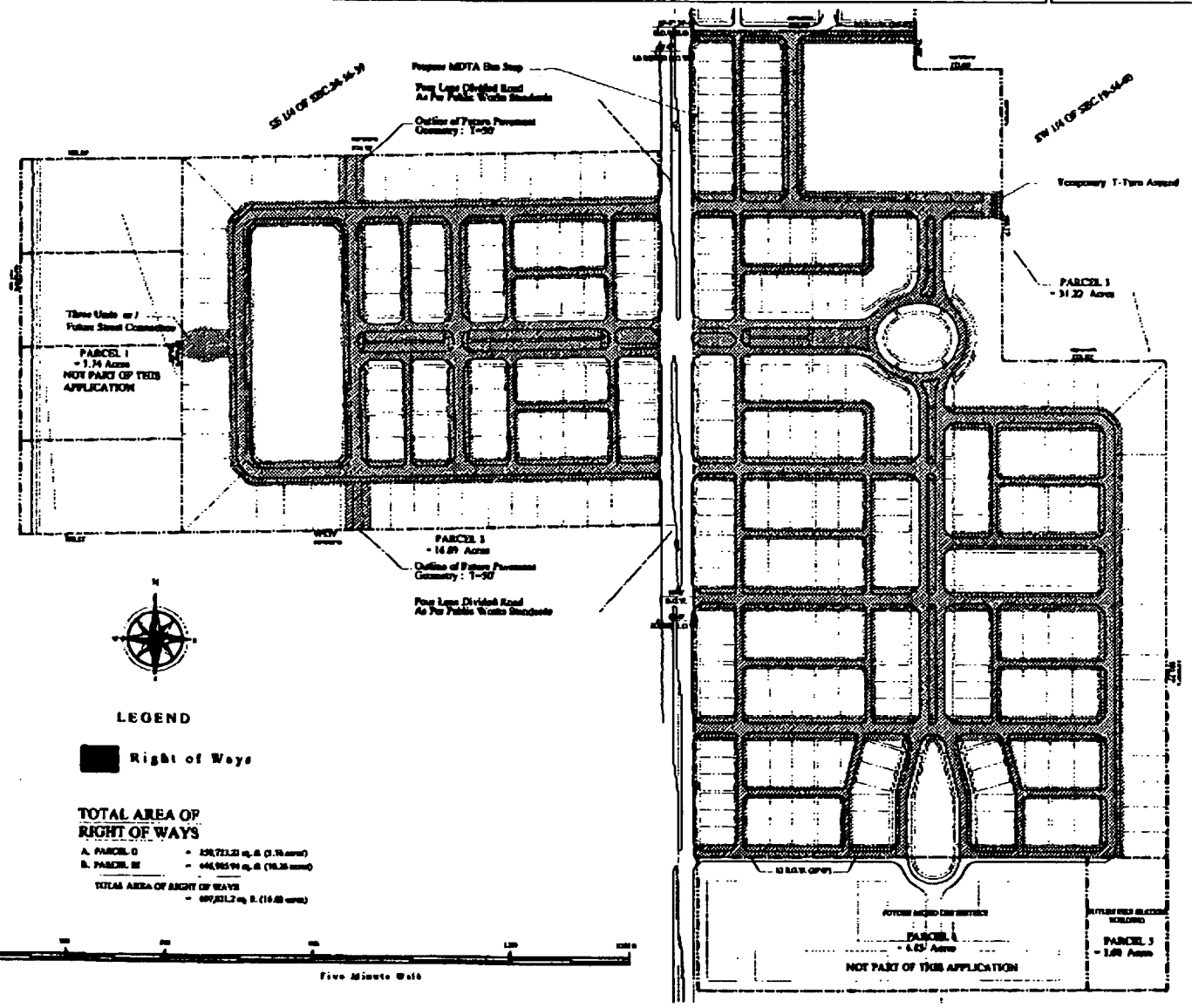
40

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14925 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

RIGHT OF WAYS

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING



LEGEND

Right of Ways

TOTAL AREA OF RIGHT OF WAYS

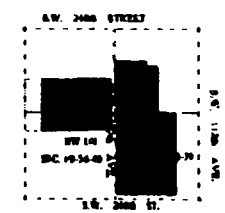
A. PARCEL II = 350,723.22 sq. ft. (3.74 acres)
B. PARCEL III = 646,985.94 sq. ft. (10.26 acres)

TOTAL AREA OF RIGHT OF WAYS = 697,831.2 sq. ft. (16.00 acres)

Five Minute Walk

LOCATION MAP

SCALE: NTS



JULY 19, 1982

SHEET 1 OF 31

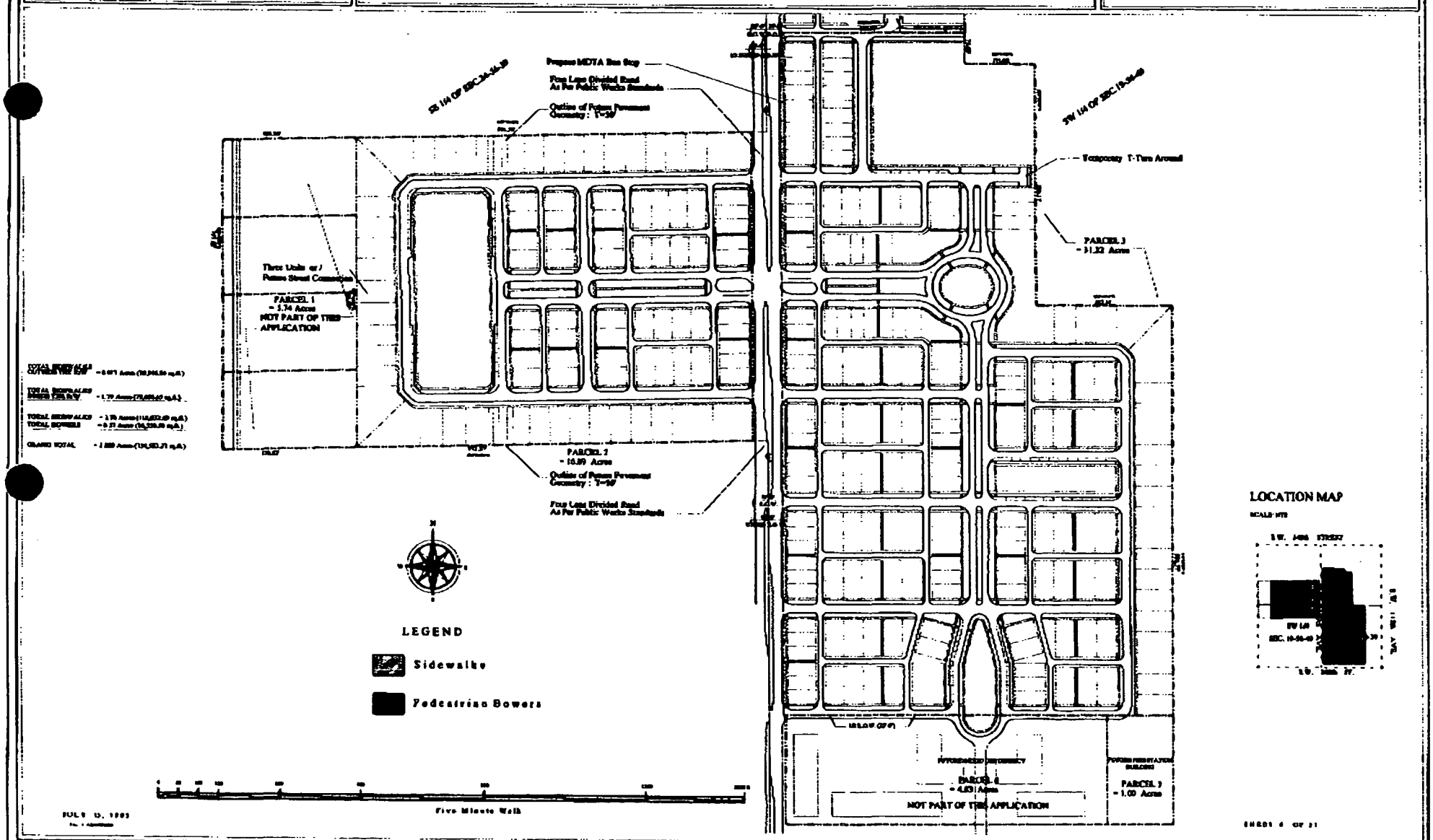
41

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
16421 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

PEDESTRIAN CIRCULATION - Sidewalks & Bowers

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING



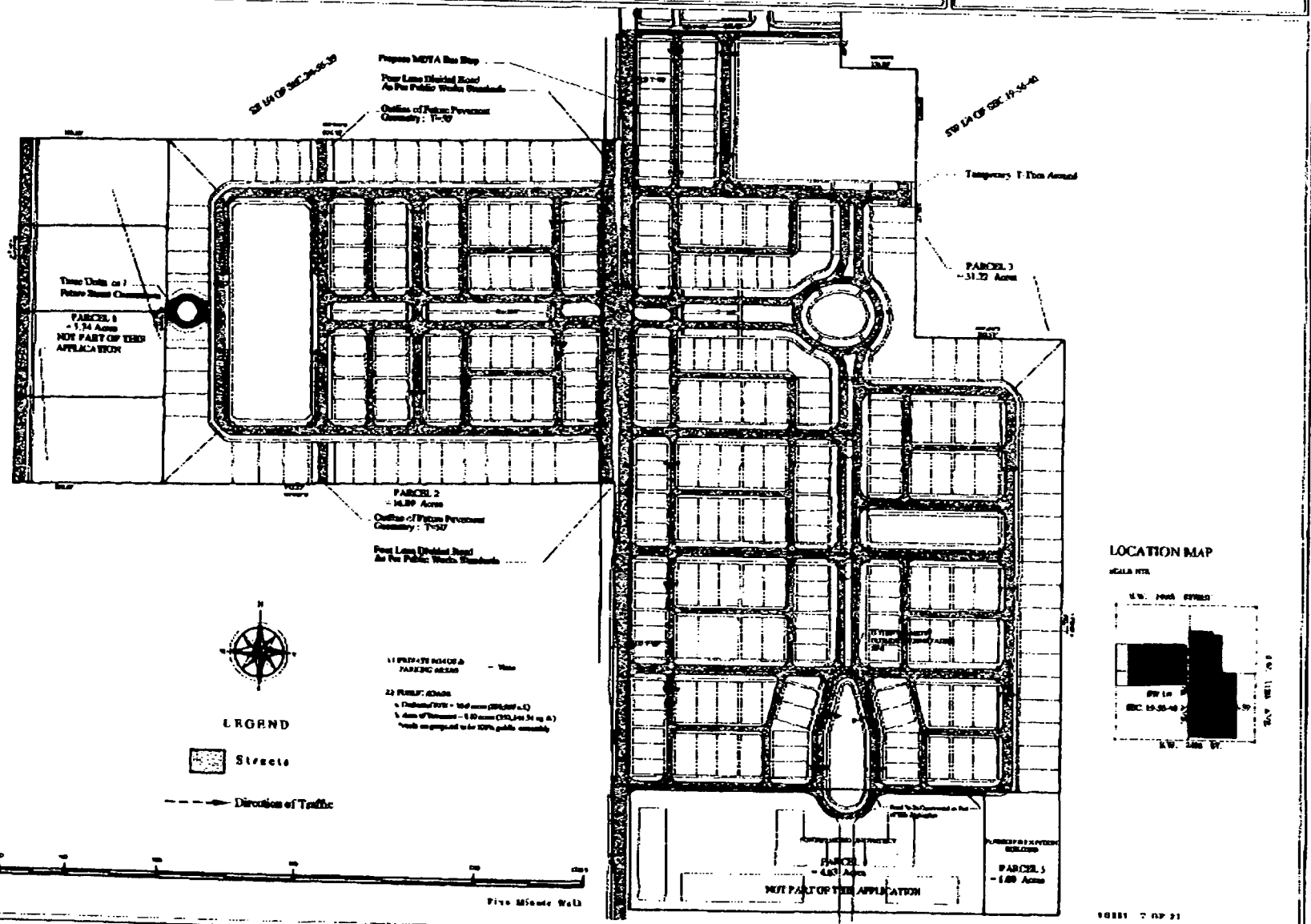
84

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
10475 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

VEHICULAR CIRCULATION - Streets

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING



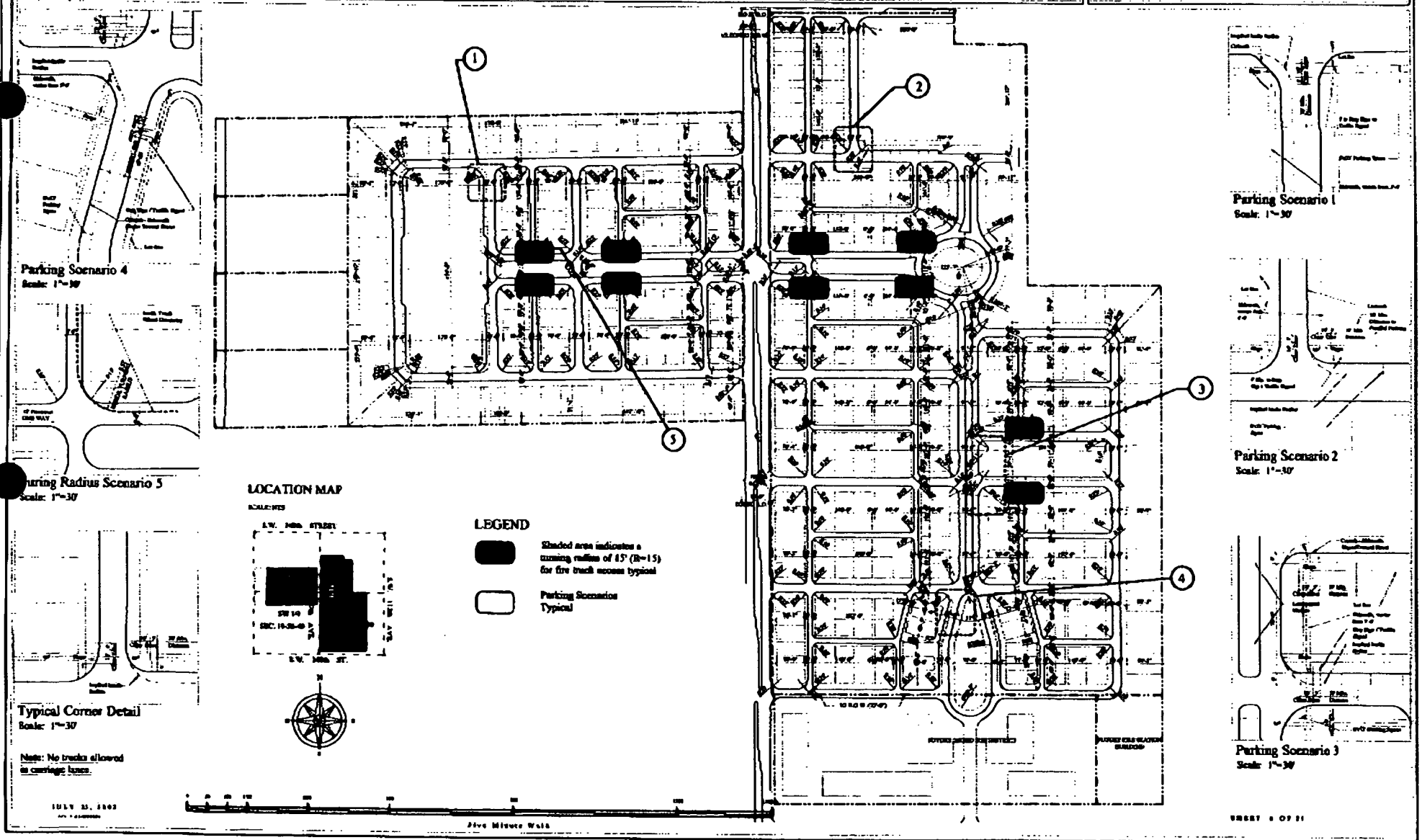
07/25/2002 14:46 3054471177 JAROSZ PAGE 09

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14433 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

SITE GEOMETRY

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING



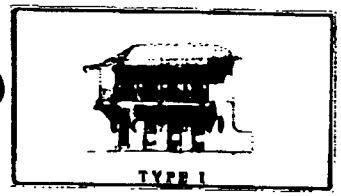
07/25/2002 14:46 3054471177 JAROSZ PAGE 10

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14423 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

REGULATING PLAN

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING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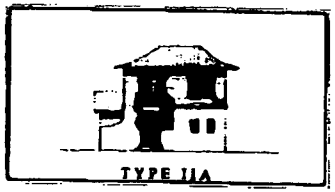
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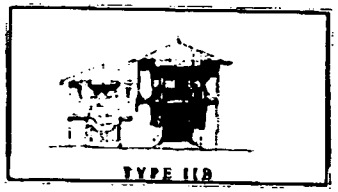
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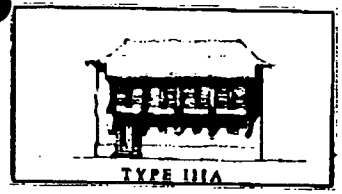
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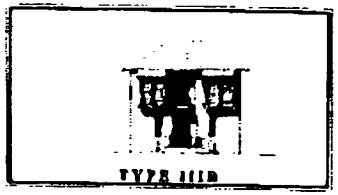
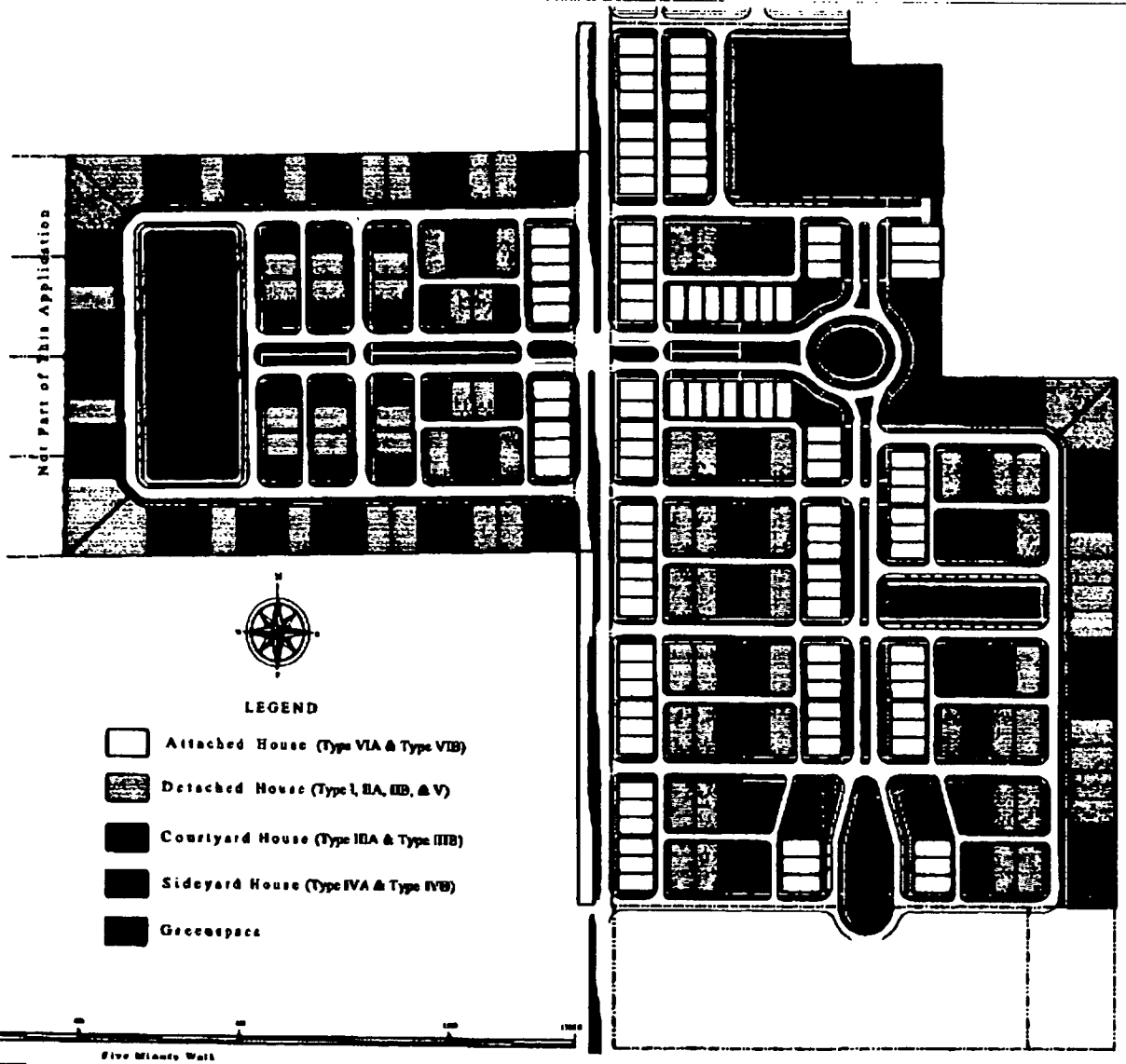
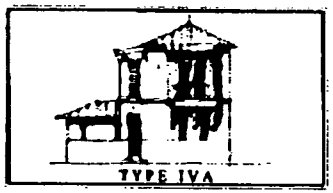

TYPE IIIB

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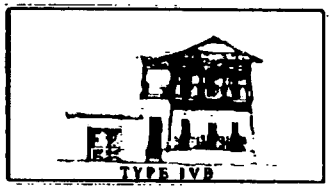
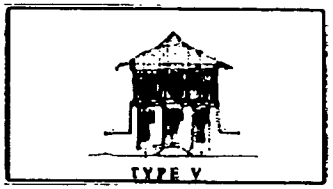
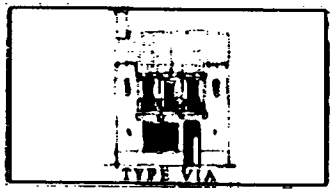
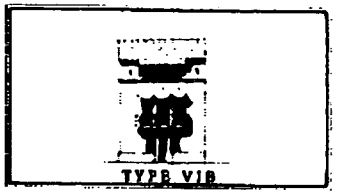

TYPE IVB


TYPE V


TYPE VIA


TYPE VIB

JULY 15, 2002

SHEET 9 OF 11

45

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14021 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE I Large House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
1928 MARY STREET SUITE 500 CORONAL GROVE, FLORIDA 33133
TELEPHONE: 305.446.0000 FACSIMILE: 305.447.1177 MAIL@JAROSZROSELLO.COM

BUILDING USE

1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

PARKING

1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS BELOW.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT

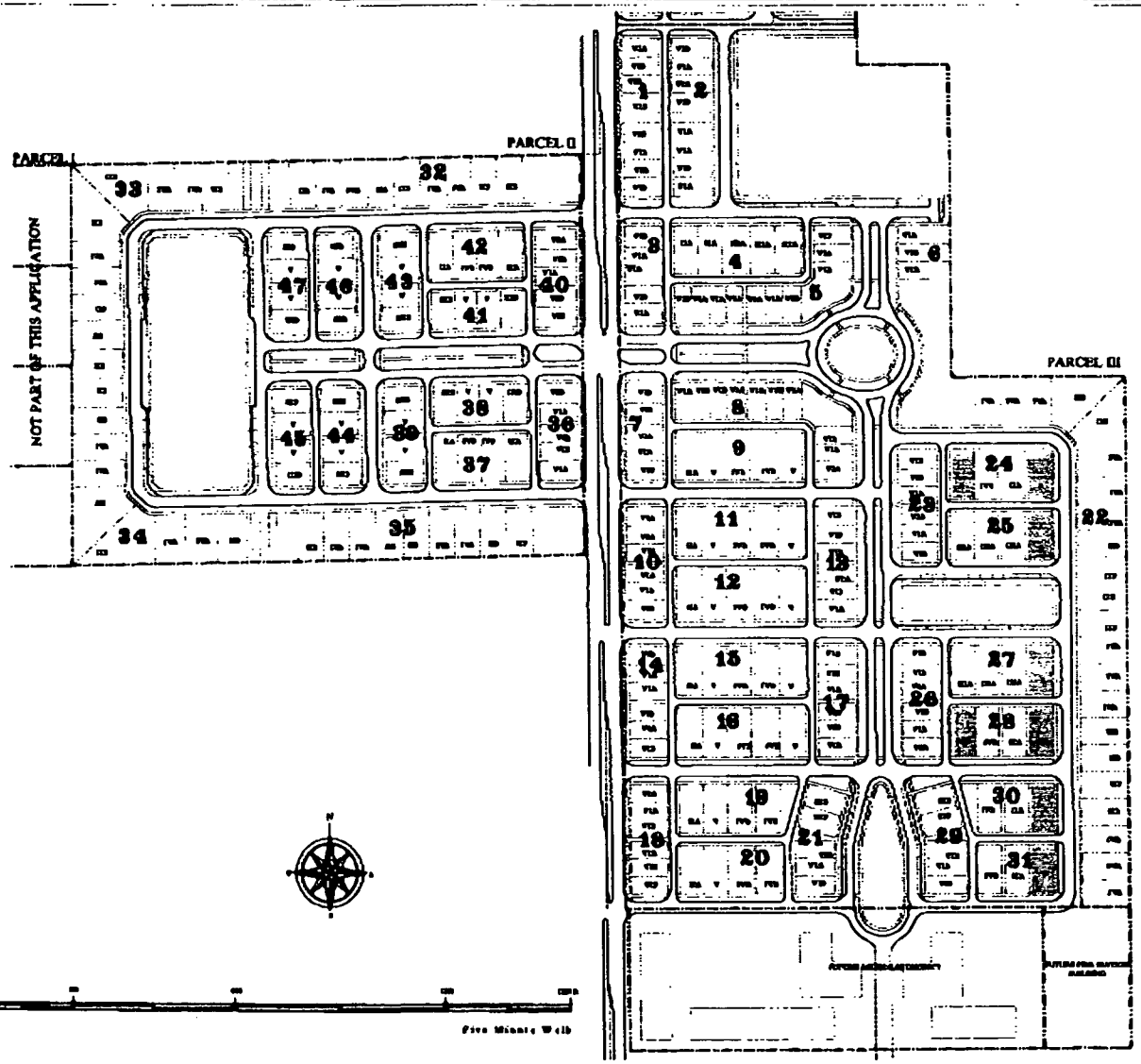
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

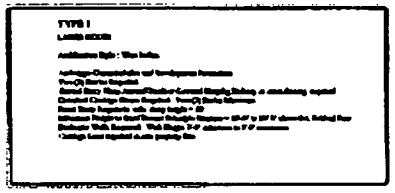
BUILDING HEIGHT

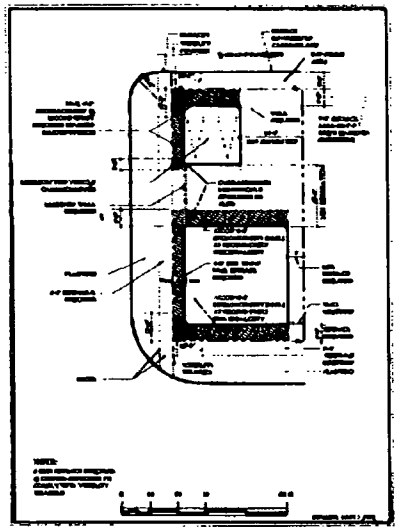
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12 FLOOR TO CEILING.

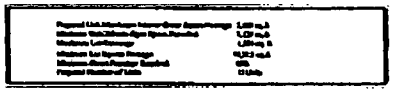
LEGEND

VISIBILITY TRIANGLE
ALLOWABLE ENCROACHMENT
REQ'D CHARACTERISTIC LOCATION
HOUSE TYPE LOCATION









JULY 19, 2002

SHEET 10 OF 21

46

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IIA Park House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible] MARY STREET SUITE [illegible] COCONUT GROVE, FLORIDA [illegible]
TELEPHONE: [illegible] FACSIMILE: [illegible] [illegible]@[illegible]

BUILDING USE

1. USE OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/GARAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE

PARKING

1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN
2. NUMBER OF PARKING SPACES DEDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM

PERMITTED ENCROACHMENT

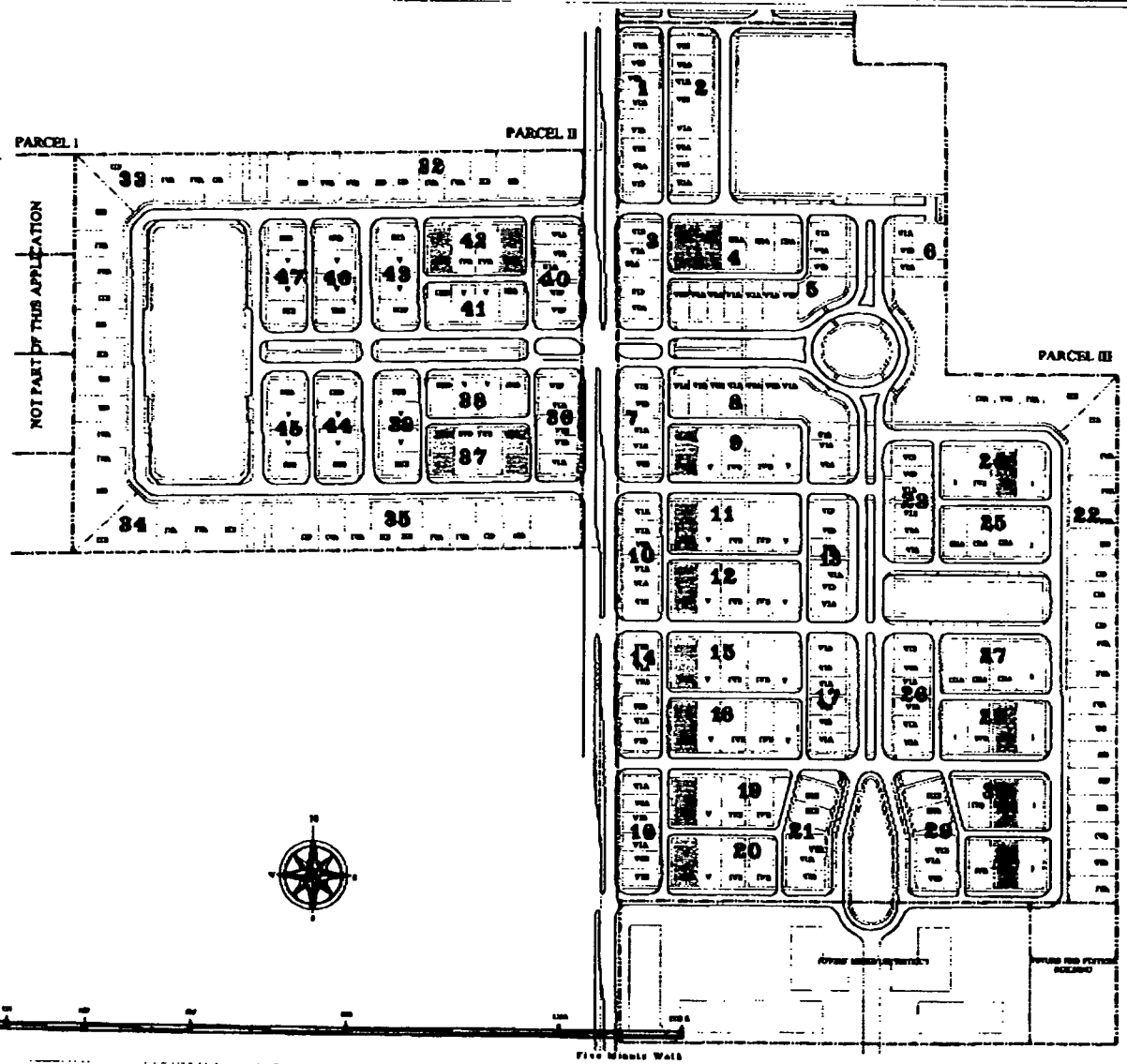
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED

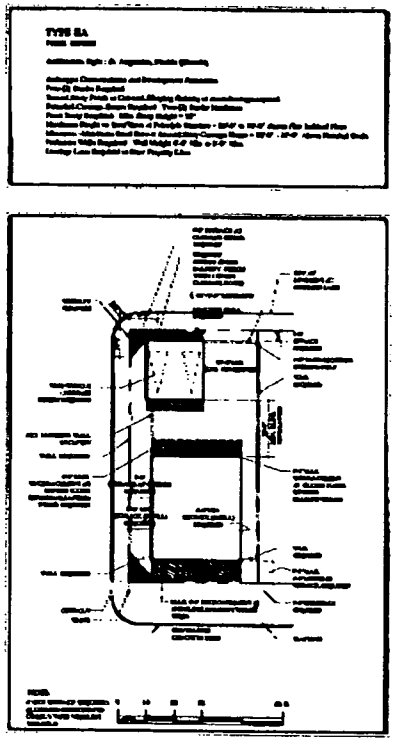
BUILDING HEIGHT

1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12' FLOOR TO CEILING

LEGEND

VISIBILITY TRIANGLE
ALLOWABLE ENCROACHMENT
REQUIRED CHARACTERISTIC LOCATION
HOUSE TYPE LOCATION





JULY 19, 2002

SHEET 12 OF 31

47

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

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IIB Park House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]

BUILDING USE
1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/ACCESSORIES HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

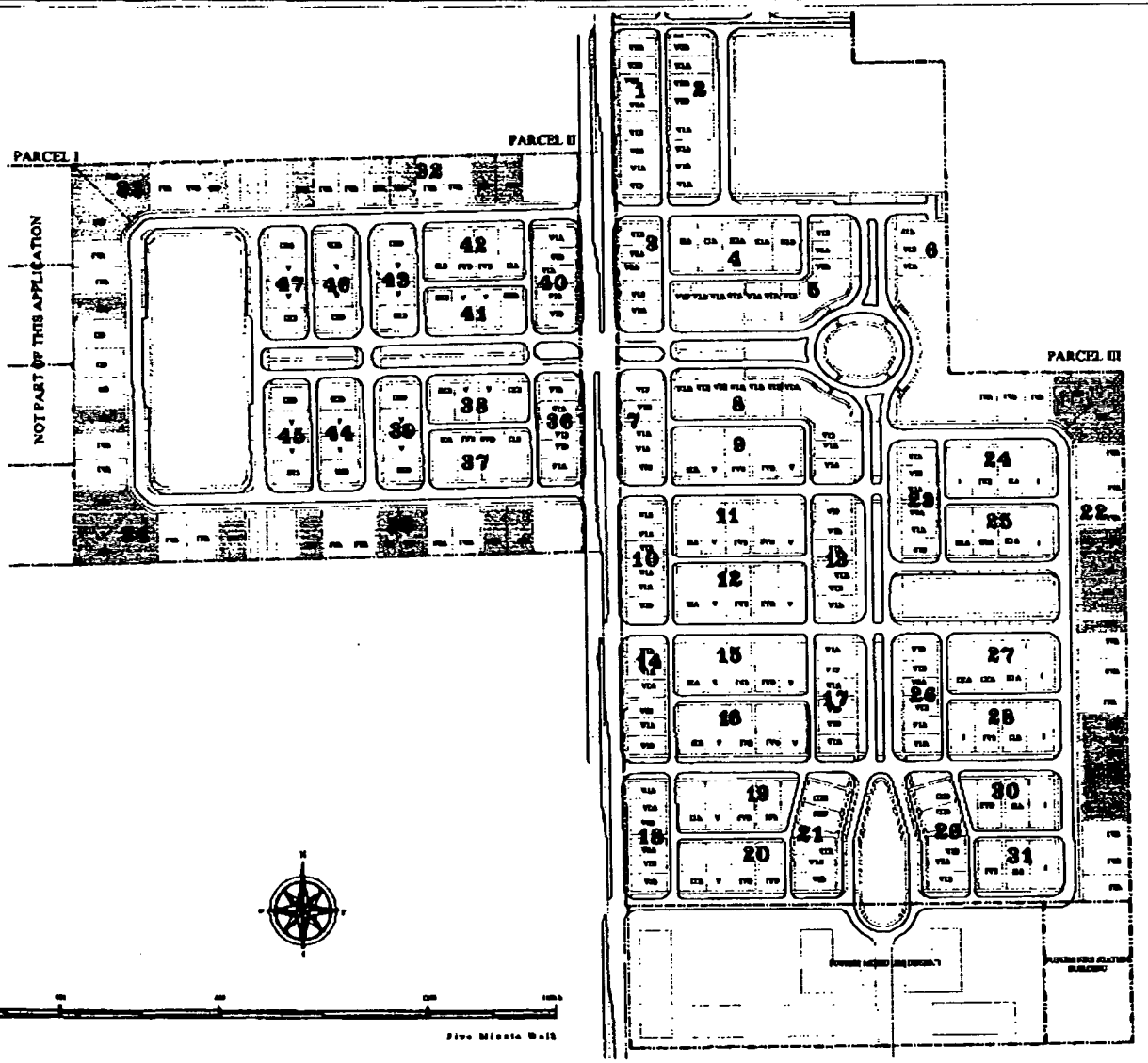
BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

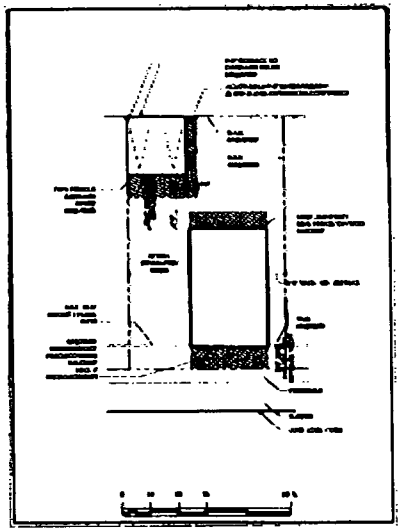
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES DEDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12' FLOOR TO CEILING.

LEGEND
- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- REQUIRED CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION





CONCEPTUAL ELEVATION

JULY 19, 2002

AUGUST 12 09 31

84

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
34455 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IIIA Large Courtyard House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
3230 MARY STREET SUITE 100 COCONUT GROVE, FLORIDA 33133
TELEPHONE: 305.445.8448 FACSIMILE: 305.447.1177 E-MAIL: JBARCHITECT@AOL.COM

BUILDING USE
1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE (SUPPORT) ENCLOSURE, GARDEN, CONSERVATORY.

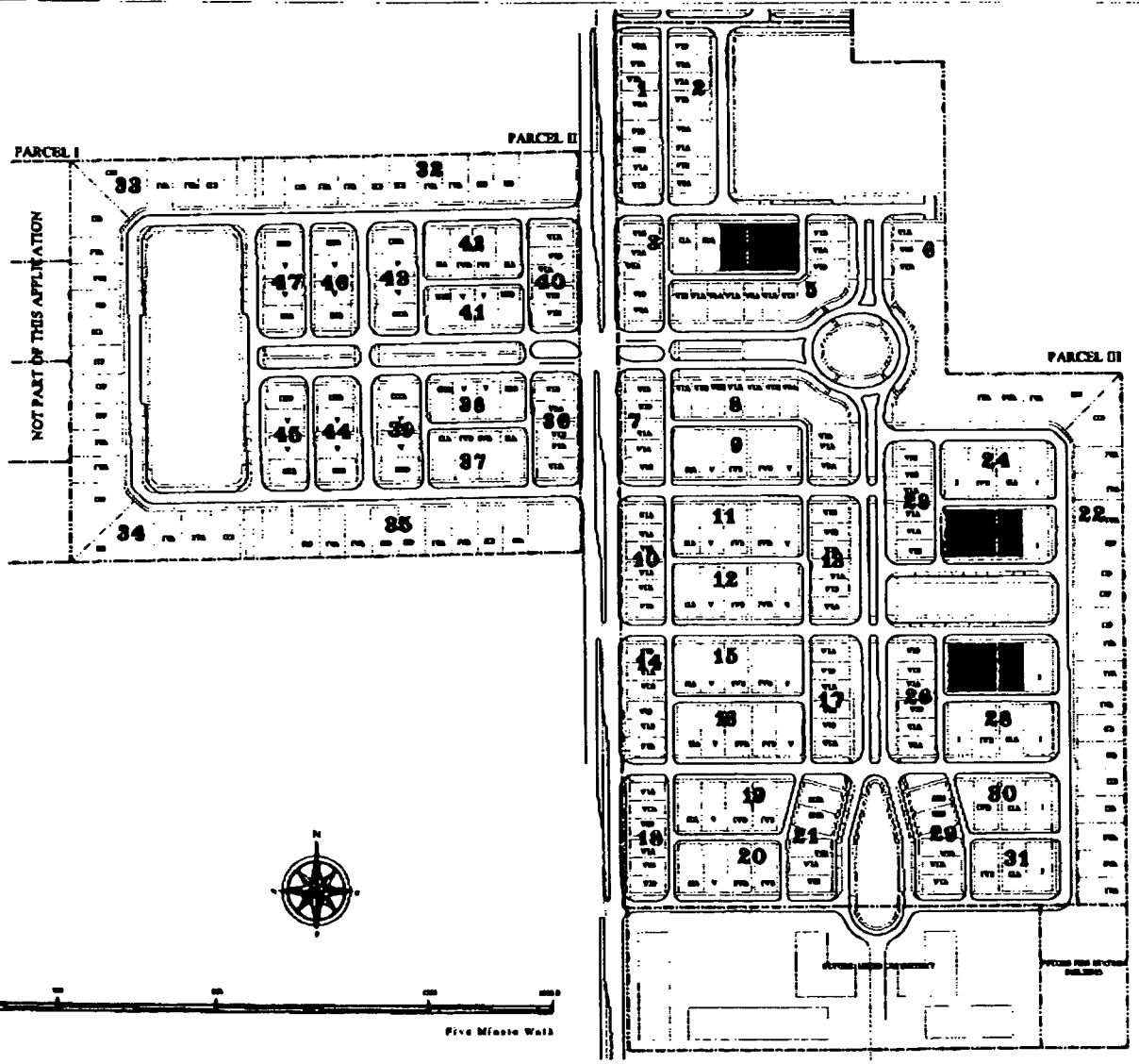
BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

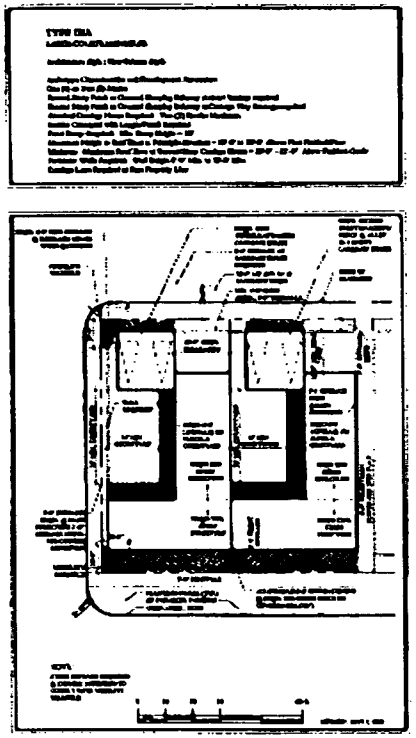
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN
2. NUMBER OF PARKING SPACES DEDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

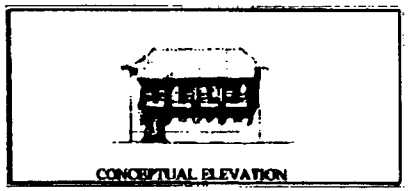
PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED BY NUMBER OF FLOORS EACH NOT TO EXCEED 12' FLOOR TO CEILING

LEGEND
- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- HOUSE CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION







JULY 8, 2002

SHEET 10 OF 21

49

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
10433 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IIIB Small Courtyard House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
3116 MARY STREET SUITE 106 COCONUT GROVE, FLORIDA 33133
TELEPHONE: 305 446 0880 FACSIMILE: 305 447.1373 E-MAIL: JRA@CERTUCI.COM

BUILDING USE

1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE, EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

BUILDING PLACEMENT

2. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

PARKING

1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM

PERMITTED ENCROACHMENT

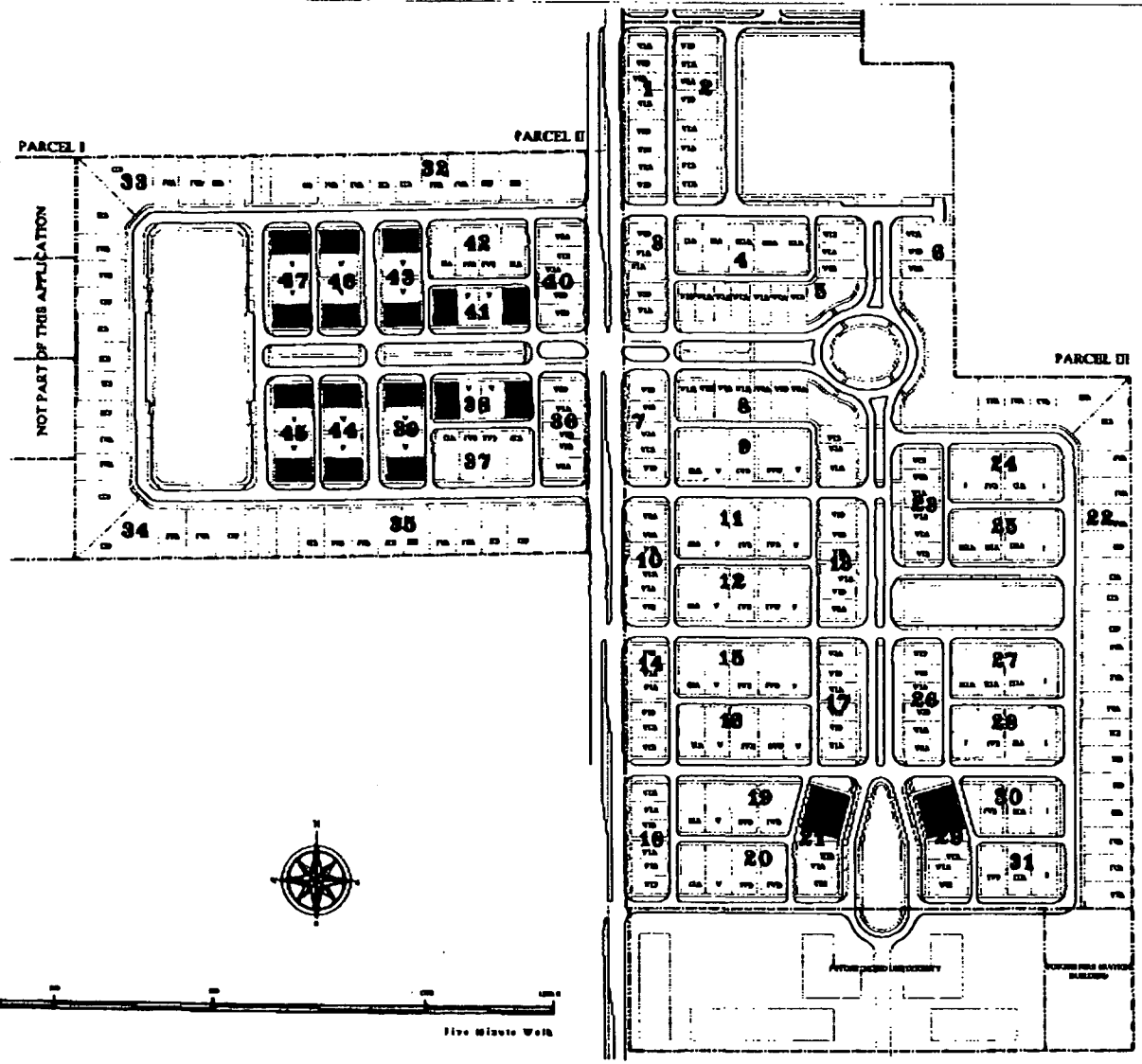
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT

1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 17 FLOOR TO CEILING.

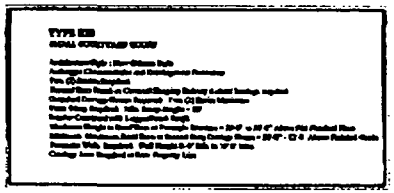
LEGEND

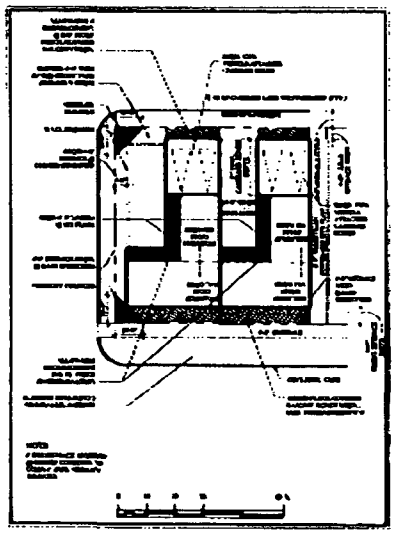
- VISIBLE BY TRIANGLE
- ALLOWABLE ENCROACHMENT
- REQUIRED CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION

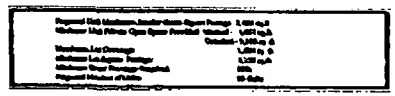


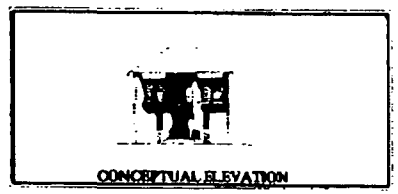
Five Minute Walk

JULY 15, 2002









CONCEPTUAL ELEVATION

SHEET 14 OF 31

50

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

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IVA Large Sideyard House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING

BUILDING USE
1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDING/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARCHT FIDDED SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

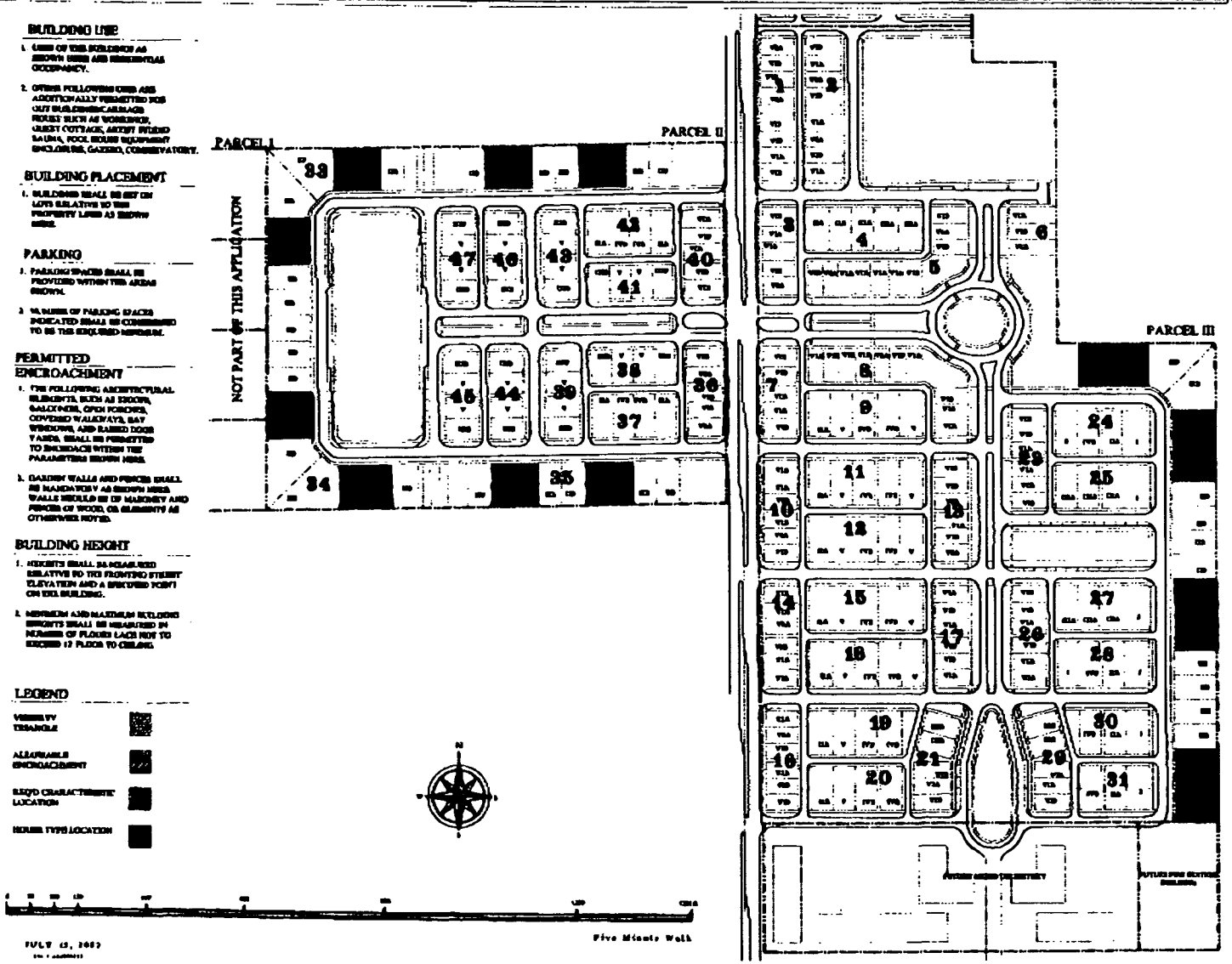
BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

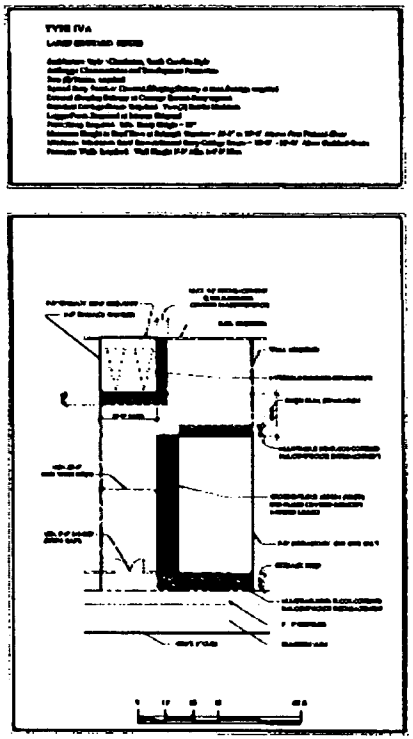
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

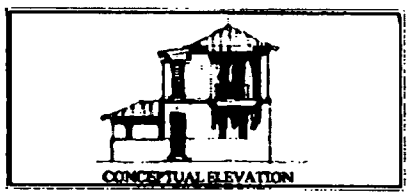
PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS LACK NOT TO EXCEED 12 FLOOR TO CEILING.

LEGEND
VISIBILITY TRIANGLE
ALLOWABLE ENCROACHMENT
REQ'D CHARACTERISTIC LOCATION
HOUSE TYPE LOCATION







51

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14415 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI-DADE COUNTY, FLORIDA

TYPE IVB Small Sideyard House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]

BUILDING USE
1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL ONLY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO, SAUNA, POOL HOUSE, EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

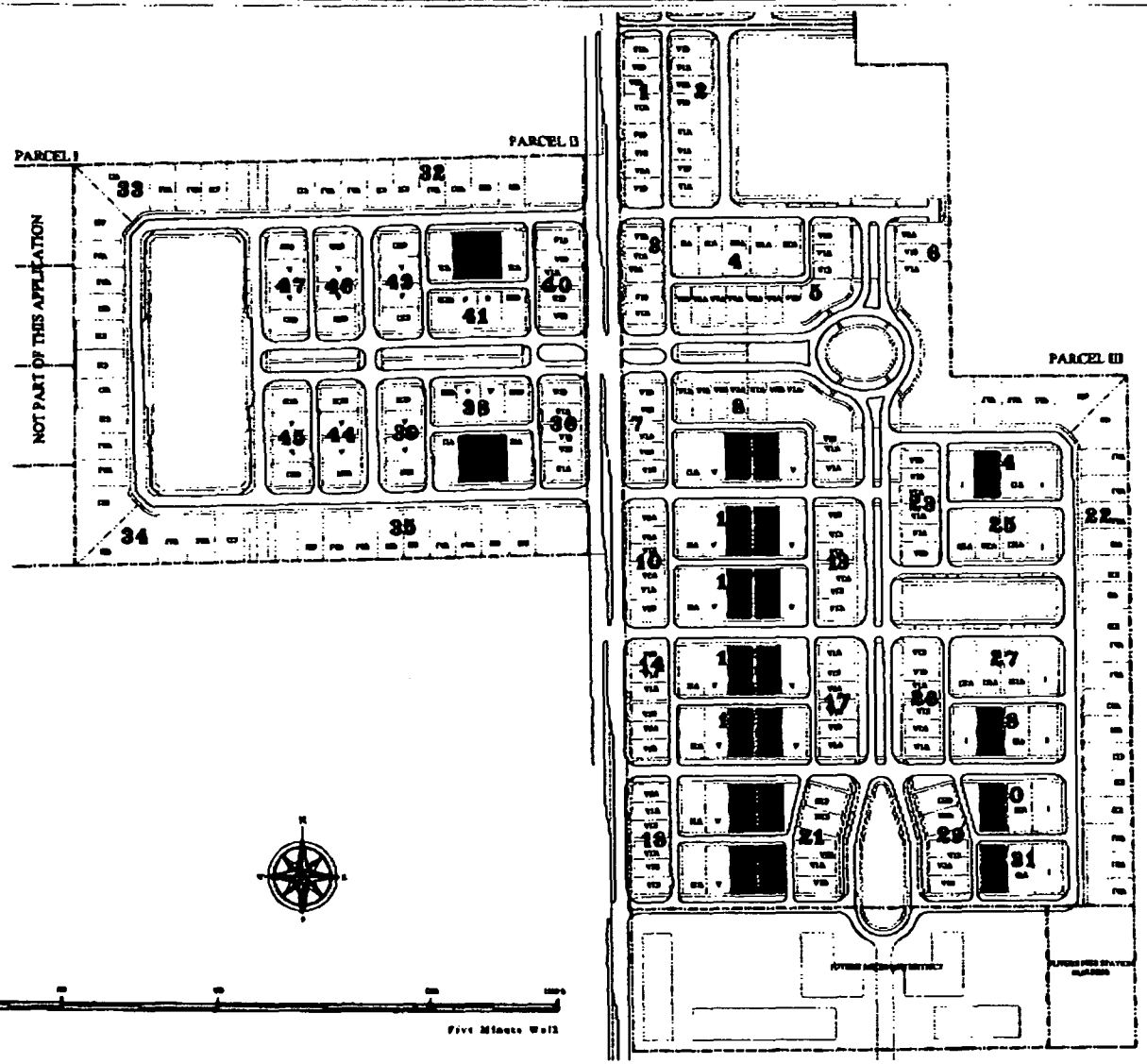
BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

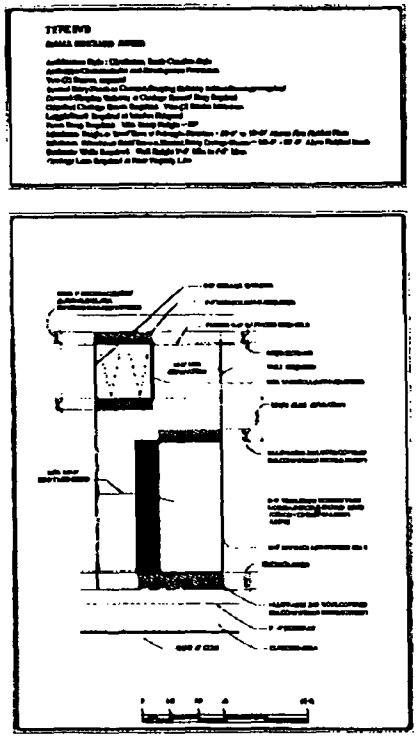
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTEND STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12' FLOOR TO CEILING.

LEGEND
- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- 40'X70' CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION





JULY 15, 2002

SHEET 18 OF 21

52

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14475 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE V Small House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]

BUILDING USE
1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

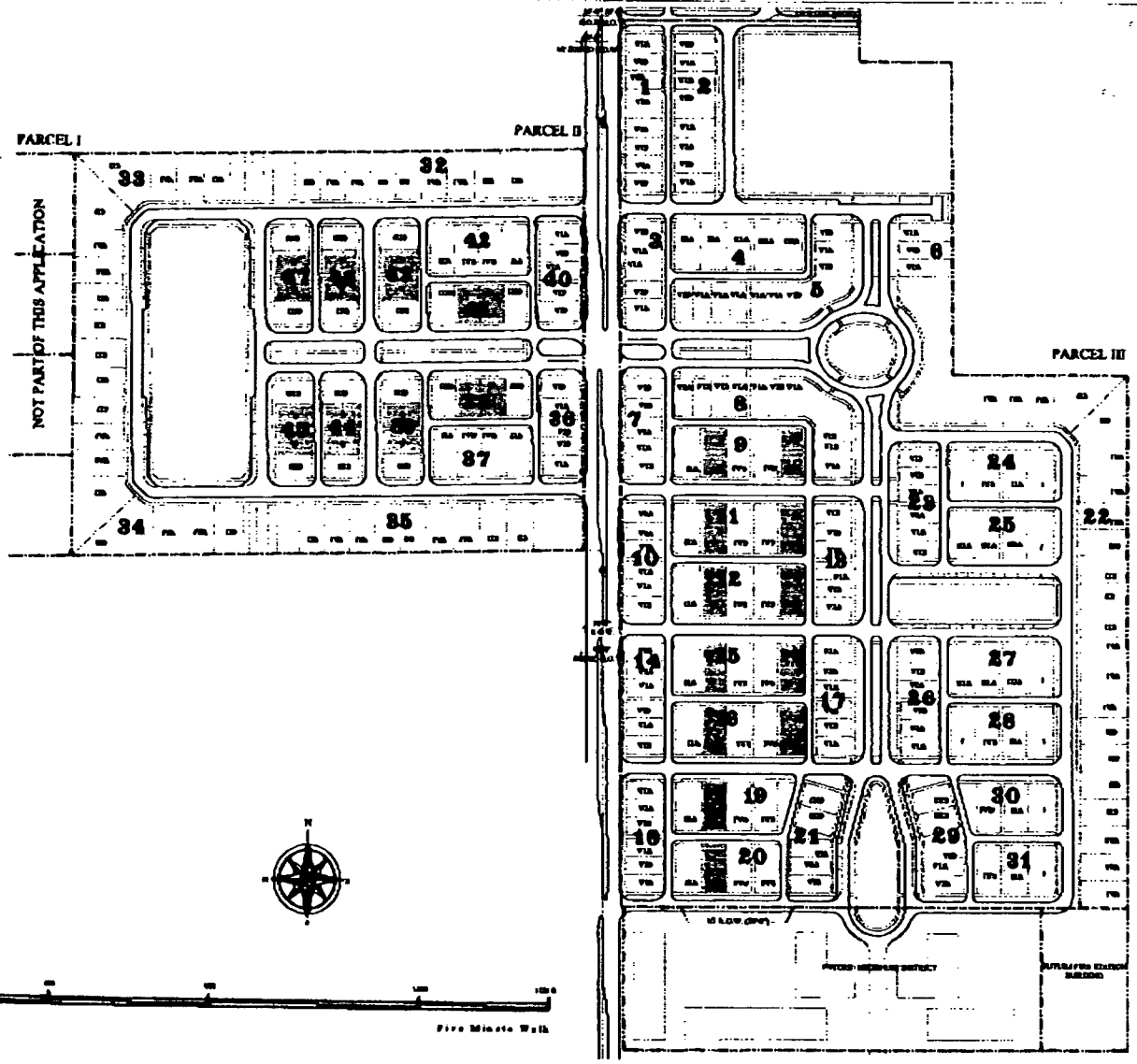
BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

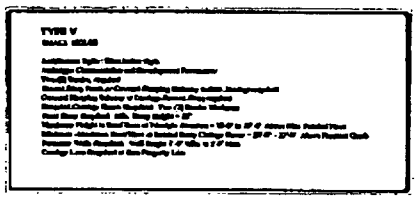
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

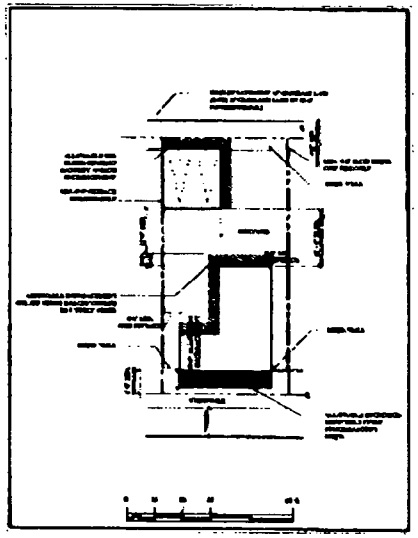
PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 17 FLOOR TO CEILING.

LEGEND
VISIBILITY TRIANGLE
ALLOWABLE ENCROACHMENT
REQ'D CHARACTERISTIC LOCATION
HOUSE TYPE LOCATION







JULY 8, 1992

SHEET 17 OF 21

53

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
11425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE VIA Small Attached House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]

BUILDING USE
1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO, SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

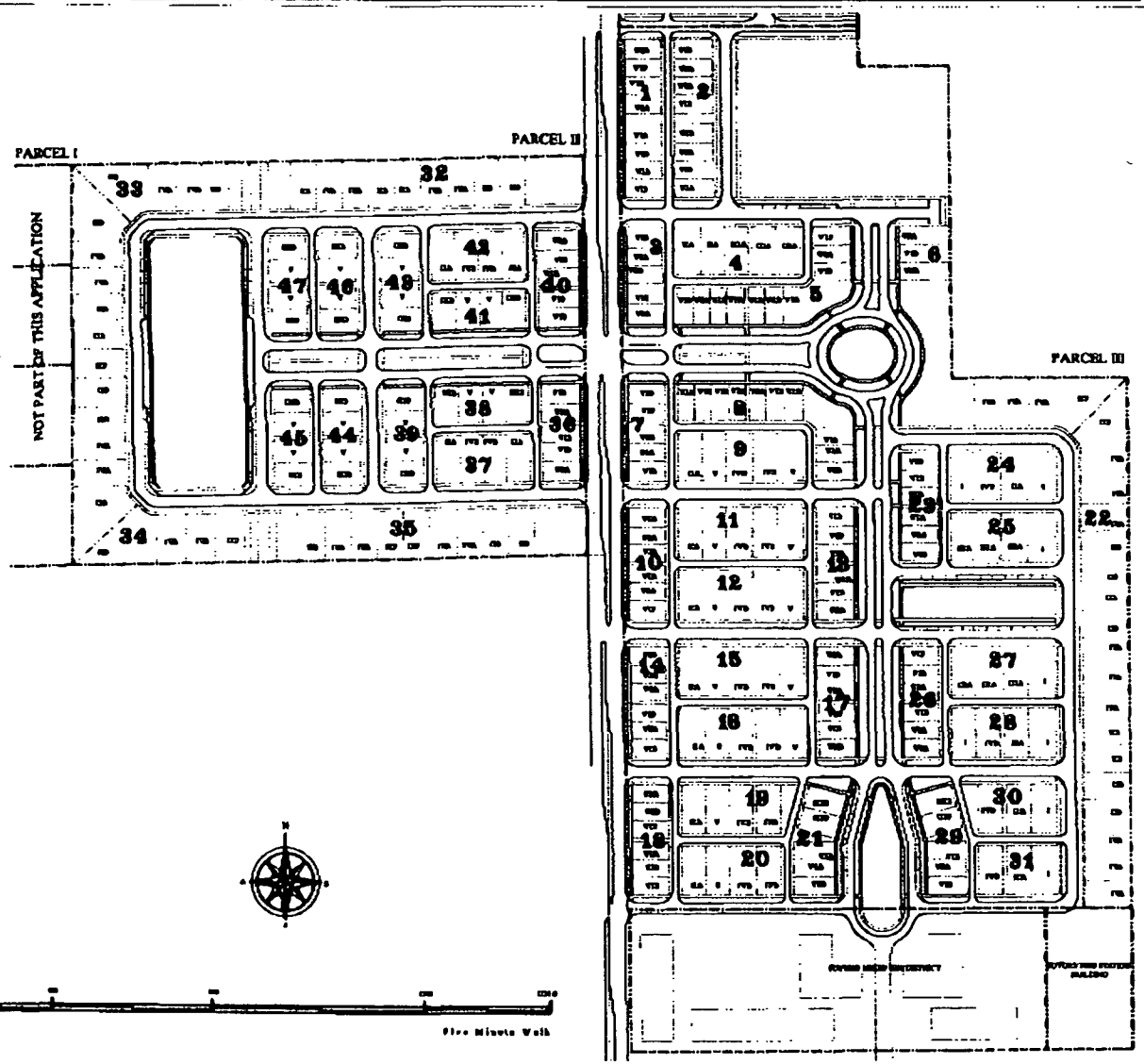
BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

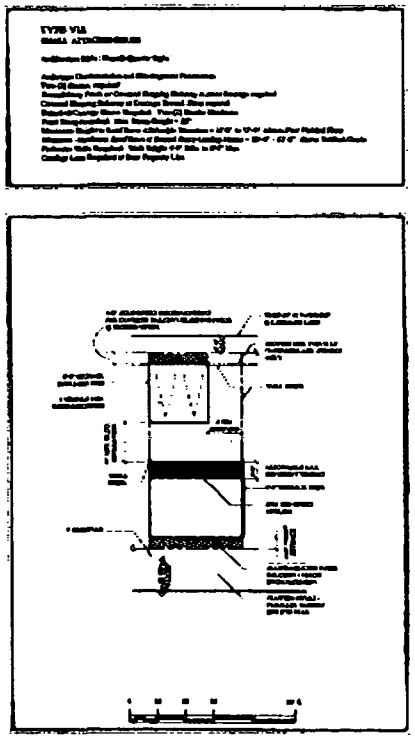
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBERS OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

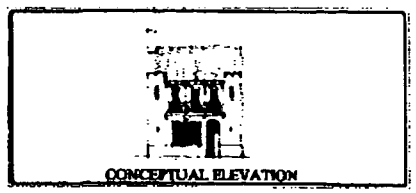
PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 17 FLOOR TO CEILING.

LEGEND
VISIBILITY TRIANGLE
ALLOWABLE ENCROACHMENT
REQ'D CHARACTERISTIC LOCATION
HOUSE TYPE LOCATION






CONCEPTUAL ELEVATION

JULY 17, 2002

SHEET 18 OF 21

54

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

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE VIB Large Attached House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING

BUILDING USE
1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDING CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GARAGE, CONSERVATORY.

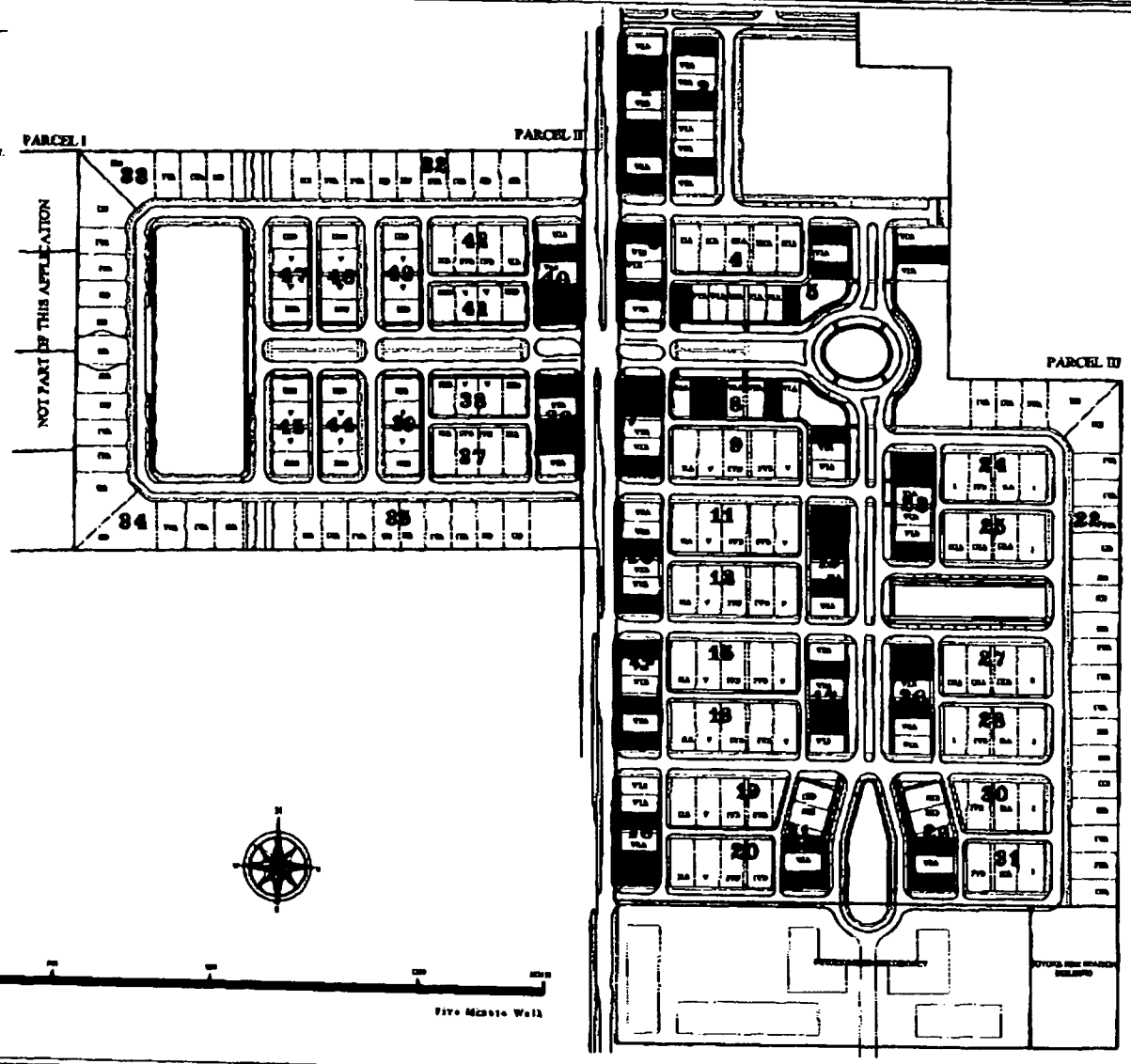
BUILDING PLACEMENT
1. BUILDINGS SHALL BE ARE ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

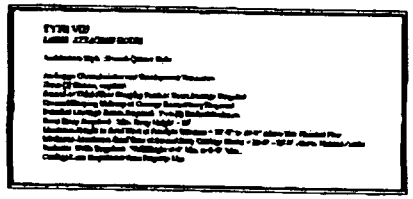
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

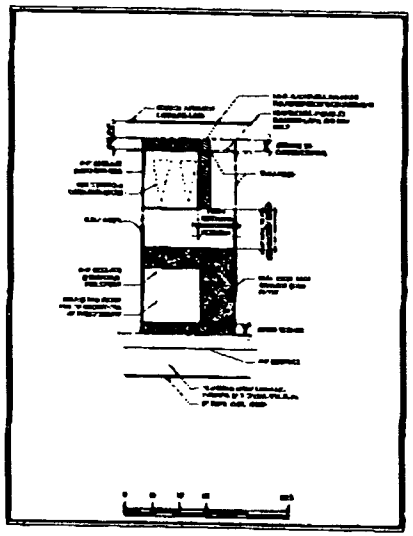
PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTIER STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12' FLOOR TO CEILING.

LEGEND
VISIBILITY TRIANGLE
ALLOWABLE ENCROACHMENT
REQ'D CHARACTERISTIC LOCATION
HOUSE TYPE LOCATION





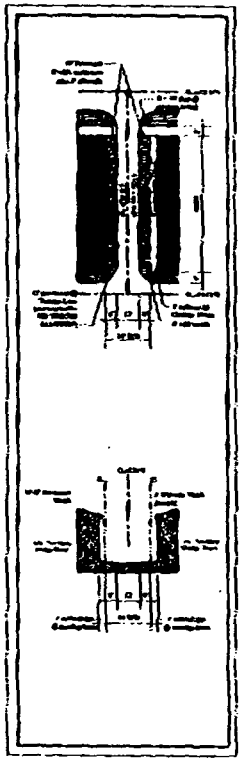


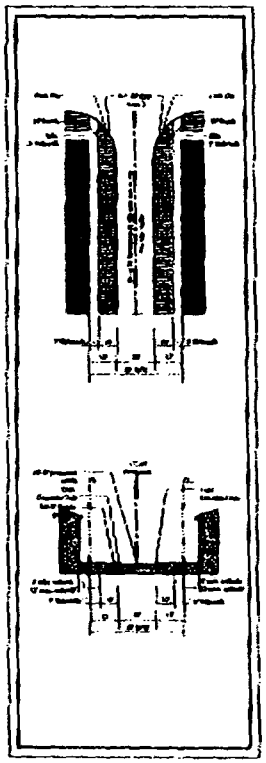
JULY 19, 1982

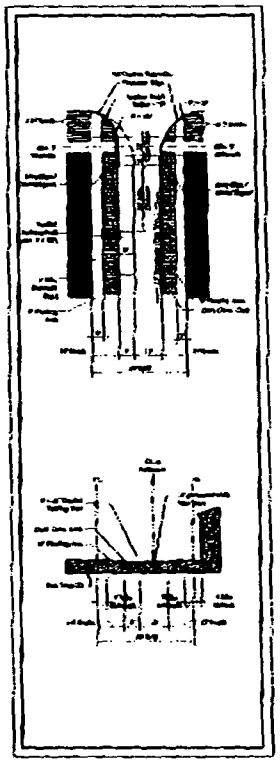
SHEET 15 OF 21

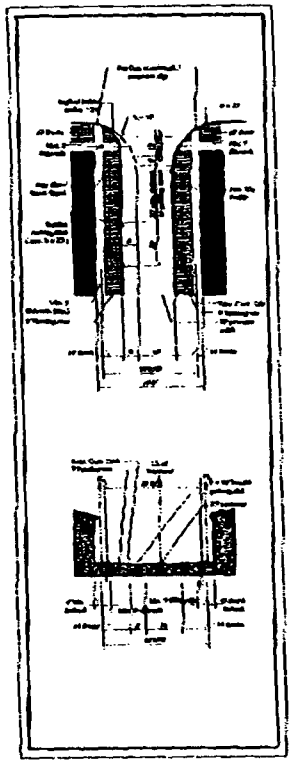
G.C. HOMES, INCORPORATED OWNER - DEVELOPER 14421 COUNTRY WALK DRIVE MIAMI, FLORIDA	SUMMERVILLE GOULDS, MIAMI - DADE COUNTY, FLORIDA STREET TYPES AND STREET SECTIONS	JAROSZ, ROSELLO & BALBOA ARCHITECTURE & TOWN PLANNING [illegible]

T = 24'	T = 50'	T = 50'P (Modified)	T = 56'
Carriage Lane (One Way Traffic)	Minor Road (Two Way Traffic)	Minor Road w/ Parallel Parking	Minor Road w/ Parallel Parking









NOTE:
NO TRUCKS ALLOWED IN CARRIAGE LANES

LEGEND

(SUBJECT PROPERTY)

GRASSED AREAS

SCALE: 1" = 50'

JULY 11, 2002

SHEET 10 OF 11

07/25/2002 14:46 3054471177 JAROSZ

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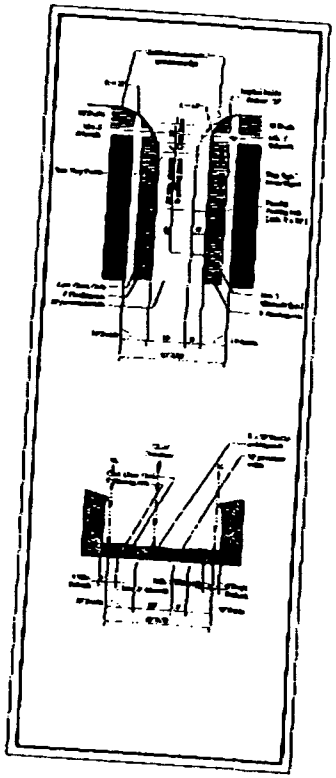
G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI-DADE COUNTY, FLORIDA

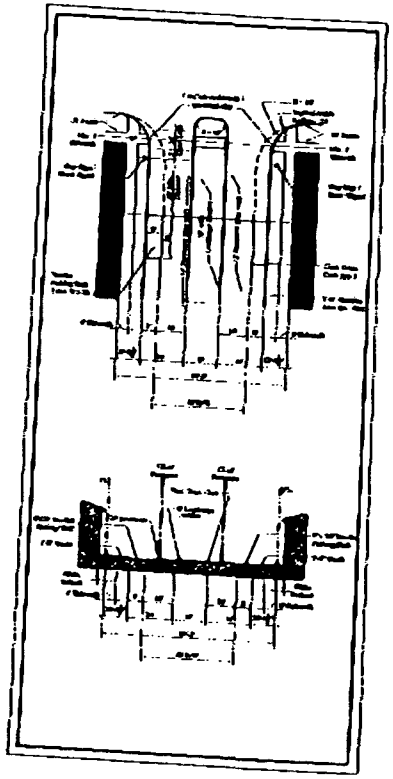
STREET TYPES AND STREET SECTIONS

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING

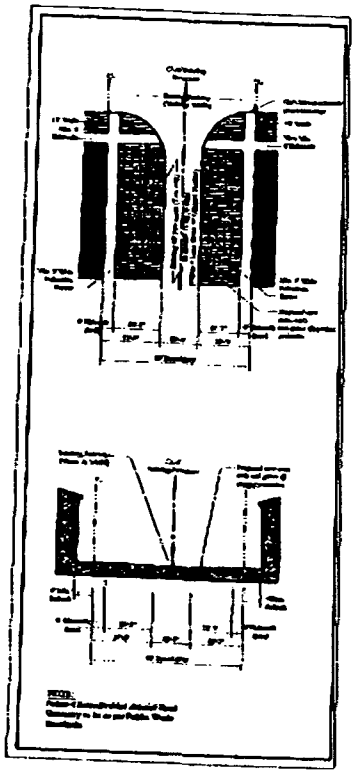
T = 62'
Minor Road w/ Parallel Parking



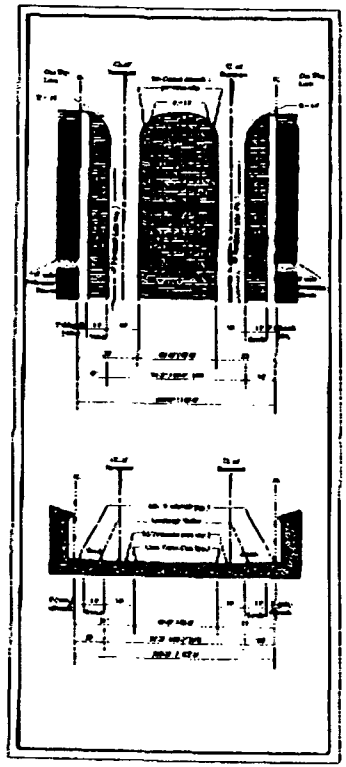
T = 91'
Boulevard



T = 80'
Zoned R.O.W.
(Existing Condition Shown)



T = 106'/112'
Main Street



NOTE:
NO TRUCKS ALLOWED IN CARRIAGE LANES

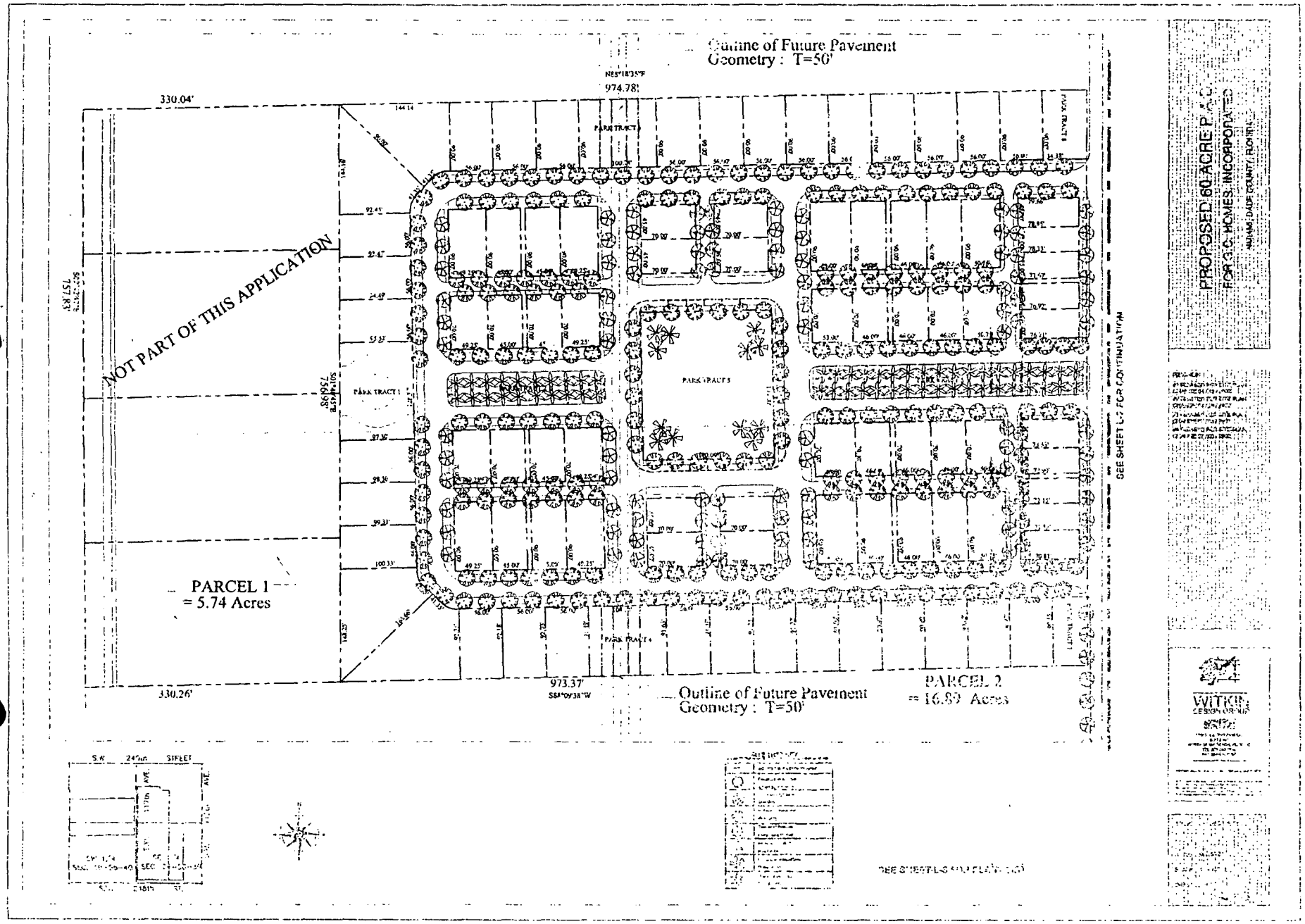
LEGEND
SUBJECT PROPERTY
GRASSED AREAS

SCALE 1" = 50'

JULY 15, 2002

SHEET 21 OF 21

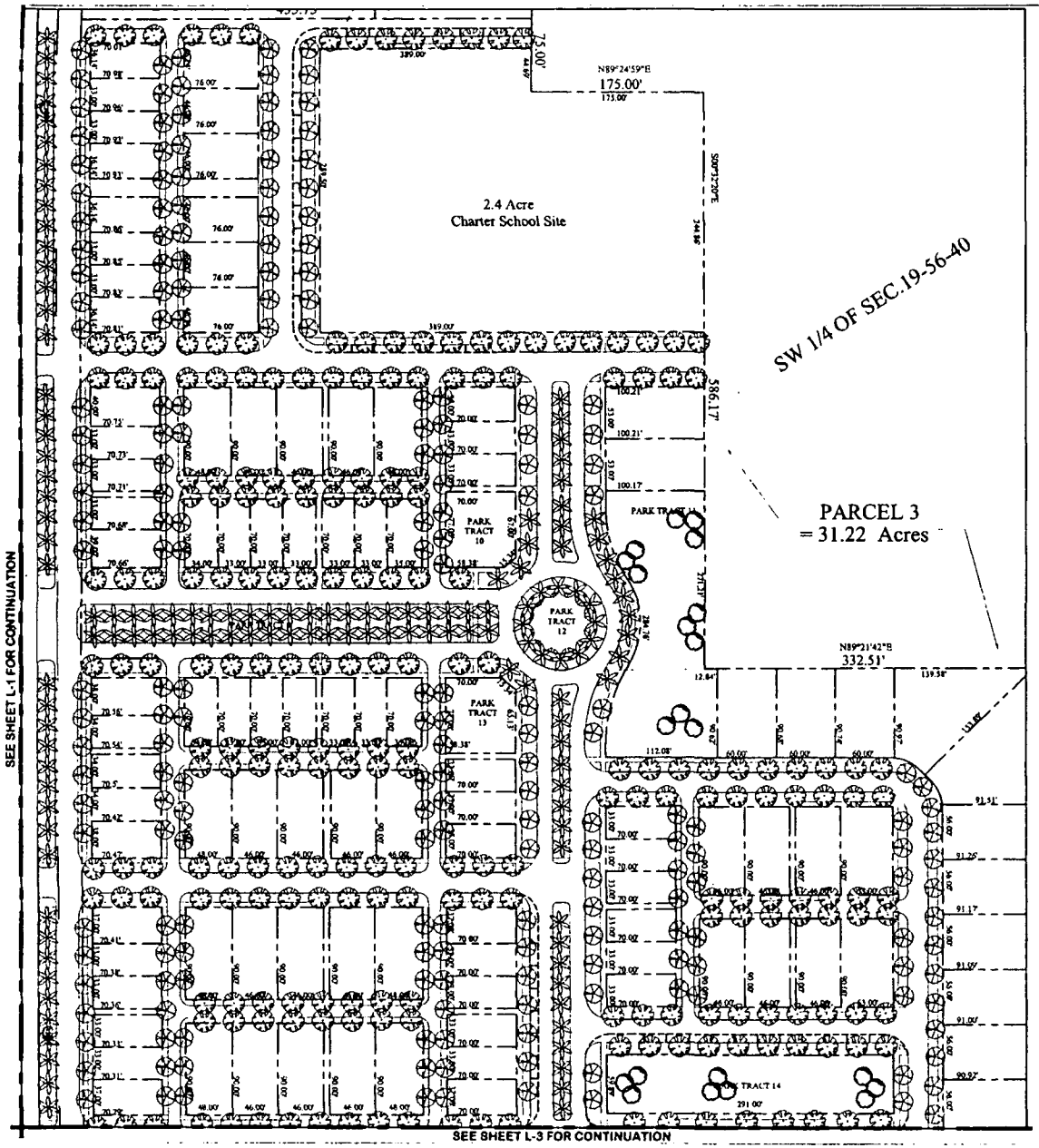
57



Outline of Future Pavement Geometry : T=50'
974.78'
330.04'
NOT PART OF THIS APPLICATION
PARK TRACT 1
PARK TRACT 3
PARK TRACT 4
PARCEL 1
= 5.74 Acres
973.37'
330.26'
Outline of Future Pavement Geometry : T=50'
PARCEL 2
= 16.89 Acres
SEE SHEET L-2 FOR CONTINUATION
PROPOSED 60 ACRE P.A.C.
FOR G.C. HOMES, INCORPORATED
MIAMI-DADE COUNTY, FLORIDA
WITKIN
DESIGN GROUP

7/9/02
aw

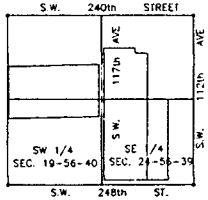
58



SITE TREE KEY

KEY	BOTANICAL & COMMON NAME

SEE SHEET L-3 FOR PLANT LIST



PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES, INCORPORATED
MIAMI-DADE COUNTY, FLORIDA

REVISION

WITKIN DESIGN GROUP

TITLE LANDSCAPE PLAN

DATE

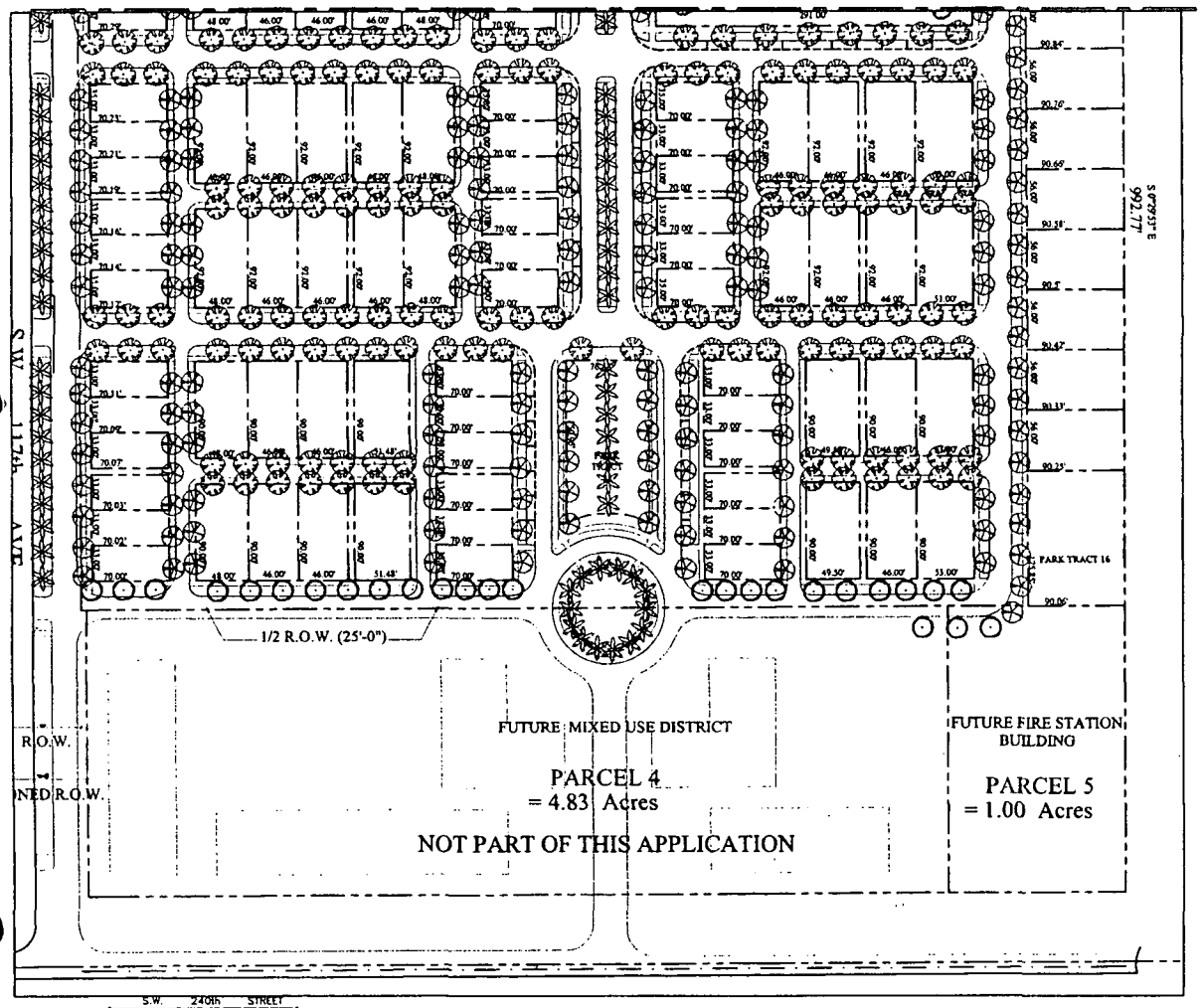
SCALE

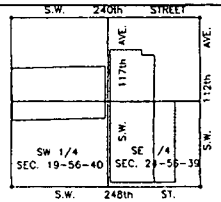
DRAWING NO. L-2

7/9/02

59

SEE SHEET L-2 FOR CONTINUATION





SITE TREE LIST

KEY	BOTANICAL & COMMON NAME	SPECIFICATIONS	QTY.
	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]

NOTES:

1. PLANS TAKE PRECEDENCE OVER PLANT LIST
2. * PLANT SPECIES THAT ARE NOTED TO SOUTH FLORIDA AS OUTLINED BY THE SOUTH FL. WATER MANAGEMENT DIST. [illegible]
3. PLANTS SHALL BE FLORIDA NO. 1 OR BETTER AS OUTLINED IN THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS.
4. PLANTS SPECIFIED AS "CUSTOMER" SHALL BE REGULAR IN HEIGHT, SHAPE AND FORM, NO SHORTENING.
5. NO TREES SHALL BE LOCATED CLOSER THAN 10ft. TO ANY LIGHTING POLES OR 15 FROM UNDERGROUND UTILITY LINES.
6. NO LANDSCAPING SHALL BE PLANTED WITHIN 4ft. OF ANY FIRE HYDRANT, ALL FIRE DEPARTMENT CONNECTIONS AND SHALL BE VISIBLE.

SITE TREE REQUIREMENTS

	SITE DATA	TREES REQ.	TREES PROV.
STREET TREES	[illegible] L.F. TOTAL * 1 TREE PER [illegible] L.F.	[illegible]	[illegible]
LOT TREES	[illegible] DWELLINGS TOTAL * 3 TREES PER LOT	[illegible]	[illegible]
ADDITIONAL SITE TREES	N/A	N/A	[illegible]***
TOTAL TREES	N/A	[illegible]****	[illegible]

NOTES:

*ESTIMATED NUMBER OBTAINED BY CALCULATING TOTAL LINEAL STREET FRONTAGE (41,420 L. F.) AND SUBTRACTING STREET FRONTAGE AT FUTURE DRIVEWAYS (266 UNITS @ 20 L. F. EACH EQUALS 5320 L. F. OF DRIVEWAYS).

**NUMBER INCLUDES ESTIMATED AMOUNT OF LOT TREES PROVIDED FOR ENTIRE SITE BASED UPON TYPICAL UNIT LANDSCAPE PLANS ON SHEET L-4.

***NUMBER INCLUDES QUEEN PALMS (2:1) AND GREEN BUTTONWOOD TREES (1:1) INDICATED IN THE COMMON AREAS OF OVERALL SITE PLANTING PLAN.

****AS PER DADE COUNTY CODE, 18,100 SHRUBS SHALL BE PROVIDED (10 SHRUBS FOR EACH TREE REQUIRED)

PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES, INCORPORATED
NIAMI, DADE COUNTY, FLORIDA

REVISION

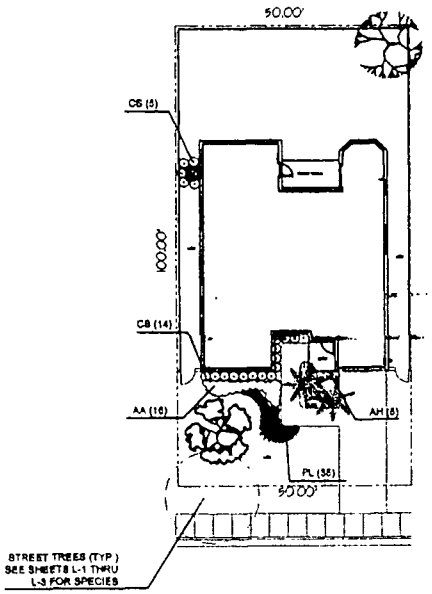
[illegible]

WITKIN
DESIGN GROUP

TITLE: LANDSCAPE PLAN
DATE: [illegible]
SCALE: 1"=40'-0"
DRAWING NO.: L-3

7/9/05
aw

60



LANDSCAPE LIST			
[illegible]	[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]
16	AA	[illegible]	[illegible]
8	AH	[illegible]	[illegible]
19	CS	[illegible]	[illegible]
38	PL	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

LANDSCAPE LEGEND		
Ordinance 98-13		
ZONE DISTRICT: RU-11 (a)		
Gross Land: 8000 (s.f.) Net Land: 8000 (s.f.) Water Bodies: 0		
	[illegible]	[illegible]
Landscape Open Space (if applicable)	[illegible]	[illegible]
Greenbelt Width (if applicable)	[illegible]	[illegible]
Lawn Area (As defined in Ordinance)	[illegible]	[illegible]
TREES:		
Trees per Net Lot:	3	3
Note: 30% of required trees and/or palms shall be native species.		
Street Trees:	1*	1 [illegible]
TOTAL NUMBER OF TREES	4	4
SHRUBS (10 shrubs for each tree req.)	40	40
30% shrubs/hedge shall be native species. Irrigation system required pursuant to Chapter 33 Dade County Code		
*SEE SHEETS L-1 THRU L-3 FOR STREET TREE PLANTING		

PROPOSED 50 ACRE P.A.D.
FOR G.C. HOMES, INCORPORATED
NIAMI, DADE COUNTY, FLORIDA

REVISION

WITKIN
DESIGN GROUP

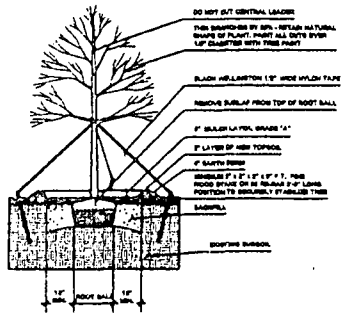
TITLE: LANDSCAPE PLAN

DATE: [illegible]

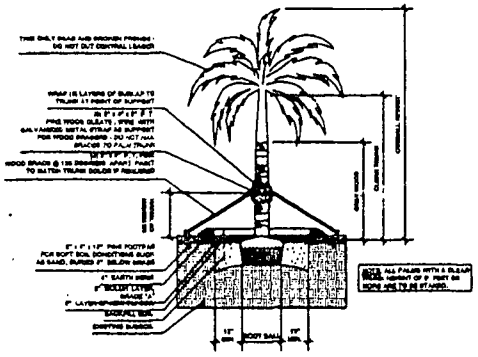
SCALE: 1" = 30'-0"

DRAWING NO. L-4

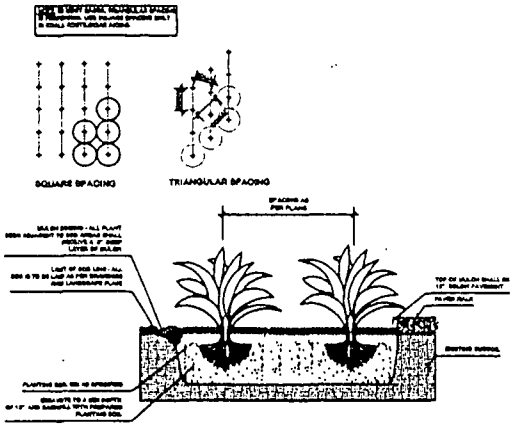
7/9/02



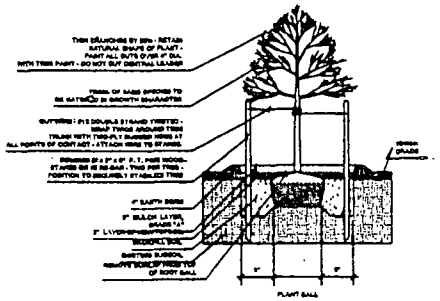
LARGE TREE PLANTING DETAIL



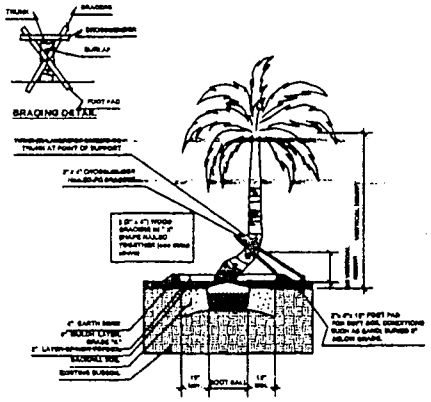
STRAIGHT TRUNK PALM PLANTING DETAIL



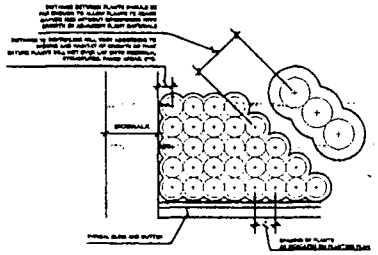
TYPICAL GROUND COVER PLANTING DETAIL



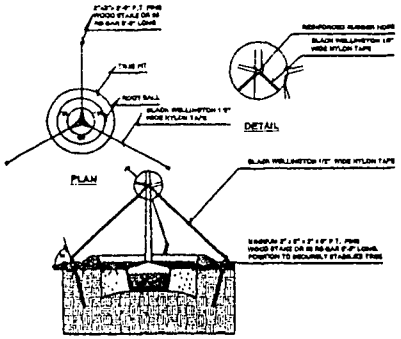
SMALL TREE PLANTING DETAIL



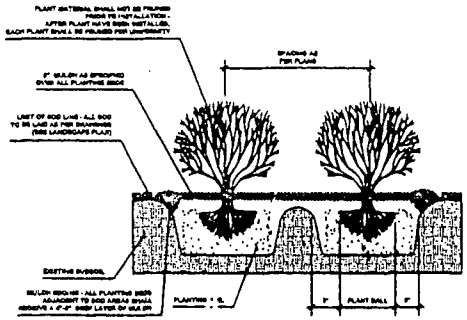
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL CONTAINER SPACING



TYPICAL TREE GUYING DETAIL



TYPICAL SHRUB PLANTING DETAIL

PLANT NOTES

Meet plant specification and details for additional standards!

All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture Grades and Standards for Nursery Plants.

Sod is to be grade "A" sod Pre

All areas marked "L.A.W." shall be sod seeded with St. Augustine "Floratam" sod and flow line on plan. All areas marked "Sod" shall be solid seeded with Pensacola bahiagrass. All sod is to be laid level, tight, and cut even along planting beds.

All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or mixed.

Planting plans and bids presentations over plant list in case of discrepancies.

Any changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and / or deletions to the plant material must be approved by the project engineer.

Landscape Contractor is responsible for providing final and accurate footage takeoffs and field verifications to 100% and coverage for all areas specified.

All irrigation areas that are to be provided with an automatic sprinkler system will ensure 100% coverage, and 50% overlap, as per Chapter 38 of Miami Dade County Code.

All trees in open areas are to receive a 3-4" diameter mulched saucer at the base of the trunk.

All lawn areas adjacent to parking stands is to be set flush with top of curb. Provide adequate soil to within 3" of top of curb.

Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

Planting soil for sodded and seeded shall be 50/50 mix, numerals free by Morris Image Inc. Hialeah, Florida. Planting soil for annual beds is be comprised of 50% Canadian peat moss, 50% soil free organic sand and 50% Aeroflo.

Tree and shrub pits will be supplemented with "Agriform Pills" 21 gram size with a 20-10-5 analysis, or substitute equivalent recognized by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

GENERAL NOTES

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

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

All undesirable and unwanted tree site are to be properly barricaded and flagged during installation.

All planting plans are issued as Structure for site layout. Any deviations, site changes, or issues are to be brought to the attention of the Landscape Architect for clarification prior to installation.

PROPOSED 60 ACRE PUD
FOR G.C. HOMES, INCORPORATED
MIAMI-DADE COUNTY, FLORIDA

REVISIONS
06/22/00 S.P.R.

WITKIN DESIGN GROUP
LANDSCAPE ARCHITECTURE
1888 N.E. 163rd STREET
SUITE 101
NORTH MIAMI BEACH, FL 33162
TEL 305 945 0551
FAX 305-945-0557

TITLE: LANDSCAPE DETAILS
DATE: 04/03/00
SCALE: NOT TO SCALE
DRAWING NO. L-5

7/9/02

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

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

SITE PLAN & TABULAR DATA

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
3326 MARY STREET SUITE 500 COCONUT GROVE, FLORIDA 33133
TELEPHONE: 305.446.0888 FACSIMILE: 305.447.1177 MAIL@JRBARCHITECTURE.COM

QUANTITATIVE DATA

1.) PROPERTY ZONING DESIGNATION = Agricultural

2.) PROPOSED ZONING DESIGNATION = Planned Area Development

3.) SUBJECT PROPERTY SIZE (GROSS) & BUILDING COVERAGE @ GROUND LEVEL = 31.22 Acres (1,359,943.25 sq.ft.)

3a.) LOT COVERAGE = 6.0 Acres (261,604 sq.ft.)

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 Dedicated = 10.98 Acres
Net Development Tract = 20.24 Acres (881,654.4 sq.ft.)
Required Total Open common space = 31 % = 6.27 Acres
Provided Total Open common space = 32.66 % = 6.61 Acres
Cat. 1 common open space Req'd. = 60 % = 3.76 Acres
Cat. 1 common open space Provided = 63.56% = 4.11 Acres
Cat. 2 common open space Req'd. = 20 % = 1.25 Acres
Cat. 2 common open space Provided = 25.52% = 1.60Acres

6.) PRIVATE OPEN SPACE PROVIDED = 9.51 Acres (414,565 sq.ft.)

7.) WATER BODIES = NONE

8.) PUBLIC FACILITIES = NONE

9.) PUBLIC ROADS
1. Dedicated R/W = 10.98 acres (478,289 sq.ft.)
2. Area of Pavement = 5.45 acres (237,402 sq.ft.)
*roads are proposed to be 100% public ownership

10.) PROPOSED IMPERVIOUS AREA = 11.45 Acres (36.7%)

11.) PROPOSED PERVIOUS AREA = 19.77 (63.32%)

12.) PROPOSED DENSITY
A. Gross Density:
Best Parcel = 5.86 units/acre

13.) TOTAL DWELLING UNITS PROPOSED = 183 units

14.) DWELLING UNIT MIX:
A.) 183 units - 1. Attached Units = 110 units
2. Detached Units = 73 units

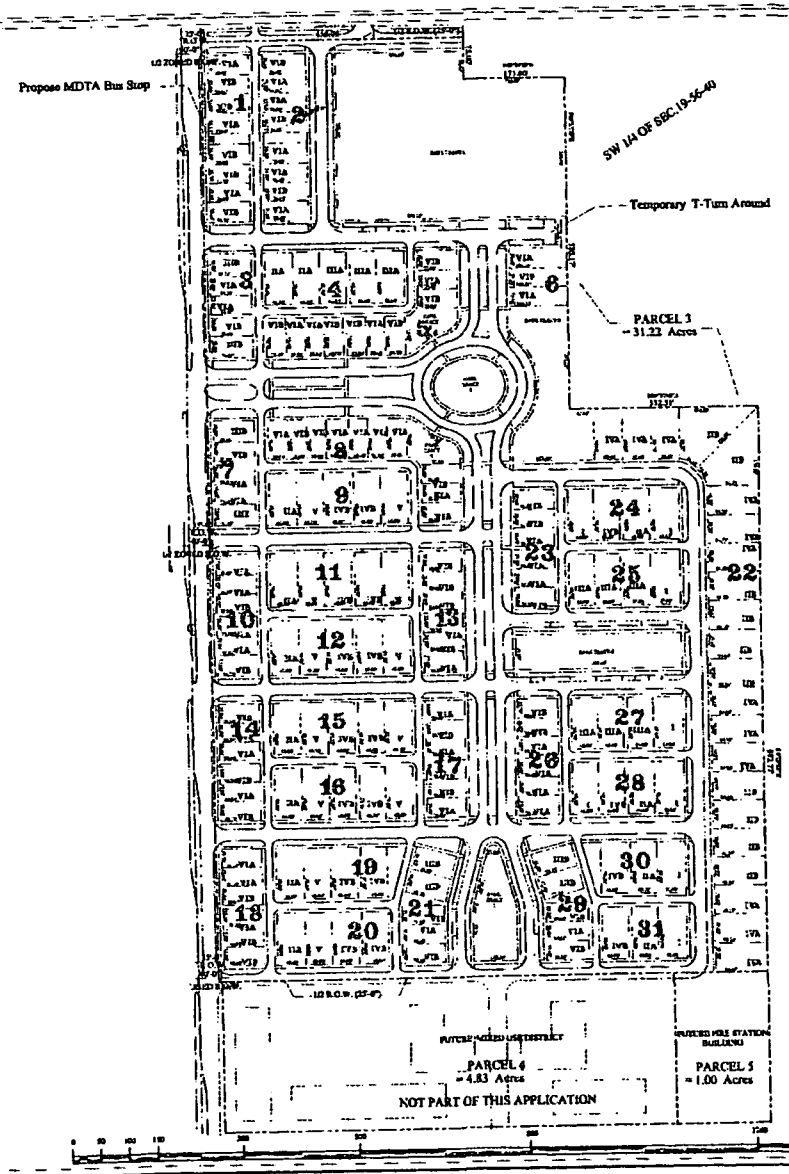
15.) TOTAL NUMBER OF BEDROOMS PROPOSED = 650 Bedrooms

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: [illegible]
Private [illegible]



QUANTITATIVE DATA

20.) TOTAL GREENSPACE: Private & Common Open Space (including R/W)
= 19.77 Acres (861,182.2 sq.ft.)
63.35%

21.) PRIVATE OPEN SPACE:
1. Minimum provided = 1,095 sq. ft.
2. Average provided = 2,265.38 sq.ft.

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

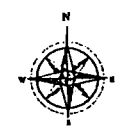
A.) 183 units:	required	provided
1.) Detached 2 cat/unit = 156 x 2 = 312		312
2.) Attached 2 cat/unit = 111 x 2 = 222		222
3.) visitors = .25/attached unit = 28		34
TOTAL:	394	400

23.) ACREAGE DEDICATED TO PUBLIC FACILITY = NONE

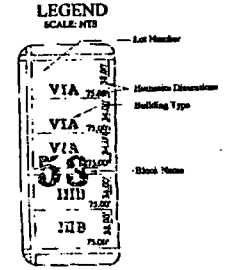
24.) TOTAL TREES REQ'D & PROVIDED
see landscape drawings

25.) TOTAL SIDEWALKS PROVIDED
= 1.78 acres
(77,805.26 sq. ft.)

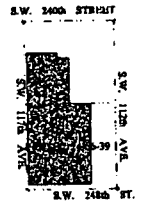
26.) MINIMUM DWELLING SIZE REQ'D
A). Detached (ground floor access) = 850 sq. ft. req'd
= 1,056 sq. ft. provided
*D.) Attached (ground floor access) = 850 sq. ft. req'd
= 1,056 sq. ft. provided



LEGEND
SCALE: NTS



LOCATION MAP
SCALE: NTS



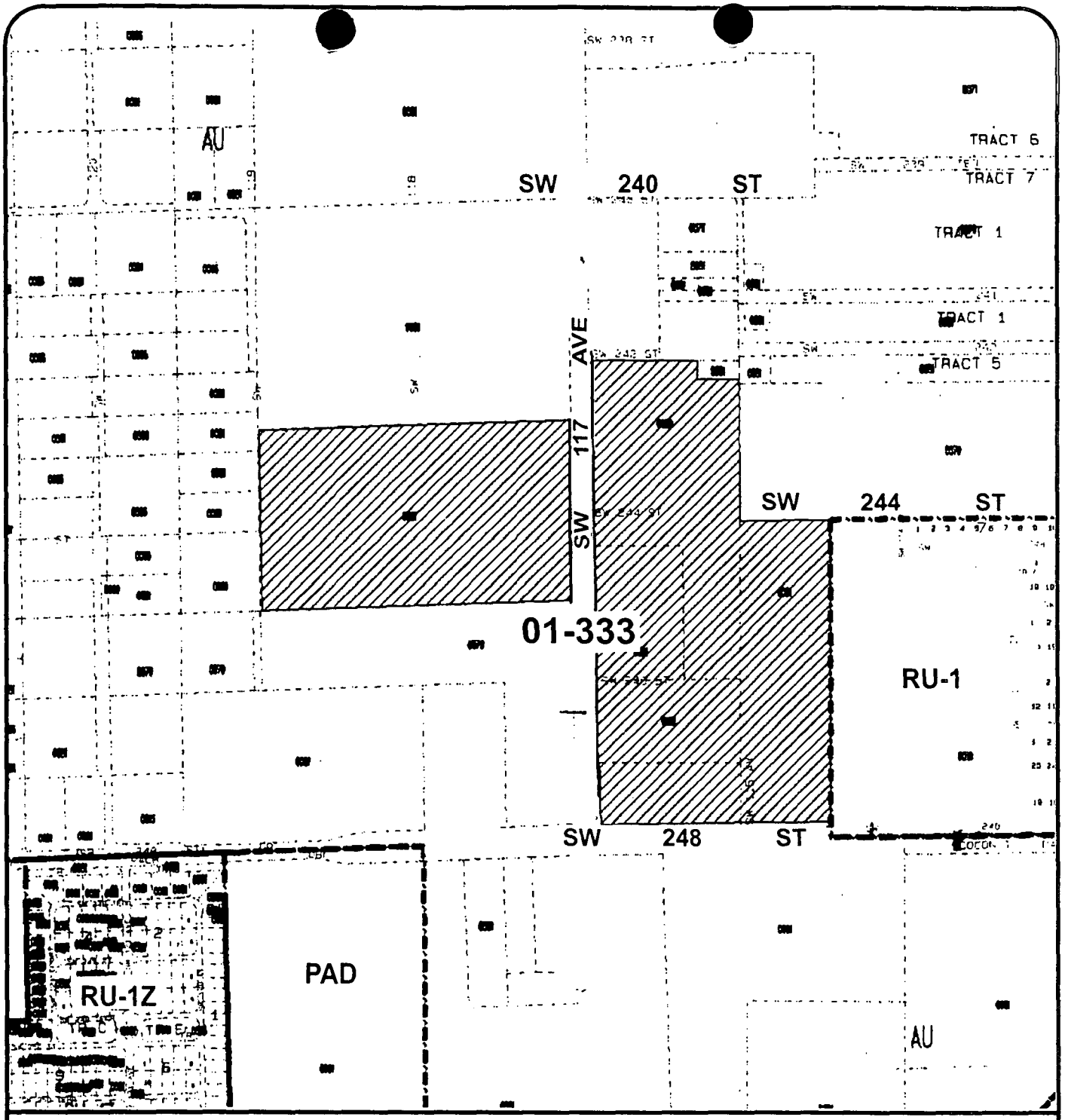
SHEET 2 OF 21

RECEIVED
01-333
JUL 15 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

AUGUST 2, 2002

01-333
ROBERT BOREK, ET AL

C-15



MIAMI-DADE COUNTY
HEARING MAP

S C A L E
0 600'
N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 01000333
Applicant: ROBERT BOREK ET AL
District Number: 08
Zoning Board: C15
Drafter ID: DIONNE
Scale: 1:600'

MIAMI-DADE

G: ZONING DRAFTING 01-333. 09/01

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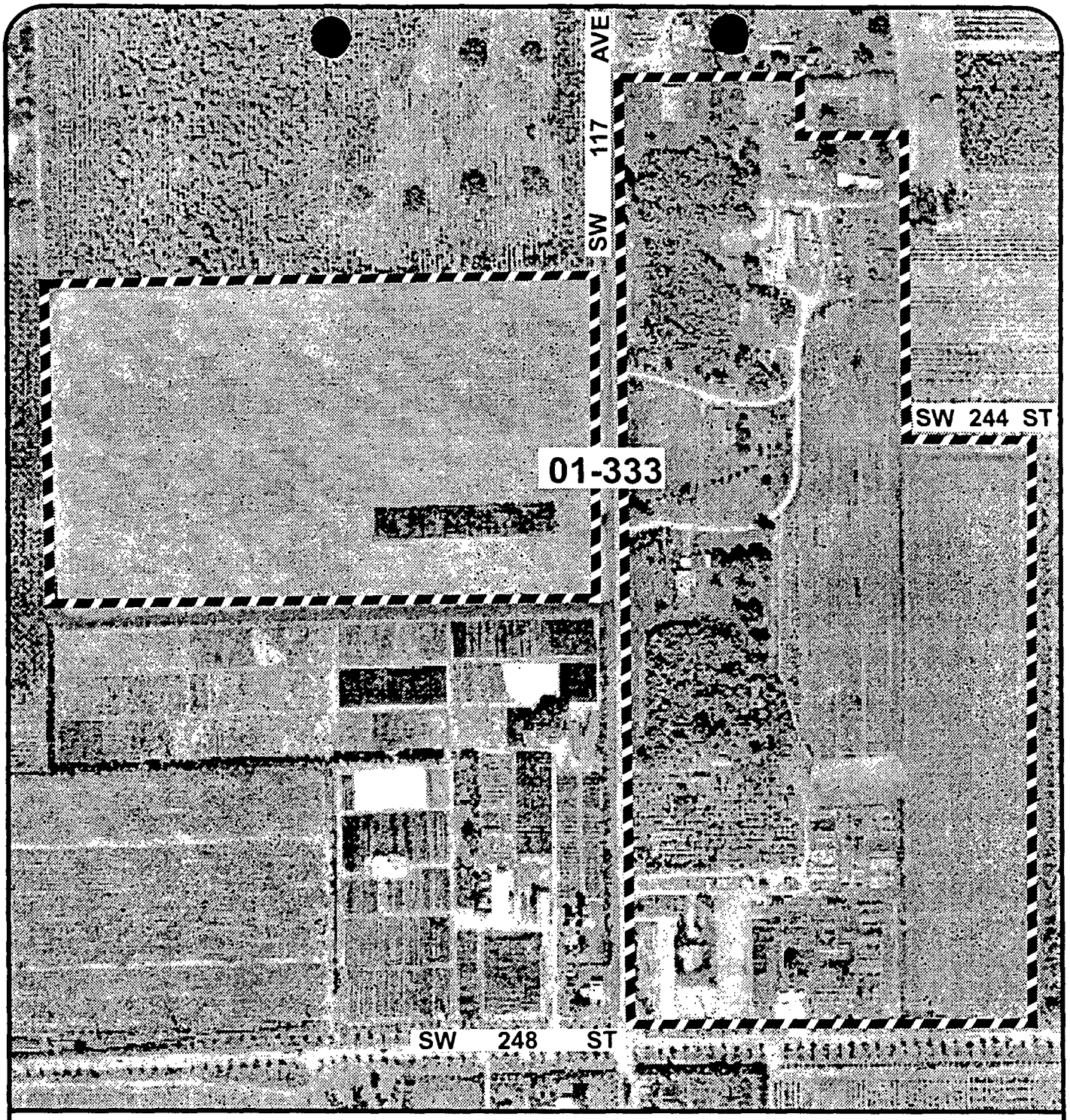


MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 01000333
Applicant: ROBERT BOREK ET AL
District Number: 08
Zoning Board: C15
Drafter ID: DIONNE
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING. 01-333. 09/01

E. ROBERT BOREK, ET AL
Applicant

02-6-CZ15-1 (01-333)
Area 15/District 8
Hearing Date: 9/3/02

Property Owner (if different from applicant) **Robert Borek, Jody Vaccaro, Richard Vitta, Claude Daigle, Sara Daigle, Wilfred Vick, and Pamela Vick.**

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

If so, who are the interested parties? G. C. Homes, Inc.

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

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

/

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Robert Borek, ET AL
APPLICANT

North of SW 248 ST and both sides of SW 117 AVE, Miami-Dade County, FL
ADDRESS

09/03/2002
DATE

01-333
HEARING NUMBER

ENFORCEMENT HISTORY:

No Violations. Inspected August 8, 2002

DEVELOPMENTAL IMPACT COMMITTEE
RECOMMENDATION TO COMMUNITY ZONING APPEALS COUNCIL 15

APPLICANT: Robert Borek, et al

PH: Z01-333 (02-6-CZ15-1)

SECTION: 19-56-40 & 24-56-39

DATE: September 3, 2002

COMMISSION DISTRICT: 8

ITEM NO.: E

==========

A. INTRODUCTION

- **REQUESTS:**

(1) AU to PAD

REQUEST #1 ON EXHIBITS "B" & "C"

(2) AU TO EU-1

REQUEST #2 ON EXHIBIT "D"

OR IN THE ALTERNATIVE TO REQUESTS #1 & #2, REQUESTS #3 & #4 & #5

(3) AU to PAD

REQUEST #3 ON EXHIBIT "C"

(4) AU to RU-1

REQUEST #4 ON EXHIBIT "B"

(5) AU to EU-1

REQUEST #5 ON EXHIBIT "D"

- **SUMMARY OF REQUESTS:**

The applicant is requesting a zone change from AU, Agricultural District, to PAD, Planned Area Development District and EU-1, Single Family One Acre Estate District or in the alternative, a district boundary change from AU to PAD, RU-1, Single Family Residential District and EU-1 in order to develop the subject property with single family detached and attached residential units.

- **LOCATION:** North of SW 248 Street and both sides of SW 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 60 Acres

- **IMPACT:**

  The proposed rezoning would allow the applicant to provide additional housing to the area. However, said uses would bring additional traffic and activity to the surrounding community and would impact public services.

B. **ZONING HEARINGS HISTORY:** None.

C. **NEIGHBORHOOD CHARACTERISTICS:**

SUBJECT PROPERTY	EXISTING ZONING	EXISTING LAND USE PLAN DESIGNATION
	AU, seasonal agriculture, single-family residences and a packing house	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SURROUNDING PROPERTY		
NORTH	AU, vacant parcel and plant nursery	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SOUTH	AU, plant nursery	Low Density Residential, 2.5 to 6 dwelling units per gross acre
EAST	AU and RU-1, seasonal agriculture and a single-family subdivision under construction	Low Density Residential, 2.5 to 6 dwelling units per gross acre
WEST	AU, seasonal agriculture	Estate Density Residential, 1 to 2.5 dwelling units per gross acre (SW 119 Avenue west) and Low Density Residential, 2.5 to 6 dwelling units per gross acre

This area west of the Homestead Extension of the Florida Turnpike (HEFT), north of Coconut Palm Drive (SW 248 Street) was once characterized with seasonal agriculture and plant nurseries. An old packing house lies on the north end of the site, east of SW 117 Avenue. A 54+-acre parcel located on the northeast corner of SW 248 Street and SW 112 Avenue was recently approved for a combined townhouse and single-family residential subdivision consisting of approximately 325 units. In addition, a 334-unit PAD was approved to the southwest of the subject property. The neighborhood in which this parcel is located can be considered in a transition from rural agriculture to urban residential.

D. SITE AND BUILDINGS:

Site Plan Review:	*(for initial submittal)*
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Acceptable**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**Acceptable**
Signage:	**N/A**
Urban Design:	**Acceptable**

E. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development 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. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

F. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**See Exhibit "A"**
Planning & Zoning	**No objection**

G. RECOMMENDATION:

Approval of request #1 subject to the Board's acceptance of the proffered recordable agreement which among other things provides that development of the subject site be developed substantially in accordance with the submitted site plan; that the maximum number of dwelling units on the property be 267. Said agreement also provides additional quantitative data regarding number of bedrooms, building coverage, open space, residential density, nonresidential construction, private roads and private areas, and population projection.

Approval of request #2.

Denial Without Prejudice of the balance of the application. The Executive Council does, however, find the alternative requests #3 through #5 to also be compatible with the surrounding area and consistent with the CDMP.

The Council is of the opinion that the proposed zone changes (requests #1 & #2) will be in keeping with the Comprehensive Development Master Plan (CDMP) residential designation for the subject parcel. When taking into consideration the reasonableness of the applied for rezoning in relation to the present and future development of the area, the Executive Council finds that the zone change request, with the acceptance of the proffered covenant, will permit a residential development which is **consistent** with the CDMP, and will not be contrary to the public interest. The Council also finds that the proposed development will be **compatible** with the surrounding area and would not be contrary to the public interest.

PROJECT DESCRIPTION

The applicant, Robert Borek et.al., is seeking a zone change from AU, Agricultural District, to PAD, Planned Area Development District on 43.11 acres and EU-1, Single Family One Acre Estate District on 5.74 acres of the 53.85-acre subject parcel in order to develop 267 homes within a Planned Area Development consisting of attached and detached residential units surrounding a system of public parks and a small portion developed with 4 homes on lots of one acre in size. In the alternative, the applicant is requesting a district boundary change from AU to PAD on 31.22 acres, RU-1, Single Family Residential District, on 16.89 acres and EU-1 on 5.74 acres of the 53.85-acre subject parcel in order to develop 183 residential units within the PAD portion of the site and 59 conventional single family homes on 75' X 100' lots and 4 homes on lots of one acre in size for a total of 246 units. The PAD District permits flexibility in the planning, design and development of communities and it encourages innovative approaches to the design of community environments. The integration of different housing types within the development is encouraged as well as the provision of necessary commercial, recreational and educational facilities conveniently located in relation to housing. The subject property, which lies on the north side of SW 248 Street and on the east and west sides of SW 117 Avenue, is currently surrounded by a vacant property to the north, plant nurseries to the north and south, seasonal agriculture to the east and west, and a single-family subdivision under construction to the east. The Adopted 2005-2015 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 range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density

category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

Although a site plan is no longer required when seeking a zone change, the applicant has submitted one with those requests permitting the development of the subject parcel with a Planned Area Development and a portion with estate homes (requests #1 and #2) and also submitted an alternative site plan showing only a portion of the subject parcel being developed as a PAD (request #3). Staff notes that the alternative site plan does not indicate the lot layouts for the single-family (RU-1) and estate (EU-1) homes (requests #4 and #5). The site plan submitted for requests #1 and #2 depicts the development of a residential development arranged along a system of interconnected pedestrian scaled streets and blocks. The residential community will be bifurcated by SW 117 Avenue but the proposed roadway design allows for direct connections to both sides of the avenue. The plan's strength lies in the use of a hierarchy of streets that range from 24' wide carriage lanes to 106' wide boulevards. The variety of street types provides good orientation, excellent traffic dispersal and more interesting streetscapes. On the east side of SW 117 Avenue, a boulevard with landscaped medians commences north of SW 248 Street transverses a roundabout surrounded by park tracts at the geometric center of the parcel east of SW 117 Avenue and terminates at a 2.4-acre site reserved for a park located on the north side of the development. Continuing west, the boulevard crosses SW 117 Avenue and terminates at a park located in the western portion of the parcel. A number of streets intersect the aforementioned boulevard to directly connect to SW 117 Avenue or to the proposed residential street system and carriage lanes. A system of public open spaces clearly defined by the block's edge and in the form of squares, greens and parks are located off the boulevard and dispersed throughout the site. Some of the greens are placed on the periphery of the site, between single-family detached units while a number are placed at street level to serve as focal points. The greens offer outdoor passive recreation space for residents, complement focal points and provide foreground for future civic buildings. All of the proposed residential units except those along the periphery of the site will have garages placed at the rear of the lot. In order to access the garages, carriage lanes commonly known as alleys, are placed behind each lot. Placing garages away from the front elevation will minimize the visual impact of parked cars and create more attractive, pedestrian-friendly streets. Staff notes that the residential blocks will also incorporate uniform front setbacks to reinforce the definition of the street edge and the introduction of a variety of housing types such as townhouses, single family detached and courtyard will help to enhance the aesthetics of the residential community. In the alternative scenario, the PAD portion will be developed on the east side of SW 117 Avenue and the arrangement of the street, block and park system is identical to the site plan submitted for requests #1 and #2. The portion of land lying to the west of SW 117 Avenue which is not shown in the alternative site plan, will in the future, be developed with conventional RU-1 and EU-1 house lots.

COMMENTS AND MAJOR CONCERNS

Ordinance Number 75-47 charges the Developmental Impact Committee (DIC) to address applications with respect to: (I.) conformance with all applicable plans; (II.) environmental impact; (III) impact on the economy; (IV.) impact on essential services; and (V.) impact on public transportation facilities and accessibility.

The following comments address these specific charges with regard to the subject application:

I. CONFORMANCE WITH ALL APPLICABLE PLANS

A. RELEVANCE TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICABLE CDMP GOALS, OBJECTIVES AND POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

The Adopted 2005 and 2015 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. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The requested residential development has been determined to be **consistent** with the Comprehensive Development Master Plan Land Use map.

Evaluation by the Department of Planning and Zoning Director

The Department of Planning and Zoning does not object to the requested district boundary change to develop 48.11 acres with a Planned Area Development and 5.74 acres with EU-1 lots (requests #1 and #2) and recommends approval of said zone changes. Staff points out that the PAD zoning requires a development agreement that the applicant intends to proffer. Said agreement provides for a restriction of the residential density, a development schedule and quantitative data pertaining to roadways, number of bedrooms, population projection for the development and types of dwelling units. The development of said requests would allow the applicant to provide additional housing for the community. Staff notes that the development of the site as a PAD and EU-1 residential community meets the guidelines and requirements of the Miami-Dade Urban Design Manual adopted through Resolution R-1360-98 by the Board of County Commissioners in December, 1998. The intent of the manual is to produce a public realm of attractive and comfortable places in which people are inclined to dwell. These principles help to define community character by the manipulation of blocks and streets, building setbacks, landscape, building height and massing and architectural articulation. The proposed 267-unit PAD district at a density of 5.5 units per acre and the 4-unit EU-1 district at a density of 1.4 units per acre are **consistent** with the Comprehensive Development Master Plan low density residential designation for this area that permits a maximum density of 6 dwelling units per gross acre. Further on May 1, 2001 the Community Council Zoning Appeals Board 15 approved a PAD district on the east side of theoretical SW 122 Avenue and south of SW 248 Street. Said request received approval of variances of roadway dedications and private open space. Staff notes that the current application does not require requests for variances of the requested PAD and EU-1 zoning districts. In staff's opinion, the PAD

and EU-1 zoning in this area of Miami-Dade County would be compatible with the surrounding area and would permit a development that would be consistent with the CDMP and would not cause undue burden on public services.

Staff, however, objects to the requests to develop a portion of the site with a PAD consisting of attached and detached residential units, and portions of the site with RU-1 and EU-1 zoning. Although the alternative zoning would be consistent with the Master Plan as the PAD district portion is proposed to be developed with 183 homes at a density of 5.8 units per acre as per a covenant proffered by the applicant which limits the density and dwelling types among other criteria, the RU-1 district portion is restricted through a separate agreement proffered by the applicant to be developed with a total of 59 homes at 3.5 units per acre and the EU1 district portion developed with 4 lots at 1.4 units per acre, staff is of the opinion that the RU-1 zoning district proposed on the west side of SW 117 Avenue does not possess the urban characteristics of the PAD such as public parks, rear parking and variety of housing types that can produce communities sympathetic to human scale and corridors that significantly increase pedestrian participation. Staff of the Department of Planning and Zoning is of the opinion that the area where the subject property lies should be developed with communities that embrace sound urban design principles found in such districts as PAD and TND.

B. *MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM*

The General Services Administration Department has no objection to this application.

II. *ENVIRONMENTAL IMPACT*

A. *WATER MANAGEMENT*

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-suite retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard Environmental Resource Permit issued by DERM shall be required for the construction and operation of the required surface water system.

Site grading and development must comply within requirements of Chapter 11C of the Miami-Dade County Code. 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 Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

B. *AIR QUALITY PRESERVATION*

DERM staff from the Air Quality Management Division has reviewed the available information, and does not anticipate that this project will adversely impact the local air quality.

C. *TREE PRESERVATION*

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

D. *WETLANDS*

The subject is not jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, no review and permits will be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (305-526-7181), the State of 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 responsibility of the applicant to contact these agencies for their permit requirements.

III. *IMPACT ON THE ECONOMY*

It is estimated that for the development of 156 single-family residentialunits sold at $139,000.00 per unit, 111 townhouse units sold at $119,000.00 per unit and 4 estate homes sold at $350,000.00 each. the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	$1,481,952.	$ 732,382.	$2.214,334.
Total Costs	1,223,474.	626,383.	1,849,857.
Net Fiscal Impact	$ 258,478.	$ 105,999.	$ 364,477.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of $258,478.00 and a net surplus of $105,999.00 to the School Board, for a combined total for both jurisdictions of $364,477.00.

It is estimated that for the alternative development of 132 single-family residential units sold at $139,000.00 per unit, 110 townhouse units sold at $119,000.00 per unit and 4 estate homes sold at $350,000.00 each, the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	$1,337,035.	$ 660,723.	$1,997,758.
Total Costs	1,103,173.	564,562.	1,667,735.
Net Fiscal Impact	$ 233,862.	$ 96,161.	$ 330,023.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of $233,862.00 and a net surplus of $96,161.00 to the School Board, for a combined total for both jurisdictions of $330,023.00.

IV. IMPACT ON ESSENTIAL GOVERNMENTAL SERVICES

A. POTABLE WATER SUPPLY

The subject property is located within the franchised water service area of the Miami-Dade Water and Sewer Department (MDWASD). The closest public water is an abutting 16-inch water main located along SW 248 Street. Connection of the proposed development to the public water supply system shall be required. The applicant shall connect to an existing 16 inch water main at SW 117 Avenue and SW 248 Street and extend north along SW 117 Avenue a new 16 inch water main to the northwest corner of the subject property. Any of the water main extension inside the property shall be 8 inches minimum with two points of connection. The estimated demand for this project is 98,800 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

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.

Sewage treatment and disposal for the area is provided by MDWASD's regional wastewater treatment and disposal facilities. These facilities have limited available capacity; consequently, approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection, and also with the provisions of the Environmental Protection Agency Consent Decree.

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, 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.

Concurrency Review Summary

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

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

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

C. *POLICE*

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

1. The development should comply with requirements of the Code of Miami-Dade County, with special attention given to the following:

    a. Section 27-276, Burglar Alarms

    b. Section 28-15(b)(3) and 28-15(g), Required improvements.

Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts are use of drought tolerant plants, reduced use of turf grass, together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District (SFWMD).

B. SEWER SERVICE

The property is located within MDWASD's franchised sewer service area. The closest public sanitary sewer is a 20-inch force main located approximately 1,500 feet from this site. Connection of the proposed development to the public sanitary sewer system will be required. East of SW 117 Avenue the applicant shall connect to an existing manhole east of the property line. Any proposed sewer extension along the subject property shall be 8 inches minimum. West of SW 117 Avenue a regional pump station is required. The applicant shall connect to an existing 24 inch force main at SW 248 Street and SW 120 Avenue and extend east along SW 248 Street a 24 inch force main to SW 117 Avenue and extend north along SW 117 Avenue to a new 12 inch force main to connect with a new pump station. Any sewer extension inside the developer's property shall be 8 inches minimum. At this time, the sanitary sewer system has adequate collection, transmission and treatment capacity to accommodate the flows that the proposed project will generate.

The wastewater flow is directed to pump station 30-0692B, then the South District Treatment Plant. All mentioned pump stations are operating within the mandated criteria set forth in the First Partial Consent Decree.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Additional Comments

Police services are currently provided by the Miami-Dade Police Cutler Ridge Station (Police District 4) located at 10800 SW 211 Street. During the month of March 2002, based upon a district-wide statistical analysis, the average emergency response time was 4.6 minutes (includes dispatch time and travel). Station personnel answered 6,522 calls for police service and operated with 232 sworn officers, to deliver police service to an area of 726.7 square miles with a population of 189,900.

D. *FIRE*

Service Impact/Demand

1. Based on development information, this project is expected to generate approximately 100 fire and rescue alarms annually.

2. A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires 3 engines, telesqurts or tankers, 1 aerial, 1 rescue and an accompanying command vehicle. This assignment requires 20 firefighters and officers.

3. The desired response time to such project is 4 minutes for the first-in unit.

4. Required fire flow for this project is 2000 gpm with hydrant spacing no further than every 300 feet. Proper main extensions can be provided by MDWASD. Generally, for this type of development, up to 12-14 inch mains are required.

   The Fire Rescue Department's Water and Engineering Bureau, makes final determination regarding exact size and looping of water mains, and the number and placement of hydrants.

5. Fire Rescue impact fees fund primary and supportive facility and equipment needs generated by additional impact. The project's proportionate share of impact fees will be assessed at time of building permit.

Existing Services

1. The stations responding to a fire alarm will be:

Station	Address	Equipment	Staff	Response Time
5	13150 SW 238 St., Princeton	Rescue, Engine	7	4 - 6 mins.
34	10850 SW 211 St., Cutler Ridge	Rescue, Squrt Aerial, Battalion	8	4 - 6 mins.

c. Section 33-139, Names and numbers to comply with article; authority of Department of Planning and Zoning.

d. Section 33-147, Numbering buildings.

e. Section 33-149, Duty of owners of buildings.

2. Effective January 1, 2001, all burglar alarm systems shall require an annual registration with MDPD by the user. This includes all systems even if they are not monitored by an alarm monitoring company. Locations that have more than one alarm system require separate registration for each system. Information brochures are available at MDPD district stations.

3. Each building and residence should have address numbers conspicuously mounted, which are not less than three inches in height and easily observable from the roadway.

4. A lighted directory should be erected near each point of entry and at other appropriate locations within the development for rapid location of buildings by responding police and fire rescue vehicles.

5. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back to permit vehicle operators an unobstructed view of other traffic and pedestrians.

6. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.

7. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.

8. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity.

9. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.

10. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.

11. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.

52	12105 SW Quail Roost Dr. South Miami Hgts.	Advanced Life Support, Tanker	4	6 - 8 mins.
55	21501 SW 87 Ave. Saga Bay	Advanced Life Support Engine	4	8 - 10 mins.
6	15890 SW 288 St. Modello	Rescue, Tanker Battalion	8	10 - 12 mins.

2. The following units show a potential unavailability rate in excess of 20% during peak call hours:

Unit	Potential Unavailability During Peak Hours
Rescue 7	26.31%
Rescue 34	26.75%

3. Increased response times may result because of congestion on the following roadways:

SW 248 Street
U. S. 1
SW 112 Avenue

Site Requirements

The following site requirements pertain to the site plan submitted as part of this review. All site plans and gates (including future submissions and changes) must be reviewed and approved by the Fire Rescue Department's Water and Engineering Bureau prior to Executive Council Hearing.

1. Compliance with Ordinance 83-23 giving Police jurisdiction to issue citations for parking along frontage of all commercial development.

2. Emergency vehicle parking area is to be located in close proximity to the main entrances. Said area to be identified, per S.F.F.P.C.

3. Fire Department vehicle access is to be provided to as many sides of the structure as practical or as necessitated by the design of the structure and location of internal fire protection connector.

4. Fire access lanes must be capable of supporting 32 tons surfaced with solid pavement, natural or concrete stones or with grass turf reinforced by concrete grids or stabilized subgrade construction, which meet the standards of the Miami-Dade County Public Works Department. Such construction must be certified by a registered professional engineer of the State of Florida. Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches. Landscaping along these lanes must be approved and conform to landscaping plans. (Florida Fire Prevention Code).

5. Curb cuts for fire access lanes marked "Fire Lanes" in such a manner as to be easily visible from the road and clearly delineated with informational signs of not less than two square feet at each parcel. Parking on fire access lanes is to be prohibited.

6. A turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted). (Florida Fire Prevention Code).

7. All slopes in the project must be able to accommodate our largest aerial truck. This truck has the dimensions and angle requirements shown below:

Overall length:	46 feet, 10 inches
Bumper-to-bumper length:	32 feet
Wheelbase length:	256 inches
Angle of approach:	11 degrees maximum
Brake-over angle:	7 degrees maximum
Angle of departure:	8 degrees maximum

8. Aerial apparatus set-up sites at the corner of each building over three stories and at the center of buildings in excess of 125 feet in length.

9. Set-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction of the set-up sites will consist of a stabilized subgrade, which meets the standards of the Miami-Dade County Public Works Department, and "Grass Pavers" or an equally acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.

10. Maintenance of fire lanes provided by the owner.

11. Fire sprinkler system in accordance with S.F.B.C., South Florida Fire Prevention Code and adapted NFPA Codes.

    a. All fire main installation beyond backflow preventor detector check valve are to be done by a State Certified Fire Protection Contractor.

    b. "P.I.V." and "F.D.C." shall be located not less than 40 ft. from building. "Backflow Preventor" shall be located upstream from "P.I.V."

c. "F.D.C." must be placed within 150 feet from a fire hydrant.

12. An identification system located at each entrance of the complex consisting of a framed lighted map of the development showing all structures and streets at adequate scale.

13. Lighted signs for identification on all structures within the development. Sign letters and numbers shall be 6" on front of building and 4" on the rear.

14. Limit dead ends to 150 feet and locate "Dead End" signs at the entrance of each area. In a fully sprinklered building, dead ends may 250'. (Florida Fire Prevention Code).

15. Minimum 15' gate width. Cannot be within turning radius.

16. Gated entrances to provide elevator lock box containing switch or lever to activate gate for fire department use.

17. Fire hydrants and fire protection appliances-clearances of seven and one-half feet in front of and to the sides and four feet to the rear shall be maintained. (Florida Fire Prevention Code).

E. PARKS

Impact and Demand

The 271 dwelling units (160 single-family detached and 111 single-family attached) will produce a population of 762 people according to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 2.10 acres of local parkland, based on CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

The alternative proposal of 246 dwelling units (136 single-family detached and 110 single-family attached) will produce a population of 704 people according to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 1.93 acres of local parkland, based on CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

The nearest community park is Goulds Park, located at 11350 SW 216 Street approximately 2 miles from this project. The nearest neighborhood park is Princetonian Park, located approximately one mile to the west of this project at SW 252 Street and SW 127 Avenue. The nearest district park is the Homestead Air Reserve Base Park, 212 acres in size, located at SW 268 Street and SW 127 Avenue, approximately one mile south of this project.

Facilities

Goulds Park contains a swimming pool, 2 recreation center buildings, running track, field center, lighted baseball field, 3 multipurpose courts, 4 tennis courts, tot lot, and parking lot. Princetonian Park contains a tot lot, multipurpose court, tennis court, and open play areas. Homestead Air Reserve Base Park is not yet developed, but is anticipated to have several lighted soccer/football fields, baseball fields, tennis center, recreation center, and a family aquatics center.

Manpower

Goulds Park has one Recreation Specialist II and three Recreation Specialist Is, with staff expanding in the summer to handle extra programming.

Proposed and/or Budget Service Expansion

Approximately twenty-four acres of the "Royal Colonial Mobile Home Park" have been assigned to the Park and Recreation Department for development as a park. This property is located south of the subject development site on SW 280 Street, west of SW 147 Avenue. It is anticipated that this park will have lighted fields for baseball, soccer or football, multipurpose courts, and roller hockey courts. Because the plan is only preliminary, the manpower needs have not been determined at this time. It is anticipated that the maintenance funding will be from the general fund of the Park and Recreation Department.

Concurrency/Capacity Status

This application is located in Park Benefit District 3, which has a surplus of 329.90 acres of local parkland. Therefore, there is an adequate level of service for this application.

Site Plan Critique and Quality of Life Issues

The site plan has many small open areas; those along the roads are considered to be extensions of the right-of-way, rather than useful parks. The largest tract is 2.5 acres in size and could be a suitable location for a tot lot children's playground, basketball court, picnic shelter, and seating areas. Some of the smaller open spaces on the edges of the development could contain a tot lot children's playground.

F. SCHOOLS

Comments from Miami Dade County Public Schools are provided in attached Exhibit "A".

G. SOLID WASTE MANAGEMENT

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills, (one owned by Waste Management Inc., of Florida), a Class III landfill, a Resources Recovery Facility with related ash monofill and three regional transfer facilities. The Department of Solid Waste Management (DSWM) develops projections of solid waste disposal capacity demand system-wide based on the long-term disposal contracts supplemented by historical data and population forecasts from the County's Department of Planning and Zoning. The DSWM does not assess or adjust capacity projections based on the impacts of individual developments (or groups of developments). The latest Concurrency Status Determination issued on September 22, 2000, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

This project falls within the DSWM solid waste collection service area. The singe-family residents and townhomes proposed in this project meet the County Code definition of residential unit. Per the code, residential units located within the proposed project shall, therefore, receive DSWM garbage and trash collection service.

Currently, DSWM provides curbside recycling services to residential units located in the unincorporated Miami-Dade County. The proposed project shall, therefore, utilize DSWM weekly curbside recycling services, provided by the County by BFI, Inc. The recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Participation in the residential program is mandatory in accordance with Chapter 15, Section 15.2.6 of the County Code. Further information may be obtained by contacting the Department's Service development Division at 305-594-1567.

Section 15-2.2 – requires multi-family establishments to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for multi-family establishments must include collection of the following five (5) materials:

1) Newspaper
2) Glass
3) Aluminum
4) Steel Cans
5) Plastics

Applicants are strongly advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-594-1567.

Section 15-4 - requires that plans for storage and collection of solid waste be approved by the Director as to location, accessibility, number and adequacy of solid waste collection and storage facilities before a building permit may be issued. The final plans must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations 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.
b. "T" shaped turnaround 60 feet long by 10 feet wide.
c. paved throughway of adequate width (minimum 15 feet).

V. *IMPACT ON TRANSPORTATION FACILITIES AND ACCESSIBILITY*

A. *ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY*

1. Trip Generation
   a. 234 PM peak hour trip ends

2. Cardinal distribution

North	68.75%	East	4.9%
South	11.39%	West	14.95%

B. *EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION*

1. Location:	SW 248 Street	SW 112 Avenue
2. Description:		
No. of lanes	4	4
Existing right-of-way	Varies	Varies
Classified	Arterial	Arterial
Maintenance	Miami-Dade	Miami-Dade

C. *IMPACT ON EXISTING ROADWAYS*

Concurrency

SW 112 Avenue N/O of SW 232 Street has a maximum capacity of LOS "E+20" of 3340 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 1504 vehicles and 735 vehicles have been assigned to this section of road from previously approved Development Orders. SW 112 Avenue with its 2239 PHP and assigned vehicles is at LOS "C". The 171 vehicles generated by this development when combined with 2239 equals 2410 and LOS "C" where the range is from 2061 to 2450 vehicles.

SW 112 Avenue N/O HEFT has a maximum capacity of LOS "E" of 3890 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 1065 vehicles and 112 vehicles have been assigned to this section of road from previously approved Development Orders. SW 112 Avenue with its 1177 PHP and assigned vehicles is at LOS "B". The 29 vehicles generated by this development when combined with 1177 equals 1206 and LOS "B" is from 1 to 2580 vehicles.

SW 232 Street E/O US 1 has a maximum capacity of LOS "D" of 580 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 178 vehicles and 33 vehicles have been assigned to this section of road from previously approved Development Orders. SW 232 Street with its 211 PHP and assigned vehicles is at LOS "C". The 5 vehicles generated by this development when combined with the 211 equals 216 and LOS "C" where the range of LOS "C" is from 1 to 410 vehicles.

US 1 S/O SW 248 Street has a maximum capacity of LOS "E+20" of 4870 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 3261 vehicles and 407 vehicles have been assigned to this section of road from previously approved Development Orders. US 1 with its 3668 PHP and assigned vehicles is at LOS "C". The 29 vehicles generated by this development when combined with the 3668 equals 3697 and LOS "C" where the range of LOS "C" is from 3621 to 3920 vehicles

D. ***PROPOSED ARTERIAL IMPROVEMENTS***

1. Transportation Improvement Program (0 – 5 years):

   a. There are no proposed improvements in the vicinity of this application.

2. Long range transportation improvements (5 – 20 years):

   a. SW 268 Street/Moody Drive from US 1 to SW 112 Avenue – add turn lanes (Priority IV)

E. ***ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT***

1. Construct two lanes (four lanes where project fronts both sides of right-of-way) of a future four-lane divided roadway for SW 117 Avenue including sidewalks, drainage, and curb and gutter.
2. Construct two lanes of a future 4-lane divided roadway for SW 248 Street.
3. The applicant must provide a traffic signal warrant analysis for the intersection of SW 117 Avenue and the proposed 106 ft wide "Main Street", and if warranted by the analysis, construct a traffic signal at the intersection.

F. ***SITE PLAN CRITIQUE*** - Site plan is acceptable with comments.

1. This land must be platted.
2. Public Works permit required for construction in public right-of-way.

3. State road permit required for construction in state road right-of-way.
4. Circulation:
   a. The proposed south most east-west roadway and roundabout bordering the future commercial site shall be fully constructed.
   b. The proposed carriage lanes shall have no curb on at least one side, to permit swale parking, or parking shall be prohibited.
   c. Parking shall be prohibited on both sides of the proposed "T=50' Minor Road" indicated on sheet 20.
   d. Parking shall be prohibited on one side of the proposed "T=50' Minor Road with Parallel Parking" as indicated on sheet 20.

This application does meet the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will be subject to the payment of road impact fees.

G. ***MASS TRANSIT***

The closest transit service provided to this property is Route 70 along SW 112 Avenue. This route's headway is as follows:

Route	Peak	Off-Peak	Night	Sat	Sun
70	60	60	60	60	60

The 2002 Transportation Improvement Program (TIP) program does not reflect any improvements for this area.

The 2025 Long Range Transportation Plan (LRTP) does not reflect any improvements for this area.

The 2001 Transit Development Plant (TDP) identifies in its 2006 Recommended Service Plan the following improvements on the existing route serving the vicinity of the project:

Route 70 – Improve daily headways from 60 to 30 minutes. Realign along South Miami Dade Busway Extension. Extend service to Homestead Air Reserve Base.

Based on the information presented, MDT has no objection to this project. However, with long-term expansion of transit service to the area, the developer should make provisions for future transit amenities, such as pedestrian/wheelchair ramps, bus pullout bays, and when appropriate, some encroachment on the property to accommodate a bus shelter(s). It is desirable that the project developer provide (or fund) the bus shelter)s) pad or a sheltered bus stop area which would be aesthetically compatible with the surrounding community, and be functional for transit purposes.

EXHIBIT "A"

The specific areas for the placement of these amenities will be determined with the expansion of the Metrobus service, as well as the final design of the proposed project. These improvements should be made part of the final design of the proposed development and are to be coordinated through MDT's Service Planning and Mobility Division.

This project has been reviewed by MDTA for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

e:\nickwordpro\DIC&DRI Review Recommendations\Rec 01-333 rev2

District Director
Ana Rijo-Conde

Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Frank J. Bolaños
Frank J. Cobo
Dr. Robert B. Ingram
Betsy H. Kaplan
Manty Sabates Morse
Dr. Marta Perez
Dr. Solomon C. Stinson

Superintendent
of Schools
Merrett R. Stierheim

May 14, 2002

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

Re: Robert Borek et al
Application No, 01- 333
East and West of SW 117 Avenue on the North side of 248 Street

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Pine Villa Elementary, Redland Middle and Homestead Senior High.

All the impacted schools are at or above capacity, based on the data provided by the Office of Information Technology. Please see attached analysis. Also, please note that the School District's current 5-year work plan does not include any relief schools in the area.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

RECEIVED
MAY 14 2002
DADE CO. BCC & ZONING DEPT.
ZONING EVALUATION SECTION

Governmental Affairs and Land Use Policy and Acquisition • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7280 • FAX 305-995-7295 • www.facil.dade.k12.fl.us

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 01-333 Robert Borek et al

REQUEST: Zone change from AU to PAD

ACRES: 60 acres

LOCATION: East and West of SW 117 Avenue on the North side of 248 Street

NUMBER OF UNITS: 327 units (175 Single-family units and 152 townhouse units)

ESTIMATED STUDENT POPULATION: 171 students

ELEMENTARY: 92

MIDDLE: 41

SENIOR: 38

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Redland Middle -16001 SW 248 St.

SENIOR HIGH: Homestead Senior - 2351 SE 12 Ave.

PLANNED RELIEF SCHOOLS IN THE AREA:

School	Status	Projected Occupancy Date
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $997,443.

CAPITAL COSTS: Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	92 x	$ 11,790	=	$ 1,084,680
MIDDLE	41 x	$ 12,232	=	$ 501,512
SENIOR	38 x	$ 18,619	=	$ 707,522
Total Potential Capital Cost				$ 2,293,714

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

The following population and facility capacity data are as reported by the Office of Information Technology, as of March 23, 2002:

	STUDENT POPULATION	PERMANENT UTILIZATION (1)	UTILIZATION FISH DESIGN CAPACITY (2)	UTILIZATION PERMANENT AND RELOCATABLE PROGRAM CAPACITY (3)
Pine Villa Elem.	735	131%	9%	87%
Redland Middle	1704	149%	133%	139%
Homestead Sr.	2984	116%	110%	104%

1) Ratio of total students to permanent student stations
2) Ratio of total students to permanent and relocatable (portables) student stations
3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

Pine Villa Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	FL School Recognition Gold Award
Special Programs:	Before/After-school care and Magnet program
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Spanish SL

THIRD REVISION
SCHOOL IMPACT REVIEW ANALYSIS

(Based on site plan submitted August 6, 2002 and information received August 8, 2002)

APPLICATION: No. 01-333 Robert Borek et al

REQUEST: Zone change from AU to PAD

ACRES: 60 acres

LOCATION: East and West of SW 117 Avenue on the North side of 248 Street

NUMBER OF UNITS: 246 units (136 Single-family units, 110 townhouse units and 14.24 acres of park tracts)

ESTIMATED STUDENT POPULATION: 130 students

ELEMENTARY: 70

MIDDLE: 31

SENIOR: 29

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Redland Middle -16001 SW 248 St.

SENIOR HIGH: Homestead Senior - 2351 SE 12 Ave.

Ms. Ruth Ellis Myers
May 14, 2002
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good
Coordinator III

PG:am
G-3642
Attachment
cc: Ms. Suzanne Marshall
Mr. Delio G. Diaz
Ms. Ana Rijo-Conde

APPLICATION NO. 01-333
ROBERT BOREK, ET AL

Respectfully Submitted,

DIC Executive Council
August 14, 2002

Pedro G. Hernandez, P.E.
Assistant County Manager _____ AYE

Chief Charles U. Phillips, Director
Fire Rescue Department _____ Absent

William Brant, P.E., Director
Miami-Dade Water and Sewer Department _____ Absent

Diane O'Quinn Williams, Director
Department of Planning and Zoning _____ AYE

John Renfrow, P.E., Director
Department of Environmental
Resources Management _____ AYE

Aristides Rivera, P.E., P.L.S., Director
Public Works Department _____ AYE

Irma San Roman, Deputy Director
Metropolitan Planning Organization Secretariat _____ AYE

I:\evanick\wordpro\DIC & DRI Review Recommendations\Signature Page for Rec 01-333AA

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____

CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____

TRUST NAME

NAME AND ADDRESS	Percentage of Stock

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____

(Applicant) JUAN C. MANOL, JR.

Sworn to and subscribed before me, this 7th day of September, 2001

(SEAL)

Blanca E. Fernandez

Notary Public, State of Florida at Large

Blanca E Fernandez
My Commission CC948697
Expires June 25, 2004

My Commission Expires: 6-25-04

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, 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 required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____
PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

G.C. Homes, Inc.
NAME

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Pedro Garcia-Carillo, President	20%
14425 Country Walk Drive	
Miami, Florida	
Michael A. Garcia-Carillo	30%
Pedro Garcia-Carillo	25%
Michael Garcia-Carillo	25%

Date of contract:_____

35

SUMMERVILLE

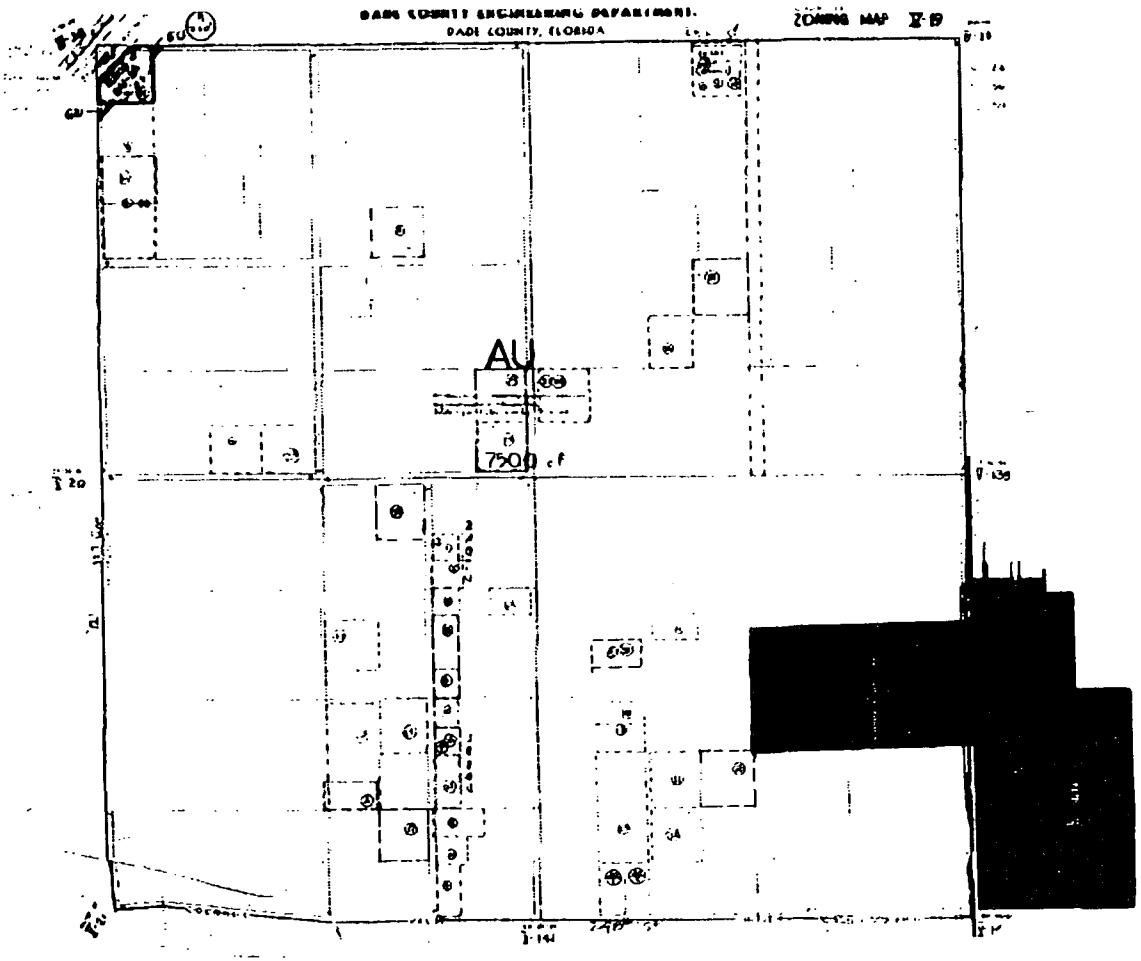
GOULDS, MIAMI - DADE COUNTY, FLORIDA

7 15 02

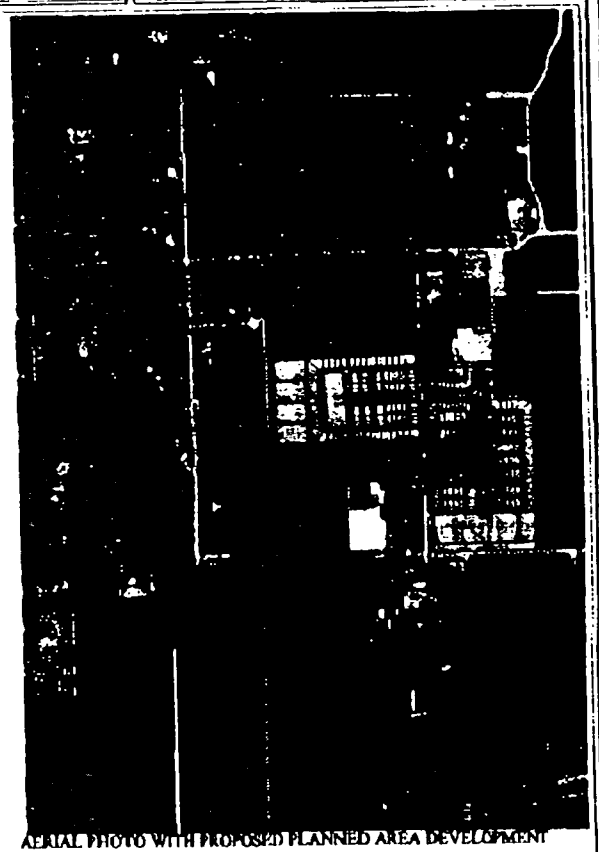
JULY 15, 1993

36

G.C. HOMES, INCORPORATED OWNER · DEVELOPER 14425 COUNTRY WALK DRIVE MIAMI, FLORIDA	SUMMERVILLE GOULDS, MIAMI - DADE COUNTY, FLORIDA LOCATION SITE with ADJACENCY	JAROSZ, ROSELLO & BALBOA ARCHITECTURE & TOWN PLANNING [illegible]



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



AERIAL PHOTO WITH PROPOSED PLANNED AREA DEVELOPMENT
SCALE 1" = 300'

JULY 15, 1981

SHEET 1 OF 11

07/25/2002 14:46 3054471177

37

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER

[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE

GOULDS, MIAMI - DADE COUNTY, FLORIDA

SITE PLAN & TABULAR DATA

JAROSZ, ROSELLO & BALBOA

ARCHITECTURE & TOWN PLANNING

[illegible]

QUANTITATIVE DATA

* Refer to Park Tract 1

1) PROPERTY ZONING DESIGNATION - Agricultural

2) PROPOSED ZONING DESIGNATION - Planned Area Development

3) SUBJECT PROPERTY SIZE (GROSS) [illegible]

4) EXISTING DEVELOPED AREAS - None

5) CONDITIONS OF WATER REQUIREMENTS (See Sheet 4 of 21)

[illegible]

6) PRIVATE OPEN SPACE PROPOSED - A) [illegible] B) [illegible]

7) WATER WELLS - NONE

8) PUBLIC PARK SITES - NONE

9) PUBLIC ROADS

[illegible]

10) PROPOSED DEVELOPED AREA

- A) [illegible]
- B) [illegible]

11) PROPOSED PRESERVE AREA

- A) [illegible]
- B) [illegible]

12) PROPOSED DENSITY

A. Gross Density

[illegible]

B. Net Density

[illegible]

13) ROAD FRONTAGE TYPE PROPOSED

- A) [illegible]
- B) [illegible]

14) [illegible]

[illegible]

15) TOTAL NUMBER OF DEVELOPED PROPOSED

[illegible]

16) TABLE OF USAGE BY BLOCK, STREET, TRACT, TYPE & SQUARE FOOTAGE

(See Sheet 19 - 20 of 21 Sheets)

17) NAME OF WATER UTILITY COMPANY:

Miami-Dade Water & Sewer Authority

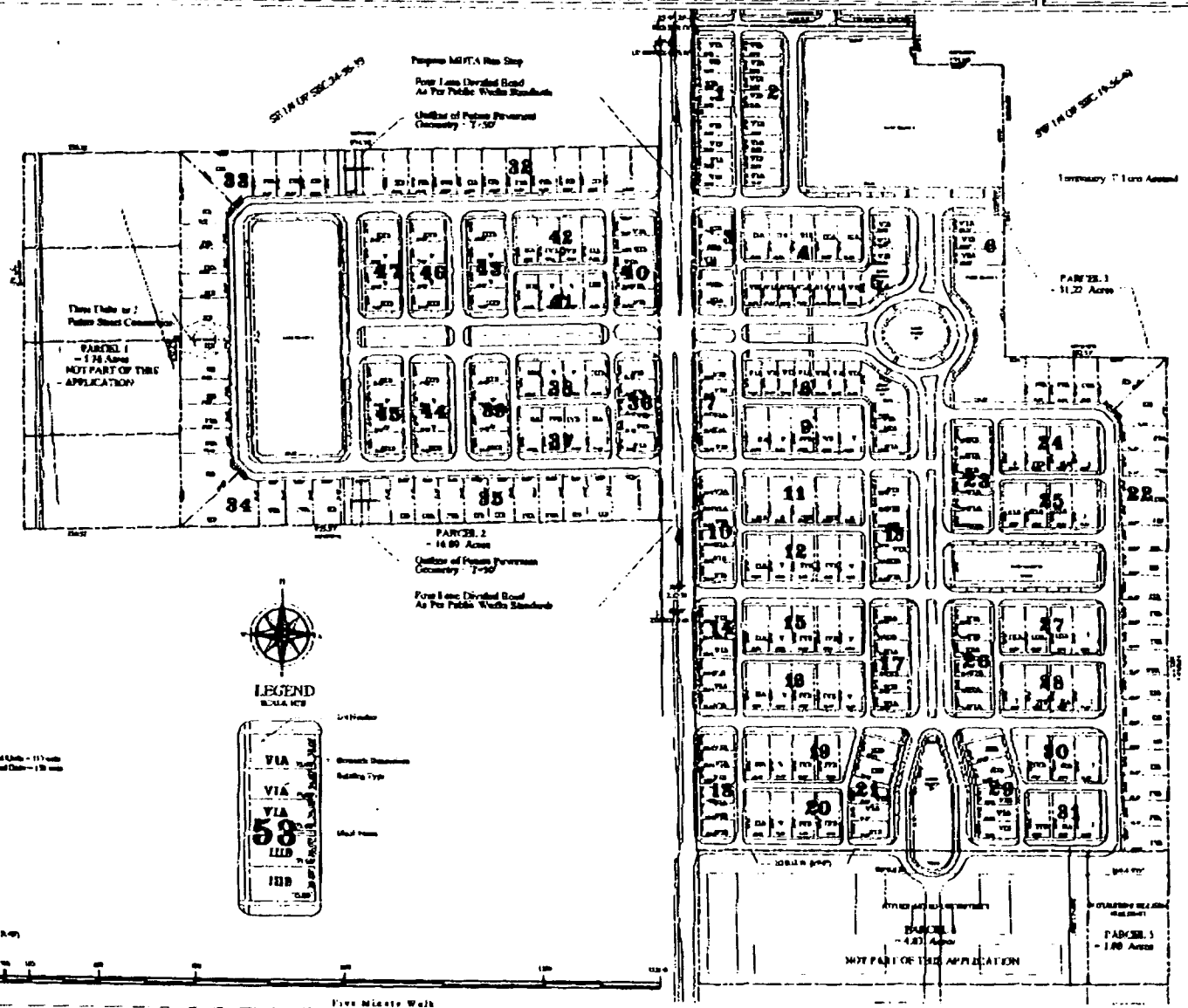
18) NAME OF SEWER UTILITY COMPANY:

Miami-Dade Water & Sewer Authority

19) TOTAL GREEN SPACE Private & Common Open Space (Exclusive R-W)

- A) [illegible]
- B) [illegible]

[illegible]

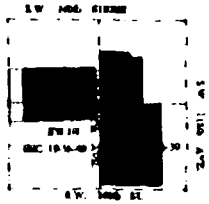


QUANTITATIVE DATA

* Refer to Park Tract 1

[illegible]

LOCATION MAP



[illegible]

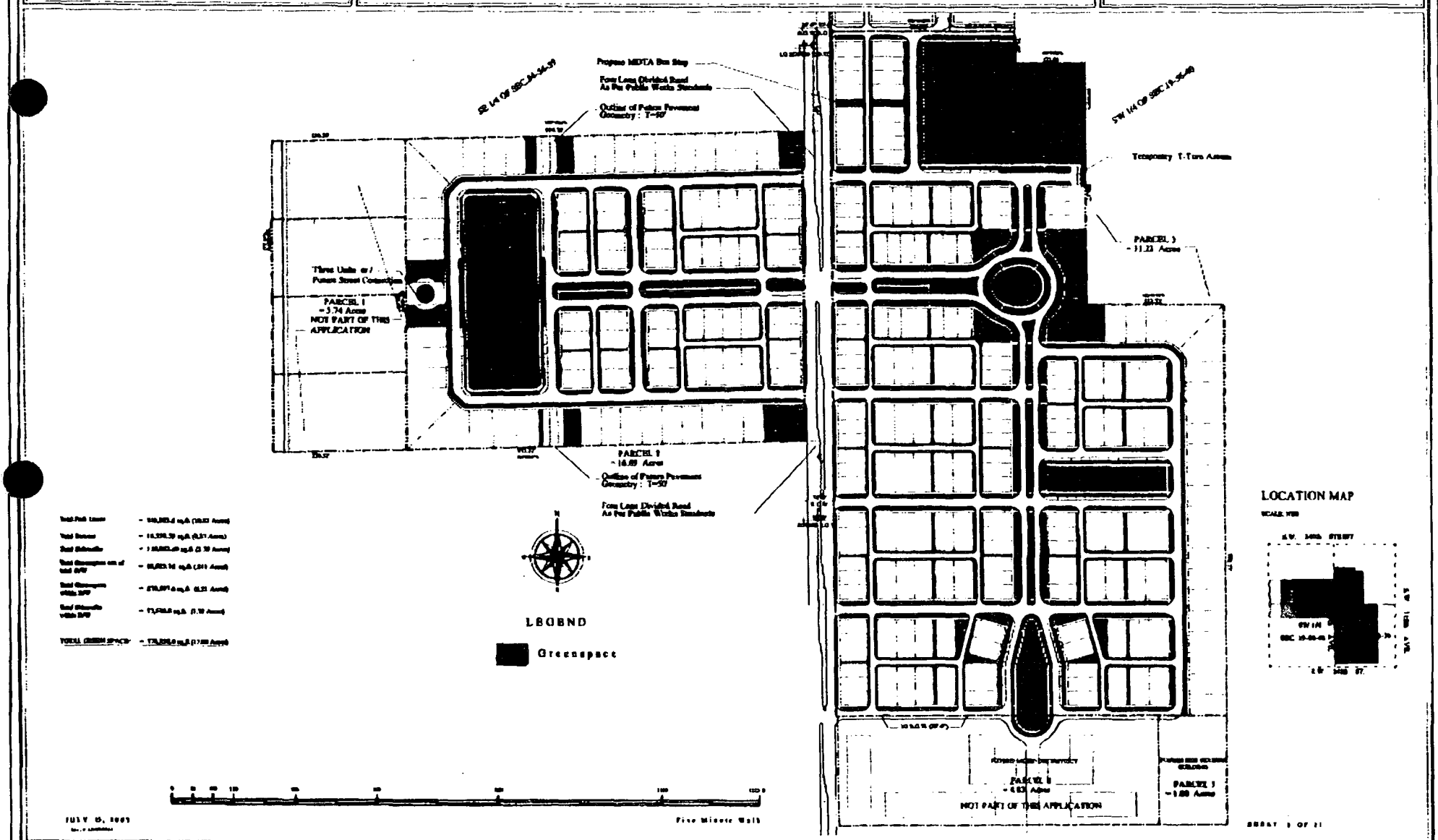
38

G.C. HOMES, INCORPORATED
OWNER · DEVELOPER
[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TOTAL GREENSPACE

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]



39

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER

[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE

GOULDS, MIAMI-DADE COUNTY, FLORIDA

TOTAL COMMON OPEN SPACE

JAROSZ, ROSELLO & BALBOA

ARCHITECTURE & TOWN PLANNING

[illegible] NARY STREET SUITE [illegible] COCONUT GROVE, FLORIDA [illegible]

TELEPHONE: [illegible] FACSIMILE: [illegible]

TOTAL NUMBER OF PARK TRACTS

A. PARCEL II - 8

B. PARCEL III - 7

TOTAL NUMBER OF PARK TRACTS - 15

PARK TRACT CALCULATIONS

PARK 1	[illegible] SQ. FT.
PARK 2	[illegible] sq.ft.
PARK 3	[illegible] sq.ft.
PARK 4	[illegible] sq.ft.
PARK 5	[illegible] sq.ft.
PARK 6	[illegible] sq.ft.
PARK 7	[illegible] sq.ft.
PARK 8	[illegible] sq.ft.
PARK 9	[illegible] sq.ft.
PARK 10	[illegible] sq.ft.
PARK 11	[illegible] sq.ft.
PARK 12	[illegible] sq.ft.
PARK 13	[illegible] sq.ft.

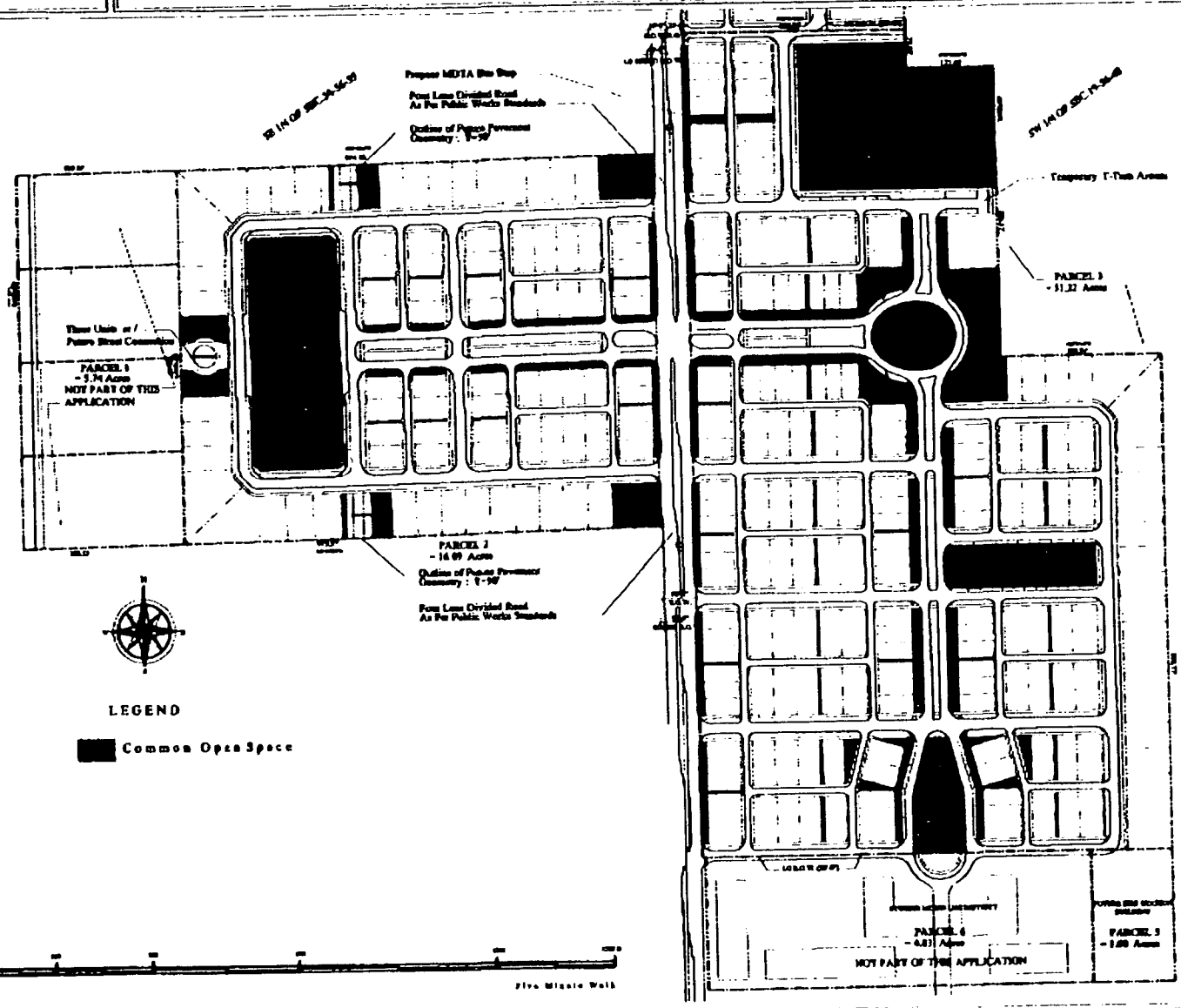
TOTAL PARK TRACTS - [illegible] sq.ft. / [illegible] acres

Road Rights - [illegible] sq.ft. / [illegible] Acres

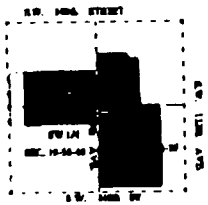
Road Easements (outside R/W) - [illegible] sq.ft. / [illegible] Acres

Road Subtotals (outside R/W) - [illegible] sq.ft. / [illegible] Acres

TOTAL COMMON OPEN SPACE - [illegible] sq.ft. / [illegible] Acres



LOCATION MAP



LEGEND

Common Open Space

JULY 15, 1991

SHEET 1 OF 11

07/23/2007 14:40 0000444 1111

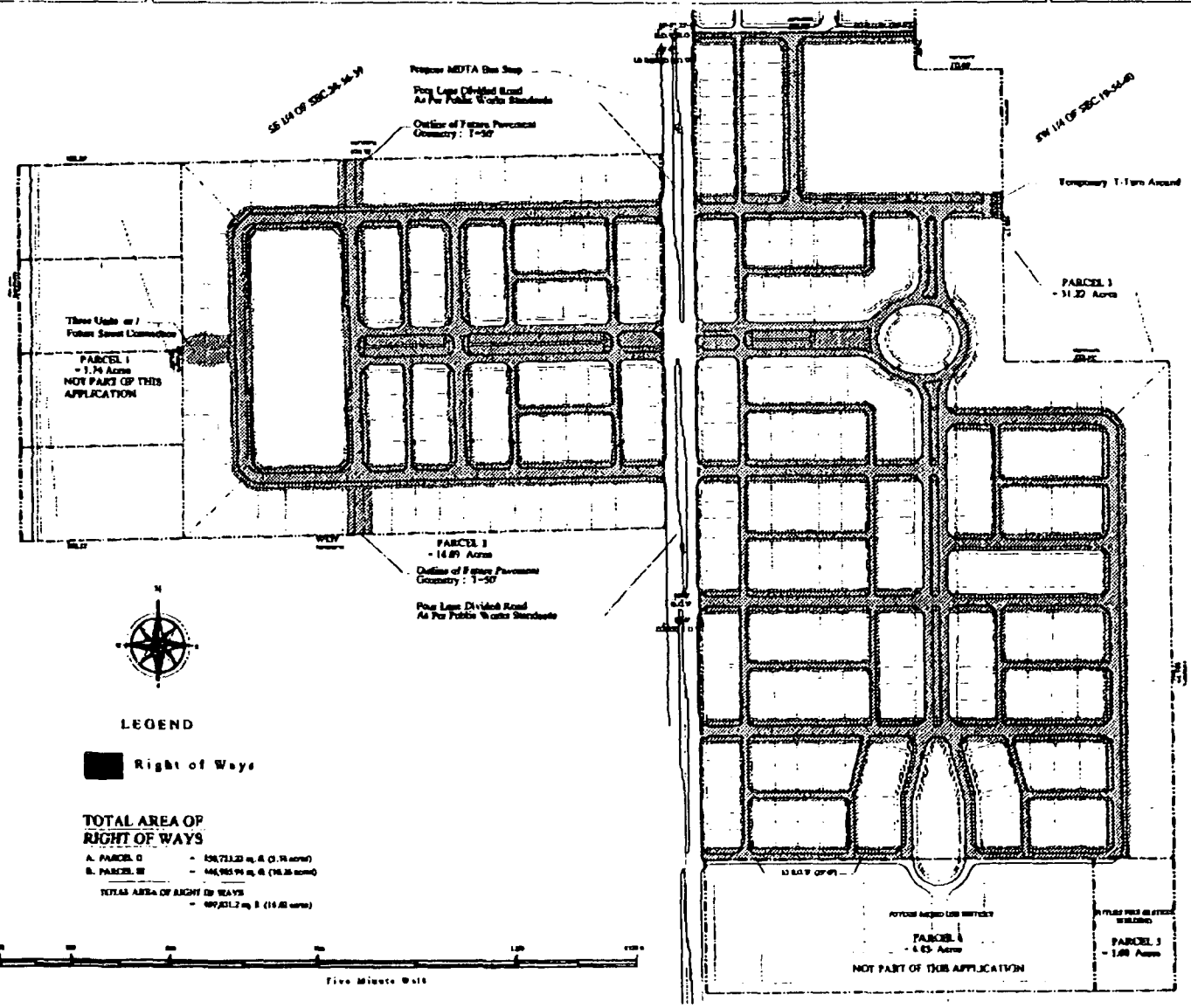
40

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

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

RIGHT OF WAYS

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING



LOCATION MAP

LEGEND

Right of Ways

TOTAL AREA OF RIGHT OF WAYS

A. PARCEL 0 - [illegible]
B. PARCEL 2 - [illegible]

TOTAL AREA OF RIGHT OF WAYS - [illegible]

Five Minute Walk

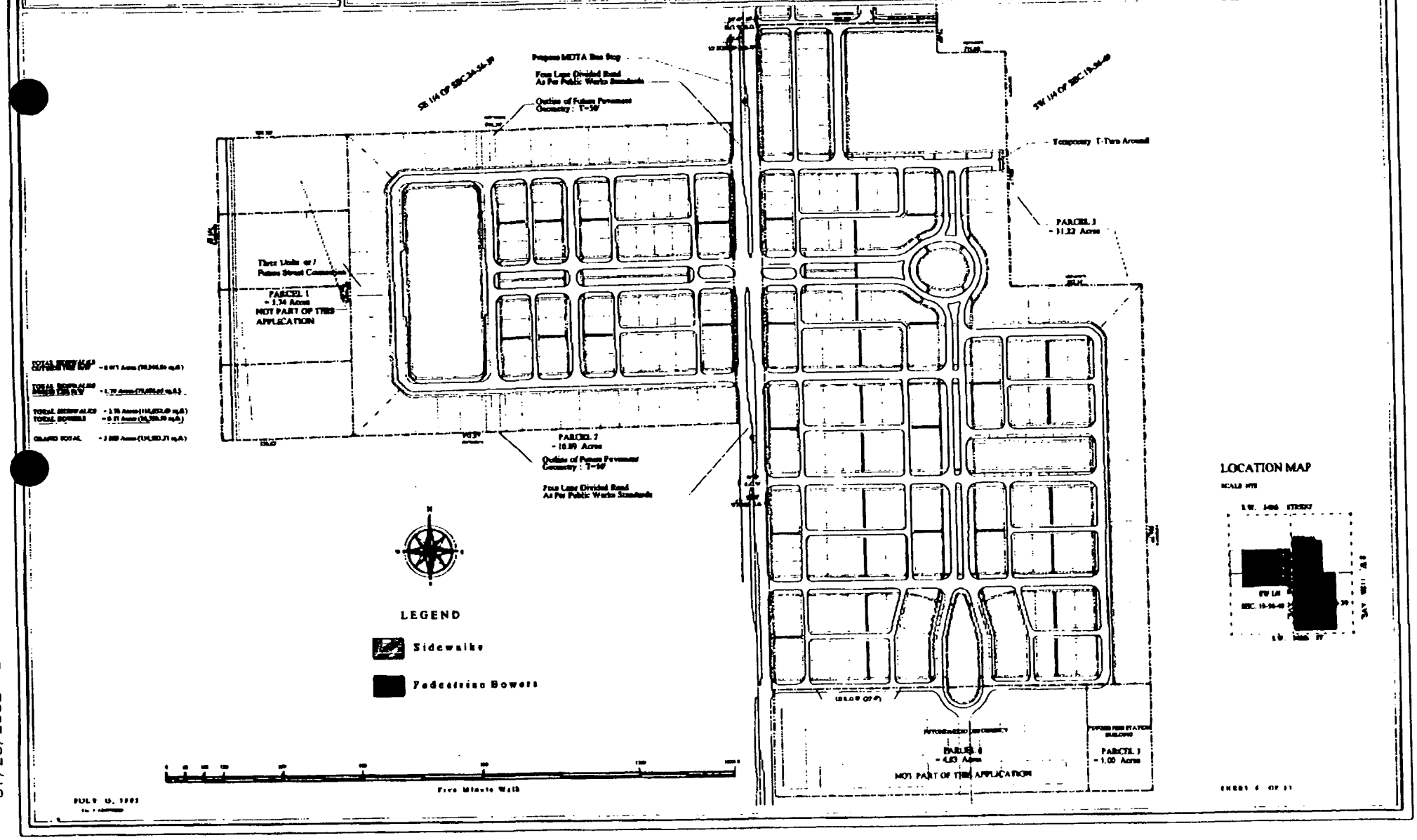
SHEET 1 OF 21

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14421 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

PEDESTRIAN CIRCULATION - Sidewalks & Bowers

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING



42

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER

14475 COUNTRY WALK DRIVE MIAMI, FLORIDA

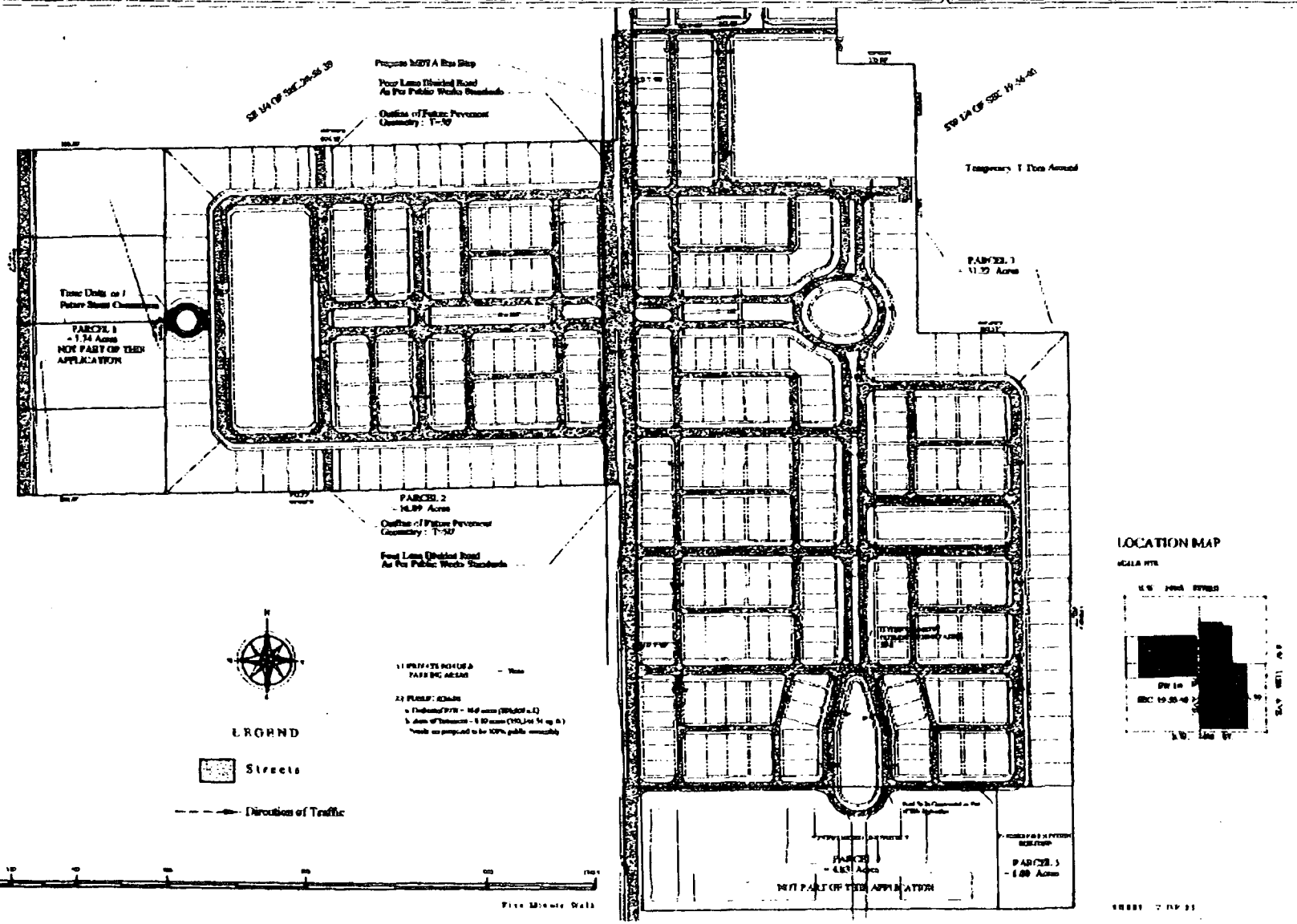
SUMMERVILLE

GOULDS, MIAMI - DADE COUNTY, FLORIDA

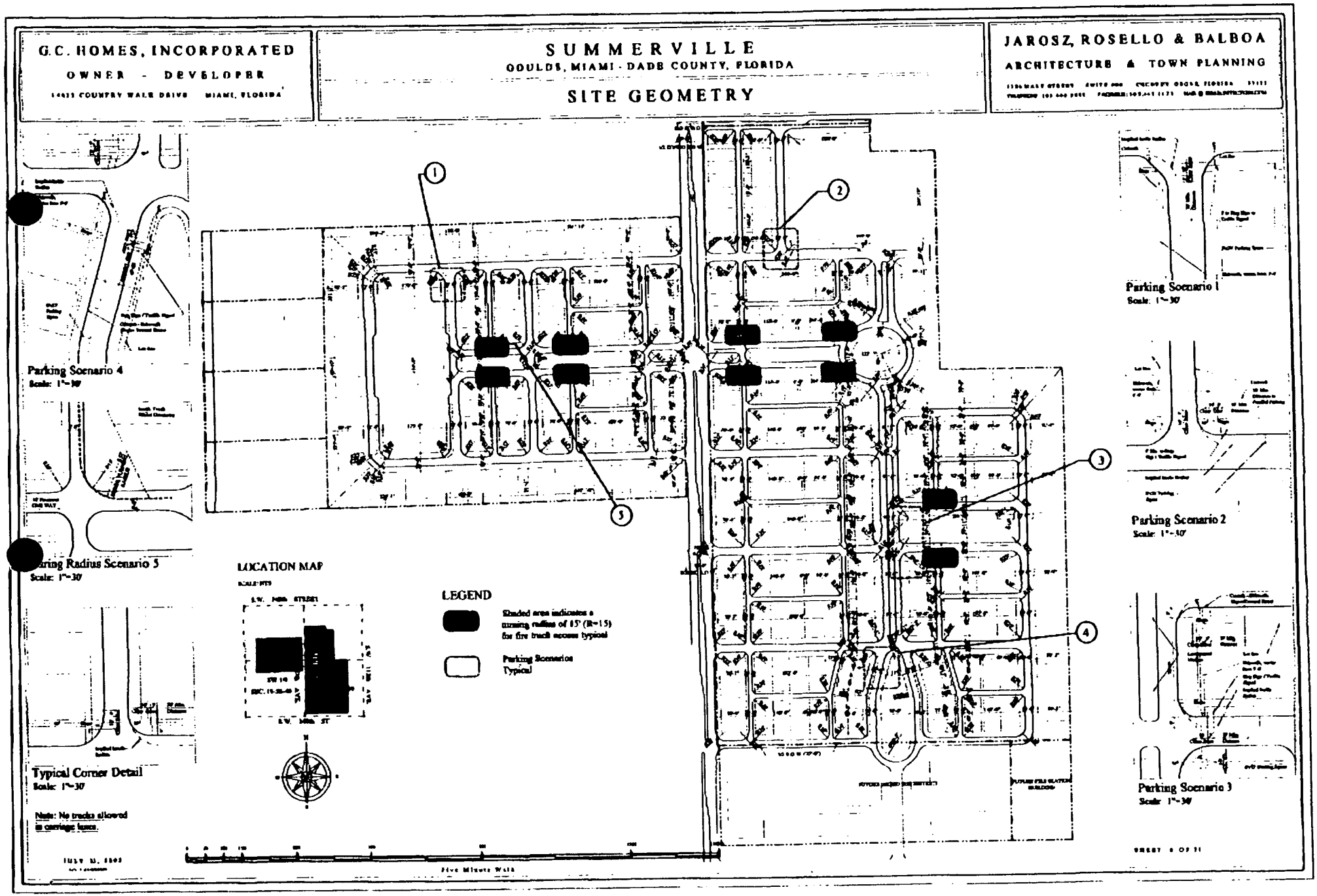
VEHICULAR CIRCULATION - Streets

JAROSZ, ROSELLO & BALBOA

ARCHITECTURE & TOWN PLANNING



43


G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA
SITE GEOMETRY
JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
Parking Scenario 4
Scale: 1"=30'
Parking Scenario 1
Scale: 1"=30'
Parking Scenario 2
Scale: 1"=30'
Parking Scenario 3
Scale: 1"=30'
Typical Corner Detail
Scale: 1"=30'
Note: No tracks allowed in carriage lanes.
LOCATION MAP
LEGEND
Shaded area indicates a turning radius of 15' (R=15) for fire truck access typical
Parking Scenarios Typical
Five Minute Walk
1
2
3
4
5

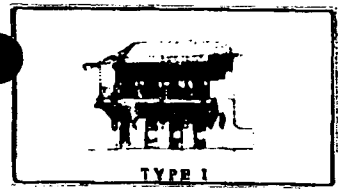
44

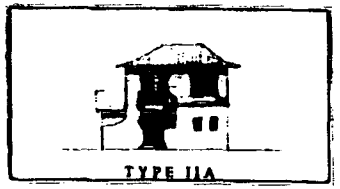
G.C. HOMES, INCORPORATED
OWNER · DEVELOPER
10433 COUNTRY WALK DRIVE MIAMI, FLORIDA

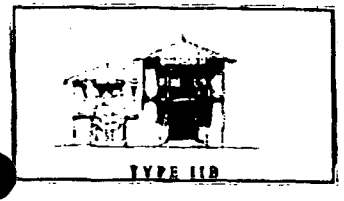
SUMMERVILLE
GOULDS, MIAMI-DADE COUNTY, FLORIDA

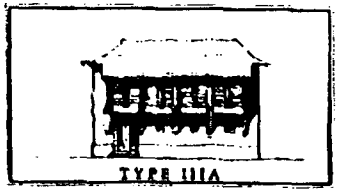
REGULATING PLAN

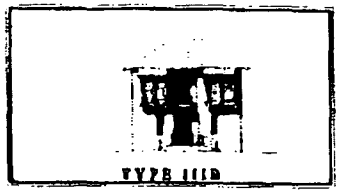
JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING

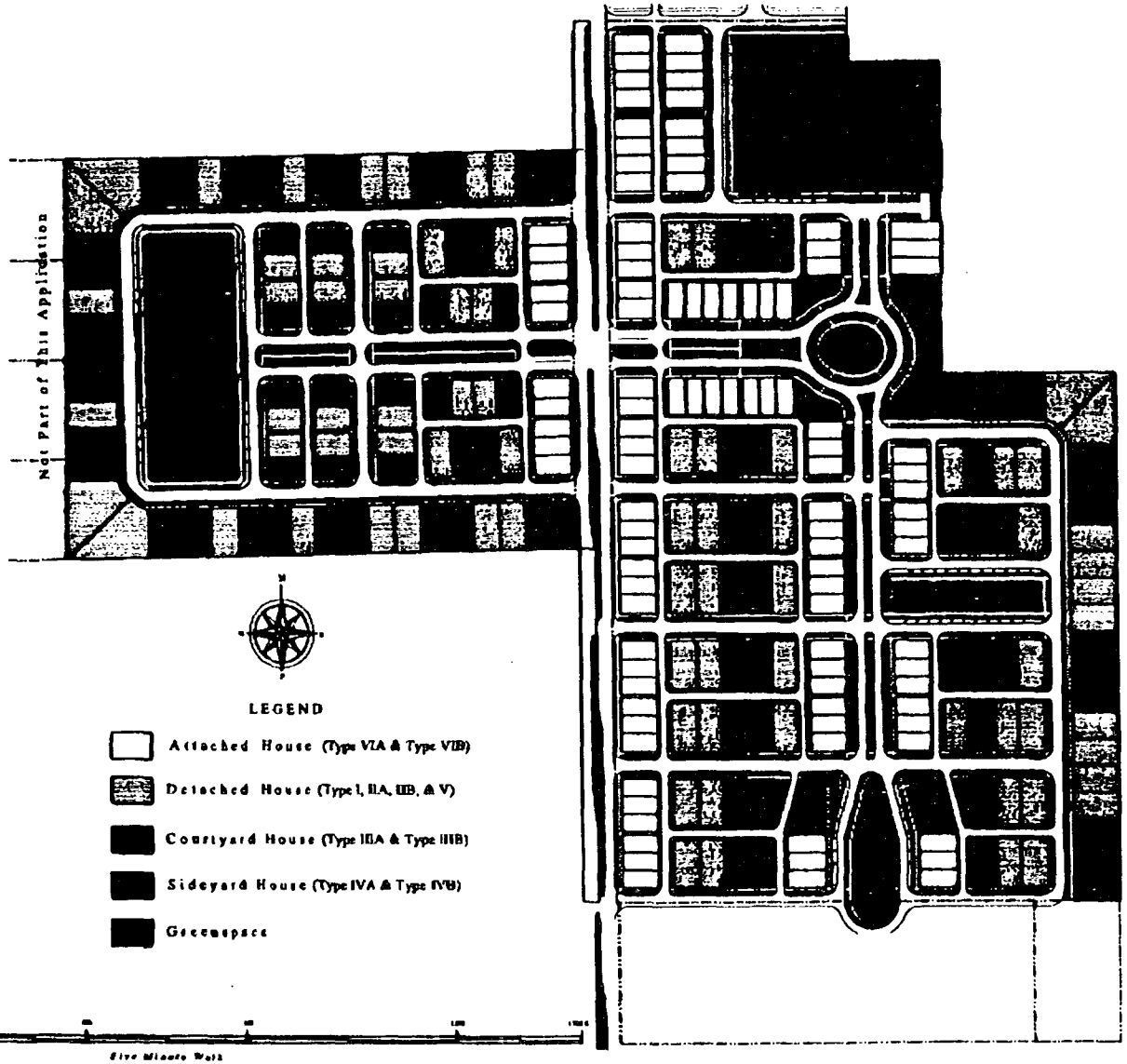


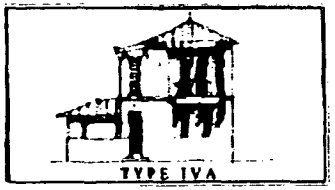


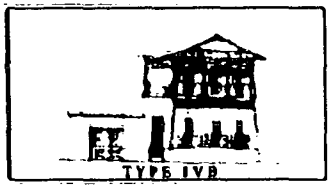


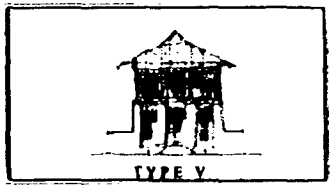


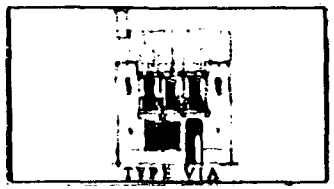


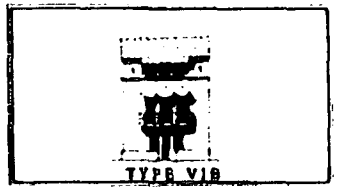












JULY 8, 2002

Five Minute Walk

SHEET 1 OF 11

07/07/02 04:47 7005 1111 1111 0000

45

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER,

[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE

GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE I Large House

JAROSZ, ROSELLO & BALBOA

ARCHITECTURE & TOWN PLANNING

[illegible]

BUILDING USE

1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE [illegible] SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO, SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE

PARKING

1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM

PERMITTED ENCROACHMENT

1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED

BUILDING HEIGHT

1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 17 FLOOR TO CEILING

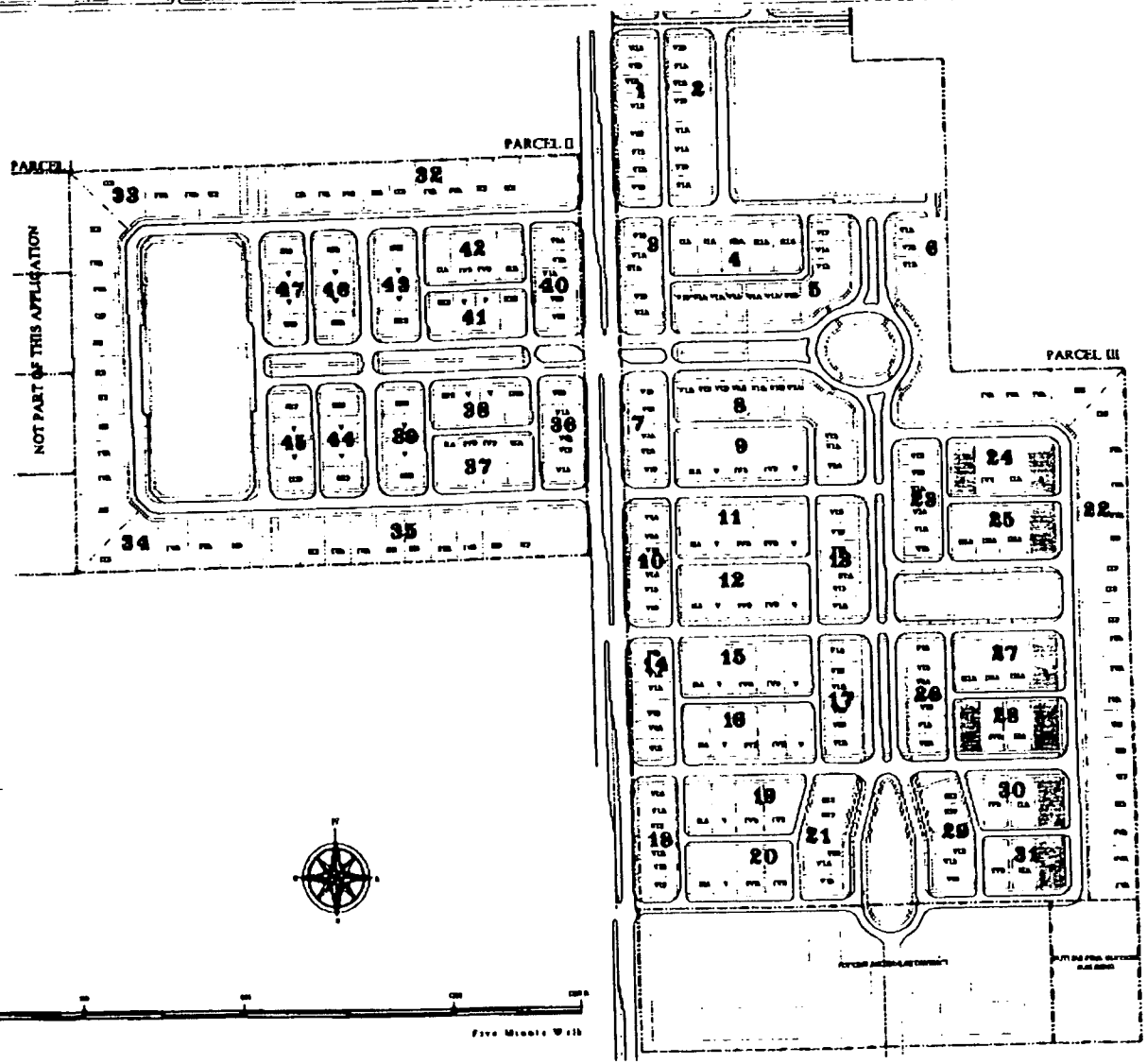
LEGEND

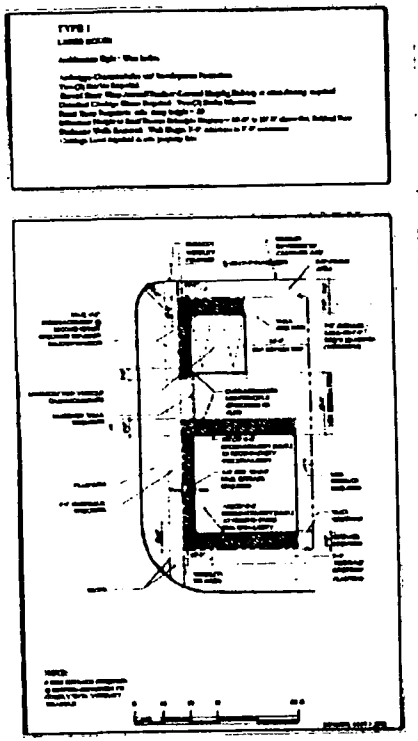
VISIBILITY TRIANGLE

ALLOWABLE ENCROACHMENT

REQD CHARACTERISTIC LOCATION

HOUSE TYPE LOCATION





JULY 17, 2002

SHEET [illegible] OF 21

46

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER,

14435 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE

GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IIA Park House

JAROSZ, ROSELLO & BALBOA

ARCHITECTURE & TOWN PLANNING

BUILDING USE

1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE

PARKING

1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM

PERMITTED ENCROACHMENT

1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED

BUILDING HEIGHT

1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12' FLOOR TO CEILING

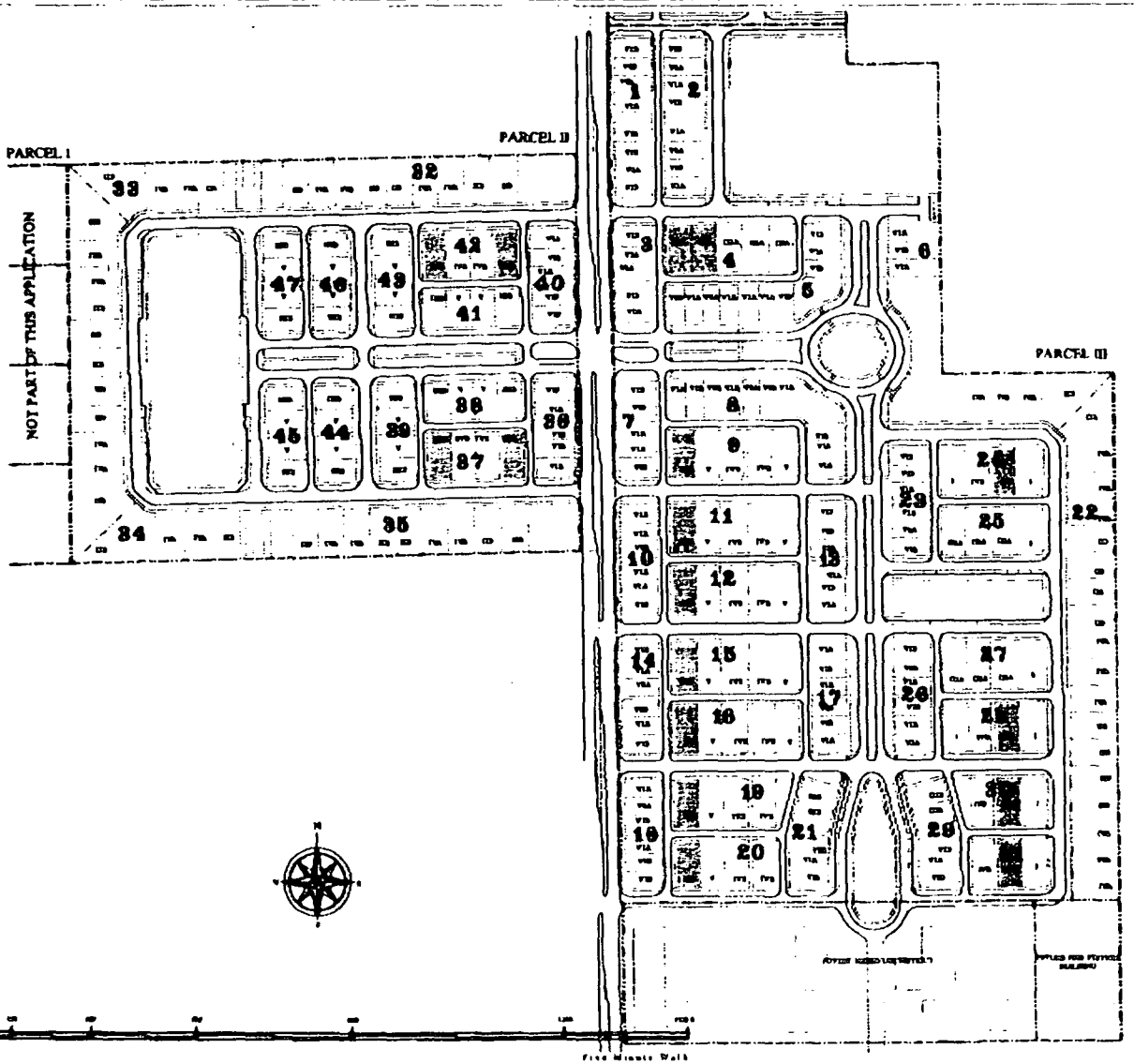
LEGEND

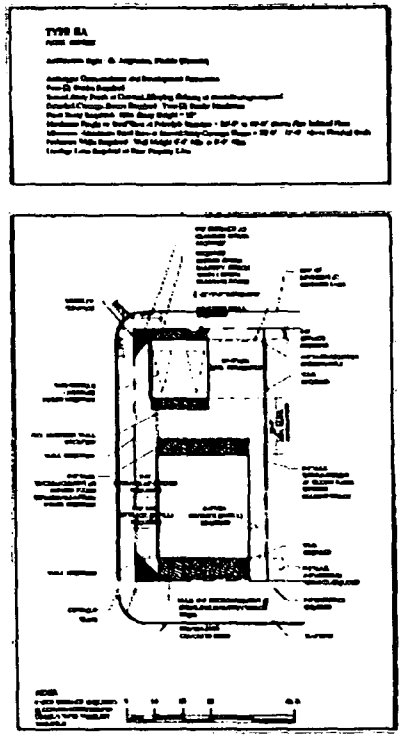
VISIBILITY TRIANGLE

ALLOWABLE ENCROACHMENT

REQ'D CHARACTERISTIC LOCATION

HOUSE TYPE LOCATION





JULY 19, 2002

SHEET 11 OF 21

07/25/2002 14:46 3054471177 JAROSZ

47

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER,

14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE

GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IIB Park House

JAROSZ, ROSELLO & BALBOA

ARCHITECTURE & TOWN PLANNING

[illegible]

BUILDING USE

1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR CITY BUILDING(CLARTLy)[illegible] HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, PTEL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY

BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE

PARKING

1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN
2. NUMBER OF PARKING SPACES DEDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT

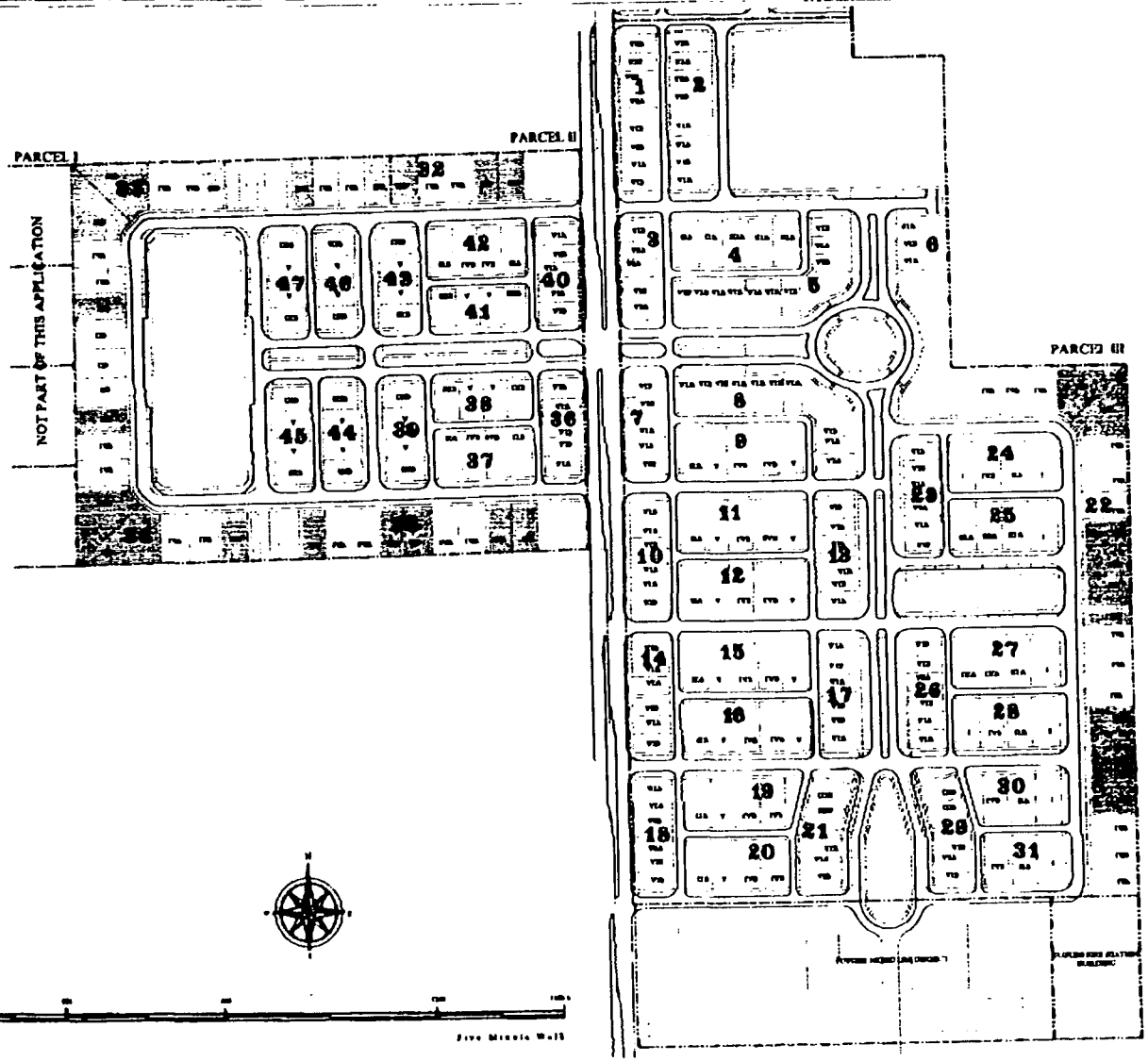
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED

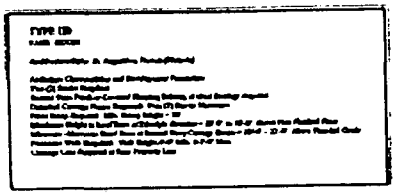
BUILDING HEIGHT

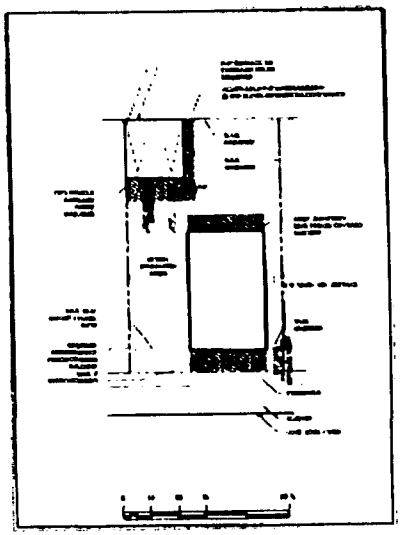
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FLOWING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS (MINIMUM TO BE REQUIRED 1.5' FLOOR TO CEILING)

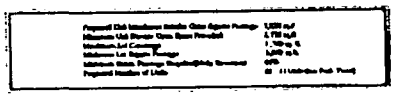
LEGEND

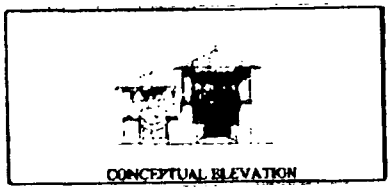
- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- REQUIRED CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION











JULY 15, 2002

SHEET 12 OF 11

48

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER.

14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE

GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IIIA Large Courtyard House

JAROSZ, ROSELLO & BALBOA

ARCHITECTURE & TOWN PLANNING

BUILDING USE

1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR CUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

PARKING

1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT

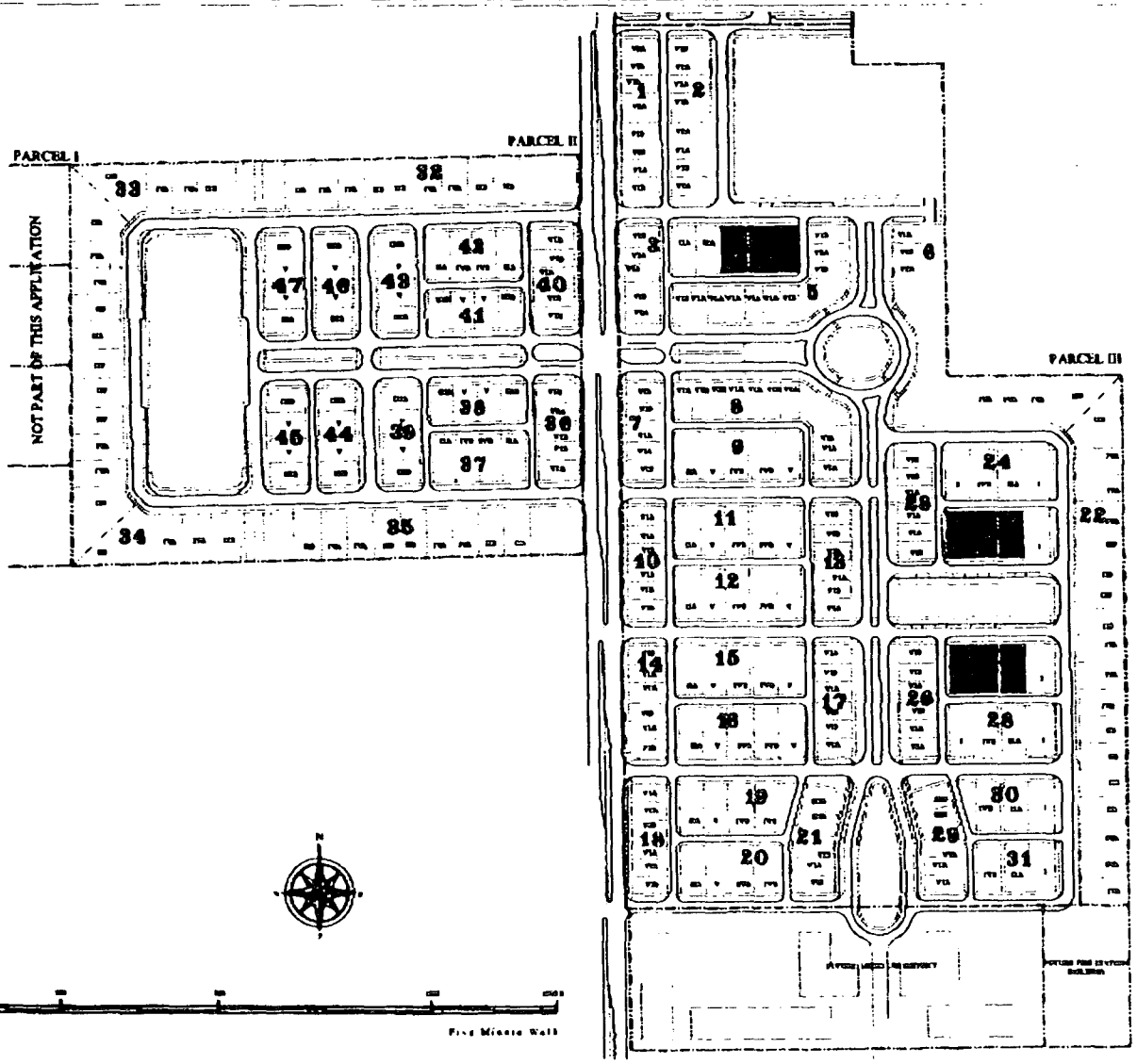
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED ROOF YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

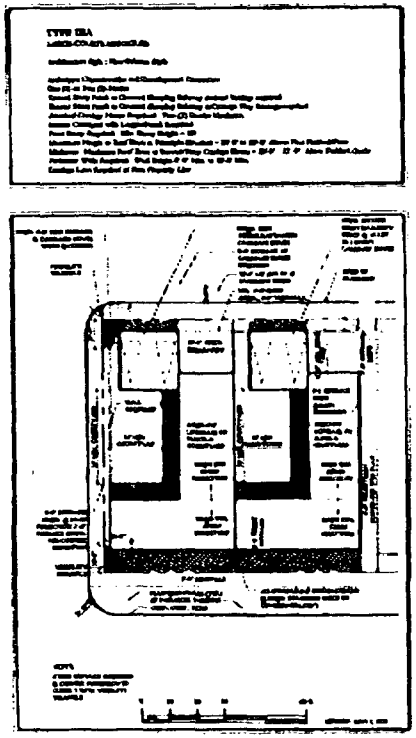
BUILDING HEIGHT

1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE PRINTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12' FLOOR TO CEILING.

LEGEND

- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- SIGN CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION





JULY 11, 1982

SHEET 11 OF 21

Five Minute Walk

07/25/2002 14:40

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER,

[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE

GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IIIB Small Courtyard House

JAROSZ, ROSELLO & BALBOA

ARCHITECTURE & TOWN PLANNING

[illegible] ROSEMARY STREET SUITE [illegible] COCONUT GROVE, FLORIDA [illegible]

TELEPHONE [illegible] FACSIMILE [illegible]

BUILDING USE

1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS:CARRIAGE HOUSE SEAT AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

PARKING

1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT

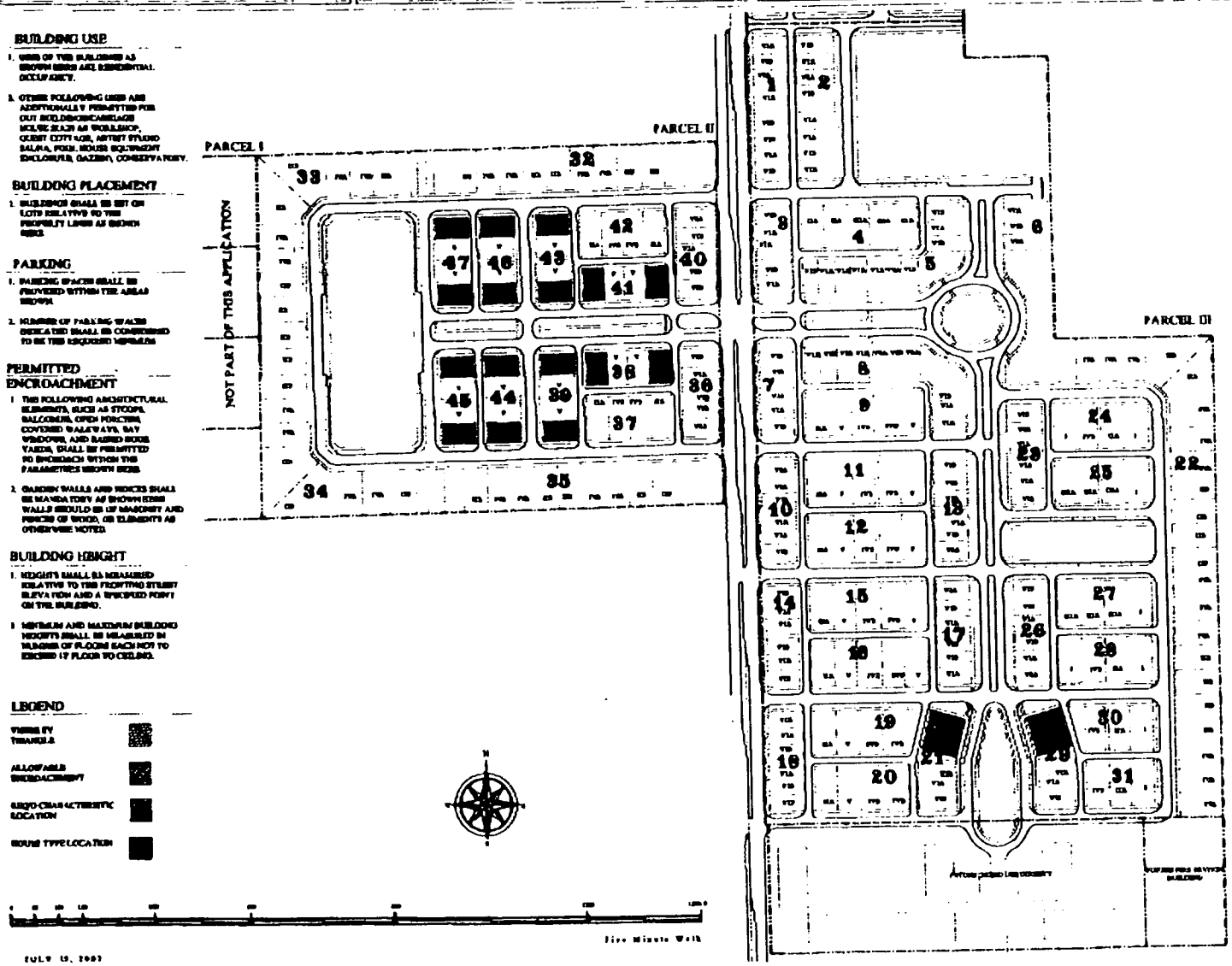
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED ROOF YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETRES SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

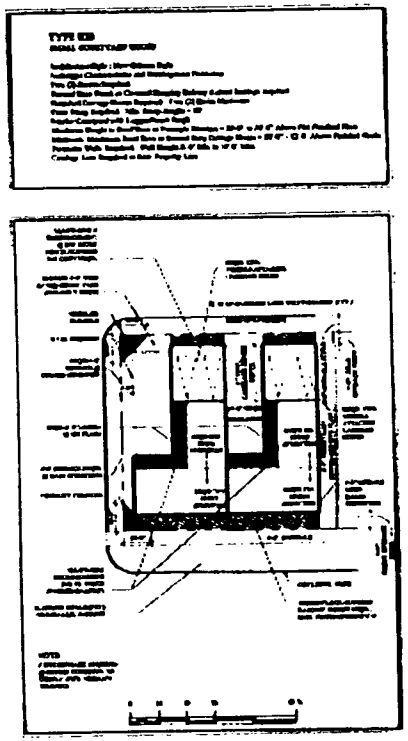
BUILDING HEIGHT

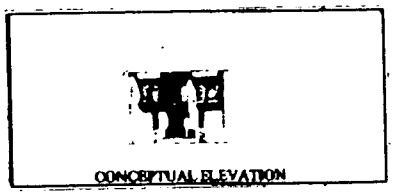
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12' FLOOR TO CEILING.

LEGEND

- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- SITE CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION







JULY 15, 2002

SHEET 14 OF 31

00044110 04:44 2002/07/10

50

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER,

14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE

GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IVA Large Sideyard House

JAROSZ, ROSELLO & BALBOA

ARCHITECTURE & TOWN PLANNING

BUILDING USE

1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

PARKING

1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT

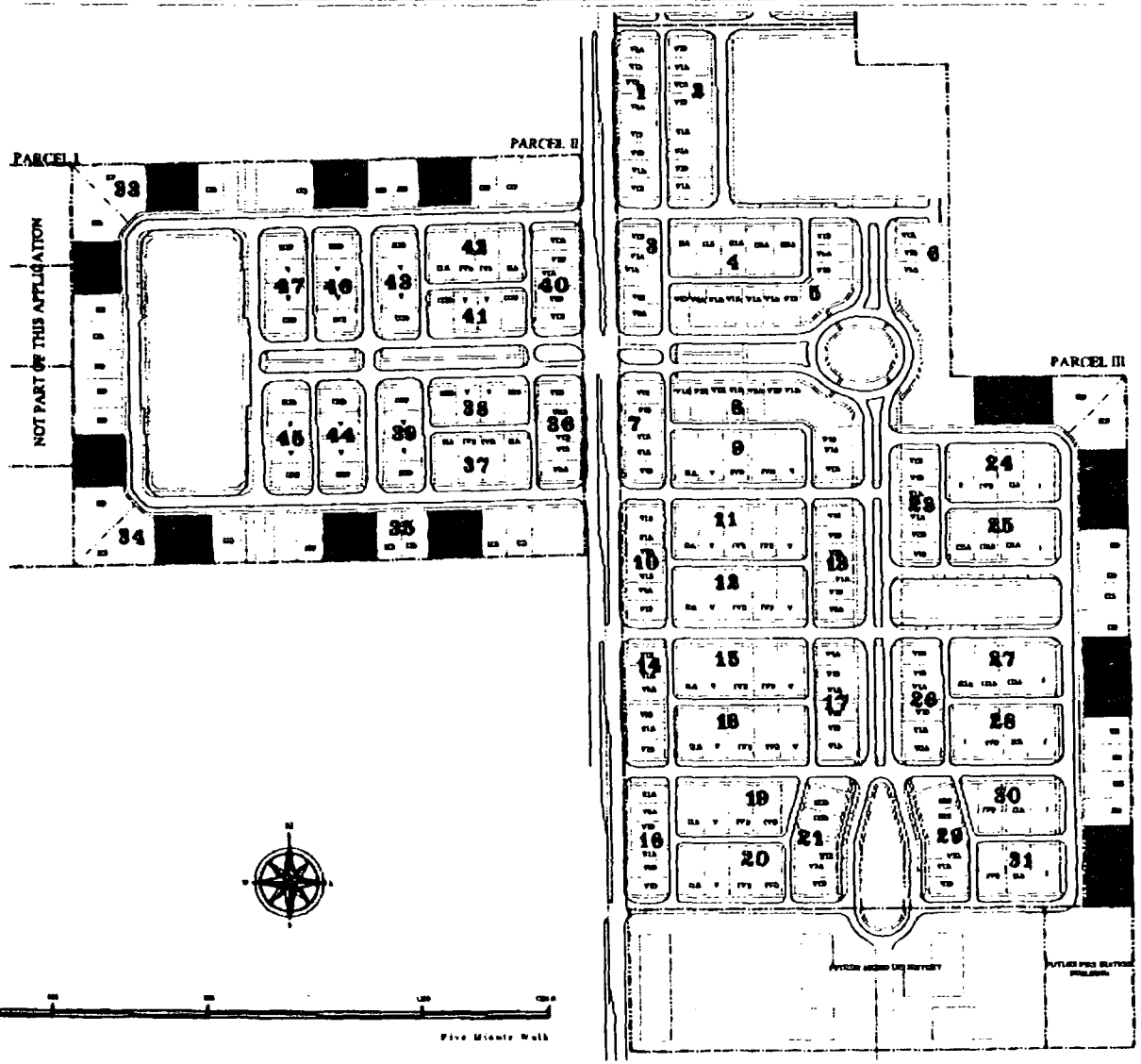
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

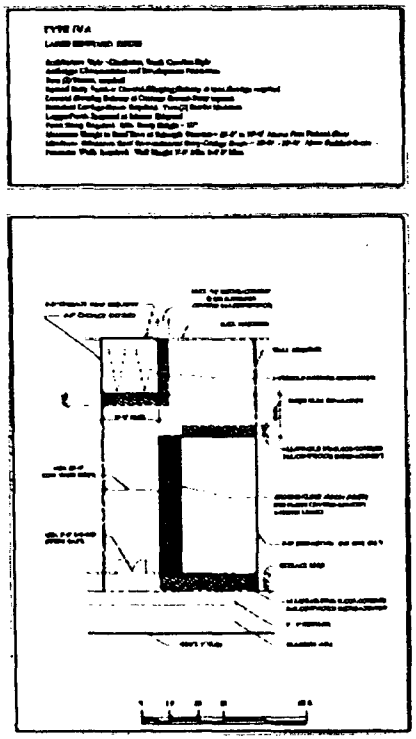
BUILDING HEIGHT

1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12 FLOOR TO CEILING.

LEGEND

- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- REQ'D CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION





Five Minute Walk

JULY 13, 1982

SHEET 11 OF 11

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

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IVB Small Sideyard House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING

BUILDING USE
1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR CUT BUILDING/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

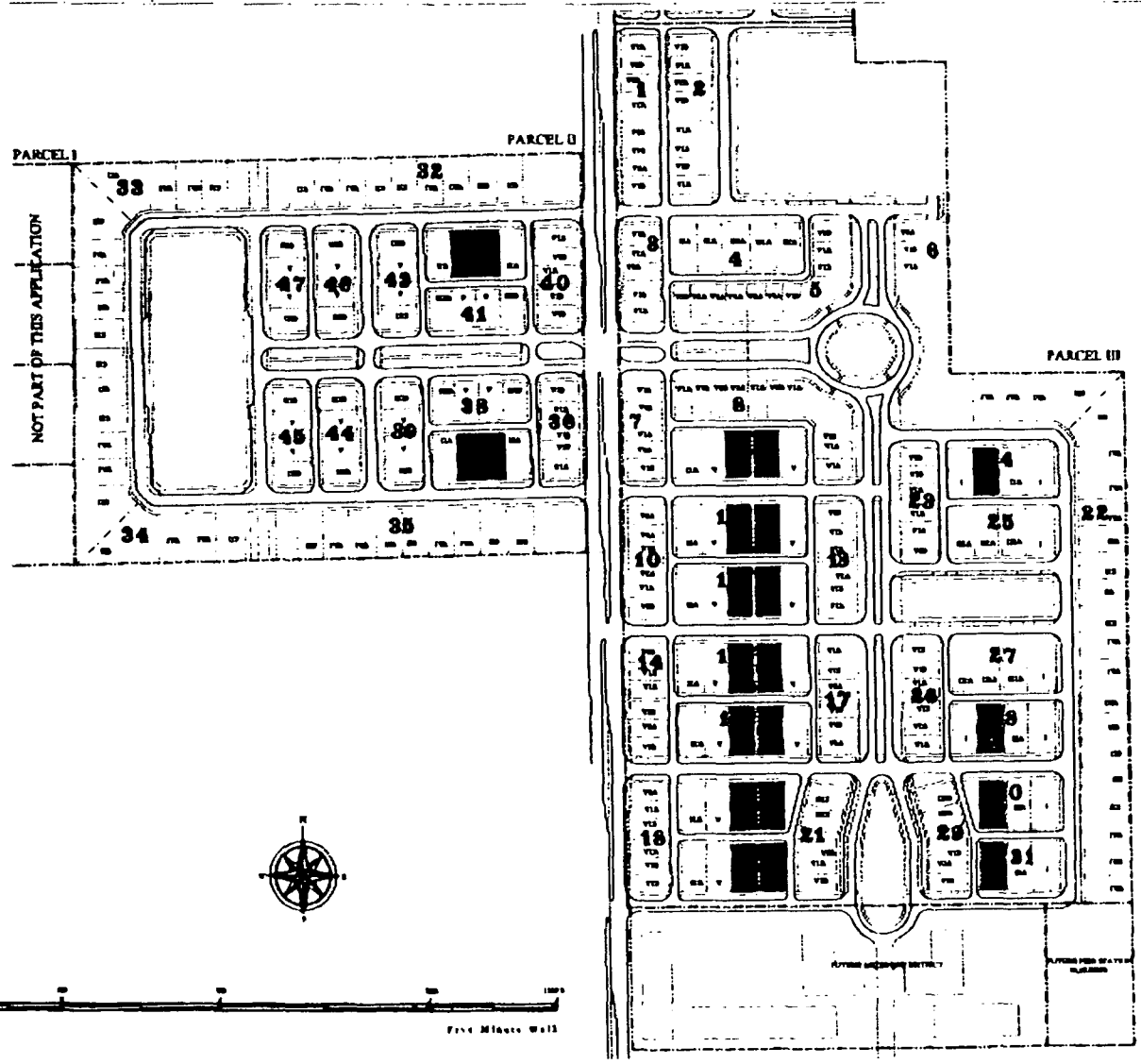
BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE

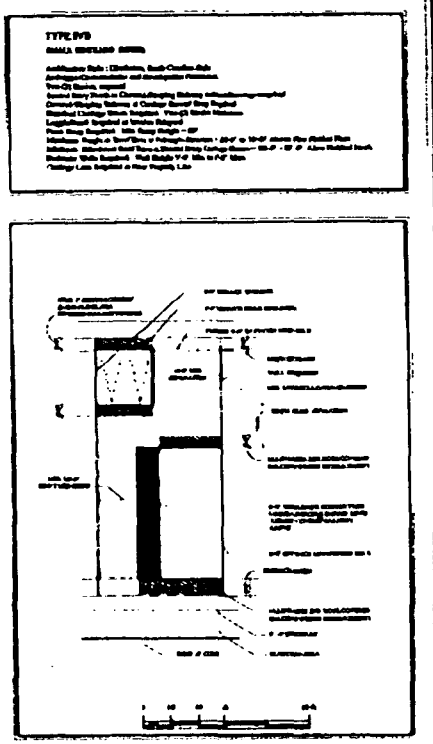
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM

PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTAND STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12 FLOOR TO CEILING.

LEGEND
- FREE TV TRIANGLE
- ALLOWABLE ENCROACHMENT
- SEQ'D CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION





Five Minute Walk

JULY 15, 1992

52

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER

34425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE

GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE V Small House

JAROSZ, ROSELLO & BALBOA

ARCHITECTURE & TOWN PLANNING

BUILDING USE

1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR CUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE

PARKING

1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM

PERMITTED ENCROACHMENT

1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT

1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NET TO EXCEED 12 FLOOR TO CEILING

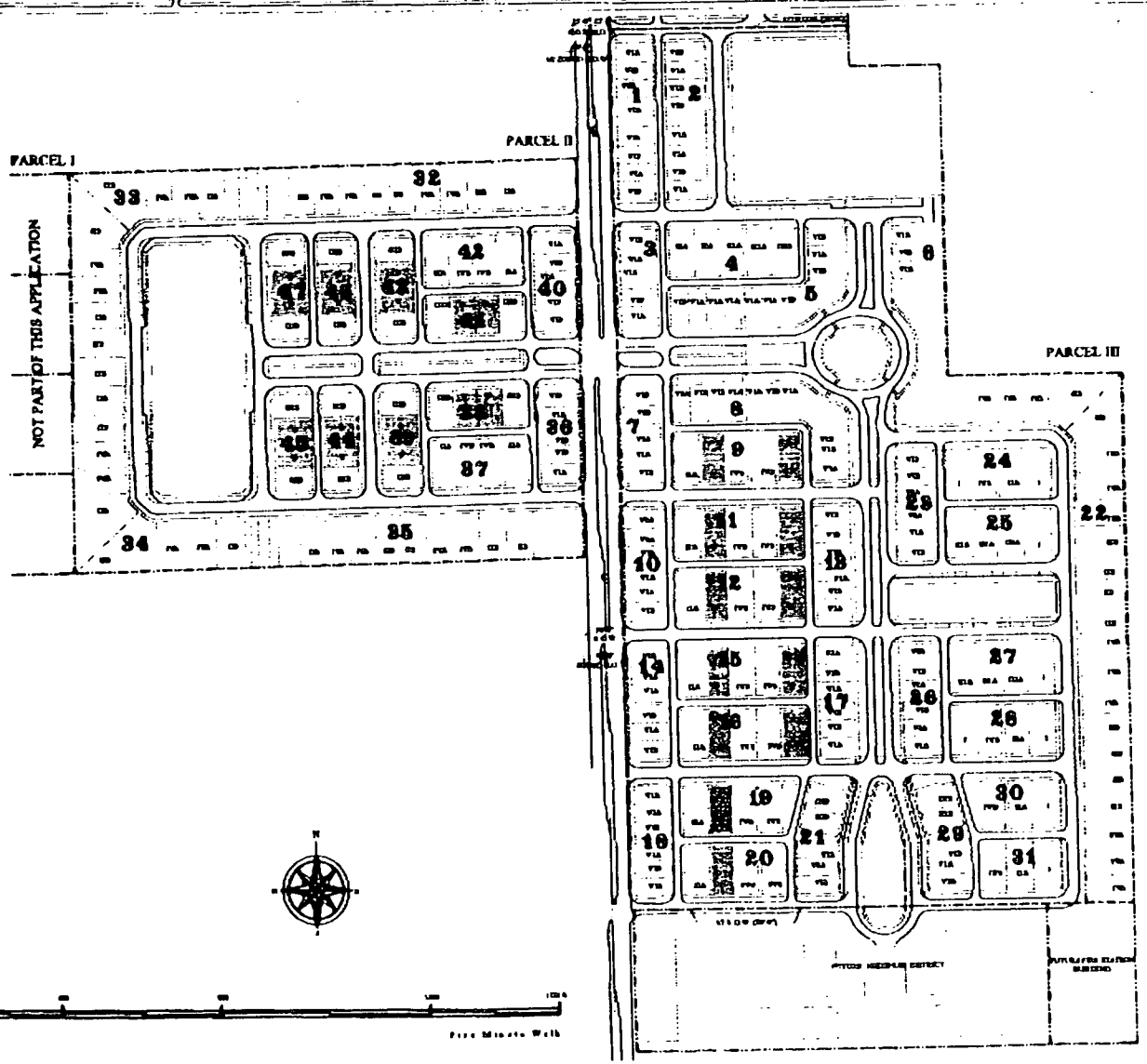
LEGEND

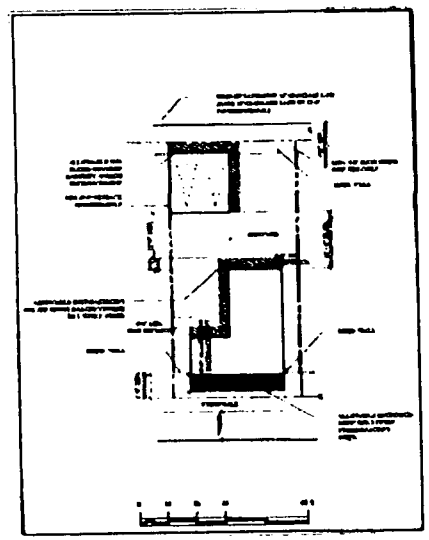
VISIBILITY TRIANGLE

ALLOWABLE ENCROACHMENT

REQ'D CHARACTERISTIC LOCATION

HOUSE TYPE LOCATION





CONCEPTUAL ELEVATION

JULY 8, 1993

SHEET 17 OF 21

53

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER

10425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE

GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE VIA Small Attached House

JAROSZ, ROSELLO & BALBOA

ARCHITECTURE & TOWN PLANNING

[illegible]

BUILDING USE

1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

PARKING

1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT

1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED ROOF TANKS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
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BUILDING HEIGHT

1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 17 FEET TO CEILING.

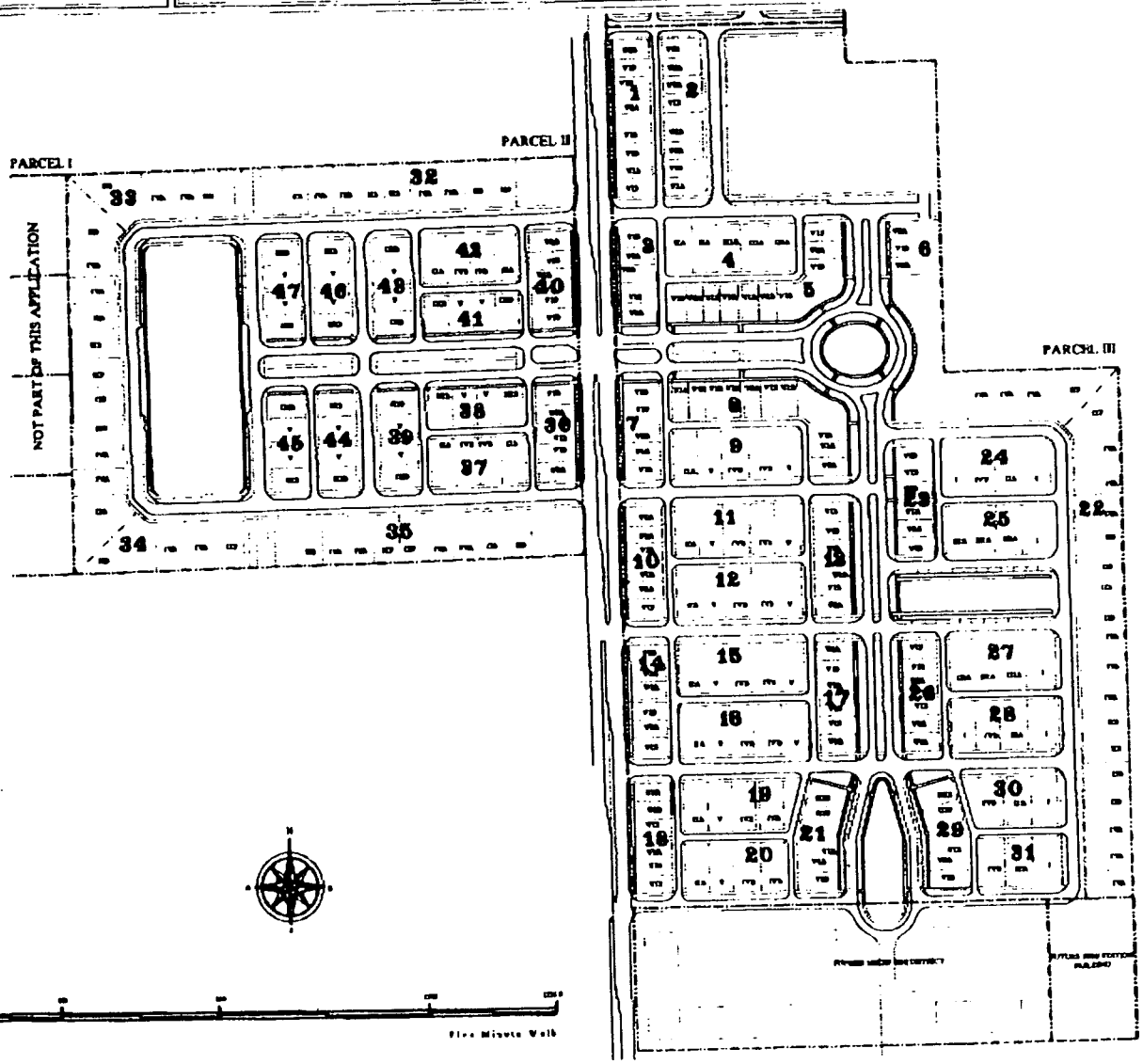
LEGEND

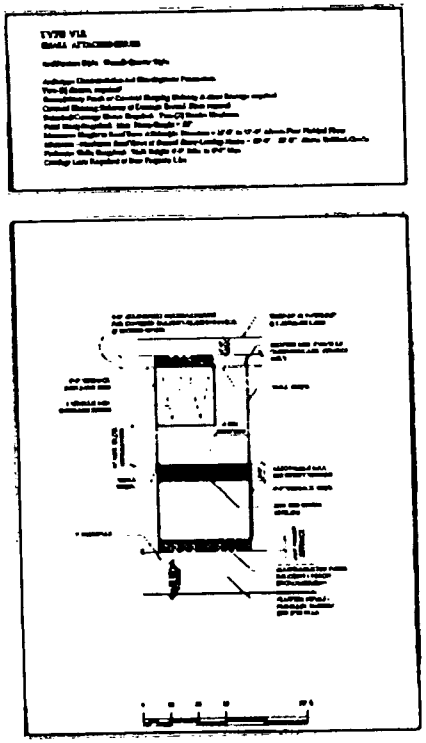
VISIBILITY TRIANGLE

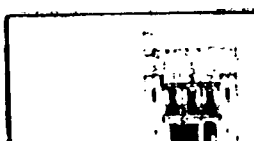
ALLOWABLE ENCROACHMENT

SHED CHARACTERISTIC LOCATION

SERIES TYPE LOCATION







CONCEPTUAL ELEVATION

JULY 15, 2003

SHEET 1 OF 2

07/07/2004 14:14 PM

54

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

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE VIB Large Attached House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING

BUILDING USE
1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GARAGE, CONSERVATORY

BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT
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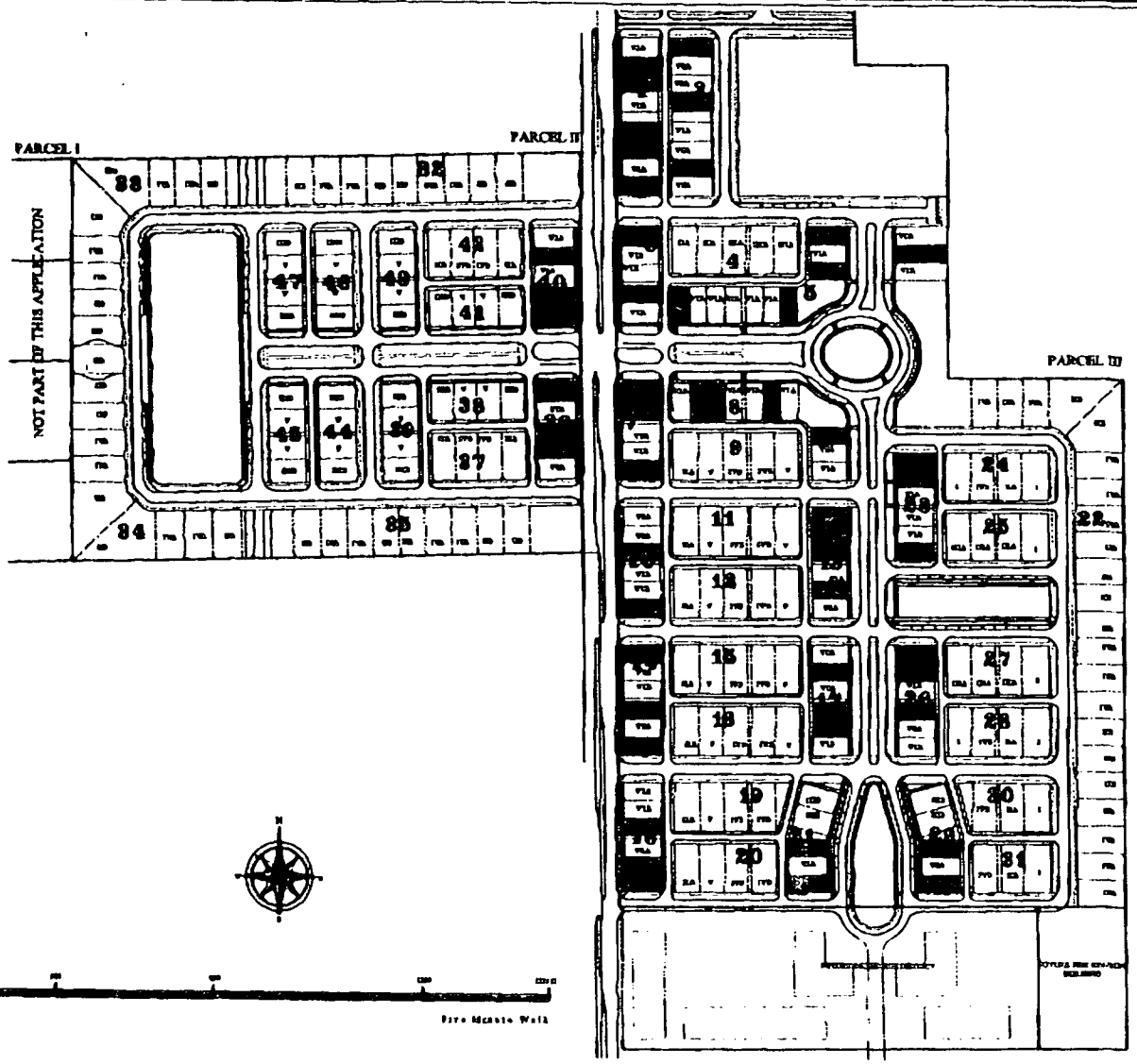
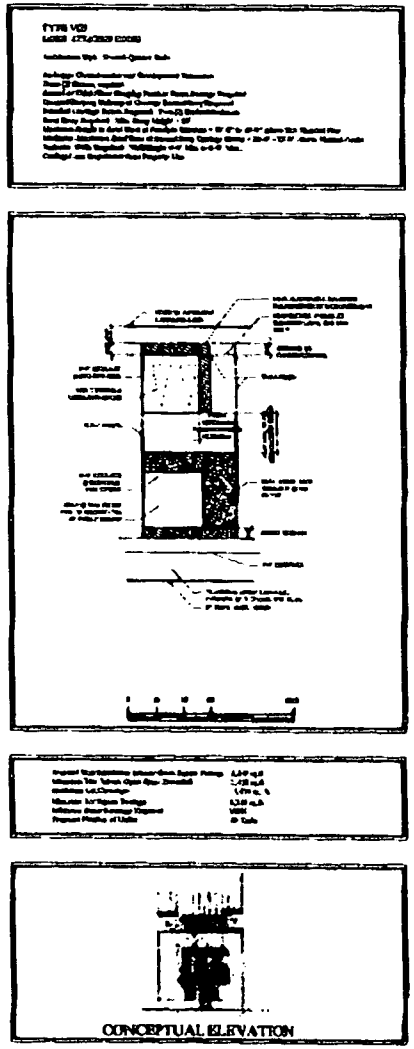
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12' FLOOR TO CEILING

LEGEND
VISIBILITY TRIANGLE
ALLOWABLE ENCROACHMENT
REQW CHARACTERISTIC LOCATION
HOUSE TYPE LOCATION





JULY 15, 1987

SHEET 15 OF 21

55

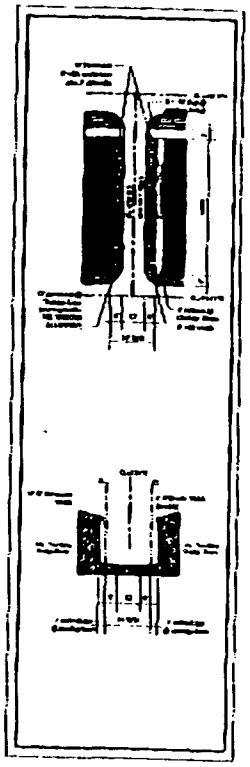
G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

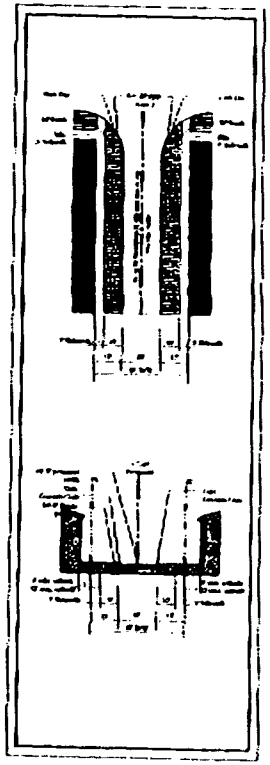
STREET TYPES AND STREET SECTIONS

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING

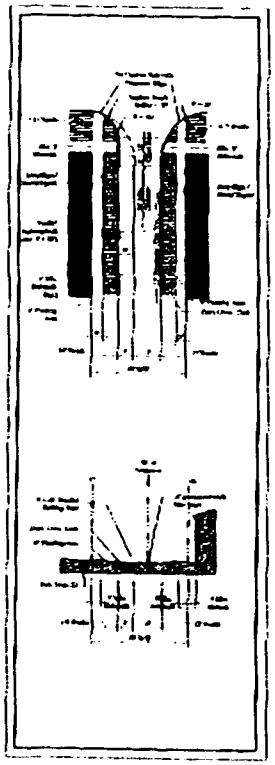
T = 24'
Carriage Lane
(One Way Traffic)



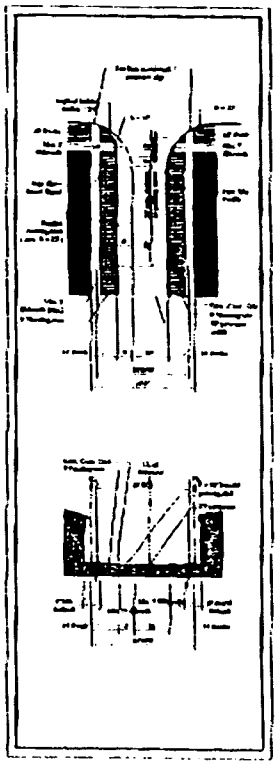
T = 50'
Minor Road
(Two Way Traffic)



T = 50'P (Modified)
Minor Road w/
Parallel Parking



T = 56'
Minor Road w/
Parallel Parking



NOTE:
NO TRUCKS ALLOWED IN CARRIAGE LANES

LEGEND
SUBJECT PROPERTY
DRAINED AREAS

SCALE 1" = 50'

JULY 11, 1987

SHEET 8 OF 11

56

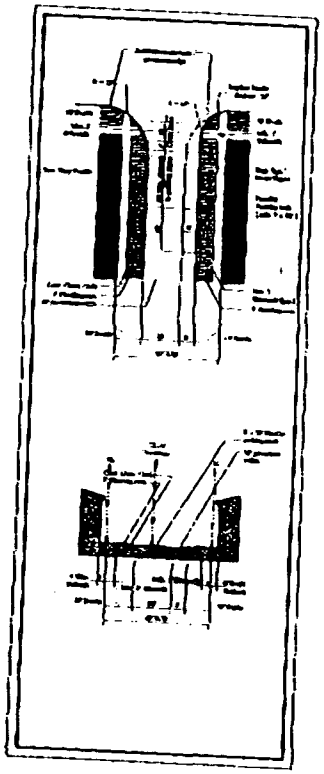
G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI-DADE COUNTY, FLORIDA

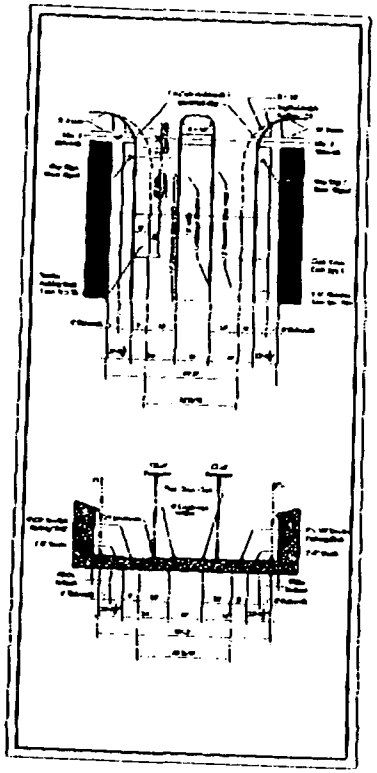
STREET TYPES AND STREET SECTIONS

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING

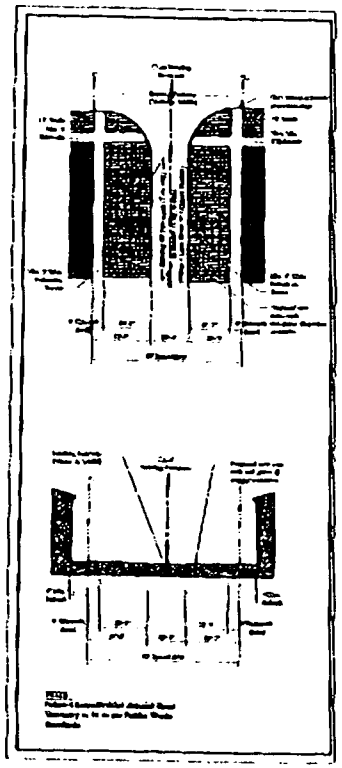
T = 62'
Minor Road w/
Parallel Parking



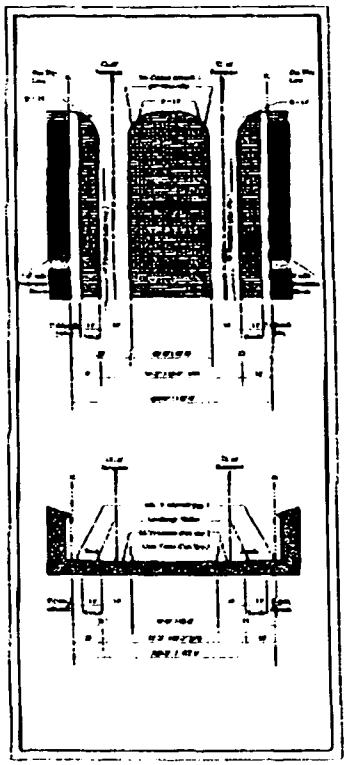
T = 91'
Boulevard



T = 80'
Zoned R.O.W.
(Existing Condition Shown)



T = 106' / 112'
Main Street



NOTE:
NO VEHICLES ALLOWED IN CARRIAGE LANES

LEGEND

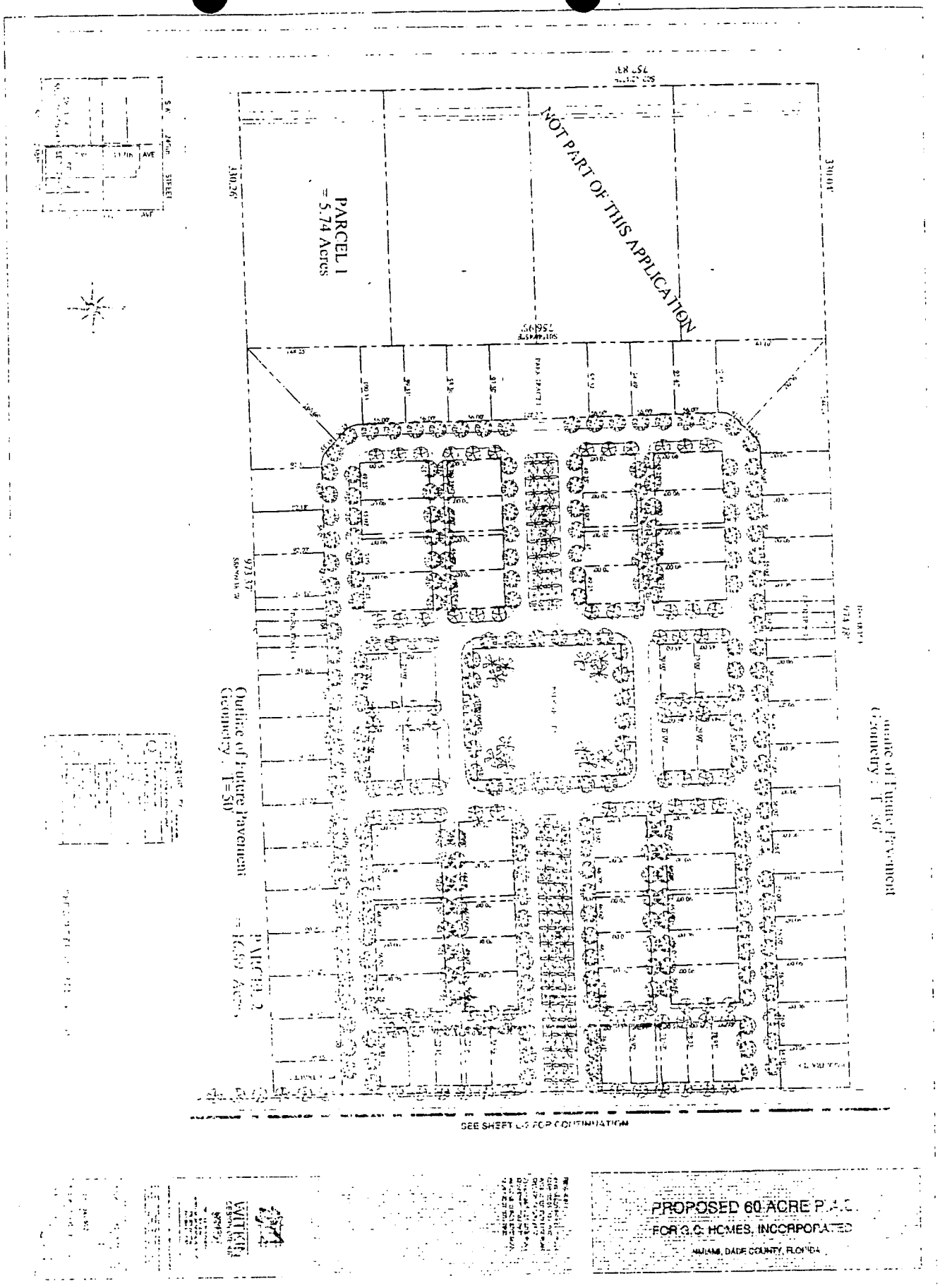
SUBJECT PROPERTY

GRADED AREAS

SCALE 1" = 50'

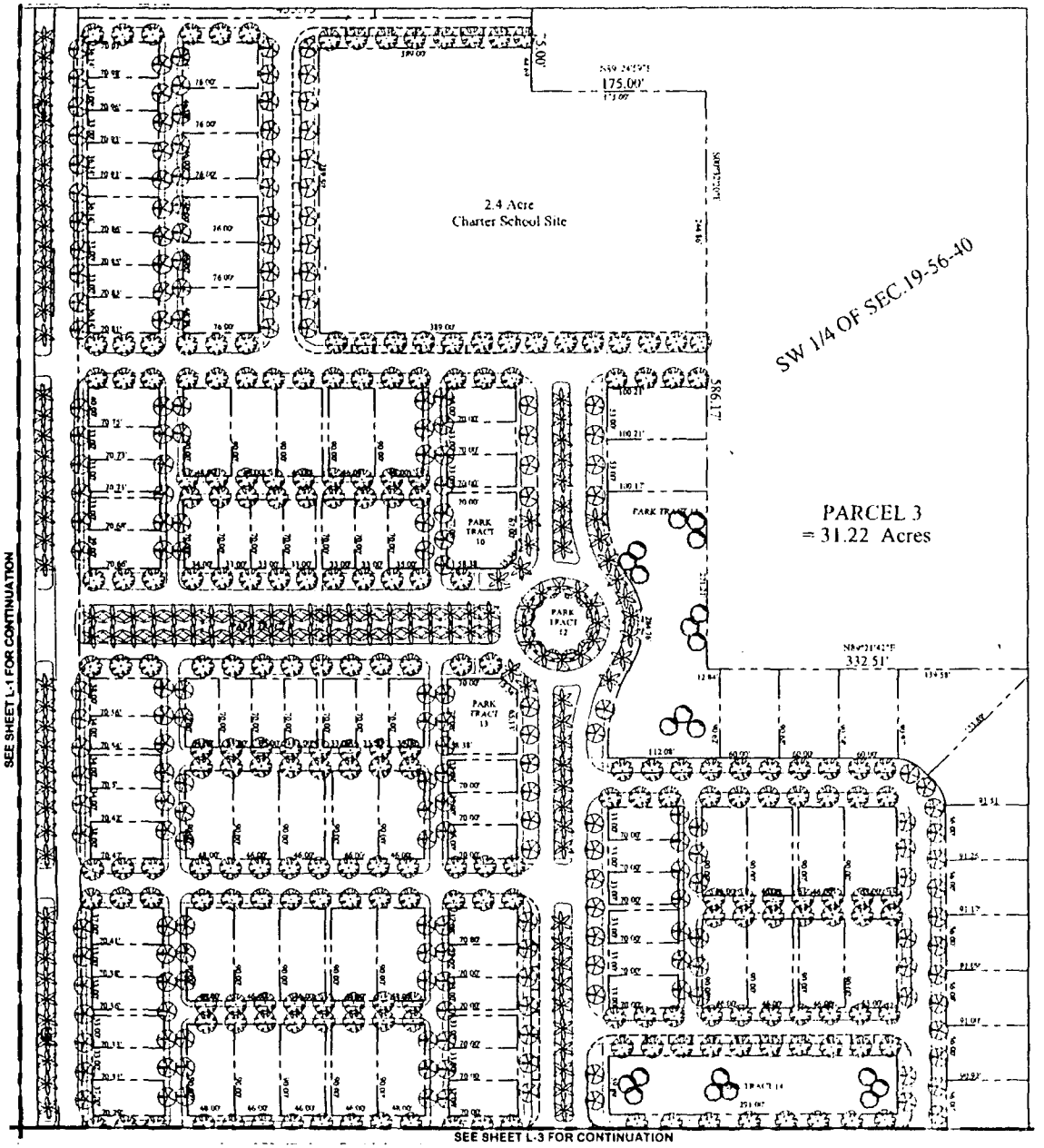
JULY 15, 2002

SHEET 61 OF 71

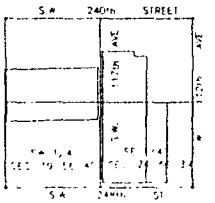

NOT PART OF THIS APPLICATION
PARCEL 1
= 5.74 Acres
330.26'
330.04'
Outline of Future Pavement
Geometry : T=50'
PARCEL 2
SEE SHEET L-2 FOR CONTINUATION
PROPOSED 60 ACRE P.A.C.
FOR G.C. HOMES, INCORPORATED
MIAMI, DADE COUNTY, FLORIDA

7/9/02

58



SEE SHEET L-3 FOR PLANT LIST



PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES, INCORPORATED
MIAMI-DADE COUNTY, FLORIDA

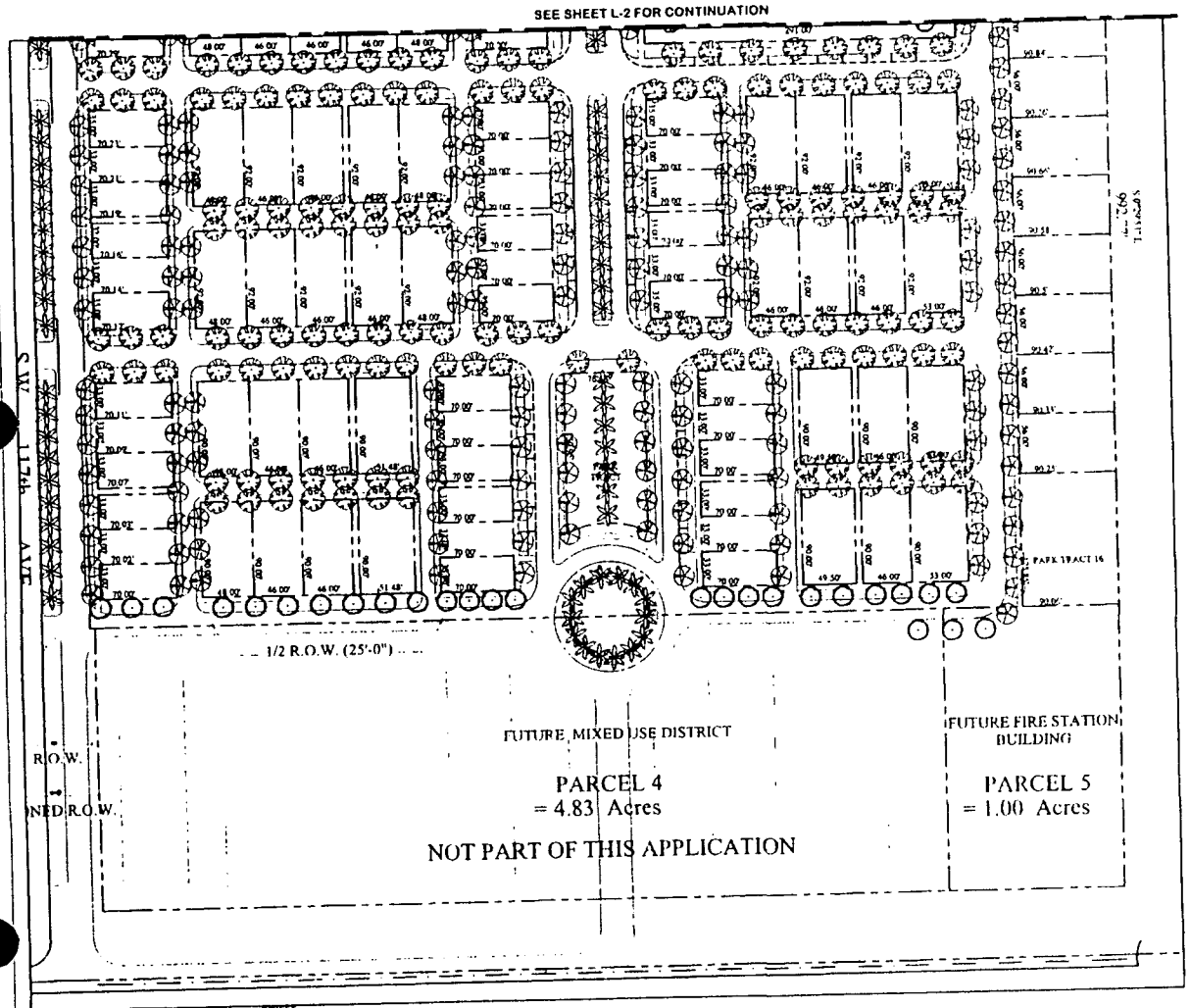
WITKIN
DESIGN GROUP

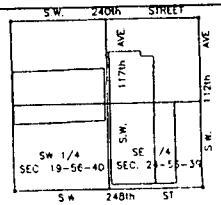
L-2

2/9/06

59

SEE SHEET L-2 FOR CONTINUATION





SITE TREE LIST

[illegible]	[illegible]	[illegible]	[illegible]

NOTES: [illegible]

SITE TREE REQUIREMENTS			
	SITE DATA	TREES REQ.	TREES PROV.
STREET TREES	[illegible] L.F. TOTAL @ 1 TREE PER [illegible] L.F.	[illegible]	[illegible]
LOT TREES	[illegible] DWELLING TOTAL @ 3 TREES PER LOT	[illegible]	[illegible]
ADDITIONAL SITE TREES	N/A	N/A	[illegible]
TOTAL TREES	N/A	[illegible]	[illegible]

NOTES

*ESTIMATED NUMBER OBTAINED BY CALCULATING TOTAL LINEAL STREET FRONTAGE (41,420 L.F.) AND SUBTRACTING STREET FRONTAGE AT FUTURE DRIVEWAYS (266 UNITS @ 20 L.F. EACH EQUALS 5320 L.F. OF DRIVEWAYS)

**NUMBER INCLUDES ESTIMATED AMOUNT OF LOT TREES PROVIDED FOR ENTIRE SITE BASED UPON TYPICAL UNIT LANDSCAPE PLANS ON SHEET L-4

***NUMBER INCLUDES QUEEN PALMS (2:1) AND GREEN BUTTONWOOD TREES (1:1) INDICATED IN THE COMMON AREAS OF OVERALL SITE PLANTING PLAN

****AS PER DADE COUNTY CODE, 18,100 SHRUBS SHALL BE PROVIDED (10 SHRUBS FOR EACH TREE REQUIRED)

PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES, INCORPORATED
NIMAM, DADE COUNTY, FLORIDA

REVISION

[illegible]

WITKIN
DESIGN GROUP

TITLE LANDSCAPE PLAN

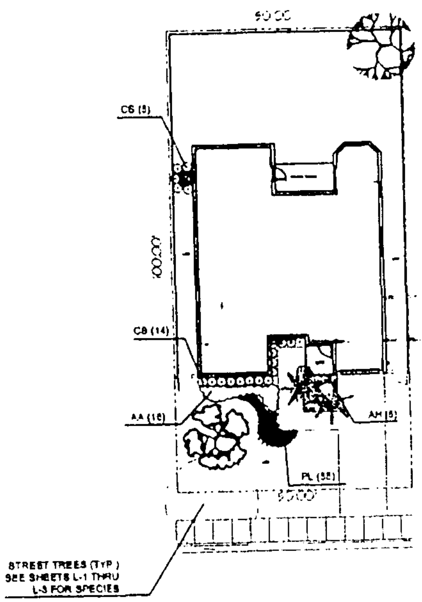
DATE [illegible]

SCALE [illegible]

DRAWING NO. L-3

7/9/02
AW

60



LANDSCAPE LIST

1	[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]
18	AA	[illegible]	[illegible]
6	AH	[illegible]	[illegible]
19	CS	[illegible]	[illegible]
38	PL	[illegible]	[illegible]
[illegible]	Lawn	[illegible]	[illegible]

LANDSCAPE LEGEND

Ordinance 96-[illegible]

ZONE DISTRICT: [illegible]

[illegible]	[illegible]	[illegible]
TREES	3	3
Trees per Net Lot [illegible]	[illegible]	[illegible]
Street Trees	4	4
TOTAL NUMBER OF TREES		
SHRUBS (10 shrubs for each tree req.)	40	40

[illegible] Chapter [illegible] Dade County Code

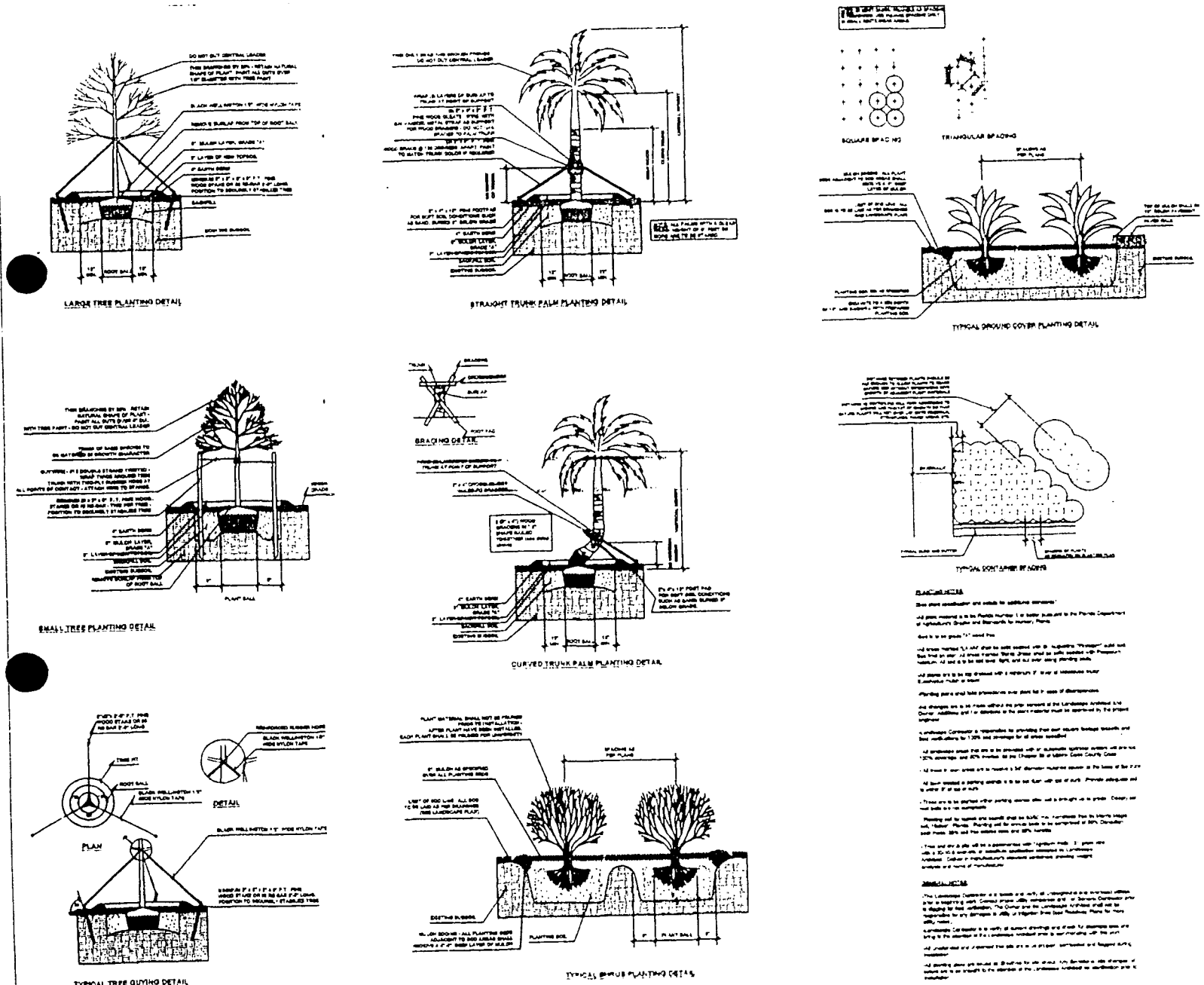
PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES, INCORPORATED
MIAMI-DADE COUNTY, FLORIDA

REVISION

WITKIN DESIGN GROUP

L-4

7/9/02



PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES, INCORPORATED
NIAMI (DADE COUNTY) FLORIDA

WITKIN DESIGN GROUP

L-5

7/9/02

62

G.C. HOMES, INCORPORATED

OWNER - FOUNDER

14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE

GOULDS, MIAMI - DADE COUNTY, FLORIDA

SITE PLAN & TABULAR DATA

JAROSZ, ROSELLO & BALBOA

ARCHITECTURE & TOWN PLANNING

3326 MARY STREET SUITE 500 COCONUT GROVE, FLORIDA 33133

TELEPHONE: 305 446.0800 FACSIMILE: 305 447.1177 MAIL @ JRDARCHITECTURE.COM

QUANTITATIVE DATA

1.) PROPERTY ZONING DESIGNATION = Agricultural

2.) PROPOSED ZONING DESIGNATION = Planned Area Development

3.) SUBJECT PROPERTY SIZE (GROSS) & BUILDING COVERAGE @ GROUND LEVEL = 31.22 Acres (1,359,943.23 sq.ft.)

3a.) LOT COVERAGE = 6.0 Acres (261,604 sq.ft.)

4.) PRIVATE ROADS & PARKING AREAS = None

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

Total R/W Dedicated= 10.98 Acres

Net Development Tract= 20.24 Acres (881,654.4 sq.ft.)

Required Total Open common space= 31.%= 6.27 Acres
Provided Total Open common space= 32.66 % = 6.61 Acres

Req. 1 common open space Req'd. = 60 %= 3.76 Acres
Col. 1 common open space Provided = 63.36% = 6.11 Acres

Req. 2 common open space Req'd. = 20 % = 1.25 Acres
Col. 2 common open space Provided = 25.52% = 1.60Acres

6.) PRIVATE OPEN SPACE PROVIDED = 9.51 Acres (414,365 sq.ft.)

7.) WATER BODIES = NONE

8.) PUBLIC FACILITIES = NONE

9.) PUBLIC ROADS
1. Dedicated R/W = 10.98 acres (478,289 sq.ft.)
2. Area of Pavement = 5.45 acres (237,402 sq.ft.)
*roads are proposed to be 100% public ownership

10.) PROPOSED IMPERVIOUS AREA = 11.43 Acres (36.7%)

11.) PROPOSED PERVIOUS AREA = 19.77 (63.33%)

12.) PROPOSED DENSITY
A. Gross Density:
Base Period = 5.86 units/acre

13.) TOTAL DWELLING UNITS PROPOSED = 183 units

14.) DWELLING UNIT MIX:
A.) 183 units - 1. Attached Units = 110 units
2. Detached Units = 73 units

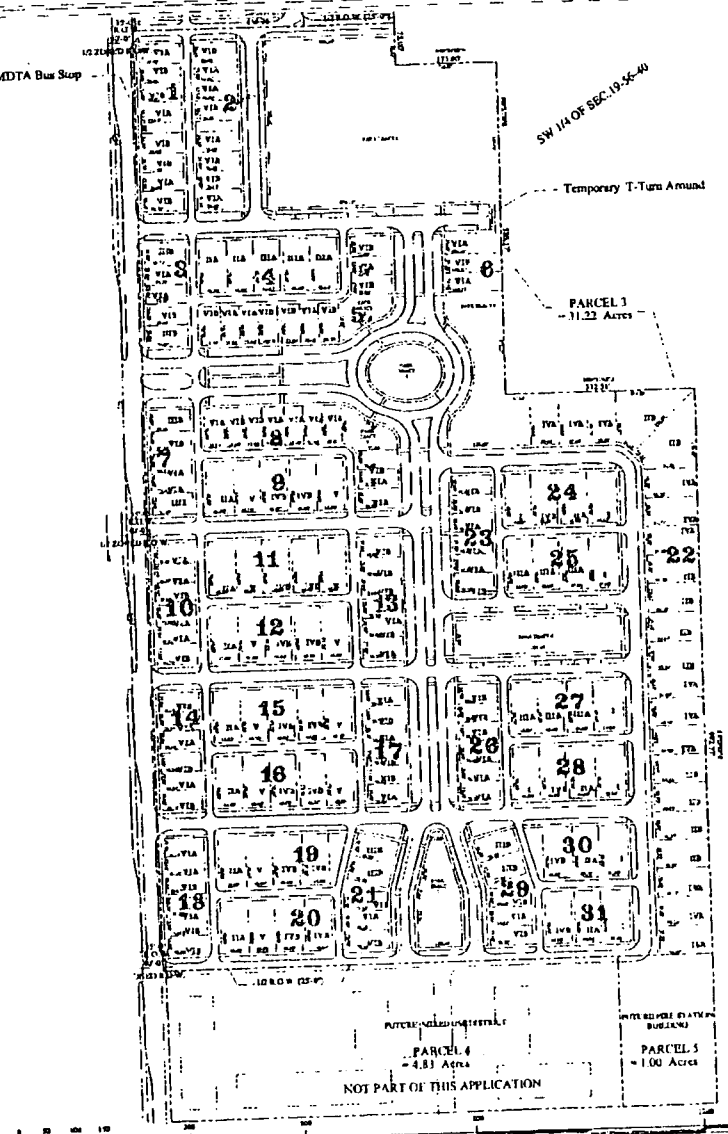
15.) TOTAL NUMBER OF BEDROOMS PROPOSED = 650 Bedrooms

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 [illegible]
Private [illegible]



QUANTITATIVE DATA

20.) TOTAL GREENSPACE: Private & Common Open Space (including R/W)
= 19.77 Acres (861,102.2 sq.ft.)
63.33%

21.) PRIVATE OPEN SPACE:
1. Minimum provided = 1,095 sq.ft.
2. Average provided = 2,365.38 sq.ft.

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

A.) 183 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	28	
TOTAL:	394	400

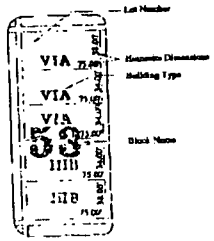
23.) ACREAGE DEDICATED TO PUBLIC FACILITY = NONE

24.) TOTAL TREES R'QD & PROVIDED
see landscape drawings

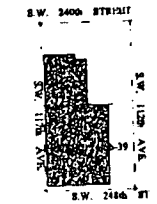
25.) TOTAL SIDEWALKS PROVIDED
= 1.78 acres
(77,810.26 sq.ft.)

26.) MINIMUM DWELLING SIZE R'QD
A) Detached (ground floor area) = 650 sq.ft. req'd
= 1,056 sq.ft. provided
*B.) Attached (ground floor area) = 550 sq.ft. req'd
= 1,056 sq.ft. provided

LEGEND
SCALE: NTS



LOCATION MAP
SCALE: NTS



SHEET 3 OF 21

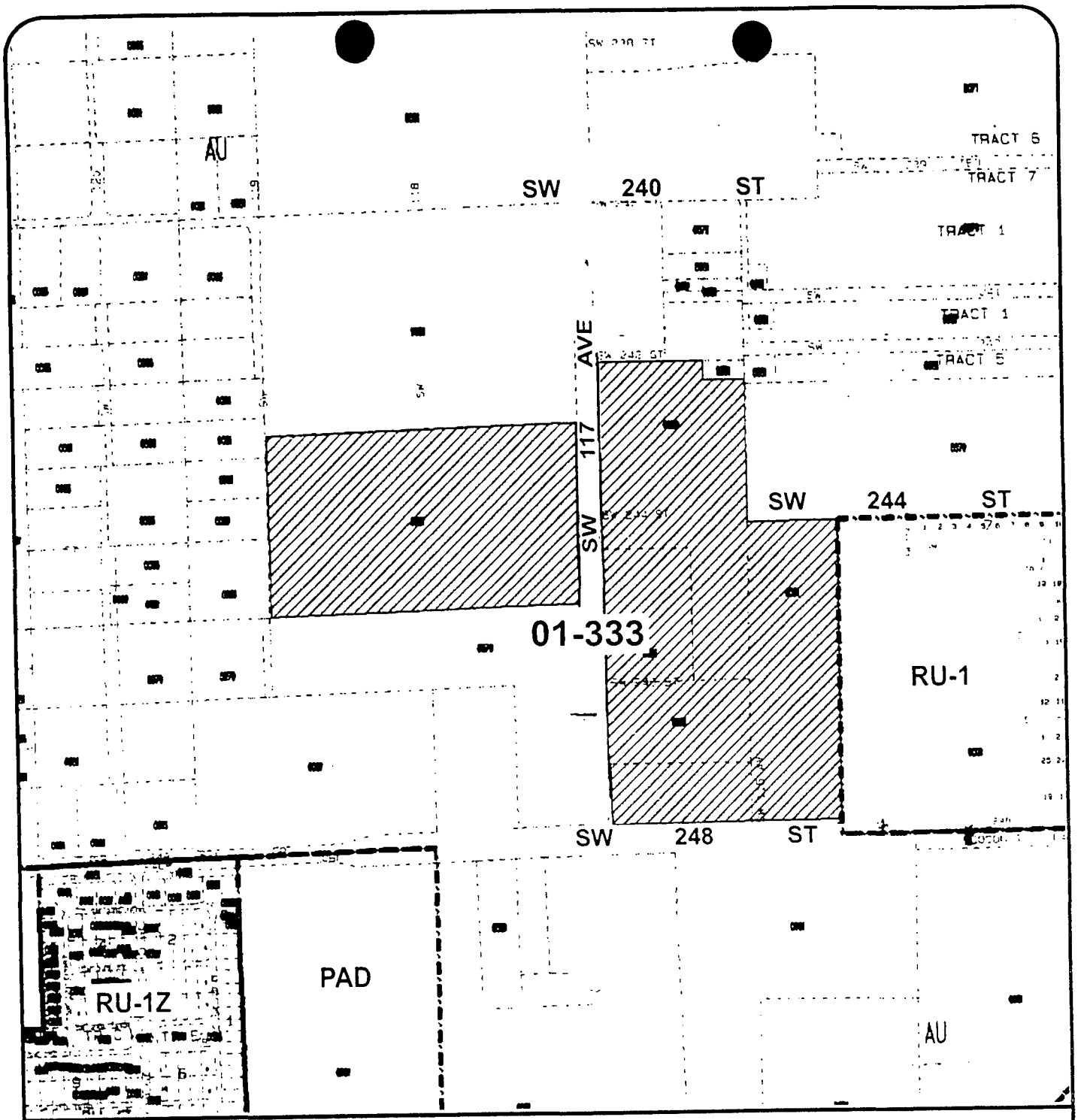
RECEIVED
01-333
JUL 15 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

AUGUST 2, 2001

BY

01-333
ROBERT BOREK, ET AL

C-15



MIAMI-DADE COUNTY
HEARING MAP

S C A L E
0 600'
N

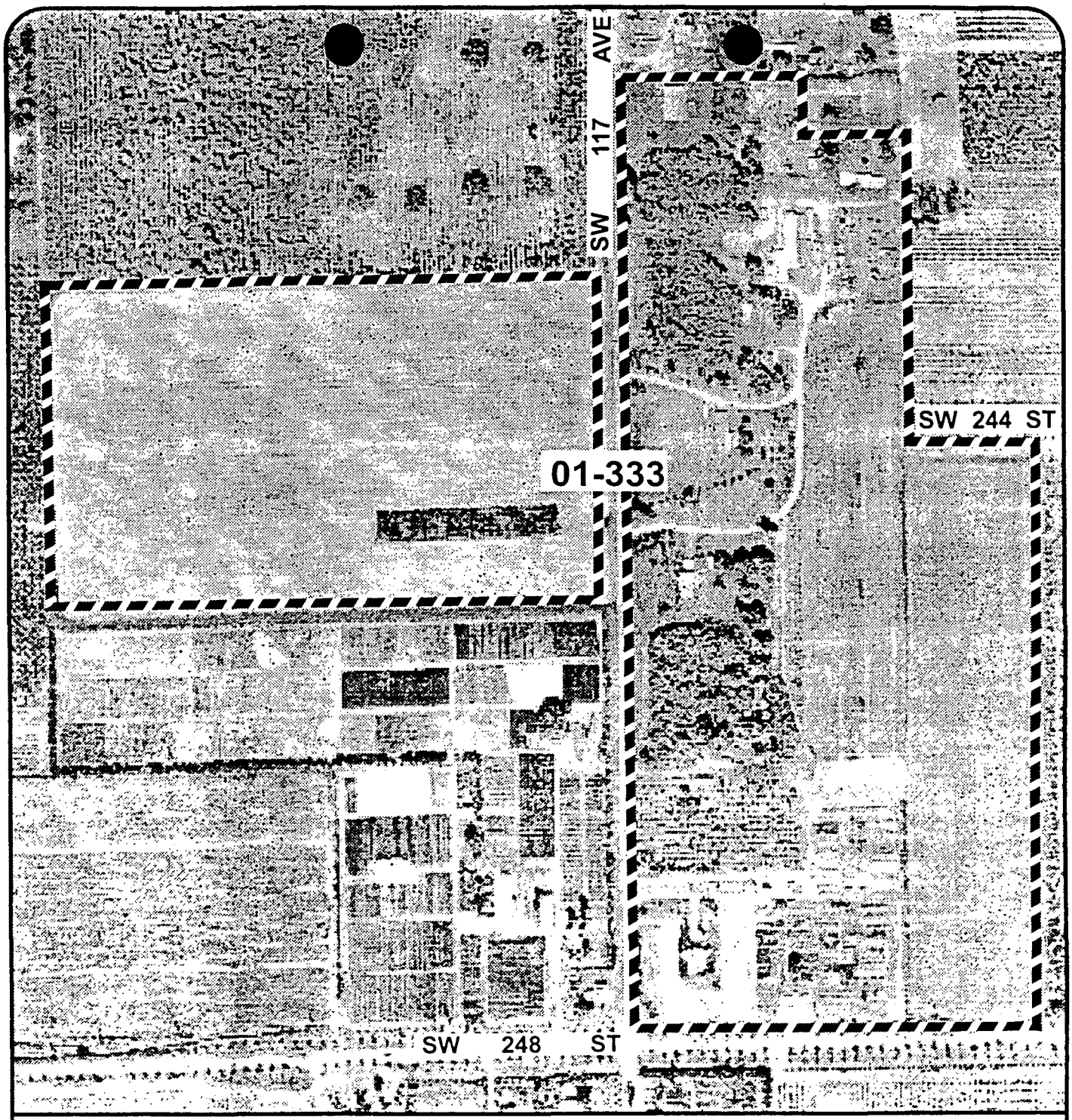
SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 01000333
Applicant: ROBERT BOREK ET AL
District Number: 08
Zoning Board: C15
Drafter ID: DIONNE
Scale: 1:600'

MIAMI-DADE

G. ZONING DRAFTING 01-333 09/01

63



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 01000333
Applicant: ROBERT BOREK ET AL
District Number: 08
Zoning Board: C15
Drafter ID: DIONNE
Scale: NTS

MIAMI-DADE

G ZONING DRAFTING 01-333. 09/01

C. ROBERT BOREK, ET AL
Applicant

02-6-CZ15-1 (01-333)
Area 15/District 8
Hearing Date: 7/30/02

Property Owner (if different from applicant) **Robert Borek, Jody Vaccaro, Richard Vitta, Claude Daigle, Sara Daigle, Wilfred Vick, and Pamela Vick.**

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

If so, who are the interested parties? G. C. Homes, Inc.

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

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

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Robert Borek, Et Al
APPLICANT

North of SW 248 ST and both sides of SW 117 AVE, Miami-Dade County, FL
ADDRESS

07/30/2002
DATE

01-333
HEARING NUMBER

ENFORCEMENT HISTORY:

5/13/02 No violations

DEVELOPMENTAL IMPACT COMMITTEE
RECOMMENDATION TO COMMUNITY ZONING APPEALS COUNCIL 15

APPLICANT: Robert Borek, et al **PH:** Z01-333 (02-6-CZ15-1)

SECTION: 19-56-40 & 24-56-39 **DATE:** July 30, 2002

COMMISSION DISTRICT: 8 **ITEM NO.:** C

==========

A. INTRODUCTION

- **REQUESTS:**

  (1) AU to PAD

  (2) SPECIAL EXCEPTION for site plan approval for a residential development.

  Plans are on file and may be examined in the Miami-Dade Planning and Zoning Department entitled, "Proposed 60 Acre PAD" as prepared by Jarosz, Rosello & Balboa, dated revised 7/15/02 and consisting of 21 pages. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  The applicant is requesting a zone change from AU, Agriculture District, to PAD, Planned Area Development District and a special exception for a conceptual site plan approval in order to develop the subject property with 267 dwelling units consisting of 156 single family detached residences and 111 attached residential units.

- **LOCATION:** North of SW 248 Street and both sides of SW 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 60 Acres

- **IMPACT:**

  The proposed rezoning would allow the applicant to provide additional housing to the area. However, said uses would bring additional traffic and activity to the surrounding community and would impact public services.

B. ZONING HEARINGS HISTORY: None.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

Applicant Name: ROBERT BOREK, ET AL

Representative: Juan Mayol
Jo L. Dimps Jr.
Cary Nash
George Rosello
Katherine Welberg
Manuel Doterlocy

Hearing No. 02-6-CZ15-1 (01-333)

Objectors: Cynthia McGuire
Lewis Cantin
Bob Ford
Marshal Lasat
Mitch Feleon

Hearing Date: June 4, 2002

Resolution No. CZAB15-____-02

Motion:

Per Department ____

Per DIC ____

Approved as Requested ____

Denied Without Prejudice ____

Denied With Prejudice ____

Standard Conditions: ____

Deferred to: 7/30/02

Withdrawal ____

Other: Motion for Deferred

Revised plans accepted? YES ____ ____

Covenant accepted? YES ____ ____

	Yes	No	Absent
Daniel L. Adams	✓		
Leonard Anthony	✓		
Nina Betancourt			✓
Nancy McCue S	✓		
Paul S. Vrooman M	✓		
Timothy G. Sander		✓	

VOTE: 4 **TO** 1

EXHIBITS: YES ✓ NO ____

County Attorney: Ronald Bernstein

D. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Acceptable**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**Acceptable**
Signage:	**N/A**
Urban Design:	**Acceptable**

E. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development 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. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, 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

C. NEIGHBORHOOD CHARACTERISTICS:

SUBJECT PROPERTY	EXISTING ZONING	EXISTING LAND USE PLAN DESIGNATION
	AU, seasonal agriculture, single-family residences and a packing house	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SURROUNDING PROPERTY		
NORTH	AU, vacant parcel and plant nursery	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SOUTH	AU, plant nursery	Low Density Residential, 2.5 to 6 dwelling units per gross acre
EAST	AU and RU-1, seasonal agriculture and a single-family subdivision under construction	Low Density Residential, 2.5 to 6 dwelling units per gross acre
WEST	AU, seasonal agriculture	Estate Density Residential, 1 to 2.5 dwelling units per gross acre (SW 119 Avenue west) and Low Density Residential, 2.5 to 6 dwelling units per gross acre

This area west of the Homestead Extension of the Florida Turnpike (HEFT), north of Coconut Palm Drive (SW 248 Street) was once characterized with seasonal agriculture and plant nurseries. An old packing house lies on the north end of the site, east of SW 117 Avenue. A 54+-acre parcel located on the northeast corner of SW 248 Street and SW 112 Avenue was recently approved for a combined townhouse and single-family residential subdivision consisting of approximately 325 units. In addition, a 334-unit PAD was approved to the southwest of the subject property. The neighbourhood in which this parcel is located can be considered in a transition from rural agriculture to urban residential.

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 exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

F. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**141 additional students**
Planning & Zoning	**No objection**

G. RECOMMENDATION:

Approval of request #1 subject to the Board's acceptance of the proffered recordable agreement which among other things provides that development of the subject site be developed substantially in accordance with the submitted site plan; that the maximum number of dwelling units on the property be 267. Said agreement also provides additional quantitative data regarding number of bedrooms, building coverage, open space, residential density, nonresidential construction, private roads and private areas, and population projection.

Withdrawal of request #2 by the applicant because of a recently enacted Ordinance which has deleted the requirement for a special exception for site plan approval in conjunction with a zone change. The proffered covenant will tie the development to the plan reviewed and approved by the council.

The Council is of the opinion that the proposed zone change will be in keeping with the Comprehensive Development Master Plan (CDMP) residential designation for the subject parcel. When taking into consideration the reasonableness of the applied for rezoning in relation to the present and future development of the area, the Executive Council finds that the zone change request, with the acceptance of the proffered covenant, will permit a residential development which is **consistent** with the CDMP, and will not be contrary to the public interest. The Council also finds that the proposed development will be **compatible** with the surrounding area and would not be contrary to the public interest.

PROJECT DESCRIPTION

The applicant, Robert Borek et.al., is seeking a zone change from AU, Agriculture District, to PAD, Planned Area Development District and a special exception for a conceptual site plan approval in order to develop the subject site with a 267-unit residential development consisting of 156 single-family detached residences and 111 attached residences. The PAD District permits flexibility in the planning, design and development of communities and it encourages innovative approaches to the design of community environments. The integration of different housing types within the development is encouraged as well as the provision of necessary commercial, recreational and educational facilities conveniently located in relation to housing. The 48.11-acre subject property, which lies on the north side of SW 248 Street and on the east and west sides of SW 117 Avenue, is currently surrounded by a vacant property to the north, plant nurseries to the north and south, seasonal agriculture to the east and west, and a single-family subdivision under construction to the east. The Adopted 2005-2015 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 range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The site plan submitted for this application depicts the development of a residential development arranged along a system of interconnected pedestrian scaled streets and blocks. The residential community will be bifurcated by SW 117 Avenue but the proposed roadway design allows for direct connections to both sides of the avenue. The Plan's strength lies in the use of a hierarchy of streets that range from 24' wide carriage lanes to 106' wide boulevards. The variety of street types provides good orientation, excellent traffic dispersal and more interesting streetscapes. On the east side of SW 117 Avenue, a boulevard with landscaped medians commences north of SW 248 Street transverses a roundabout surrounded by park tracts at the geometric center of the parcel east of SW 117 Avenue and terminates at a 2.4-acre site reserved for a charter school located on the north side of the development. Continuing west, the boulevard crosses SW 117 Avenue and terminates at a park located in the western portion of the parcel. A number of streets intersect the aforementioned boulevard to directly connect to SW 117 Avenue or to the proposed residential street system and carriage lanes. A system of public open spaces clearly defined by the block's edge and in the form of squares, greens and parks are located off the boulevard and dispersed throughout the site. Some of the greens are placed on the periphery of the site, between single-family detached units while a number are placed at street level to serve as focal points. The greens offer outdoor passive recreation space for residents, complement focal points and provide foreground for future civic buildings. All of the proposed residential units except those along the periphery of the site will have garages placed at the rear of the lot. In order to access the garages, carriage lanes commonly known as alleys, are placed behind each lot. Placing garages away from the front elevation will minimize the visual impact of parked cars and create more attractive, pedestrian-friendly streets. Staff notes that the residential blocks will also incorporate uniform front setbacks to reinforce the definition of the street edge and the introduction of a variety of housing types such as

townhouses, single family detached and courtyard will help to enhance the aesthetics of the residential community.

COMMENTS AND MAJOR CONCERNS

Ordinance Number 75-47 charges the Developmental Impact Committee (DIC) to address applications with respect to: (I.) conformance with all applicable plans; (II.) environmental impact; (III) impact on the economy; (IV.) impact on essential services; and (V.) impact on public transportation facilities and accessibility.

The following comments address these specific charges with regard to the subject application:

I. CONFORMANCE WITH ALL APPLICABLE PLANS

A. RELEVANCE TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICABLE CDMP GOALS, OBJECTIVES AND POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

The Adopted 2005 and 2015 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. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The requested residential development has been determined to be **consistent** with the Comprehensive Development Master Plan Land Use map.

Evaluation by the Department of Planning and Zoning Director

The Department of Planning and Zoning does not object to the requested district boundary change and special exception for site plan approval to develop the subject 48.11-acre parcel with a Planned Area Development and recommends approval of the zone change and approval with conditions of the special exception. Staff points out that the PAD zoning requires a development agreement that the applicant intends to proffer. Said agreement provides for a restriction of the residential density, a development schedule and quantitative data pertaining to roadways, number of bedrooms, population projection for the development and types of dwelling units. This application would allow the applicant to provide additional housing for the community. Staff notes that as proposed the residential community meets the guidelines and requirements of the Miami-Dade Urban Design Manual adopted through Resolution R-1360-98 by the Board of County Commissioners in December, 1998. The intent of the manual is to produce a public realm of attractive and comfortable places in which people are inclined to dwell. These principles help to define community character by the manipulation of blocks and streets, building setbacks, landscape, building height and massing and architectural articulation. The proposed PAD zoning would permit a density of 5.8 units per gross acre that is **consistent** with the Comprehensive Development Master Plan low density residential designation of this area that permits a maximum density of 6 dwelling units per gross acre. Further on May 1, 2001 the Community Council Zoning Appeals Board 15 approved a PAD district on the east side of theoretical SW 122 Avenue and south of SW 248 Street. Said request received approval of variances of roadway dedications and private open space. Staff notes that the current application does not require requests for variances of the requested PAD zoning district. In staff's opinion, PAD zoning in this area of Miami-Dade County would be compatible with the surrounding area and

would permit a development that would be consistent with the CDMP and would not cause undue burden on public services.

B. MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM

The General Services Administration Department has no objection to this application.

II. ENVIRONMENTAL IMPACT

A. WATER MANAGEMENT

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-suite retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard Environmental Resource Permit issued by DERM shall be required for the construction and operation of the required surface water system.

Site grading and development must comply within requirements of Chapter 11C of the Miami-Dade County Code. 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 Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

B. AIR QUALITY PRESERVATION

DERM staff from the Air Quality Management Division has reviewed the available information, and does not anticipate that this project will adversely impact the local air quality.

C. TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

D. WETLANDS

The subject is not jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, no review and permits will be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (305-526-7181), the State of 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 responsibility of the applicant to contact these agencies for their permit requirements.

III. IMPACT ON THE ECONOMY

It is estimated that for a total of 148 single-family residential units sold at $139,000.00 and 118 townhouse unit sold at $119,000.00, the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	$1,435,697.	$ 707,527.	$2,143,224.
Total Costs	1,193,620.	610,874.	1,804,494.
Net Fiscal Impact	$ 242,076.	$ 96,654.	$ 338,730.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of $242,076.00 and a net surplus of $96.654 to the School Board, for a combined total for both jurisdictions of $338,730.00.

IV. IMPACT ON ESSENTIAL GOVERNMENTAL SERVICES

A. POTABLE WATER SUPPLY

The subject property is located within the franchised water service area of the Miami-Dade Water and Sewer Department (MDWASD). The closest public water is an abutting 16-inch water main located along SW 248 Street. Connection of the proposed development to the public water supply system shall be required. The applicant shall connect to an existing 16 inch water main at SW 117 Avenue and SW 248 Street and extend north along SW 117 Avenue a new 16 inch water main to the NW corner of the subject property. Any of the water main extension inside the property shall be eight (8) inches minimum with two points of connection. The estimated demand for this project is 98,800 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

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.

Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts are use of drought tolerant plants, reduced use of turf grass, together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District (SFWMD).

B. *SEWER SERVICE*

The property is located within MDWASD's franchised sewer service area. The closest public sanitary sewer is a 20-inch force main located approximately 1,500 feet from this site. Connection of the proposed development to the public sanitary sewer system will be required. East of SW 117 Avenue the applicant shall connect to an existing manhole east of the property line. Any proposed sewer extension along the subject property shall be 8 inches minimum. West of SW 117 Avenue a regional pump station is required. The applicant shall connect to an existing 24 inch force main at SW 248 Street and SW 120 Avenue and extend east along SW 248 Street at a 24 inch force main to SW 117 Avenue and extend north along SW 117 Avenue to a new 12 inch force main to connect with a new pump station. Any sewer extension inside the developer's property shall be 8 inches minimum. At this time, the sanitary sewer system has adequate collection, transmission and treatment capacity to accommodate the flows that the proposed project will generate.

The wastewater flow is directed to pump station 30-0692B, then the South District Treatment Plant. All mentioned pump stations are operating within the mandated criteria set forth in the First Partial Consent Decree.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for

alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Sewage treatment and disposal for the area is provided by MDWASD's regional wastewater treatment and disposal facilities. These facilities have limited available capacity; consequently, approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection, and also with the provisions of the Environmental Protection Agency Consent Decree.

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, 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.

Concurrency Review Summary

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

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

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

C. *POLICE*

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

1. The development should comply with requirements of the Code of Miami-Dade County, with special attention given to the following:

    a. Section 27-276, Burglar Alarms

    b. Section 28-15(b)(3) and 28-15(g), Required improvements.

    c. Section 33-139, Names and numbers to comply with article; authority of Department of Planning and Zoning.

    d. Section 33-147, Numbering buildings.

    e. Section 33-149, Duty of owners of buildings.

2. Effective January 1, 2001, all burglar alarm systems shall require an annual registration with MDPD by the user. This includes all systems even if they are not monitored by an alarm monitoring company. Locations that have more than one alarm system require separate registration for each system. Information brochures are available at MDPD district stations.

3. Each building and residence should have address numbers conspicuously mounted, which are not less than three inches in height and easily observable from the roadway.

4. A lighted directory should be erected near each point of entry and at other appropriate locations within the development for rapid location of buildings by responding police and fire rescue vehicles.

5. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back to permit vehicle operators an unobstructed view of other traffic and pedestrians.

6. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.

7. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.

8. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity.

9. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.

10. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.

11. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.

Additional Comments

Police services are currently provided by the Miami-Dade Police Cutler Ridge Station (Police District 4) located at 10800 SW 211 Street. During the month of December 2001, based upon a district-wide statistical analysis, the average emergency response time was 5.3 minutes (includes dispatch time and travel). Station personnel answered 6,789 calls for police service and operated with 236 sworn officers, to deliver police service to an area of 726.7 square miles with a population of 189,900.

D. FIRE

Service Impact/Demand

1. Based on development information, this project is expected to generate approximately 100 fire and rescue alarms annually.

2. A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires 3 engines, telesqurts or tankers, 1 aerial, 1 rescue and an accompanying command vehicle. This assignment requires 20 firefighters and officers.

3. The desired response time to such project is 4 minutes for the first-in unit.

4. Required fire flow for this project is 2000 gpm with hydrant spacing no further than every 300 feet. Proper main extensions can be provided by MDWASD. Generally, for this type of development, up to 12-14 inch mains are required.

   The Fire Rescue Department's Water and Engineering Bureau, makes final determination regarding exact size and looping of water mains, and the number and placement of hydrants.

5. Fire Rescue impact fees fund primary and supportive facility and equipment needs generated by additional impact. The project's proportionate share of impact fees will be assessed at time of building permit.

Existing Services

1. The stations responding to a fire alarm will be:

Station	Address	Equipment	Staff	Response Time
5	13150 SW 238 St., Princeton	Rescue, Engine	7	4 - 6 mins.
34	10850 SW 211 St., Cutler Ridge	Rescue, Squrt Aerial, Battalion	8	4 - 6 mins.
52	12105 SW Quail Roost Dr. South Miami Hgts.	Advanced Life Support, Tanker	4	6 - 8 mins.
55	21501 SW 87 Ave. Saga Bay	Advanced Life Support Engine	4	8 - 10 mins.
6	15890 SW 288 St. Modello	Rescue, Tanker Battalion	8	10 - 12 mins.

2. The following units show a potential unavailability rate in excess of 20% during peak call hours:

Unit	Potential Unavailability During Peak Hours
Rescue 7	26.31%
Rescue 34	26.75%

3. Increased response times may result because of congestion on the following roadways:

SW 248 Street
U. S. 1
SW 112 Avenue

Site Requirements

The following site requirements pertain to the site plan submitted as part of this review. All site plans and gates (including future submissions and changes) must be reviewed and approved by the Fire Rescue Department's Water and Engineering Bureau prior to Executive Council Hearing.

1. Compliance with Ordinance 83-23 giving Police jurisdiction to issue citations for parking along frontage of all commercial development.

2. Emergency vehicle parking area is to be located in close proximity to the main entrances. Said area to be identified, per S.F.F.P.C.

3. Fire Department vehicle access is to be provided to as many sides of the structure as practical or as necessitated by the design of the structure and location of internal fire protection connector.

4. Fire access lanes must be capable of supporting 32 tons surfaced with solid pavement, natural or concrete stones or with grass turf reinforced by concrete grids or stabilized subgrade construction, which meet the standards of the Miami-Dade County Public Works Department. Such construction must be certified by a registered professional engineer of the State of Florida. Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches. Landscaping along these lanes must be approved and conform to landscaping plans. (Florida Fire Prevention Code).

5. Curb cuts for fire access lanes marked "Fire Lanes" in such a manner as to be easily visible from the road and clearly delineated with informational signs of not less than two square feet at each parcel. Parking on fire access lanes is to be prohibited.

6. A turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted). (Florida Fire Prevention Code).

7. All slopes in the project must be able to accommodate our largest aerial truck. This truck has the dimensions and angle requirements shown below:

Overall length:	46 feet, 10 inches
Bumper-to-bumper length:	32 feet
Wheelbase length:	256 inches
Angle of approach:	11 degrees maximum
Brake-over angle:	7 degrees maximum
Angle of departure:	8 degrees maximum

8. Aerial apparatus set-up sites at the corner of each building over three stories and at the center of buildings in excess of 125 feet in length.

9. Set-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction of the set-up sites will consist of a stabilized subgrade, which meets the standards of the Miami-Dade County Public Works Department, and "Grass Pavers" or an equally acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.

10. Maintenance of fire lanes provided by the owner.

11. Fire sprinkler system in accordance with S.F.B.C., South Florida Fire Prevention Code and adapted NFPA Codes.

    a. All fire main installation beyond backflow preventor detector check valve are to be done by a State Certified Fire Protection Contractor.

    b. "P.I.V." and "F.D.C." shall be located not less than 40 ft. from building. "Backflow Preventor" shall be located upstream from "P.I.V."

    c. "F.D.C." must be placed within 150 feet from a fire hydrant.

12. An identification system located at each entrance of the complex consisting of a framed lighted map of the development showing all structures and streets at adequate scale.

13. Lighted signs for identification on all structures within the development. Sign letters and numbers shall be 6" on front of building and 4" on the rear.

14. Limit dead ends to 150 feet and locate "Dead End" signs at the entrance of each area. In a fully sprinklered building, dead ends may 250'. (Florida Fire Prevention Code).

15. Minimum 15' gate width. Cannot be within turning radius.

16. Gated entrances to provide elevator lock box containing switch or lever to activate gate for fire department use.

17. Fire hydrants and fire protection appliances-clearances of seven and one-half feet in front of and to the sides and four feet to the rear shall be maintained. (Florida Fire Prevention Code).

Additional Comments

1. Contact the Miami-Dade Fire Rescue Planning Bureau at 786-331-4544 in regards to the Fire Rescue site.

2. Revise the driveways lying east and west of Park Tract 8 to reflect the correct driveway width.

3. Omit the median extensions from those medians lying north and south of park Tract 6 in order to allow continuous emergency vehicle access.

E. PARKS

Impact and Demand

The 266 dwelling units (148 single-family detached and 118 single-family attached) will produce a population of 762 people according to current population estimates prepared by the Research Division of the Planning and Zoning

Department. This population generates a need for 2.10 acres of local parkland, based on CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

The nearest community park is Goulds Park, located at 11350 SW 216 Street approximately 2 miles from this project. The nearest neighborhood park is Princetonian Park, located approximately one mile to the west of this project at SW 252 Street and SW 127 Avenue. The nearest district park is the Homestead Air Reserve Base Park, 212 acres in size, located at SW 268 Street and SW 127 Avenue, approximately one mile south of this project.

Facilities

Goulds Park contains a swimming pool, 2 recreation center buildings, running track, field center, lighted baseball field, 3 multipurpose courts, 4 tennis courts, tot lot, and parking lot. Princetonian Park contains a tot lot, multipurpose court, tennis court, and open play areas. Homestead Air Reserve Base Park is not yet developed, but is anticipated to have several lighted soccer/football fields, baseball fields, tennis center, recreation center, and a family aquatics center.

Manpower

Goulds Park has one recreation specialist II and three recreation specialist Is, with staff expanding in the summer to handle extra programming.

Proposed and/or Budget Service Expansion

This department has had approximately 24 acres of the "Royal Colonial Mobile Home Park" assigned to this department for development as a park. It is located south of this project on SW 280 Street, west of SW 147 Avenue. It is anticipated that this park will have lighted fields for baseball, soccer or football, multipurpose courts, and roller hockey courts. Because the plan is only preliminary, the manpower needs have not been determined at this time. It is anticipated that the maintenance funding will be from the general fund of the department.

Concurrency/Capacity Status

This application is located in Park Benefit District 3, which has a surplus of 329.90 acres of local parkland. Therefore, there is an adequate level of service for this application.

Site Plan Critique and Quality of Life Issues

The site plan has many small open area; those along the roads are to be considered to be extensions of the right-of-way, rather than useful parks. The largest tract is 1.17 acres in size and could be a suitable location for a tot lot children's playground, basketball court, picnic shelter, and seating areas. Some

of the smaller open spaces on the edges of the development could contain a tot lot children's playground.

F. SCHOOLS.

The requested 267 residential units (156 single-family units and 111 townhouses units) are expected to generate a student population of 141 students of which 76 will be elementary school students, 34 will be middle school students and 31 will be senior high school students.

The schools serving the proposed development are Pine Villa Elementary, Redland Middle, and Homestead Senior High.

The following population and facility capacity data are as reported by the Office of Information Technology, as of March 23, 2002:

	Student Population	*Permanent Utilization*	*Utilization Fish Design Capacity*	*Utilization Permanent + Relocatables Program Capacity*
		(1)	*(2)*	*(3)*
Pine Villa Elem.	735	131%	9%	87%
Redland Middle	1704	149%	133%	139%
Homestead Senior	2984	116%	110%	104%

1) Ratio of total students to permanent student stations.
2) Ratio of total students to permanent and relocatable (portables) student stations
3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes
** Figure reflects operation of school in double sessions.*

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

Pine Villa Elementary

Access to computers:	In each classroom, in special computer labs, and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	FL School Recognition Gold Award

Special Programs:	Before and after school care and Magnet program
Lunch Schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Spanish SL

Redland Middle

Access to computers:	In each classroom, special computer labs, and in the Media Center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	2001 FL School Recognition Award
Special Programs:	Tutoring
Lunch Schedule:	Begins at 11:19 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium
Teachers required to float/travel:	Math, ESOL, ESE, Language Arts

Homestead Senior High

Access to computers:	In each classroom, in special computer labs and in the media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	Chosen to implement a CISCO Networking Certification Program
Special Programs:	Magnet programs, Vocational
Lunch Schedule:	Begins at 10:10 a.m.
Non-instructional space utilized for instructional purposes:	None

Teachers required to float/travel: English, Math, Social Studies, Engineering, Drama, Band, TV Production

Planned Relief Schools in the Area:

School	Status	Occupancy Date
N/A		

According to the M-DCPS Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total Annual Operating Cost for additional students residing in this development, if approved, would total $997,443.

Based on the 1994-95 Educational Facilities Impact Fee Study, current construction costs for the estimated additional students to be generated by the proposed development are:

Elementary	92	x	$11,790	=	$1,084,680
Middle	41	x	12,232	=	$ 501,512
Senior	38	x	18,619	=	$ 707,522
Total Potential Capital Cost					$2,293,714

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

Based on current attendance boundaries, the proposed development would be served by Pine Villa Elementary, Redland Middle and Homestead Senior High. All the impacted schools are at or above capacity, based on the data provided by the Office of Information Technology. Also, please note that the School District's current 5-year plan does not include any relief schools in the area.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will I likely serve the proposed development.

G. *SOLID WASTE MANAGEMENT*

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills, (one owned by Waste Management Inc., of Florida), a Class III landfill, a Resources Recovery Facility with related ash monofill and three regional transfer facilities.

The Department of Solid Waste Management (DSWM) develops projections of solid waste disposal capacity demand system-wide based on the long term disposal contracts supplemented by historical data and population forecasts from the County's Department of Planning and Zoning. The DSWM does not assess or adjust capacity projections based on the impacts of individual developments (or groups of developments). The latest Concurrency Status Determination issued on September 22, 2000, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

This project falls within the DSWM solid waste collection service area. The singe-family residents and townhomes proposed in this project meet the County Code definition of residential unit. Per the code, residential units located within the proposed project shall, therefore, receive DSWM garbage and trash collection service.

Currently, DSWM provides curbside recycling services to residential units located in the unincorporated Miami-Dade County. The proposed project shall, therefore, utilize DSWM weekly curbside recycling services, provided by the County by BFI, Inc. The recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Participation in the residential program is mandatory in accordance with Chapter 15, Section 15.2.6 of the County Code. Further information may be obtained by contacting the Department's Service development Division at (305) 594-1567.

Section 15-2.2 – requires multi-family establishments to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for multi-family establishments must include collection of the following five (5) materials:

1) Newspaper
2) Glass
3) Aluminum
4) Steel Cans
5) Plastics

Applicants are strongly advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 594-1567.

Section 15-4 - requires that plans for storage and collection of solid waste be approved by the Director as to location, accessibility, number and adequacy of solid waste collection and storage facilities before a building permit may be issued. The final plans must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

SW 112 Avenue N/O HEFT has a maximum capacity of LOS "E" of 3890 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 1065 vehicles and 112 vehicles have been assigned to this section of road from previously approved Development Orders. SW 112 Avenue with its 1177 PHP and assigned vehicles is at LOS "B". The 29 vehicles generated by this development when combined with 1177 equals 1206 and LOS "B" is from 1 to 2580 vehicles.

SW 232 Street E/O US 1 has a maximum capacity of LOS "D" of 580 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 178 vehicles and 33 vehicles have been assigned to this section of road from previously approved Development Orders. SW 232 Street with its 211 PHP and assigned vehicles is at LOS "C". The 5 vehicles generated by this development when combined with the 211 equals 216 and LOS "C" where the range of LOS "C" is from 1 to 410 vehicles.

US 1 S/O SW 248 Street has a maximum capacity of LOS "E+20" of 4870 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 3261 vehicles and 407 vehicles have been assigned to this section of road from previously approved Development Orders. US 1 with its 3668 PHP and assigned vehicles is at LOS "C". The 29 vehicles generated by this development when combined with the 3668 equals 3697 and LOS "C" where the range of LOS "C" is from 3621 to 3920 vehicles

D. *PROPOSED ARTERIAL IMPROVEMENTS*

1. Transportation Improvement Program (0 – 5 years):

   a. There are no proposed improvements in the vicinity of this application.

2. Long range transportation improvements (5 – 20 years):

   a. SW 268 Street/Moody Drive from US 1 to SW 112 Avenue – add turn lanes (Priority IV)

E. *ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT*

1. Construct two lanes (four lanes where project fronts both sides of right-of-way) of a future four-lane divided roadway for SW 117 Avenue including sidewalks, drainage, and curb and gutter.
2. Construct two lanes of a future 4-lane divided roadway for SW 248 Street.
3. The applicant must provide a traffic signal warrant analysis for the intersection of SW 117 Avenue and the proposed 106 ft wide "Main Street", and if warranted by the analysis, construct a traffic signal at the intersection.

F. *SITE PLAN CRITIQUE* - Site plan is acceptable with comments.

1. This land must be platted.
2. Public Works permit required for construction in public right-of-way.

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations 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.
b. "T" shaped turnaround 60 feet long by 10 feet wide.
c. paved throughway of adequate width (minimum 15 feet).

V. *IMPACT ON TRANSPORTATION FACILITIES AND ACCESSIBILITY*

A. *ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY*

1. Trip Generation
   a. 234 PM peak hour trip ends

2. Cardinal distribution

North	68.75%	East	4.9%
South	11.39%	West	14.95%

B. *EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION*

1. Location:	SW 248 Street	SW 112 Avenue
2. Description:		
No. of lanes	4	4
Existing right-of-way	Varies	Varies
Classified	Arterial	Arterial
Maintenance	Miami-Dade	Miami-Dade

C. *IMPACT ON EXISTING ROADWAYS*

1. Concurrency

SW 112 Avenue N/O of SW 232 Street has a maximum capacity of LOS "E+20" of 3340 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 1504 vehicles and 735 vehicles have been assigned to this section of road from previously approved Development Orders. SW 112 Avenue with its 2239 PHP and assigned vehicles is at LOS "C". The 171 vehicles generated by this development when combined with 2239 equals 2410 and LOS "C" where the range is from 2061 to 2450 vehicles.

3. State road permit required for construction in state road right-of-way.
4. Circulation:
   a. The proposed south most east-west roadway and roundabout bordering the future commercial site shall be fully constructed.
   b. The proposed carriage lanes shall have no curb on at least one side, to permit swale parking, or parking shall be prohibited.
   c. Parking shall be prohibited on both sides of the proposed "T=50' Minor Road" indicated on sheet 20.
   d. Parking shall be prohibited on one side of the proposed "T=50' Minor Road with Parallel Parking" as indicated on sheet 20.

This application does meet the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will be subject to the payment of road impact fees.

G. ***MASS TRANSIT***

The closest transit service provided to this property is Route 70 along SW 112 Avenue. This route's headway is as follows:

Route	Peak	Off-Peak	Night	Sat	Sun
70	60	60	60	60	60

The 2002 Transportation Improvement Program (TIP) program does not reflect any improvements for this area.

The 2025 Long Range Transportation Plan (LRTP) does not reflect any improvements for this area.

The 2001 Transit Development Plant (TDP) identifies in its 2006 Recommended Service Plan the following improvements on the existing route serving the vicinity of the project:

Route 70 – Improve daily headways from 60 to 30 minutes. Realign along South Miami Dade Busway Extension. Extend service to Homestead Air Reserve Base.

Based on the information presented, MDT has no objection to this project. However, with long-term expansion of transit service to the area, the developer should make provisions for future transit amenities, such as pedestrian/wheelchair ramps, bus pullout bays, and when appropriate, some encroachment on the property to accommodate a bus shelter(s). It is desirable that the project developer provide (or fund) the bus shelter)s) pad or a sheltered bus stop area which would be aesthetically compatible with the surrounding community, and be functional for transit purposes.

The specific areas for the placement of these amenities will be determined with the expansion of the Metrobus service, as well as the final design of the proposed project. These improvements should be made part of the final design of the proposed development and are to be coordinated through MDT's Service Planning and Mobility Division.

This project has been reviewed by MDTA for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

APPLICATION NO. 01-333
ROBERT BOREK, ET AL

Respectfully Submitted,

DIC Executive Council
July 17, 2002

Pedro G. Hernandez, P.E.
Assistant County Manager _____ AYE

Antonio Bared, Deputy Fire Chief
Fire Rescue Department _____ AYE

William Brant, P.E., Director
Miami-Dade Water and Sewer Department _____ Absent

Diane O'Quinn Williams, Director
Department of Planning and Zoning _____ AYE

John Renfrow, Director
Department of Environmental
Resources Management _____ AYE

Aristides Rivera, P.E., P.L.S., Director
Public Works Department _____ AYE

Irma San Roman, Deputy Director
Metropolitan Planning Organization Secretariat _____ AYE

f:\eval\nick\wordpro\DIC & DRI Review Recommendations\Signature Page for Rec 01-333

METRO-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS

e-15

Hearing Number: 01-333 e-15 Service Impact: ✓ Yes ____ No

Location: LYING NORTH OF SW 248 ST. + E & W OF SW 117 AVE.

Recommendation: No objection ____
No objection with condition(s) ✓
Denial ____

Condition: *see below*

Estimated number of alarms generated annually by application: 67

If there is an impact, below is the service availability:

Station District 1 Grid 0280 (DU)/SF 272 Occupancy Type 1 SFR

Impact of additional calls on closest station: ☐ Minimal Impact.

☑ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year To be Completed
#65 COCONUT PALM	VICINITY OF SW 248 ST. & SW 112 AVE.	2007

ACCESS:
Description of Concern(s):

☑ **Fire Engineering & Water Supply Bureau site plan review and approval required.**
☐ Gates must have a minimum width of 15 feet and must include a lock box containing a switch or lever to activate the gate for Fire Department use, or manned 24-hour guard house.
☐ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 14 feet.
☑ A minimum outside turning radius of 58 feet, and a minimum inside turning radius of 36 feet is required.

OTHER CONCERN(S):

Reviewed by: Carlos Heredia Phone: (786) 331-4544 Date: October 5, 2001
Revised 8/20/01

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, 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 required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

G.C. Homes, Inc.
NAME

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Pedro Garcia-Carillo, President	20%
14425 Country Walk Drive	
Miami, Florida	
Michael A. Garcia-Carillo	30%
Pedro Garcia-Carillo	25%
Michael Garcia-Carillo	25%

Date of contract:_____

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____

CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____

TRUST NAME

NAME AND ADDRESS	Percentage of Stock

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____

(Applicant) JUAN C. MAYOL, JR.

Sworn to and subscribed before me, this 7th day of September, 2001

(SEAL)

Blanca E. Fernandez

Notary Public, State of Florida at Large

Blanca E Fernandez
My Commission CC948697
Expires June 25, 2004

My Commission Expires: 6-25-04

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

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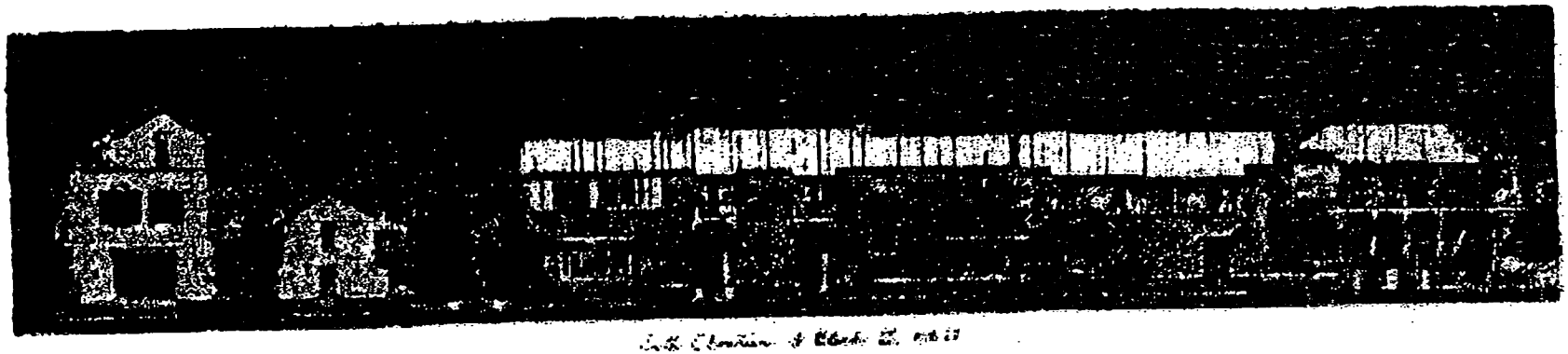
SUMMERVILLE



GOULDS, MIAMI - DADE COUNTY, FLORIDA

DJ

7 15 02

JULY 14, 2003

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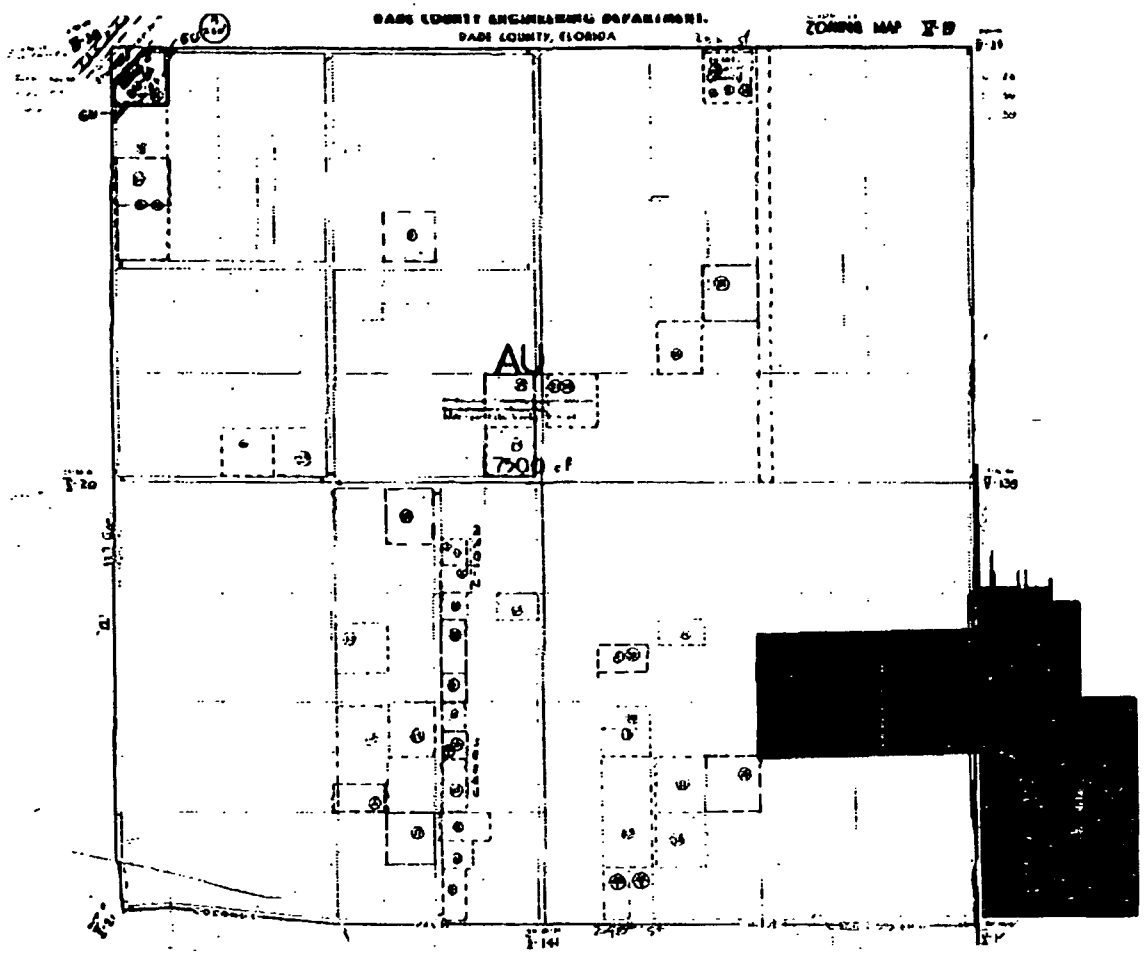
G.C. HOMES, INCORPORATED
OWNER · DEVELOPER
14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

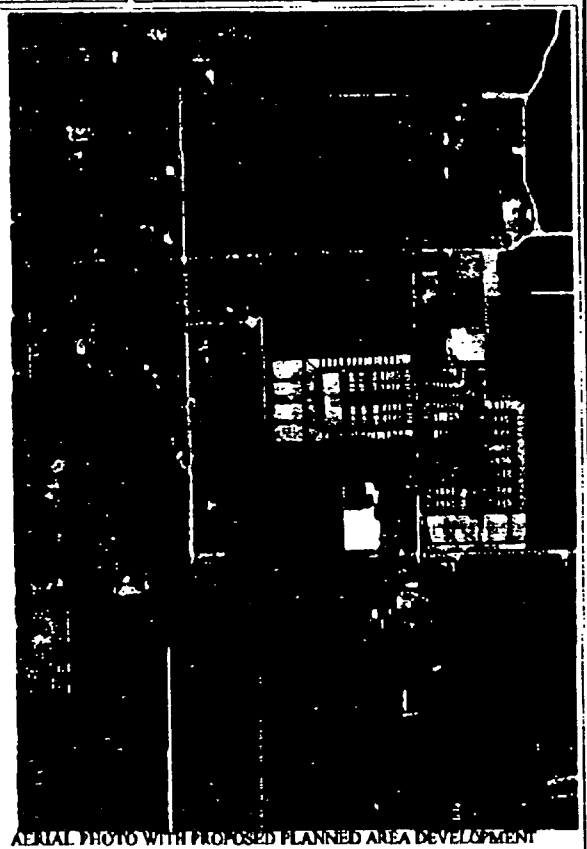
SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

LOCATION SITE with ADJACENCY

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]



ADJACENT PROPERTY MAJOR LAND USE MAP WITH PROPOSED PLANNED AREA DEVELOPMENT
SCALE 1" = 200'



AERIAL PHOTO WITH PROPOSED PLANNED AREA DEVELOPMENT
SCALE 1" = 300'

JULY 18, 2001

SHEET 1 OF 11

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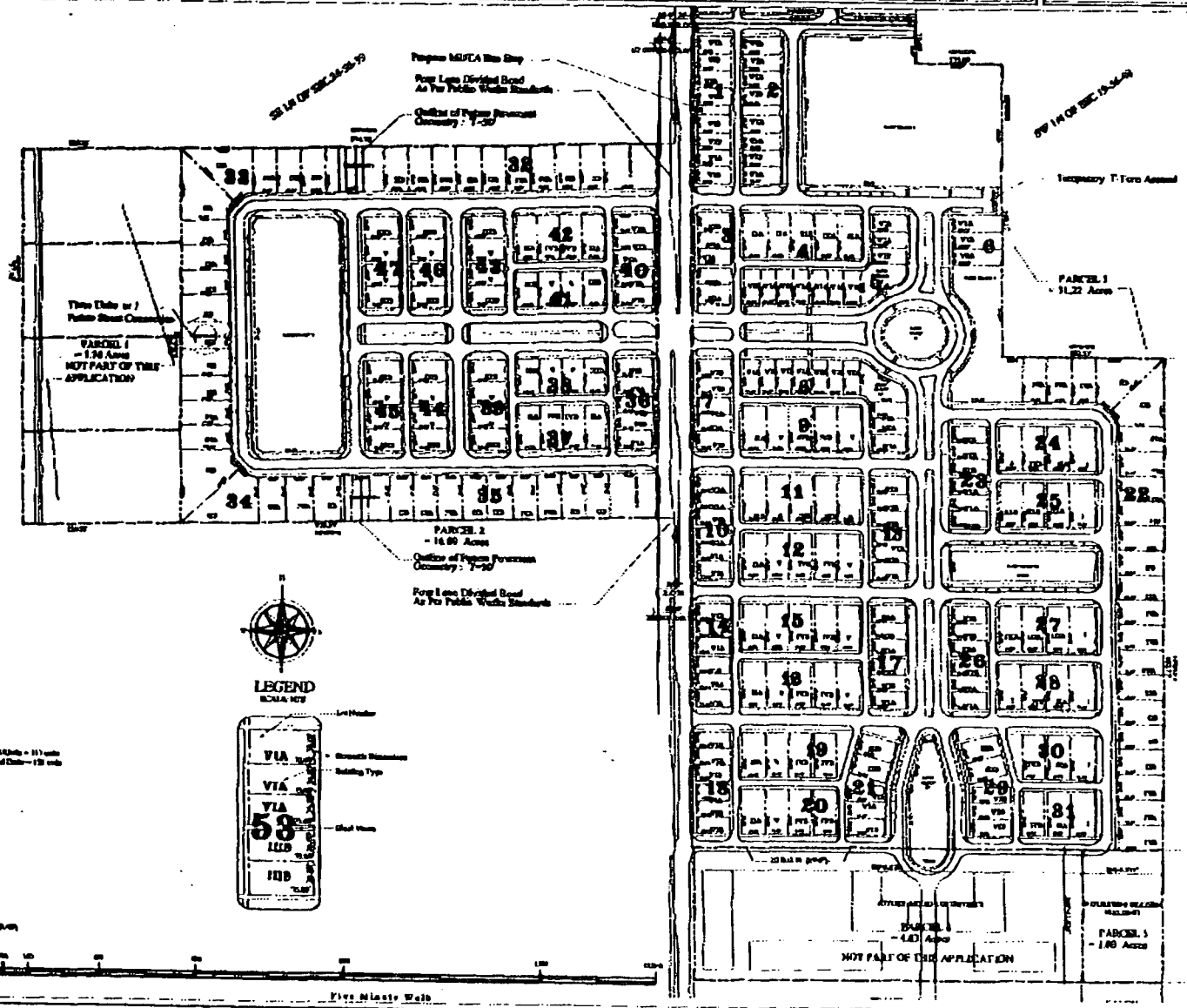
G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

SITE PLAN & TABULAR DATA

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING

QUANTITATIVE DATA



QUANTITATIVE DATA

LOCATION MAP

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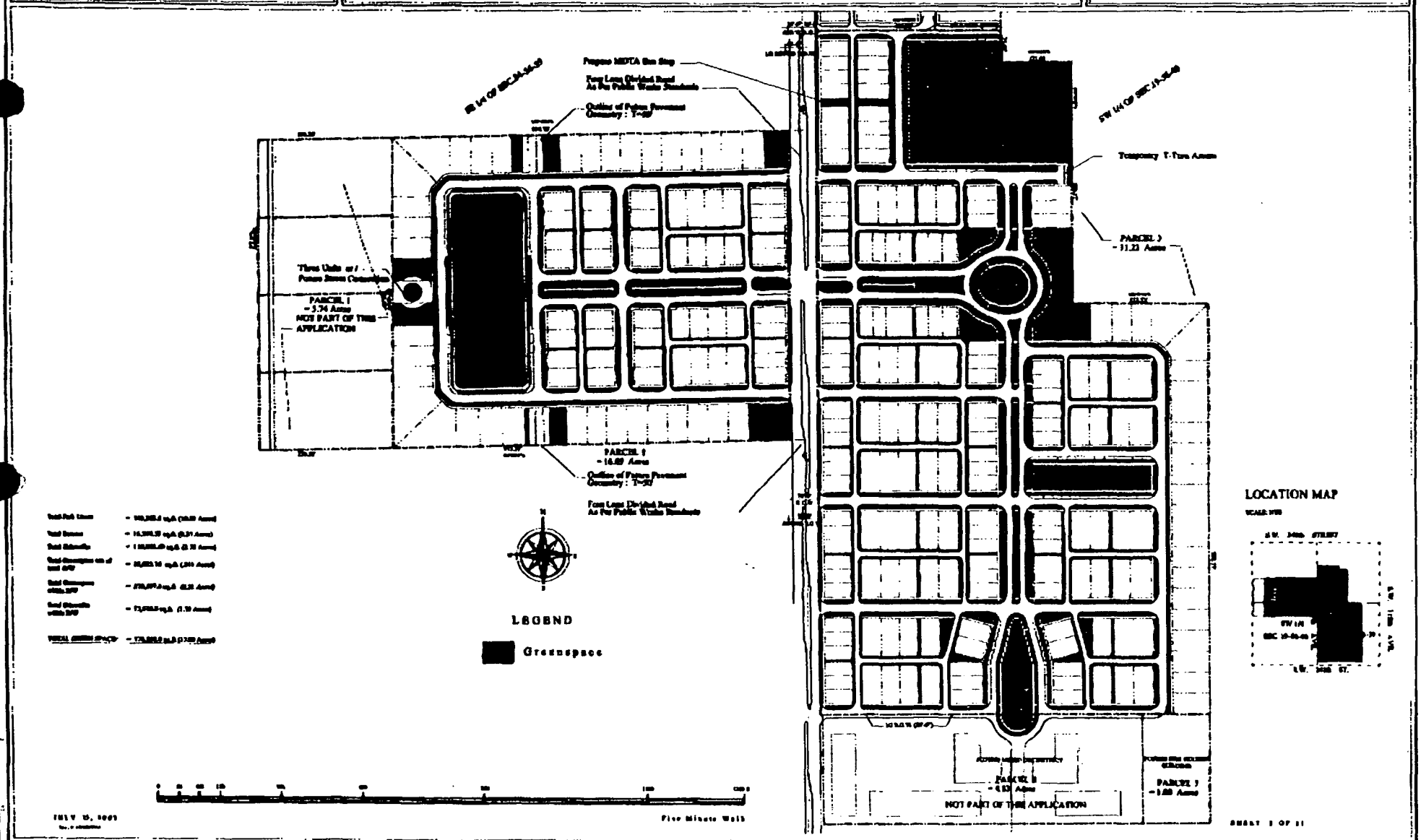
G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TOTAL GREENSPACE

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible] STREET SUITE 100 COCONUT GROVE, FLORIDA [illegible]
TELEPHONE: [illegible] FACSIMILE: [illegible]



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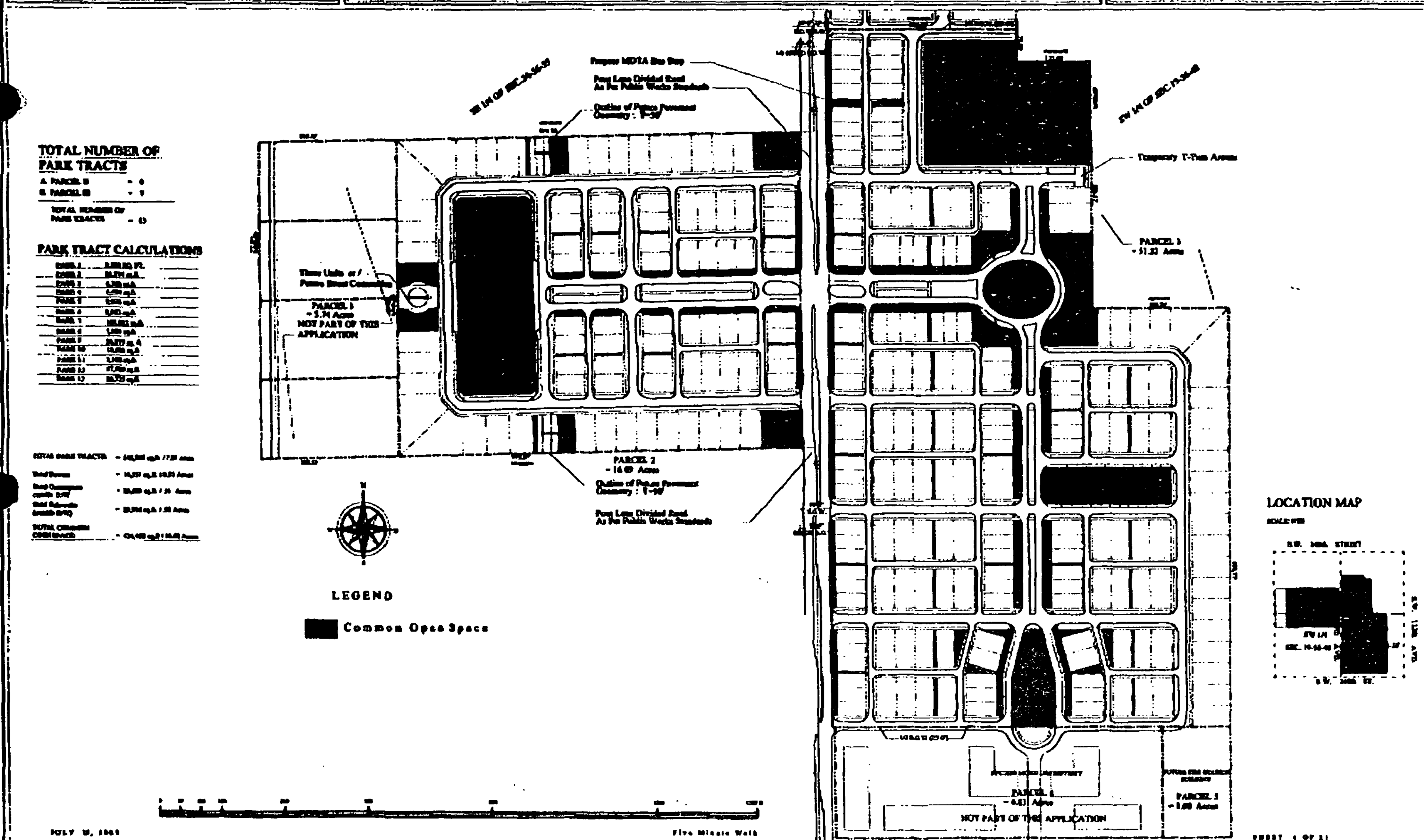
G.C. HOMES, INCORPORATED
OWNER - DEVELOPER

SUMMERVILLE
GOULDS, MIAMI-DADE COUNTY, FLORIDA

TOTAL COMMON OPEN SPACE

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING



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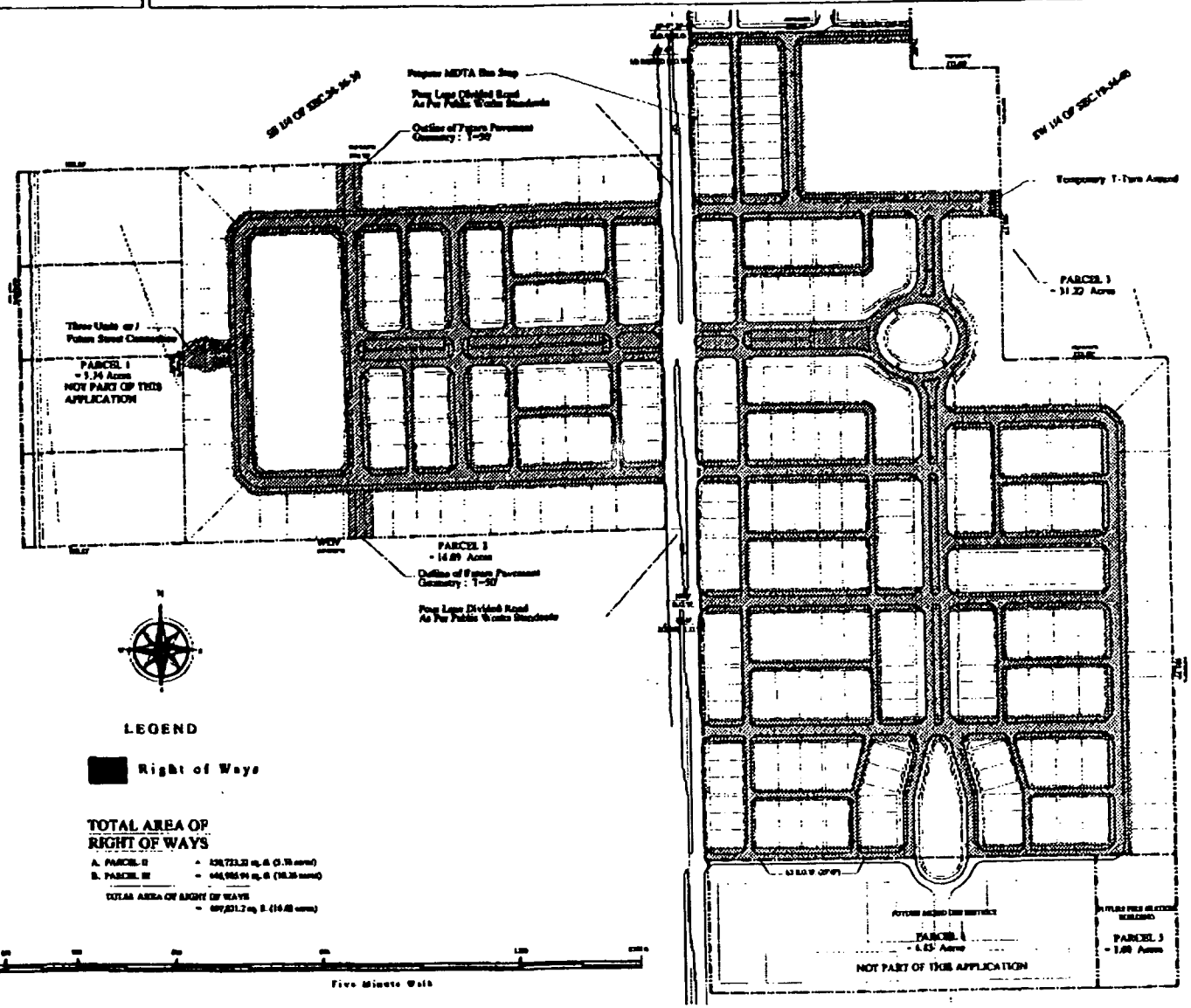
G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

RIGHT OF WAYS

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]



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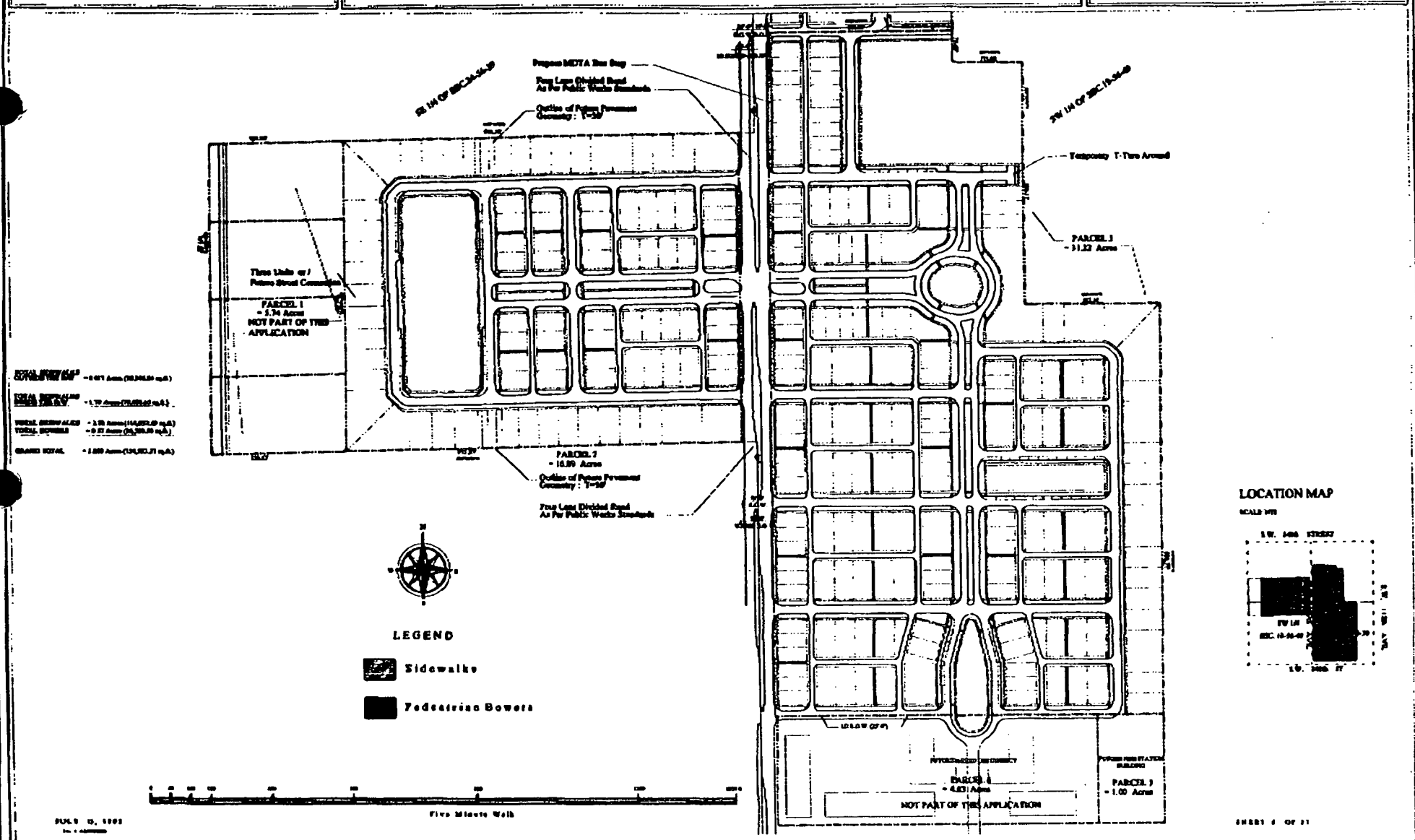
G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
16431 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

PEDESTRIAN CIRCULATION - Sidewalks & Bowers

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING



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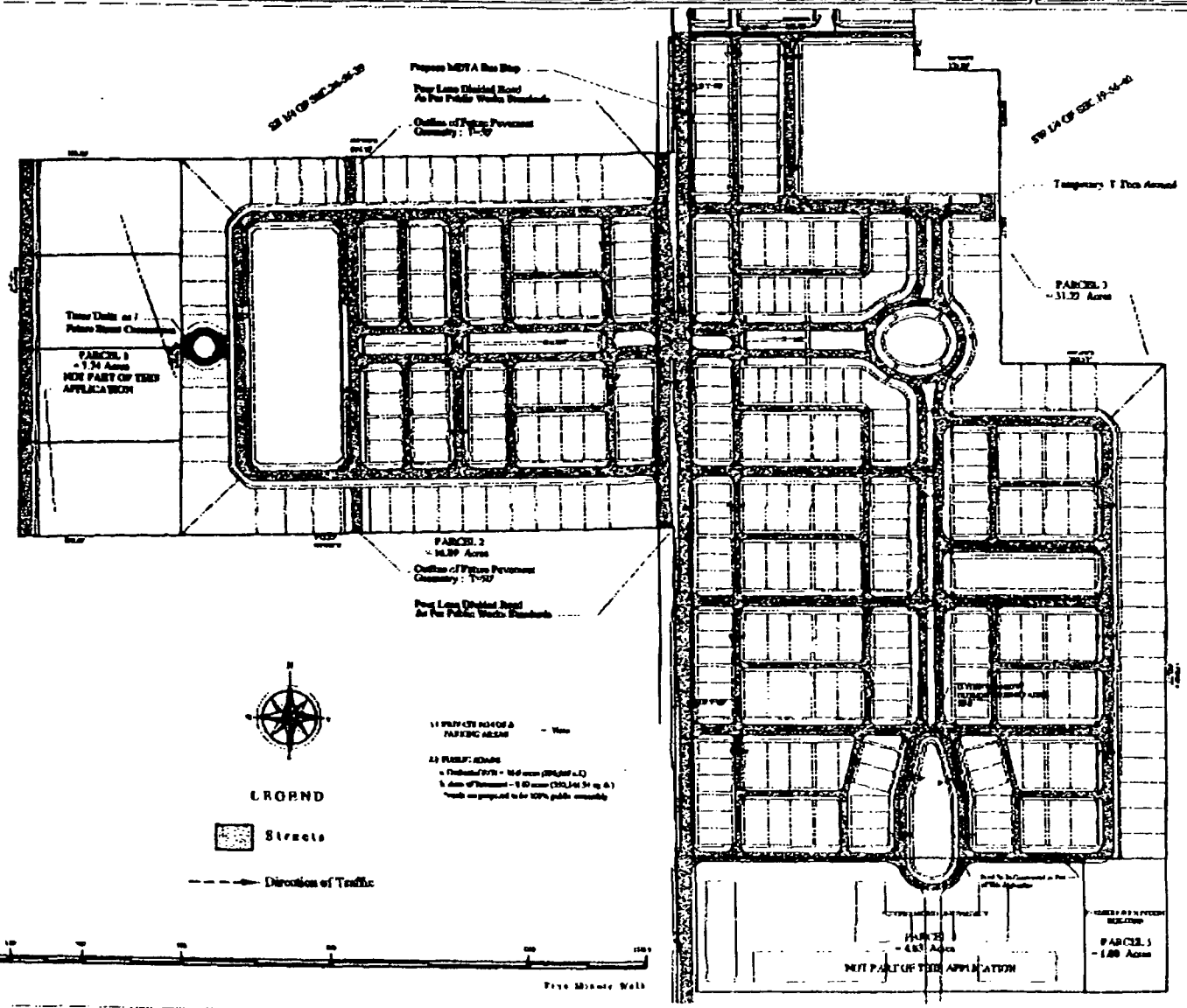
G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
10473 COUNTRY WALK DRIVE MIAMI, FLORIDA

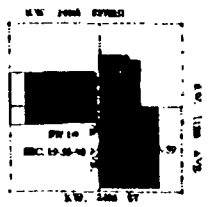
SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

VEHICULAR CIRCULATION - Streets

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING



LOCATION MAP



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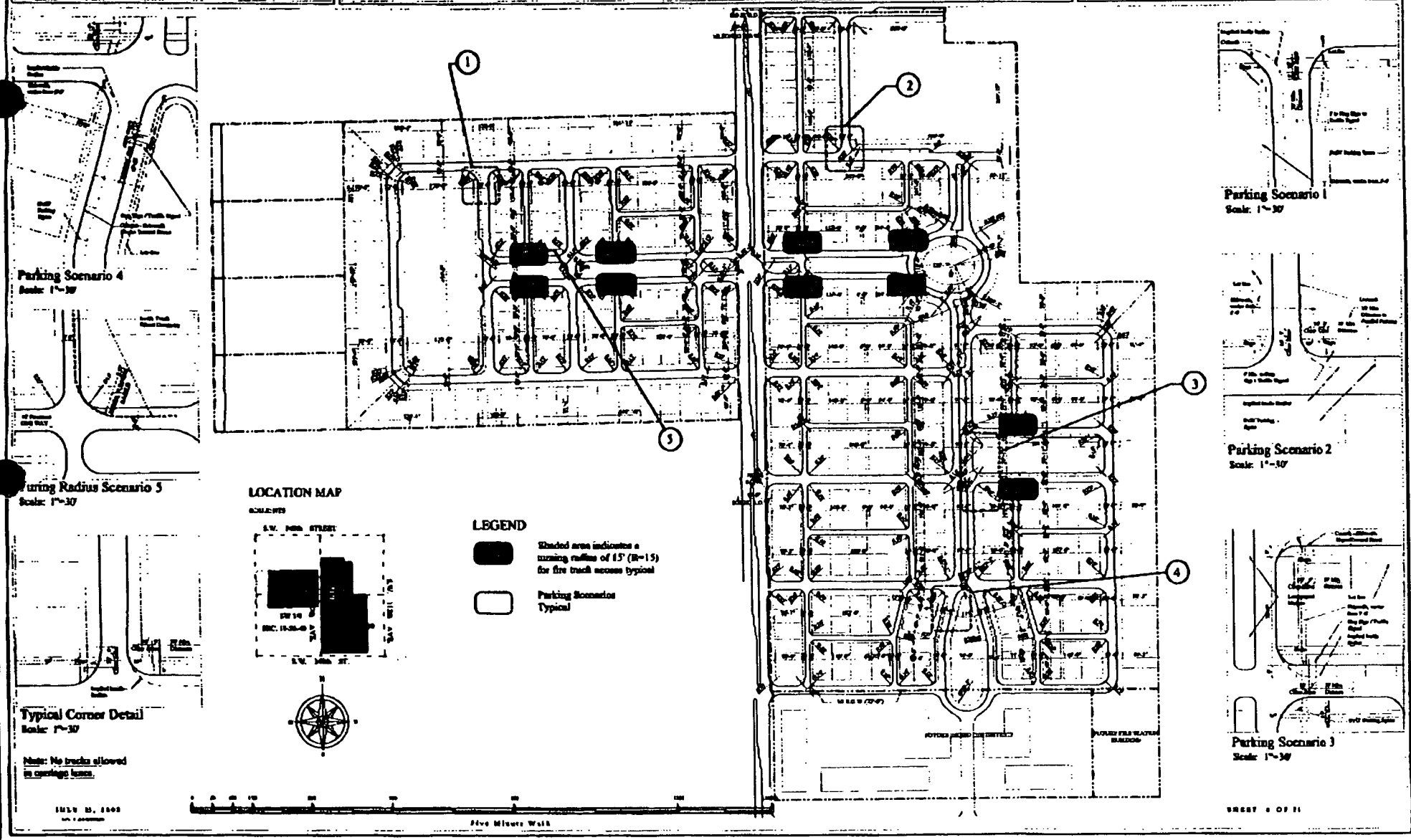
G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

SITE GEOMETRY

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]



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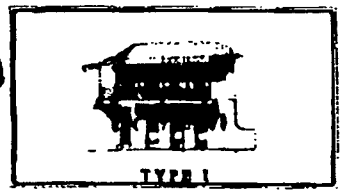
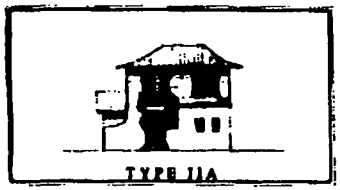
G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

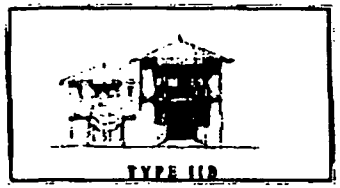
SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

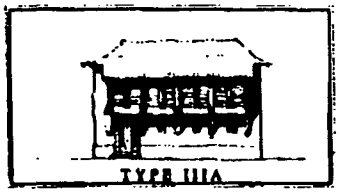
REGULATING PLAN

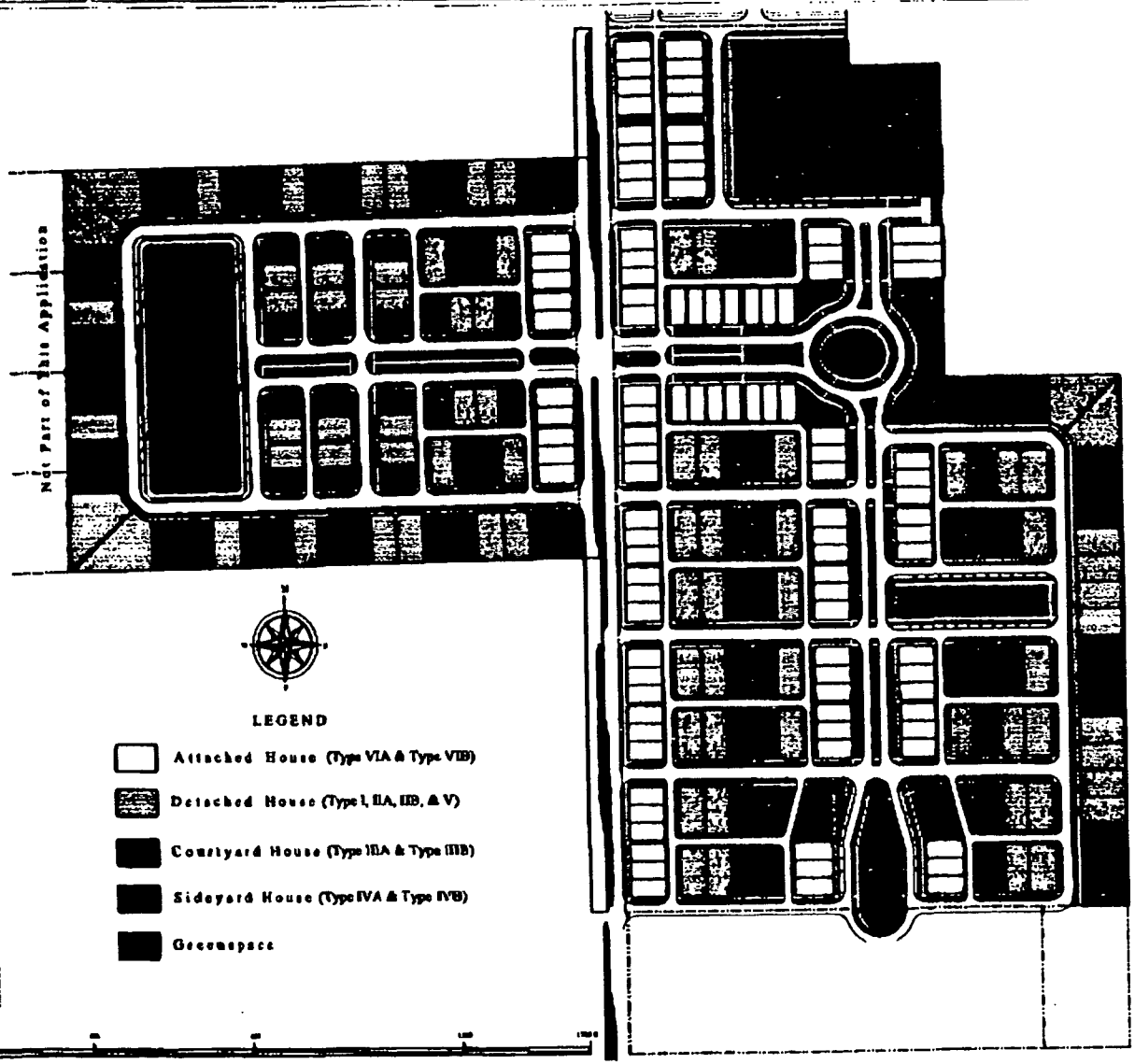
JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]

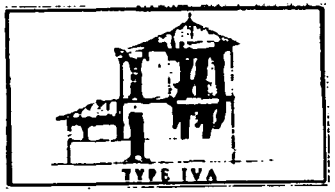


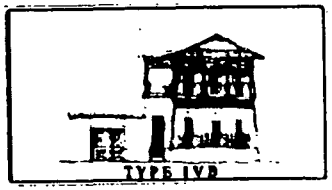


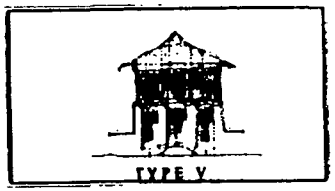


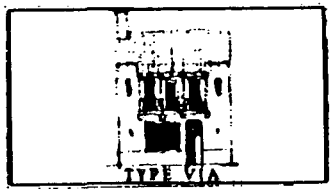


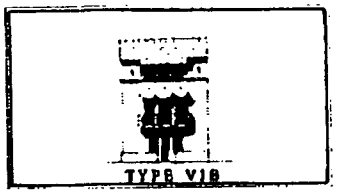












SHEET 1 OF 11

41

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI-DADE COUNTY, FLORIDA

TYPE I Large House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible] SUITE 600 COCONUT GROVE, FLORIDA [illegible]
TELEPHONE [illegible] FACSIMILE [illegible] MAIL @ [illegible]

BUILDING USE
1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

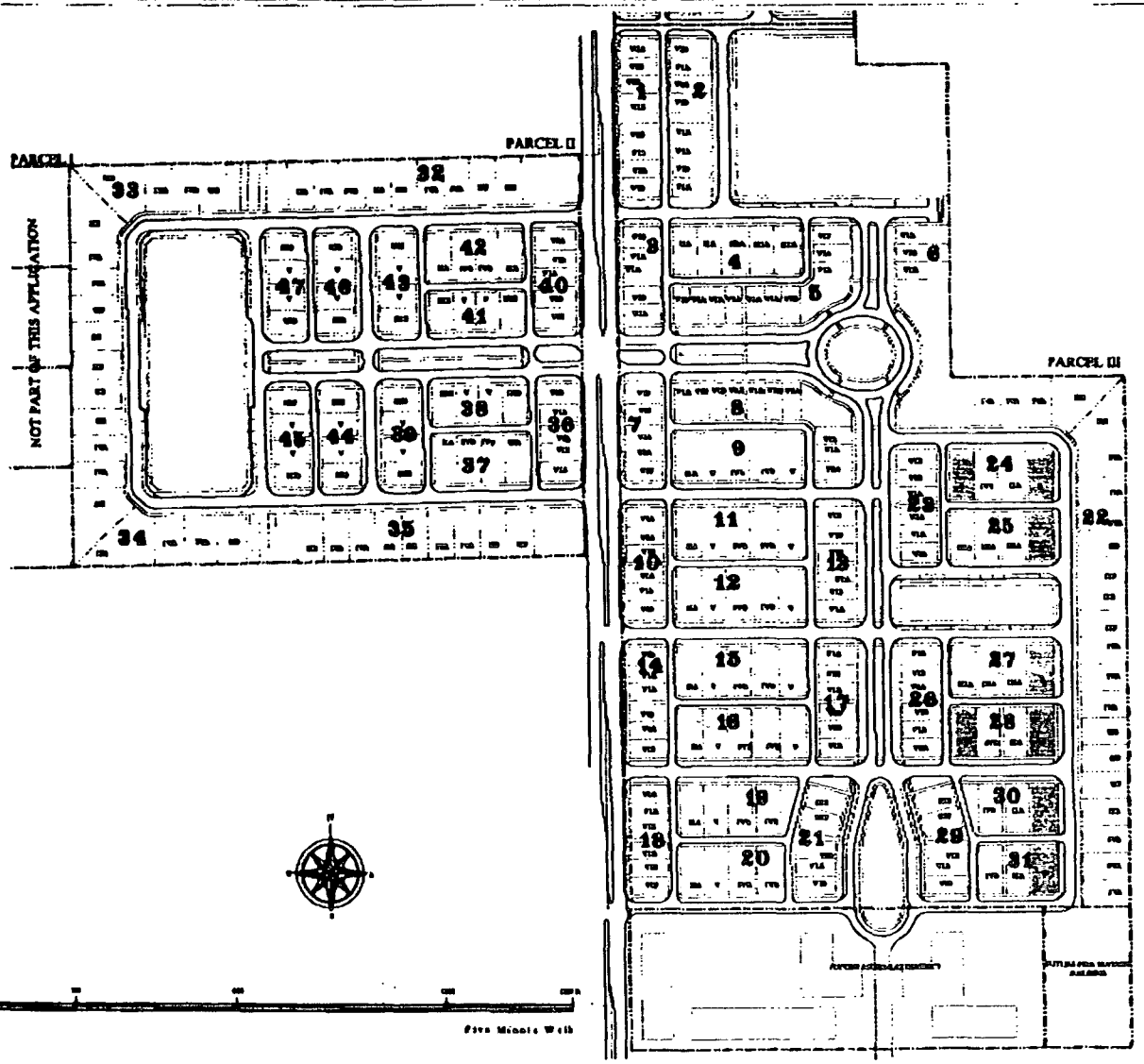
BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE

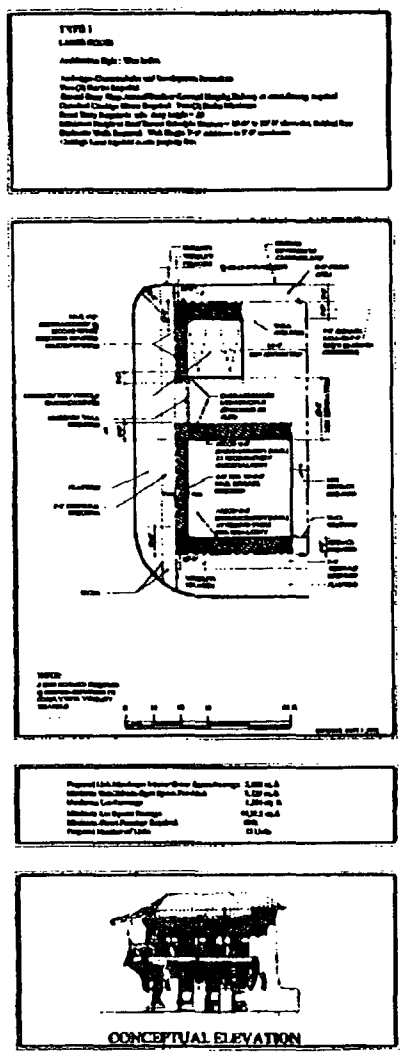
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12 FLOOR TO CEILING.

LEGEND
VEHICLE TRIANGLE
ALLOWABLE ENCROACHMENT
REQU CHARACTERISTIC LOCATION
HOUSE TYPE LOCATION





JULY 19, 2002

SHEET [illegible] OF [illegible]

42

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IIA Park House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]

BUILDING USE
1. USE OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR ANY BUILDING/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, AS TEST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

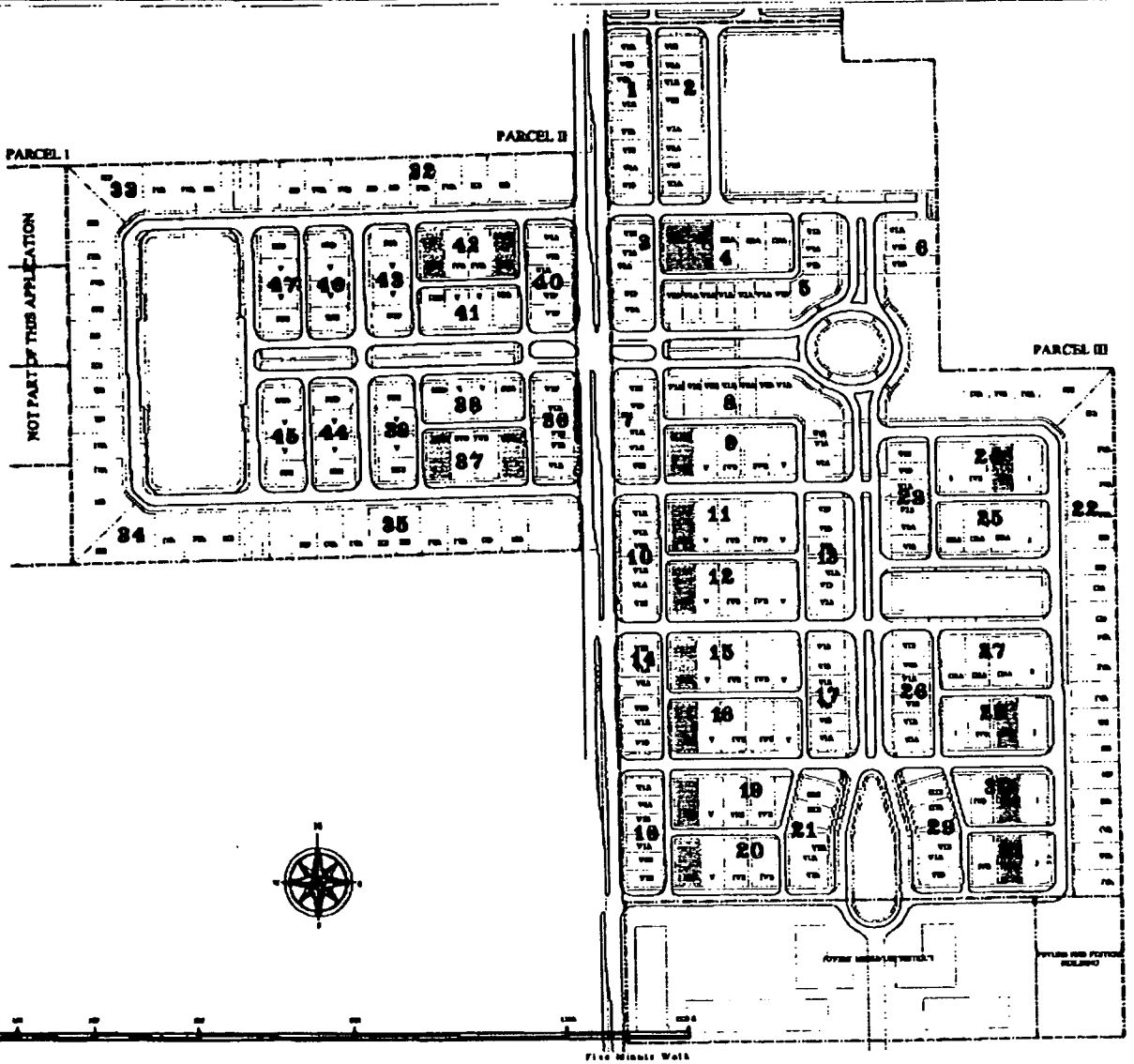
BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE

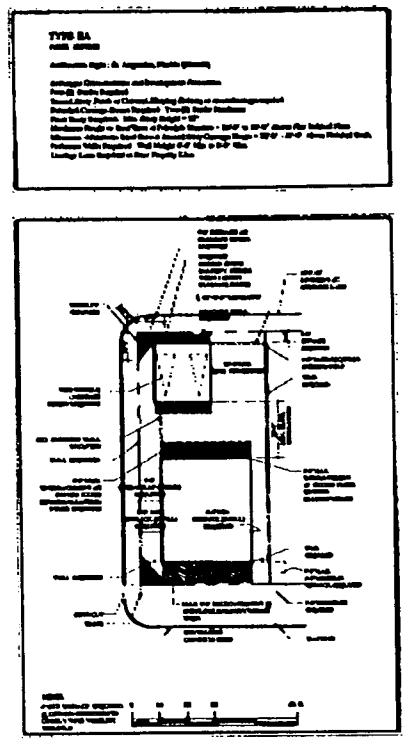
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM

PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN FORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12' FLOOR TO CEILING

LEGEND
- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- REQD CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION





JULY 15, 2002

SHEET 11 OF 21

43

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IIB Park House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]

BUILDING USE
1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDING/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

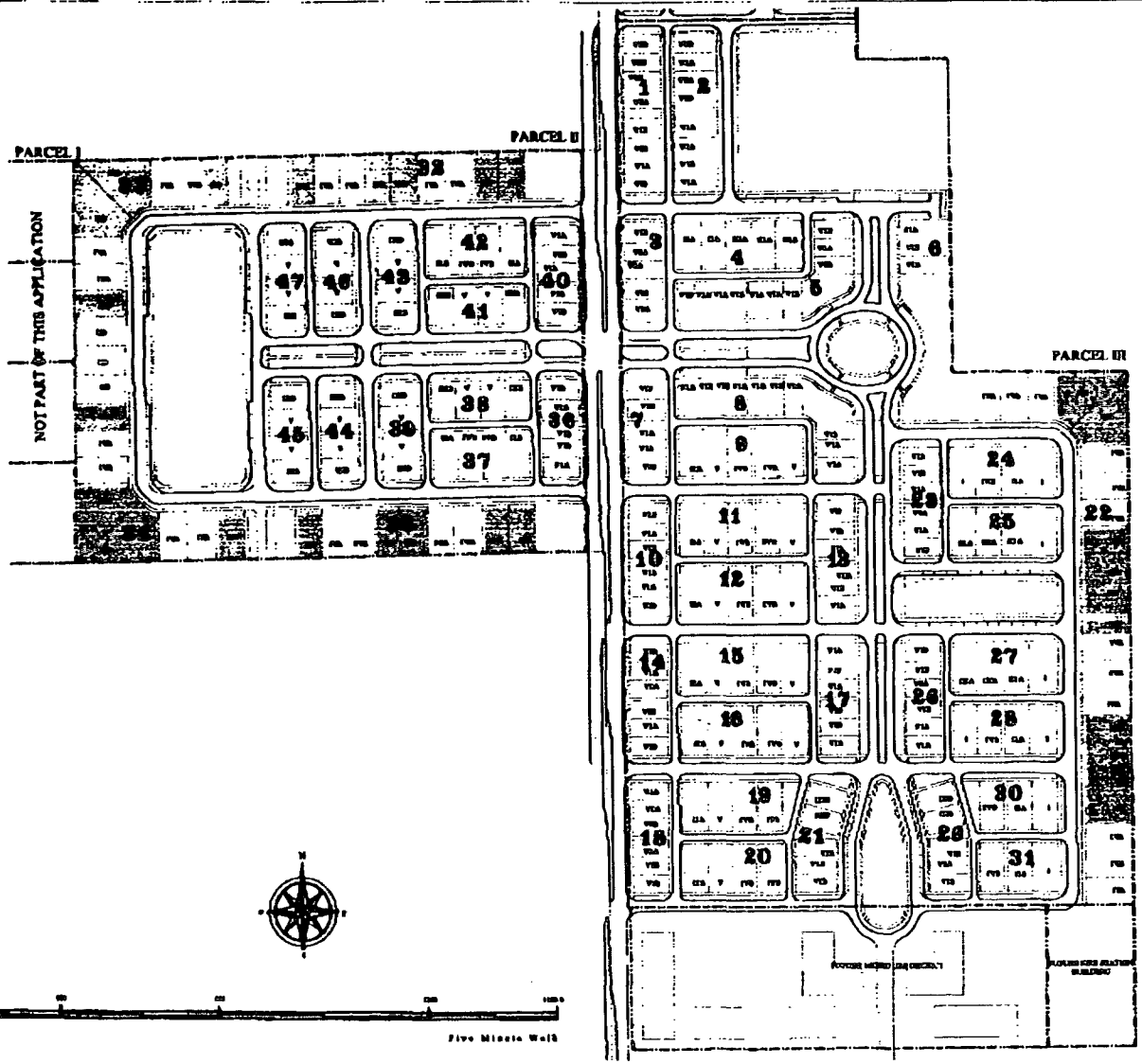
BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET IN LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

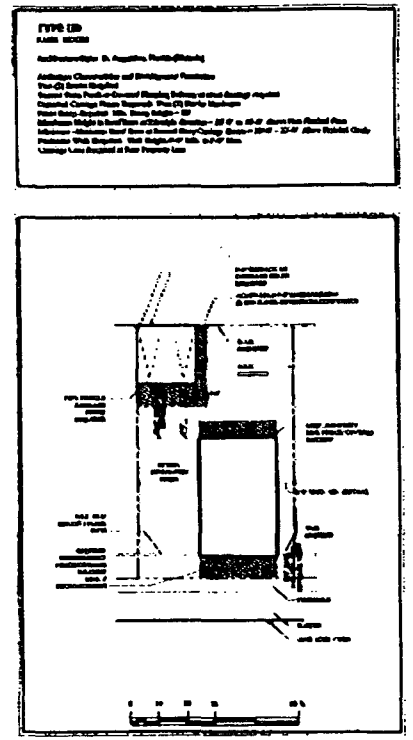
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES DEDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND GABLED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 17 FLOOR TO CEILING.

LEGEND
VISIBILITY TRIANGLE
ALLOWABLE ENCROACHMENT
SIGTO CHARACTERISTIC LOCATION
HOUSE TYPE LOCATION





CONCEPTUAL ELEVATION

JULY 11, 2002

SHEET 12 OF 11

44

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE 111A Large Courtyard House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]

BUILDING USE
1. USE OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, PAGE HOUSE EQUIPMENT ENCLOSURE, GARDEN, CONSERVATORY.

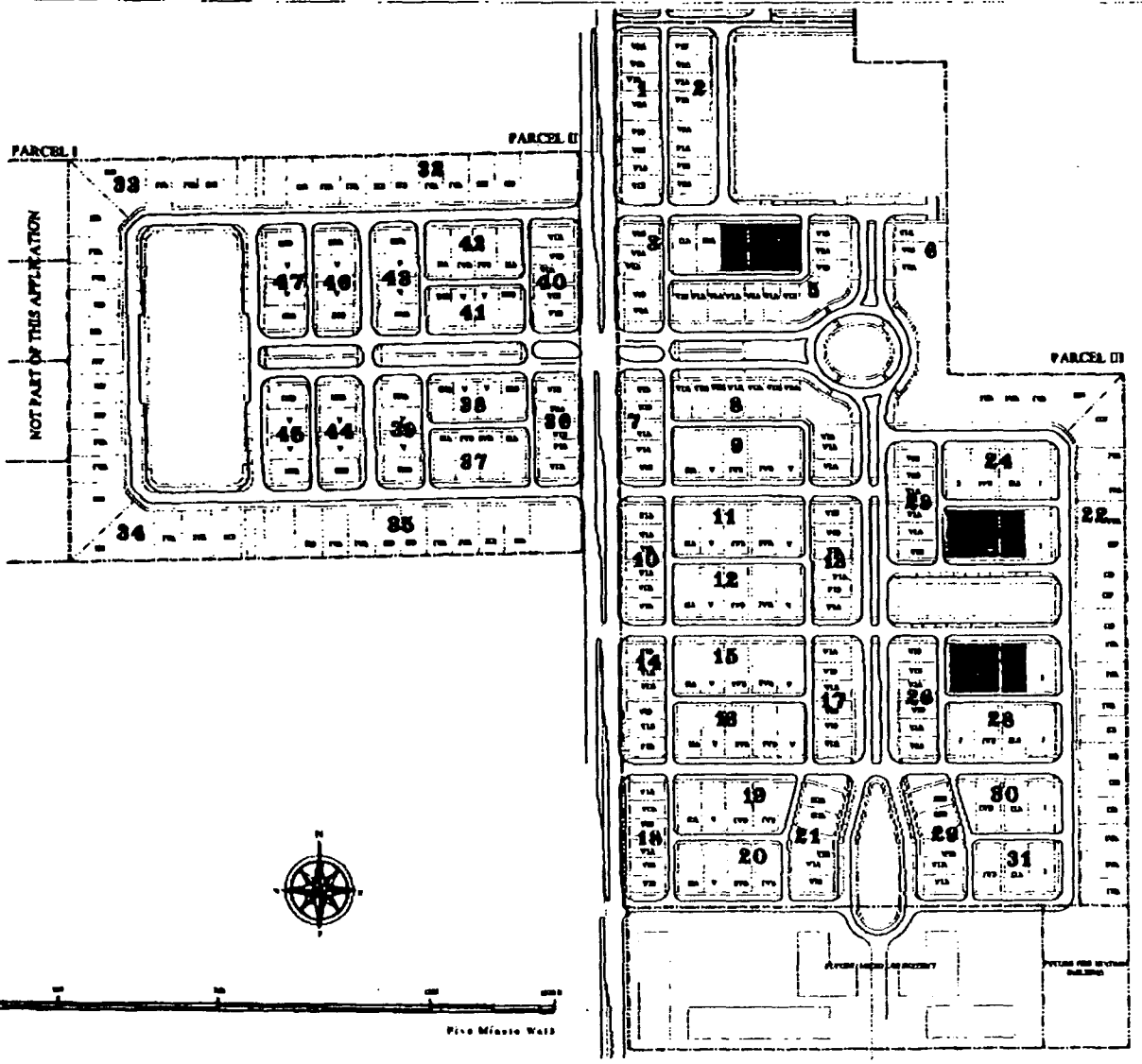
BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

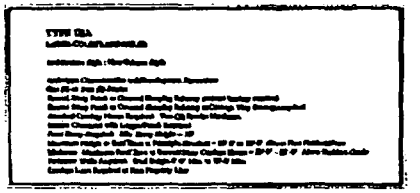
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

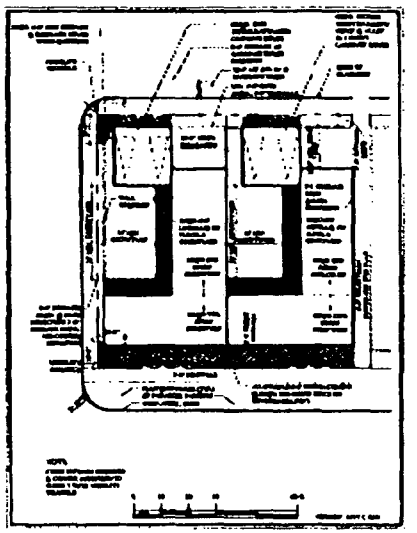
PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED HOME YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

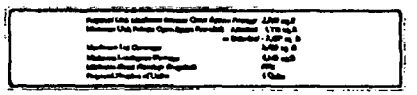
BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE PROVIDED START ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED BY NUMBER OF FLOORS EACH NOT TO EXCEED 12' FLOOR TO CEILING.

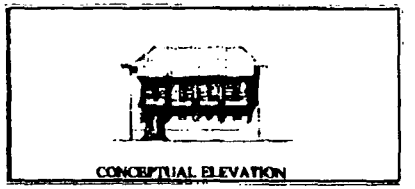
LEGEND
- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- SINGLE CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION











JULY 10, 2002

Five Minute Walk

SHEET 10 OF 11

45

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IIIB Small Courtyard House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible] DADY STREET SUITE [illegible] COCONUT GROVE FLORIDA [illegible]
TELEPHONE: 305 [illegible] FACSIMILE: 305 [illegible] E-MAIL: [illegible]

BUILDING USE

1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED PER GUT BUILDING/CHANGE OF USE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE, EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

PARKING

1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT

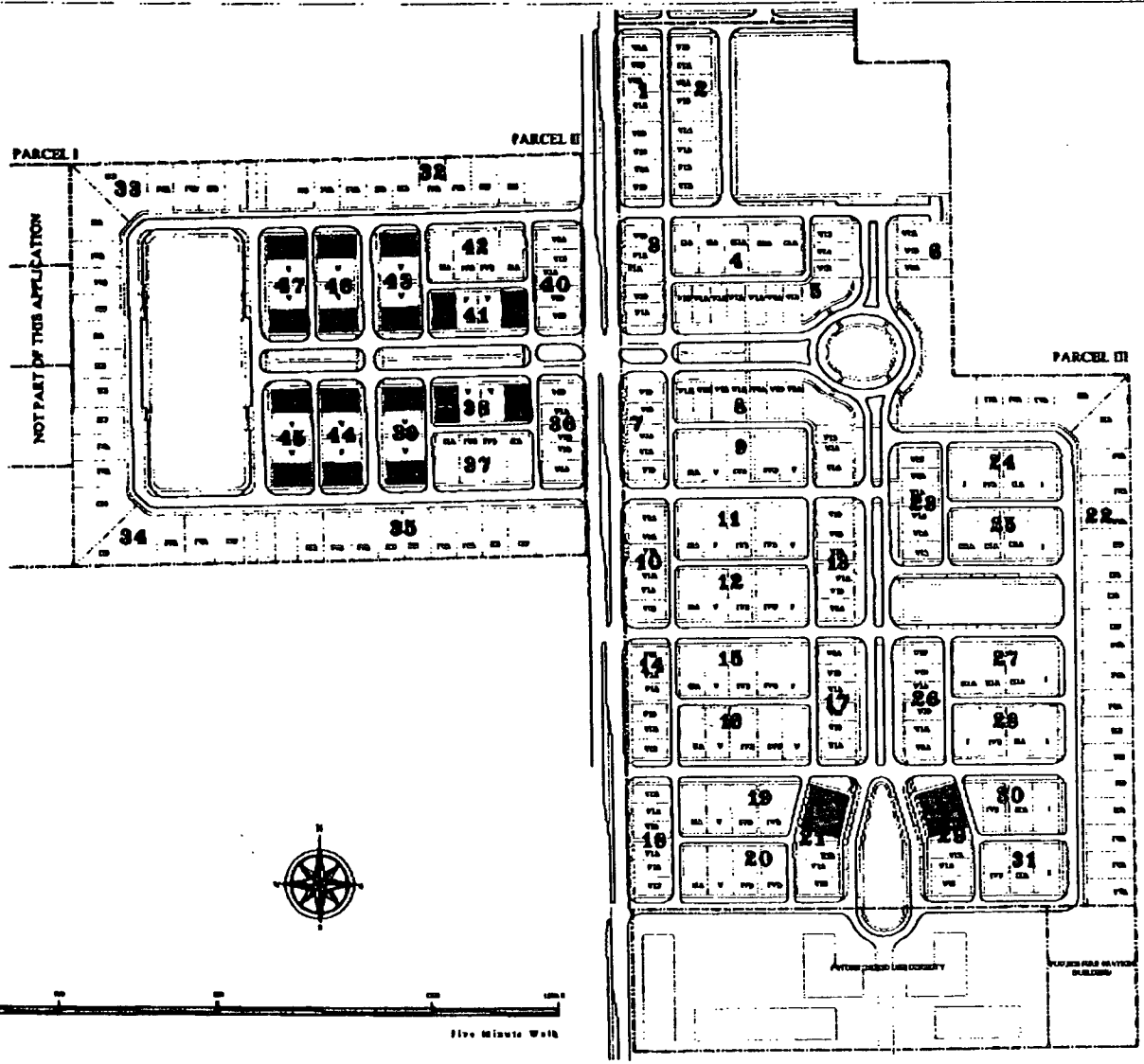
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED HOME YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MAINTAINED AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT

1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 17 FLOOR TO CEILING.

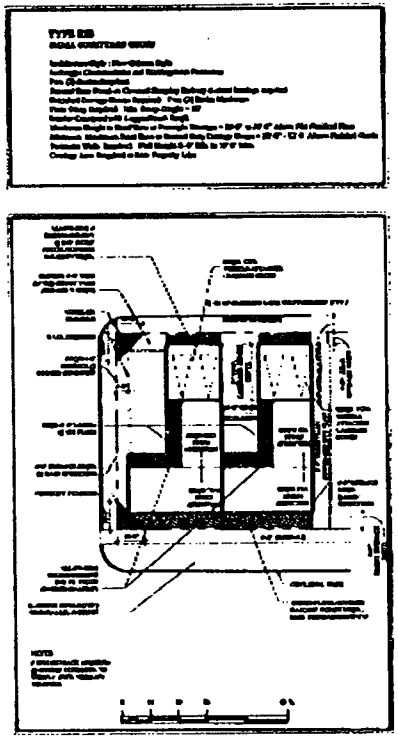
LEGEND

- VEHICLE TRAFFICS
- ALLOWABLE ENCROACHMENT
- SIGNO-CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION



Five Minute Walk

JULY 15, 2001



CONCEPTUAL ELEVATION

SHEET 14 OF 31

46

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14455 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IVA Large Sideyard House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]

BUILDING USE
1. USES OF THE BUILDINGS AS SINGLE FAMILY AND RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE HOUSES SUCH AS WORKSHOP, GUEST QUARTERS, ARTIST STUDIO LAUNDRY, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

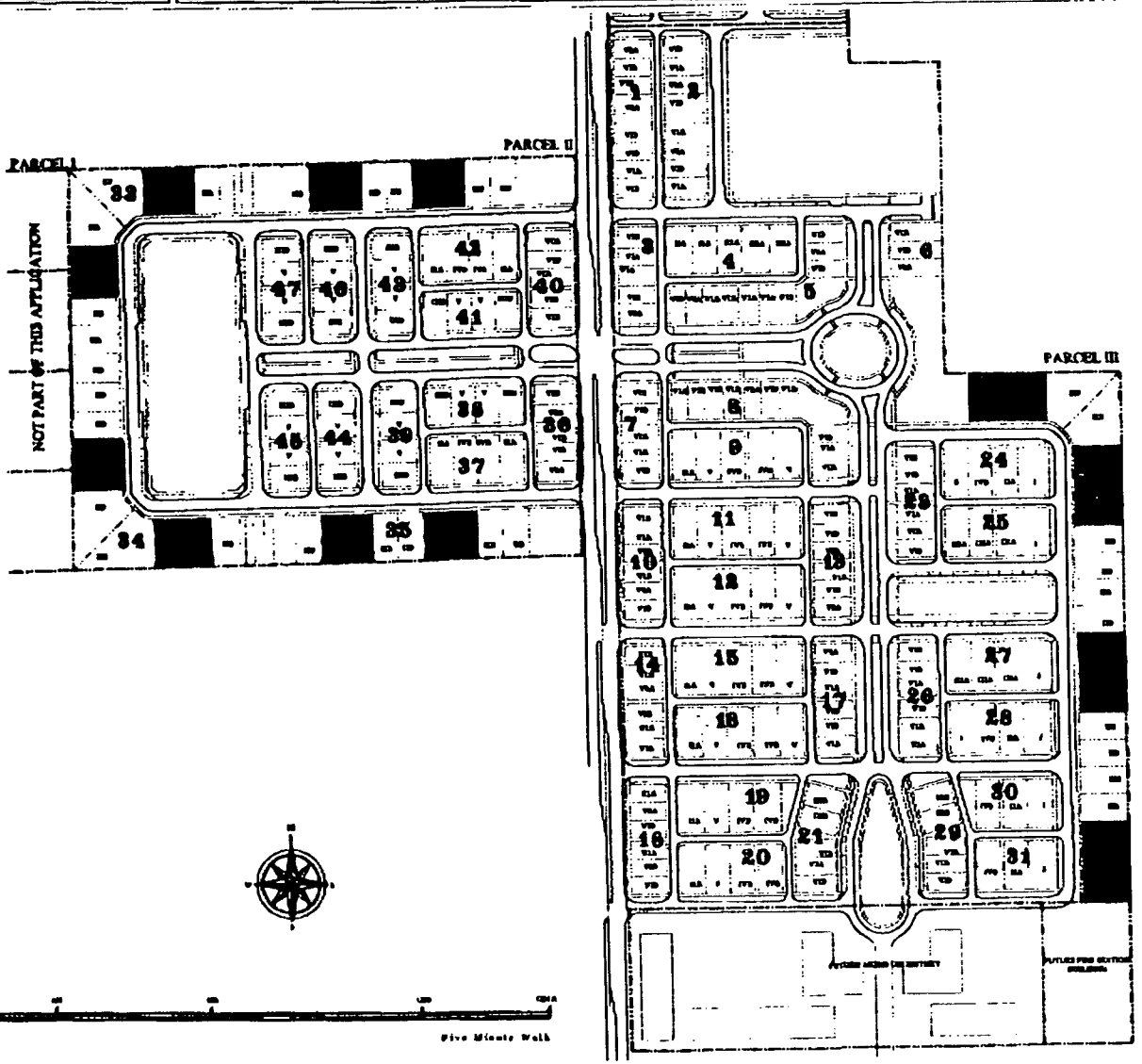
BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

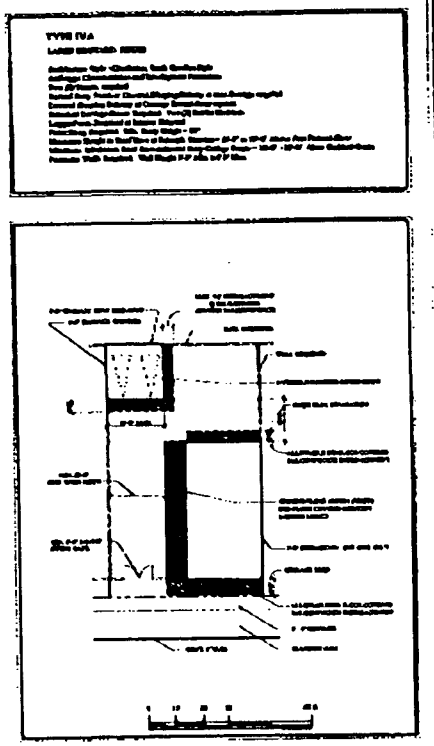
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS BAYS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12 FLOOR TO CEILING.

LEGEND
- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- FIXED CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION





JULY 15, 2002

SHEET 11 OF 11

47

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI-DADE COUNTY, FLORIDA

TYPE IVB Small Sideyard House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible] MAGO STREET SUITE [illegible] CORAL GABLES, FLORIDA [illegible]
TELEPHONE: [illegible] FACSIMILE: [illegible] E-MAIL: [illegible]

BUILDING USE

1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/GARAGE BLOCK AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO TALLER, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

PARKING

1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED SO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT

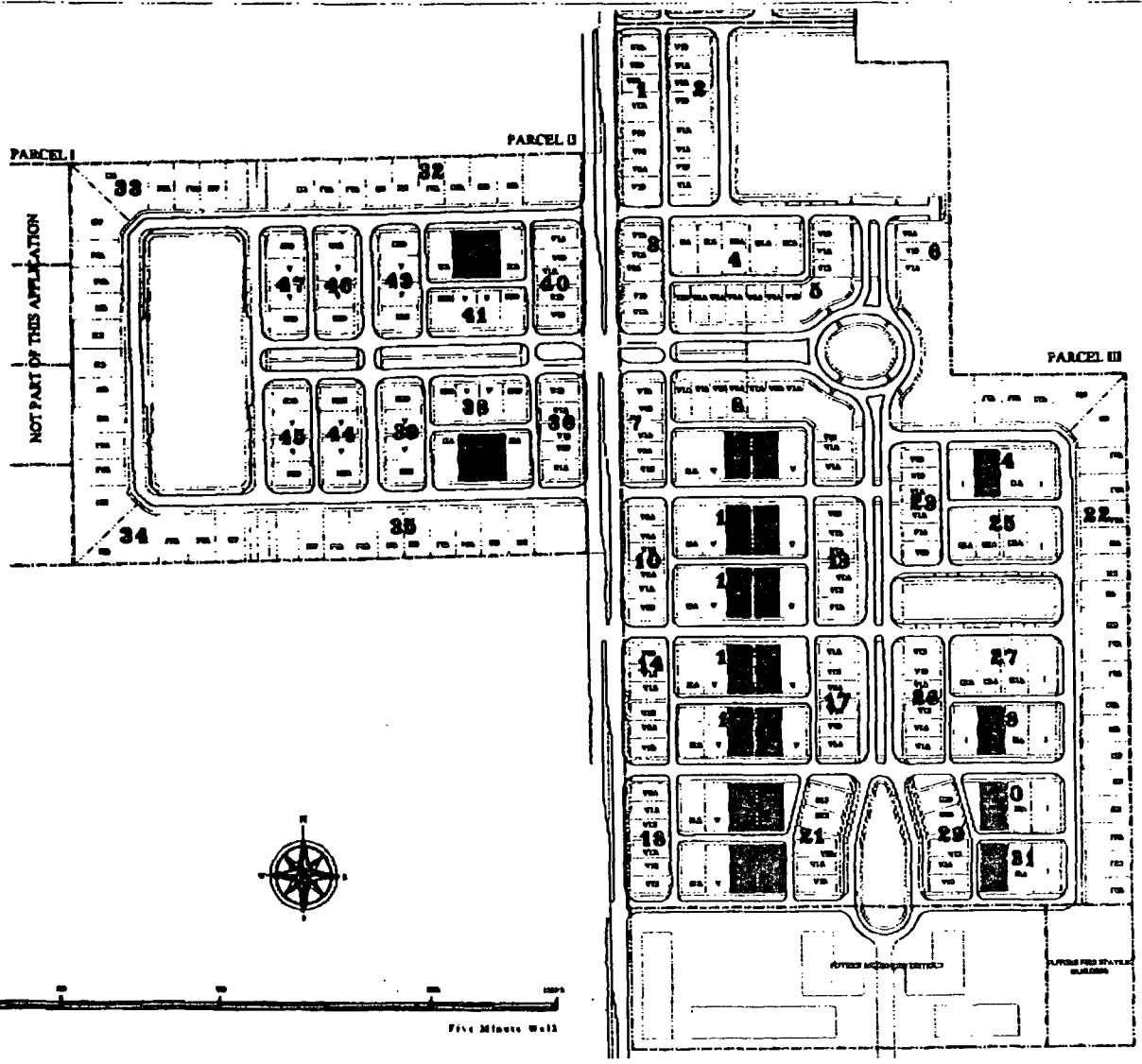
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

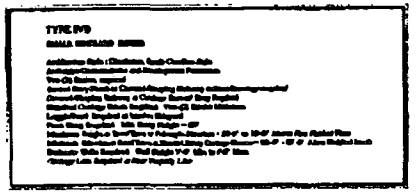
BUILDING HEIGHT

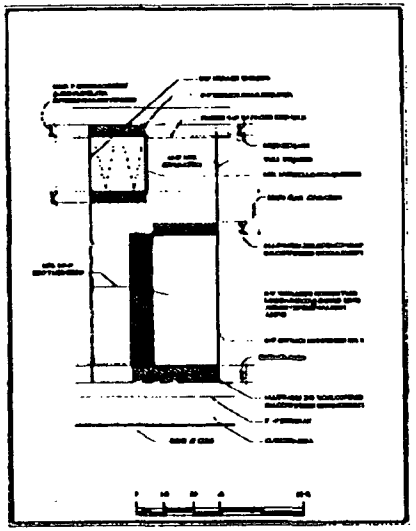
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTYARD STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 15' FLOOR TO CEILING.

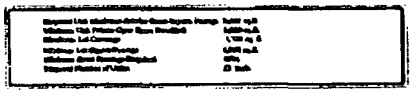
LEGEND

- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- RIGID CHARACTERISTIC LOCATION
- SIDES TYPE LOCATION









JULY 15, 2002

Five Minute Walk

SHEET 10 OF 11

84

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14421 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI-DADE COUNTY, FLORIDA

TYPE V Small House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible] CORAL GABLES, FLORIDA [illegible]
TELEPHONE: [illegible] FACSIMILE: [illegible] [illegible]

BUILDING USE
1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL SECURITY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUR BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT STORAGE, GARDEN, CONSERVATORY.

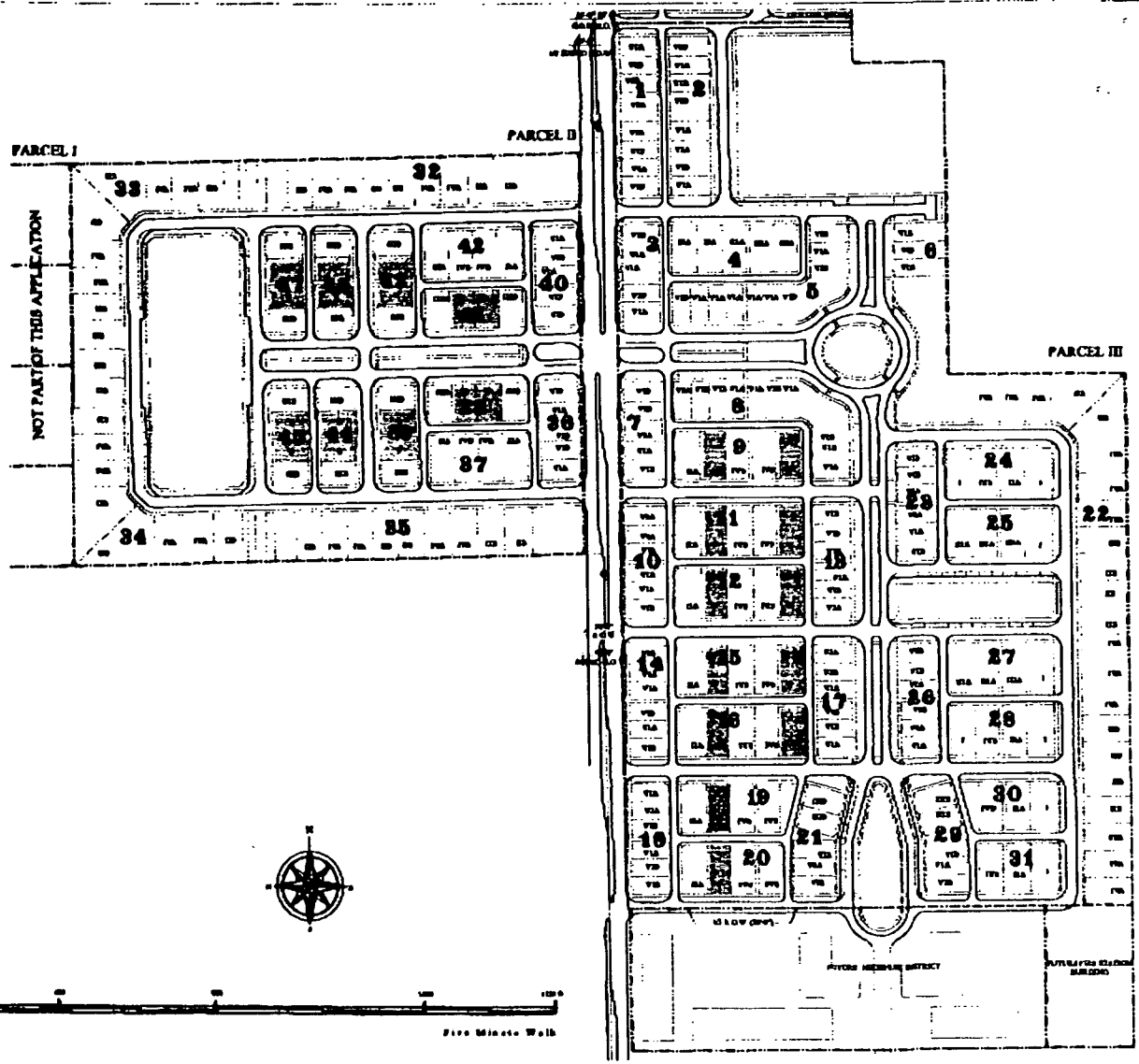
BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

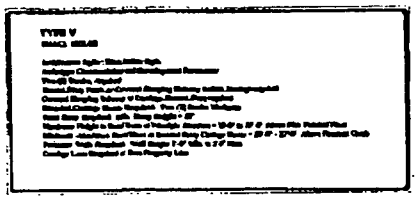
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING TO ACHIEVE INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

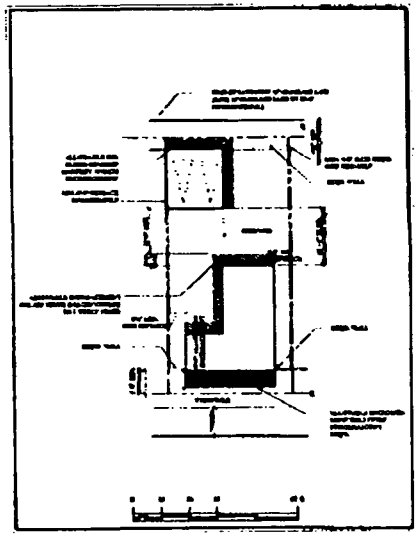
PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS PORCHES, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12' FLOOR TO CEILING.

LEGEND
VISIBILITY TRIANGLE
ALLOWABLE ENCROACHMENT
SPECIFICS ARCHITECTURE LOCATION
MAIN TYPE LOCATION







IV - 50' Lot Width	V - 60' Lot Width
[illegible]	[illegible]

CONCEPTUAL ELEVATION

JULY 8, 2002

SHEET 17 OF 21

49

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
[illegible] COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE VIA Small Attached House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING
[illegible]

BUILDING USE
1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SALINA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

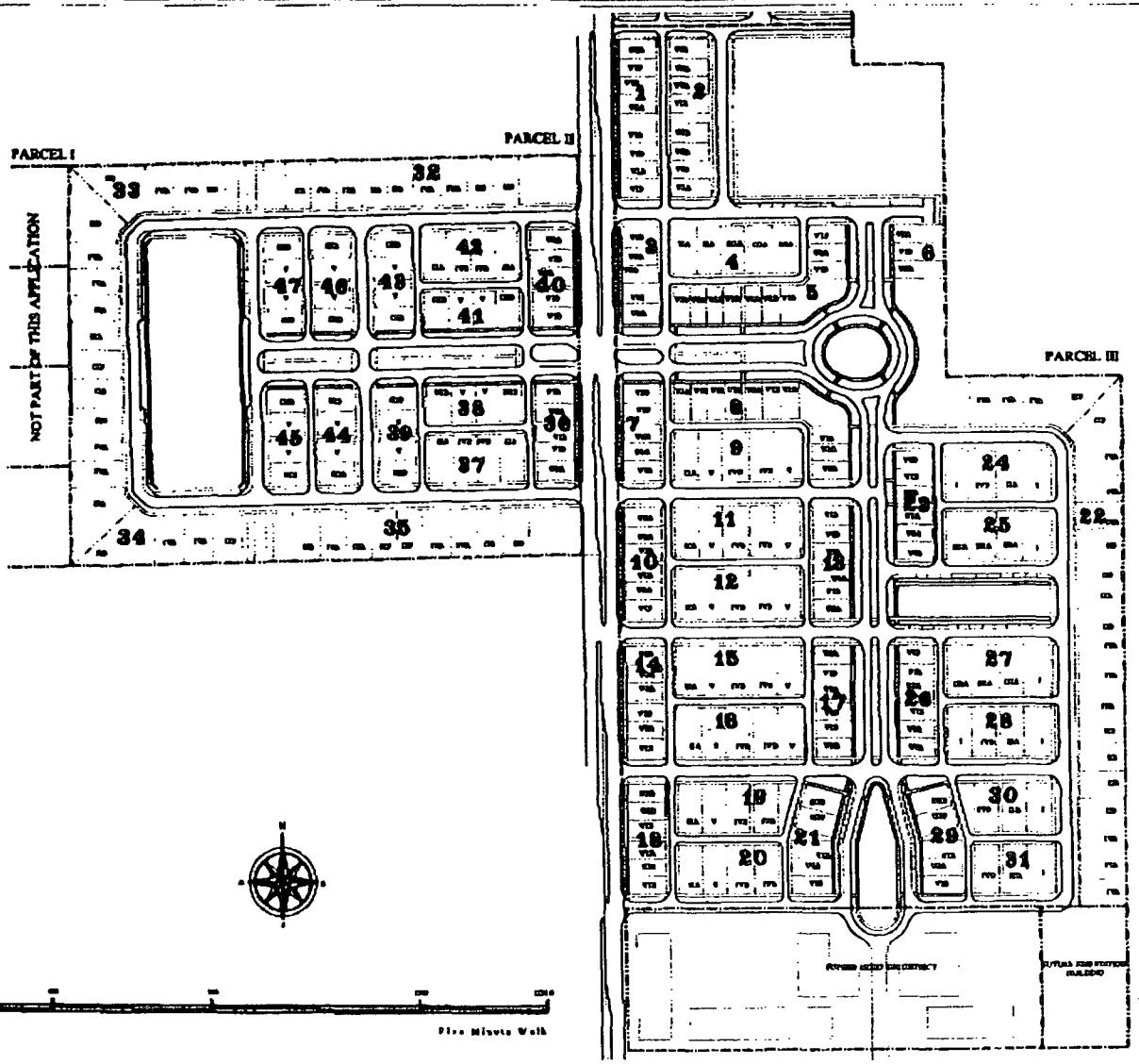
BUILDING PLACEMENT
1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

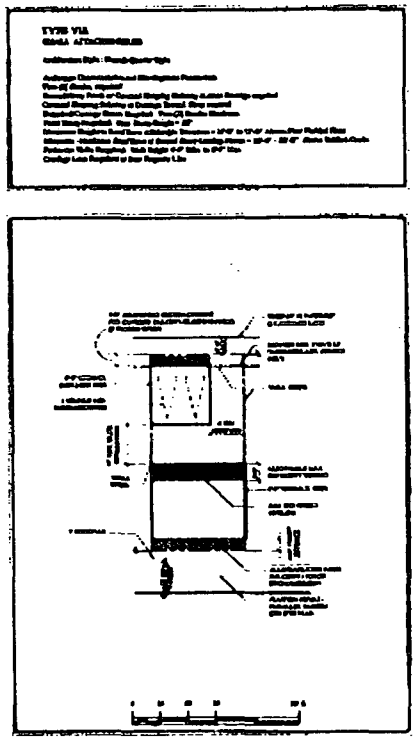
PARKING
1. PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
2. NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

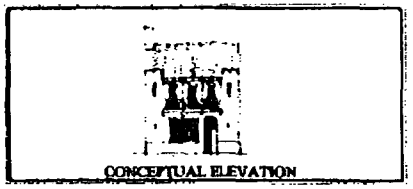
PERMITTED ENCROACHMENT
1. THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
2. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 17 FLOOR TO CEILING.

LEGEND
VEHICLE TRIANGLE
ALLOWABLE ENCROACHMENT
REQ'D CHARACTERISTIC LOCATION
HOUSE TYPE LOCATION






CONCEPTUAL ELEVATION

JULY 19, 2002

SHEET [illegible] OF [illegible]

50

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

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE VIB Large Attached House

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING

BUILDING USE
1. [illegible]
2. [illegible]

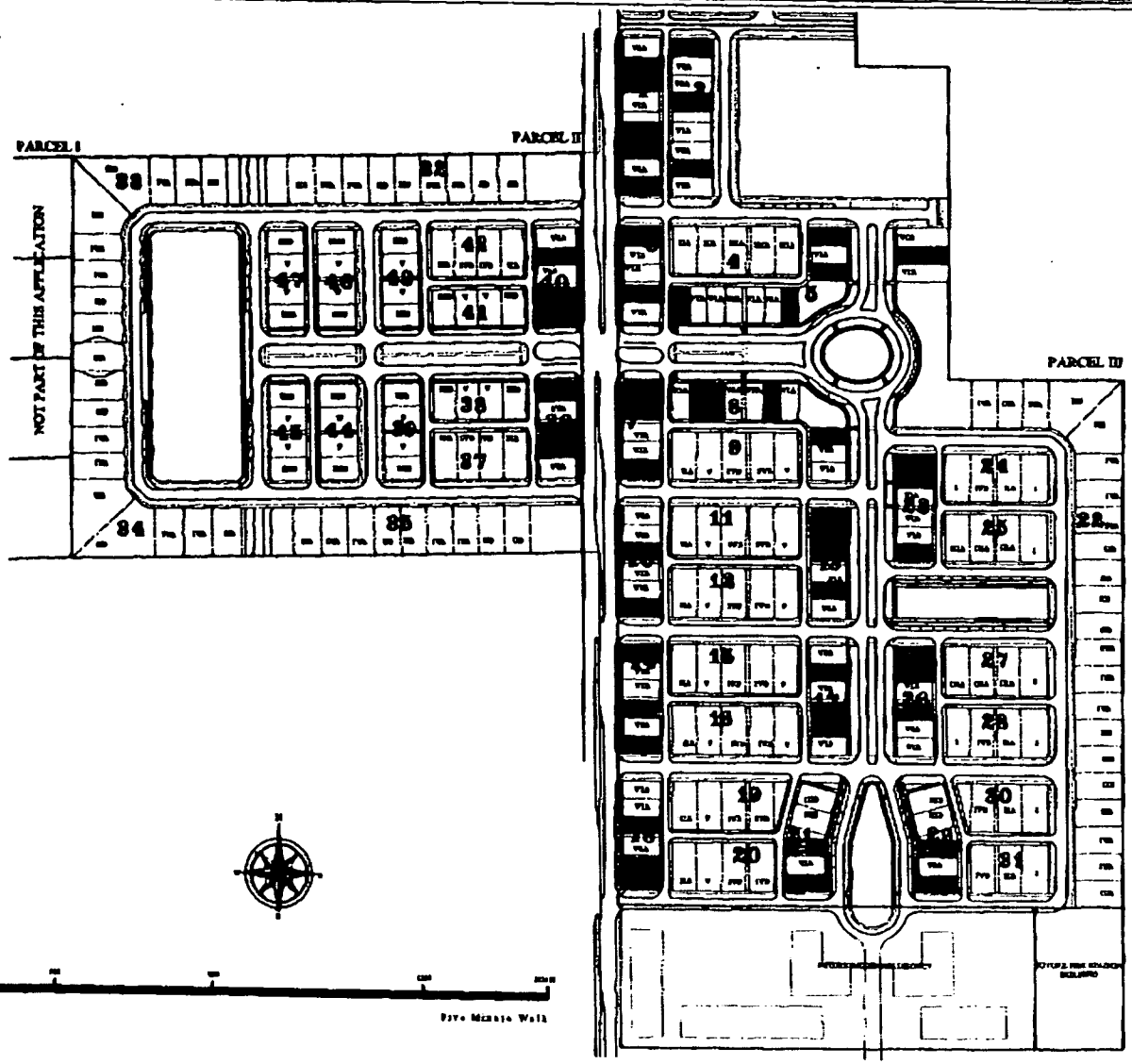
BUILDING PLACEMENT
1. [illegible]

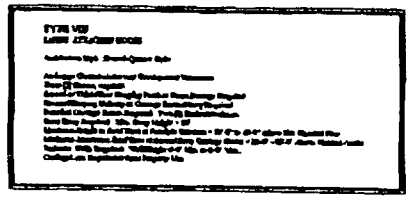
PARKING
1. [illegible]
2. [illegible]

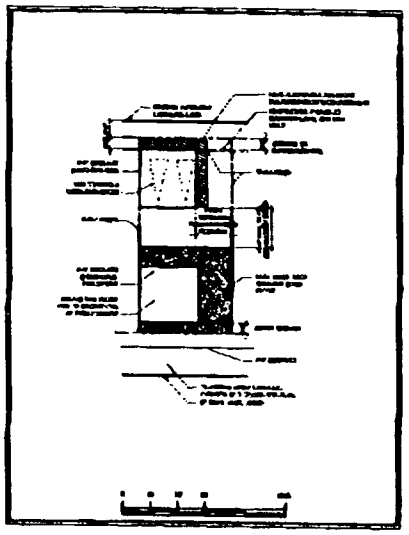
PERMITTED ENCROACHMENT
1. [illegible]
2. [illegible]

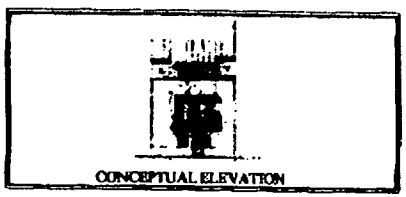
BUILDING HEIGHT
1. [illegible]
2. [illegible]

LEGEND
- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- HIGH CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION








CONCEPTUAL ELEVATION

JULY 19, 1982

SHEET 19 OF 21

5

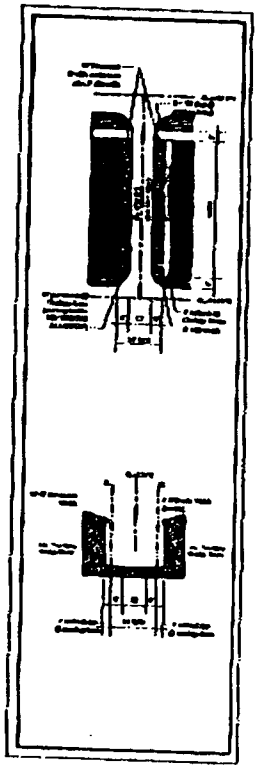
G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
16439 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

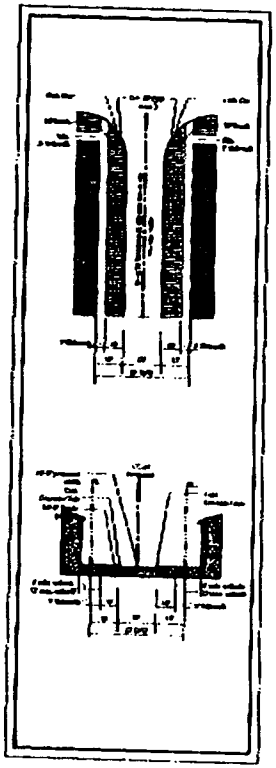
STREET TYPES AND STREET SECTIONS

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING

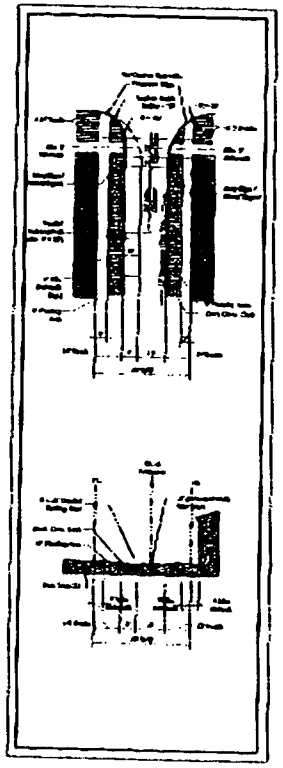
T = 24'
Carriage Lane
(One Way Traffic)



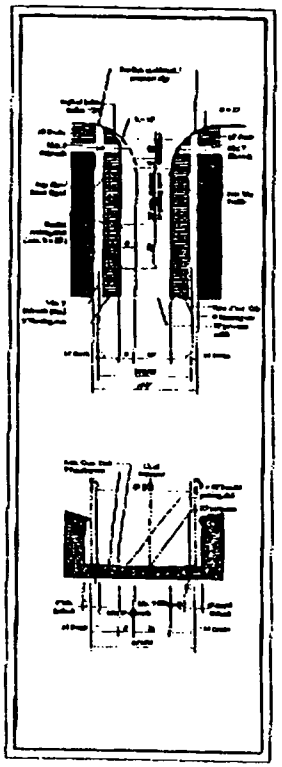
T = 50'
Minor Road
(Two Way Traffic)



T = 50'P (Modified)
Minor Road w/
Parallel Parking



T = 56'
Minor Road w/
Parallel Parking



NOTE:
NO TRUCKS ALLOWED IN CARRIAGE LANES

LEGEND

SUBJECT PROPERTY

GRADED AREAS

SCALE 1" = 30'

JULY 19, 2002

SHEET 10 OF 11

52

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

SUMMERVILLE
GOULDS, MIAMI-DADE COUNTY, FLORIDA

STREET TYPES AND STREET SECTIONS

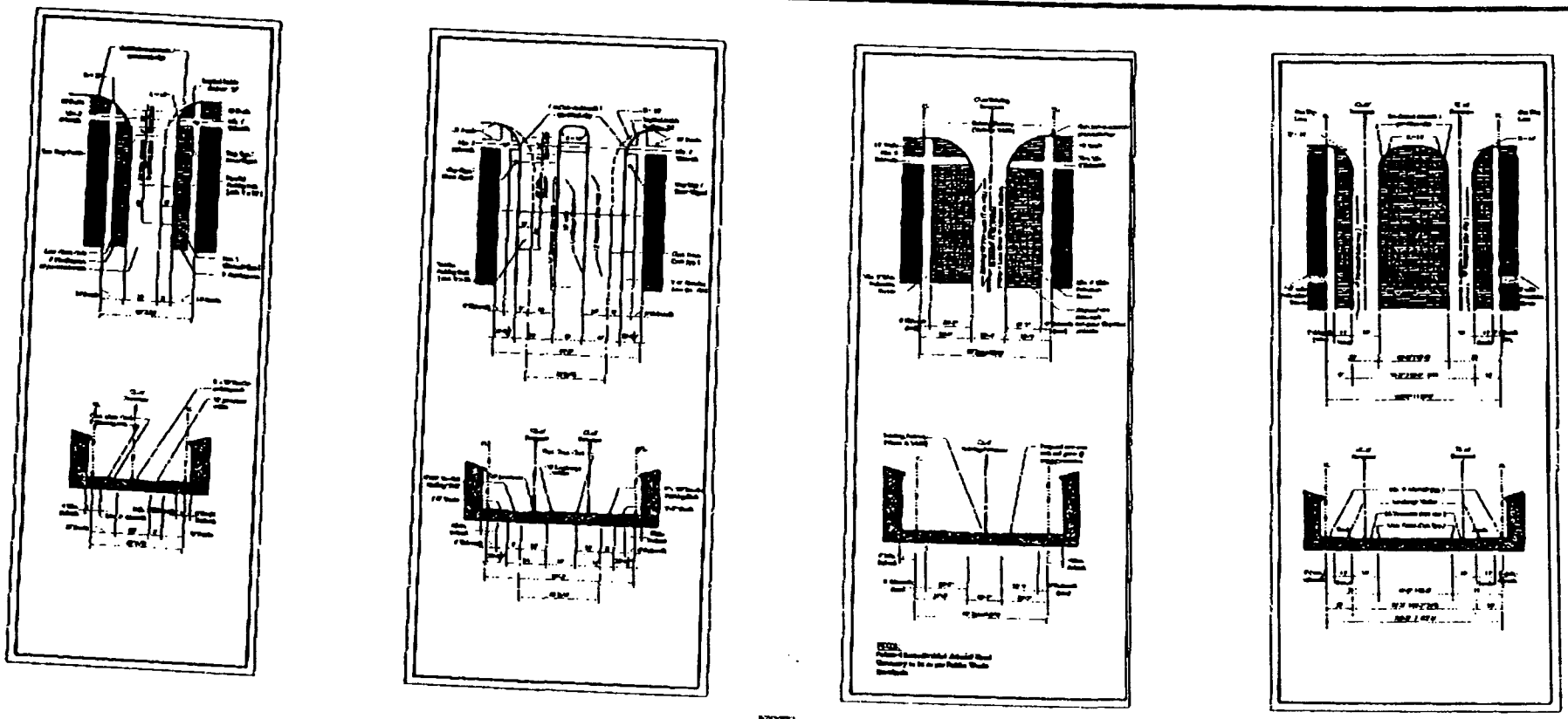
JAROSZ, ROSELLO & BALBOA
ARCHITECTURE & TOWN PLANNING

T = 62'
Minor Road w/ Parallel Parking

T = 91'
Boulevard

T = 80'
Zoned R.O.W.
(Existing Condition Shown)

T = 106' / 112'
Main Street



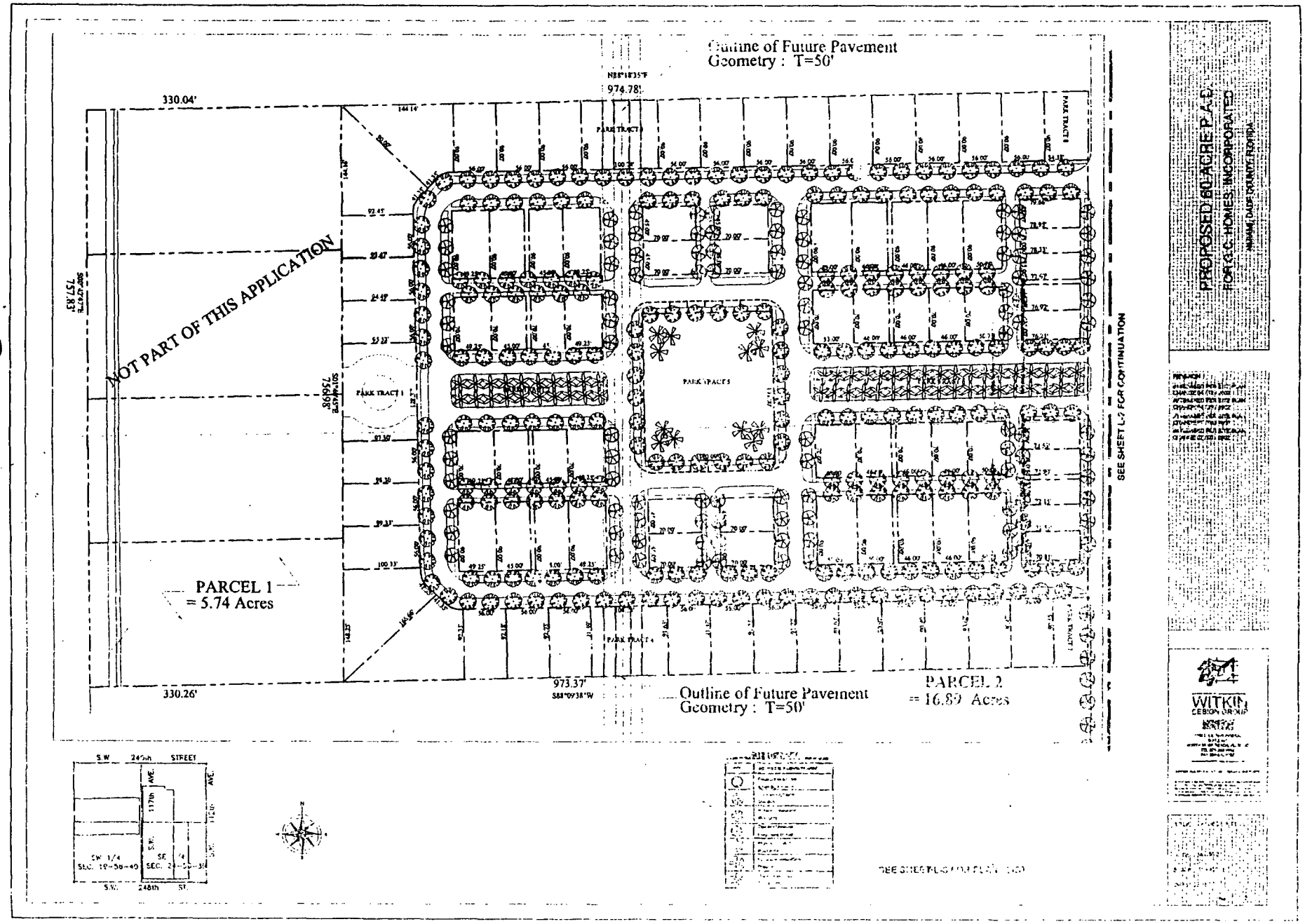
NOTE:
NO VEHICLES ALLOWED IN CARRIAGE LANES

LEGEND
SUBJECT PROPERTY
GRADED AREAS

SCALE 1" = 50'

FEB. 15, 2002

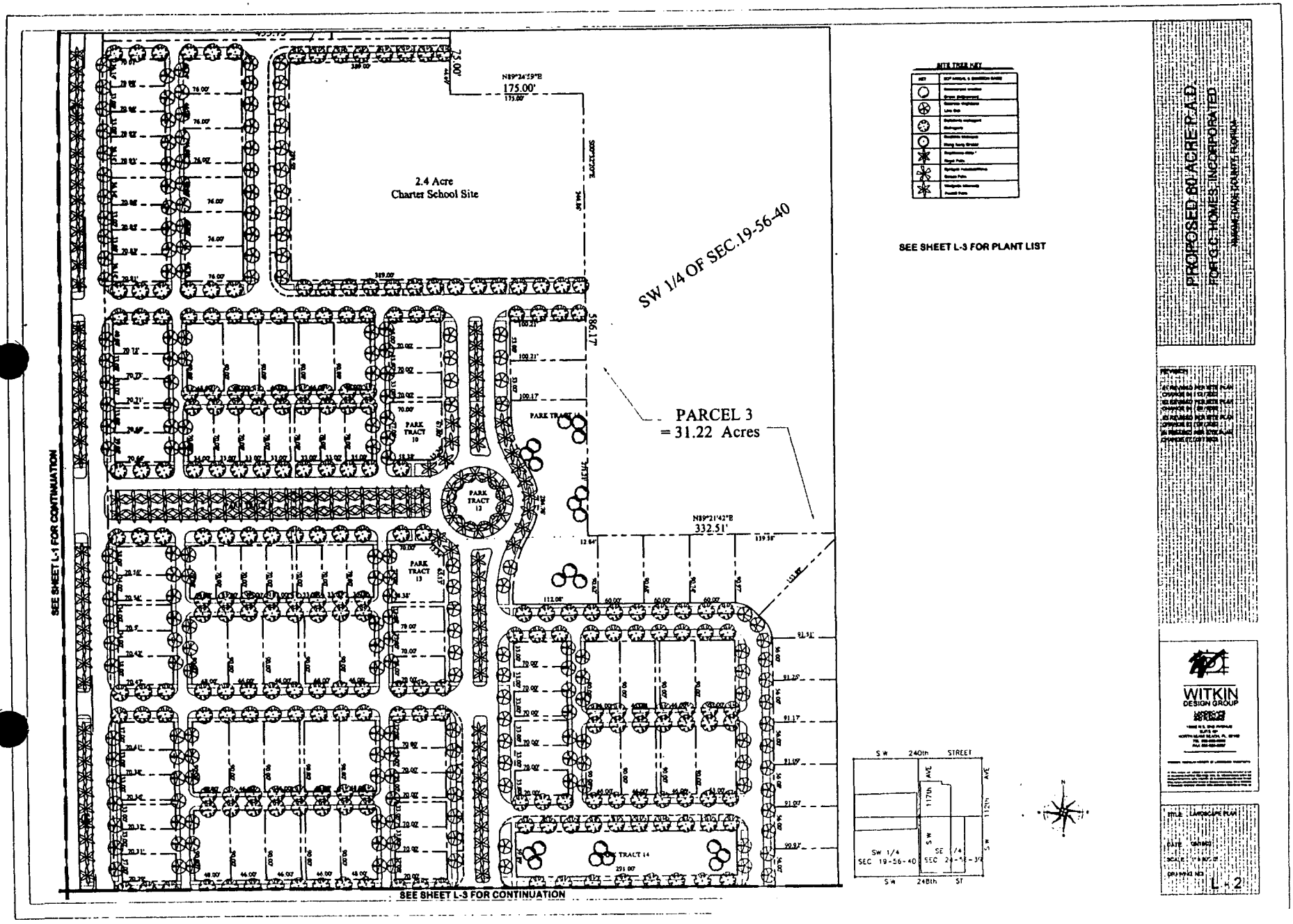
SHEET 15 OF 22


Outline of Future Pavement Geometry : T=50'
974.78'
330.04'
NOT PART OF THIS APPLICATION
757.83'
756.98'
PARK TRACT 1
PARK TRACT 5
PARK TRACT 4
PARCEL 1
= 5.74 Acres
330.26'
973.37'
Outline of Future Pavement Geometry : T=50'
PARCEL 2
= 16.89 Acres
SEE SHEET L-2 FOR CONTINUATION
PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES, INCORPORATED
MIAMI, DADE COUNTY, FLORIDA
WITKIN
DESIGN GROUP
S.W. 248th STREET
117th AVE.
SW 1/4
SEC. 19-58-40
SE 1/4
SEC. 24-58-39
S.W. 248th ST.

53

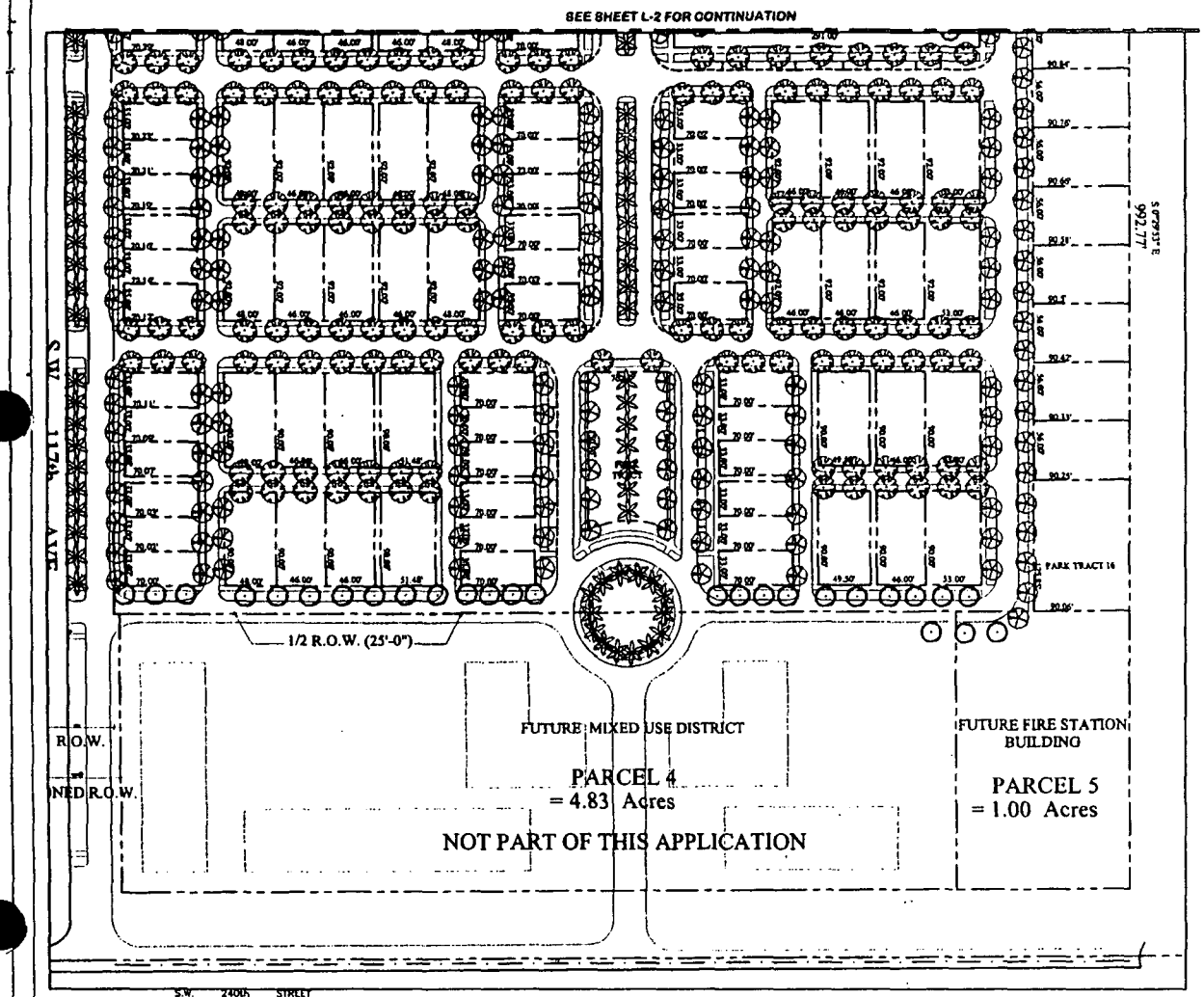
7/9/02
aw

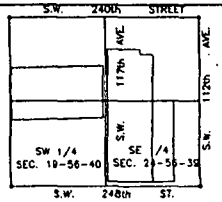
54



2.4 Acre
Charter School Site
SW 1/4 OF SEC.19-56-40
PARCEL 3
= 31.22 Acres
N89°24'59"E
175.00'
N89°21'42"E
332.51'
586.17'
PARK TRACT 10
PARK TRACT 12
PARK TRACT 13
PARK TRACT 14
SEE SHEET L-1 FOR CONTINUATION
SEE SHEET L-3 FOR CONTINUATION
SEE SHEET L-3 FOR PLANT LIST
SITE TREE KEY
SW 240th STREET
SW 248th ST
SW 1/4
SEC 19-56-40
SW 117th AVE
SW 112th AVE
PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES, INCORPORATED
WITKIN
DESIGN GROUP
TITLE LANDSCAPE PLAN
L-2

7/9/02





SITE TREE LIST

KEY	SCIENTIFIC & COMMON NAME	SPECIFICATIONS	QTY.

NOTES:

1. PLANT LIST PROCEEDING THAN PLANT LIST
2. PLANT SPECIES THAT ARE ALIKE TO SOUTH FLORIDA AS DEFINED BY THE SOUTH FL. WATER MANAGEMENT DIST. REGULATE PLANT SUITE.
3. PLANTS SHALL BE PLANTED NO. 1 OR BETTER AS DEFINED IN THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
4. PLANTS SPECIFIED AS "CONTAINER" SHALL BE GROWN IN HEIGHT, SPLIT AND FREE OF DEBRIS.
5. ALL TREE SIZES SHALL BE MEASURED FROM THE GROUND LOCATION AND NOT ON CL. FROM UNDERGROUND UTILITY LINES.
6. ALL LANDSCAPE AREAS SHALL BE PLANTED WITHIN 24 HR. OF LAST FIRE HYDRANT. ALL FIRE DEPARTMENT CONNECTIONS AND GRADE VALVE SERVICES.

SITE TREE REQUIREMENTS

	SITE DATA	TREES REQ.	TREES PROV.
STREET TREES	36,000 L.F. TOTAL = 1 TREE PER 30 L.F.	1,200	1,210+
LOT TREES	340 CABELL LINE TOTAL = 2 TREES PER LOT	700	700**
ADDITIONAL SITE TREES	N/A	N/A	33***
TOTAL TREES	N/A	1,900****	2,000+

NOTES:

*ESTIMATED NUMBER OBTAINED BY CALCULATING TOTAL LINEAL STREET FRONTAGE (41,620 L. F.) AND SUBTRACTING STREET FRONTAGE AT FUTURE DRIVEWAYS (266 UNITS @ 20 L. F. EACH EQUALS 5320 L. F. OF DRIVEWAYS)

**NUMBER INCLUDES ESTIMATED AMOUNT OF LOT TREES PROVIDED FOR ENTIRE SITE BASED UPON TYPICAL UNIT LANDSCAPE PLANS ON SHEET L-4.

***NUMBER INCLUDES QUEEN PALMS (2:1) AND GREEN BUTTONWOOD TREES (1:1) INDICATED IN THE COMMON AREAS OF OVERALL SITE PLANTING PLAN

****AS PER DADE COUNTY CODE, 18,100 SHRUBS SHALL BE PROVIDED (10 SHRUBS FOR EACH TREE REQUIRED)

PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES, INCORPORATED
MIAMI-DADE COUNTY, FLORIDA

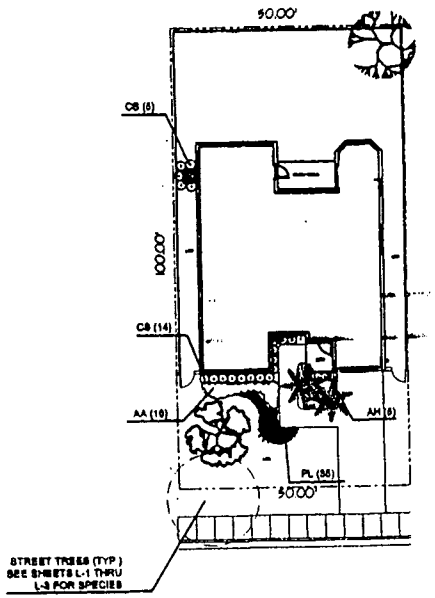
REVISION

WITKIN DESIGN GROUP

TITLE: LANDSCAPE PLAN
DATE:
SCALE:
DRAWING NO. L-3

7/9/05

56



LANDSCAPE LIST			
1		[illegible]	[illegible]
1		[illegible]	[illegible]
1		[illegible]	[illegible]
2		[illegible]	[illegible]
18	AA	[illegible]	[illegible]
5	AH	[illegible]	[illegible]
19	CS	[illegible]	[illegible]
35	PL	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

LANDSCAPE LEGEND Ordinance 98-13		
ZONE DISTRICT: RU-1H (a)		
Gross Land: [illegible] (a.f.) Net Land: [illegible] (a.f.)	Water Bodies: [illegible]	
	[illegible]	[illegible]
Landscape Open Space (if applicable)	N.A.	N.A.
Greenbelt Width (if applicable)	N.A.	N.A.
Lawn Area (As defined in Ordinance)	[illegible]	[illegible]
TREES:		
Trees per Net Lot	8	8
Notes: 30% of required trees and/or palms shall be native species.		
Street Trees	1*	[illegible]
TOTAL NUMBER OF TREES	4	4
SHRUBS (18 shrubs for each tree req.)	40	40
30% shrubs/ridge shall be native species. Irrigation system required pursuant to Chapter 33 Dade County Code		
*SEE SHEETS L-1 THRU L-3 FOR STREET TREE PLANTING		

PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES INCORPORATED
NORMAL TAKE COUNTY, FLORIDA

WITKIN
DESIGN GROUP
LANDSCAPE ARCHITECTURE

TITLE: LANDSCAPE PLAN

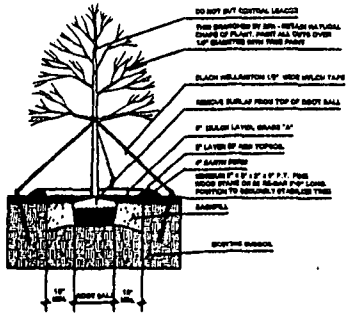
DATE: [illegible]

SCALE: [illegible]

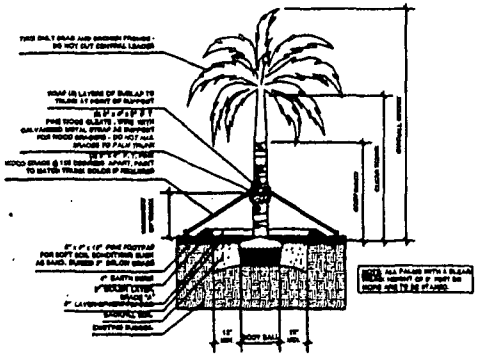
DRAWING NO.: L-4

7/9/02

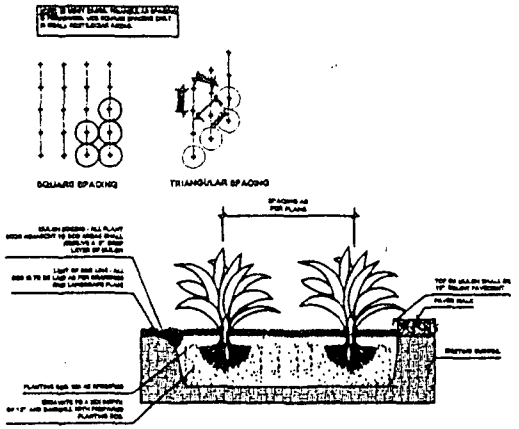
57



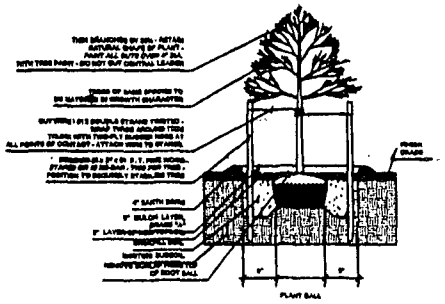
LARGE TREE PLANTING DETAIL



STRAIGHT TRUNK PALM PLANTING DETAIL

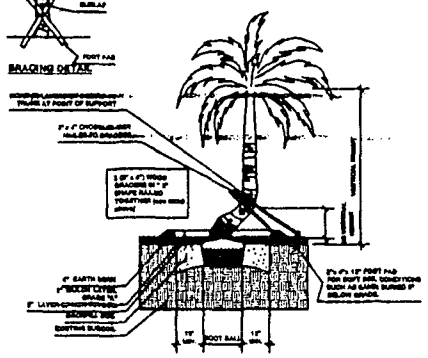


TYPICAL GROUND COVER PLANTING DETAIL

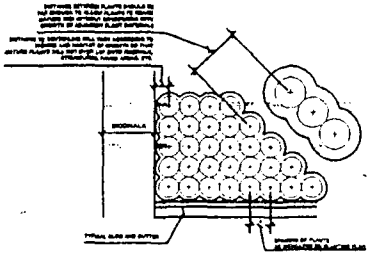


SMALL TREE PLANTING DETAIL

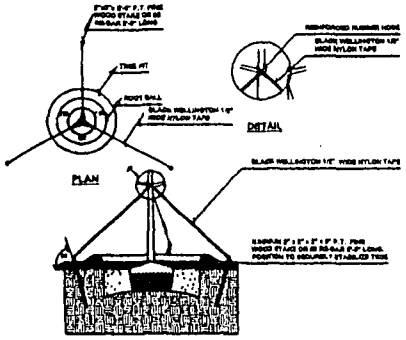
BRACING DETAIL



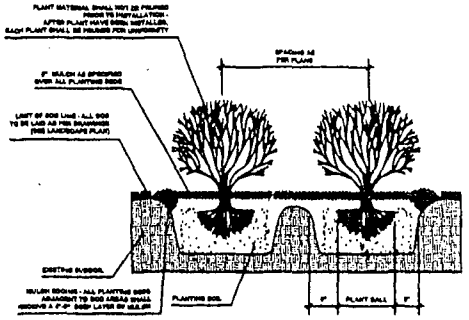
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL CONTAINER SPACING



TYPICAL TREE GUYING DETAIL



TYPICAL SHRUB PLANTING DETAIL

PLANTING NOTES

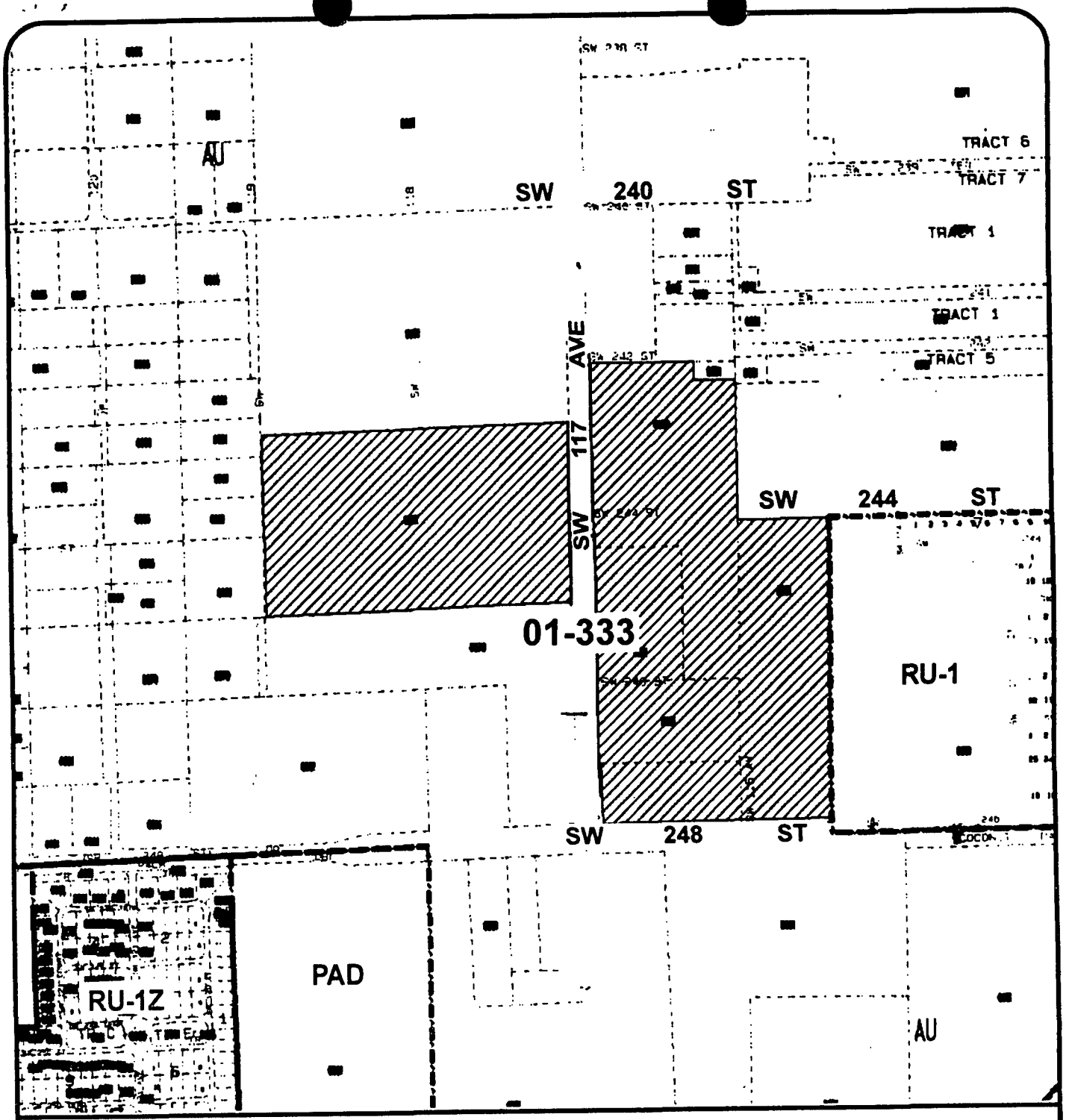
GENERAL NOTES

PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES INCORPORATED
NASSAU DADE COUNTY, FLORIDA

WITKIN DESIGN GROUP

TITLE: LANDSCAPE DETAILS
DATE: 04/18/02
SCALE: NOT TO SCALE
DRAWING NO. L-5

7/9/02 aw



MIAMI-DADE COUNTY
HEARING MAP

S C A L E 0 600'

N

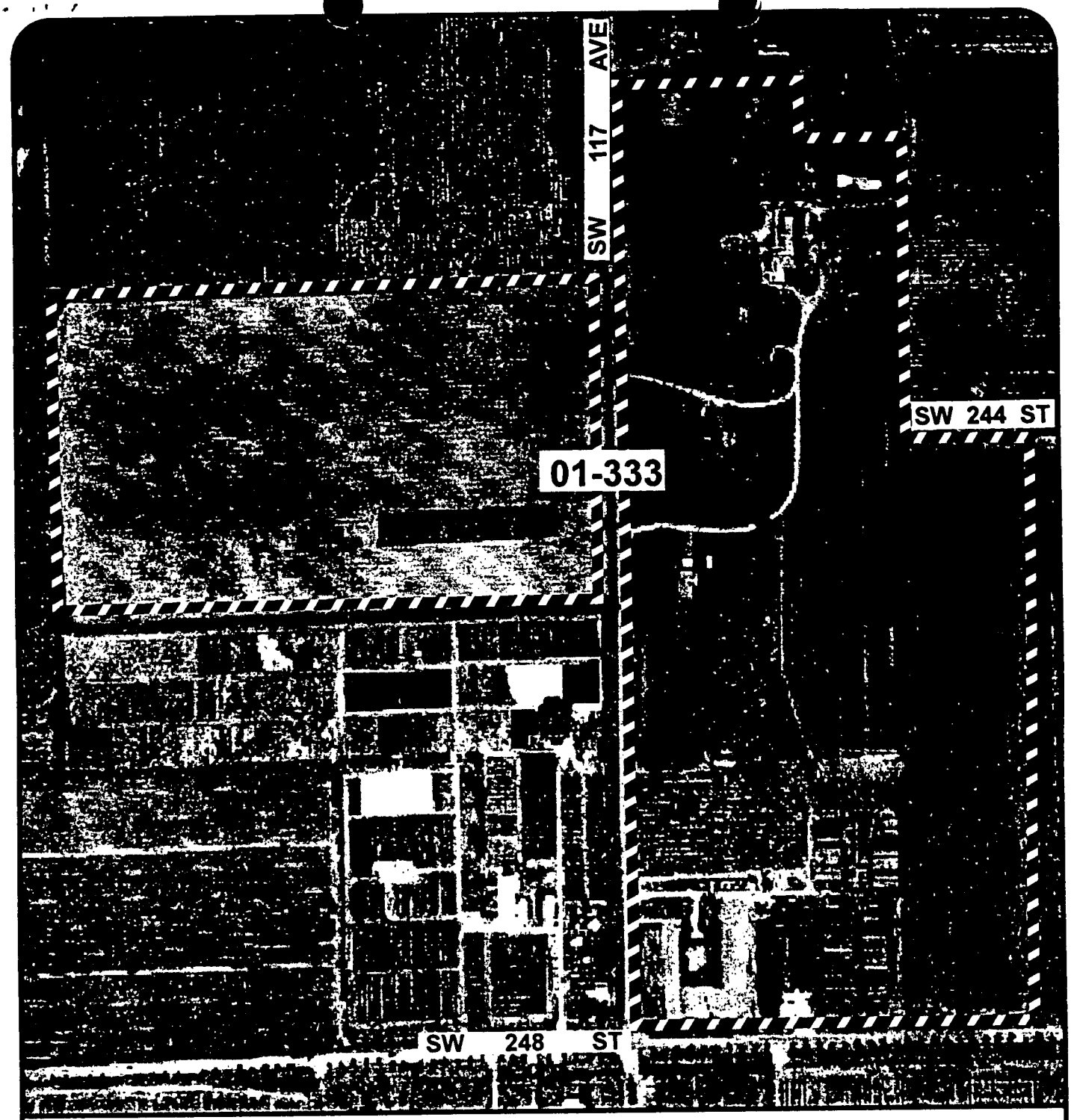
SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 01000333
Applicant: ROBERT BOREK ET AL
District Number: 08
Zoning Board: C15
Drafter ID: DIONNE
Scale: 1:600'

MIAMI-DADE

58

G:\ZONING DRAFTING\ 01-333. 00/01



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 01000333
Applicant: ROBERT BOREK ET AL
District Number: 08
Zoning Board: C15
Drafter ID: DIONNE
Scale: NTS

MIAMI-DADE

G:\ZONING DRAFTING\ 01-333. 06/01

1. ROBERT BOREK, ET AL
Applicant

02-6-CZ15-1 (01-333)
Area 15/District 8
Hearing Date: 6/4/02

Property Owner (if different from applicant) **Robert Borek, Jody Vaccaro, Richard Vitta, Claude Daigle, Sara Daigle, Wilfred Vick, and Pamela Vick.**

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

If so, who are the interested parties? G. C. Homes, Inc.

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

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

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Robert Borek, Et Al	North of SW 248 ST and both sides of SW 117 AVE, Miami-Dade County, FL
APPLICANT	**ADDRESS**
06/04/2002	01-333
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

5/13/02 No violations

DEVELOPMENTAL IMPACT COMMITTEE
RECOMMENDATION TO COMMUNITY ZONING APPEALS COUNCIL 15

APPLICANT: Robert Borek, et al **PH:** Z01-333 (02-6-CZ15-1)

SECTION: 19-56-40 & 24-56-39 **DATE:** June 4, 2002

COMMISSION DISTRICT: 8 **ITEM NO.:** 1

==========

A. INTRODUCTION

- **REQUESTS:**

  (1) AU to PAD

  (2) SPECIAL EXCEPTION for site plan approval for a residential development.

  Plans are on file and may be examined in the Miami-Dade Planning and Zoning Department entitled, "Proposed 60 Acre PAD" as prepared by Jarosz, Rosello & Balboa, dated revised 4/12/02 and consisting of ten pages and "Landscape Plans," as prepared by Witkin Design Group, dated 03/15/02 and consisting of 5 pages. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  The applicant is seeking zone changes from AU, Agriculture District to PAD, Planned Area Development and a special exception to permit site plan approval for a residential development.

- **LOCATION:** North of SW 248 Street and both sides of SW 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 60 Acres

- **IMPACT:**

  The proposed rezoning would allow the applicant to provide additional housing to the area. However, said uses would bring additional traffic and activity to the surrounding community and would impact public services.

B. ZONING HEARINGS HISTORY: None.

C. NEIGHBORHOOD CHARACTERISTICS:

SUBJECT PROPERTY	EXISTING ZONING	EXISTING LAND USE PLAN DESIGNATION
	AU, seasonal agriculture, single-family residences and a packing house	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SURROUNDING PROPERTY		
NORTH	AU, vacant parcel and plant nursery	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SOUTH	AU, plant nursery	Low Density Residential, 2.5 to 6 dwelling units per gross acre
EAST	AU and RU-1, seasonal agriculture and a single-family subdivision under construction	Low Density Residential, 2.5 to 6 dwelling units per gross acre
WEST	AU, seasonal agriculture	Estate Density Residential, 1 to 2.5 dwelling units per gross acre (SW 119 Avenue west) and Low Density Residential, 2.5 to 6 dwelling units per gross acre

This area west of the Homestead Extension of the Florida Turnpike (HEFT), north of Coconut Palm Drive (SW 248 Street) was once characterized with seasonal agriculture and plant nurseries. An old packing house lies on the north end of the site, east of SW 117 Avenue. A 54+-acre parcel located on the northeast corner of SW 248 Street and SW 112 Avenue was recently approved for a combined townhouse and single-family residential subdivision consisting of approximately 325 units. In addition, a 334-unit PAD was approved to the southwest of the subject property. The neighbourhood in which this parcel is located can be considered in a transition from rural agriculture to urban residential.

D. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Acceptable**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**Acceptable**
Signage:	**N/A**
Urban Design:	**Acceptable**

E. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development 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. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, 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 exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

F. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**171 additional students**
Planning & Zoning	**No objection**

G. RECOMMENDATION:

Approval of request #1 subject to the Board's acceptance of the proffered recordable agreement which among other things provides that development of the subject site be developed substantially in accordance with the submitted site plan; that the maximum number of dwelling units on the property be 298. Said agreement also provides additional quantitative data regarding number of bedrooms, building coverage, open space, residential density, nonresidential construction, private roads and private areas, and population projection.

Withdrawal of request #2 by the applicant because of a recently enacted Ordinance which has deleted the requirement for a special exception for site plan approval in conjunction with a zone change. The proffered covenant will tie the development to the plan reviewed and approved by the council.

The Council is of the opinion that the proposed zone change will be in keeping with the Comprehensive Development Master Plan (CDMP) residential designation for the subject parcel. When taking into consideration the reasonableness of the applied for rezoning and special exception in relation to the present and future development of the area, the Executive Council finds that the zone change request will permit a residential development which is **consistent** with the CDMP, and will not be contrary to the public interest. The Council also finds that the proposed development will also be **compatible** with the surrounding area and would not be contrary to the public interest.

PROJECT DESCRIPTION

The applicant, Robert Borek et al, is seeking a zone change from AU, Agriculture District, to PAD, Planned Area Development District and a special exception for a conceptual site plan approval in order to develop the subject site with a 298-unit residential development consisting of 135 single-family detached residences and 163 attached residences. The PAD District permits flexibility in the planning, design and development of communities and it encourages innovative approaches to the design of community environments. The integration of different housing types within the development is encouraged as well as the provision of necessary commercial, recreational and educational facilities conveniently located in relation to housing. The 60-acre subject property, which lies on the north side of SW 248 Street and on the east and west sides of SW 117 Avenue, is currently surrounded by a mix of agriculture and newly developing residential properties. The Adopted 2005-2015 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 range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The site plan submitted for this application depicts the development of a residential development arranged along a system of interconnected pedestrian scaled streets and blocks. The residential community will be bifurcated by SW 117 Avenue but the proposed roadway design allows for direct connections to both sides of the avenue. The Plan's strength lies in the use of a hierarchy of streets that range from 24' wide carriage lanes to 106' wide boulevards. The variety of street types provides good orientation, excellent traffic dispersal and more interesting streetscapes. The plan contains a landscaped, median fitted boulevard that transverses the L-shaped parcel, commencing north of SW 248 Street and finishing at a roundabout located in the geometric center of the parcel east of SW 117Avenue. Continuing west, the boulevard crosses SW 117 Avenue and terminates at a park located in the western portion of the parcel situated west of SW 117 Avenue. A number of streets intersect said boulevard that directly connect to SW 117 Avenue or to the proposed residential street system and carriage lanes. A system of public open spaces clearly defined by the block's edge and in the form of squares, greens and parks are located off the boulevard and dispersed throughout the site. Some of the greens are placed on the periphery of the site, between single-family detached units while a number are placed at street level to serve as focal points. The greens offer outdoor passive recreation space for residents, complement focal points and provide foreground for future civic buildings. All of the proposed residential units except those along the periphery of the site will have garages placed at the rear of the lot. In order to access the garages, carriage lanes commonly known as alleys, are placed behind each lot. Placing garages away from the front elevation will minimize the visual impact of parked cars and create more attractive, pedestrian-friendly streets. Staff notes that the residential blocks will also incorporate uniform front setbacks to reinforce the definition of the street edge and the introduction of a variety of housing types such as townhouses, single family detached and courtyard will help to enhance the aesthetics of the residential community.

COMMENTS AND MAJOR CONCERNS

Ordinance Number 75-47 charges the Developmental Impact Committee (DIC) to address applications with respect to: (I.) conformance with all applicable plans; (II.) environmental impact; (III) impact on the economy; (IV.) impact on essential services; and (V.) impact on public transportation facilities and accessibility.

The following comments address these specific charges with regard to the subject application:

I. CONFORMANCE WITH ALL APPLICABLE PLANS

A. RELEVANCE TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICABLE CDMP GOALS, OBJECTIVES AND POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

The Adopted 2005 and 2015 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. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The requested residential development has been determined to be **consistent** with the Comprehensive Development Master Plan Land Use map.

Evaluation by the Department of Planning and Zoning Director

The Department of Planning and Zoning does not object to the requested district boundary change and special exception for site plan approval to develop the subject 60-acre parcel with a Planned Area Development (PAD) and recommends approval of the zone change and approval with conditions of the special exception. PAD zoning requires a development agreement which the applicant intends to proffer. This application would allow the applicant to provide additional housing for the community. Staff notes that as proposed the residential community meets the guidelines and requirements of the Miami-Dade Urban Design Manual adopted through Resolution R-1360-98 by the Board of County Commissioners in December, 1998. The intent of the manual is to produce a public realm of attractive and comfortable places in which people are inclined to dwell. These principles help to define community character by the manipulation of blocks and streets, building setbacks, landscape, building height and massing and architectural articulation. The proposed PAD zoning would permit a density of 4.96 units per gross acre that is **consistent** with the Comprehensive Development Master Plan low density residential designation of this area that permits a maximum density of 6 dwelling units per gross acre. Further on May 1, 2001 the Community Council Zoning Appeals Board 15 approved a PAD district on the east side of theoretical SW 122 Avenue and south of SW 248 Street. Said request received approval of variances of roadway dedications and private open space. Staff notes that the current application does not require requests for variances of the requested PAD zoning district. In staff's opinion, PAD zoning in this area of Miami-Dade County would be compatible with the surrounding area and would permit a development that would be consistent with the CDMP and would not cause undue burden on public services.

B. MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM

The General Services Administration Department has no objection to this application.

II. ENVIRONMENTAL IMPACT

A. WATER MANAGEMENT

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-suite retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard Environmental Resource Permit issued by DERM shall be required for the construction and operation of the required surface water system.

Site grading and development must comply within requirements of Chapter 11C of the Miami-Dade County Code. 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 Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

B. AIR QUALITY PRESERVATION

DERM staff from the Air Quality Management Division has reviewed the available information, and does not anticipate that this project will adversely impact the local air quality.

C. TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

D. WETLANDS

The subject is not jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, no review and permits will be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (305-526-7181), the State of 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 responsibility of the applicant to contact these agencies for their permit requirements.

III. IMPACT ON THE ECONOMY

A. POTABLE WATER SUPPLY

The subject property is located within the franchised water service area of the Miami-Dade Water and Sewer Department (MDWASD). The closest public water is an abutting 16-inch water main located along SW 248 Street. Connection of the proposed development to the public water supply system shall be required. The applicant shall connect to an existing 16 inch water main at SW 117 Avenue and SW 248 Street and extend north along SW 117 Avenue a new 16 inch water main to the NW corner of the subject property. Any of the water main extension inside the property shall be eight (8) inches minimum with two points of connection. The estimated demand for this project is 98,800 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

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.

Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts are use of drought tolerant plants, reduced use of turf grass, together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District (SFWMD).

B. SEWER SERVICE

The property is located within MDWASD's franchised sewer service area. The closest public sanitary sewer is a 20-inch force main located approximately 1,500 feet from this site. Connection of the proposed development to the public sanitary sewer system will be required. East of SW 117 Avenue the applicant shall connect to an existing manhole east of the property line. Any proposed sewer extension along the subject property shall be 8 inches minimum. West of SW 117 Avenue a regional pump station is required. The

applicant shall connect to an existing 24 inch force main at SW 248 Street and SW 120 Avenue and extend east along SW 248 Street at a 24 inch force main to SW 117 Avenue and extend north along SW 117 Avenue to a new 12 inch force main to connect with a new pump station. Any sewer extension inside the developer's property shall be 8 inches minimum. At this time, the sanitary sewer system has adequate collection, transmission and treatment capacity to accommodate the flows that the proposed project will generate.

The wastewater flow is directed to pump station 30-0692B, then the South District Treatment Plant. All mentioned pump stations are operating within the mandated criteria set forth in the First Partial Consent Decree.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Sewage treatment and disposal for the area is provided by MDWASD's regional wastewater treatment and disposal facilities. These facilities have limited available capacity; consequently, approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection, and also with the provisions of the Environmental Protection Agency Consent Decree.

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, 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.

Concurrency Review Summary

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

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

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

C. ***POLICE***

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

1. The development should comply with requirements of the Code of Miami-Dade County, with special attention given to the following:

    a. Chapter 8C, Intrusion and Burglary Security.

    b. Section 27-276, Burglar Alarms

    c. Section 28-15(b)(3) and 28-15(g), Required improvements.

    d. Section 33-139, Names and numbers to comply with article; authority of Department of Planning and Zoning.

    e. Section 33-147, Numbering buildings.

    f. Section 33-149, Duty of owners of buildings.

2. Effective January 1, 2001, all burglar alarm systems shall require an annual registration with MDPD by the user. This includes all systems even if they are not monitored by an alarm monitoring company. Locations that have more than one alarm system require separate registration for each system. Information brochures are available at MDPD district stations.

3. Each building and residence should have address numbers conspicuously mounted, which are not less than three inches in height and easily observable from the roadway.

4. A lighted directory should be erected near each point of entry and at other appropriate locations within the development for rapid location of buildings by responding police and fire rescue vehicles.

5. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back to permit vehicle operators an unobstructed view of other traffic and pedestrians.

6. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.

7. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.

8. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity.

9. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.

10. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.

11. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.

Additional Comments

Police services are currently provided by the Miami-Dade Police Cutler Ridge Station (Police District 4) located at 10800 SW 211 Street. During the month of December 2001, based upon a district-wide statistical analysis, the average emergency response time was 5.3 minutes (includes dispatch time and travel). Station personnel answered 6,789 calls for police service and operated with 236 sworn officers, to deliver police service to an area of 726.7 square miles with a population of 189,900.

D. FIRE

Service Impact/Demand

1. Based on development information, this project is expected to generate approximately 100 fire and rescue alarms annually. However, because of the proposed school abutting the property the project may generate a higher than expected number of alarms.

2. A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires 3 engines, telesqurts or tankers, 1 aerial, 1 rescue and an accompanying command vehicle. This assignment requires 20 firefighters and officers.

3. The desired response time to such project is 4 minutes for the first-in unit.

4. Required fire flow for this project is 2000 gpm with hydrant spacing no further than every 300 feet. Proper main extensions can be provided by MDWASD. Generally, for this type of development, up to 12-14 inch mains are required.

   The Fire Rescue Department's Water and Engineering Bureau, makes final determination regarding exact size and looping of water mains, and the number and placement of hydrants.

5. Fire Rescue impact fees fund primary and supportive facility and equipment needs generated by additional impact. The project's proportionate share of impact fees will be assessed at time of building permit.

Existing Services

1. The stations responding to a fire alarm will be:

Station	Address	Equipment	Staff	Response Time
5	13150 SW 238 St., Princeton	Rescue, Engine	7	4 - 6 mins.
34	10850 SW 211 St., Cutler Ridge	Rescue, Squrt Aerial, Battalion	8	4 - 6 mins.
52	12105 SW Quail Roost Dr. South Miami Hgts.	Advanced Life Support, Tanker	4	6 - 8 mins.
55	21501 SW 87 Ave. Saga Bay	Advanced Life Support Engine	4	8 - 10 mins.
6	15890 SW 288 St. Modello	Rescue, Tanker Battalion	8	10 - 12 mins.

2. The following units show a potential unavailability rate in excess of 20% during peak call hours:

Unit	Potential Unavailability During Peak Hours
Rescue 7	26.31%
Rescue 34	26.75%

3. Increased response times may result because of congestion on the following roadways:

SW 248 Street
U. S. 1
SW 112 Avenue

Site Requirements

The following site requirements pertain to the site plan submitted as part of this review. All site plans and gates (including future submissions and changes) must be reviewed and approved by the Fire Rescue Department's Water and Engineering Bureau prior to Executive Council Hearing.

1. Compliance with Ordinance 83-23 giving Police jurisdiction to issue citations for parking along frontage of all commercial development.

2. Emergency vehicle parking area is to be located in close proximity to the main entrances. Said area to be identified, per S.F.F.P.C.

3. Fire Department vehicle access is to be provided to as many sides of the structure as practical or as necessitated by the design of the structure and location of internal fire protection connector.

4. Fire access lanes must be capable of supporting 32 tons surfaced with solid pavement, natural or concrete stones or with grass turf reinforced by concrete grids or stabilized subgrade construction, which meet the standards of the Miami-Dade County Public Works Department. Such construction must be certified by a registered professional engineer of the State of Florida. Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches. Landscaping along these lanes must be approved and conform to landscaping plans. (Florida Fire Prevention Code).

5. Curb cuts for fire access lanes marked "Fire Lanes" in such a manner as to be easily visible from the road and clearly delineated with informational signs of not less than two square feet at each parcel. Parking on fire access lanes is to be prohibited.

6. A turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted). (Florida Fire Prevention Code).

7. All slopes in the project must be able to accommodate our largest aerial truck. This truck has the dimensions and angle requirements shown below:

Overall length:	46 feet, 10 inches
Bumper-to-bumper length:	32 feet
Wheelbase length:	256 inches
Angle of approach:	11 degrees maximum
Brake-over angle:	7 degrees maximum
Angle of departure:	8 degrees maximum

8. Aerial apparatus set-up sites at the corner of each building over three stories and at the center of buildings in excess of 125 feet in length.

9. Set-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction of the set-up sites will consist of a stabilized subgrade, which meets the standards of the Miami-Dade County Public Works Department, and "Grass Pavers" or an equally acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.

10. Maintenance of fire lanes provided by the owner.

11. Fire sprinkler system in accordance with S.F.B.C., South Florida Fire Prevention Code and adapted NFPA Codes.

    a. All fire main installation beyond backflow preventor detector check valve are to be done by a State Certified Fire Protection Contractor.

    b. "P.I.V." and "F.D.C." shall be located not less than 40 ft. from building. "Backflow Preventor" shall be located upstream from "P.I.V."

    c. "F.D.C." must be placed within 150 feet from a fire hydrant.

12. An identification system located at each entrance of the complex consisting of a framed lighted map of the development showing all structures and streets at adequate scale.

13. Lighted signs for identification on all structures within the development. Sign letters and numbers shall be 6" on front of building and 4" on the rear.

14. Limit dead ends to 150 feet and locate "Dead End" signs at the entrance of each area. In a fully sprinklered building, dead ends may 250'. (Florida Fire Prevention Code).

15. Minimum 15' gate width. Cannot be within turning radius.

16. Gated entrances to provide elevator lock box containing switch or lever to activate gate for fire department use.

17. Fire hydrants and fire protection appliances-clearances of seven and one-half feet in front of and to the sides and four feet to the rear shall be maintained. (Florida Fire Prevention Code).

Additional Comments

1. Contact the Miami-Dade Fire Rescue Planning Bureau at 786-331-4544 in regards to the Fire Rescue site.

2. Revise the driveways lying east and west of Park Tract 8 to reflect the correct driveway width.

3. Omit the median extensions from those medians lying north and south of park Tract 6 in order to allow continuous emergency vehicle access.

E. PARKS

Impact and Demand

The 326 dwelling units (175 single-family detached and 152 single-family attached) will produce a population of 937 people according to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 2.57 acres of local parkland, based on CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

The nearest community park is Goulds Park, located at 11350 SW 216 Street approximately 2 miles from this project. The nearest neighborhood park is Princetonian Park, located approximately one mile to the west of this project at SW 252 Street and SW 127 Avenue. The nearest district park is the Homestead Air Reserve Base Park, 212 acres in size, located at SW 268 Street and SW 127 Avenue, approximately one mile south of this project.

Facilities

Goulds Park contains a swimming pool, 2 recreation center buildings, running track, field center, lighted baseball field, 3 multipurpose courts, 4 tennis courts, tot lot, and parking lot. Princetonian Park contains a tot lot, multipurpose court, tennis court, and open play areas. Homestead Air Reserve Base Park is not yet

developed, but is anticipated to have several lighted soccer/football fields, baseball fields, tennis center, recreation center, and a family aquatics center.

Manpower

Goulds Park has one recreation specialist II and three recreation specialist Is, with staff expanding in the summer to handle extra programming.

Proposed and/or Budget Service Expansion

This department has had approximately 24 acres of the "Royal Colonial Mobile Home Park" assigned to this department for development as a park. It is located south of this project on SW 280 Street, west of SW 147 Avenue. It is anticipated that this park will have lighted fields for baseball, soccer or football, multipurpose courts, and roller hockey courts. Because the plan is only preliminary, the manpower needs have not been determined at this time. It is anticipated that the maintenance funding will be from the general fund of the department.

Concurrency/Capacity Status

This application is located in Park Benefit District 3, which has a surplus of 329.90 acres of local parkland. Therefore, there is an adequate level of service for this application.

Site Plan Critique and Quality of Life Issues

The site plan has many small open area; those along the roads are to be considered to be extensions of the right-of-way, rather than useful parks. The largest tract is 1.17 acres in size and could be a suitable location for a tot lot children's playground, basketball court, picnic shelter, and seating areas. Some of the smaller open spaces on the edges of the development could contain a tot lot children's playground.

F. SCHOOLS

The 527 residential units (68 single-family units, 122 townhouses and 337 multi-family units) are expected to generate a student population of 207 students of which 112 will be elementary school students, 50 will be middle school students and 45 will be senior high school students.

The schools serving the proposed development are John I. Smith Elementary, Doral Middle, and Miami Springs High.

The following population and facility capacity data are as reported by the Office of Information Technology, as of December 8, 2001:

	Student Population	*Permanent Utilization*	*Utilization Fish Design Capacity*	*Utilization Permanent + Relocatables Program Capacity*
		(1)	*(2)*	*(3)*
John I. Smith Elem.	1173	86%	95%	101%
Doral Middle	943	87%	N/A	62%
Miami Springs Senior	3698	174%	134%	64%

1) Ratio of total students to permanent student stations.
2) Ratio of total students to permanent and relocatable (portables) student stations
3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes
** Figure reflects operation of school in double sessions.*

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

John I. Smith Elementary

Access to computers:	In each classroom and media center
Capital Improvements since 1990:	Cafeteria, classrooms and an Art Suite
Recognition for Academic Achievement:	2000-01-A School-FL Recognition Program
Special Programs:	Before and after school care, and Enrichment classes
Lunch Schedule:	Begins at 10:00 a.m.
Non-instructional space utilized for instructional purposes:	Planning Areas
Teachers required to float/travel:	Spanish
Portables:	11

Doral Middle

Access to computers:	In each classroom, special computer labs, and in the Media Center
Capital Improvements since 1990:	Science labs and new wing to original building
Recognition for Academic Achievement:	None
Special Programs:	After school care, Enrichment, Vocational and Community classes
Lunch Schedule:	Begins at 11:00 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None
Portables:	1

Miami Springs Senior High

Access to computers:	In each classroom, in special computer labs and in the media center
Capital Improvements since 1990:	Replacement of roof and flooring
Recognition for Academic Achievement:	Scholarship recipients: $7.5 million, Siemens Science Award, National Hispanic Scholarship Award, winner of competition for foreign language students, 100% students taking AP Calculus passed, top 100 schools based on AP test scores, Intel Science Talent Search Semifinalist
Special Programs:	Magnet programs, Adult Education
Lunch Schedule:	Begins at 10:35 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium, Library, Book rooms, Teacher's dining room, Office

Teachers required to float/travel:	English, Math, Science, Social Studies, ESE, Fine Arts, Business Technology, Music, PE
Portables:	38

Planned Relief Schools in the Area:

School	Status	Occupancy Date
N/A		

According to the M-DCPS Financial Affairs, the average cost for K-12 grade students amounts to $5,062 per student. The total Annual Operating Cost for additional students residing in this development, if approved, would total $1,047,834.00.

Based on the 1994-95 Educational Facilities Impact Fee Study, current construction costs for the estimated additional students to be generated by the proposed development are:

Elementary	26	x	$11,790	=	$1,320,480
Middle	11	x	12,232	=	$ 611,600
Senior	10	x	18,619	=	$ 837,855
Total Potential Capital Cost					$2,769,935

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

Based on current attendance boundaries, the proposed development would be served by John I. Smith, Doral Middle and Miami Springs Senior High. The impacted senior high school is over capacity, based on the data provided by the Office of Information Technology. In addition, this school is currently in double sessions, in order to minimize the overcrowded conditions at the facility.

Please note that the School District is currently in the process of concluding site searches for future senior high school relief in the area (S/S "FFF"). Additionally, please be advised that district staff is prepared to consider a developer-provided high school site as a contribution in-lieu of impact fees, subject to Board approval.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will l likely serve the proposed development.

G. *SOLID WASTE MANAGEMENT*

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills, (one owned by Waste Management Inc., of Florida), a Class III landfill, a Resources Recovery Facility with related ash monofill and three regional transfer facilities. The Department of Solid Waste Management (DSWM) develops projections of solid waste disposal capacity demand system-wide based on the long term disposal contracts supplemented by historical data and population forecasts from the County's Department of Planning and Zoning. The DSWM does not assess or adjust capacity projections based on the impacts of individual developments (or groups of developments). The latest Concurrency Status Determination issued on September 22, 2000, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

This project falls within the DSWM solid waste collection service area. The singe-family residents and townhomes proposed in this project meet the County Code definition of residential unit. Per the code, residential units located within the proposed project shall, therefore, receive DSWM garbage and trash collection service.

Currently, DSWM provides curbside recycling services to residential units located in the unincorporated Miami-Dade County. The proposed project shall, therefore, utilize DSWM weekly curbside recycling services, provided by the County by BFI, Inc. The recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Participation in the residential program is mandatory in accordance with Chapter 15, Section 15.2.6 of the County Code. Further information may be obtained by contacting the Department's Service development Division at (305) 594-1567.

Section 15-2.2 – requires multi-family establishments to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for multi-family establishments must include collection of the following five (5) materials:

1) Newspaper
2) Glass
3) Aluminum
4) Steel Cans
5) Plastics

Applicants are strongly advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 594-1567.

Section 15-4 - requires that plans for storage and collection of solid waste be approved by the Director as to location, accessibility, number and adequacy of solid waste collection and storage facilities before a building permit may be issued. The final plans must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations 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.
b. "T" shaped turnaround 60 feet long by 10 feet wide.
c. paved throughway of adequate width (minimum 15 feet).

V. *IMPACT ON TRANSPORTATION FACILITIES AND ACCESSIBILITY*

A. *ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY*

1. Trip Generation
   a. 350 PM peak hour trip ends

2. Cardinal distribution

North	68.53%	East	27.97%
South	2.80%	West	.70%

B. *EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION*

1. Location:	NW 107 Avenue	NW 58 Street
2. Description:		
No. of lanes	4	4
Existing right-of-way	Varies	Varies
Classified	Arterial	Collector
Maintenance	Miami-Dade	Miami-Dade

C. *IMPACT ON EXISTING ROADWAYS*

1. Concurrency

NW 58 Street west of NW 107 Avenue has a maximum capacity of LOS "D" of 4270 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 1177 vehicles and 2385 vehicles have been assigned to this section of road from previously approved Development Orders. NW 58 Street with its 3562 PHP and assigned vehicles is at LOS "B". The 22 vehicles generated by this development when combined with 3562 equals 3584 and LOS "B" is from 2941 to 3900 vehicles.

NW 58 Street west of NW 97 Avenue has a maximum capacity of LOS "D" of 4400 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 1771 vehicles and 2691 vehicles have been assigned to this section of road from previously approved Development Orders. NW 58 Street with its 4462 PHP and assigned vehicles is at LOS "F". The 318 vehicles generated by this development when combined with 4462 equals 4780 and LOS "F" is greater than 4400 vehicles.

NW 107 Avenue north of NW 41 Street has a maximum capacity of LOS "D" of 2170 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 1392 vehicles and 483 vehicles have been assigned to this section of road from previously approved Development Orders. NW 107 Avenue with its 1875 PHP and assigned vehicles is at LOS "B". The 10 vehicles generated by this development when combined with the 1875 equals 1885 and LOS "B" where the range of LOS "B" is from 1341 to 2070 vehicles.

D. *PROPOSED ARTERIAL IMPROVEMENTS*

1. Transportation Improvement Program (0 – 5 years):

   a. NW 74 Street from NW 84 Avenue to HEFT – new 2 lanes.
      Construction: 2004-05 - $2,000,000 Impact Fee

2. Long range transportation improvements (5 – 20 years):

   a. HEFT at NW 74 Street – construct interchange (Priority II)/
   b. NW 107 Avenue from NW 41 Street to NW 106 Street – new four lane (Priority II).

E. *ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT*

1. Construct two lanes of a future four-lane divided roadway for NW 82 Street including sidewalks, drainage, and curb and gutter.
2. Construct two lanes of pavement including sidewalks, drainage and curb and gutter for NW 84 Street.
3. Construct two lanes of pavement including sidewalks, drainage and curb and gutter for NW 86 Street.

4. Construct two lanes of pavement including sidewalks, drainage and curb and gutter for NW 89 Street.
5. Construct two lanes of a future four-lane roadway for NW 107 Avenue including sidewalks, curb and gutter, and raised median and drainage.
6. Construct two lanes of pavement including sidewalks, drainage and curb and gutter for NW 109 Avenue.
7. Construct two lanes of future four-lane divided roadway for NW 112 Avenue including sidewalks, drainage and curb and gutter.
8. The applicant must contribute for the future installation of a signalized intersection at NW 107 Avenue and NW 82 Street.

F. ***SITE PLAN CRITIQUE*** - Site plan is acceptable

1. This land must be platted.
2. Public Works permit required for construction in public right-of-way.
3. State road permit required for construction in state road right-of-way.
4. Circulation:
   a. The applicant must indicate how public paved access will be provided to this subdivision. Public access must be provided that satisfies the needs for both traffic circulation and fire rescue access.
   b. NW 107 Avenue must be shown as 43 ft. of dedicated right-of-way.
   c. The applicant must contact Harvey Bernstein with the School Traffic Review Unit to review the proposed location of the proposed school.
   d. Sidewalks must continue across private drives.
   e. All landscaping, walls, fences, 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 Manual.
   f. Correct typical section "B-B" to show a total right-of-way width of 86 feet.
   g. Roadways directly adjacent to lakes will be required to have guardrails.
   h. A property owners association will be required for the maintenance of private drives, common areas, landscaping and walls/fences.
   i. The creation of a special taxing district will be required to maintain the lakes and the green areas located within the public right-of-way.
   j. Entrance features are not reviewed or approved as part of this application.

This application does not meet the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will be subject to the payment of road impact fees.

G. ***MASS TRANSIT***

The closest transit service provided to this property is Route 70 along SW 112 Avenue. This route's headway is as follows:

Route	Peak	Off-Peak	Night	Sat	Sun
70	60	60	60	60	60

The 2002 Transportation Improvement Program (TIP) program does not reflect any improvements for this area.

The 2025 Long Range Transportation Plan (LRTP) does not reflect any improvements for this area.

The 2001 Transit Development Plant (TDP) identifies in its 2006 Recommended Service Plan the following improvements on the existing route serving the vicinity of the project:

Route 70 – Improve daily headways from 60 to 30 minutes. Realign along South Miami Dade Busway Extension. Extend service to Homestead Air Reserve Base.

Based on the information presented, MDT has no objection to this project. However, with long-term expansion of transit service to the area, the developer should make provisions for future transit amenities, such as pedestrian/wheelchair ramps, bus pullout bays, and when appropriate, some encroachment on the property to accommodate a bus shelter(s). It is desirable that the project developer provide (or fund) the bus shelter)s) pad or a sheltered bus stop area which would be aesthetically compatible with the surrounding community, and be functional for transit purposes.

The specific areas for the placement of these amenities will be determined with the expansion of the Metrobus service, as well as the final design of the proposed project. These improvements should be made part of the final design of the proposed development and are to be coordinated through MDT's Service Planning and Mobility Division.

This project has been reviewed by MDTA for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

CONDITIONS

1. That the site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, wall, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "60 Acre Planned Area Development (Summerville)", as prepared by Jarosz, Rosello and Balboa Architecture and Design consisting of 10 sheets and 5 landscape sheets prepared by Witkin Design Group, stamped/received May 1, 2002.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department 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 and Occupancy.

5. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM).

6. That the applicant comply with all applicable conditions and requirements of the Public Works Department.

7. That a homeowner's association (or special taxing district) be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form legal sufficiency before submission to the Board of County Commissioners and after approval shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.

APPLICATION NO. 01-333
ROBERT BOREK, ET AL

Respectfully Submitted,

DIC Executive Council
May 15, 2002

Pedro G. Hernandez, P.E.
Assistant County Manager _____AYE

Antonio Bared, Deputy Fire Chief
Fire Rescue Department _____AYE

William Brant, Director
Miami-Dade Water and Sewer Department _____Absent

Esther Calas, P.E., Assistant Director
Public Works Department _____AYE

Jose Luis Mesa, Director
Metropolitan Planning Organization Secretariat _____Absent

John W. Renfrow, Director
Department of Environmental
Resources Management _____AYE

Alberto J. Torres
Acting Assistant Director for Zoning
Department of Planning and Zoning _____AYE

f:\eval\wickwordpro\DIC & DRI Review Recommendations\Signature Page for Rec 01-333

METRO-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS

e-15

Hearing Number: 01-333 e-15 Service Impact: ✓ Yes ____ No

Location: LYING NORTH OF SW 248 ST. + E & W OF SW 117 AVE.

Recommendation: No objection ✓
No objection with condition(s) ✓
Denial ____

Condition: see below

Estimated number of alarms generated annually by application: 67

If there is an impact, below is the service availability:

Station District 1 Grid 0280 (DU)/SF 272 Occupancy Type 1 SFR

Impact of additional calls on closest station: ☐ Minimal Impact.

☑ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year To be Completed
#65 COCONUT PALM	VICINITY OF SW 248 ST. & SW 112 AVE.	2007

ACCESS:
Description of Concern(s):

☑ **Fire Engineering & Water Supply Bureau site plan review and approval required.**
☐ Gates must have a minimum width of 15 feet and must include a lock box containing a switch or lever to activate the gate for Fire Department use, or manned 24-hour guard house.
☐ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 14 feet.
☑ A minimum outside turning radius of 58 feet, and a minimum inside turning radius of 36 feet is required.

OTHER CONCERN(S):

Reviewed by: Carlos Heredia Phone: (786) 331-4544 Date: October 5, 2001
Revised 8/20/01

Miami-Dade County Public Schools

giving our students the world

District Director
Ana Rijo-Conde

Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Frank J. Bolaños
Frank J. Cobo
Dr. Robert B. Ingram
Betsy H. Kaplan
Manty Sabatés Morse
Dr. Marta Pérez
Dr. Solomon C. Stinson

Merrett R. Stierheim

May 14, 2002

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

Re: Robert Borek et al
Application No, 01- 333
East and West of SW 117 Avenue on the North side of 248 Street

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Pine Villa Elementary, Redland Middle and Homestead Senior High.

All the impacted schools are at or above capacity, based on the data provided by the Office of Information Technology. Please see attached analysis. Also, please note that the School District's current 5-year work plan does not include any relief schools in the area.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

RECEIVED
MAY 20 2002
DADE CO. BLDG. & ZONING DEPT.
ZONING EVALUATION SECTION
BY

Governmental Affairs and Land Use Policy and Acquisition • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7280 • FAX 305-995-7295 • www.facil.dade.k12.fl.us

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good
Coordinator III

PG:am
G-3642
Attachment
cc: Ms. Suzanne Marshall
Mr. Delio G. Diaz
Ms. Ana Rijo-Conde

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 01-333 Robert Borek et al
REQUEST:	Zone change from AU to PAD
ACRES:	60 acres
LOCATION:	East and West of SW 117 Avenue on the North side of 248 Street
NUMBER OF UNITS:	327 units (175 Single-family units and 152 townhouse units)
ESTIMATED STUDENT POPULATION:	171 students
ELEMENTARY:	92
MIDDLE:	41
SENIOR:	38

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Pine Villa Elementary - 21799 SW 117 Ct.
MIDDLE:	Redland Middle -16001 SW 248 St.
SENIOR HIGH:	Homestead Senior - 2351 SE 12 Ave.

The following population and facility capacity data are as reported by the Office of Information Technology, as of March 23, 2002:

	STUDENT POPULATION	PERMANENT UTILIZATION (1)	UTILIZATION FISH DESIGN CAPACITY (2)	UTILIZATION PERMANENT AND RELOCATABLE PROGRAM CAPACITY (3)
Pine Villa Elem.	735	131%	9%	87%
Redland Middle	1704	149%	133%	139%
Homestead Sr.	2984	116%	110%	104%

1) Ratio of total students to permanent student stations
2) Ratio of total students to permanent and relocatable (portables) student stations
3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

Pine Villa Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	FL School Recognition Gold Award
Special Programs:	Before/After-school care and Magnet program
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Spanish SL

Redland Middle:

Access to computers:	In each classroom, special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	2001 FL School Recognition Award
Special Programs:	Tutoring
Lunch schedule:	Begins at 11:19 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium
Teachers required to float/travel:	Math, ESOL, ESE. Language Arts

Homestead Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	Chosen to implement a CISCO Networking Certification Program
Special Programs:	Magnet programs, Vocational
Lunch schedule:	Begins at 10:10 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	English, Math, Social Studies, Engineering, Drama, Band, TV Production

PLANNED RELIEF SCHOOLS IN THE AREA:

School	Status	Projected Occupancy Date
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $997,443.

CAPITAL COSTS: Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	92 x	$ 11,790	=	$ 1,084,680
MIDDLE	41 x	$ 12,232	=	$ 501,512
SENIOR	38 x	$ 18,619	=	$ 707,522
Total Potential Capital Cost				$ 2,293,714

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____

CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____

TRUST NAME

NAME AND ADDRESS	Percentage of Stock

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, 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 required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____
PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

G.C. Homes, Inc.
NAME

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Pedro Garcia-Carillo, President	20%
14425 Country Walk Drive	
Miami, Florida	
Michael A. Garcia-Carillo	30%
Pedro Garcia-Carillo	25%
Michael Garcia-Carillo	25%

Date of contract:_____

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____

(Applicant) JUAN C. MAYOL, JR.

Sworn to and subscribed before me, this 7th day of September, 2001

(SEAL)

Blanca E. Fernandez

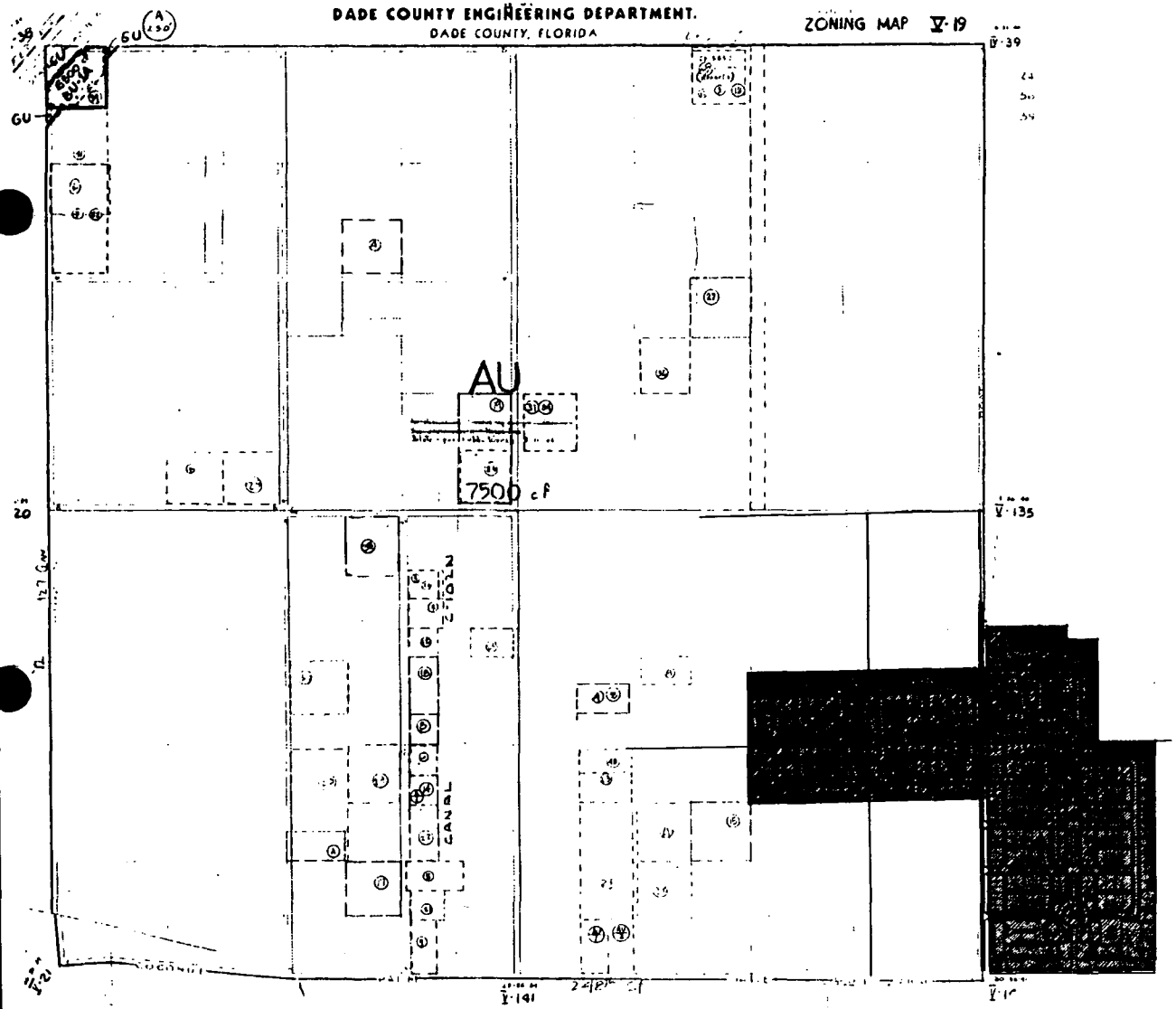
Notary Public, State of Florida at Large

Blanca E Fernandez
My Commission CC948697
Expires June 25, 2004

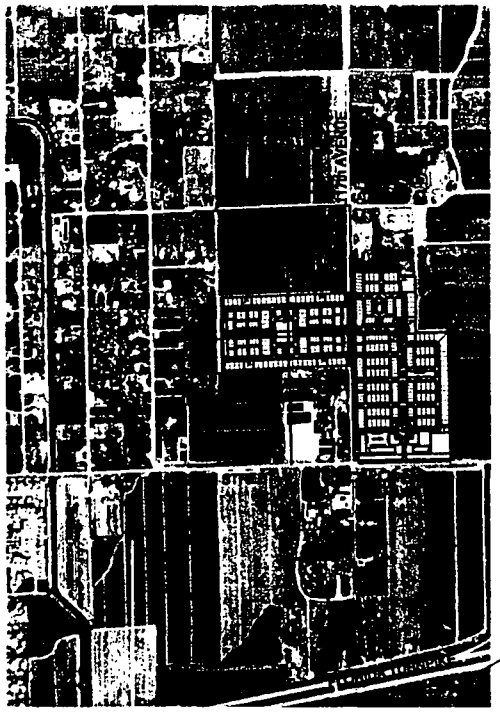
My Commission Expires: 6-25-04

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

38



ADJACENT PROPERTY MAJOR LAND USE MAP WITH PROPOSED PLANNED AREA DEVELOPMENT
SCALE 1" = 250'



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

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE + DESIGN
3228 MARY STREET SUITE 500 COCONUT GROVE, FLORIDA 33133
TEL (305) 448-0988 FAX (305) 447-1177 MAIL@JAROSZARCHITECTURE.COM

PROPOSED 60 ACRE P.A.D.
DADE COUNTY, FLORIDA

Site Relationship with Surroundings

Revisions

0103

A-1

39

S.W. 240th STREET

The North line of the SE 1/4 of Sec. 24-56-39

S.W. 117th AVE

N89°24'59"E 455.98'

175.00' N89°24'59"E

N00°27'20"E

549.18'

N89°21'42"E 332.52

N88°18'35"E 1305.04'

The South line of the NE 1/4 of SE 1/4 of Sec. 24-56-39

1303.89'

S.W. 117th AVE

S.W. 248th STREET

The South line of Sec. 24-56-39

The South line of Sec. 19-56-40

S 0°29'53" E

589°15'05"W 709.22' 245.63'

130' TOTAL R/W

S.W. 240th STREET

S.W. 112th AVE.

SW 1/4 SEC 19-56-40

S.W. 248th ST

N

QUANTITIVE DATA

1) TOTAL NUMBER OF DWELLINGS
   A.) SINGLE FAMILY DETACHED = 173
   B.) SINGLE FAMILY TOWNHOUSE = 154
TOTAL DWELLINGS = 327

2) TOTAL NUMBER OF BEDROOMS = 1,308 BEDROOMS

3) LOT COVERAGE TOTAL DEVELOPMENTS = 833,890 SQ. FT. = 38%

4) COMMON OPEN SPACE = 275,768 SQ. FT. (6.33 ACRES)

5) GROSS RESIDENTIAL DENSITY = 5.86 UNITS/ACRE

6) NET RESIDENTIAL DENSITY = 12.16 UNITS/ACRE
   NET RESIDENTIAL ACREAGE = 1,171,401 SQ. FT. (26.89ACRES)

7) TOTAL OPEN SPACE = 684,417 SQ. FT. (15.71 ACRE)

8) TOTAL AMOUNT OF NON-RESIDENTIAL CONSTRUCTION = NONE

9) AMOUNT OF PUBLIC ROADS = 100%
   AREA OF ROADS = 824,841 SQ. FT. (13.94ACRES)

10) POPULATION PROJECTION = 1,962 PEOPLE

11) OWNERSHIP OF ROADS = PUBLIC

12) COMMON OPEN SPACE LOCATION & SIZE
   SEE CHART

13) SUBJECT PROPERTY SIZE = 2,850,310 SQ. FT. (34.04 ACRES)

14) PROPSED ZONING DESIGNATION = PLANNED AREA DEVELOPMENT

TABLE

TOTAL NUMBER OF SINGLE FAMILY HOMES =	173	
TOTAL NUMBER OF TOWN HOMES =	154	
TOTAL NUMBER OF PARK TRACTS =	26	

GENERAL NOTES:

1. ALL TURNING RADII AT PUBLIC RIGHT OF WAY ARE TO BE MINIMUM OF (-25.0'
2. ALL TURNING RADII AT ALLEY RIGHT OF WAY ARE TO BE MINIMUM OF (-10.0'

PARK TRACTS	AREAS / ACRES
PARK 1	8,336.41 sq.ft. / 0.19 acres
PARK 2	8,432 sq.ft. / 0.19 acres
PARK 3	8,933.48 sq.ft. / 0.21 acres
PARK 4	11,287.73 sq.ft. / 0.259 acres
PARK 5	8,410.49 sq.ft. / 0.23 acres
PARK 6	51,059.226 sq.ft. / 1.17 acres
PARK 7	8,180 sq.ft. / 0.21 acres
PARK 8	11,435.118 sq.ft. / 0.2625 acres
PARK 9	9,143.26 sq.ft. / 0.217 acres
PARK 10	2,311.73 sq.ft. / 0.05 acres
PARK 11	10,712.49 sq.ft. / 0.245 acres
PARK 12	9,579.58 sq.ft. / 0.22 acres
PARK 13	1,183.18 sq.ft. / 0.027 acres
PARK 14	26,941.17 sq.ft. / 0.5725 acres
PARK 15	13,241.73 sq.ft. / 0.303 acres
PARK 16	4,851.94 sq.ft. / 0.111 acres
PARK 17	5,670.37 sq.ft. / 0.13 acres
PARK 18	5,065.13 sq.ft. / 0.1162 acres
PARK 19	2,785.71 sq.ft. / 0.064 acres
PARK 20	8,160 sq.ft. / 0.188 acres
PARK 21	21,828.54 sq.ft. / 0.503 acres
PARK 22	5,652.3 sq.ft. / 0.130 acres
PARK 23	6,082.44 sq.ft. / 0.139 acres
PARK 24	7,909.03 sq.ft. / 0.1813 acres
PARK 25	11,664.77 sq.ft. / 0.2714 acres
PARK 26	7,853.58 sq.ft. / 0.1803 acres
TOTAL	275,768.79 sq.ft. / 6.13 acres

ARCHITECTURE + DESIGN

9200 MARY STREET, SUITE 600, COCONUT GROVE, FLORIDA 33133
TEL: (305) 441-0848 FAX: (305) 441-0777 E-MAIL: ARCHITECTURE@AOL.COM

PROPOSED 60 ACRE P.A.D.

DADE COUNTY, FLORIDA

Site Plan / Tabular Data

Revisions

No	Date	Description
1	3-10-00	general revisions per Architecture
2	3-28-00	Total Development Revision
3	3-30-00	

0103

Date
Drawn by
Checked By
Scale

Sheet

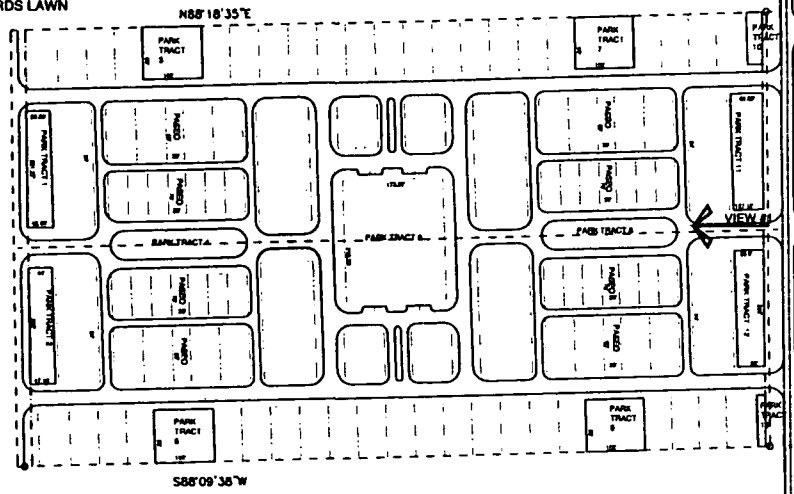
A-2

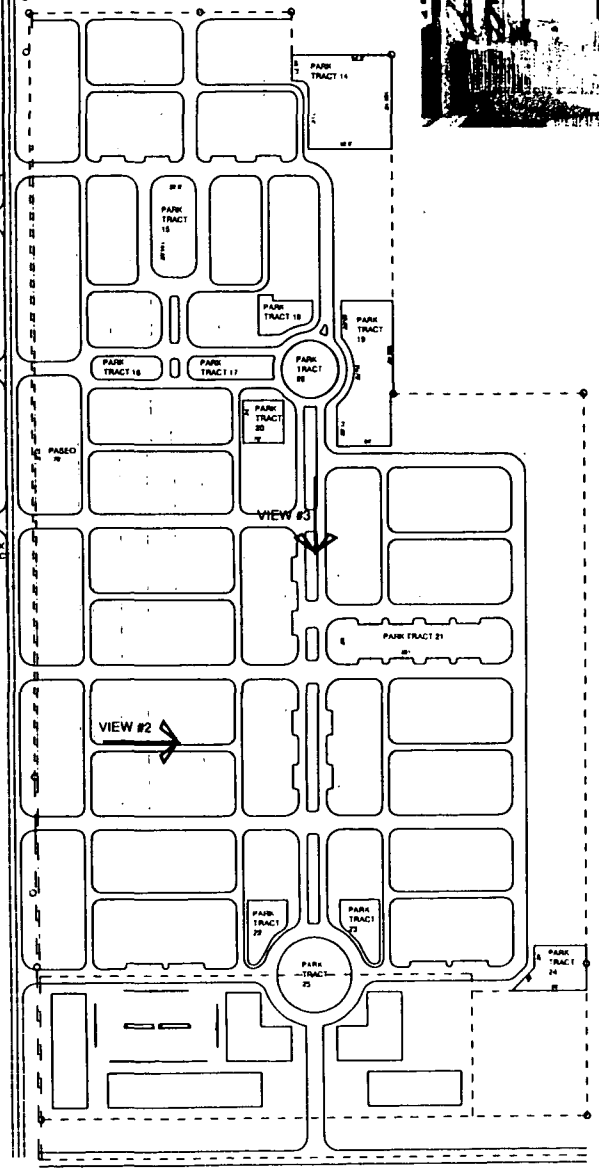
CAD ID

40

VIEW #1 - TOWARDS LAWN

VIEW #2 - TOWARDS ALLEY





VIEW #3 - TOWARDS BOULEVARD

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE • DESIGN
3328 MARY STREET SUITE 500 COCONUT GROVE, FLORIDA 33133
TEL (305) 446 0888 FAX (305) 447-1177 MAIL@JAROSZARCHITECTURE.COM

PROPOSED 60 ACRE P.A.D.

DADE COUNTY, FLORIDA

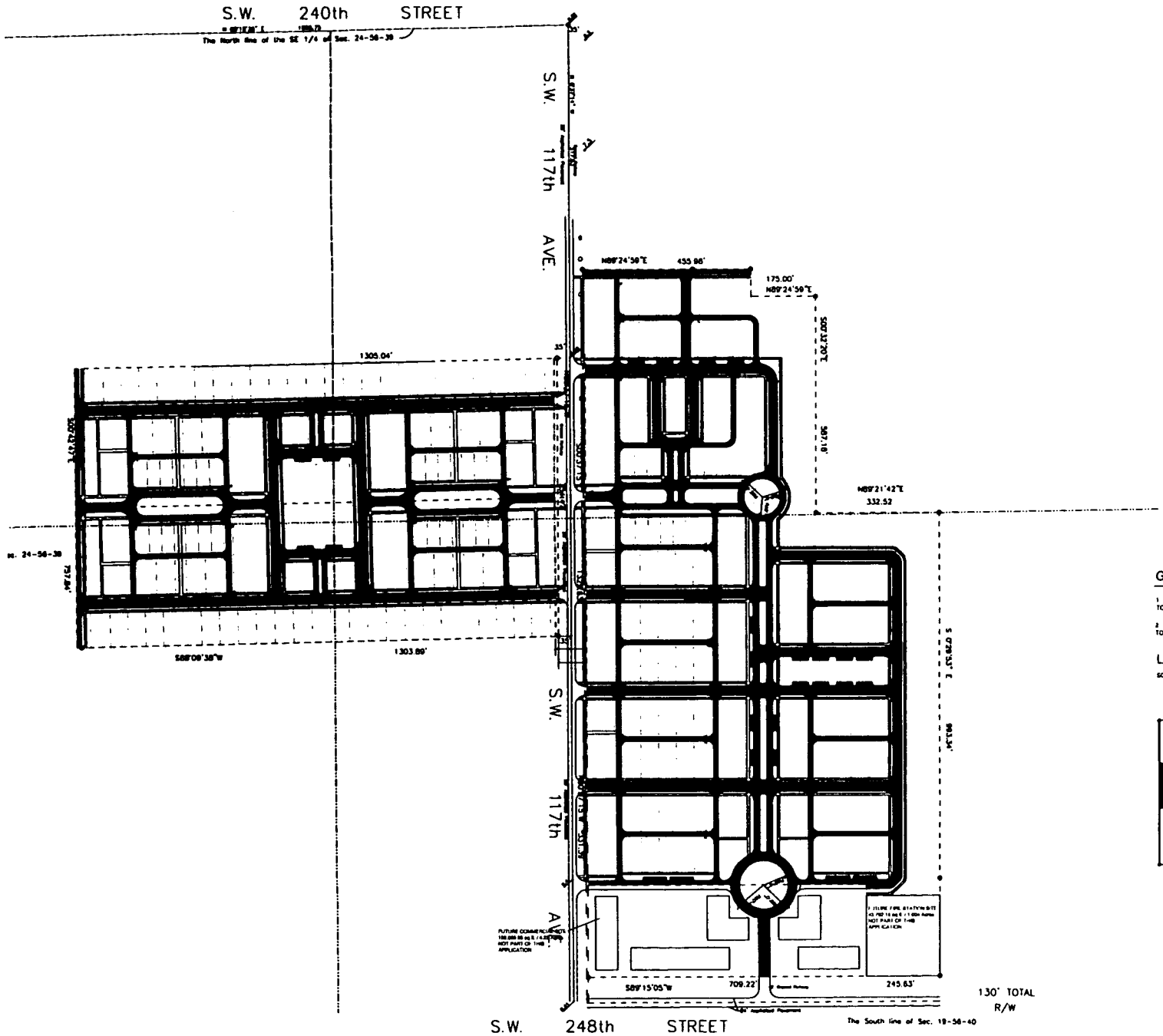
Basic Development Concepts

Revisions

0103

A-3

41

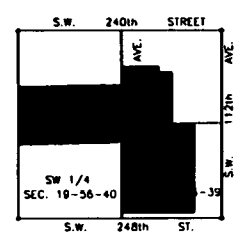


GENERAL NOTES:

1. ALL TURING RADII AT PUBLIC RIGHT OF WAY ARE TO BE MINIMUM OF r=25' 0"
2. ALL TURING RADII AT ALLEY RIGHT OF WAY ARE TO BE MINIMUM OF r=10' 0"

LOCATION MAP

SCALE NTS



JAROSZ, ROSELLO & BALBOA
ARCHITECTURE + DESIGN
3328 MARY STREET SUITE 500 COCONUT GROVE, FLORIDA 33133
TEL: (305) 446 0999 FAX: (305) 447 1177 MAIL@JRARCHITECTURE.COM

PROPOSED 60 ACRE P.A.D.

DADE COUNTY, FLORIDA

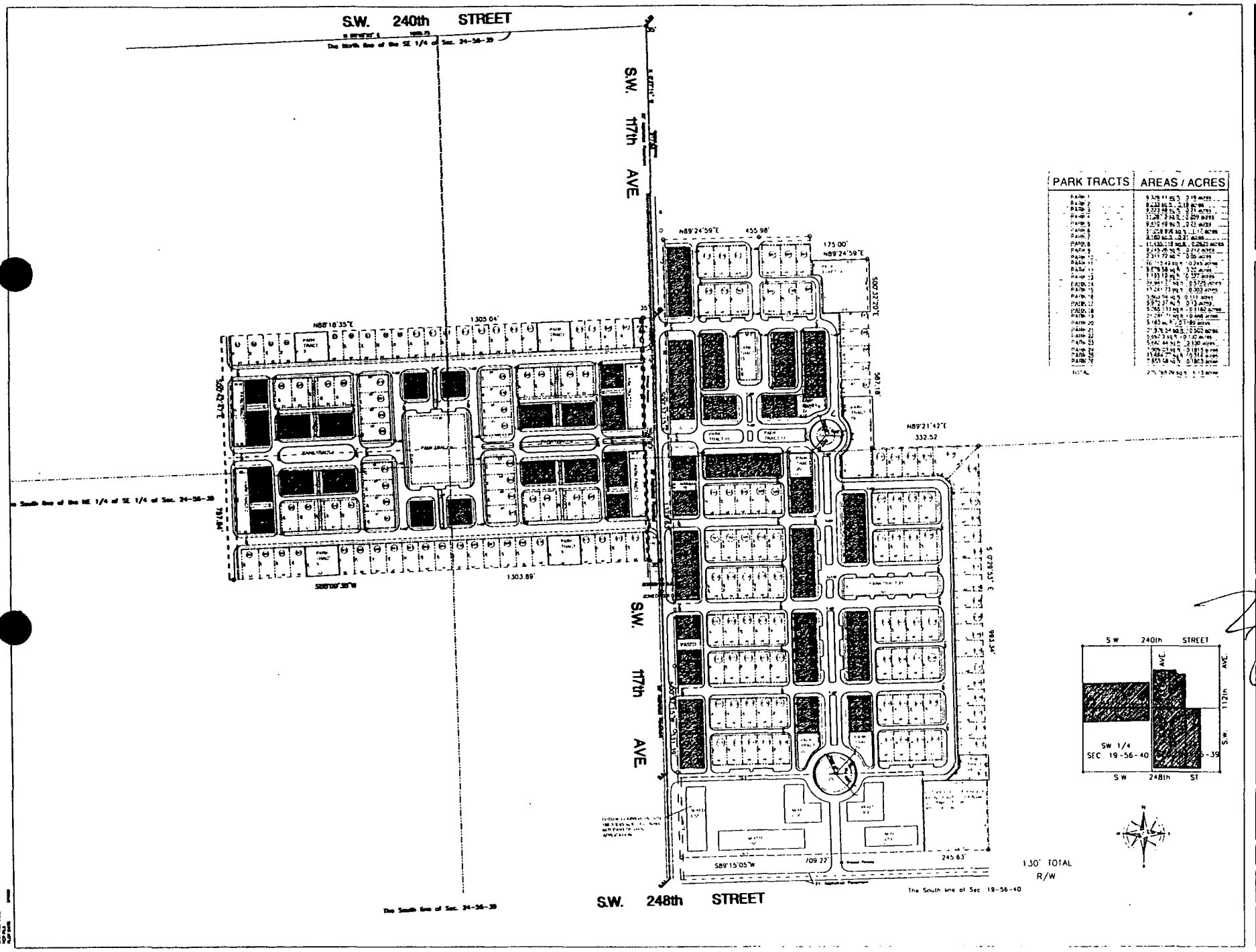
Vehicular Circulation

Revisions

0103

A-4

42



PARK TRACTS	AREAS / ACRES
PARK 1	9,328.41 sq ft 0.19 acres
PARK 2	8,233 sq ft 0.18 acres
PARK 3	9,223.48 sq ft 0.21 acres
PARK 4	11,287.2 sq ft 0.259 acres
PARK 5	9,410.49 sq ft 0.21 acres
PARK 6	51,059.976 sq ft 1.17 acres
PARK 7	9,160 sq ft 0.21 acres
PARK 8	11,435.118 sq ft 0.2625 acres
PARK 9	9,245.06 sq ft 0.212 acres
PARK 10	2,311.72 sq ft 0.05 acres
PARK 11	10,[illegible].49 sq ft 0.245 acres
PARK 12	9,879.58 sq ft 0.22 acres
PARK 13	1,193.19 sq ft 0.027 acres
PARK 14	24,941.27 sq ft 0.5725 acres
PARK 15	13,241.73 sq ft 0.303 acres
PARK 16	9,960.94 sq ft 0.111 acres
PARK 17	5,972.37 sq ft 0.13 acres
PARK 18	5,065.133 sq ft 0.1162 acres
PARK 19	21,281.71 sq ft 0.488 acres
PARK 20	5,185 sq ft 0.1189 acres
PARK 21	21,976.54 sq ft 0.503 acres
PARK 22	5,692.3 sq ft 0.130 acres
PARK 23	5,660.44 sq ft 0.130 acres
PARK 24	7,909.03 sq ft 0.1815 acres
PARK 25	13,684.27 sq ft 0.314 acres
PARK 26	7,853.58 sq ft 0.1803 acres
TOTAL	275,769.29 sq ft 6.13 acres

ARCHITECTURE + DESIGN
3328 MARY STREET SUITE 500 COCONUT GROVE, FLORIDA 33133
TEL: (305) 446-0888 FAX: (305) 447-1177 MAIL@SIREARCHITECTURE.COM

PROPOSED 60 ACRE P.A.D.

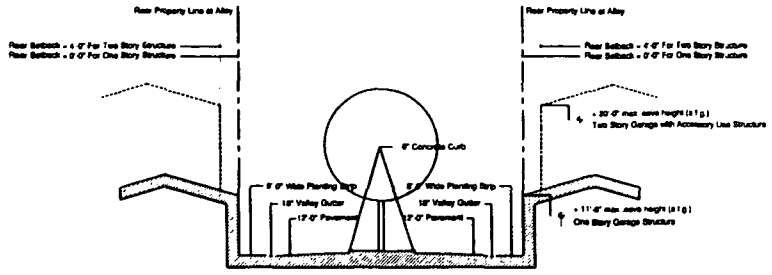
DADE COUNTY, FLORIDA

Greenspace & Paseos

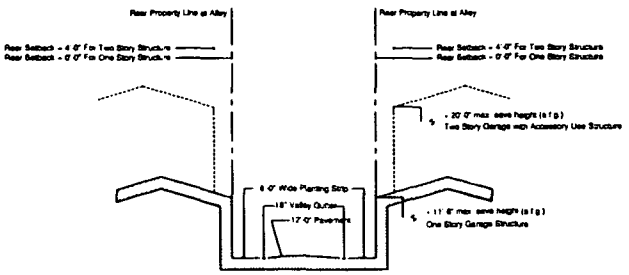
Revisions

0103

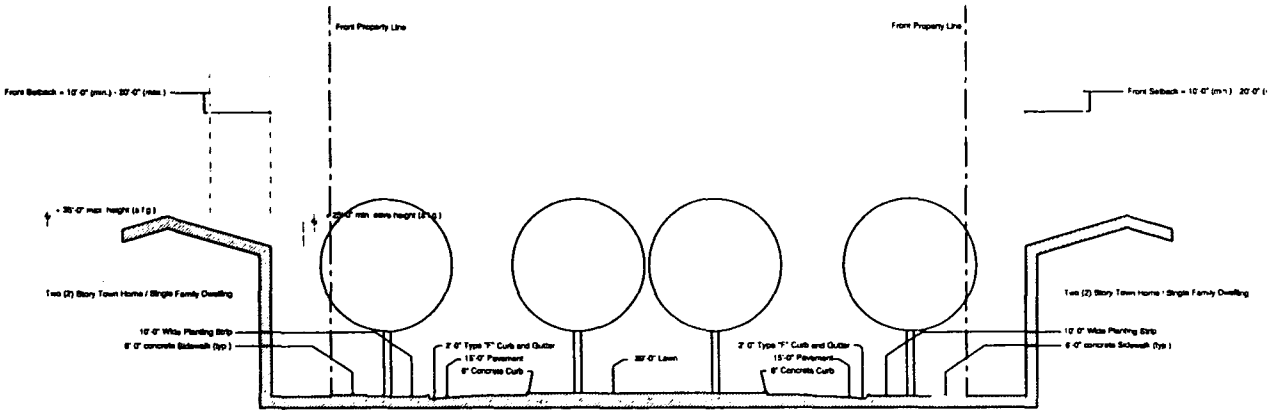
A-5



STREET SECTION TYPE : 47'-0"
SCALE 1/8"=1'-0"



STREET SECTION TYPE : 24'-0"
SCALE 1/8"=1'-0"



STREET SECTION TYPE : 106'-0"
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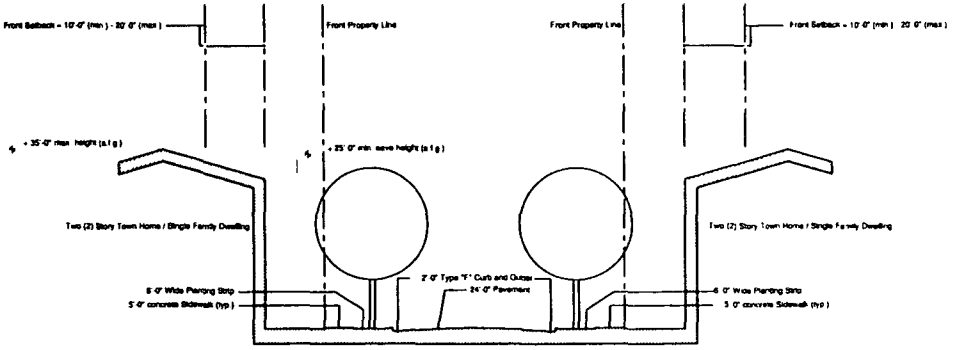


STREET SECTION TYPE 50'-0"
SCALE 1/8"=1'-0"

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE + DESIGN
3228 MARY STREET SUITE 500 COCONUT GROVE, FLORIDA 33133
TEL: (305) 446 0088 FAX: (305) 447 1777 MAIL@JAROSZARCHITECTURE.COM

PROPOSED 60 ACRE P.A.D.

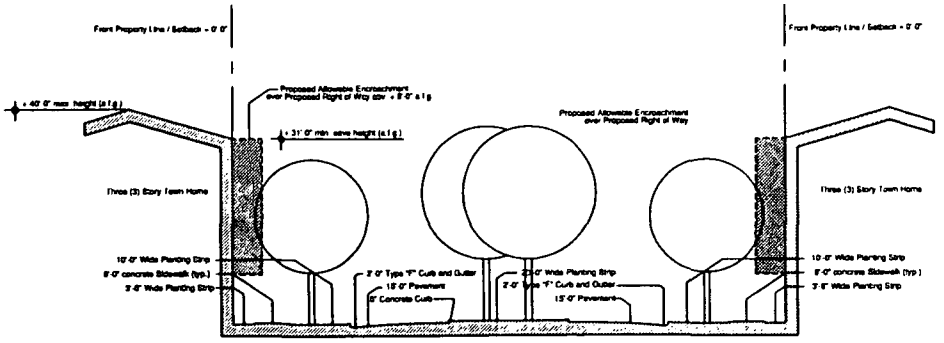
DADE COUNTY, FLORIDA

Street Section Types

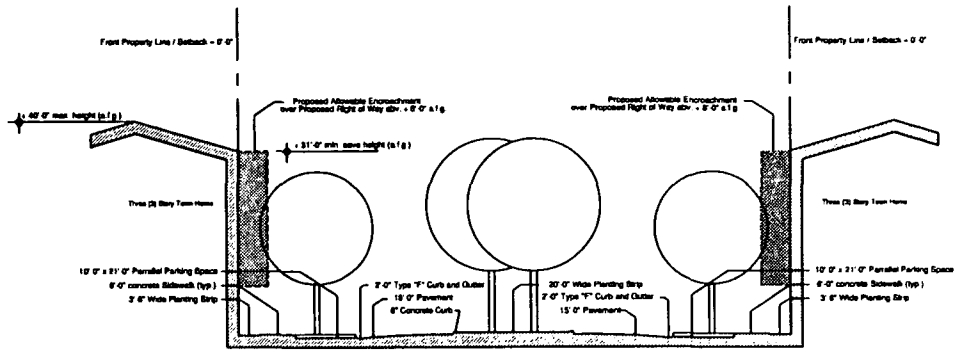
Revisions

0103

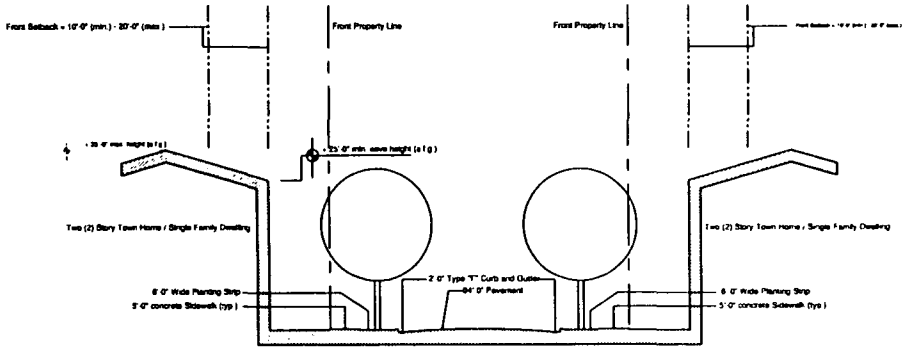
A-6



STREET SECTION TYPE : 92'-0"
SCALE 1/8"=1'-0"



STREET SECTION TYPE : 92' 0" (P)
SCALE 1/8"=1'-0"



STREET SECTION TYPE : 50' 0"
SCALE 1/8"=1'-0"

44

JAROSZ, ROSELLO & BALBOA
ARCHITECTURE + DESIGN
3328 MARY STREET SUITE 500 COCONUT GROVE, FLORIDA 33133
TEL (305) 446-9888 FAX (305) 447-1177 MAIL@JAROSZARCHITECTURE.COM

PROPOSED 60 ACRE P.A.D.
DADE COUNTY, FLORIDA

Street Section Types

Revisions

0103

A-7

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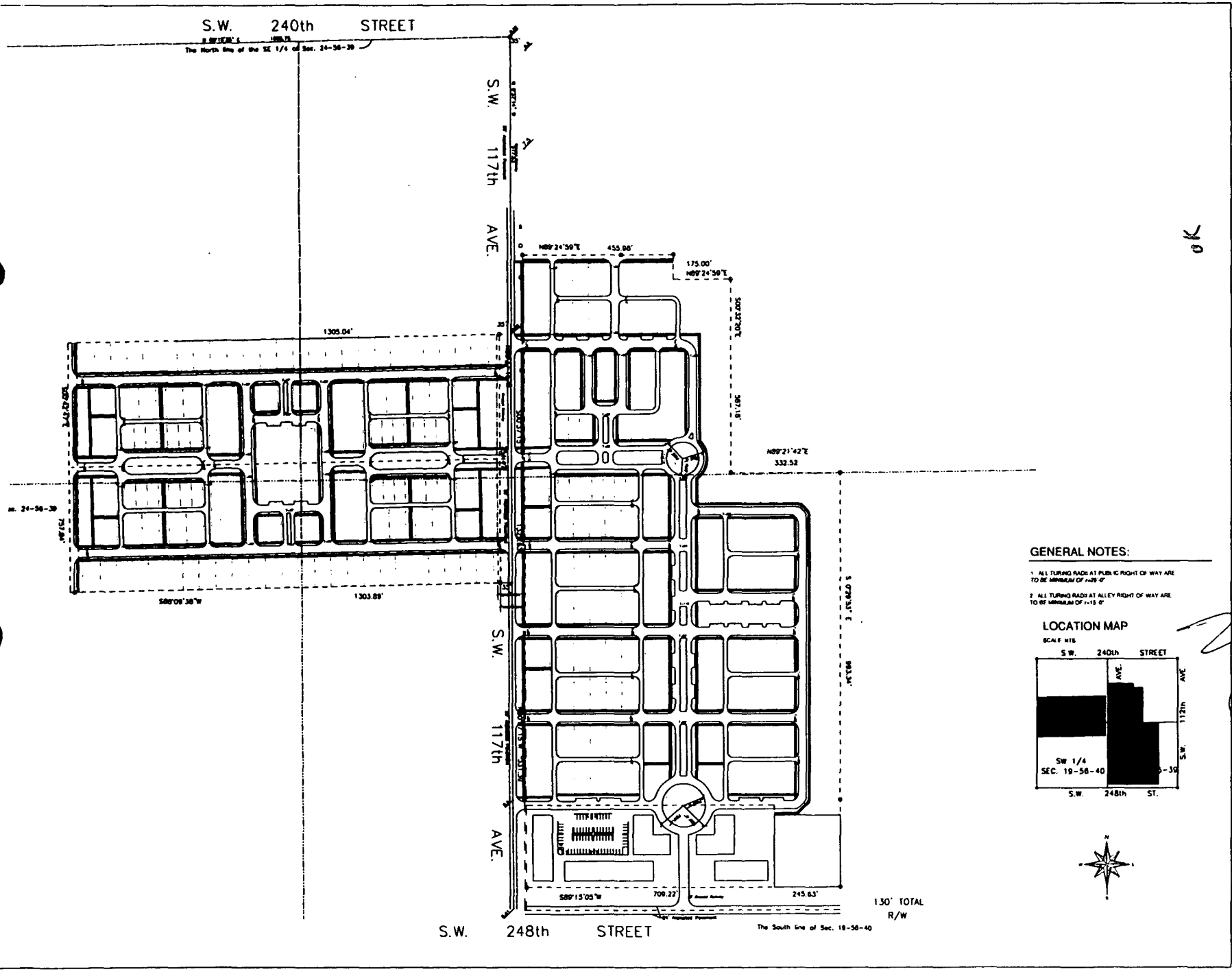


ok

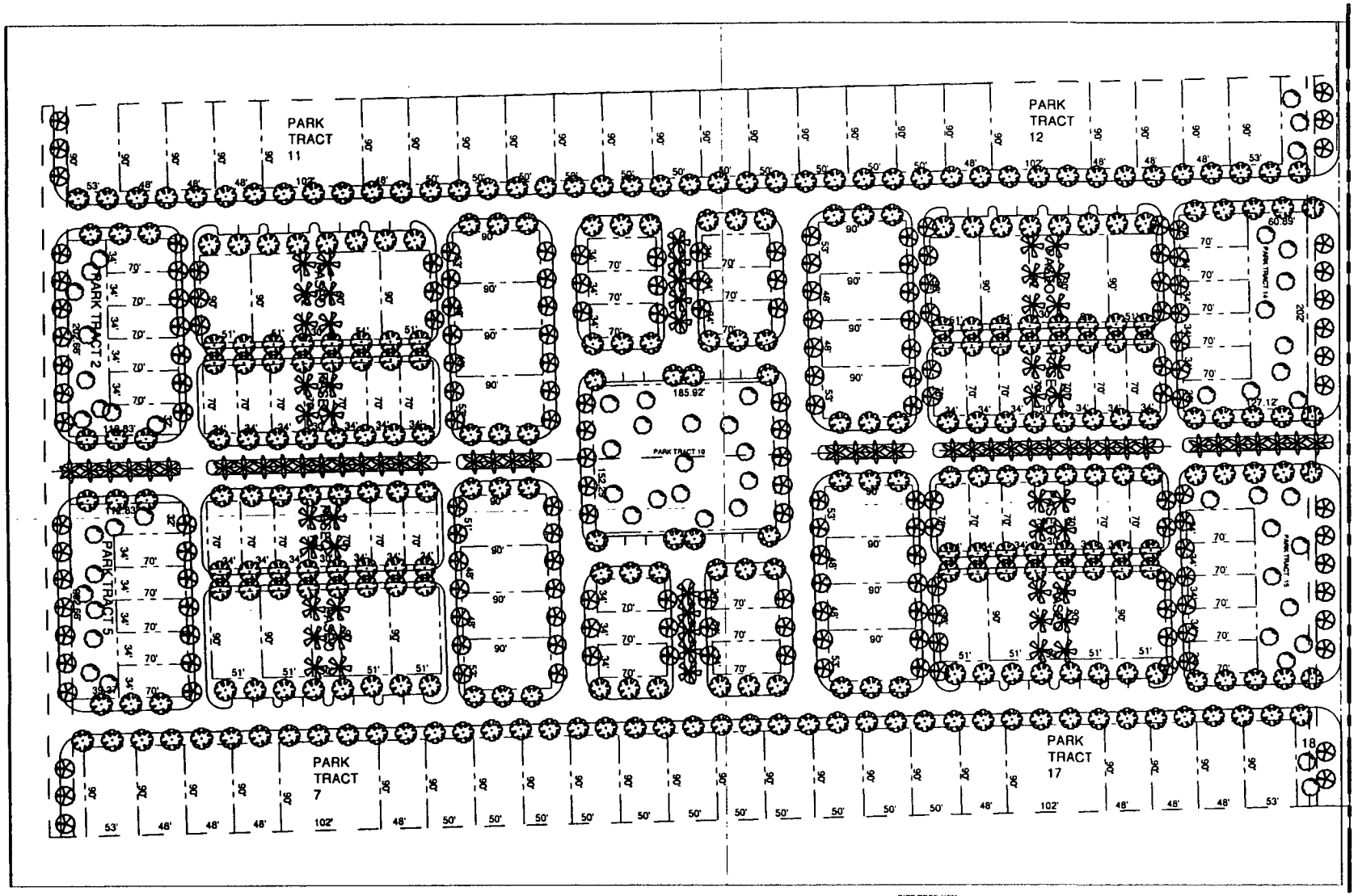
JAROSZ, ROSELLO & BALBOA
ARCHITECTURE + DESIGN
3328 MARY STREET SUITE 500 COCONUT GROVE, FLORIDA 33133
TEL (305) 448 0888 FAX (305) 447 1177 MAIL@JRMARCHITECTURE.COM

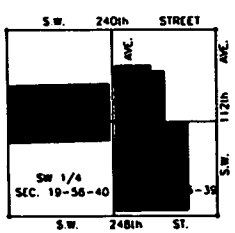
PROPOSED 60 ACRE P.A.D.
DADE COUNTY, FLORIDA
Pedestrian Circulation

Revisions

0103

A-8





SITE TREE KEY

KEY	BOTANICAL & COMMON NAME
	Commercial orchids
	Green Buttonwood
	Quercus virginiana
	Lime Oak
	Bulletinia muhagani
	Mahogany
	Sauvenia Mobilana
	Hong Kong Orchid
	Royalstonia elata
	Royal Palm
	Syrogus romanzoffiana
	Queen Palm
	Wodyetia bifurcata
	Foxtail Palm

SEE SHEET L-3 FOR PLANT LIST

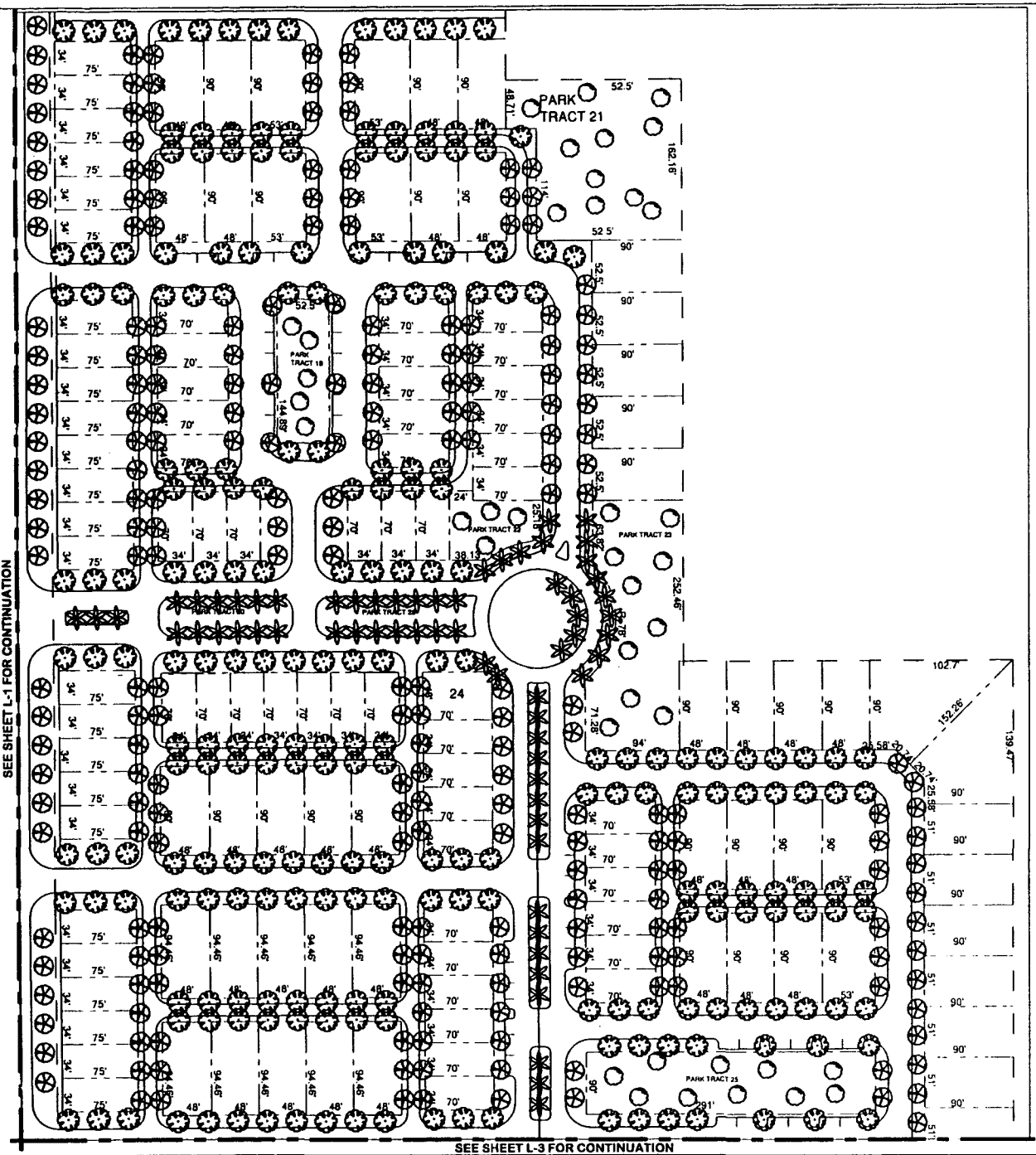
PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES, INCORPORATED
NMIAMI, DADE COUNTY, FLORIDA

REVISION

WITKIN
DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
1688 N.E. 2ND AVENUE
SUITE 101
NORTH MIAMI BEACH FL 33162
TEL 305-680-2888
FAX 305-680-2887

TITLE: LANDSCAPE PLAN
DATE: 02/19/02
SCALE: 1" = 40'-0"
DRAWING NO. L-1

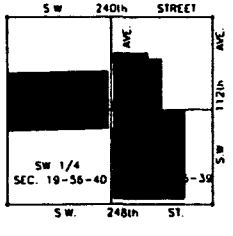
3/19/02



SITE TREE KEY

KEY	BOTANICAL & COMMON NAME
	Conocarpus erectus
	Green Buttonwood
	Quercus virginiana
	Live Oak
	Sabalpalmata
	Sabalpalmata
	Bauhinia blakeana
	Hong Kong Orchid
	Aquatic Plant
	Bayou Palm
	Syrupus romanoffiana
	Queen Palm
	Wodyetia bifurcata
	Foxtail Palm

SEE SHEET L-3 FOR PLANT LIST



PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES, INCORPORATED
NMIAMI, DADE COUNTY, FLORIDA

REVISION

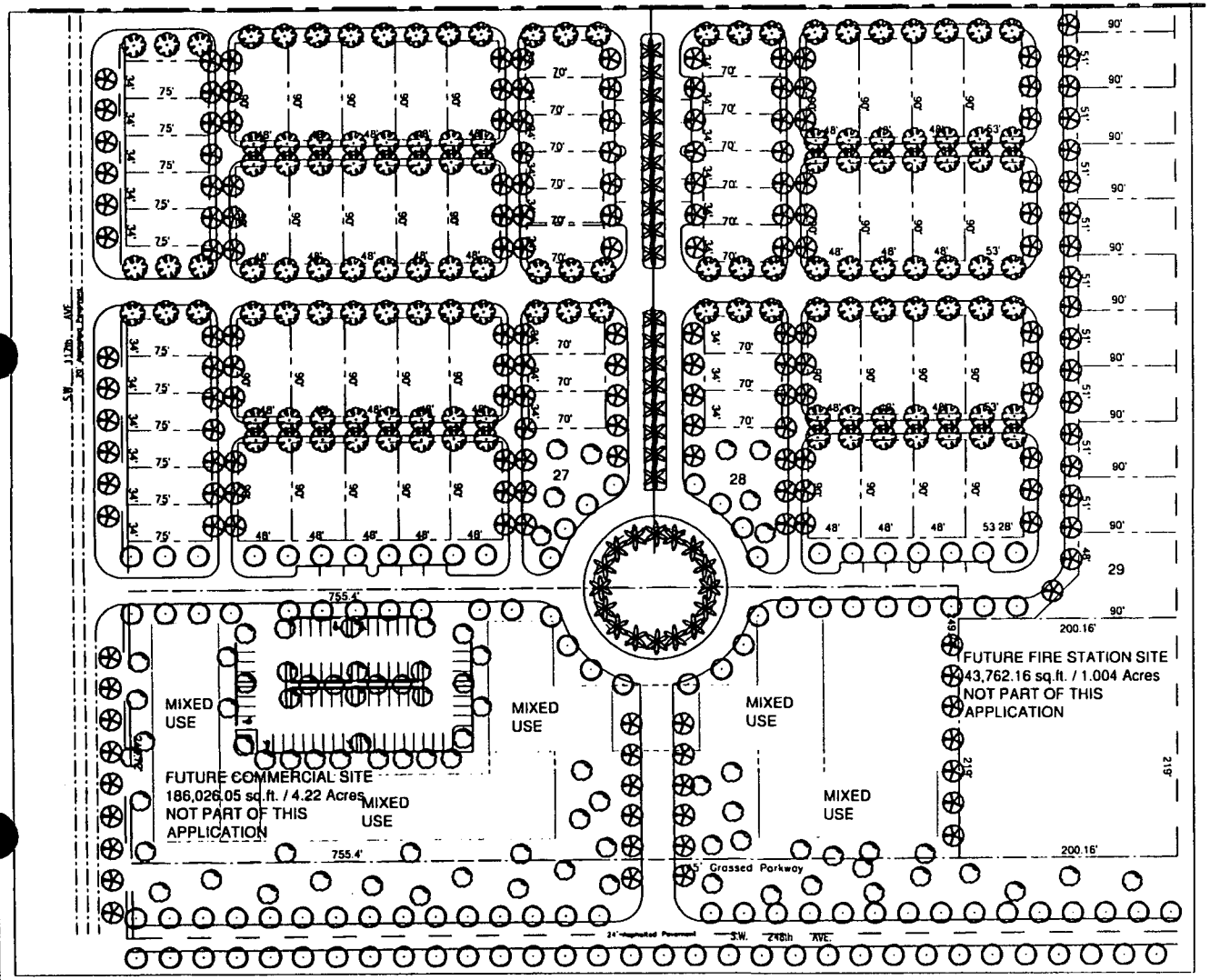
WITKIN
DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING

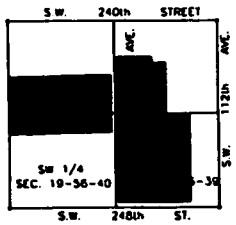
TITLE: LANDSCAPE PLAN
DATE: 03/18/02
SCALE: 1" = 40'-0"
DRAWING NO. L-2

47

8/19/02

SEE SHEET L-2 FOR CONTINUATION





SITE TREE LIST

KEY	BOTANICAL & COMMON NAME	SPECIFICATIONS	QTY.
	[illegible]	[illegible]	[illegible]
	Green Buttonwood	Field grown	
	[illegible]	[illegible]	[illegible]
	Lime Oak	Field grown	
	[illegible]	[illegible]	[illegible]
	Satinleaf	Field grown	
	Blackbead Sideroxylon	[illegible]	[illegible]
	Hong Kong Orchid	Field grown	
	Royal Palm	Field grown, Balled-and-Burlapped	
	Sylvester Palm	Field grown, Balled-and-Burlapped	
	Bottle Palm	Field grown, Balled-and-Burlapped	
	Royal Palm	Field grown, Single Trunk, Balled-and-Burlapped	

NOTES:
1. PLANS TAKE PRECEDENCE OVER PLANT LIST
2. * PLANT SPECIES THAT ARE NATIVE TO SOUTH FLORIDA AS OUTLINED BY THE SOUTH FL. WATER MANAGEMENT DIST. "LANDSCAPE PLANT GUIDE"
3. PLANTS SHALL BE FLORIDA #1 OR BETTER AS OUTLINED IN THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS
4. PLANTS SPECIFIED AS "MATCHED" SHALL BE SIMILAR IN HEIGHT, SHAPE AND FORM, NO EXCEPTIONS
5. NO TREES SHALL BE LOCATED CLOSER THAN 10ft. TO SITE LIGHTING POLES OR 5ft. FROM UNDERGROUND UTILITY LINES.
6. NO LANDSCAPING SHALL BE PLANTED WITHIN 4ft. OF ANY FIRE HYDRANT, ALL FIRE DEPARTMENT CONNECTIONS AND CHECK VALVE DEVICES.

SITE TREE REQUIREMENTS

	SITE DATA	TREES REQ.	TREES PROV.
STREET TREES	44,119 L.F. TOTAL @ 1 TREE PER 35 L.F.	1263	1363*
LOT TREES	327 LOTS TOTAL @ 3 TREES PER LOT	981	981**
ADDITIONAL SITE TREES	N/A	N/A	306***
TOTAL TREES	N/A	2244****	2531

NOTES

*ESTIMATED NUMBER OBTAINED BY CALCULATING TOTAL LINEAL STREET FRONTAGE (49,411 L. F.) AND SUBTRACTING STREET FRONTAGE AT FUTURE DRIVEWAYS (327 UNITS @ 16 L. F. EACH EQUALS 5232 L. F. OF DRIVEWAYS).

**NUMBER INCLUDES ESTIMATED AMOUNT OF LOT TREES PROVIDED FOR ENTIRE SITE BASED UPON TYPICAL UNIT LANDSCAPE PLANS ON SHEET L-4 AND ADDITIONAL TREES IN COMMON AREAS AS SHOWN ON SITE PLANTING PLAN SHEETS L-1 THRU L-3

***NUMBER INCLUDES QUEEN PALMS AND ALEXANDER PALMS INDICATED IN THE COMMON AREAS OF OVERALL SITE PLANTING PLAN CALCULATED AT A 2.1 RATIO AND ROYAL PALMS AT A 1:1 RATIO AS PER DADE COUNTY CODE.

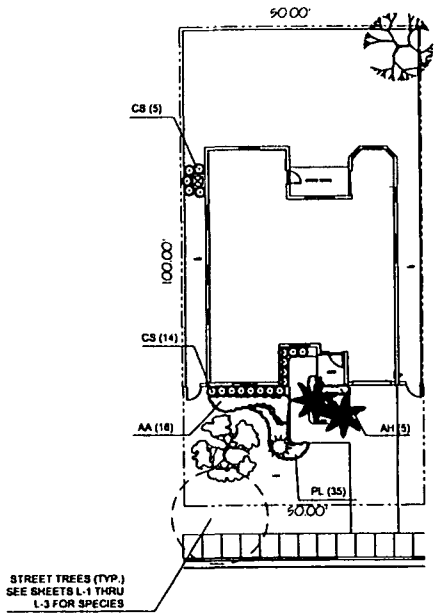
****AS PER DADE COUNTY CODE, 22,440 SHRUBS SHALL BE PROVIDED (10 SHRUBS FOR EACH TREE REQUIRED)

PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES, INCORPORATED
MIAMI, DADE COUNTY, FLORIDA

REVISION
NO. DESCRIPTION DATE

WITKIN DESIGN GROUP
LANDSCAPE ARCHITECTURE
LANDSCAPE DESIGN

TITLE: LANDSCAPE PLAN
DATE: 10/13/02
SCALE: 1" = 40'-0"
DRAWING NO. L-3



LANDSCAPE LIST

QUANT.	SYM.	BOTANICAL / COMMON NAME	SIZE/REMARKS
1		Canary deferiensis CANARY TREE	12' H. x 5' 6" spr. 7 g.
1		Phoenix dactylifera SYNDAY DATE PALM	4' x 4' x 14' 16 gal.
1		Tabebuia impetiginosa PURPLE TRUMPET TREE	12' H. x 5' 6" spr. 7 g.
2		Veitchia merrillii MERRY CHRISTMAS PALM	12' c.t. multiple hts. 7 g.
16	AA	Aspidistra elatior CAST OF THE HILL	18" H. x 12" spr. 3 gal.
5	AH	Aspidistra elatior Variegated Dwarf DWARF ALL SEASONS	18" H. x 12" spr. 3 gal.
19	CS	Conocarpus erectus Sericeus SILVER BUTTONWOOD	24" H. x 24" spr. 3 gal.
35	PL	Pachystachys lutea YELLOW PUFF SHORT RED PENTAS	1 gal. full
AS REQ'D.	Lawn	Stenotaphrum secundatum ST. AUGUSTINE GRASS	Sods Even Set

LANDSCAPE LEGEND
Ordinance 98-13

• ZONE DISTRICT: RU-1 (s)		
Gross Land: 6000 (s f)	Net Land: 6000 (s f)	Water Bodies: 0

	REQ	PROV
Landscape Open Space (If applicable)	N/A	N/A
Greenway Width (If applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	30%	35%
TREES	3	3
Trees per Net Lot Note: 30% of required trees and/or palms shall be native species		
Street Trees	1*	1 per 50 lin. ft.
TOTAL NUMBER OF TREES	4	4
SHRUBS (10 shrubs for each tree req.)	40	40

30% shrubs/hedge shall be native species
Irrigation system required pursuant to Chapter 33 Dade County Code

*SEE SHEETS L-1 THRU L-3 FOR STREET TREE PLANTING

PROPOSED 60 ACRE P.A.D.
FOR G.C. HOMES, INCORPORATED
MIAMI, DADE COUNTY, FLORIDA

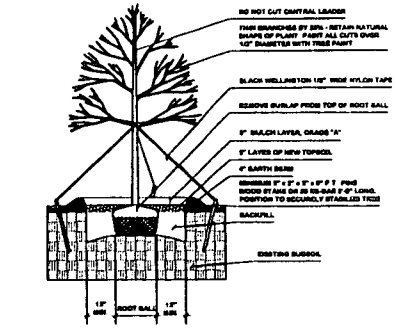
REVISION
NO. DESCRIPTION DATE

WITKIN
DESIGN GROUP
LANDSCAPE ARCHITECTURE

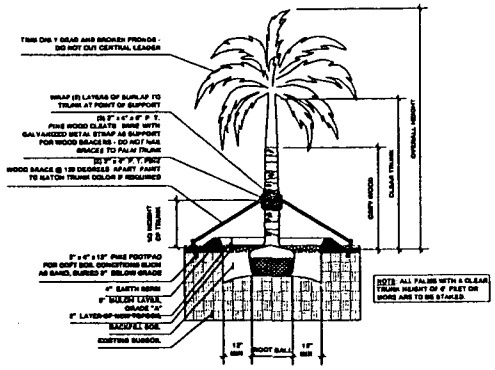
TITLE: TYPICAL LOT LANDSCAPE PLAN
DATE: 10/21/97
SCALE: 1" = 10'-0"
DRAWING NO: L-4

49

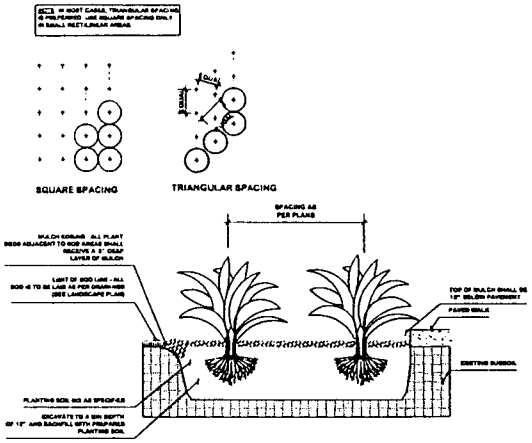
5/19/02



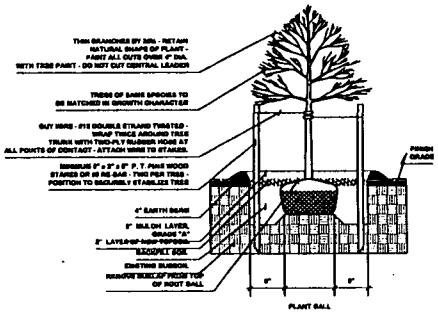
LARGE TREE PLANTING DETAIL



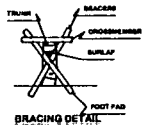
STRAIGHT TRUNK PALM PLANTING DETAIL



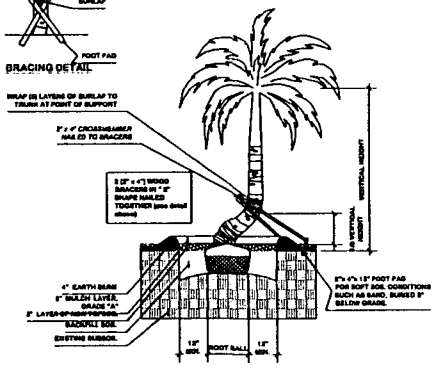
TYPICAL GROUND COVER PLANTING DETAIL



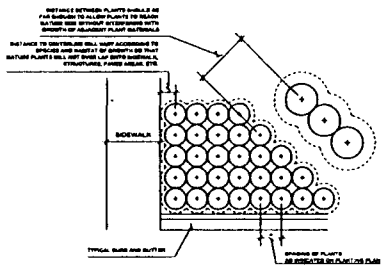
SMALL TREE PLANTING DETAIL



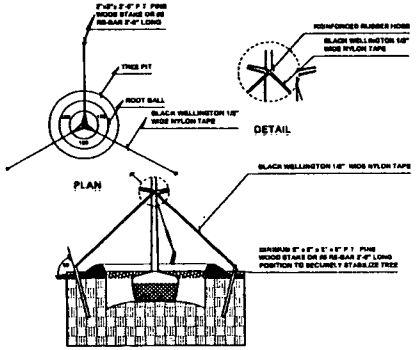
BRACING DETAIL



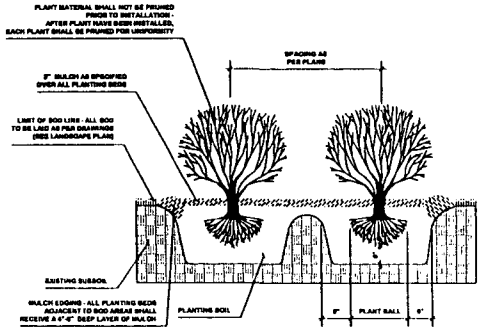
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL CONTAINER SPACING



TYPICAL TREE GUYING DETAIL



TYPICAL SHRUB PLANTING DETAIL

PLANTING NOTES

(See plant specification and details for additional standards)

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants

-Sod is to be grade "A" weed free

-All areas marked "LAWN" shall be sod added with St. Augustine "Floratam" sold out Sea Shell on plan. All areas marked "Native Grass" shall be solid seeded with Pensacola bahiagrass. All sod is to be laid level, tight, and cut even along planting beds

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal

-Planting plans shall take precedence over plant list in case of discrepancies

-No changes are to be made will out the prior consent of the Landscape Architect and Owner. Additions and / or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verifications for 100% sod coverage for all areas specified

- All landscape areas that are to be provided with an automatic sprinkler system will provide 100% coverage, and 50% overlap as per Chapter 33 of Miami Dade County Code

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk

- All sod located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3" of top of curb

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable

- Planting soil for topsoil and backfill shall be 50/50 mix, nematodes free by Monte Magic soil, Hialeah, Florida. Planting soil for annual beds to be comprised of 50% Canadian peat moss 25% soil free coarse sand and 25% Aerated

- Tree and shrub pits will be supplemented with "Agriform Pills" 21 g sm size with a 20-10-5 analysis or substitute application accepted by Landscape Architect. Deliver in manufacturer's sealed containers showing weight, analysis and name of manufacturer

GENERAL NOTES

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

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

All unattended and unguarded tree pits are to be properly barricaded and flagged during installation

All planting plans are issued as diagrams for site layout. Any deviations and changes at users are to be brought to the attention of the Landscape Architect for clarification prior to installation

PROPOSED 60 ACRE PAD
FOR G.C. HOMES, INCORPORATED
MIAMI-DADE COUNTY, FLORIDA

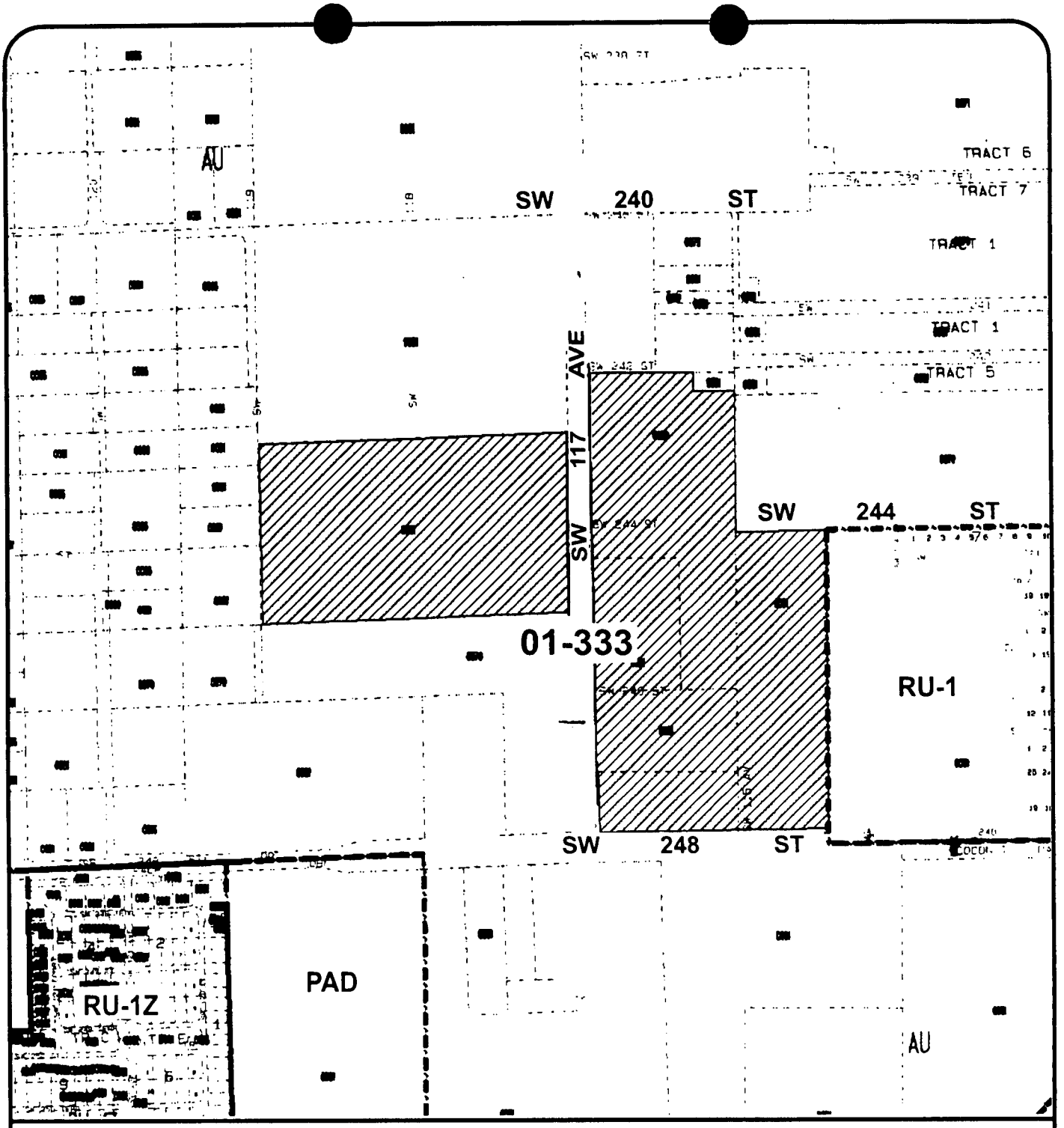
REVISION
NO. COMMENTS DATE

WITKIN
DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
18962 N.E. 2ND AVENUE
SUITE 101
NORTH MIAMI BEACH FL 33162
TEL 305 940 9966
FAX 305 940 9967

TITLE: LANDSCAPE DETAILS
DATE: 10/13/02
SCALE: NOT TO SCALE
DRAWING NO. L - 5

50

3/14/02



MIAMI-DADE COUNTY
HEARING MAP

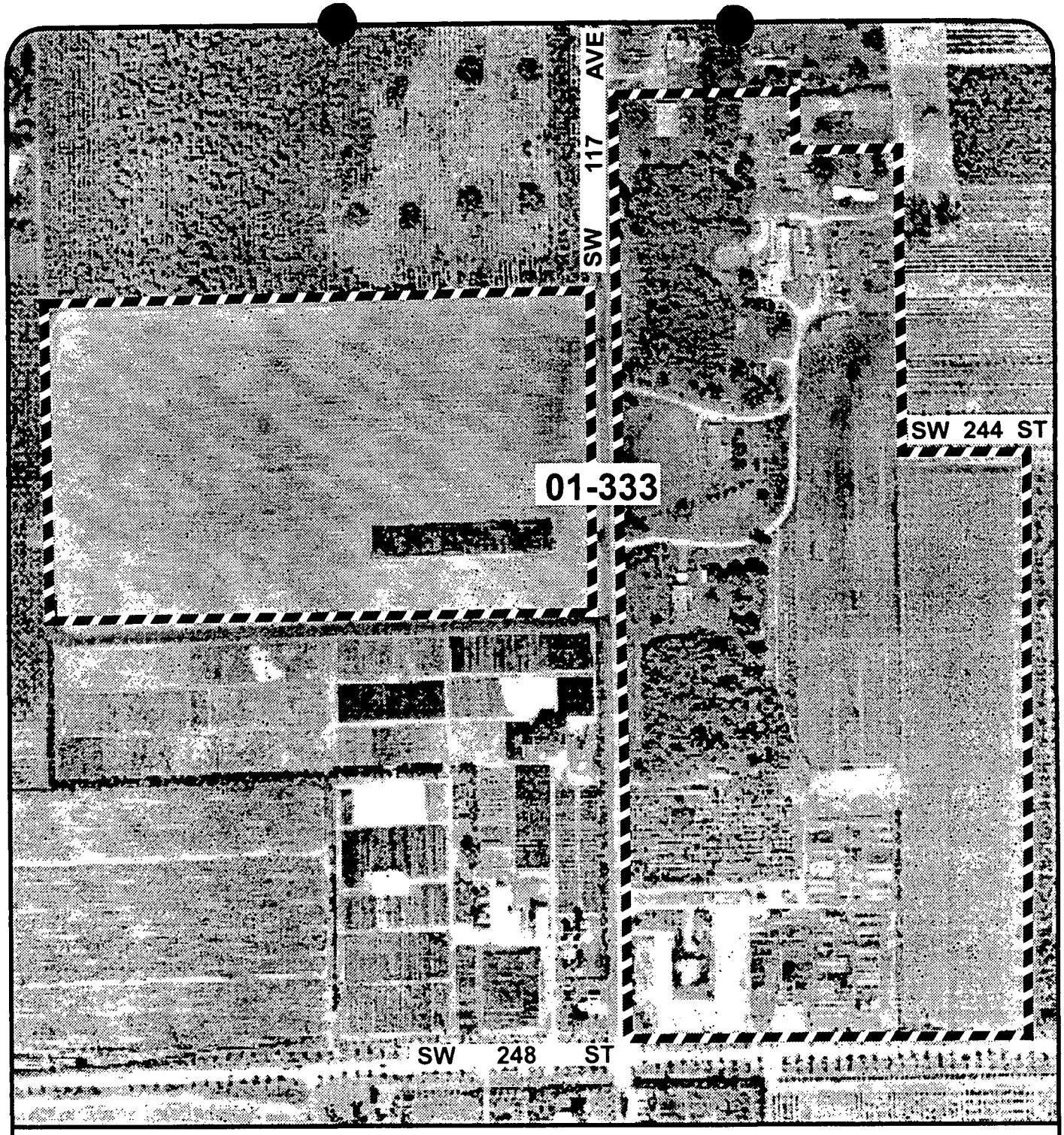
S C A L E
0 600'
N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 01000333
Applicant: ROBERT BOREK ET AL
District Number: 08
Zoning Board: C15
Drafter ID: DIONNE
Scale: 1:600'

MIAMI-DADE

G: ZONING DRAFTING 01-333. 09/01



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 01000333
Applicant: ROBERT BOREK ET AL
District Number: 08
Zoning Board: C15
Drafter ID: DIONNE
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 01-333. 09/01

MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 27, 2002

FROM: Danny Alvarez, Director
Miami-Dade Transit

SUBJECT: FY03 Blanket Concurrency Concurrency Approval for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Aurelio Rodriguez, Assistant Director
Mario G. Garcia, Chief

MEMORANDUM

b1

RECEIVED
AUG 1 6 2002
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY_____

TO: Diane O'Quinn Williams
Director
Planning and Zoning Department

FROM: Aristides Rivera, P.E., P.L.S.
Director
Public Works Department

DATE: August 15, 2002

SUBJECT: DIC 01-333
Section 24-56-39, 19-56-40
Robert Borek, et al
Summerville

I. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY

A. Trip Generation
234 PM Peak Hour trip ends

B. Cardinal Distribution
North **68.75%** East **4.91%**
South **11.39%** West**14.95%**

II. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

A. Location:	**SW 248 Street**	**SW 112 Avenue**
B. Description		
No. of lanes:	**4**	**4**
Existing right of way:	**Varies**	**Varies**
Classification	**Arterial**	**Arterial**
Maintenance:	**Miami-Dade**	**Miami-Dade**

III. IMPACT ON EXISTING ROADWAYS:

A. Concurrency

SW 112 Avenue N/O SW 232 Street has a maximum capacity of LOS "**E+20**" of **3340** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1504** vehicles and **735** vehicles have been assigned to this section of road from previously approved Development Orders. **SW112 Avenue** with its **2239** PHP and assigned vehicles is at LOS "**C**". The **171** vehicles generated by this development when combined with the **2239** equals **2410** and LOS "**C**" where the range of LOS "**C**" is from **2061** to **2450** vehicles.

SW 112 Avenue N/O HEFT has a maximum capacity of LOS "**E**" of **3890** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1065** vehicles and **112** vehicles have been assigned to this section of road from previously approved Development Orders. **SW112 Avenue** with its **1177** PHP and assigned vehicles is at LOS "**B**". The **29** vehicles generated by this development when combined with the **1177** equals **1206** and LOS "**B**" where the range of LOS "**B**" is from **1** to **2580** vehicles.

SW232 Street E/O US 1 has a maximum capacity of LOS "**D**" of **580** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **178** vehicles and **33** vehicles have been assigned to this section of road from previously approved Development Orders. **SW232 Street** with its **211** PHP and assigned vehicles is at LOS "**C**". The **5** vehicles generated by this development when combined with the **211** equals **216** and LOS "**C**" where the range of LOS "**C**" is from **1** to **410** vehicles.

US 1 S/O SW 248 Street has a maximum capacity of LOS "**E+20**" of **4870** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3261** vehicles and **407** vehicles have been assigned to this section of road from previously approved Development Orders. **US 1** with its **3668** PHP and assigned vehicles is at LOS "**C**". The **29** vehicles generated by this development when combined with the **3668** equals **3697** and LOS "**C**" where the range of LOS "**C**" is from **3621** to **3920** vehicles.

IV. PROPOSED ARTERIAL IMPROVEMENTS

A. Transportation Improvement Program (0-5 years):
There are no proposed improvements in the vicinity of this application.

B. Long Range Transportation Improvements (5-20 years):
1. **SW 268 Street/Moody Drive from US 1 to SW 112 Avenue – Add Turn Lanes (Priority IV)**

V. ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT

A. Construct 2-lanes (4-lanes where project fronts both sides of right of way) of a future 4-lane divided roadway for SW 117 Avenue including sidewalks, drainage and curb & gutter.

B. Construct 2-lanes of a future 4-lane divided roadway for SW 248 Street.

C. The applicant must provide a traffic signal warrant analysis for the intersection of SW 117 Avenue and the proposed 106 ft wide "Main Street," and if warranted by the analysis, construct a traffic signal at the intersection.

VI. SITE PLAN CRITIQUE – **Site Plan is Acceptable with Comments.**

A. This land must be platted.

B. A Public Works permit is required for construction in the public right of way.

C. A State Road permit is required for construction in the State Road right of way.

D. Circulation
1. **The proposed south most east-west roadway shall pierce the half-roundabout bordering the future commercial site, and shall be fully constructed.**
2. **Parking shall be prohibited on both sides of the proposed "T=50' Minor Road" indicated on Sheet 20.**
3. **Parking shall be prohibited on one side of the proposed "T=50' Minor Road w/Parallel Parking" indicated on Sheet 20.**

This application meets the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will be subject to the payment of Road Impact Fees.

cc: Ruth Ellis Myers, Development Impact Coordinator ✓
Planning and Zoning Dept.

Armando Hernandez, Acting Head, Traffic Concurrency Section
Public Works Dept.

DIC file
Public Works Dept.

MEMORANDUM

To:	Nicholas D. Nitti Acting DIC Coordinator Developmental Impact Committee	Date:	August 14, 2002
From:	Diane O'Quinn Williams, Director Department of Planning and Zoning	Subject:	01-333 Robert Borek, et.al.

GENERAL INFORMATION

PURPOSE

The applicant is requesting a zone change from AU, Agriculture District, to PAD, Planned Area Development District and EU-1, Single-Family 1-acre Estate District or in the alternative, a district boundary change from AU, Agriculture District, to PAD, Planned Area Development District, RU-1, Single Family Residential District and EU-1, Single-Family 1-acre Estate District in order to develop the subject property with single family detached and attached residential units.

LOCATION

North of SW 248 Street, on the east and west sides of SW 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY

53.85 acres

SUBJECT PROPERTY	EXISTING ZONING	EXISTING LAND USE PLAN DESIGNATION
	AU, seasonal agriculture, single-family residences and a packing house	Low Density Residential, 2.5 to 6 dwelling units per gross acre

SURROUNDING PROPERTY

NORTH	AU, vacant parcel and plant nursery	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SOUTH	AU, plant nursery	Low Density Residential, 2.5 to 6 dwelling units per gross acre

EAST	AU and RU-1, seasonal agriculture and a single-family subdivision under construction	Low Density Residential, 2.5 to 6 dwelling units per gross acre
WEST	AU, seasonal agriculture	Estate Density Residential, 1 to 2.5 dwelling units per gross acre (SW 119 Avenue west) and Low Density Residential, 2.5 to 6 dwelling units per gross acre

APPLICABLE CDMP GOALS, OBJECTIVES & POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

The Adopted 2005 and 2015 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. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The requested residential development has been determined to be **consistent** with the Comprehensive Development Master Plan Land Use map.

NEIGHBORHOOD CHARACTERISTICS

This area west of the Homestead Extension of the Florida Turnpike (HEFT), north of Coconut Palm Drive (SW 248 Street) was once characterized with seasonal agriculture and plant nurseries. An old packing house lies on the north end of the site, east of SW 117 Avenue. A 54+-acre parcel located on the northeast corner of SW 248 Street and SW 112 Avenue was recently approved for a combined townhouse and single-family residential subdivision consisting of approximately 325 units. In addition, a 334-unit PAD was approved to the southwest of the subject property. The neighbourhood in which this parcel is located can be considered in a transition from rural agriculture to urban residential.

ANALYSIS

The applicant, Robert Borek et.al., is seeking a zone change from AU, Agriculture District, to PAD, Planned Area Development District on 43.11 acres and EU-1, Single-Family 1-acre Estate District on 5.74 acres of the 53.85-acre subject parcel in order to develop 267 homes within a Planned Area Development consisting of attached and detached residential units surrounding a system of public parks and a small portion developed with 4 homes on lots of 1 acre in size. In the alternative, the applicant is requesting a district boundary change from AU to PAD on 31.22 acres, RU-1, Single Family Residential District, on 16.89 acres and EU-1 on 5.74 acres of the 53.85-acre subject parcel in order to develop 183 residential units within the PAD portion of the site and 59 conventional single family homes on 75' X 100' lots and 4 homes on lots of 1 acre in size for a total of 246 units. The PAD District permits flexibility in the planning, design and development of communities and it encourages innovative approaches to the design of community environments. The integration of different housing types within the development is encouraged as well as the provision of necessary commercial, recreational and educational facilities conveniently located in relation to housing. The 53.85-acre subject property, which lies on the north side of SW 248 Street and on the east and west sides of SW 117 Avenue, is currently surrounded by a vacant property to the north, plant nurseries to the north and south,

seasonal agriculture to the east and west, and a single-family subdivision under construction to the east. The Adopted 2005-2015 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 range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

Although a site plan is no longer required when seeking a zone change, the applicant has submitted one with those requests permitting the development of the subject parcel with a Planned Area Development and a portion with estate homes (requests #1 and #2) and also submitted an alternative site plan showing only a portion of the subject parcel being developed as a PAD. Staff notes that the alternative site plan does not indicate the lot layouts for the single-family (RU-1) and estate (EU-1) homes (requests #4 and #5). The site plan submitted for requests #1 and #2 depicts the development of a residential development arranged along a system of interconnected pedestrian scaled streets and blocks. The residential community will be bifurcated by SW 117 Avenue but the proposed roadway design allows for direct connections to both sides of the avenue. The plan's strength lies in the use of a hierarchy of streets that range from 24' wide carriage lanes to 106' wide boulevards. The variety of street types provides good orientation, excellent traffic dispersal and more interesting streetscapes. On the east side of SW 117 Avenue, a boulevard with landscaped medians commences north of SW 248 Street transverses a roundabout surrounded by park tracts at the geometric center of the parcel east of SW 117 Avenue and terminates at a 2.4-acre site reserved for a park located on the north side of the development. Continuing west, the boulevard crosses SW 117 Avenue and terminates at a park located in the western portion of the parcel. A number of streets intersect the aforementioned boulevard to directly connect to SW 117 Avenue or to the proposed residential street system and carriage lanes. A system of public open spaces clearly defined by the block's edge and in the form of squares, greens and parks are located off the boulevard and dispersed throughout the site. Some of the greens are placed on the periphery of the site, between single-family detached units while a number are placed at street level to serve as focal points. The greens offer outdoor passive recreation space for residents, complement focal points and provide foreground for future civic buildings. All of the proposed residential units except those along the periphery of the site will have garages placed at the rear of the lot. In order to access the garages, carriage lanes commonly known as alleys, are placed behind each lot. Placing garages away from the front elevation will minimize the visual impact of parked cars and create more attractive, pedestrian-friendly streets. Staff notes that the residential blocks will also incorporate uniform front setbacks to reinforce the definition of the street edge and the introduction of a variety of housing types such as townhouses, single family detached and courtyard will help to enhance the aesthetics of the residential community. In the alternative scenario,

the PAD portion will be developed on the east side of SW 117 Avenue and the arrangement of the street, block and park system is identical to the site plan submitted for requests #1 and #2. The portion of land lying to the west of SW 117 Avenue which is not shown in the alternative site plan, will in the future, be developed with conventional RU-1 and EU-1 house lots.

The Department of Planning and Zoning does not object to the requested district boundary change to develop 48.11 acres with a Planned Area Development and 5.74 acres with EU-1 lots (requests #1 and #2) and recommends approval of said zone changes. Staff points out that the PAD zoning requires a development agreement that the applicant intends to proffer. Said agreement provides for a restriction of the residential density, a development schedule and quantitative data pertaining to roadways, number of bedrooms, population projection for the development and types of dwelling units. The development of said requests would allow the applicant to provide additional housing for the community. Staff notes that the development of the site as a PAD and EU-1 residential community meets the guidelines and requirements of the Miami-Dade Urban Design Manual adopted through Resolution R-1360-98 by the Board of County Commissioners in December, 1998. The intent of the manual is to produce a public realm of attractive and comfortable places in which people are inclined to dwell. These principles help to define community character by the manipulation of blocks and streets, building setbacks, landscape, building height and massing and architectural articulation. The proposed 267-unit PAD district at a density of 5.5 units per acre and the 4-unit EU-1 district at a density of 1.4 units per acre are **consistent** with the Comprehensive Development Master Plan low-density residential designation for this area that permits a maximum density of 6 dwelling units per gross acre. Further on May 1, 2001 the Community Council Zoning Appeals Board 15 approved a PAD district on the east side of theoretical SW 122 Avenue and south of SW 248 Street. Said request received approval of variances of roadway dedications and private open space. Staff notes that the current application does not require requests for variances of the requested PAD and EU-1 zoning districts. In staff's opinion, the PAD and EU-1 zoning in this area of Miami-Dade County would be compatible with the surrounding area and would permit a development that would be consistent with the CDMP and would not cause undue burden on public services.

Staff, however, objects to the requests to develop a portion of the site with a PAD consisting of attached and detached residential units, and portions of the site with RU-1 and EU-1 zoning. Although the alternative zoning would be consistent with the Master Plan as the PAD district portion is proposed to be developed with 183 homes at a density of 5.8 units per acre as per a covenant proffered by the applicant which limits the density and dwelling types among other criteria, the RU-1 district portion is restricted through a separate agreement proffered by the applicant to be developed with a total of 59 homes at 3.5 units per acre and the EU1 district portion developed with 4 lots at 1.4 units per acre, staff is of the opinion that the RU-1 zoning district proposed on the west side of SW 117 Avenue does not possess the urban characteristics of the PAD such as public parks, rear parking and variety of housing types that can produce

communities sympathetic to human scale and corridors that significantly increase pedestrian participation. Staff of the Department of Planning and Zoning is of the opinion that the area where the subject property lies should be developed with communities that embrace sound urban design principles found in such districts as PAD and TND.

RECOMMENDATION: Approval of the proposed zone change from AU to PAD and EU-1 (requests #1 and #2) subject to the Board's acceptance of the development agreement and denial without prejudice of the balance.

CONDITIONS: None

DATE INSPECTED: 5/06/02
DATE TYPED: 5/06/02
DATE REVISED: 8/06/02
DATE FINALIZED: 8/06/02

DOQW:AJT:MTF:NDN:GRB

MEMORANDUM

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 6, 2002

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

RECEIVED
AUG 07 2002
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space: Park Acres	Existing Local Open Space: School field Acres	Existing Local Open Space: 1/2 Private Acres	Total Local Open Space	Surplus (Deficit) Acres	Level of Service
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
TOT:	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522

MEMORANDUM

RECEIVED
JUL 22 2002
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION

TO: Diane O'Quinn Williams
Director
Planning and Zoning Department

FROM: Aristides Rivera P.E./P.L.S.
Director
Public Works Department

DATE: July 19, 2002

SUBJECT: DIC 01-333 (Rev. 7/15/2002)
Section 24-56-39, 19-56-40
Robert Borek, et al
Summerville

I. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY

A. Trip Generation
234 PM Peak Hour trip ends

B. Cardinal Distribution
North **68.75%** East **4.91%**
South **11.39%** West**14.95%**

II. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

A. Location:	**SW 248 Street**	**SW 112 Avenue**
B. Description		
No. of lanes:	**4**	**4**
Existing right of way:	**Varies**	**Varies**
Classification	**Arterial**	**Arterial**
Maintenance:	**Miami-Dade**	**Miami-Dade**

III. IMPACT ON EXISTING ROADWAYS:

A. Concurrency

SW 112 Avenue N/O SW 232 Street has a maximum capacity of LOS "**E+20**" of **3340** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1504** vehicles and **735** vehicles have been assigned to this section of road from previously approved Development Orders. **SW112 Avenue** with its **2239** PHP and assigned vehicles is at LOS "**C**". The **171** vehicles generated by this development when combined with the **2239** equals **2410** and LOS "**C**" where the range of LOS "**C**" is from **2061** to **2450** vehicles.

SW 112 Avenue N/O HEFT has a maximum capacity of LOS "**E**" of **3890** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1065** vehicles and **112** vehicles have been assigned to this section of road from previously approved Development Orders. **SW112 Avenue** with its **1177** PHP and assigned vehicles is at LOS "**B**". The **29** vehicles generated by this development when combined with the **1177** equals **1206** and LOS "**B**" where the range of LOS "**B**" is from **1** to **2580** vehicles.

SW232 Street E/O US 1 has a maximum capacity of LOS "**D**" of **580** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **178** vehicles and **33** vehicles have been assigned to this section of road from previously approved Development Orders. **SW232 Street** with its **211** PHP and assigned vehicles is at LOS "**C**". The **5** vehicles generated by this development when combined with the **211** equals **216** and LOS "**C**" where the range of LOS "**C**" is from **1** to **410** vehicles.

US 1 S/O SW 248 Street has a maximum capacity of LOS "**E+20**" of **4870** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3261** vehicles and **407** vehicles have been assigned to this section of road from previously approved Development Orders. **US 1** with its **3668** PHP and assigned vehicles is at LOS "**C**". The **29** vehicles generated by this development when combined with the **3668** equals **3697** and LOS "**C**" where the range of LOS "**C**" is from **3621** to **3920** vehicles.

IV. PROPOSED ARTERIAL IMPROVEMENTS

A. Transportation Improvement Program (0-5 years):
There are no proposed improvements in the vicinity of this application.

B. Long Range Transportation Improvements (5-20 years):
1. **SW 268 Street/Moody Drive from US 1 to SW 112 Avenue – Add Turn Lanes (Priority IV)**

V. ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT

A. **Construct 2-lanes (4-lanes where project fronts both sides of right of way) of a future 4-lane divided roadway for SW 117 Avenue including sidewalks, drainage and curb & gutter.**

B. **Construct 2-lanes of a future 4-lane divided roadway for SW 248 Street.**

C. **The applicant must provide a traffic signal warrant analysis for the intersection of SW 117 Avenue and the proposed 106 ft wide "Main Street," and if warranted by the analysis, construct a traffic signal at the intersection.**

VI. SITE PLAN CRITIQUE – **Site Plan is Acceptable with Comments.**

A. This land must be platted.

B. A Public Works permit is required for construction in the public right of way.

C. A State Road permit is required for construction in the State Road right of way.

D. Circulation
1. **The proposed south most east-west roadway shall pierce the half-roundabout bordering the future commercial site, and shall be fully constructed.**
2. **Parking shall be prohibited on both sides of the proposed "T=50' Minor Road" indicated on Sheet 20.**
3. **Parking shall be prohibited on one side of the proposed "T=50' Minor Road w/Parallel Parking" indicated on Sheet 20.**

This application meets the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will be subject to the payment of Road Impact Fees.

cc: Ruth Ellis Myers, Development Impact Coordinator
Planning and Zoning Dept.

Armando Hernandez, Acting Head, Traffic Concurrency Section
Public Works Dept.

DIC file
Public Works Dept.

MEMORANDUM

To:	Nicholas D. Nitti Acting DIC Coordinator Developmental Impact Committee	Date:	July 17, 2002
From:	Diane O'Quinn Williams, Director Department of Planning and Zoning	Subject:	01-333 Robert Borek, et.al.

GENERAL INFORMATION

PURPOSE

The applicant is requesting a zone change from AU, Agriculture District, to PAD, Planned Area Development District and a special exception for a conceptual site plan approval in order to develop the subject property with 266 dwelling units consisting of 148 single family detached residences and 118 attached residential units.

LOCATION

North of SW 248 Street, on the east and west sides of SW 117 Avenue, Miami-Dade County , Florida.

SIZE OF PROPERTY

48.11 acres

SUBJECT PROPERTY	EXISTING ZONING	EXISTING LAND USE PLAN DESIGNATION
	AU, seasonal agriculture, single-family residences and a packing house	Low Density Residential, 2.5 to 6 dwelling units per gross acre

SURROUNDING PROPERTY

NORTH	AU, vacant parcel and plant nursery	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SOUTH	AU, plant nursery	Low Density Residential, 2.5 to 6 dwelling units per gross acre

EAST	AU and RU-1, seasonal agriculture and a single-family subdivision under construction	Low Density Residential, 2.5 to 6 dwelling units per gross acre
WEST	AU, seasonal agriculture	Estate Density Residential, 1 to 2.5 dwelling units per gross acre (SW 119 Avenue west) and Low Density Residential, 2.5 to 6 dwelling units per gross acre

APPLICABLE CDMP GOALS, OBJECTIVES & POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

The Adopted 2005 and 2015 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. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The requested residential development has been determined to be **consistent** with the Comprehensive Development Master Plan Land Use map.

NEIGHBORHOOD CHARACTERISTICS

This area west of the Homestead Extension of the Florida Turnpike (HEFT), north of Coconut Palm Drive (SW 248 Street) was once characterized with seasonal agriculture and plant nurseries. An old packing house lies on the north end of the site, east of SW 117 Avenue. A 54+-acre parcel located on the northeast corner of SW 248 Street and SW 112 Avenue was recently approved for a combined townhouse and single-family residential subdivision consisting of approximately 325 units. In addition, a 334-unit PAD was approved to the southwest of the subject property. The neighbourhood in which this parcel is located can be considered in a transition from rural agriculture to urban residential.

ANALYSIS

The applicant, Robert Borek et.al., is seeking a zone change from AU, Agriculture District, to PAD, Planned Area Development District and a special exception for a conceptual site plan approval in order to develop the subject site with a 266-unit residential development consisting of 148 single-family detached residences and 118 attached residences. The PAD District permits flexibility in the planning, design and development of communities and it encourages innovative approaches to the design of community environments. The integration of different housing types within the development is encouraged as well as the provision of necessary commercial, recreational and educational facilities conveniently located in relation to housing. The 48.11-acre subject property, which lies on the north side of SW 248 Street and on the east and west sides of SW 117 Avenue, is currently surrounded by a vacant property to the north, plant nurseries to the north and south, seasonal agriculture to the east and west, and a single-family subdivision under construction to the east. The Adopted 2005-2015 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 range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include

low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The site plan submitted for this application depicts the development of a residential development arranged along a system of interconnected pedestrian scaled streets and blocks. The residential community will be bifurcated by SW 117 Avenue but the proposed roadway design allows for direct connections to both sides of the avenue. The Plan's strength lies in the use of a hierarchy of streets that range from 24' wide carriage lanes to 106' wide boulevards. The variety of street types provides good orientation, excellent traffic dispersal and more interesting streetscapes. On the east side of SW 117 Avenue, a boulevard with landscaped medians commences north of SW 248 Street transverses a roundabout surrounded by park tracts at the geometric center of the parcel east of SW 117 Avenue and terminates at a 2.4-acre site reserved for a charter school located on the north side of the development. Continuing west, the boulevard crosses SW 117 Avenue and terminates at a park located in the western portion of the parcel. A number of streets intersect the aforementioned boulevard to directly connect to SW 117 Avenue or to the proposed residential street system and carriage lanes. A system of public open spaces clearly defined by the block's edge and in the form of squares, greens and parks are located off the boulevard and dispersed throughout the site. Some of the greens are placed on the periphery of the site, between single-family detached units while a number are placed at street level to serve as focal points. The greens offer outdoor passive recreation space for residents, complement focal points and provide foreground for future civic buildings. All of the proposed residential units except those along the periphery of the site will have garages placed at the rear of the lot. In order to access the garages, carriage lanes commonly known as alleys, are placed behind each lot. Placing garages away from the front elevation will minimize the visual impact of parked cars and create more attractive, pedestrian-friendly streets. Staff notes that the residential blocks will also incorporate uniform front setbacks to reinforce the definition of the street edge and the introduction of a variety of housing types such as townhouses, single family detached and courtyard will help to enhance the aesthetics of the residential community.

The Department of Planning and Zoning does not object to the requested district boundary change and special exception for site plan approval to develop the subject 48.11-acre parcel with a Planned Area Development and recommends approval of the zone change and approval with conditions of the special exception. Staff points out that the PAD zoning requires a development agreement that the applicant intends to proffer. Said agreement provides for a restriction of the residential density, a development schedule and quantitative data pertaining to roadways, number of bedrooms, population projection for the development and types of dwelling units. This application would allow the applicant to provide additional housing for the community. Staff notes that as proposed the residential community meets the guidelines and requirements of the Miami-Dade Urban Design Manual adopted through Resolution R-1360-98 by the Board of County Commissioners in December, 1998. The intent of the manual is to produce a public realm of attractive and comfortable places in which

people are inclined to dwell. These principles help to define community character by the manipulation of blocks and streets, building setbacks, landscape, building height and massing and architectural articulation. The proposed PAD zoning would permit a density of 5.8 units per gross acre that is **consistent** with the Comprehensive Development Master Plan low density residential designation of this area that permits a maximum density of 6 dwelling units per gross acre. Further on May 1, 2001 the Community Council Zoning Appeals Board 15 approved a PAD district on the east side of theoretical SW 122 Avenue and south of SW 248 Street. Said request received approval of variances of roadway dedications and private open space. Staff notes that the current application does not require requests for variances of the requested PAD zoning district. In staff's opinion, PAD zoning in this area of Miami-Dade County would be compatible with the surrounding area and would permit a development that would be consistent with the CDMP and would not cause undue burden on public services.

RECOMMENDATION: Approval of the proposed zone change from AU to PAD (request #1) subject to the Board's acceptance of the development agreement; approval with conditions of request #2.

CONDITIONS:

1. That the site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, wall, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Summerville", as prepared by Jarosz, Rosello and Balboa Architecture and Design consisting of 20 sheets stamped/received July 9, 2002 and 5 landscape sheets prepared by Witkin Design Group, stamped/received May 1, 2002.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department 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 and Occupancy.

5. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM).

6. That the applicant comply with all applicable conditions and requirements of the Public Works Department.

7. That the applicant obtain a Certificate of Use and Occupancy from the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

8. That a homeowner's association (or special taxing district) be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form legal sufficiency before submission to the Board of County Commissioners and after approval shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.

DATE INSPECTED: 5/06/02
DATE TYPED: 5/06/02
DATE REVISED: 7/10/02
DATE FINALIZED:

DOQW:AJT:MTF:NDN:GRB

MEMORANDUM

TO	Ruth Ellis Myers, DIC Coordinator Developmental Impact Committee Department of Planning & Zoning	**DATE**	July 9, 2002
FROM	Randy Koper, ASLA Supervisor Property Management Section Planning and Research Division Park and Recreation Department	**SUBJECT**	DIC 01-333 revised numbers Robert Borek, Trustee, et.al. Sec 25 Twp 56 Rge 39

The applicant is requesting a District Boundary Change from AU, Agriculture District, to PAD, Planned Area Development and a special exception for site plan approval of a residential development containing approximately 266 dwelling units. The subject property, 60-acres in size, is located near the intersection of SW 248 Street and SW 117 Avenue.

I. Identify Impact and Demand

A. Open Space

The 266 dwelling units (148 single family detached and 118 single family attached) will produce a population of 762 people, according to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 2.10 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

II. Existing Service

A. Open Space -- Local Parks

1. Community

The nearest community park is Goulds Park, located at 11350 SW 216 Street, approximately two miles from this project.

2. Neighborhood

The nearest neighborhood park is Princetonian Park, located approximately one mile to the west of this project at SW 252 Street and SW 127 Avenue.

3. District

The nearest district park is the Homestead Air Reserve Base Park, 212 acres in size, located at SW 268 Street and SW 127 Avenue, approximately 1 mile south of this project.

B. Facilities

*Goulds Park contains a swimming pool, 2 recreation center buildings, running track, field center, lighted baseball field, 3 multipurpose courts, 4 tennis courts, tot lot, and parking lot.

*Princetonian Park contains a tot lot, multipurpose court, tennis court, and open play areas.

*Homestead Air Reserve Base Park is not yet developed, but is anticipated to have several lighted

soccer/football fields, baseball fields, tennis center, recreation center, and a family aquatics center.

C. Manpower

*Goulds Park has one recreation specialist II and three recreation specialist Is, with staff expanding in the summer to handle extra programming.

*Princetonian Park is maintained by a roving crew.

III. Proposed and/or Budgeted Service Expansion

A. Open Space -- Acreage

This department has had approximately 24 acres of the "Royal Colonial Mobile Home Park" assigned to this department for development as a park. It is located south of this project on SW 280 Street, west of SW 147 Avenue.

B. Facilities -- Amount and Cost -- Location and Date

It is anticipated that this park will have lighted fields for baseball, soccer or football, multipurpose courts, and roller hockey courts.

C. Manpower -- Amount and Cost

Because the plan is only preliminary, the manpower needs have not been determined at this time.

D. Maintenance -- Source of Funding

It is anticipated that the maintenance funding will be from the general fund of the department.

IV. Concurrency/Capacity Status

This application is located in Park Benefit District 3, which has a surplus of 320.69 acres of local parkland. Therefore, there is an adequate level of service for this application.

V. Site Plan Critique & Quality of Life Issues

The site plan has many small open areas; those along the roads are to be considered to be extensions of the right of way, rather than useful parks. The largest tract is 1.17 acres in size and could be a suitable location for a tot lot children's playground, basketball court, picnic shelter, and seating areas. Some of the smaller open spaces on the edges of the development could contain a tot lot children's playground.

RAK: rk

cc: Barbara Falsey

Revised.

MEMORANDUM

To:	Ruth A. Ellis Myers DIC Coordinator Developmental Impact Committee	Date:	May 15, 2002
From:	Diane O'Quinn Williams, Director Department of Planning and Zoning	Subject:	01-333 Robert Borek, et.al.

GENERAL INFORMATION

PURPOSE

The applicant is requesting a zone change from AU, Agriculture District, to PAD, Planned Area Development District and a special exception for a conceptual site plan approval in order to develop the subject property with 298 dwelling units consisting of 135 single family detached residences and 163 attached residential units.

LOCATION

North of SW 248 Street, on the east and west sides of SW 117 Avenue.

SIZE OF PROPERTY

60 acres

SUBJECT PROPERTY	EXISTING ZONING	EXISTING LAND USE PLAN DESIGNATION
	AU, seasonal agriculture, single-family residences and a packing house	Low Density Residential, 2.5 to 6 dwelling units per gross acre

SURROUNDING PROPERTY

NORTH	AU, vacant parcel and plant nursery	Low Density Residential, 2.5 to 6 dwelling units per gross acre
SOUTH	AU, plant nursery	Low Density Residential, 2.5 to 6 dwelling units per gross acre

EAST	AU and RU-1, seasonal agriculture and a single-family subdivision under construction	Low Density Residential, 2.5 to 6 dwelling units per gross acre
WEST	AU, seasonal agriculture	Estate Density Residential, 1 to 2.5 dwelling units per gross acre (SW 119 Avenue west) and Low Density Residential, 2.5 to 6 dwelling units per gross acre

APPLICABLE CDMP GOALS, OBJECTIVES & POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

The Adopted 2005 and 2015 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. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The requested residential development has been determined to be **consistent** with the Comprehensive Development Master Plan Land Use map.

NEIGHBORHOOD CHARACTERISTICS

This area west of the Homestead Extension of the Florida Turnpike (HEFT), north of Coconut Palm Drive (SW 248 Street) was once characterized with seasonal agriculture and plant nurseries. An old packing house lies on the north end of the site, east of SW 117 Avenue. A 54+-acre parcel located on the northeast corner of SW 248 Street and SW 112 Avenue was recently approved for a combined townhouse and single-family residential subdivision consisting of approximately 1400 units. The neighbourhood in which this parcel is located can be considered in a transition from rural agriculture to urban residential.

ANALYSIS

The applicant, Robert Borek et.al., is seeking a zone change from AU, Agriculture District, to PAD, Planned Area Development District and a special exception for a conceptual site plan approval in order to develop the subject site with a 298-unit residential development consisting of 135 single-family detached residences and 163 attached residences. The PAD District permits flexibility in the planning, design and development of communities and it encourages innovative approaches to the design of community environments. The integration of different housing types within the development is encouraged as well as the provision of necessary commercial, recreational and educational facilities conveniently located in relation to housing. The 60-acre subject property, which lies on the north side of SW 248 Street and on the east and west sides of SW 117 Avenue, is currently surrounded by vacant properties. The Adopted 2005-2015 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 range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The site plan submitted for this application depicts the development of a residential development arranged along a system of interconnected pedestrian scaled streets and blocks. The residential community will be bifurcated by SW 117 Avenue but the proposed roadway design allows for direct connections to both sides of the avenue. The Plan's strength lies in the use of a hierarchy of streets that range from 24' wide carriage lanes to 106' wide boulevards. The variety of street types provides good orientation, excellent traffic dispersal and more interesting streetscapes. The plan contains a landscaped, median fitted boulevard that transverses the L-shaped parcel, commencing north of SW 248 Street and finishing at a roundabout located in the geometric center of the parcel east of SW 117Avenue. Continuing west, the boulevard crosses SW 117 Avenue and terminates at a park located in the western portion of the parcel situated west of SW 117 Avenue. A number of streets intersect said boulevard that directly connect to SW 117 Avenue or to the proposed residential street system and carriage lanes. A system of public open spaces clearly defined by the block's edge and in the form of squares, greens and parks are located off the boulevard and dispersed throughout the site. Some of the greens are placed on the periphery of the site, between single-family detached units while a number are placed at street level to serve as focal points. The greens offer outdoor passive recreation space for residents, complement focal points and provide foreground for future civic buildings. All of the proposed residential units except those along the periphery of the site will have garages placed at the rear of the lot. In order to access the garages, carriage lanes commonly known as alleys, are placed behind each lot. Placing garages away from the front elevation will minimize the visual impact of parked cars and create more attractive, pedestrian-friendly streets. Staff notes that the residential blocks will also incorporate uniform front setbacks to reinforce the definition of the street edge and the introduction of a variety of housing types such as side yards, townhouses, single family detached and courtyard will help to enhance the aesthetics of the residential community.

The Department of Planning and Zoning does not object to the requested district boundary change and special exception for site plan approval to develop the subject 60-acre parcel with a Planned Area Development and recommends approval with conditions of this application. This application would allow the applicant to provide additional housing for the community. Staff notes that as proposed the residential community meets the guidelines and requirements of the Miami-Dade Urban Design Manual adopted through Resolution R-1360-98 by the Board of County in December of 1998. The intent of the manual is to produce a public realm of attractive and comfortable places in which people inclined to dwell. These principles help to define community character by the manipulation of blocks and streets, building setbacks, landscape, building height and massing and architectural articulation. The proposed PAD zoning would permit a density of 4.96 units per gross acre that is **consistent** with the Comprehensive Development Master Plan low density residential designation of this area that permits a maximum density of 6 dwelling units per gross acre. Further in May 1, 2001 the Community Council Zoning Appeals Board 15 approved a PAD district on the east side of theoretical SW 122 Avenue an south of SW 248 Street. Said

request received approval of variances of roadway dedications and private open space. Staff notes that the current application does not require requests for variances of the requested PAD zoning district. In staff's opinion, PAD zoning in this area of Miami-Dade County would be compatible with the surrounding area and would permit a development that would be consistent with the CDMP and would not cause undue burden on public services.

RECOMMENDATION: Approval of the proposed zone change from AU to PAD (request #1); approval with conditions of request #2.

CONDITIONS:

1. That the site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, wall, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "60 Acre Planned Area Development (Summerville)", as prepared by Jarosz, Rosello and Balboa Architecture and Design consisting of 10 sheets and 5 landscape sheets prepared by Witkin Design Group, stamped/received May 1, 2002.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department 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 and Occupancy.

5. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM).

6. That the applicant comply with all applicable conditions and requirements of the Public Works Department

7. That the applicant obtain a Certificate of Use and Occupancy from the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

8. That a homeowner's association (or special taxing district) be established in

accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form legal sufficiency before submission to the Board of County Commissioners and after approval shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.

DATE INSPECTED: 5/06/02
DATE TYPED: 5/06/02
DATE REVISED:
DATE FINALIZED:

DOQW:AJT:MTF:REM:GRB

MEMORANDUM

COPY

TO: Diane O'Quinn Williams
Director
Planning and Zoning Department

FROM: Aristides Rivera P.E., P.L.S.
Director
Public Works Department

DATE: May 14, 2002

SUBJECT: DIC 01-333
Section 24-56-39, 19-56-40
Robert Borek, et al
Summerville

I. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY

A. Trip Generation
234 PM Peak Hour trip ends

B. Cardinal Distribution
North **68.75%** East **4.91%**
South **11.39%** West**14.95%**

II. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

A. Location:	**SW 248 Street**	**SW 112 Avenue**
B. Description		
No. of lanes:	**4**	**4**
Existing right of way:	**Varies**	**Varies**
Classification	**Arterial**	**Arterial**
Maintenance:	**Miami-Dade**	**Miami-Dade**

III. IMPACT ON EXISTING ROADWAYS:

A. Concurrency

SW 112 Avenue N/O SW 232 Street has a maximum capacity of LOS "**E+20**" of **3340** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1504** vehicles and **735** vehicles have been assigned to this section of road from previously approved Development Orders. **SW112 Avenue** with its **2239** PHP and assigned vehicles is at LOS "**C**". The **171** vehicles generated by this development when combined with the **2239** equals **2410** and LOS "**C**" where the range of LOS "**C**" is from **2061** to **2450** vehicles.

SW 112 Avenue N/O HEFT has a maximum capacity of LOS "**E**" of **3890** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1065** vehicles and **112** vehicles have been assigned to this section of road from previously approved Development Orders. **SW112 Avenue** with its **1177** PHP and assigned vehicles is at LOS "**B**". The **29** vehicles generated by this development when combined with the **1177** equals **1206** and LOS "**B**" where the range of LOS "**B**" is from **1** to **2580** vehicles.

SW232 Street E/O US 1 has a maximum capacity of LOS "**D**" of **580** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **178** vehicles and **33** vehicles have been assigned to this section of road from previously approved Development Orders. **SW232 Street** with its **211** PHP and assigned vehicles is at LOS "**C**". The **5** vehicles generated by this development when combined with the **211** equals **216** and LOS "**C**" where the range of LOS "**C**" is from **1** to **410** vehicles.

US 1 S/O SW 248 Street has a maximum capacity of LOS "**E+20**" of **4870** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3261** vehicles and **407** vehicles have been assigned to this section of road from previously approved Development Orders. **US 1** with its **3668** PHP and assigned vehicles is at LOS "**C**". The **29** vehicles generated by this development when combined with the **3668** equals **3697** and LOS "**C**" where the range of LOS "**C**" is from **3621** to **3920** vehicles.

IV. PROPOSED ARTERIAL IMPROVEMENTS

A. Transportation Improvement Program (0-5 years):
There are no proposed improvements in the vicinity of this application.

B. Long Range Transportation Improvements (5-20 years):
1. **SW 268 Street/Moody Drive from US 1 to SW 112 Avenue – Add Turn Lanes (Priority IV)**

V. ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT

A. Construct 2-lanes (4-lanes where project fronts both sides of right of way) of a future 4-lane divided roadway for SW 117 Avenue including sidewalks, drainage and curb & gutter.

B. Construct 2-lanes of a future 4-lane divided roadway for SW 248 Street.

C. The applicant must provide a traffic signal warrant analysis for the intersection of SW 117 Avenue and the proposed 106 ft wide "Main Street," and if warranted by the analysis, construct a traffic signal at the intersection.

VI. SITE PLAN CRITIQUE – **Site Plan is Acceptable with Comments.**

A. This land must be platted.

B. A Public Works permit is required for construction in the public right of way.

C. A State Road permit is required for construction in the State Road right of way.

D. Circulation
1. **The proposed south most east-west roadway shall pierce the half-roundabout bordering the future commercial site, and shall be fully constructed.**
2. **Parking shall be prohibited on both sides of the proposed "T=50' Minor Road" indicated on Sheet 20.**
3. **Parking shall be prohibited on one side of the proposed "T=50' Minor Road w/Parallel Parking" indicated on Sheet 20.**

This application meets the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will be subject to the payment of Road Impact Fees.

cc: Ruth Ellis Myers, Development Impact Coordinator
Planning and Zoning Dept.

Armando Hernandez, Acting Head, Traffic Concurrency Section
Public Works Dept.

DIC file
Public Works Dept.

MIAMI-DADE

MEMORANDUM

DERM

TO: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: May 8, 2002

SUBJECT: DIC No. Z2001000333-Revised
Robert Borek
DBC from AU to PAD and SE for Site Plan Approval

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

E. Cuellar for

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:
The subject property is located within the franchised water service area of the Miami-Dade Water & Sewer Department (MDWASD). The closest public water is an abutting 16-inch water main located along S.W. 248th Street. Connection of the proposed development to the public water supply system shall be required. The estimated demand for this project is 98,800 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

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 stipulated by DERM for this proposed development order.

Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts is use of drought tolerant plants, reduced use of turf grass together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District.

Sewer Service:
The subject property is located within the franchised water service area of the Miami-Dade Water & Sewer Department (MDWASD). The closest public sanitary sewer is a 20-inch force main located approximately 1,500 feet from the site. Connection of the proposed development to the public sanitary sewer system will be required. At this time the sanitary sewer system has

adequate collection, transmission and treatment capacity to accommodate the flows that the proposed project will generate.

The wastewater flow is directed to pump station 30-0692B, then the South District Treatment Plant. All mentioned pump stations are operating within the mandated criteria set forth in the First Partial Consent Decree.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Sewage treatment and disposal for the area is provided by MDWASD's regional wastewater treatment and disposal facilities. These facilities have limited available capacity; consequently, approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection, and also with the provisions of the Environmental Protection Agency Consent Decree.

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.

Water Management:
All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5 years storm event. Pollution control devices shall be required at all drainage inlet structures.

A Standard Environmental Resource Permit issued by DERM shall be required for the construction and operation of the required surface water management system.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. 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 Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Air Quality Preservation:
DERM staff from the Air Quality Management Division has reviewed the available

information, and does not anticipate that this project will adversely impact the local air quality.

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:
The subject site is not jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, no review and permits will be required by DERM.

Notwithstanding the above, a permit from the Army Corps of Engineers (USACOE), a permit from the State of Florida Department of Environmental Protection (DEP) and a permit from the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact the USACOE, the DEP and the SFWMD concerning permit procedures and requirements.

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

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

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Nicholas Nitti, DIC Coordinator

RECEIVED
MAY 10 2002
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

SERVE • CONSERVE

MEMORANDUM

TO: Ruth Ellis-Myers, DIC Coordinator
Developmental Impact Committee

DATE: May 1, 2002

SUBJECT: DIC Review

FROM: Rafael Ballesteros, P.E., Chief
Plans Review Section

The Miami-Dade Water and Sewer Department comments and recommendations for the following DIC are as follow:

1.- ROBERT BOREK (DC 01-333)

Water

Connect to an existing 16" water main at SW 117 Ave. and SW 248 St and extend north along SW 117 Ave a new sixteen (16") water main to the NW corner of the developers property.

Any of the water main extension inside the developer's property shall be eight (8) inches minimum with two points of connection.

Sewer

East of SW 117 Ave.

Connect to existing manhole east of the property line.
Any proposed sewer extension along the developer's property shall be eight (8) inches minimum.

West of SW 117 Ave.

A Regional pump station is required. Connect to an existing twenty four (24) inches force main at SW 248 St. and SW 120 Ave. and extend east along SW 248 St. and a twenty four (24) inches force main to the SW 117 Ave and extend north along SW 117 Ave a new twelve (12) inches force main to connect with the new pump station.

Any sewer extension inside the developer's property shall be eight (8) inches minimum.

RECEIVED
MAY 14 2002
DADE CO. PLNG. & ZONING DEPT.
ZONING EVALUATION SECTION

2.- PAN AMERICAN GROUP , CARDEL (DC 02-02-29)

Water
There is existing water abutting the property.

Any proposed water main extension inside the developer's property should be twelve (12) inches minimum with two points of connection.

Sewer
Need a pump station and connect to an existing eight (8) inches force main at NW 82 Ave. and south of NW 36 St.

3.- RINKER MATERIALS (DC-02-86)

Water
The closest point is an existing twenty four (24) inches water main at NW 106 St. and NW 107 Ave from which the developer shall connect and extend north along NW 107 Ave. a new twenty four (24) inches water main to NW 122 St. then extend west along NW 122 St. a new sixteen (16) inches water main the private road.

Any proposed water main extension inside the developer's property should be twelve (12) inches minimum with two points of connection.

Sewer
If DERM require to connect to the sewer, a Regional pump station will be required, connect to an existing twenty four (24) inches force main at NW 106 St. and NW 107 Ave with a new twenty four (24) inches force main.

Any sanitary sewer extension inside the developer's property shall be ten (10) and eight (8) inches minimum.

The right to connect the proposed project to the Department's sewer system is subject to the terms, covenants, and conditions set forth in the settlement agreements entered into by Metropolitan Dade County with the State of Florida's Department of Environmental Protection and all current, subsequent or future agreements, court orders, judgments, consent decrees, enforcement, regulatory actions, and proceedings. Please contact DERM for additional information regarding this matter.

RB/gi
Enc.-
C File

MIAMI-DADE

MEMORANDUM

ERM
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

RECEIVED
MAY 03 2002
DADE CO. BLDG. & ZONING DEPT.
ZONING EVALUATION SECTION

TO: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: April 30, 2002

SUBJECT: DIC No. Z200100033
Robert Borek
DBC from AU to PAD and SE for Site Plan Approval

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:
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The source of water for these mains is MDWASD's Hialeah-Preston Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

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Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts is use of drought tolerant plants, reduced use of turf grass together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District.

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cc: Ruth Ellis, DIC Coordinator

MEMORANDUM

RECEIVED
APR 2 9 2002
DADE CO. BLDG. & ZONING DEPT.
ZONING EVALUATION SECTION

TO	Ruth Ellis Myers, DIC Coordinator Developmental Impact Committee Department of Planning & Zoning	DATE	April 23, 2002
FROM	Randy Koper, ASLA Supervisor Property Management Section Planning and Research Division Park and Recreation Department	SUBJECT	DIC 01-333 Robert Borek, Trustee, et.al. Sec 25 Twp 56 Rge 39

Randy Koper

The applicant is requesting a District Boundary Change from AU, Agriculture District, to PAD, Planned Area Development and a special exception for site plan approval of a residential development containing approximately 326 dwelling units. The subject property, 60-acres in size, is located near the intersection of SW 248 Street and SW 117 Avenue.

I. Identify Impact and Demand

A. Open Space

The 326 dwelling units (175 single family detached and 152 single family attached) will produce a population of 937 people, according to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 2.57 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

II. Existing Service

A. Open Space -- Local Parks

1. Community

The nearest community park is Goulds Park, located at 11350 SW 216 Street, approximately two miles from this project.

2. Neighborhood

The nearest neighborhood park is Princetonian Park, located approximately one mile to the west of this project at SW 252 Street and SW 127 Avenue.

3. District

The nearest district park is the Homestead Air Reserve Base Park, 212 acres in size, located at SW 268 Street and SW 127 Avenue, approximately 1 mile south of this project.

B. Facilities

*Goulds Park contains a swimming pool, 2 recreation center buildings, running track, field center, lighted baseball field, 3 multipurpose courts, 4 tennis courts, tot lot, and parking lot.

*Princetonian Park contains a tot lot, multipurpose court, tennis court, and open play areas.

*Homestead Air Reserve Base Park is not yet developed, but is anticipated to have several lighted soccer/football fields, baseball fields, tennis center, recreation center, and a family aquatics center.

C. Manpower

*Goulds Park has one recreation specialist II and three recreation specialist Is, with staff expanding in the summer to handle extra programming.

III. Proposed and/or Budgeted Service Expansion

A. Open Space -- Acreage

This department has had approximately 24 acres of the "Royal Colonial Mobile Home Park" assigned to this department for development as a park. It is located south of this project on SW 280 Street, west of SW 147 Avenue.

B. Facilities -- Amount and Cost -- Location and Date

It is anticipated that this park will have lighted fields for baseball, soccer or football, multipurpose courts, and roller hockey courts.

C. Manpower -- Amount and Cost

Because the plan is only preliminary, the manpower needs have not been determined at this time.

D. Maintenance -- Source of Funding

It is anticipated that the maintenance funding will be from the general fund of the department.

IV. Concurrency/Capacity Status

This application is located in Park Benefit District 3, which has a surplus of 329.90 acres of local parkland. Therefore, there is an adequate level of service for this application.

V. Site Plan Critique & Quality of Life Issues

The site plan has many small open areas; those along the roads are to be considered to be extensions of the right of way, rather than useful parks. The largest tract is 1.17 acres in size and could be a suitable location for a tot lot children's playground, basketball court, picnic shelter, and seating areas. Some of the smaller open spaces on the edges of the development could contain a tot lot children's playground.

RAK: rk

cc: Barbara Falsey

M E M O R A N D U M

107.07-17A METRO-DADE/GSA-MAT.MGT

TO: Ruth Ellis Myers, Coordinator
Development Impact Committee
Department of Planning & Zoning

DATE: April 22nd, 2002

SUBJECT: DIC #01-333
Robert Borek, et al

Carlos Heredia

FROM: Carlos Heredia, Principal Planner
Planning & Capital Improvements Bureau
Miami-Dade Fire Rescue

SERVICE IMPACT/DEMAND

(A) Based on development information, this project is expected to generate approximately 69 fire and rescue calls annually.

(B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires 3 suppressions or engines, telesqurts or tankers, 1 aerial, 1 rescue and an accompanying command vehicle(s). This assignment requires 20 firefighters and officers.

(C) The desired response time to such a project is 4 minutes for the first-in unit.

(D) Required fire flow for this project is 2,000 gpm with hydrant spacing no further than every 300 feet. Proper main extensions can be provided by WASAD. Generally, for this type of development 12-14 inch mains are required.

The Fire Rescue Department's Water and Engineering Bureau, 11805 SW 26th Street, (786) 315-2771 makes final determination regarding exact size and looping of water mains, and the number and placement of hydrants.

(E) Fire Rescue impact fees fund primary and supportive facility and equipment needs generated by additional impact. The project's proportionate share of impact fees will be assessed at time of building permit.

EXISTING SERVICES

A) The stations responding to a fire alarm will be:

Station	Address	Equipment	Staff	Response Time
5	13150 SW 238 St., Princeton	Rescue, Engine	7	4-6 min.
34	10850 SW 211 St., Cutler Ridge	Rescue, Squrt, Aerial, Battalion	8	4-6 min.
52	12105 SW Quail Roost Dr. South Miami Heights	Advanced Life Support Tanker	4	6-8 min.
55	21501 SW 87 Ave., Saga Bay	Advanced Life Support, Engine	4	8-10 min.
6	15890 SW 288 St., Modello	Rescue, Tanker, Battalion	8	10-12 min.

B) The following units show a potential unavailability rate in excess of 20% during peak call hours for the previous calendar year:

Unit	Potential Unavailability During Peak Hours
Rescue 7	26.31%
Rescue 34	26.75%

C) Increased response times may result because of congestion on the following roadways:

SW 248 St.
U.S. 1
SW 112 Ave.

PLANNED SERVICE EXPANSIONS

The following stations are planned in the vicinity of this project:

Station	Address	Est. Completion Date	Response Time	Cost
Coconut Palm	SW 114 Ave. and 248 St.	2006	2-4 min.	$1.8 million
Air Force Base	HAFRB	2008	8-10 min.	$1.8 million

Funding source is primarily: fire rescue impact fees.

SITE REQUIREMENTS: (For all Future Site Plans)

The attached site requirements pertain to the site plan submitted as part of this review. All site plans and gates (including future submissions and changes) must be reviewed and approved by the Fire Rescue Department's Water and Engineering Bureau, at 11805 SW 26 Street, (786) 315-2771, prior to Executive Council Hearing. (See attachment).

ADDITIONAL COMMENTS:

1. Contact the Miami-Dade Fire Rescue Planning Bureau at (786) 331-4544 in regards to the Fire Rescue Station site.

2. Revise the driveways lying east and west of Park Tract 8 to reflect the correct driveway width.

3. Omit the median extensions from those medians lying north and south of Park Tract 6 in order to allow continuous emergency vehicle access.

CH/jce

Attachment

SITE REQUIREMENTS:

- Compliance with Miami-Dade County Ordinance 83-23 giving Police jurisdiction to issue citations for parking along frontage of all commercial development.

- Emergency vehicle parking area is to be located in close proximity to the main entrances. Said area to be identified.

- Fire Department vehicle access is to be provided to as many sides of the structure as practical or as necessitated by the design of the structure and location of internal fire protection connector.

- Fire access lanes must be capable of supporting 32 tons surfaced with solid pavement, natural or concrete stones or with grass turf reinforced by concrete grids with stabilized sub-grade construction that meet the standards of the Metropolitan Dade County Public Works Department. Such construction must be certified by a registered professional engineer of the State of Florida. Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches Landscaping along these lanes must be approved and conform to landscaping plans. (Florida Fire Prevention Code).

- Curb cuts for fire access lanes marked "Fire Lanes" in such a manner as to be easily visible from the road and clearly delineated with informational signs of not less than two square feet at each parcel. Parking on fire access lanes is to be prohibited.

- A turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted). (Florida Fire Prevention Code).

- All slopes in the project must be able to accommodate our largest aerial truck. This truck has the dimensions and angle requirements shown below.

Overall length:	46 feet, 10 inches
Bumper-to-bumper length:	32 feet
Wheelbase length:	256 inches
Angle of approach:	11 degrees maximum
Brake-over angle:	7 degrees maximum
Angle of departure:	8 degrees

- Aerial apparatus set-up sites at the corner of each building over three stories and at the approximate center of buildings in excess of 125 feet in length.

- Set-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction of the set-up sites will consist of a stabilized subgrade, which meets the standards of the Metropolitan Dade County Public Works Department, and

"Grass Pavers" or an equally acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.

- Maintenance of fire lanes provided by the owner.

- Fire sprinkler system to be installed in accordance with F.B.C, Florida Fire Prevention Code and adapted NFPA Codes.

  1. All fire main installation beyond backflow preventor detector check valve are to be done by State Certified Fire Protection Contractor.

  2. "P.I.V" and "F.D.C" shall be located not less than 40 ft from building. "Backflow Prenventor" shall be located upstream from "P.I.V".

  3 "F.D.C" must be placed within 150 feet from a fire hydrant.

- An identification system located at each entrance of the complex consisting of a framed lighted map of the development showing all structures and streets at adequate scale.

- Lighted signs for identification on all structures within the development. Sign letters and numbers shall be 6" on front of building and 4" on rear

- Limit dead ends to 150 feet and locate "Dead End" signs at the entrance of each area. In fully sprinklered building dead end may be 250 feet. (Florida Fire Prevention Code).

  Minimum 15' gate width. Cannot be within turning radius.

- Gated entrances to provide elevator lock box containing switch or lever to active gate for fire department use.

- Fire hydrants and fire protection appliances -clearances of seven and one half feet in front of and to the sides and four feet to the rear shall be maintained. (Florida Fire Prevention Code).

The presence of a competent person who has access to readily available fire extinguishing equipment and knowledge of how to use that equipment is important to maintaining a safe outdoor fire. Many times, outdoor fires burn out of control because there is no person in attendance to notify the fire department and to take action to prevent fire spread. The authority having jurisdiction should establish guidelines for safe burning and may require fire apparatus to be present during some burning.

3-4.4 The authority having jurisdiction shall have the authority to prohibit any or all open fires when atmospheric conditions or local circumstances make such fires hazardous.

3-4.5 During that period of the year declared by the authority having jurisdiction to be the dry season, it shall be unlawful to set fires to any brush or forest covered land.

In many parts of the country, the fire danger is extremely high during certain times of the year. During such periods, the authority having jurisdiction should prohibit any open burning. The public should be notified that burning is prohibited, and special care should be taken.

3-4.6 On such occasions when the chief executive of the jurisdiction declares a dry season and establishes special regulations on the use of any form of fire or smoking material, the authority having jurisdiction shall have the authority to assist in the enforcement of such regulations.

3-4.7 No charcoal burners shall be kindled or maintained on combustible balconies or within 10 ft (3 m) of combustible patios on ground floors.

Exception: Single-family dwellings.

Paragraph 3-4.7 prohibits charcoal grills on combustible balconies or patios of all occupancies, with the exception of one- and two-family dwellings.

3-4.8 Cylinders having water capacities greater than 2½ lb (1 kg) [nominal 1 lb (0.5 kg)] LP-Gas capacity shall not be located on balconies above the first floor that are attached to a multiple family dwelling of three or more living units located one above the other.

Exception: Where such balconies are served by outside stairways and where only such stairways are used to transport the cylinder. (58:3-4.9.2)

Paragraph 3-4.8 prohibits gas grills with a tank capacity over 2.5 lb (1 kg) on balconies of multifamily dwellings of three or more units located above each other. This restriction prohibits gas grills in all high-rise apartment buildings and most other residential buildings of three stories or more.

There are very few buildings that can meet the exception, which permits the use of the grills if a dedicated outside stairway is used to transport the cylinders.

Inspection of every balcony of multifamily dwellings is an impossible enforcement task. Enforcement of this requirement should begin with providing written notification of this requirement to condominium associations, property management agencies, and others who are affected. When the potential danger is understood, it is easier to get voluntary compliance. Landlords can also include this prohibition in leases to ensure that the tenant is aware that this practice is forbidden.

3-4.9 Every commercial incinerator and commercial barbecue fireplace shall be equipped and maintained with a spark arrestor and shall be maintained in good condition, working order, and repair at all times.

3-5 Fire Lanes

3-5.1 Fire lanes shall be provided for all buildings that are set back more than 150 ft (46 m) from a public road or exceed 30 ft (9 m) in height and are set back over 50 ft (15 m) from a public road.

Exception: Where buildings are protected throughout with an approved automatic sprinkler system, the provisions of this section shall be permitted to be modified by the authority having jurisdiction.

Fire lanes are required in order to provide unobstructed access to buildings for fire department and other emergency vehicles during emergencies. Buildings that front on public ways rarely require additional access. However, buildings that are set back from a public way shall provide and maintain fire lanes approved by the authority having jurisdiction, as shown in Exhibit 3.2.

3-5.2 Fire lanes shall be not less than 20 ft (6 m) of unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft 6 in. (4.1 m) of vertical clearance. An approved turnaround for fire apparatus shall be provided where an access road is a dead end and is in excess of 150 ft (46 m) in length. The turnaround shall have a minimum centerline radius of 50 ft (15 m). The grade, surface, and location of the fire lane shall be approved by the authority having jurisdiction.

Exception No. 1: T or Y turnaround arrangements shall be permitted.

Exception No. 2: When acceptable to the authority having jurisdiction, turnaround arrangements other than a cul-de-sac shall be permitted to be used.

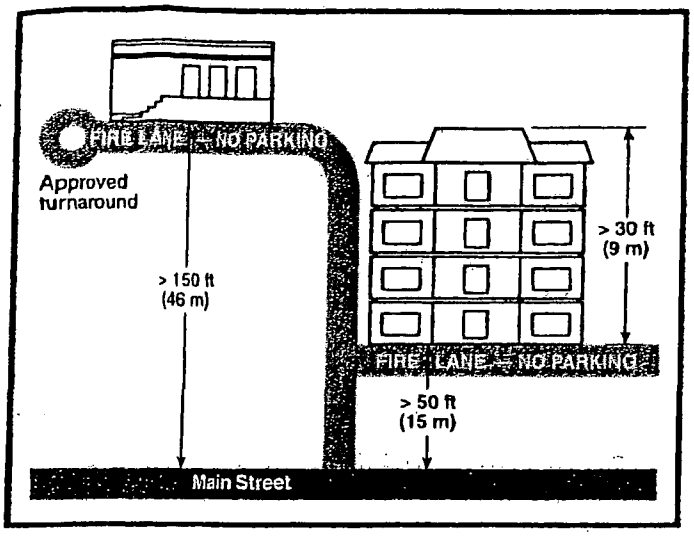

Exhibit 3.2 Fire lane arrangement serving a building over 30 ft (9 m) in height and over 50 ft (15 m) from a public road and another building over 150 ft (46 m) from a public road. Because the fire lane is over 150 ft (46 m) in length, an approved turnaround is required.

The minimum fire lane width of 20 ft (6 m) allows fire apparatus to pass when one apparatus is working as a pumper at a hydrant or an aerial setup. The lane edge closest to the building should be at least 10 ft (3 m) from the building, as shown in Exhibit 3.3. For buildings greater than 30 ft (9 m) in height with no frontage on a public way, the fire lane width may have to be increased to allow for optimum aerial ladder or elevating platform access to all stories. The authority having jurisdiction should consider the clearance width required to set up the stabilizers on an aerial device when approving a fire lane width.

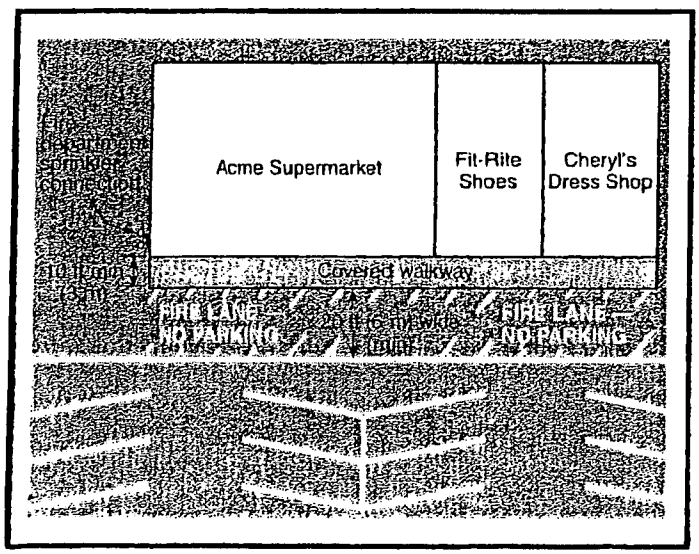

Exhibit 3.3 Arrangement of fire lanes in front of a building.

Fire lanes must be able to withstand the live loads of fire department apparatus but are not required to be paved or constructed of the same materials as access roads, driveways, parking lots, and so forth. A fire lane may have a subsurface construction of hard material adequately designed to support the heaviest piece of fire apparatus that is likely to be driven on it. The lane should be covered with no more than 3 in. (7.6 mm) of soil, sod, or both. A subsurface fire lane must be adequately identified with borders, flush curbing, stakes, or other means acceptable to the authority having jurisdiction that are easily identifiable to the fire apparatus drivers. Subsurface structures such as septic tanks shall have an HS-20 highway loading as specified by the American Association of State Highway and Transportation Officials. Special consideration must be given to fire lanes in climates where the accumulation of snow and ice must be removed in order to maintain fire department access. The minimum overhead clearance to wires, bridges, and so forth shall be 13.5 ft (4.1 m); however, a clearance of 14 ft (4.27 m) is more desirable, especially where accumulations of ice and snow could reduce the overhead clearance provided.

Where a fire lane or other fire department access road exceeds 150 ft (46 m) in length and is also a dead end, an approved turnaround is required. If the turnaround is provided by a cul-de-sac, it must have a minimum 50-ft (15-m) centerline turning radius for a normal turn, as shown in Exhibit 3.4. If the turnaround is provided by a Y-turn or a T-turn, as shown in Exhibit 3.5, it should provide ample space.

In addition, the design of the local fire apparatus needs to be considered, as many aerial devices now have extensive overhang ahead of the front axle. Utility poles and trees at the curb line can present a problem in maneuvering an aerial device around a cul-de-sac.

The grade, surface, and location of the fire lane is required to be approved by the authority having jurisdiction. The grade should permit fire apparatus use of the fire lane during all conditions, such as snow, ice, and rain. It should not be too steep to prevent apparatus from a speedy response. Common surfaces are cement and asphalt; other surfaces such as grass areas with underground support should be acceptable to use during all conditions. A fire lane is required to gain access to a building. However, the Code does not require the fire lane to reach the back of the building. The authority having jurisdiction should review each building and the fire lane requirements needed for fire department access to that building. Considerations should include, height, construction, occupancy, and fire department response.

3-5.3 Where a bridge is required to be used as access, it shall be constructed and maintained using live design loading sufficient to carry the imposed loads of the fire apparatus. Where an elevated surface is used as access, that portion

3-7.1 The following paragraph and Exception are added to Subdivision 3-7.1:

Numerals shall be not less than three inches in height for residential buildings, structures, or portions thereof, and at least six inches in height for all other buildings, structures, or portions thereof. Where address identification is required by the fire official on other elevations of buildings, structures, or portions thereof, such numerals shall be not less than three inches in height for residential and at least six inches in height for all other buildings, structures, or portions thereof.

Exception: Existing numbers when approved by the fire official.

4-9.1.1 New Subdivision 4-9.1.1 is created to read:

4-9.1.1 There shall be no storage above any component of the means of egress unless it is on a separate floor or mezzanine constructed in accordance with the Florida Building Code.

7-3.2.21.2.2 Subdivision 7-3.2.21.2.2 is changed to read:

7-3.2.21.2.2 Each existing high rise building shall be required to be protected by an approved, automatic sprinkler system or equipped with an engineered life safety system, approved by the fire official, not later than 12 years after the adoption of the Florida Fire Prevention Code.

7-7.3.1.4 The following language is added to Subdivision 7-7.3.1.4:

When not connected to a fire alarm system, fire alarm notification appliances shall not be used as duct detector visual or audible signal devices.

13-3.3.3 Subdivision 13-3.3.3 of NFPA 1 applies prospectively only. Existing installations may remain in place subject to the approval of the fire official.

16-10.7.3 The following language is added to Subdivision 16-10.7.3:

Exception No. 2: Within buildings or structures also used for other purposes in which seasonal retailers sell sparklers at retail from June 20 through July 5 and from December 10 through January 2 of each year. [Section 791.01(7), Florida Statutes]

Exception No. 3: In buildings or structures where novelties and trick noisemakers as defined in Section 791.01(4)(c)], Florida Statutes, are offered for retail sale.

16-10.7.5 Subdivision 16-10.7.5 first paragraph is changed to read:

16-10.7.5 Consumer fireworks, except for sparklers, novelties, and trick noisemakers as defined in Section 791.01(4)(b) and (c), Florida Statutes, stored in a building that is also used for other purposes shall be stored in a room or area used exclusively for the storage of consumer fireworks. Interior walls of such room shall have a minimum fire-resistance rating of 1-hour with doors having a 45-minute fire-resistance rating.

16-10.7.5.1 New Subdivision 16-10.7.5.1 is created to read:

16-10.7.5.1 Sparklers shall be stored or kept for sale in accordance with Section 791.055, Florida Statutes.

29-2.3.2 The following language is added to subdivision 29-2.3.2:

Exception: Completion of the water mains and hydrants may be on an alternate schedule established by the fire official.

Law Implemented 633.01, 633.0215, 633.025, FS.

The codes and standards published by the National Fire Protection Association may be obtained by writing to the NFPA at: 1 Batterymarch Park, Quincy, Massachusetts 02269-9101. All standards adopted and incorporated by reference in this rule are also available for public inspection during regular business hours at the Bureau of Fire Prevention, Division of State Fire Marshal, Department of Insurance, 325 John Knox Road, The Atrium, Third Floor, Tallahassee, Florida 32303.

4A-60.003

Florida Fire Prevention Code

2000 Edition

NFPA 1, *Fire Prevention Code*, 2000 Edition, is hereby modified in the following respects:

1-4.12 The following language is added to Subdivision 1-4.12:

Approval of the fire department accessibility and all tests for fire alarm, detection, and suppression systems, smoke evacuation systems, and life safety systems shall be conducted prior to final structural inspection and issuance of a certificate of occupancy. Rejections of any of the above provisions must include specific reference, in writing, to the code section upon which the rejection is based.

1-16.16 The first paragraph of Subdivision 1-16.16 is changed to read:

1-16.16 The fire official shall have the authority to issue permits for the following operations within the jurisdiction.

1-16.16 The following language is added to Subdivision 1-16.16:

(37) *Carnivals.* Exception: Any portion of a carnival within the jurisdiction of the Department of Agriculture and Consumer Services.

(38) *Combustible Materials.* Storage in any building or upon any premises in excess of 2,500 cubic feet in gross volume of combustible empty, packing cases, pallets, boxes, barrels, or similar containers, or rubber tires, or baled cotton, rubber, or cork, or similar combustible materials.

(39) *Combustible Metals.* Melting, casting, heat treatment, machining, or grinding at more than 10 pounds of Class D metals per workday.

(40) *Dry-Cleaning.* Dry-cleaning by use of cleaning solvents, cleaning fluids or cleaning solutions.

(41) *Motion Picture Filming Using Special Effects.* For all "on location" commercial filming using special effects or pyrotechnics.

(42) *Hazardous Materials.* To store, handle, or use any hazardous materials. To construct, install, repair, abandon, remove, place temporarily out-of-service, close or substantially modify a storage facility for handling of hazardous materials.

(43) *Spraying or Dipping.* For spraying or dipping operations.

(44) Places of Assembly.

Exception: Places of assembly used solely for religious worship.

1-17 Subdivision 1-17 is changed to read:

1-17 **Certificate of Fitness.** Certificate of Fitness is null, void, and of no effect. No local fire official is permitted to require a certificate of fitness.

3-5.2 The following language is added to Subdivision 3-5.2:

At least one elevation of each building shall be accessible to the fire department. Required fire lanes shall be provided, with the inner edge of the roadway no closer than 10 feet and no farther than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

3-5.3 The following language is added to Subdivision 3-5.3:

Buildings having ramps or other elevated roadways shall have posted weight limit signs.

3-5.4 Subdivision 3-5.4 is changed to read:

3-5.4 Fire lanes shall be marked with freestanding signs with the wording, "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." Such signs shall be 12 inches by 18 inches with a white background and red letters and shall be a maximum of 7 feet in height from the roadway to the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet apart.

3-5.5.1 New Subdivision 3-5.5.1 is created to read:

3-5.5.1 The fire official may require gated subdivisions or developments to provide the fire department access through the use of remote transmitters, specific codes, key system, or other appropriate devices as determined by the fire official.

3-5.6 New Subdivision 3-5.6 is created to read:

3-5.6 Fire Hydrants and Fire Protection Appliances.

3-5.6.1 No person shall place or keep any post, fence, vehicle, growth, vegetation, trash or storage of other materials that would obstruct a fire hydrant or fire protection appliance and hinder or prevent its immediate use by fire department personnel. Such fire hydrant or fire protection appliance shall be maintained readily visible at all times.

3-5.6.2 Fire hydrants and fire protection appliances shall be kept accessible to the fire department at all times. The following clearances shall be maintained for all fire hydrants and fire protection appliances.

3-5.6.2.1 **Hydrants.** Clearances of seven and one half feet (7 ft - 6 in.) in front of and to the sides of the fire hydrant, with a four foot (4 ft) clearance to the rear of the hydrant.

3-5.6.2.2 **Fire Protection Appliances.** Clearances of seven and one half feet (7 ft - 6 in.) in front of and to the sides of the appliances.

Exception: These dimensions may be reduced by approval of the fire official.

3-5.6.2.3 Fire department connections shall be identified by a sign that states "No Parking, Fire Department Connection" and shall be designed in accordance with Florida Department of Transportation standards for information signage.

Exception: Existing signs when approved by the fire official.

Chapter 3 General Provisions

3-1 Fundamental Requirements.

3-1.1 Every new and existing building or structure shall be constructed, arranged, equipped, maintained, and operated in accordance with this Code so as to provide a reasonable level of life safety, property protection, and public welfare from the actual and potential hazards created by fire, explosion, and other hazardous conditions.

3-1.2 Every new and existing building shall comply with this Code and NFPA *101, Life Safety Code.*

3-1.3 Any person who deliberately, or through negligence, sets fire to or causes the burning of any combustible material in such a manner as to endanger the safety of any person or property shall be deemed to be in violation of this Code.

3-1.4 Building Evacuation.

3-1.4.1 No person shall fail to leave a building when notified to do so when directed to leave by the authority having jurisdiction as a result of a known or perceived emergency.

3-1.4.2* No person shall fail to leave any overcrowded premises when told to do so by the management of the premises or the authority having jurisdiction. Premises are deemed to be overcrowded when the occupant load exceeds the exit capacity or the posted occupant load.

3-2* Fire Drills.

3-2.1 Where Required. Emergency egress and relocation drills conforming to the provisions of this Code shall be conducted as specified by the provisions of Chapter 8 of this Code or Chapters 11 through 42 of NFPA *101* or by appropriate action of the authority having jurisdiction. Drills shall be designed in cooperation with the local authorities. (*101*:4.7.1)

3-2.2* Drill Frequency. Emergency egress and relocation drills, where required by Chapter 8 of this Code or Chapters 11 through 42 of NFPA *101* or the authority having jurisdiction, shall be held with sufficient frequency to familiarize occupants with the drill procedure and to establish conduct of the drill as a matter of routine. Drills shall include suitable procedures to ensure that all persons subject to the drill participate. (*101*:4.7.2)

3-2.3 Competency. Responsibility for the planning and conduct of drills shall be assigned only to competent persons qualified to exercise leadership. (*101*:4.7.3)

3-2.4 Orderly Evacuation. In the conduct of drills, emphasis shall be placed on orderly evacuation rather than on speed. (*101*:4.7.4)

3-2.5* Simulated Conditions. Drills shall be held at expected and unexpected times and under varying conditions to simulate the unusual conditions that can occur in an actual emergency. (*101*:4.7.5)

3-2.6 Relocation Area. Drill participants shall relocate to a predetermined location and remain at such location until a recall or dismissal signal is given. (*101*:4.7.6)

3-3 Smoking.

3-3.1 Where smoking is considered a fire hazard, the authority having jurisdiction shall be authorized to order the owner in writing to post "No Smoking" signs in conspicuous designated locations where smoking is prohibited.

3-3.2 In areas where smoking is permitted, noncombustible ash trays shall be provided.

3-3.3 Removal or destruction of any required "No Smoking" sign shall be prohibited.

3-3.4 Smoking or depositing any lighted or smoldering substance in a place where required "No Smoking" signs are posted shall be prohibited.

3-4 Open Outdoor Fires, Incinerators, and Outdoor Fireplaces.

3-4.1 Permits. Permits, where required, shall comply with Section 1-16.

Exception: Cooking fires.

3-4.2 Permitted open fires shall be located not less than 50 ft (15 m) from any structure. Burning hours shall be prescribed by the authority having jurisdiction.

3-4.3 Open fires and cooking fires shall be constantly attended by a competent person until such fire is extinguished. This person shall have a garden hose connected to the water supply or other fire extinguishing equipment readily available for use.

3-4.4 The authority having jurisdiction shall have the authority to prohibit any or all open fires when atmospheric conditions or local circumstances make such fires hazardous.

3-4.5 During that period of the year declared by the authority having jurisdiction to be the dry season, it shall be unlawful to set fires to any brush or forest covered land.

3-4.6 On such occasions when the chief executive of the jurisdiction declares a dry season and establishes special regulations on the use of any form of fire or smoking material, the authority having jurisdiction shall have the authority to assist in the enforcement of such regulations.

3-4.7 No charcoal burners shall be kindled or maintained on combustible balconies or within 10 ft (3 m) of combustible patios on ground floors.

Exception: Single-family dwellings.

3-4.8 Cylinders having water capacities greater than 2 1/2 lb (1 kg) [nominal 1 lb (0.5 kg)] LP-Gas capacity shall not be located on balconies above the first floor that are attached to a multiple family dwelling of three or more living units located one above the other.

Exception: Where such balconies are served by outside stairways and where only such stairways are used to transport the cylinder. (58:3-4.9.2)

3-4.9 Every commercial incinerator and commercial barbecue fireplace shall be equipped and maintained with a spark arrestor and shall be maintained in good condition, working order, and repair at all times.

3-5 Fire Lanes.

3-5.1 Fire lanes shall be provided for all buildings that are set back more than 150 ft (46 m) from a public road or exceed 30 ft (9 m) in height and are set back over 50 ft (15 m) from a public road.

Exception: Where buildings are protected throughout with an approved automatic sprinkler system, the provisions of this section shall be permitted to be modified by the authority having jurisdiction.

3-5.2 Fire lanes shall be not less than 20 ft (6 m) of unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft 6 in. (4.1 m) of vertical clearance. An approved turnaround for fire apparatus shall be provided where an access road is a dead end and is in excess of 150 ft (46 m) in length. The turnaround shall have a minimum centerline radius of 50 ft (15 m). The grade, surface, and location of the fire lane shall be approved by the authority having jurisdiction.

***

Exception No. 1: T or Y turnaround arrangements shall be permitted.

Exception No. 2: When acceptable to the authority having jurisdiction, turnaround arrangements other than a cul-de-sac shall be permitted to be used.

3-5.3 Where a bridge is required to be used as access, it shall be constructed and maintained using live design loading sufficient to carry the imposed loads of the fire apparatus. Where an elevated surface is used as access, that portion utilized by fire apparatus shall be constructed and maintained to accommodate fire apparatus.

***

F L F L F **3-5.4** Fire lanes shall be marked with freestanding signs or marked curbs, sidewalks, or other traffic surfaces that have the words FIRE LANE — NO PARKING painted in contrasting colors at a size and spacing approved by the authority having jurisdiction.

3-5.5* Fire lanes shall be maintained free of all obstructions at all times.

Exception: Approved security gates and other movable barriers.

***

3-6 Access Boxes. The authority having jurisdiction shall have the authority to require an access box to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box shall be a type approved by the authority having jurisdiction and shall contain keys or other devices necessary to gain access as required by the authority having jurisdiction. The operator of the premises shall immediately notify the authority having jurisdiction, and provide the new keys or other devices, any time a lock is changed or rekeyed and a key or other device to that lock is contained in the access box.

3-7 Fire Protection Markings.

3-7.1 Premises Identification. New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be arabic numerals or alphabet letters.

***

3-7.2 Shaftways to Be Marked. Every outside opening accessible to the fire department that opens directly on any hoistway or shaftway communicating between two or more floors in a building shall be plainly marked with the word SHAFTWAY in red letters at least 6 in. (15.2 cm) high on a white background. Such warning signs shall be placed so as to be readily discernible from the outside of the building.

3-7.3* Stairway Marking.

3-7.3.1 Stairs serving five or more stories shall be provided with signage within the enclosure at each floor landing. The signage shall indicate the story, the terminus of the top and bottom of the stair enclosure, and the identification of the stair enclosure. The signage also shall state the story of, and the direction to, exit discharge. The signage shall be inside the enclosure located approximately 5 ft (1.5 m) above the floor landing in a position that is readily visible when the door is in the open or closed position. (*101*:7.2.2.5.4)

3-7.3.2 Wherever an enclosed stair requires travel in an upward direction to reach the level of exit discharge, signs with directional indicators indicating the direction to the level of exit discharge shall be provided at each floor level landing from which upward direction of travel is required. Such signage shall be readily visible when the door is in the open or closed position.

Exception No. 1: This requirement shall not apply where signs required by 3-7.3.1 are provided.

Exception No. 2: Stairs extending not more than one story below the level of exit discharge where the exit discharge is clearly obvious shall not be subject to this requirement. (101:7.2.2.5.5)

3-7.3.3 The sign shall be painted or stenciled on the wall or on a separate sign securely attached to the wall.

3-7.3.4 Letters and numerals shall be of bold type and of contrasting color to the background.

3-7.3.5 The stairway identification letter shall be placed at the top of the sign in minimum 1 in. (2.5 cm) high bold block lettering.

3-7.3.6 Roof access or no roof access shall be designated by the words "Roof Access" or "No Roof Access" and placed under the stairway identification letter. Lettering shall be a minimum of 1 in. (2.5 cm) high bold block lettering.

Exception: Existing approved signs.

3-7.3.7 The floor level number shall be placed in the middle of the sign in minimum 5 in. (12.7 cm) high bold block lettering. Mezzanine levels shall have the letter "M" or other appropriate identification letter preceding the floor number, while basement levels shall have the letter "B" or other appropriate identification letter preceding the floor level number.

3-7.3.8 The lower and upper terminus of the stairway shall be placed at the bottom of the sign in minimum 1 in. (2.5 cm) high bold block lettering.

3-7.3.9 These signs shall be maintained in an approved manner.

3-8 Vacant Buildings.

3-8.1 Every person owning or having charge or control of any vacant building shall remove all combustible waste and refuse therefrom and lock, barricade, or otherwise secure all windows, doors, and other openings in the building to prohibit entry by unauthorized persons.

Exception: This requirement shall not apply to vacation or resort facilities or buildings used on a seasonal basis or the temporary vacancy of a building for tenant change or remodeling purposes.

3-8.2 Buildings that are vacant shall maintain all required sprinklers and standpipe systems, and the associated waterflow, and sprinkler supervisory alarm systems in service.

Exception: As approved by the authority having jurisdiction.

3-8.3 The authority having jurisdiction shall have the authority to require an inspection and test of any sprinkler system, standpipe system, or fire alarm system that has been out of service for 30 days or more before restored back into service.

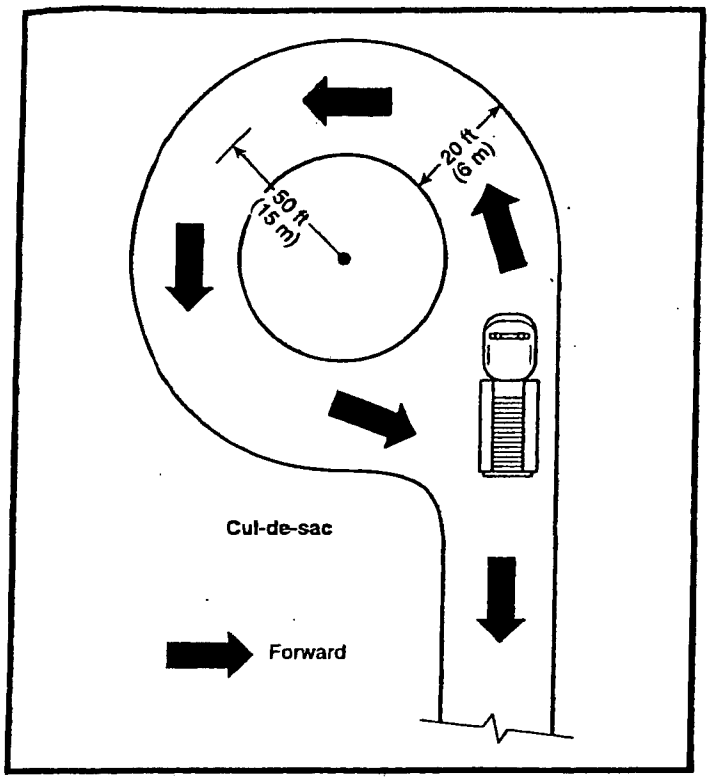

Exhibit 3.4 *A regular cul-de-sac turnaround, with the 50-ft (15-m) centerline turning radius required by NFPA 1.*

utilized by fire apparatus shall be constructed and maintained to accommodate fire apparatus.

Bridges and elevated surfaces, such as piers and boardwalks, that are used to provide fire department access must be designed to support the live load of the heaviest piece of fire apparatus that is likely to be driven on them. All bridges and elevated surfaces should be designed for an HS-20 highway vehicle load rating in accordance with the *Standard Specifications for Highway Bridges* (1996 edition), which is published by the American Association of State Highway and Transportation Officials.

3-5.4 Fire lanes shall be marked with freestanding signs or marked curbs, sidewalks, or other traffic surfaces that have the words FIRE LANE—NO PARKING painted in contrasting colors at a size and spacing approved by the authority having jurisdiction.

Fire lanes must be adequately marked with signs or painted surfaces, as shown in Exhibit 3.6. These markings must be obvious to the public so that the property owner, as well as police and fire officials, can enforce the no parking provisions of the fire lane. In areas where snow and ice can obscure curbs and painted pavement, freestanding or permanently mounted signs should be considered for identifying fire lanes.

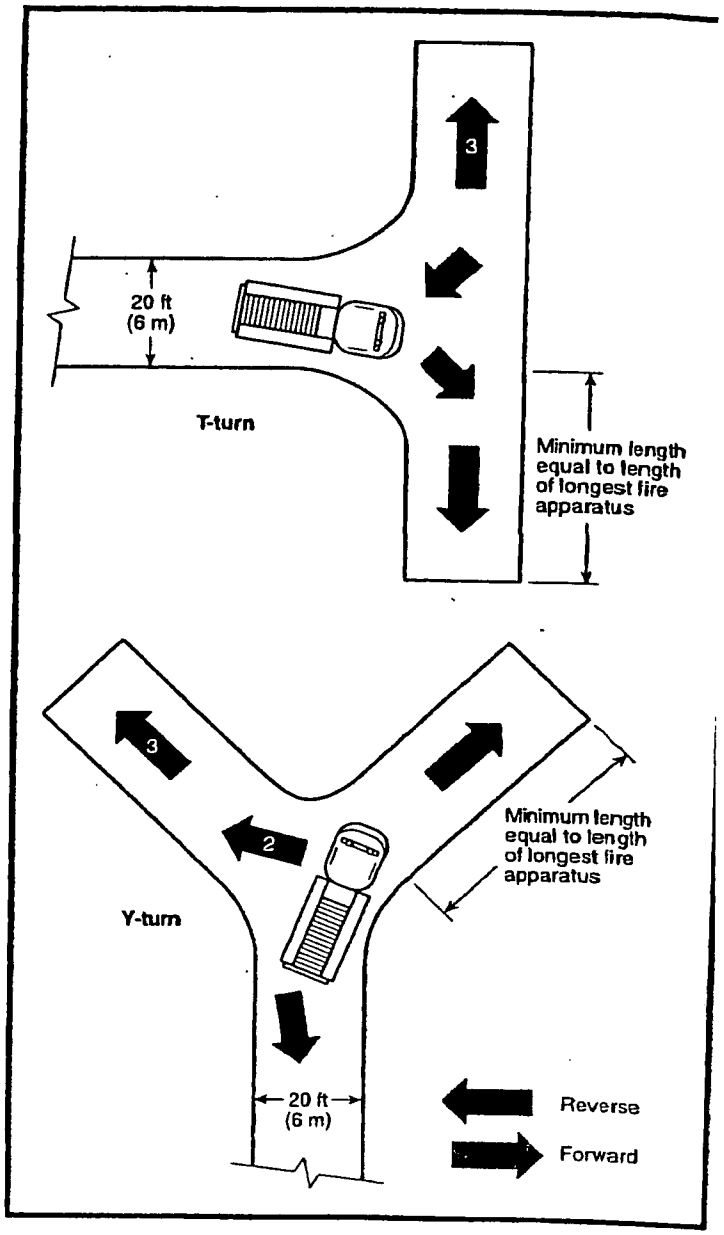

Exhibit 3.5 *The T-turn and Y-turn arrangements shown here are allowed but are less desirable than a regular cul-de-sac turnaround.*

Local ordinances should be developed so that the no parking restrictions can be enforced on both private and public property. No parking ordinances for fire lanes should contain provisions that allow for the towing of vehicles that are left unattended in fire lanes on either private or public property.

3-5.5* Fire lanes shall be maintained free of all obstructions at all times.

Exception: Approved security gates and other movable barriers.

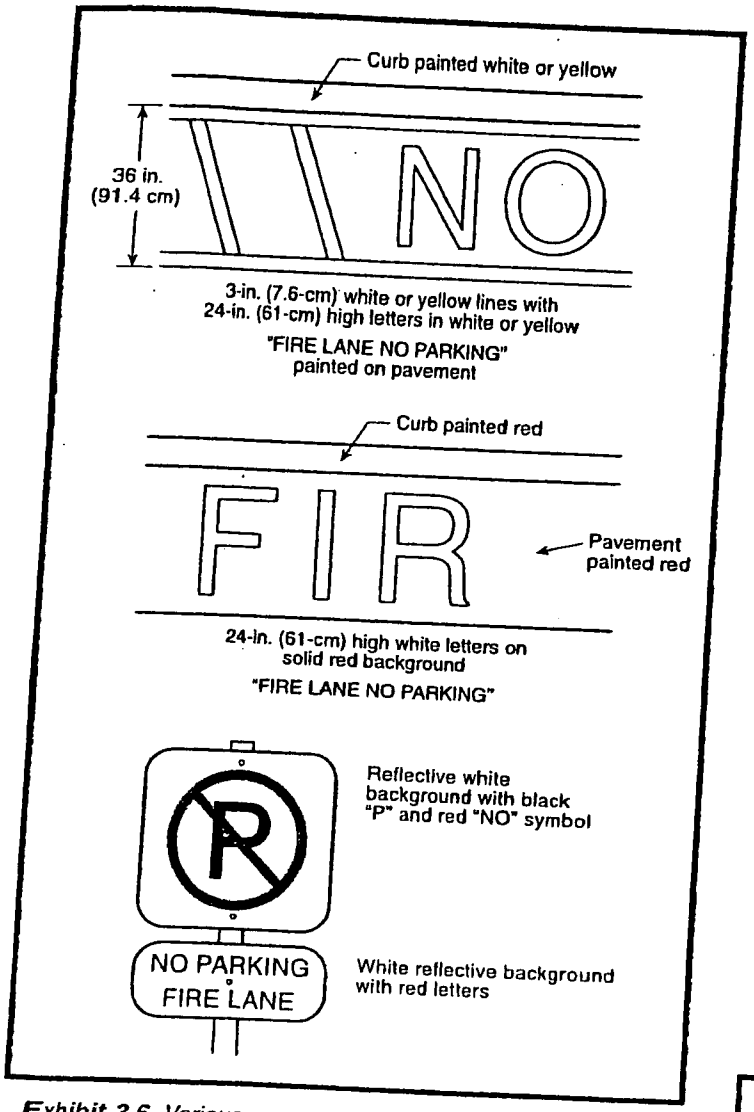

Exhibit 3.6 Various means of marking fire lanes.

A-3-5.5 Fire lanes should be kept clear of obstructions such as parked vehicles, fences and other barriers, dumpsters, excess vegetation, and so forth. However, it should be understood that a severe snowstorm can make these lanes temporarily inaccessible. In many parts of the country the annual snowfall is of such magnitude that alternative arrangements such as temporary roads over the snow accumulation can be necessary.

The use of readily removable barriers at the entrance to fire lanes may be allowed, provided that these barriers are installed according to the requirements of the authority having jurisdiction. Such a barrier could be a gate with a breakaway lock, a lock keyed the same as the jurisdiction's access

3-6 Access Boxes

The authority having jurisdiction shall have the authority to require an access box to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box shall be a type approved by the authority having jurisdiction and shall contain keys or other devices necessary to gain access as required by the authority having jurisdiction. The operator of the premises shall immediately notify the authority having jurisdiction, and provide the new keys or other devices, any time a lock is changed or rekeyed and a key or other device to that lock is contained in the access box.

Access boxes provide an orderly system of gaining access to buildings while maintaining a high level of security. These heavy-duty key repository boxes provide a high-security key system that ensures that only the fire department can access the keys within them.

Some systems have provisions for securing the key to the key box inside the cab of an apparatus. The fire company must contact central dispatch in order to have the key released for its use. A log is kept that indicates exactly when and where fire companies are accessing buildings or other secure areas. The dispatch center can also determine when the key has been returned to its secure position in the apparatus. This type of system provides the highest level of security.

Some fire departments require access boxes to be mounted on a wall at a height of 10 ft–12 ft (3 m–3.66 m) to prevent the lock from being vandalized. The fire department can quickly access the box using a ladder from the apparatus. Exhibit 3.7 illustrates a typical access box.

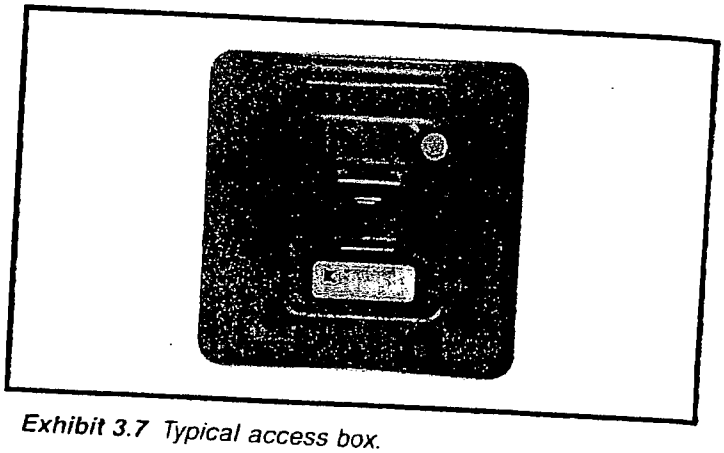

Exhibit 3.7 Typical access box.

Most manufacturers that supply access boxes also provide a variety of other products, such as materials safety data sheet cabinets that can be used to keep important site information in a secure location for access by the fire de

MEMORANDUM

107.07-17A

TO: Ruth Ellis Myers, DIC Coordinator
Developmental Impact Committee
Department of Planning and Zoning

DATE: April 17, 2002

SUBJECT: DIC Application 01-333
Robert Borek, et al.

FROM: Deborah Y. Wiley, Commander
Budget and Planning Bureau
Miami-Dade Police Department

Application 01-333, Robert Borek, et al., requests a zoning district boundary change from AU (Agriculture District) to PAD (Planned Area Development District), and a special exception for site plan approval of a residential development consisting of 327 dwelling units. The 60-acre property is located east and west of SW 117 Avenue, and on the north side of SW 248 Street.

Growth in residential development within a district results in increased demands for police service. The demands for service typically vary based upon the specific demographics of the area and traffic volume. Service demands normally are evaluated once neighborhoods are established, and re-evaluated on an on-going basis utilizing the budgetary process. Historically, departmentwide manpower, in conjunction with the ability to adjust sworn assignments, has permitted extension and maintenance of the current level of police services to newly established developments of any size.

A careful review of the petition shows that the predicted impact on MDPD resources will be considerable, based upon the significant increase in dwelling units. This development will also increase traffic volume. As the project is phased in over the buildout period, additional sworn personnel resources may be required to maintain the current level of service to the area. These resources would be requested through the annual budgetary process.

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

1. The development should comply with requirements of the Code of Miami-Dade County, with special attention given to the following:

   a. Chapter 8C, Intrusion and Burglary Security.

   b. Section 27-276, Burglar Alarms.

   c. Section 28-15(b)(3) and 28-15(g), Required improvements.

   d. Section 33-139, Names and numbers to comply with article; authority of the Department of Planning and Zoning.

   e. Section 33-147, Numbering buildings.

   f. Section 33-149, Duty of owners of buildings.

RECEIVED
APR 24 2002
DADE CO. BLDG. & ZONING DEPT.
ZONING EVALUATION SECTION

2. Effective January 1, 2001, all burglar alarm systems shall require an annual registration with MDPD by the user. This includes all systems even if they are not monitored by an alarm monitoring company. Locations that have more than one alarm system require separate registration for each system. Information brochures are available at MDPD district stations.

3. Each building should have address numbers conspicuously mounted which are not less than three inches in height and easily observable from the roadway. Buildings that back on to an alleyway should also have address numbers on the rear of the buildings.

4. A lighted directory should be erected near each point of entry and at other appropriate locations within the development for rapid location of buildings by responding emergency vehicles.

5. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back to permit vehicle operators an unobstructed view of other traffic and pedestrians.

6. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.

7. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.

8. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity.

9. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.

10. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.

11. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.

Additional Comments:

Police services are currently provided by our Cutler Ridge Station (Police District 4) located at 10800 SW 211 Street. During the month of December 2001, based upon a districtwide statistical analysis, the average emergency response time was 5.3 minutes (includes dispatch and travel time). Station personnel answered 6,789 calls for police service and operated with 236 sworn officers, to deliver police service to an area of 726.7 square miles with a population of 189,900.

If you need additional information or assistance, please contact Sergeant Patricia Addison at 305-471-2514.

DYW/pa

MEMORANDUM

TO: Ruth Ellis Myers
DIC Coordinator
Department of Planning and Zoning

DATE: April 11, 2002

FROM: Carlos Santa Cruz, Acting Chief
Fiscal Management & Planning
Department of Solid Waste Management

SUBJECT: DIC #01-333
Robert Borek, et al

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Victoria O. Garland at (305) 597-1793.

Attachment

File 4.11.02/01-333

RECEIVED
APR 15 2002
DADE CO. BLDG. & ZONING DEPT.
ZONING EVALUATION SECTION

DEPARTMENT OF SOLID WASTE MANAGEMENT

DIC REVIEW #01-333

Robert Borek, et al

Application: Requesting a district boundary change from AU, Agriculture District, to PAD, Planned Area Development District, and a special exception for site plan approval of a residential development consisting of 327 units.

Size: The subject property is 60-acres.

Location: The subject property is located east and west of SW 117th Avenue on the north side of SW 248th Street

Analysis:

1. Solid Waste Disposal

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills (one owned by Waste Management Inc., of Florida), a Class III landfill, a Resources Recovery Facility with related ash monofill and three regional transfer facilities. The Department also maintains contracts for use of private disposal facilities located outside of the County. The DSWM does not assess or adjust capacity projections based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity (through it's own facilities and contracts for use of other facilities) 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 most recent Concurrency Status Determination issued on September 22, 2000, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of committed capacity). This determination, which is on file with the Department of Planning, Development and Regulation, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

This project falls within the DSWM **solid waste collection service area.** The single-family units and townhomes proposed in this project meet the County Code definition of **residential unit.** Per the code, residential units located within the proposed project shall, therefore, receive DSWM garbage and trash collection service. Twice weekly individual curbside garbage and trash collection, scheduled bulky waste collections service, and unlimited use of the Trash and Recycling Centers are the services currently provided to residential units in the DSWM solid waste collection service area.

3. Recycling Services

Currently, DSWM provides curbside recycling services to **residential units** located in the unincorporated Miami-Dade County. The proposed project shall, therefore, utilize DSWM weekly curbside recycling services, provided for the County by BFI, Inc. The recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Participation in the residential program is mandatory in accordance with Chapter 15, Section 15-2.6 of the County Code. Further information may be obtained by calling the Department's Service Development Division at 594-1567.

Section 15-2.2 - requires multi-family establishments to provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for multi-family establishments must include collection of the following five (5) materials:

1) Newspaper
2) Glass
3) Aluminum Cans
4) Steel Cans
5) Plastics

Applicants are ***strongly*** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 594-1567.

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations 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).

REVIEW OF DIC PROJECT

PROJECT NAME: 01-333 – Robert Borek, et al

PROJECT DESCRIPTION: The applicant is requesting a district boundary change and a special exception for site plan approval for a residential development consisting of 327 units

LOCATION: The property is located east and west of SW 117th Avenue on the north side of SW 248th Street. The subject Property consists of approximately 60 acres.

ZONING CHANGE: The applicant is requesting a district boundary change from AU, Agriculture District to PAD, Planned Area Development District..

CURRENT TRANSIT The closest transit service provided to this property is Route 70 along SW 112th Avenue. This route's headway is as follows:

Route	Peak	Off-Peak	Night	Sat	Sun
70	60	60	60	60	60

SHORT-RANGE TRANSPORTATION PLAN: The 2002 Transportation Improvement Program (TIP) does not reflect any improvements for this area.

LONG-RANGE TRANSPORTATION PLAN: The 2025 Long Range Transportation Plan (LRTP) does not reflect any improvements for this area.

TRANSIT DEVELOPMENT PLAN: The 2001 Transit Development Plan (TDP) identifies in its 2006 Recommended Service Plan the following improvements on the existing route serving the vicinity of the project:

Rt. 70 – Improve daily headways from 60 to 30 minutes. Re-align along South Miami Dade Busway Extension. Extend service to Homestead Air Reserve Base.

MDT COMMENTS / RECOMMENDATION: Based on the information presented, MDT has no objection to this project. However, with long-term expansion of transit service to the area, the developer should make provisions for future transit amenities, such as pedestrian/wheelchair ramps, bus pullout bays, and when appropriate, some encroachment on the property to accommodate a bus shelter(s). It is desirable that the

project developer provide (or fund) the bus shelter(s) pad or a sheltered bus stop area which would be aesthetically compatible with the surrounding community, and be functional for transit purposes.
The specific areas for the placement of these amenities will be determined with the expansion of the Metrobus service, as well as the final design of the proposed project. These improvements should be made part of the final design of the proposed development and are to be coordinated through MDT's Service Planning and Mobility Division.

CONCURRENCY: This project has been reviewed by MDT for Mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

MEMORANDUM

TO: **Sonia Vasquez**
Communications Department

DATE: **April 1, 2002**

SUBJECT: **Advertisement of Public Meeting in Thursday's Neighbors Section of the Miami Herald**

FROM: **Ruth Ellis Myers, DIC Coordinator**
Department of Planning and Zoning

Attached is the notice of a Public Meeting to be advertised in the Thursday **Neighbors South (Zone 1)** of the Miami Herald. Please publish the notice on Thursday, April 11, 2002. If at all possible, please place the notice on either the Calendar of Events page or the Real Estate page with the appropriate Miami-Dade logo. Please charge budget code PZZONEEVAL.

REM

Attachment

MEMORANDUM

TO: **Members**
Developmental Impact Committee

DATE: **April 1, 2002**

SUBJECT: **DIC Review of April 17, 2002**

FROM: **Ruth Ellis Myers, DIC Coordinator**
Department of Planning and Zoning

The Miami-Dade County Developmental Impact Committee will review the following applications on **Wednesday, April 17, 2002 at the times indicated below.** The review will be held on the 12th floor, Conference Room 12-1, Stephen P. Clark Center, 111 NW First Street, Miami. The applications to be reviewed are as follows:

2:30pm — 01-333 – Robert Borek, et al – requesting a district boundary change from AU, Agriculture District, to PAD, Planned Area Development District, and a special exception for site plan approval of a residential development consisting of 327 units. The 60-acre subject property is located east and west of SW 117th Avenue on the north side of SW 248th Street.

3:00pm — 02-29 – Pan American Group-Cardel, L.C. - requesting an amendment of a previously approved Development of Regional Impact (DRI) Development Order to allow an extension of the current build-out date from December 30, 2003 to December 31, 2009. The applicant is also seeking a modification of the aforementioned DRI to convert a portion of previously approved development from office to restaurant use and a non-use variance to permit outdoor seating for restaurants. A substantial deviation determination pursuant to Florida Statutes is also being requested. The 73.45-acre subject property is located west of NW 82 Avenue, between the NW 36th Street extension and theoretical NW 31st Street.

3:30pm — 02-86 – Rinker Materials of Florida, Inc. – requesting a district boundary change from GU, Interim District, to IU-2, Heavy – Industrial District, and a special exception for site plan approval of a 756,969 sq. ft. office/warehouse development. The 206.91-acre subject property is located at the northeast corner of the Homestead Extension of Florida's Turnpike and theoretical NW 122nd Street.

c: Maria Teresa Fojo
Lynne Talleda
Greg Adkins

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Applications are on file and may be reviewed in the office of Zoning Evaluation.

Please publish this ad in the April 2, 2002 edition.

Please bill: Miami-Dade County Department of Planning & Zoning
Attention: Ruth Ellis Myers, DIC Coordinator
Zoning Evaluation Section
111 NW First Street, Suite 1110
Miami, FL 33128

f:\eval Ruth Microsoft Word\DIC & DRI Review Related Files\Ferbeyru46

MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: October 25, 2001

SUBJECT: FY02 Blanket Concurrency Approval for Transit

FROM: Danny Alvarez, Director
Miami-Dade Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approve concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2001 to September 30, 2002, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDTA, Transit System Development Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: A. Rodriguez
M. G. Garcia

MEMORANDUM

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 5, 2001

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

WHG

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of July 20, 2000. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid for one year. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Dr. Barbara Falsey, Chief, Planning and Research Division, PARD

AS PER HELEN BROWN: EXP. DATE ON THIS MEMO IS 7-20-02.

2001 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space: Park Acres	Existing Local Open Space: School field Acres	Existing Local Open Space: 1/2 Private Acres	Total Local Open Space	Surplus (Deficit) Acres	Level of Service
1	454,457	59,261	513,718	1,412.70	1,198.25	702.34	85.32	1,985.91	573.21	1.405
2	495,397	56,175	551,572	1,516.82	1,598.06	508.33	139.79	2,246.18	729.36	1.480
3	136,815	17,315	154,130	423.86	578.93	177.20	6.90	763.03	339.17	1.800
T:	1,086,669	132,751	1,219,420	3,353.38	3,375.24	1,387.87	232.01	4,995.12	1,641.74	1.561

107.07-17A METRO-DADE/GSA-MAT MGT

MEMORANDUM

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 1999-2000

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]-[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL	
* TOTAL @ 1.75M	870,000	66,000	936,000	(93%G/7%T)
		196,000	196,000	(RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000	(93%G/7%T)
		270,000	270,000	(RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000	(93%G/7%T)
w/o 100,000 to WTI		270,000	270,000	(RTI)

TOTAL WASTE STREAM PERCENTAGES
@1.69 MILLIONS TONS

GARBAGE 56.4%	952,000
TRASH 43.3%	730,000
SPECIAL 0.3%	5,000
TOTAL	1,687,000

REMAINING CAPACITY BY FACILITY Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (ie less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,671,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000
Total Remaining Years	21	32	10	19

*Ashfill capacity includes cell 17-20 cells 19-20 have not been constructed
**South Dade includes cells 3, 4 and 5 cell 5 has not been constructed Once ashfill capacity is used up ash goes to South Dade Assumes all unders consumes capacity whether or not it is used as cover
***North Dade capacity represents buildout of the facility When North Dade landfill capacity is depleted trash is exported
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management Dated October 1999

MEMORANDUM

TO: Guillermo E. Olmedillo. Director
Building & Zoning Department

DATE: May 3rd. 1999

SUBJECT: Concurrency Approval

FROM: Earl L. Carlton. Captain
~~Fire~~ Engineering & Water ~~Supply Bureau~~

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser