2. AIR BASE LANDINGS, LTD.
Applicant

02-5-CZ15-2 (02-30)
BCC
Hearing Date: 11/7/02

Property Owner (if different from applicant) **Same.**

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1972	Trixie Corp.	- Zone change from RU to RU-3M. - Special exception apt. development. - Zone change from AU to RU-TH. - Special exception for townhouse dev. - Zone change AU to RU-2.	BCC	Approved w/conds.
1986	Pamco Corp., et al	- Zone change RU-TH & RU-3M to BU-1A. - Zone change from AU, RU-3M, & RU-TH to RU-3M. - Special exception apt. development. - Use Variance. - Special exception zero lot line dev. - Non-use variances.	BCC	Approved
1988	Cutler Landings, Ltd.	- Zone change from RU-3M to BU-1A. - Rescind & Revoke apt. plans on prev. reso. - Delete condition of prev. resolution & covenant. - Special exception for zero lot line. - Non-use variances.	BCC	Approved w/conds.

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

Air Base Landings, LTD	South of SW 268 ST, lying east of Theoretical SW 122 AVE, Miami-Dade County
APPLICANT	**ADDRESS**
11/07/2002	02-30
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No Violations as of October 8, 2002

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

Applicant Name: AIR BASE LANDINGS, LTD.

Representative: Robert Wayne **Objectors:** None

Hearing No. 02-5-CZ15-2 (02-30) **Hearing Date:** Mayo 7, 2002

Resolution No. CZAB15-____-02

Motion:

Per Department _____ Standard Conditions: _____

Per DIC _____ Deferred to: 7/30/02

Approved as Requested _____ Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: _____

Revised plans accepted? YES _____ _____

Covenant accepted? YES _____ _____

	Yes	No	Absent
Daniel L. Adams			✓
Leonard Anthony	✓		
Nina Betancourt			✓
Nancy McCue M	✓		
Paul S. Vrooman S	✓		
Charlie McGarey	✓		

VOTE: 4 **TO** 0

EXHIBITS: YES ___ NO ✓ **County Attorney:** Jay Williams

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO BOARD OF COUNTY COMMISSIONERS

APPLICANT: Air Base Landings, Ltd. **PH:** Z02-30 (02-5-CZ15-2)

SECTION: 36-56-39 **DATE:** November 7, 2002

COMMISSION DISTRICT: 9 **ITEM NO.:** 2

==========

A. INTRODUCTION

- **REQUEST:**

  Air Base Landings Ltd. Is appealing the decision of Community Zoning Appeals Board #15 which denied the following:

  BU-1A and RU-3M to RU-3M

- **SUMMARY OF REQUEST:**

  The applicant is seeking to appeal the decision of Community Zoning Appeals Board – 15 denying the rezoning of the subject property from Limited Business District and Minimum Apartment House District to Minimum Apartment House District.

- **LOCATION:**

  South of S.W. 268 Street, lying east of theoretical S.W. 122 Avenue, Miami-Dade County, Florida.

- **SIZE:** 4.84 Acres.

- **IMPACT:**

  Although this application will provide additional housing in the area, the density will add to the population, will bring more children into the schools, will impact water and sewer services, and will increase traffic in the area.

B. ZONING HEARINGS HISTORY:

The subject property is a portion of a larger parcel which has been the subject of previous zoning actions. In 1972 the Board of County Commissioners approved zone changes from AU to RU-3M, RU-TH, and RU-2, as well as Special Exceptions for apartment and townhouse developments. In 1986 The Board of County Commissioners approved zone changes from RU-TH and RU-3M to BU-1A, and from AU, RU-3M and RU-TH to RU-3M, as well as special exceptions for apartment and zero lot line developments and use and non-use variances. In 1988 the Board of County Commissioners approved a zone change from RU-3M to BU-1A, as well as a special exception for a zero lot line development and non-use variances. The previously approved plans for an apartment development were rescinded and revoked and a condition of a previous resolution and a covenant were deleted.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates Tract "B-1", which is the northern 242' of the subject property, as being within the Urban Development Boundary for **business and office**.

2. The Adopted 2005 and 2015 Land Use Plan designates Tract "R", which is the southern 168.24' of 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 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.

3. When Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without the use of SUR's would exceed the Plan density limit. (Land Use Element, CDMP, pg I-24).

4. Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, isnot out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP – designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any existing residential development, or zoning if the adjacent land is undeveloped, whichever is higher (Land Use Element, page I-35).

5. All existing lawful uses and zoning are deemed to be consistent with this plan. (Land Use Element, page I-62).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
BU-1A & RU-3M, vacant	Business and Office & Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: BU-1A; vacant	Business and Office

SOUTH:	RU-3M; single family residences	Residential, 2.5 to 6 dua
EAST:	RU-3M; single family residences	Residential, 2.5 to 6 dua
WEST:	AU; Homestead Air Reserve Park	Institutional and Public Facility

The subject parcel is located south of SW 268 Street (Moody Drive), immediately east of the former Homestead Air Force housing subdivision. Said subdivision is now improved with a new public park, "Homestead Air Reserve Park". The commercial tract to the north is unimproved. A single-family subdivision lies within the RU-3M zoning district to the south and east of this site.

E. SITE AND BUILDINGS:

Site Plan Review:

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

F. 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 retrievable 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.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**20 additional students**

H. ANALYSIS:

The applicants are appealing the July 30, 2002 decision of the Community Zoning Appeals Board – 15 which denied without prejudice a request to permit a district boundary change from BU-1A and RU-3M to RU-3M on the subject property.

The subject property is 4.84 acres and is located on the south side of S.W. 268 Street, lying east of theoretical S.W. 122 Avenue. The applicant is seeking to rezone the subject property from BU-1A, Limited Business District, and RU-3M, Minimum Apartment House District, to RU-3M. The original application additionally sought site plan approval and non-use variances; however, the applicant had deleted those requests from the advertisement prior to the July 30, 2002 meeting of Community Zoning Appeals Board–15. The revised plans submitted by the applicant indicate that the property would be developed with 10 2-story townhouse type condominium buildings containing a total of 66 units.

The Department of Environmental Resources Management **(DERM)** has **no objection** to this application and indicates that it meets the Level of Service (LOS) standards set forth in the Master Plan. Since public water and public sanitary sewers can be made available to this property, DERM will require the connection to the public water supply and public sanitary sewer systems. The **Public Works Department** has **no objection** to this application. The proposed development will generate an additional **51 PM** daily vehicle trips to the area; however, the Public Works Department has indicated that the new trips will not affect the current Level of Services which is at LOS "B". This application will generate an additional 20 students to the area based on the comments from the **Miami-Dade County Public Schools (MDCPS).**

The Adopted 2005 and 2015 Land Use Plan designates Tract "B-1" of the subject property, which is located south of S.W. 268 Street and east of S.W. theoretical S.W. 122 Avenue, as being within the Urban Development Boundary for business and office which permits residential uses. The CDMP states that residential uses, and mixing of residential uses with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or

adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP – designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any existing residential development, or zoning if the adjacent land is undeveloped, whichever is higher. Tract "B1" abuts property designated Low Density Residential (2.5 to 6 dwelling units per gross acre). Therefore, Tract "B1" can be developed at a density up to one density category higher (Low-Medium Density) which would permit a density of up to 13 units per gross acre. The Adopted 2005 and 2015 Land Use Plan designates Tract "R" of the subject property, which is located south of S.W. 270 Street and east of theoretical S.W. 122 Avenue, 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 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. However, the existing RU-3M zoning of Tract "R" permits up to 12.9 residential units per acre and as such said zoning would be consistent with the CDMP, which states, "All existing lawful uses and zoning are deemed to be consistent with this Plan," (I-62). The applicant has indicated their intent to use Severable Use Rights in the development of this property which will permit additional residential units on this site. The submitted plans indicate that the applicant is proposing 66 residential units at a density of 13.63 units per acre which exceeds the allowable maximum density of the CDMP which is 13 units per gross acre, by 0.63 unit per acre. However, the CDMP states that when Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without the use of SURs would exceed the Plan density limit. The proposed rezoning to RU-3M which allows 12.9 units per net acre without the use of SURs would not exceed the Plan density limit of 13 units per gross acre.

The proposed rezoning would be **consistent** with the CDMP. Athough in this instance a covenant is not necessary to ensure consistency with the CDMP, the applicant intends to proffer a covenant restricting the development to the plans submitted and to a maximum of 66 units. When taking into consideration the reasonableness of the applied for rezoning in relation to the future development of the area, staff is of the opinion that this application would be **consistent** with the CDMP and **compatible** with residential development in the area.

I. RECOMMENDATION:

Approval of the appeal, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 04/16/02
DATE TYPED: 10/17/02
DATE REVISED:
DATE FINALIZED: 10/24/02
DO'QW:AJT:MTF:REM:DBM

Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

MIAMI-DADE

MEMORANDUM

ERM

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: January 24, 2002

SUBJECT: #Z2002000030
Air Base Landings, Ltd.
SW 268th Street & 120th Avenue
DBC from BU-1A to RU-3M, SE for
Site Plan Approval and Companion
NUV's
(BU-1A) (5.13 Ac.)
36-56-39

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 and Wastewater Disposal:
Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

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.

Stormwater 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-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements. A surface water management permit must be obtained prior to final plat.

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 Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

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 located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their 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 Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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 determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

11

PH# 02-30
CZAB-15

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Airbase Landings Ltd.

This Department has no objections to this application subject to the following conditions:

Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt and parking spaces.

T-turnarounds must be provided at the end of proposed drives.

Applicant must obtain letter from all utility companies concerned approving the encroachment of sidewalk and drive into the utility easement in accordance with Miami-Dade County Code Sec. 33-24.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **51 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9922	SW 268 St. w/o SW 127 Ave.	B	B
9738	SW 112 Ave. n/o SW 268 St.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

APR. 25 2002

Date

MIAMI-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS

C-15 C-15

Hearing Number: 02-030 Service Impact: ✓ Yes ____ No

Location: SWC OF SW 268 ST. & FLORIDA AVE.

Recommendation:
- No objection ____
- No objection with condition(s) ✓ *please see below*
- Denial ____

Conditions: ____

Estimated number of alarms generated annually by application: 11

If there is an impact, below is the service availability:

Station District 5 Grid 2538. (DU)/SF 66 Occupancy Type 2

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

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: March 25, 2002

Revised 8/20/01

Administrative Director
Ana Rijo-Conde, AICP

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

November 4, 2002

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

Re: Air Base Landings Ltd.
Application No. 02- 030
South of SW 268 Street & East of SW 122 Avenue
(REVISED)

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 W. A. Chapman Elementary, Centennial Middle and Homestead Senior High.

All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology. Please see attached analysis. Also, please note that the School District's 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.

Facilities Planning • 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
L-589
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne

REVISED
SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-030, Air Base Landings Ltd. (CC15)

REQUEST: Zone change from BU-1A and RU-3M to RU-3M

ACRES: 4.41 acres

LOCATION: South of SW 268 Street & East of SW 122 Avenue

NUMBER OF UNITS: 45 additional multi-family units (12 units currently permitted under existing zoning classification)

ESTIMATED STUDENT POPULATION: 20 students

ELEMENTARY: 11

MIDDLE: 5

SENIOR: 4

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: W. A. Chapman Elementary - 27190 SW 140 Ave.

MIDDLE: Centennial Middle - 8601 SW 212 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 October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
W. A. Chapman Elem.	879	809	109%	64
Centennial Middle	1200	913	131%	114
Homestead Sr.	3313	2569	129%	0

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

W. A. Chapman 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 Enrichment classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Spanish SL, Music and Art

Centennial Middle:

Access to computers:	In classrooms, in special computer labs and media center
Capital Improvements since 1990:	Computer lab, tile installed, painted main office work stations, and classrooms
Recognition for Academic Achievement:	Grants, Title I Jeopardy and Special Olympic Awards
Special Programs:	Enrichment classes and Tutoring
Lunch schedule:	Begins at 11:00 a.m.
Non-instructional space utilized for instructional purposes:	Media center, work/book room and auditorium
Teachers required to float/travel:	None

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 (information as of November 2002):

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 $116,660.

CAPITAL COSTS: Based on the 2001-2002 Adopted Budget, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	11	x	$ 14,698	=	$ 161,678
MIDDLE	5	x	$ 17,323	=	$ 86,615
SENIOR	4	x	$ 22,195	=	$ 88,780
Total Potential Capital Cost					$ 337,073

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].

N.A.
CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock
N.A.	

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].

N.A.
TRUST NAME

NAME AND ADDRESS	Percentage of Interest
N.A.	N.A.

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].

AIR BASE LANDINGS LIMITED
PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership
ABISAEL PEREZ	33.3 %
OCTAVIO E. MENDIZABAL	33.3 %
JORGE O. HERNANDEZ	33.3 %

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].

N.A.
NAME

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
N.A.	N.A.

Date of contract: N.A.

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

N.A.

N.A.

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) ABISAEL PEREZ (PRESIDENT)

Sworn to and subscribed before me,

this 4 day of JAN, 2002

_____

Notary Public, State of Florida at Large

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
GILBERT A. CHEDIAK
COMMISSION # CC708641
EXPIRES JUL 07, 2002
BONDED THROUGH
ADVANTAGE NOTARY OF FLORIDA

My Commission Expires:

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY RCC AMOUNT OF FEE $299.00

RECEIPT # I200203953

DATE HEARD: 7/30/02

BY CZAB # 15

RECEIVED
Z02-30
AUG 15 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

DATE RECEIVED STAMP

****

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z02-30-(02-5-CZ15-2)

Filed in the name of (Applicant) Air Base Landings, Ltd.

Name of Appellant, if other than applicant Air Base Landings, Ltd.

Address/Location of APPELLANT'S property: South of SW 268 St., Lying East of Theoretical SW 122nd Avenue, Miami-Dade County, Florida.

Application, or part of Application being Appealed (Explanation): Entire Application

Appellant (name): Air Base Landings, Ltd.
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

Per the Planning and Zoning Directors recommendation the request is consistent with the CDMP and compatible with the residential development in the area. The Community Zoning Appeals Board erred in denying the application, which meets all required concurrency standards.

23

APPELLANT MUST SIGN THIS PAGE

Date: _____ day of _____, year: _____

Signed _____

_____
Print Name

_____
Mailing Address

_____ _____ _____

_____ _____
Phone Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Air Base Landings, Ltd.
Representing

Signature

SIMON FERRO, ESQ.
Print Name

1221 Brickell Avenue
Address

Miami FL 33131
City State Zip

305-579-0500
Telephone Number

Subscribed and Sworn to before me on the 15th day of August, year 2002

Leyla M Salas
Notary Public

(stamp/seal) OFFICIAL NOTARY SEAL
LEYLA M SALAS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD060084
MY COMMISSION EXP. SEPT 24,2005

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Simon Ferro, attorney for Air Base (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal Landings, Lt of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

___ 1. Participation at the hearing
XX 2. Original Applicant
___ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Print Name

Signature

Print Name

Appellant's signature

Simon Ferro
Print Name

Sworn to and subscribed before me on the 15 day of August, year 2002

Appellant is personally known to me or has produced _____ as identification.

OFFICIAL NOTARY SEAL
LEYLA M SALAS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD060084
MY COMMISSION EXP. SEPT 24,2005

Notary
(Stamp/Seal)

Commission Expires:

[b:forms/affidapl.sam(5/98)]

25

RESOLUTION NO. CZAB15-20-02

WHEREAS, **AIR BASE LANDINGS, LTD.** applied for the following:

BU-1A and RU-3M to RU-3M

SUBJECT PROPERTY: The SW 1/4 of the N1/4 of 36-56S-39 E, more particularly described as follows: The East 50' of Tract A CUTLER LANDINGS, PB 131, Pg. 39, along with the west 50' of the East 100' of the N 75' of Tract A, CUTLER LANDINGS, PB 131, Pg. 39, and Tracts "B-1" and "R" in CUTLER LANDINGS REPLAT, Plat book 135, Page 58.

LOCATION: South of S.W. 268 Street, lying east of theoretical S.W. 122 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which, among other things, provided:

1. That the said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Raphaele C. Chiappetta entitled, Air Base Landings Residential Community, dated on pages "sp-1, sp-2,& sp-3 "06-28-02" A1-1 thru A1-12 "1-7-02", A2-1 thru A2-3 "1-07-02", said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied without prejudice and that the proffered Declaration of Restriction should not be accepted, and

WHEREAS, a motion to deny the application without prejudice and not to accept the proffered covenant was offered by Leonard Anthony, seconded by Nina Betancourt, and upon a poll of the members present the vote was as follows:

Daniel L. Adams	aye	Nancy McCue	aye
Leonard Anthony	aye	Paul S. Vrooman	aye
Nina Betancourt	aye		

Timothy G. Sander aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary change to RU-3M be and the same is hereby denied without prejudice, and that the proffered Declaration of Restriction should not be accepted.

PASSED AND ADOPTED this 30th day of July, 2002.

Hearing No. 02-5-CZ15-2
bt

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Barbara Thompson, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 15, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB15-20-02 adopted by said Community Zoning Appeals Board at its meeting held on the 30th day of July, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand on this 29th day of October, 2002.

Barbara Thompson

Barbara Thompson, Deputy Clerk (7424)
Miami-Dade County Department of Planning and Zoning

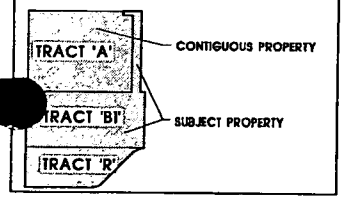
SEAL

- SUBJECT PROPERTY SIZE • 4.84 ACRES
- EXISTING ZONING DISTRICT • BUIA & RU3M
- PROPOSED ZONING DISTRICT • RU3M + S.U.R.'s
- UNITS ALLOWED

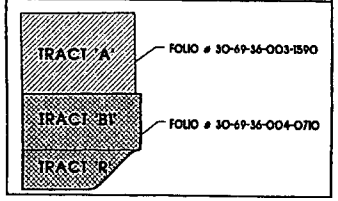
RU3M ZONING DISTRICT • 62
(MAX. ALLOWED • 12.9 UNITS PER ACRE x 4.84 ACRES)

RU3M ZONING DISTRCIT + 4 S.U.R.'s • 66
(MAX. ALLOWED • 15 UNITS PER ACRE x 4.84 ACRES • 72)

LEGAL DESCRIPTION LEGEND



PROPERTY LEGEND



- DRAWING INDEX

SP-1	SITE PLAN & LEGEND
SP-2	LANDSCAPING PLAN
SP-3	SITE DETAILS
A1-01	BLDG. TYPE 5 - FLOOR PLANS
A1-02	BLDG. TYPE 5 - ROOF PLAN
[illegible]	BLDG. TYPE 5 - ELEVATIONS
[illegible]	BLDG. TYPE 6 - FLOOR PLANS
A1-05	BLDG. TYPE 6 - ROOF PLAN
A1-06	BLDG. TYPE 6 - ELEVATIONS
A1-07	BLDG. TYPE 7 - FLOOR PLANS
A1-08	BLDG. TYPE 7 - ROOF PLAN
A1-09	BLDG. TYPE 7 - ELEVATIONS
A1-10	BLDG. TYPE 8 - FLOOR PLANS
A1-11	BLDG. TYPE 8 - ROOF PLAN
A1-12	BLDG. TYPE 8 - ELEVATIONS
A2-01	UNIT A - FLOOR PLANS & ELEVATIONS
A2-02	UNIT B - FLOOR PLANS & ELEVATIONS
A2-03	UNIT C - FLOOR PLANS & ELEVATIONS

LEGAL DESCRIPTION - SUBJECT PROPERTY

Tract B-1 and R in CUTLER LANDINGS REPLAT according to the Plat thereof as recorded in Plat Book 135, Page 58, of the Public Records of Miami-Dade County, Florida. Along with the West 50 feet of the East 100 feet of the North 75 feet of Tract A, CUTLER LANDINGS according to the plat thereof, as recorded in Plat Book 131, Page 39 of the Public Records of Miami-Dade County, Florida.

LEGAL DESCRIPTION - CONTIGUOUS PROPERTY

Tract A in CUTLER LANDINGS, according to the plat thereof as recorded in Plat Book 131, Page 39, of the Public Records of Miami-Dade County, Florida.

SITE CALCULATIONS

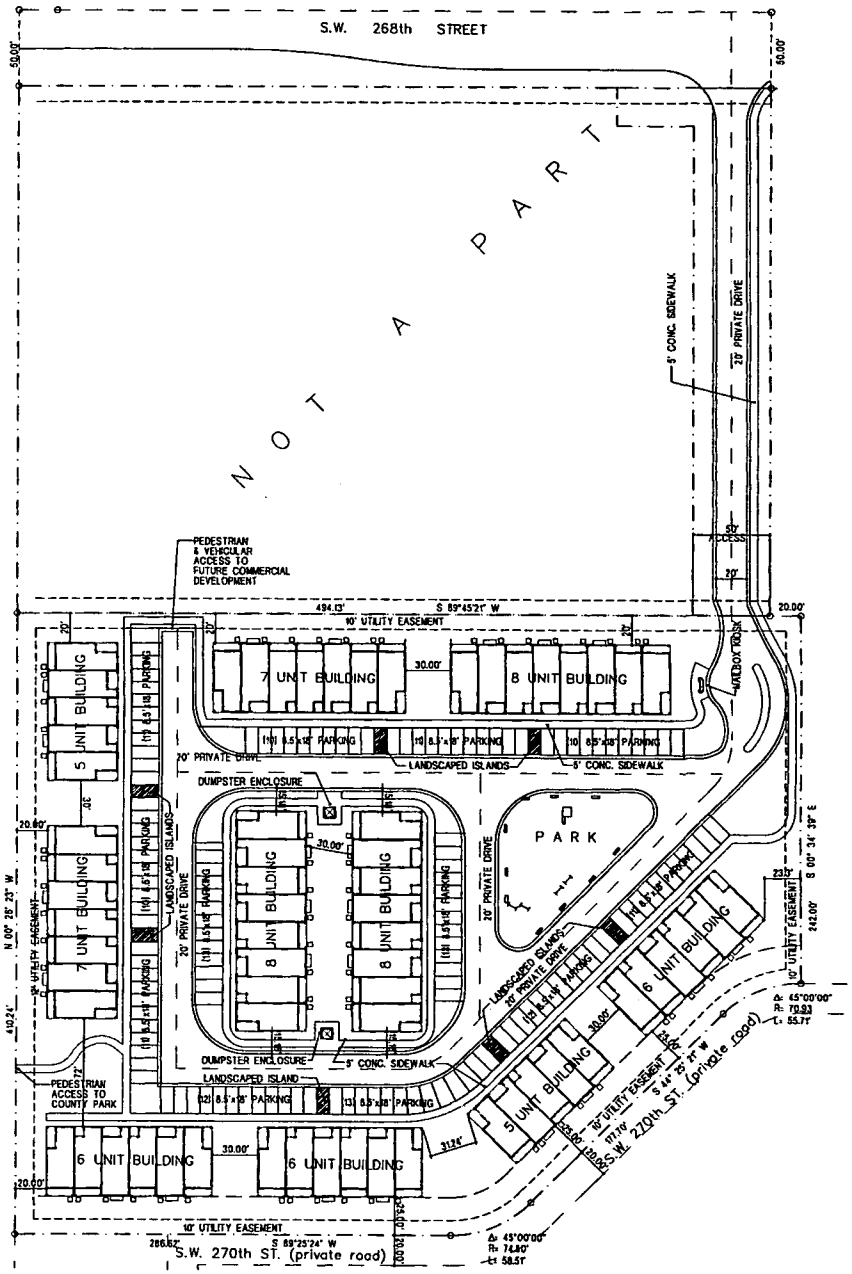
Gross Area:	210,660 Sq. Ft.	4.84 Acres
Net Dry Residential Area:	210,660 Sq. Ft.	4.84 Acres
Total Units:		66
Gross Density:		13.63 Units/Acres
Net Residential Density:		13.63 Units/Acres
Site Area:	210,660 Sq. Ft.	100.00 %
Impervious Area:		
Structures:		
Residential Bldg. Area:	54,957.00 Sq. Ft.	26.09 %
Accessways & Parking:		
Private Drive Area:	29,698.05 Sq. Ft.	14.10 %
Ingress and Egress:	13,750.81 Sq. Ft.	6.53 %
Parking Area:	20,806.03 Sq. Ft.	9.88 %
Other Areas:		
Pedestrian Walkways:	12,654.62 Sq. Ft.	6.01 %
Pervious Area:		
Green Areas:		
Landscaped Areas:	78,793.49 Sq. Ft.	37.40 %
Site Data:	Required/Allowed	Provided
Site Areas:		
Allowable Floor Area Ratio:	0.50	0.4767
Maximum Lot Coverage:	30.00 %	26.09 %
Setbacks:		
Front Setback:	25'-0"	25'-0"
Front - Interior Edge	20'-0"	20'-0"
Side Street Setback:	25'-0"	25'-0"
Side 2 Sty. Interior Setback:	15'-0"	15'-0"
Side 3 Sty. Interior Setback:	20'-0"	20'-0"
Rear Setback:	25'-0"	25'-0"
Building Data:		
Building Separation w/o Windows:	20'-0"	20'-0"
Building Separation w/ Windows:	30'-0"	30'-0"
Maximum Building Height:	75'-0"	32'-0"
Parking:		
Standard (1.75 Spaces / 2 Bedroom):	41	41
Standard (2 Spaces / 3 Bedroom):	86	86
Visitor Spaces:	0	10
Total Standard Spaces:	127	137

OPEN SPACE CALCULATIONS

Green Areas:		
Landscaped Areas:	78,793.49 Sq. Ft.	37.40 %
Other Areas:		
Pedestrian Walks Area:	12,654.62 Sq. Ft.	6.01 %
Ingress & Egress Drives:	13,750.81 Sq. Ft.	6.53 %
Totals:		
Total Open Space Area:	105,198.20 Sq. Ft.	49.94 %

2nd Revision

RECEIVED
202.030
JUL 01 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY



ZONING HEARING PLANS REVIEW
☑ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: Ron Connery
ON: 7/2/02

29

Raphaele C. Chiappetta
Architect
[illegible] SW 62nd Road, Miami, FL 33[illegible]
(305) 238-0380 Reg. #[illegible]

OEM Drafting
Octavio Enrique Menéndez
[illegible] SW 96th Place Miami, FL 33190
(305) [illegible] (305) [illegible]

Project:
Air Base Landings Residen[illegible] Community

SW 268 St. & 120 Ave.
Miami, Florida

Client:
Air Base Landings Limited

P.O. Box 560182
Miami, FL 33256-0182
(305) 519-4141
(305) 232-5837

Revisions:
1 01/30/02 F. & Z.
2 04/17/02 P.D.
3 04/28/02
4
5
6

Job No.: 01
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Drawn By: O.E.
Scale: 1" = 40'

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SP-1

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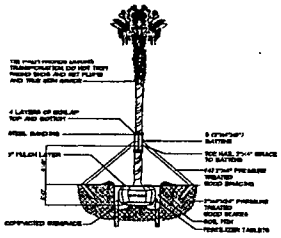
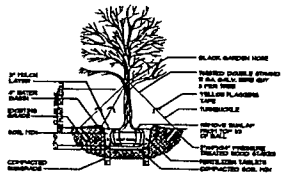


PALM PLANTING DETAIL
NOT TO SCALE



CANOPY TREE PLANTING DETAIL
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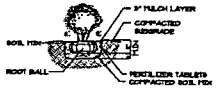

SHRUB PLANTING DETAIL
NOT TO SCALE

RU-3M LANDSCAPE LEGEND

Zoning District:		RU-3M
Gross Land Area:		710,660 Sq. Ft.
Net Land Area:		710,660 Sq. Ft.
Water Bodies:		N/A
Max. Lawn Area (60% of 25% Open Space)	Required 35,533 Sq. Ft.	Provided 35,533 Sq. Ft.
Trees per Net Lot (18 per Acre)	136	136
Street Trees per Lot (35' Max.)	94	94
Total Trees:	230	230
Total Shrubs per Lot (10 per Tree)	2,300	2,300

PLANT CALCULATIONS

PLANT MATERIAL	NO. REQUIRED	NO. PROVIDED	NATIVE	HEIGHT REQ.	HEIGHT PROV	DIA.
Trees	136	136	Yes/No	8'-0"	8'-0"	5'-0"
Street Trees	94	94	Yes	12'-0"	12'-0"	5'-0"
Shrubs	2,300	2,300	Yes	2'-0"	2'-0"	2'-0"

PLANT SCHEDULE

SYMB	QTY.	NEW	EXIST.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
Shrubs							
[illegible]	136	*		Liriope Muscari	Liriope	Yes	1 Gal. @ 18" O.C.
[illegible]	446	*		Ixora	Ixora 5P	No	2'-0" Max. Height
[illegible]	414	*		Conocarpus Erectus	Silver Buttonwood	Yes	2'-0" Max. Height
[illegible]	[illegible]	*		Philodendron selloum	Tree Philodendron	No	2'-0" Max. Height
[illegible]	[illegible]	*		Cycas Revoluta	Dwarf Sago Palm	No	1 Gal.
	2,300						

PLANT SCHEDULE

SYMB	QTY.	NEW	EXIST.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
Trees							
	33	*			Gumbo Limbo	Yes	12' Ht. x 5' Spr.
	44	*		Swietenia Mahogani	Mahogany	Yes	12' Ht. x 5' Spr.
	31	*			Oak	Yes	12' Ht. x 5' Spr.
	35	*		Roystonea Elata	Queen Palm	Yes	8' GW
	94	*			Hibiscus Alexandrii	No	6' Ht.
	27	*			Pigeon Plum	No	6' Ht.
	230						

2nd Revision

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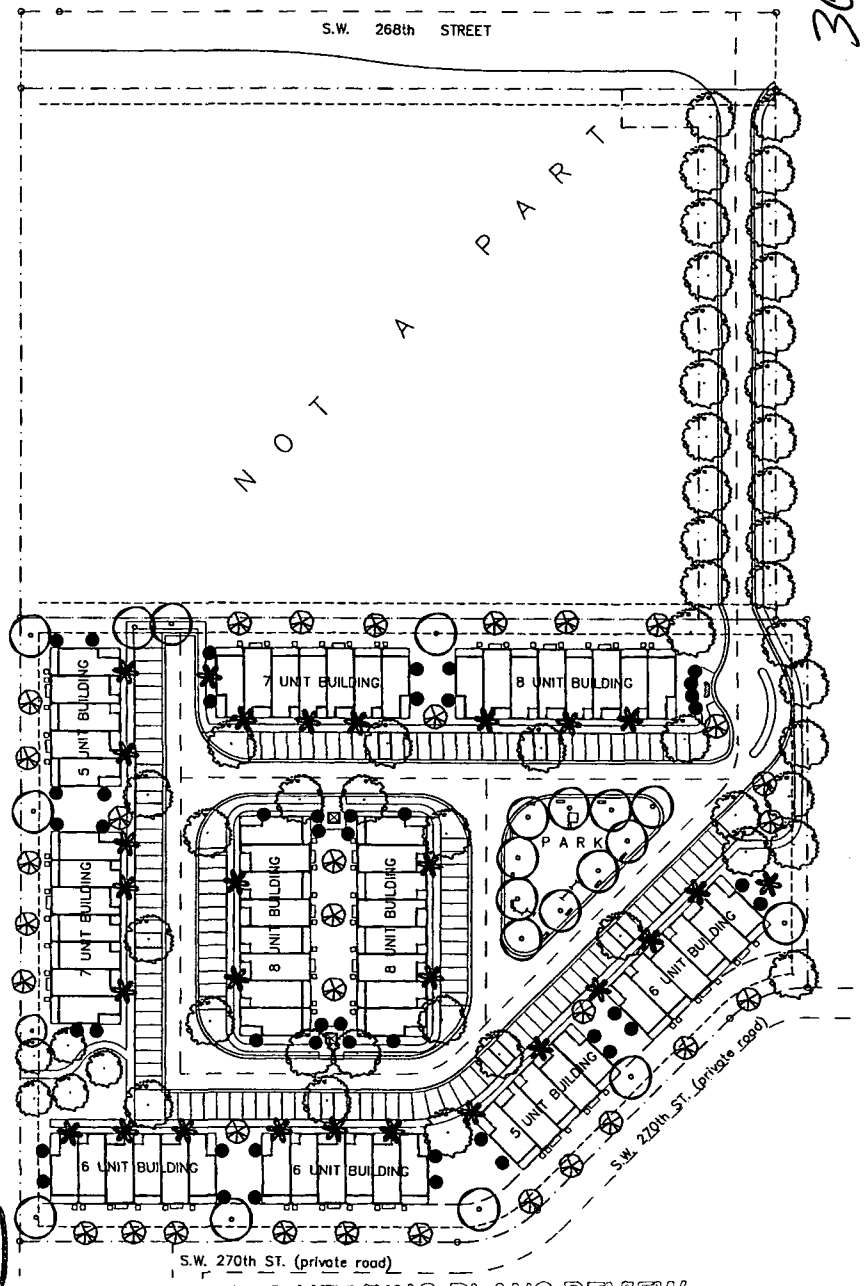
202-930
JUL 0 1 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



ZONING HEARING PLANS REVIEW

☑ PLANS WITHIN THE SCOPE OF AD

☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: [signature]

ON: 7 / 2 / 02

30

Raphaele C. Chiappetta

Architect

1145 SW 82nd Road, Miami, FL 33
(305) 238-0380 Reg. #0

oeM Drafting

Contractor Services Manufacturing
2800 SW 89th Place Miami, FL 33165
(305) 554-9123 (305) 882-9102

Project:

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Revisions:

1. 01/30/02 P. & Z.
2. 04/17/02 P.Z.
3. 06/28/02
4.
5.
6.

Job No.: 0
Date: January 07, 20
Checked: R.C
Drawn By: O.J
Scale: 1" - 40'

Sheet

SP-2

Seal:

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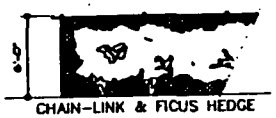
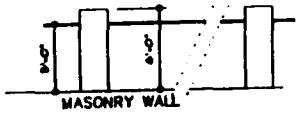
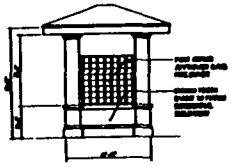


CHAIN-LINK & FICUS HEDGE
PROJECT ENCLOSURE OPTION
SCALE: 1/4" = 1'-0"



MASONRY WALL
PROJECT ENCLOSURE OPTION
SCALE: 1/4" = 1'-0"

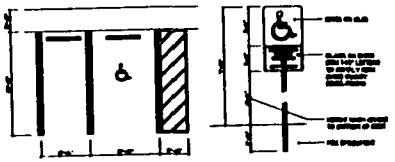
WOOD FENCE
PARK ENCLOSURE
SCALE: 1/4" = 1'-0"



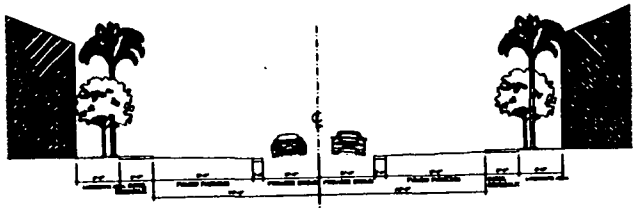
FRONT ELEVATION

MAIL KIOSK
SCALE: 1/4" = 1'-0"

STANDARD PARKING DETAIL
NOT TO SCALE



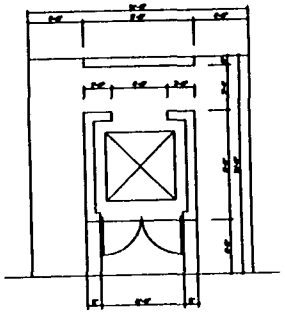
HANDICAP STALL & SIGNAGE
NOT TO SCALE



STREET SECTION C-C
SCALE: 1" = 10'

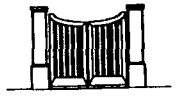
RIGHT ELEVATION

REAR ELEVATION



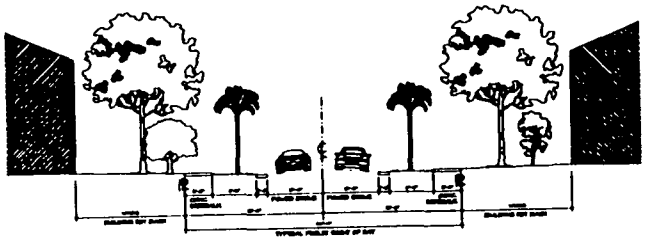
FLOOR PLAN

LEFT ELEVATION



FRONT ELEVATION

TRASH DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



STREET SECTION E-E
SCALE: 1" = 10'

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JAN 07 2002

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

Raphaele C. Chiappetta
Architect

oeM Drafting

Project:
Air Base Landings Residential Community

SW 248 St. & 180 Ave.
Miami, Florida

Client:
Air Base Landings Limited

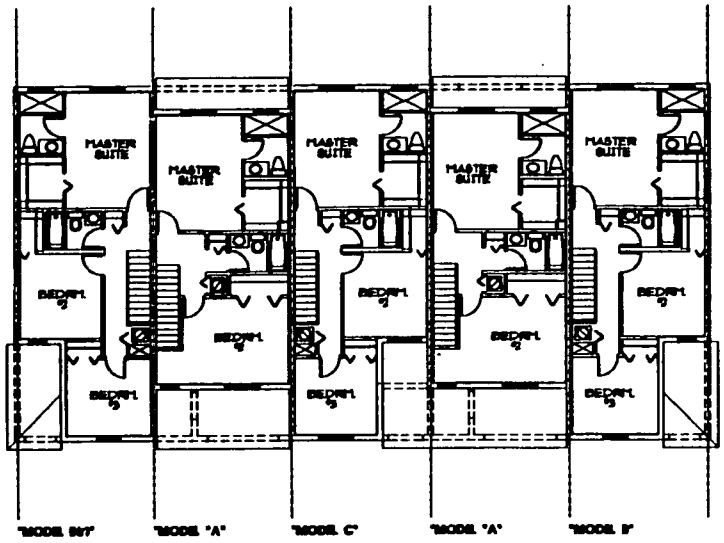
P.O. Box 840788
Miami, FL 33284-0788
(305) 691-4141
(305) 232-0487

Revisions:

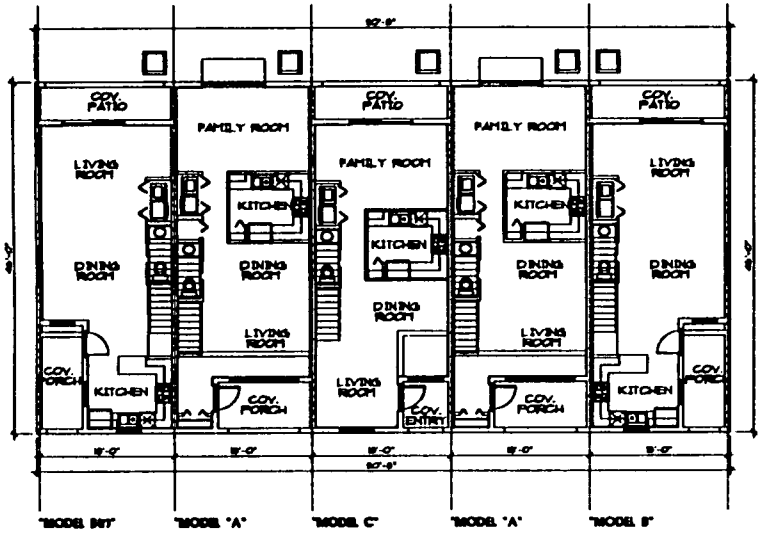
Job No.:
Date: January 07, 2002
Checked: R.C.C.
Drawn By: O.M.R.
Scale: 1/4"=1'

Sheet
SP-3

1/7/02



BUILDING TYPE 5 - SECOND FLOOR PLAN 1/8"



BUILDING TYPE 5 - FIRST FLOOR PLAN 1/8"

SQUARE FEET TABULATION	
TOTAL A/C	[illegible]
TOTAL COVERED AREAS	[illegible]
BUILDING TOTAL	[illegible]

TOTAL BUILDING FOOTPRINT	
TOTAL COVERAGE	[illegible]

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Raphaele C. Chiappetta
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Air Base Landings Limited

Revisions:

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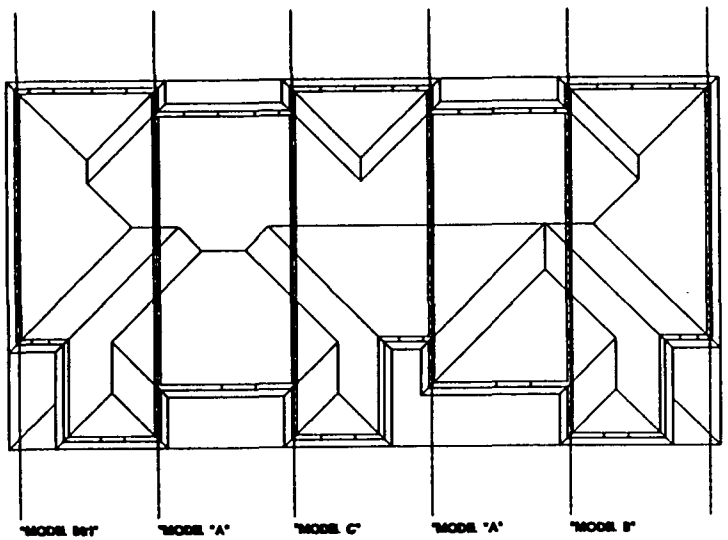
Date: January 07, 2002
Checked: R.C.C.
Drawn By:
Scale: 1/8" = 1'-0"

Sheet
A1-01

Seal:
1/7/02

32

33



BUILDING TYPE 6 - ROOF PLAN 1/8"

Raphaele C. Chiappetta

Architect

[illegible]

Drafting

[illegible]

Project:

Air Base Landings Residential Community

[illegible] Ave.
Miami, Florida

Client:

Air Base Landings Limited

P.O. Box [illegible]
Miami, FL [illegible]
(305) [illegible]
(305) [illegible]

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Job No.:	[illegible]
Date:	January [illegible], 2002
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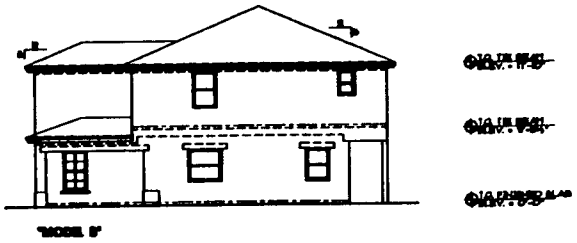
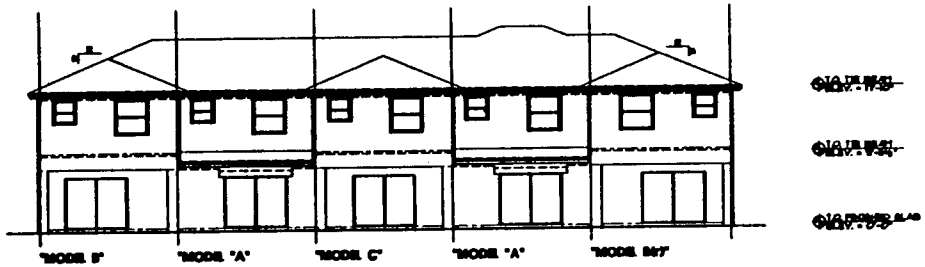


BUILDING TYPE 5 - TYPICAL RIGHT & LEFT ELEVATION 1/8"



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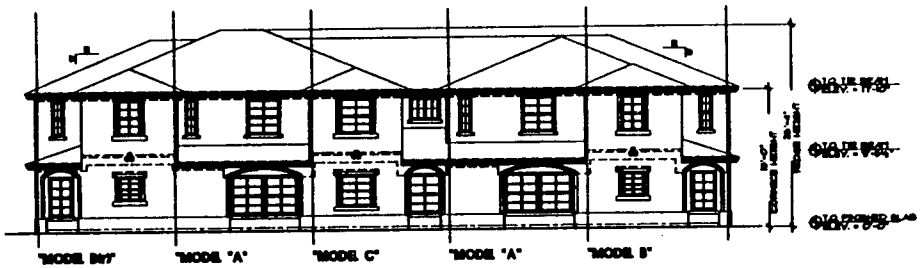

BUILDING TYPE 5 - FRONT ELEVATION 1/8"

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Project:
Air Base Landings Residential Community

SW 246 St. & 130 Ave.
Miami, Florida

Client:
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P.O. Box
Miami, FL
(305)
(305)

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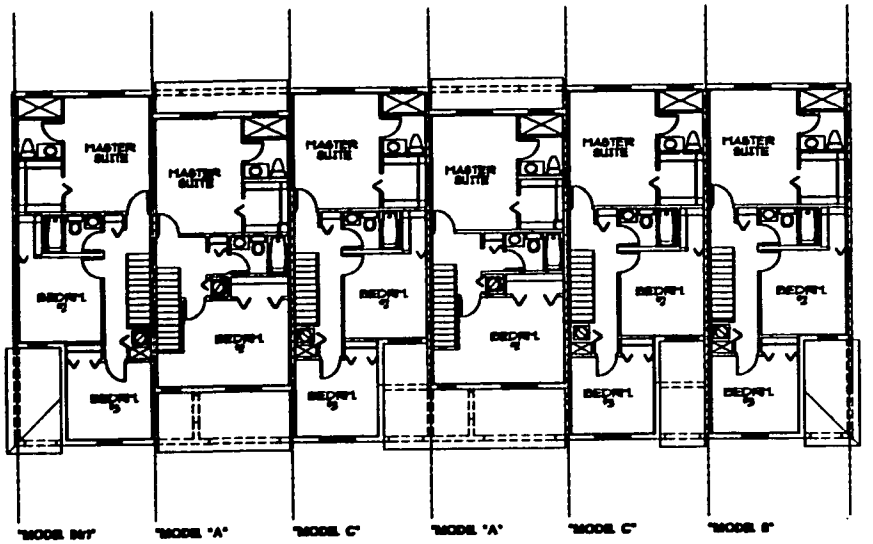
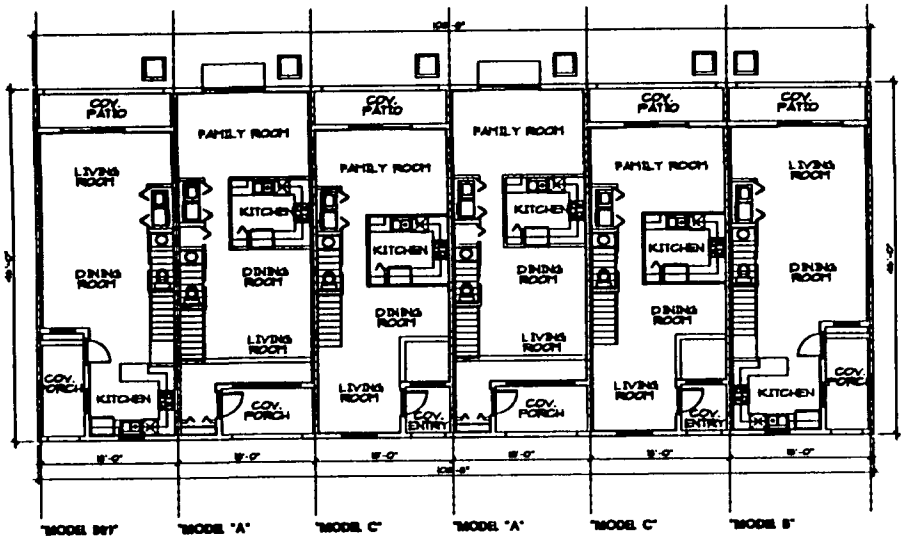


BUILDING TYPE 6 - SECOND FLOOR PLAN 1/8"



BUILDING TYPE 6 - FIRST FLOOR PLAN 1/8"

SQUARE FEET TABULATION	
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TOTAL COVERED AREAS	[illegible]
BUILDING TOTAL	[illegible]

TOTAL BUILDING FOOTPRINT	
TOTAL COVERAGE	[illegible]

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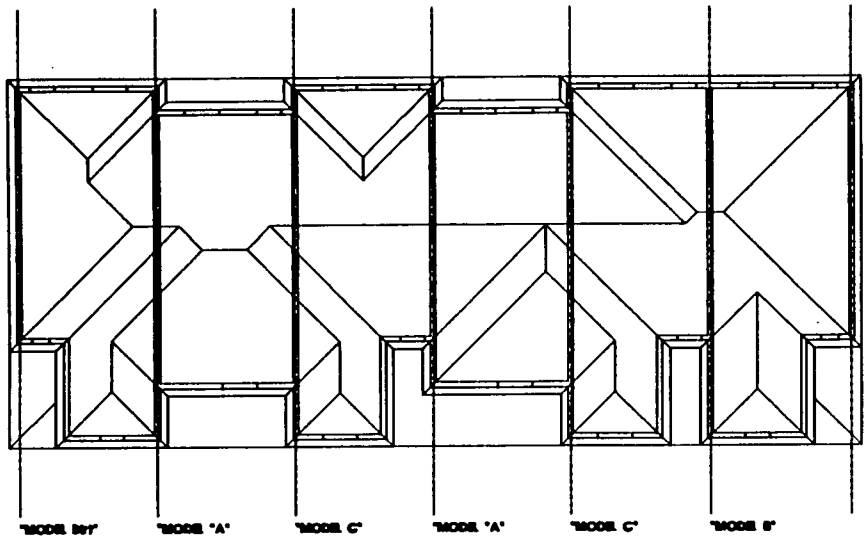

BUILDING TYPE 6 - ROOF PLAN 1/8"

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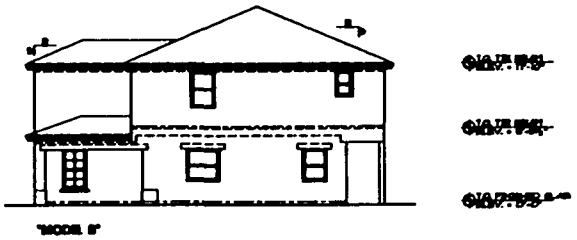
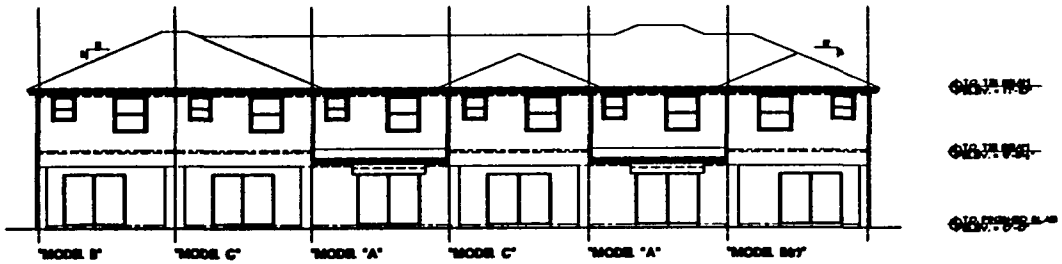


BUILDING TYPE 6 - TYPICAL RIGHT & LEFT ELEVATION 1/8"



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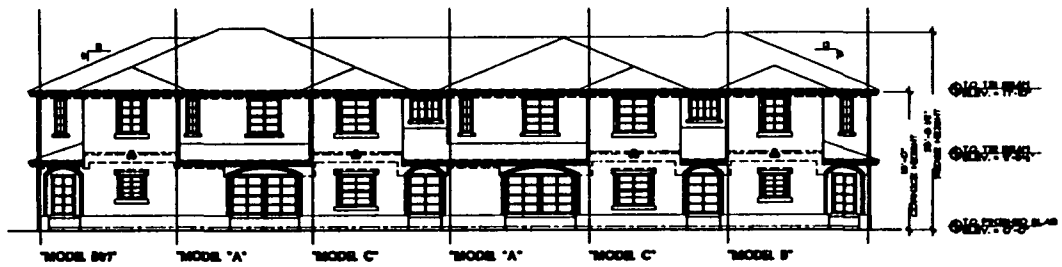

BUILDING TYPE 6 - FRONT ELEVATION 1/8"

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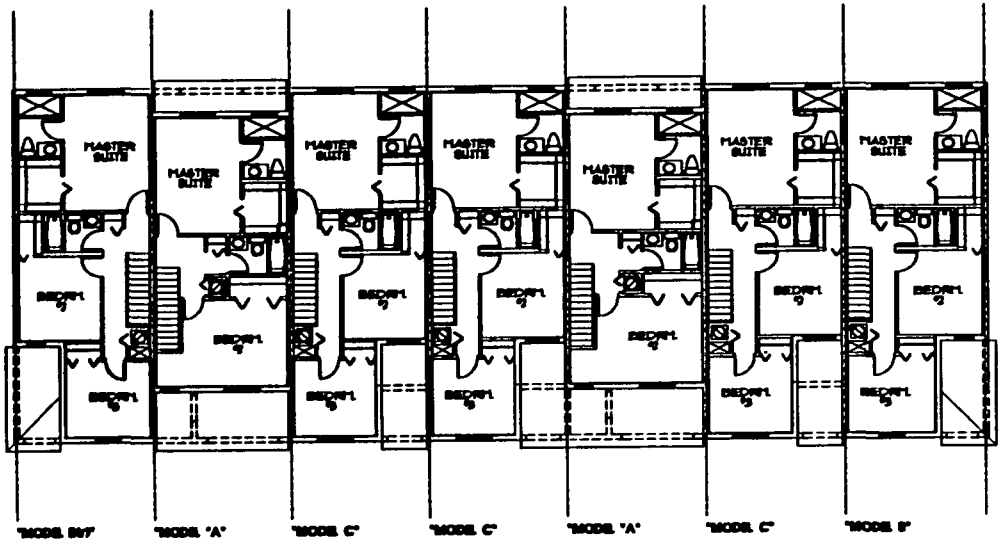
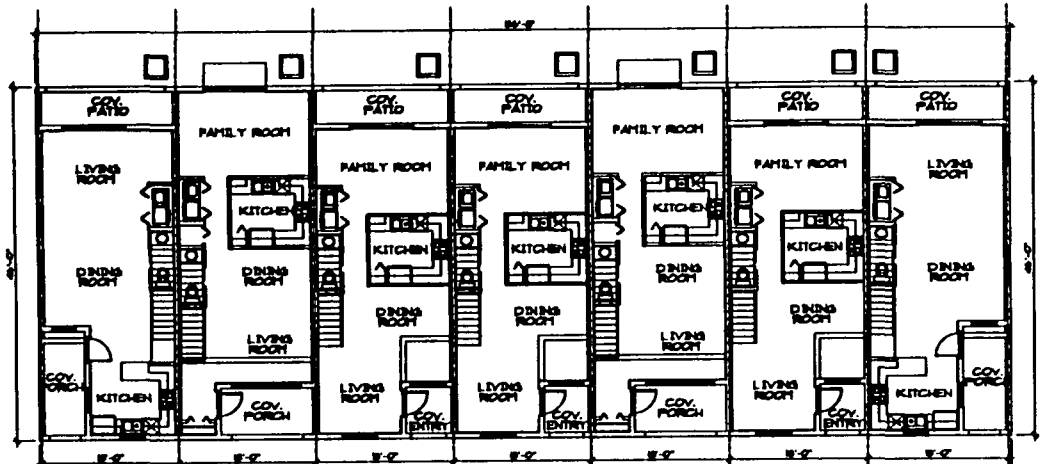


BUILDING TYPE 7 - SECOND FLOOR PLAN 1/8"



BUILDING TYPE 7 - FIRST FLOOR PLAN 1/8"

SQUARE FEET TABULATION		TOTAL BUILDING FOOTPRINT	
TOTAL A/C	[illegible]	TOTAL COVERAGE	[illegible]
TOTAL COVERED AREAS	[illegible]		
BUILDING TOTAL	[illegible]		

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OEM Drafting
[illegible]

Project:
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[illegible]

Client:
Air Base Landings Limited
[illegible]

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Job No.:	[illegible]
Date:	January [illegible], 2002
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Seal:
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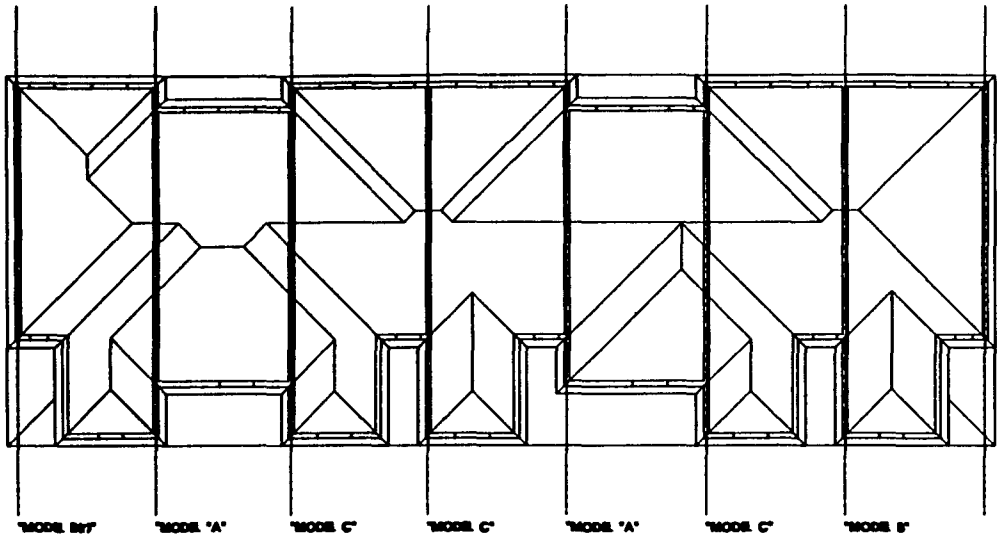

BUILDING TYPE 7 - ROOF PLAN 1/8"

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Architect
[illegible]
Drafting
[illegible]

Project:
Air Base Landings Residential Community
[illegible] Ave.
Miami, Florida

Client:
Air Base Landings Limited
P.O. Box [illegible]
Miami, FL [illegible]
[illegible]
[illegible]

Revisions:
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Checked:	R.C.C.
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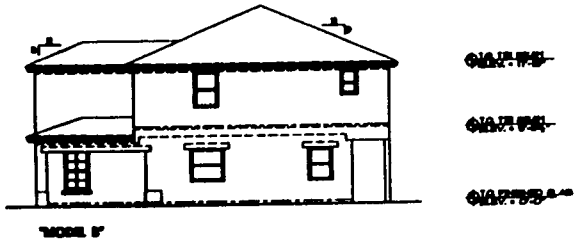
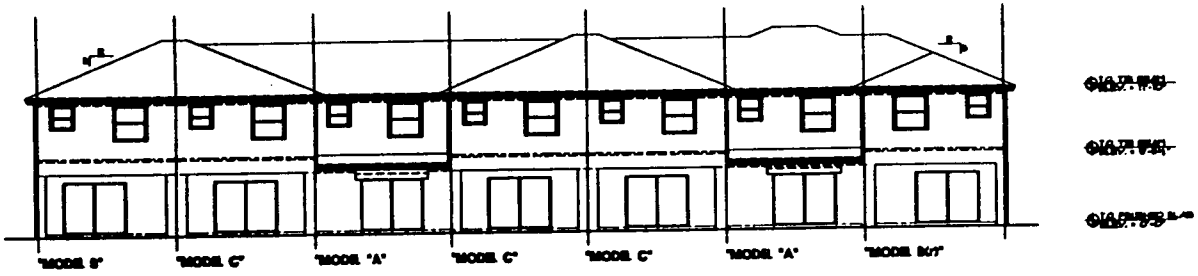
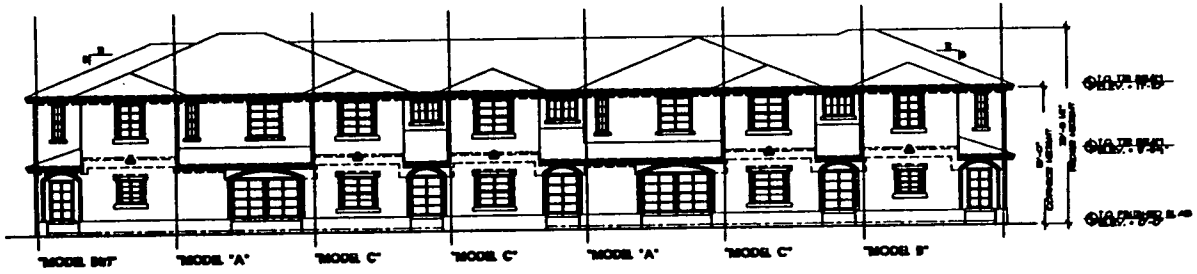


BUILDING TYPE 7 - TYPICAL RIGHT & LEFT ELEVATION 1/8"



BUILDING TYPE 7 - REAR ELEVATION 1/8"



BUILDING TYPE 7 - FRONT ELEVATION 1/8"

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Architect

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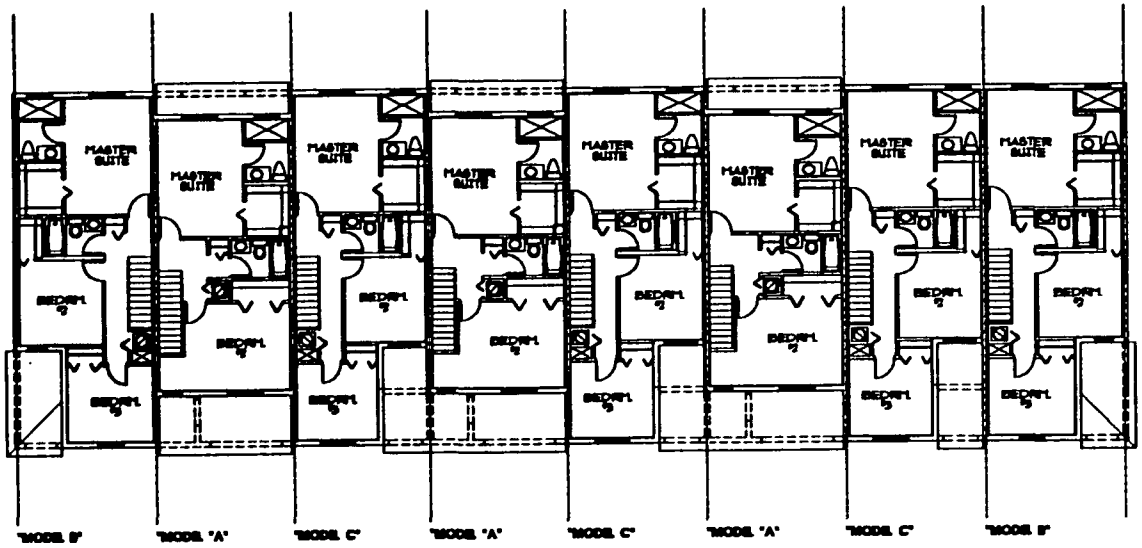
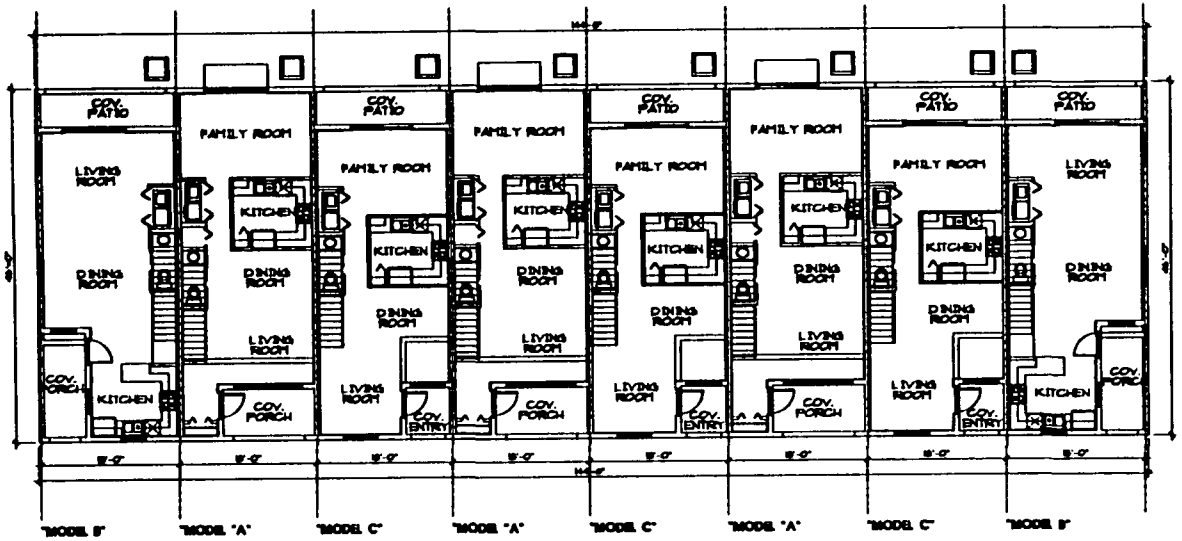
46



BUILDING TYPE 8 - SECOND FLOOR PLAN 1/8"



BUILDING TYPE 8 - FIRST FLOOR PLAN 1/8"

SQUARE FEET TABULATION	
TOTAL A/C	[illegible]
TOTAL COVERED AREAS	[illegible]
BUILDING TOTAL	[illegible]

TOTAL BUILDING FOOTPRINT	
TOTAL COVERAGE	[illegible]

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Raphaele C. Chiappetta

Architect

[illegible]

oeM Drafting

[illegible]

Project:
Air Base Landings Residential Community

[illegible]

Client:
Air Base Landings Limited

[illegible]

Revisions:
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Job No.:	[illegible]
Date:	January 01, 2002
Checked:	R.C.C.
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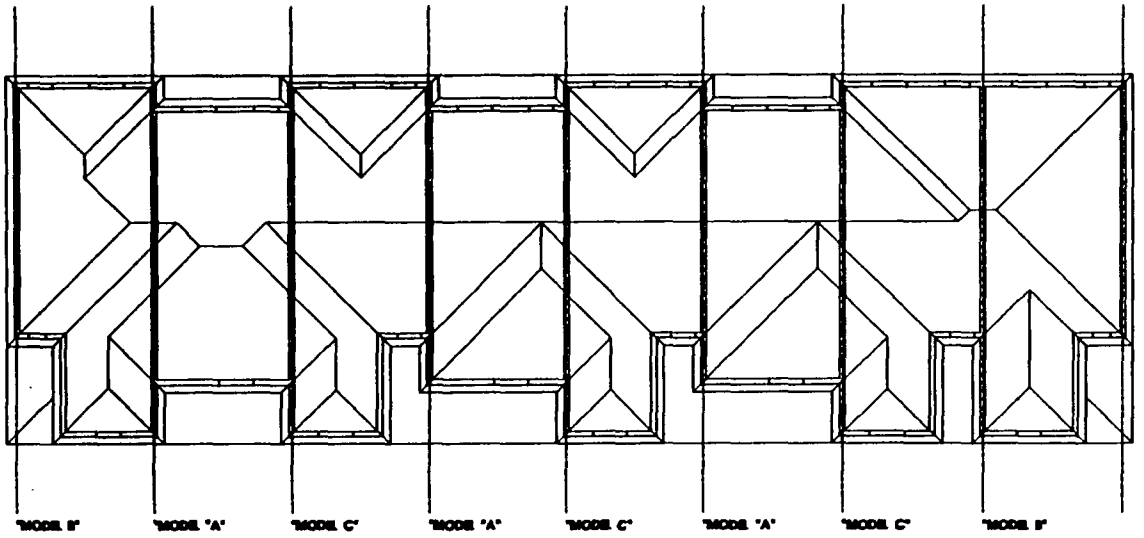
Seal:
1/7/02



BUILDING TYPE B - ROOF PLAN 1/8"

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MIAMI-DADE PLANNING AND ZONING DEPT.
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Raphaele C. Chiappetta
Architect

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Project:
Air Base Landings Residential Community

Client:
Air Base Landings Limited

Revisions:

Job No.:	
Date:	January 03, 2002
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Seal:
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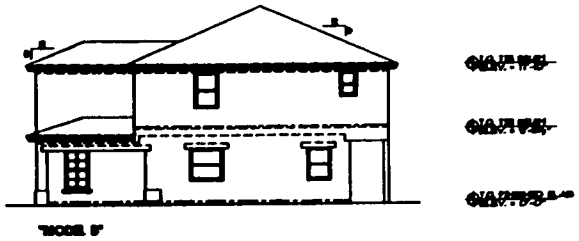
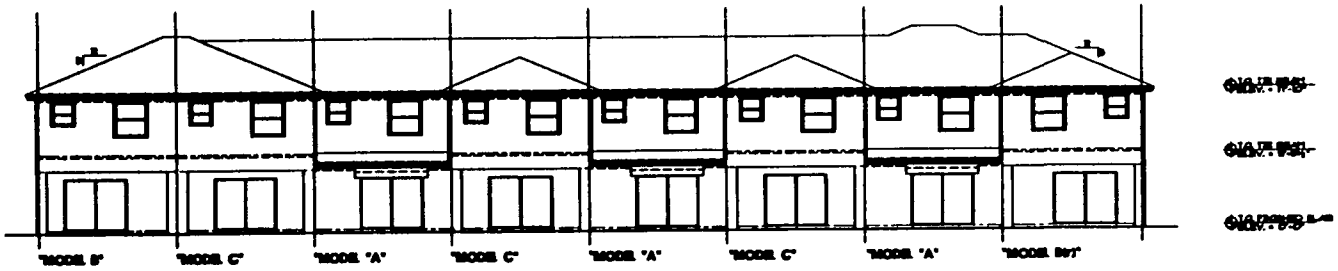
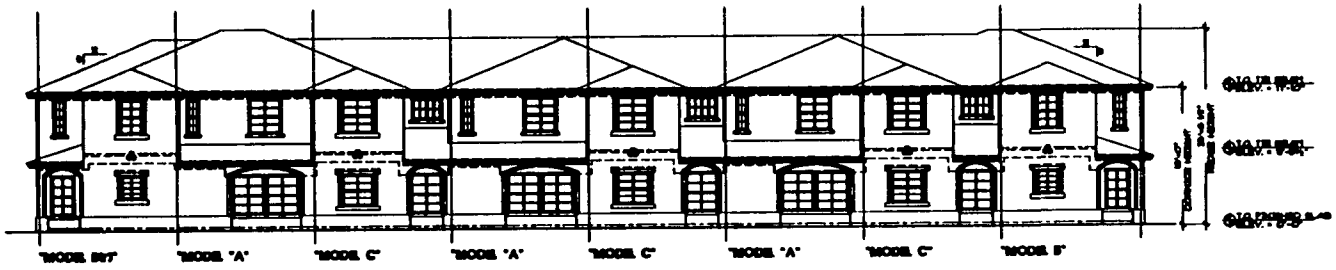
42



BUILDING TYPE B - TYPICAL RIGHT & LEFT ELEVATION 1/8"



BUILDING TYPE B - REAR ELEVATION 1/8"



BUILDING TYPE B - FRONT ELEVATION 1/8"

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Project:
Air Base Landings Residential Community

Client:
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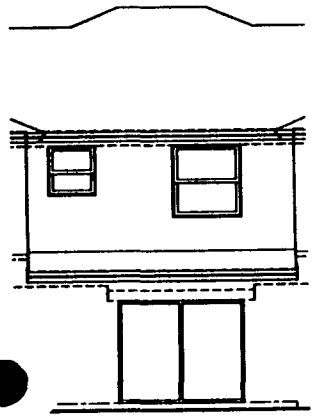
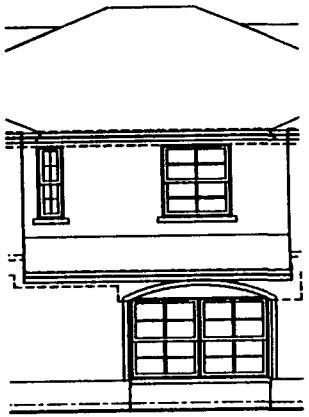


REAR ELEVATION 1/4"



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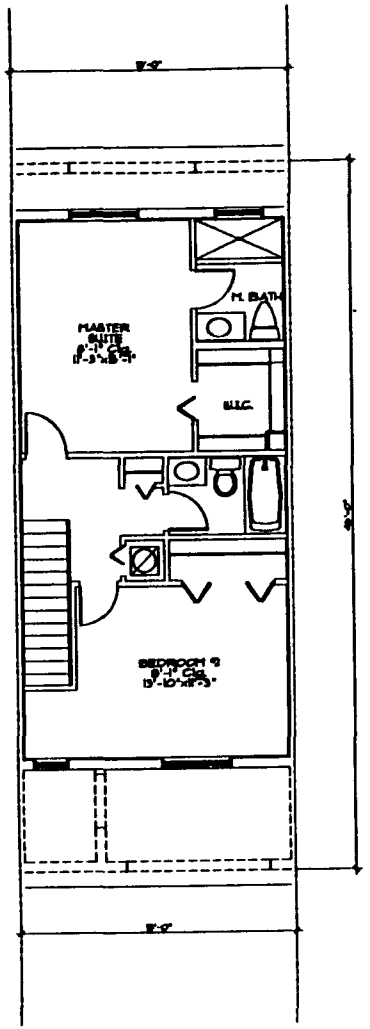
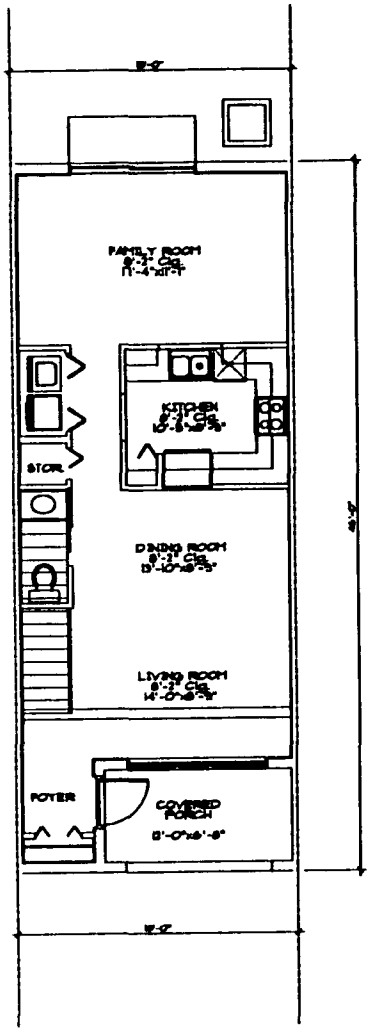


SECOND FLOOR PLAN 1/4"



FIRST FLOOR PLAN 1/4"

"MODEL A"

SQUARE FEET TABULATION

1st FLOOR A/C	746
2nd FLOOR A/C	621
TOTAL A/C	1367
COVERED PORCH	[illegible]
GROUND TOTAL	[illegible]

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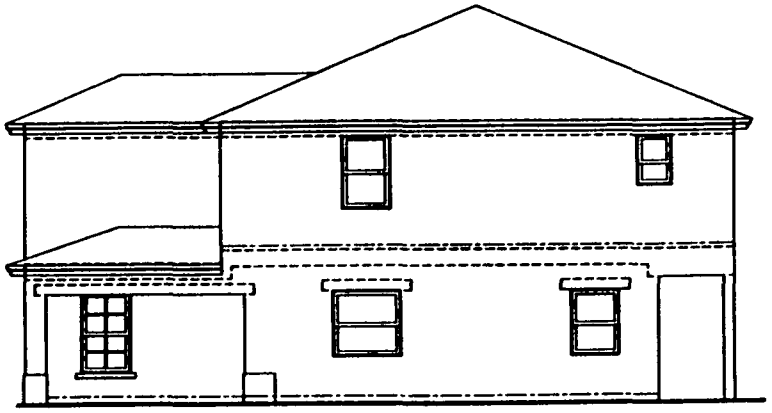
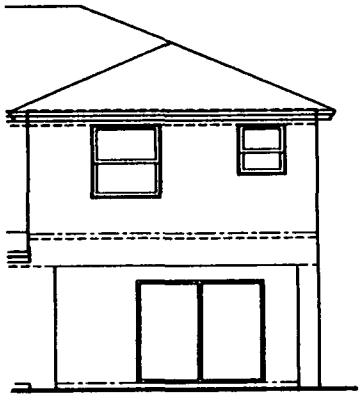
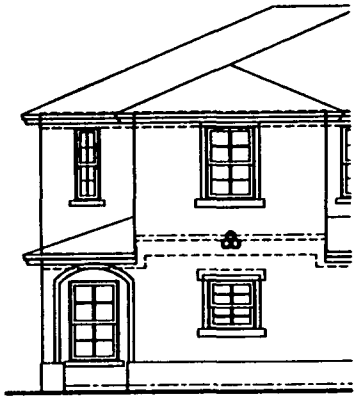


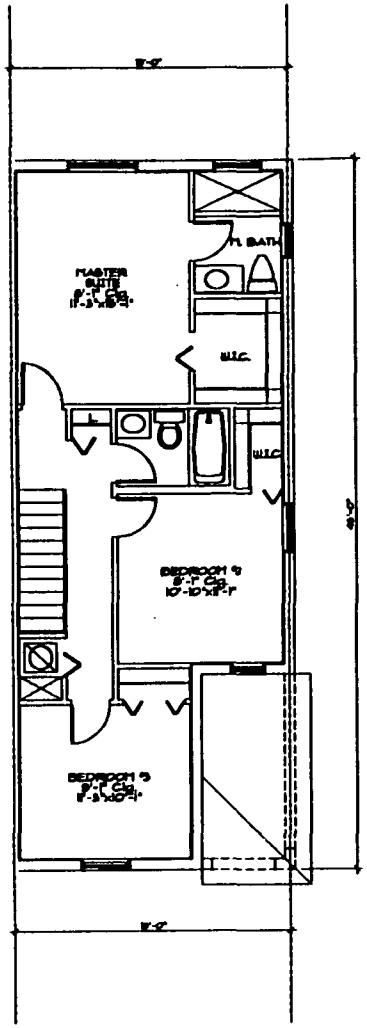
SIDE ELEVATION 1/4"



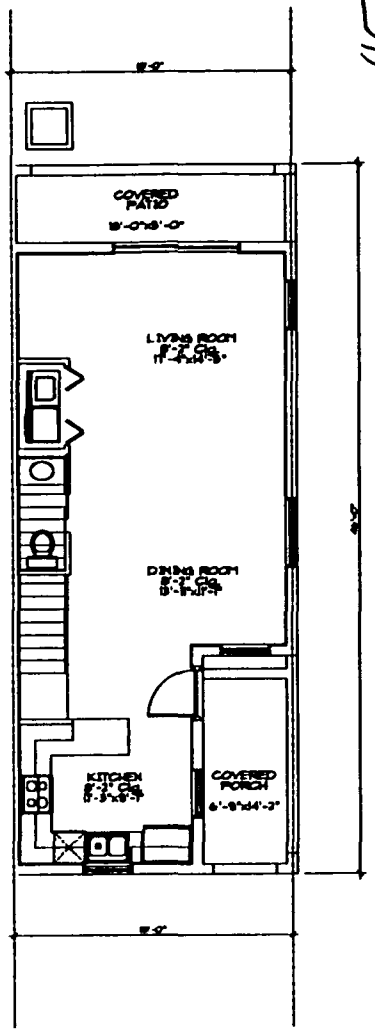
REAR ELEVATION 1/4"



FRONT ELEVATION 1/4"



SECOND FLOOR PLAN 1/4"



FIRST FLOOR PLAN 1/4"

"MODEL B"

SQUARE FEET TABULATION

1st FLOOR A/C	665
2nd FLOOR A/C	737
TOTAL A/C	1402
COVERED PORCH	86
COVERED PATIO	92
GRAND TOTAL	1580

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Raphaiele C. Chiappetta
Architect

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Client:
Air Base Landings Limited

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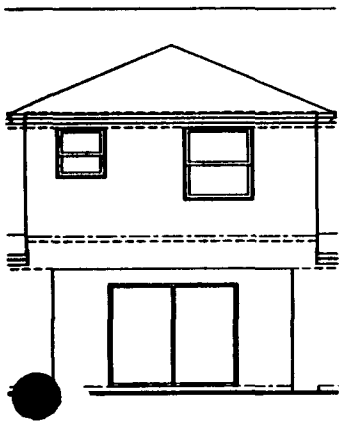
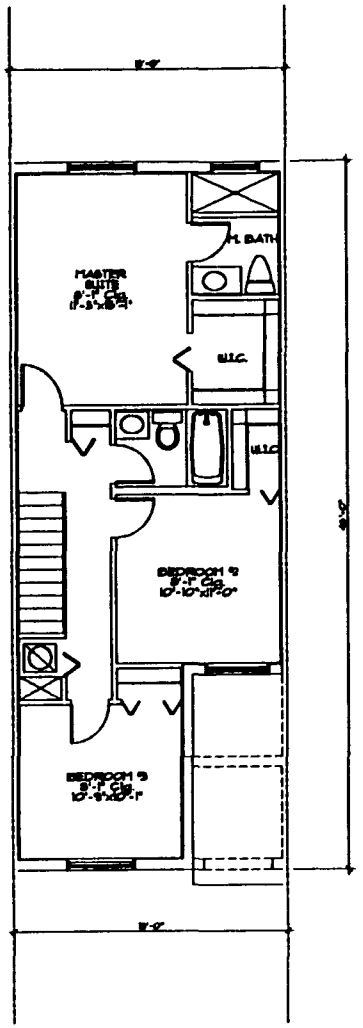
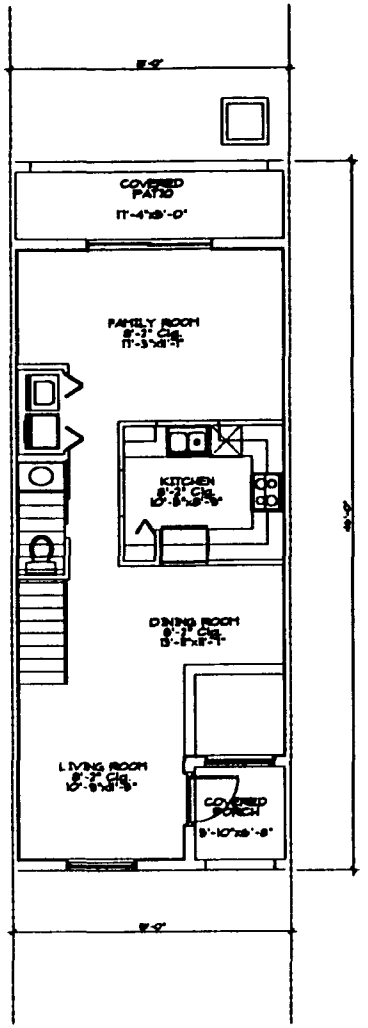


REAR ELEVATION 1/4"

FRONT ELEVATION 1/4"



SECOND FLOOR PLAN 1/4"



FIRST FLOOR PLAN 1/4"

"MODEL C"

SQUARE FEET TABULATION

1st FLOOR A/C	697
2nd FLOOR A/C	715
TOTAL A/C	1412
COVERED PORCH	41
COVERED PATIO	90
GRAND TOTAL	1543

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Scale: 1/4" = 1'-0"

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A2-03

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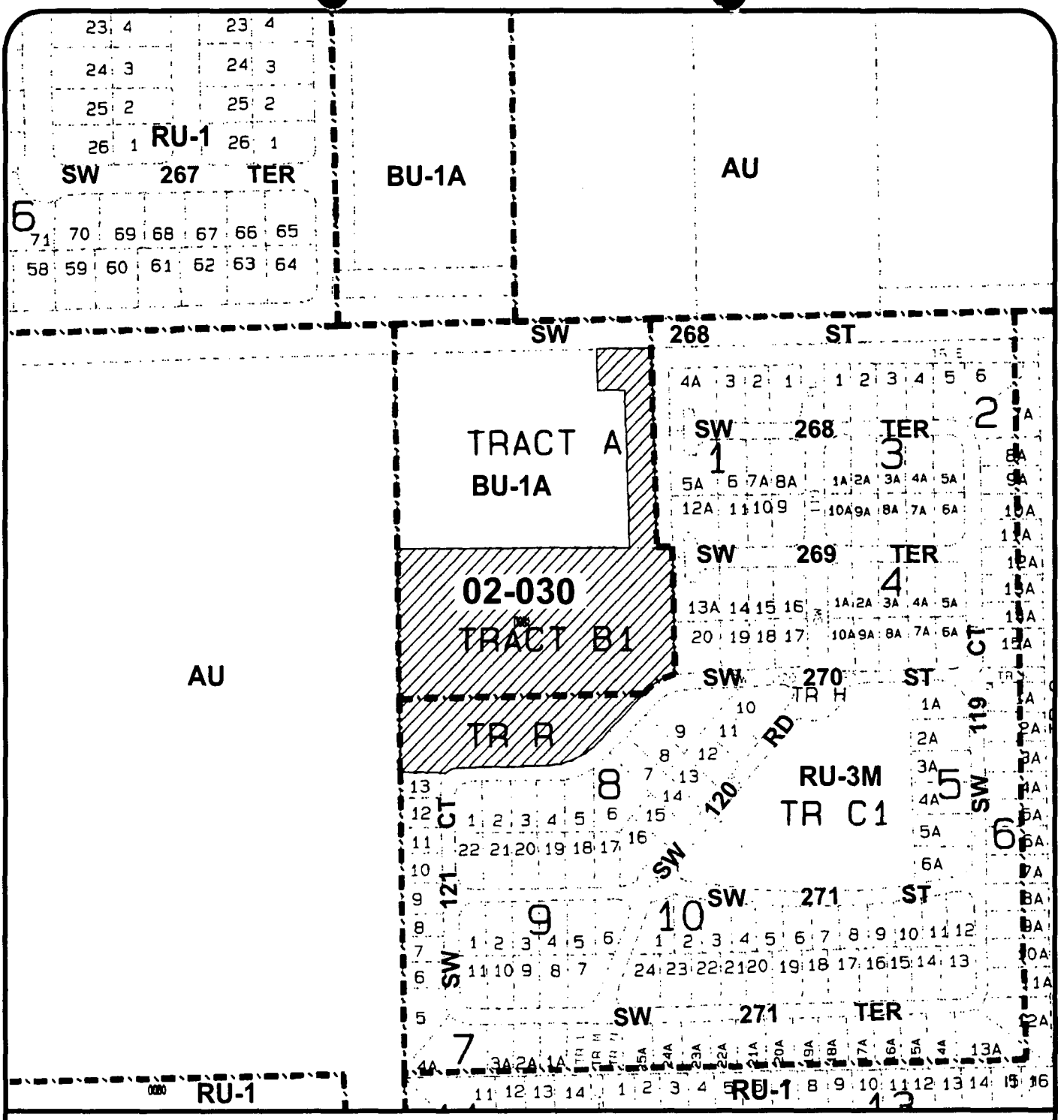


MIAMI-DADE COUNTY
HEARING MAP

S C A L E 0 200' N

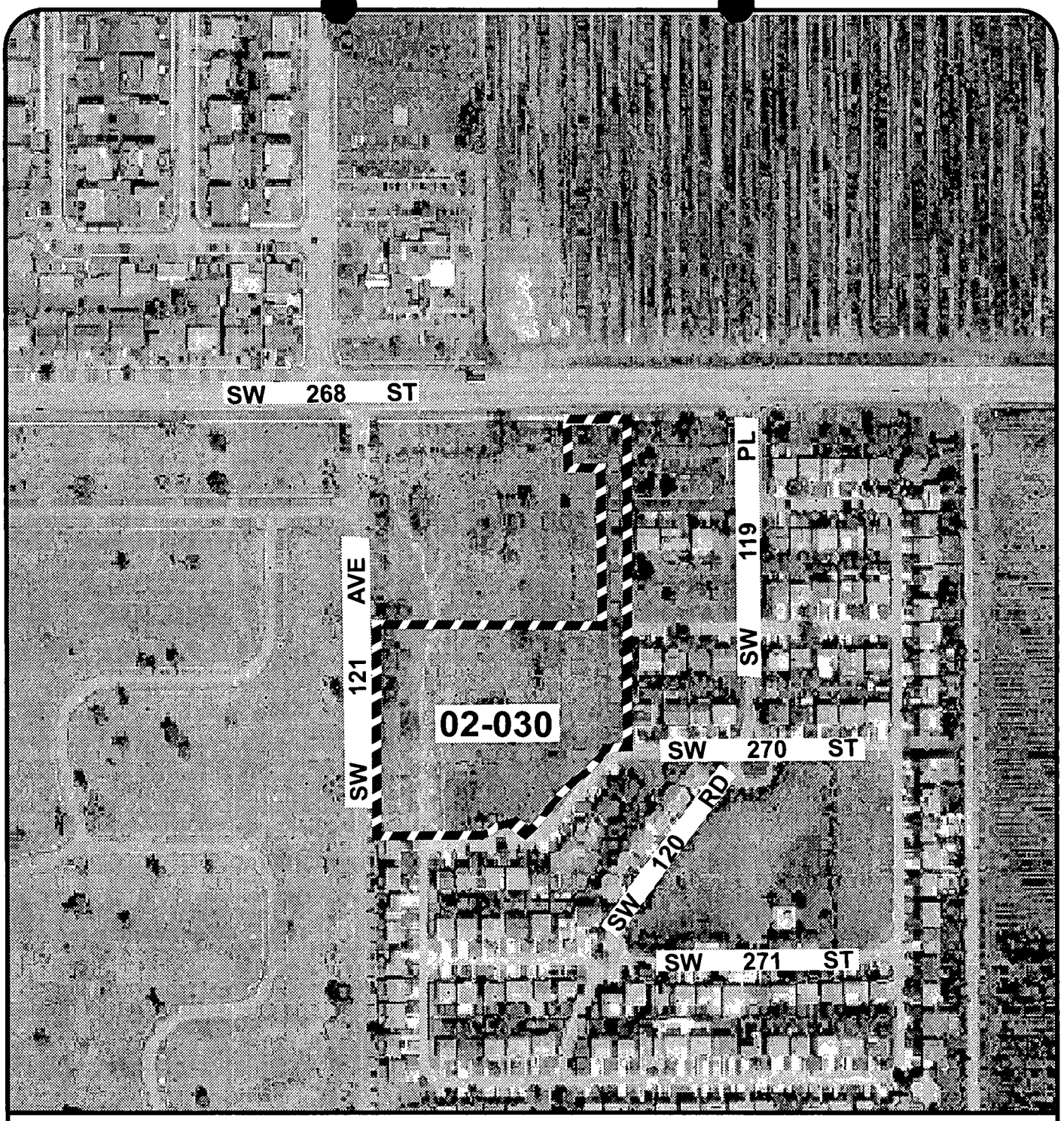
SUBJECT PROPERTY

Section: 36 Township: 56 Range: 39
Process Number: 02000030
Applicant: AIR BASE LANDING LIMITED
District Number: 09
Zoning Board: C15
Drafter ID: AMERICO
Scale: 1:200'

47

MIAMI-DADE

G: ZONING DRAFTING 02-030. 01/02
REVISED 10/24/02



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 36 Township: 56 Range: 39
Process Number: 02000030
Applicant: AIR BASE LANDING LIMITED
District Number: 09
Zoning Board: C15
Drafter ID: AMERICO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING. 02-030. 01/02

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

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

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 Landfill	NORTH DADE Landfill	WMI Landfill	WTI Waste to energy	Total
		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]	Garbage [4]	Trash [5]	Garbage/Trash [6]	Trash [7]	[1]-[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) (is 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	8,385,000	3,143,000	3,985,000
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: 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
: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

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

Applicant Name: AIR BASE LANDINGS, LTD.

Representative: Robert Wagne **Objectors:** Ms. Alvinia

Hearing No. 02-5-CZ15-2 (02-30) **Hearing Date:** July 30, 2002

Resolution No. CZAB15-20**-02**

Motion:

Per Department _____ Standard Conditions: _____

Per DIC _____ Deferred to: _____

Approved as Requested _____ Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: Board denied approval of application without prejudice

Revised plans accepted? YES _____ _____

Covenant accepted? YES _____ _____

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

VOTE: 6 **TO** 0

EXHIBITS: **YES** X **NO** ___ **County Attorney:** Ronald Bernstein

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

Applicant Name: AIR BASE LANDINGS, LTD.

Representative: Robert Wagne **Objectors:** None

Hearing No. 02-5-CZ15-2 (02-30) **Hearing Date:** May 7, 2002

Resolution No. CZAB15-20-02

Motion:

Per Department _____ Standard Conditions: _____

Per DIC _____ Deferred to: 7/30/02

Approved as Requested _____ Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: _____

Revised plans accepted? YES _____ _____

Covenant accepted? YES _____ _____

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

VOTE: 4 **TO** 0

EXHIBITS: YES ____ NO ✓ **County Attorney:** Jay Williams

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

Applicant Name: AIR BASE LANDINGS, LTD.

Representative: Robert Wayne **Objectors:** None

Hearing No. 02-5-CZ15-2 (02-30) **Hearing Date:** Mayo 7, 2002

Resolution No. CZAB15-____-02

Motion:

Per Department ____ Standard Conditions: ____

Per DIC ____ Deferred to: 7/30/02

Approved as Requested ____ Withdrawal ____

Denied Without Prejudice ____

Denied With Prejudice ____

Other: ____

Revised plans accepted? YES ____ ____

Covenant accepted? ~~YES~~ ____ ____

	Yes	No	Absent
Daniel L. Adams			✓
Leonard Anthony	✓		
Nina Betancourt			✓
Nancy McCue M	✓		
Paul S. Vrooman S	✓		
Charlie McGarey	✓		

4

VOTE: 4 **TO** 0

EXHIBITS: YES ____ NO ✓ **County Attorney:** Jay Williams

3

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL 15

APPLICANT: Air Base Landings, Ltd. **PH:** Z02-30 (02-5-CZ15-2)

SECTION: 36-56-39 **DATE:** July 30, 2002

COMMISSION DISTRICT: 9 **ITEM NO.:** A

==========

A. INTRODUCTION

- **REQUESTS:**

  BU-1A and RU-3M to RU-3M

- **SUMMARY OF REQUESTS:**

  The requests will allow the applicant to change the zoning on the subject property from Limited Business District and Minimum Apartment House District to Minimum Apartment House District.

- **LOCATION:**

  South of S.W. 268 Street, lying east of theoretical S.W. 122 Avenue, Miami-Dade County, Florida.

- **SIZE:** 4.84 Acres.

- **IMPACT:**

  Although this application will provide additional housing in the area, the density will add to the population, will bring more children into the schools, will impact water and sewer services, and will increase traffic in the area.

B. ZONING HEARINGS HISTORY:

In 1988, pursuant to Resolution Z-126-88, the Board of County Commissioners approved a zone change from RU-3M, Minimum Apartment House District to BU-1A, Limited Business District on a portion of the site.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates Tract "B-1" of the subject property as being within the Urban Development Boundary for **business and office**.

Homeowners Assoc.
[illegible]
Lobbyists

A. AIR BASE LANDINGS, LTD.
Applicant

02-5-CZ15-2 (02-30)
Area 15/District 9
Hearing Date: 7/30/02

Property Owner (if different from applicant) **Same.**

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1972	Tixie Corp.	- Zone change from RU to RU-3M. - Special exception apt. development. - Zone change from AU to RU-TH. - Special exception for townhouse development. - Zone change AU to RU-2.	BCC	Approved w/conds.
1986	Pamco Corp., et al	- Zone change RU-TH & RU-3M to BU-1A. - Zone change from AU, RU-3M, & RU-TH to RU-3M. - Special exception apt. development. - Use Variance. - Special exception zero lot line dev. - Non-use variances.	BCC	Approved
1988	Cutler Landings, Ltd.	- Zone change from RU-3M to BU-1A. - Rescind & Revoke apt. plans on prev. reso. - Delete condition of prev. resolution & covenant. - Special exception for zero lot line. - Non-use variances.	BCC	Approved w/conds.
1990	Reynaldo F. Major	ASPR for Cutler Landings.	BCC	Approved w/conds.

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

Air Base Landings, LTD

APPLICANT

South of SW 268 ST, lying east of Theoretical SW 122 AVE, Miami-Dade County

ADDRESS

07/30/2002

DATE

02-30

HEARING NUMBER

ENFORCEMENT HISTORY:

No Violations

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

Applicant Name: AIR BASE LANDINGS, LTD.

Representative: Robert Wayne **Objectors:** None

Hearing No. 02-5-CZ15-2 (02-30) **Hearing Date:** Mayo 7, 2002

Resolution No. CZAB15-____-02

Motion:

Per Department _____ Standard Conditions: _____

Per DIC _____ Deferred to: 7/30/02

Approved as Requested _____ Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: _____

Revised plans accepted? YES _____ _____

Covenant accepted? YES _____ _____

	Yes	No	Absent
Daniel L. Adams			✓
Leonard Anthony	✓		
Nina Betancourt			✓
Nancy McCue M	✓		
Paul S. Vrooman S	✓		
Charlie McGarey	✓		

VOTE: 4 **TO** 0

EXHIBITS: YES ____ NO ✓ **County Attorney:** Jay Williams

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL 15

APPLICANT: Air Base Landings, Ltd. **PH:** Z02-30 (02-5-CZ15-2)

SECTION: 36-56-39 **DATE:** July 30, 2002

COMMISSION DISTRICT: 9 **ITEM NO.:** A

==========

A. INTRODUCTION

- **REQUESTS:**

  BU-1A and RU-3M to RU-3M

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- **LOCATION:**

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- **SIZE:** 4.84 Acres.

- **IMPACT:**

  Although this application will provide additional housing in the area, the density will add to the population, will bring more children into the schools, will impact water and sewer services, and will increase traffic in the area.

B. ZONING HEARINGS HISTORY:

In 1988, pursuant to Resolution Z-126-88, the Board of County Commissioners approved a zone change from RU-3M, Minimum Apartment House District to BU-1A, Limited Business District on a portion of the site.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates Tract "B-1" of the subject property as being within the Urban Development Boundary for **business and office**.

2. The Adopted 2005 and 2015 Land Use Plan designates Tract "R" of the subject property as being within the Urban Development Boundary for **low-medium density residential.** The residential densities allowed in this category shall range from a minimum of 5.0 to a maximum of 13 units per gross acre. The types of housing typically found in areas designated low-medium density include single family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

3. When Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without the use of SUR's would exceed the Plan density limit. (Land Use Element, CDMP, pg I-24).

4. Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP – designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any existing residential development, or zoning if the adjacent land is undeveloped, whichever is higher (Land Use Element, page I-35).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
BU-1A & RU-3M, vacant	Business and Office & Residential, 5 to 13 dua
Surrounding Properties:	
NORTH: BU-1A; vacant	Business and Office
SOUTH: RU-3M; single family residences	Residential, 5 to 13 dua

EAST:	RU-3M; single family residences	Residential, 5 to 13 dua
WEST:	AU; Homestead Air Reserve Park	Institutional and Public Facility

The subject parcel is located south of SW 268 Street (Moody Drive), immediately east of the now defunct Homestead Air Force housing subdivision. Said subdivision is now improved with a new public park, "Homestead Air Reserve Park". The commercial tract to the north is unimproved. A single-family subdivision lies within the RU-3M zoning district to the south and east of this site.

E. SITE AND BUILDINGS:

Site Plan Review:

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

F. 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 retrievable 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.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**20 additional students**

H. ANALYSIS:

This application was deferred from the May 7, 2002 meeting of Community Zoning Appeals Board – 15 due to litigation regarding the appropriate standards to be applied to non-use variances and special exceptions. The subject property is 4.84 acres and is located on the south side of S.W. 268 Street, lying east of theoretical S.W. 122 Avenue. The applicant is seeking to rezone the subject property from BU-1A, Limited Business District, and RU-3M, Minimum Apartment House District, to RU-3M. The applicant is also requesting to permit site plan approval for the proposed residential development which will be tied to a proffered covenant. On July 1, 2002, the applicant submitted revised plans to the Department which allowed the withdrawal of the previously requested non-use variances and due to a recently enacted Ordinance by the Board of County Commissioners the requirement of a special exception for site plan approval in conjunction with a zone change is no longer required, and as such, the applicant has also deleted that request from the advertisement. The revised plans submitted by the applicant indicate that the property would be developed with 10 2-story townhouse type condominium buildings containing a total of 66 units.

The Department of Environmental Resources Management **(DERM)** has **no objection** to this application and indicates that it meets the Level of Service (LOS) standards set forth in the Master Plan. Since public water and public sanitary sewers can be made available to this property, DERM will require the connection to the public water supply and public sanitary sewer systems. The **Public Works Department** has **no objection** to this application. The proposed development will generate an additional **51 PM** daily vehicle trips to the area; however, the Public Works Department has indicated that the new trips will not affect the current Level of Services which is at LOS "B" on certain roadways. This application will generate an additional 20 students to the area based on the comments from the **Miami-Dade County Public Schools (MDCPS).**

The Adopted 2005 and 2015 Land Use Plan designates Tract "B-1" of the subject property as being within the Urban Development Boundary for business and office which permits residential uses. The CDMP states that residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and

Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any existing residential development, or zoning if the adjacent land is undeveloped, whichever is higher. The Adopted 2005 and 2015 Land Use Plan designates Tract "R" of the subject property as being within the Urban Development Boundary for low-medium density residential. The residential densities allowed in this category shall range from a minimum of 5.0 to a maximum of 13 units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. The RU-3M zoning the applicant is requesting permits up to 12.9 units per acre and as such would be consistent with the CDMP. However, the applicant has indicated their intent to use Severable Use Rights in the development of this property which will permit additional residential units on this site. The submitted plans indicate that the applicant is proposing 66 units at a density of 13.63 units per acre which exceeds the allowable maximum density of the CDMP which is 13 units per gross acre and a total of 62 residential units. However, the CDMP states that when Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without the use of SUR's would exceed the Plan density limit. As such, the proposed application, with the purchase of SUR's, would be **consistent** with the CDMP. When taking into consideration the reasonableness of the applied for rezoning and special exception in relation to the future development of the area, staff is of the opinion that, with the proffered covenant restricting the development to said number of units and to the plan submitted with this application, would be **consistent** with the CDMP and **compatible** with residential development in the area.

I. **RECOMMENDATION:**

Approval of the zone change, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS**: None.

DATE INSPECTED: 04/16/02
DATE TYPED: 04/16/02
DATE REVISED: 04/16/02,7/23/02
DATE FINALIZED: 07/23/02
DO'QW:AJT:MTF:REM:NDN

Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

MIAMI-DADE

MEMORANDUM

ERM

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: January 24, 2002

SUBJECT: #Z2002000030
Air Base Landings, Ltd.
SW 268th Street & 120th Avenue
DBC from BU-1A to RU-3M, SE for
Site Plan Approval and Companion
NUV's
(BU-1A) (5.13 Ac.)
36-56-39

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 and Wastewater Disposal:
Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

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.

Stormwater 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-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements. A surface water management permit must be obtained prior to final plat.

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 Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

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 located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their 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 Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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 determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 02-30
CZAB-15

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Airbase Landings Ltd.

This Department has no objections to this application subject to the following conditions:

Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt and parking spaces.

T-turnarounds must be provided at the end of proposed drives.

Applicant must obtain letter from all utility companies concerned approving the encroachment of sidewalk and drive into the utility easement in accordance with Miami-Dade County Code Sec. 33-24.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **51 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9922	SW 268 St. w/o SW 127 Ave.	B	B
9738	SW 112 Ave. n/o SW 268 St.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

APR. 25 2002

Date

11

MIAMI-DADE FIRE RESCUE DEPARTMENT

C-15 **ZONING COMMENTS** C-15

Hearing Number: 02-030 Service Impact: ✓ Yes ____ No

Location: SWC OF SW 268 ST. & FLORIDA AVE.

Recommendation: No objection ____
No objection with condition(s) ✓ *please see below*
Denial ____

Conditions: ____

Estimated number of alarms generated annually by application: 11

If there is an impact, below is the service availability:

Station District 5 Grid 2538. (DU)/SF 66 Occupancy Type 2

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

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: March 25, 2002
Revised 8/20/01

C-15

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

April 29, 2002

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

C-15

Re: Air Base Landings Ltd.
Application No. 02- 030
South of SW 268 Street & East of SW 122 Avenue

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 W. A. Chapman Elementary, Centennial 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
APR 29 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-3648
Attachment

cc: Ms. Suzanne Marshall
Mr. Delio G. Diaz
Ms. Ana Rijo-Conde

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 02-030 Air Base Landings Ltd.
REQUEST:	Zone change from BU-1A and RU-3M to RU-3M
ACRES:	4.41 acres
LOCATION:	South of SW 268 Street & East of SW 122 Avenue
NUMBER OF UNITS:	45 additional multi-family units (12 units currently permitted under existing zoning classification)
ESTIMATED STUDENT POPULATION:	20 students
ELEMENTARY:	11
MIDDLE:	5
SENIOR:	4

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	W. A. Chapman Elementary - 27190 SW 140 Ave.
MIDDLE:	Centennial Middle - 8601 SW 212 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)
W. A. Chapman Elem.	864	107%	101%	84%
Centennial Middle	1177	129%	103%	95%
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:

W. A. Chapman 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 Enrichment classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Spanish SL, Music and Art

Centennial Middle:

Access to computers:	In classrooms, in special computer labs and media center
Capital Improvements since 1990:	Computer lab, tile installed, painted main office work stations, and classrooms
Recognition for Academic Achievement:	Grants, Title I Jeopardy and Special Olympic Awards
Special Programs:	Enrichment classes and Tutoring
Lunch schedule:	Begins at 11:00 a.m.
Non-instructional space utilized for instructional purposes:	Media center, work/book room and auditorium
Teachers required to float/travel:	None

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 $116,660.

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	11 x	$ 11,790	=	$ 129,690
MIDDLE	5 x	$ 12,232	=	$ 61,160
SENIOR	4 x	$ 18,619	=	$ 74,476
Total Potential Capital Cost				$ 265,326

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].

N.A.
CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock
N.A.	

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].

N.A.
TRUST NAME

NAME AND ADDRESS	Percentage of Interest
N.A.	N.A.

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].

AIR BASE LANDINGS LIMITED
PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership
ABISAEL PEREZ	33.3 %
OCTAVIO E. MENDIZABAL	33.3 %
JORGE O. HERNANDEZ	33.3 %

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].

N.A.
NAME

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
N.A.	N.A.

Date of contract: N.A.

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

N.A.

N.A.

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) ABISAEL PEREZ (PRESIDENT)

Sworn to and subscribed before me,

this 4 day of JAN, 2002

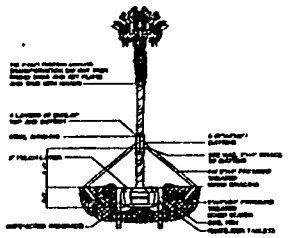
(SEAL)

GILBERT A. CHEDIAK
COMMISSION # CC[illegible]
EXPIRES JUL 07, 2002
BONDED THROUGH
ADVANTAGE NOTARY OF FLORIDA

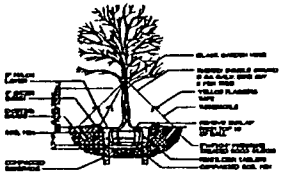
Notary Public, State of Florida at Large

My Commission Expires:

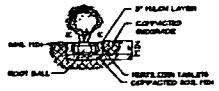
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



PALM PLANTING DETAIL
NOT TO SCALE



CANOPY TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

RU-3M LANDSCAPE LEGEND

Zoning District		RU-3M
Gross Land Area		110,640 Sq. Ft.
Net Land Area		110,640 Sq. Ft.
Other Districts		N/A
Min. Lawn Area (30% of 35% Open Space)	Required 33,192 Sq. Ft.	Provided 33,192 Sq. Ft.
Trees per Net Lot (25 per Acre)	66	66
Street Trees per Lot (30' Max.)	94	94
Total Trees	230	230
Total Shrubs per Lot (10 per Tree)	2,300	2,300

PLANT CALCULATIONS

PLANT MATERIAL	NO. REQUIRED	NO. PROVIDED	NATIVE	HEIGHT REQ.	HEIGHT PROV	DIA.
Trees	136	136	Yes/No	8'-0"	8'-0"	3'-0"
Street Trees	94	94	Yes	12'-0"	12'-0"	3'-0"
Shrubs	2,300	2,300	Yes	2'-0"	2'-0"	2'-0"

PLANT SCHEDULE

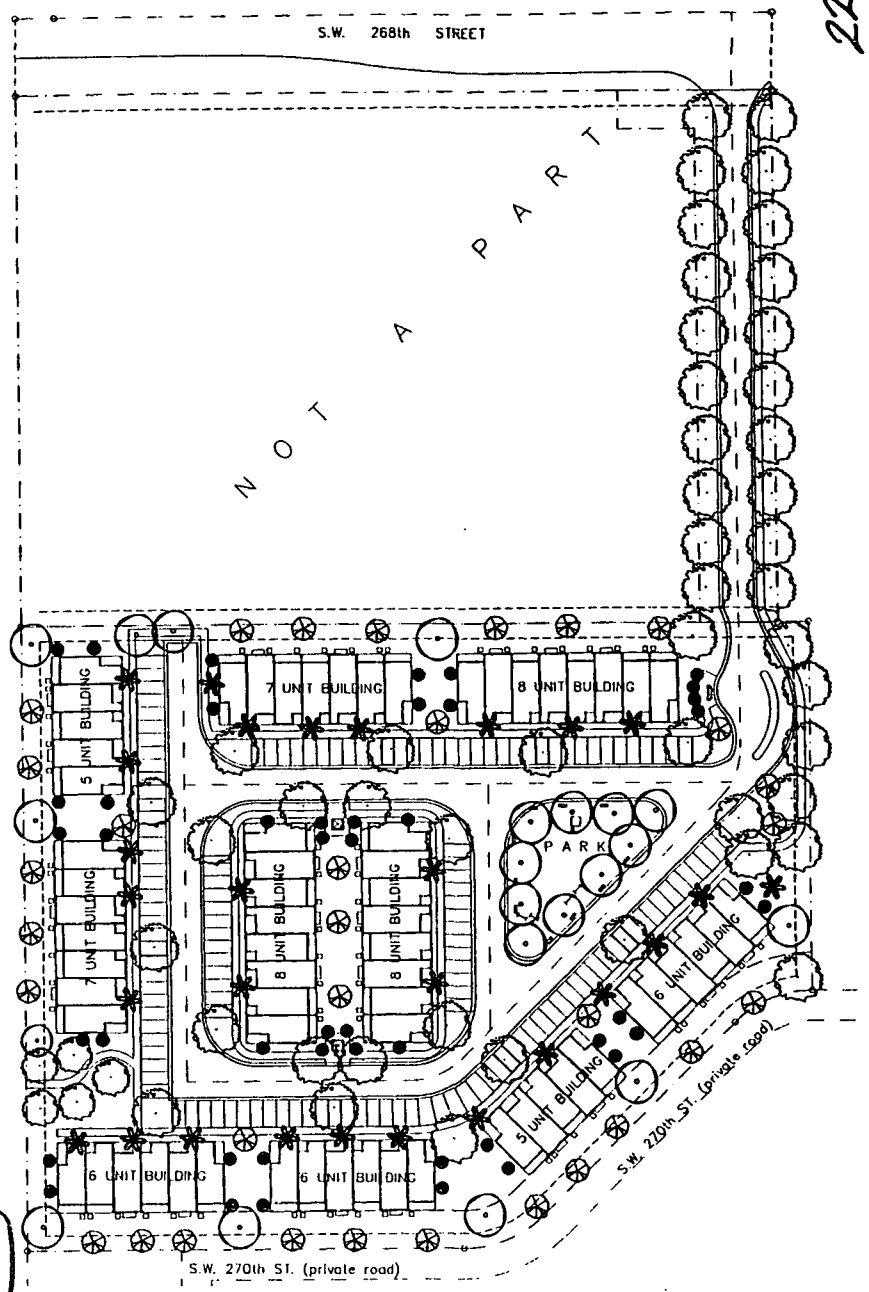
SYMB	QTY.	NEW	EXIST.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
				Shrubs			
	136	•		Liriope Muscari	Liriope	Yes	1 Gal. @ 18" O.C.
	446	•		Ixora	Ixora 18"	No	2'-0" Max. Height
	414	•		Conocarpus Erectus	Silver Buttonwood	Yes	2'-0" Max. Height
	512	•		Philodendron selloum	Tree Philodendron	No	2'-0" Max. Height
	372	•		Cycas Revoluta	Dwarf Sago Palm	No	1 Gal.
	2,300						

PLANT SCHEDULE

SYMB	QTY.	NEW	EXIST.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
				Trees			
	35	•			Gumbo Limbo	Yes	12' Ht. x 5' Spr.
	44	•		Swietenia Mahogani	Mahogany	Yes	12' Ht. x 5' Spr.
	31	•			Oak	Yes	12' Ht. x 5' Spr.
	30	•		Roystonea Elata	Queen Palm	Yes	8' G.W.
	94	•			Hibiscus Alexandra	No	6' Ht.
	71	•			Ficus Plus	No	6' Ht.
	230						

2nd Revision

RECEIVED
2002-030
JUL 01 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



22

Raphaele C. Chiappetta
Architect
846 SW 82nd Road, Miami, FL 33
(305) 233-0380 Reg. #08

OEM Drafting
Octavio Enrique Menéndez
2100 SW 16th Terrace Miami, FL 33
(305) 856-1423 (305) 860-9

Project:
Air Base Landings Resider Communi.y

SW 268 St. & 120 Ave.
Miami, Florida

Client:
Air Base Landings Limited

P.O. Box 560182
Miami, FL 33256-0182
(305) 519-4141
(305) 232-5837

Revisions:
1 03/30/02 P. & Z.
2 04/01/02 P.Z
3 04/22/02
4
5
6

Job No.: 0
Date: January 02, 20
Checked: R.C
Drawn By: O.I
Scale: 1" - 40'

Sheet
SP-2

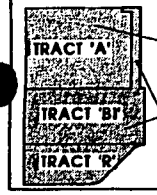
Seal:

- SUBJECT PROPERTY SIZE = 4.84 ACRES
- EXISTING ZONING DISTRICT = BU1A & RU3M
- PROPOSED ZONING DISTRICT = RU3M + S.U.P.'s
- UNITS ALLOWED

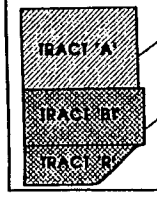
RU3M ZONING DISTRICT = 62
(MAX. ALLOWED = 12.9 UNITS PER ACRE x 4.84 ACRES)

RU3M ZONING DISTRCIT + 4 S.U.P.'s = 66
(MAX. ALLOWED = 15 UNITS PER ACRE x 4.84 ACRES = 72)

LEGAL DESCRIPTION LEGEND



PROPERTY LEGEND



- DRAWING INDEX

SP-1	SITE PLAN & LEGEND
SP-2	LANDSCAPING PLAN
SP-3	SITE DETAILS
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A1-02	BLDG. TYPE 5 - ROOF PLAN
A1-03	BLDG. TYPE 5 - ELEVATIONS
A1-04	BLDG. TYPE 6 - FLOOR PLANS
A1-05	BLDG. TYPE 6 - ROOF PLAN
A1-06	BLDG. TYPE 6 - ELEVATIONS
A1-07	BLDG. TYPE 7 - FLOOR PLANS
A1-08	BLDG. TYPE 7 - ROOF PLAN
A1-09	BLDG. TYPE 7 - ELEVATIONS
A1-10	BLDG. TYPE 8 - FLOOR PLANS
A1-11	BLDG. TYPE 8 - ROOF PLAN
A1-12	BLDG. TYPE 8 - ELEVATIONS
A2-01	UNIT A - FLOOR PLANS & ELEVATIONS
A2-02	UNIT B - FLOOR PLANS & ELEVATIONS
A2-03	UNIT C - FLOOR PLANS & ELEVATIONS

LEGAL DESCRIPTION - SUBJECT PROPERTY

Tract B-1 and R in CUTLER LANDINGS REPLAT according to the Plat thereof as recorded in Plat Book 135, Page 58, of the Public Records of Miami-Dade County, Florida. Along with the West 56 feet of the East 100 feet of the North 75 feet of Tract A, CUTLER LANDINGS according to the plat thereof, as recorded in Plat Book 131, Page 39 of the Public Records of Miami-Dade County, Florida.

LEGAL DESCRIPTION - CONTIGUOUS PROPERTY

Tract A in CUTLER LANDINGS, according to the plat thereof as recorded in Plat Book 131, Page 39, of the Public Records of Miami-Dade County, Florida.

SITE CALCULATIONS

Gross Area:	210,660 Sq. Ft.	4.84 Acres
Net Dry Residential Area:	210,660 Sq. Ft.	4.84 Acres
Total Units:		66
Gross Density:		13.63 Units/Acres
Net Residential Density:		13.63 Units/Acres
Site Area:	210,660 Sq. Ft.	100.00 %
Impervious Area:		
Structures:		
Residential Bldg. Area:	54,957.00 Sq. Ft.	26.09 %
Accessways & Parking:		
Private Drive Area:	29,698.05 Sq. Ft.	14.10 %
Ingress and Egress:	13,750.81 Sq. Ft.	6.53 %
Parking Area:	20,806.03 Sq. Ft.	9.88 %
Other Areas:		
Pedestrian Walkways:	12,654.62 Sq. Ft.	6.01 %
Pervious Area:		
Green Areas:		
Landscaped Areas:	78,793.49 Sq. Ft.	37.40 %
Site Data:	Required/Allowed	Provided
Site Areas:		
Allowable Floor Area Ratio:	0.50	0.4767
Maximum Lot Coverage:	30.00 %	26.09 %
Setbacks:		
Front Setback:	25'-0"	25'-0"
Front - Interior Edge	20'-0"	20'-0"
Side Street Setback:	25'-0"	25'-0"
Side 2 Sty. Interior Setback:	15'-0"	15'-0"
Side 3 Sty. Interior Setback:	20'-0"	20'-0"
Rear Setback:	25'-0"	25'-0"
Building Data:		
Building Separation w/o Windows:	20'-0"	20'-0"
Building Separation w/ Windows:	30'-0"	30'-0"
Maximum Building Height:	75'-0"	32'-0"
Parking:		
Standard (1.75 Spaces / 2 Bedroom):	41	41
Standard (2 Spaces / 3 Bedroom):	66	66
Visitor Spaces:	0	10
Total Standard Spaces:	127	137

OPEN SPACE CALCULATIONS

Green Areas:		
Landscaped Areas:	78,793.49 Sq. Ft.	37.40 %
Other Areas:		
Pedestrian Walks Area:	12,654.62 Sq. Ft.	6.01 %
Ingress & Egress Drives:	13,750.81 Sq. Ft.	6.53 %
Totals:		
Total Open Space Area:	105,198.20 Sq. Ft.	49.94 %

2nd Revision

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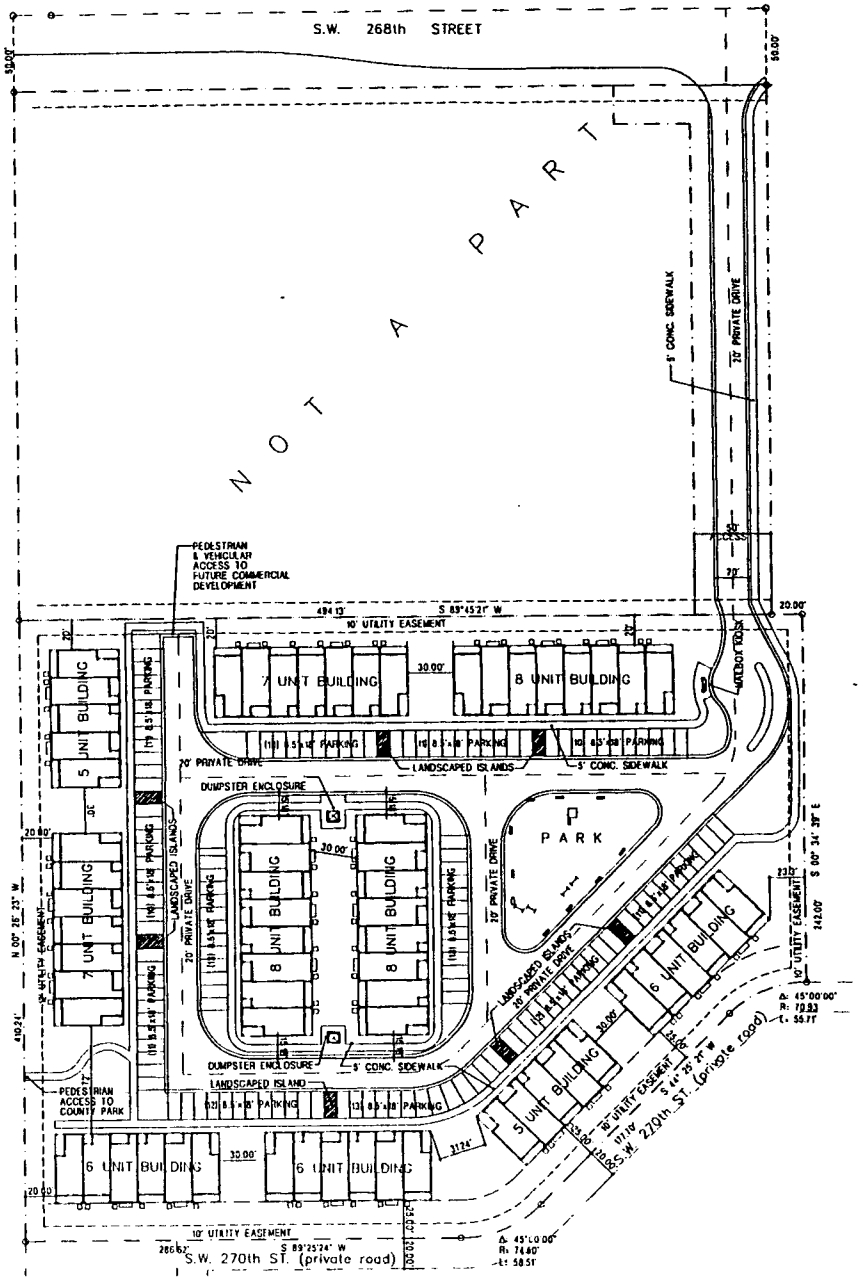
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



23

Raphaele C. Chiappetta
Architect
(305) 238-0380

oeM Drafting

Project:
Air Base Landing Residen Community
SW 268 St. & 120 Ave.
Miami, Florida

Client:
Air Base Landings Limited
P.O. Box 560182
Miami, FL 33256-0182
(305) 619-4141
(305) 232-5437

Revisions:
1 06/30/02 P. & Z.
2 04/17/02 P.D
3 06/28/02

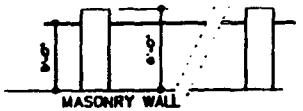
Job No.: 01
Date: January 07, 20
Checked: R.C
Drawn By: O.I.
Scale: 1" = 40'

Sheet
SP-1

Seal:

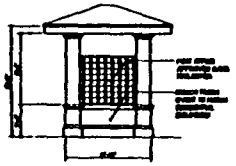
24

CHAIN-LINK & FICUS HEDGE
PROJECT ENCLOSURE OPTION
SCALE: 1/4" = 1'-0"



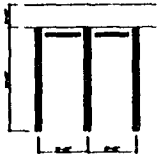
MASONRY WALL
PROJECT ENCLOSURE OPTION
SCALE: 1/4" = 1'-0"

WOOD FENCE
PARK ENCLOSURE
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

MAIL KIOSK
SCALE: 1/4" = 1'-0"



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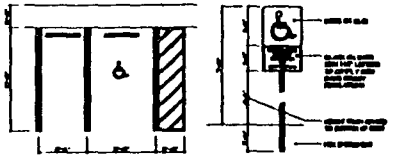
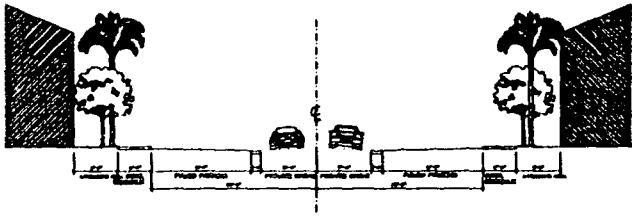


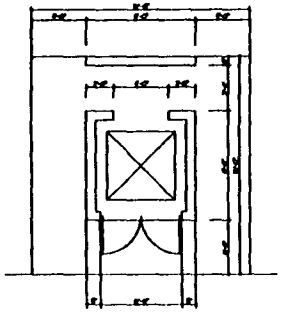
HANDICAP STALL & SIGNAGE
NOT TO SCALE



STREET SECTION C-C
SCALE: 1" = 10'

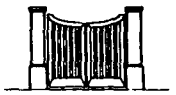
RIGHT ELEVATION

REAR ELEVATION



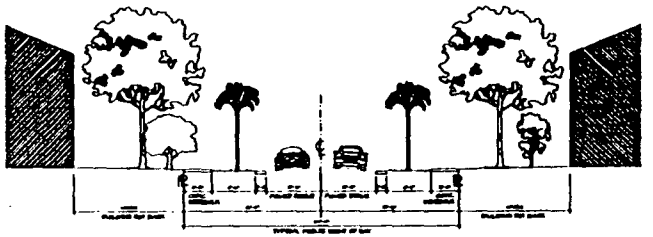
FLOOR PLAN

LEFT ELEVATION



FRONT ELEVATION

TRASH DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



STREET SECTION E-E
SCALE: 1" = 10'

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

Raphaele C. Chiappetta
Architect

OEM Drafting

Project:
Air Base Landings Residential Community

Client:
Air Base Landings Limited

Revisions:

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Date:
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Drawn By:
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SP-3

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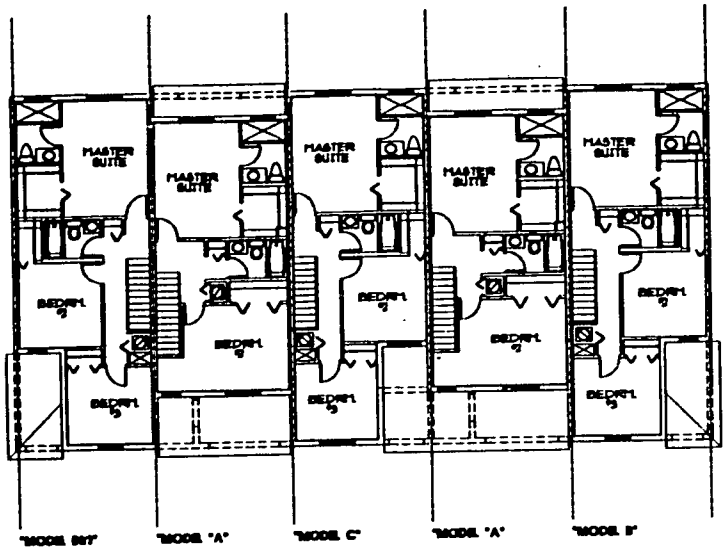
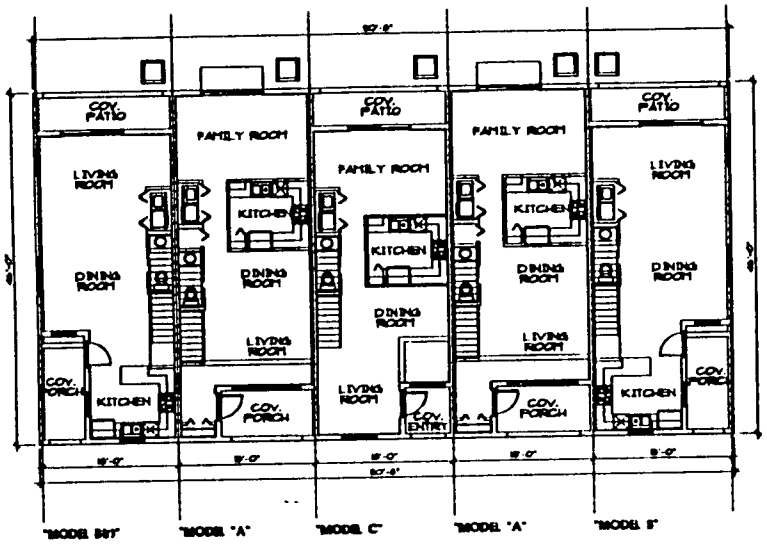


BUILDING TYPE B - SECOND FLOOR PLAN 1/8"



BUILDING TYPE B - FIRST FLOOR PLAN 1/8"

SQUARE FEET TABULATION
TOTAL A/C 6480
TOTAL COVERED AREAS 831
BUILDING TOTAL 7401

TOTAL BUILDING FOOTPRINT
TOTAL COVERAGE 4110.1

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Project:
Air Base Landings Residential Community

Client:
Air Base Landings Limited

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Job No.:
Date: January 02, 2002
Checked: R.C.C.
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Sheet
A1-01

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1/7/02

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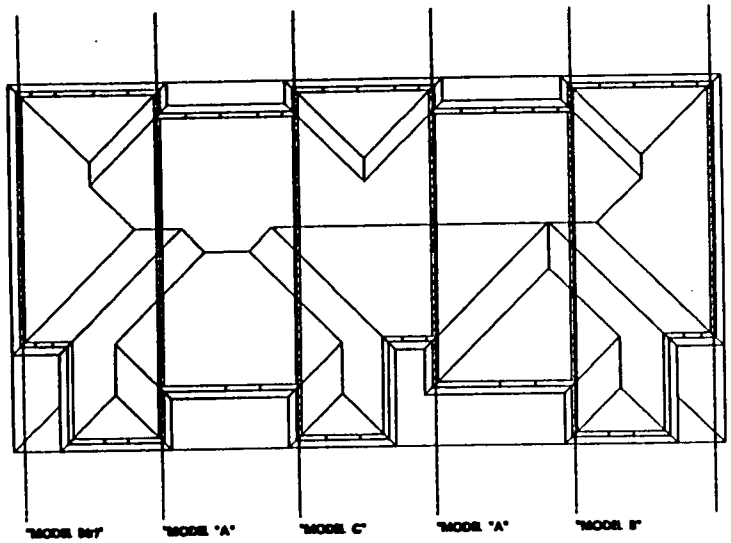
26



BUILDING TYPE 5 - ROOF PLAN 1/8"

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MIAMI-DADE PLANNING AND ZONING DEPT.
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Architect

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[illegible]

Project:
Air Base Landings Residential Community

SW 268 St. & 120 Ave.
Miami, Florida

Client:
Air Base Landings Limited

P.O. Box [illegible]
Miami, FL [illegible]
[illegible]
[illegible]

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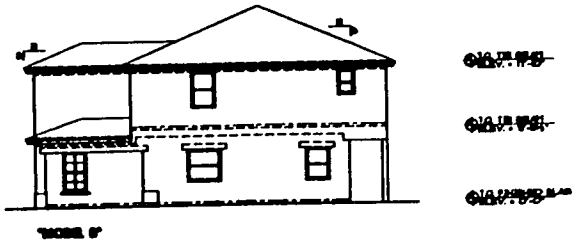
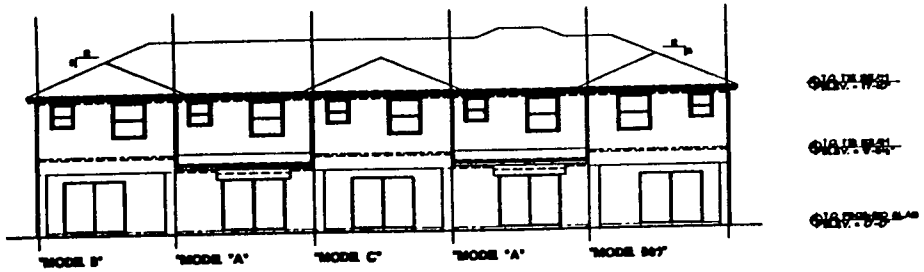
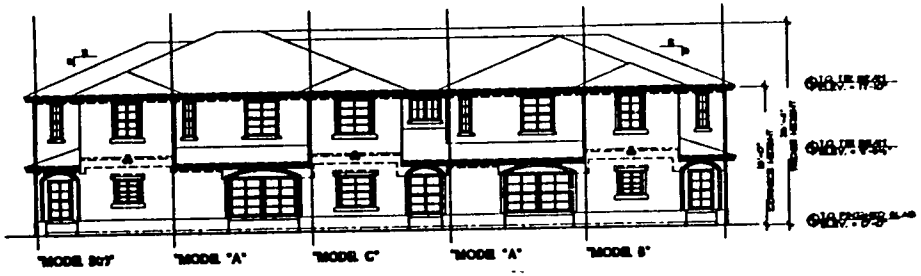


BUILDING TYPE B - TYPICAL RIGHT & LEFT ELEVATION 1/8"



BUILDING TYPE B - REAR ELEVATION 1/8"



BUILDING TYPE B - FRONT ELEVATION 1/8"

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A1-03

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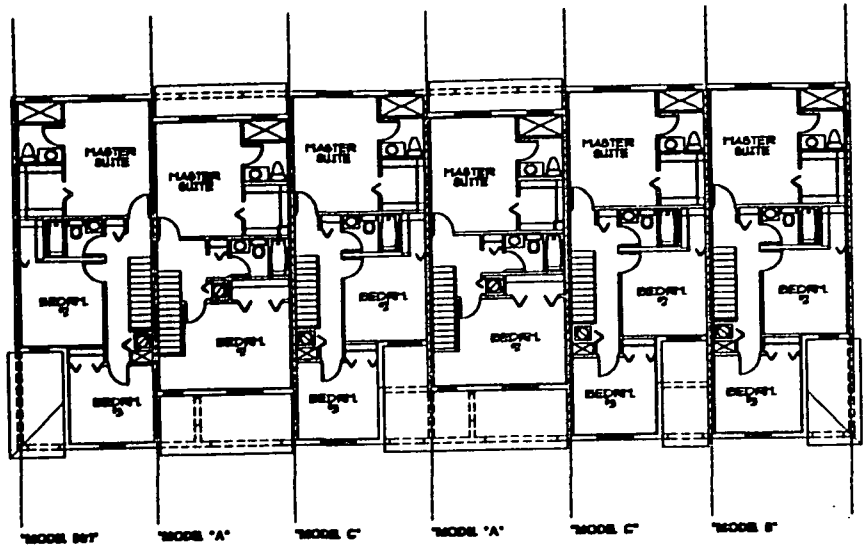
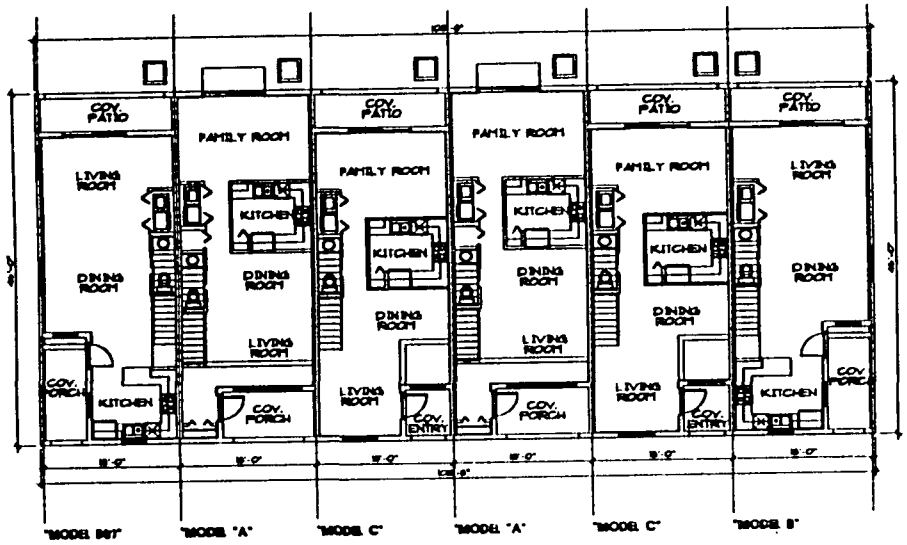
21



BUILDING TYPE 6 - SECOND FLOOR PLAN 1/8"



BUILDING TYPE 6 - FIRST FLOOR PLAN 1/8"

SQUARE FEET TABULATION

TOTAL A/C	[illegible]
TOTAL COVERED AREAS	[illegible]
BUILDING TOTAL	[illegible]

TOTAL BUILDING FOOTPRINT

TOTAL COVERAGE	[illegible]

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A1-04

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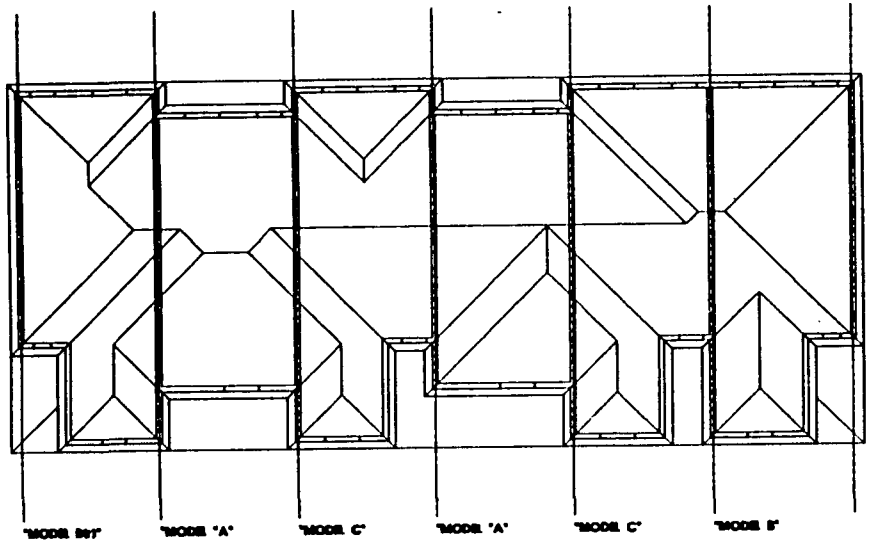
28

29



BUILDING TYPE 6 - ROOF PLAN 1/8"

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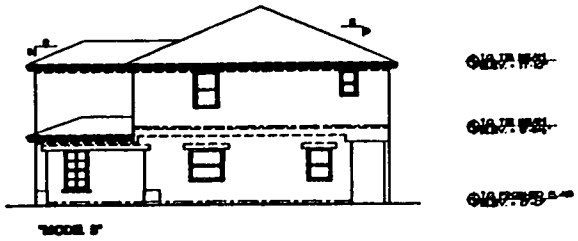
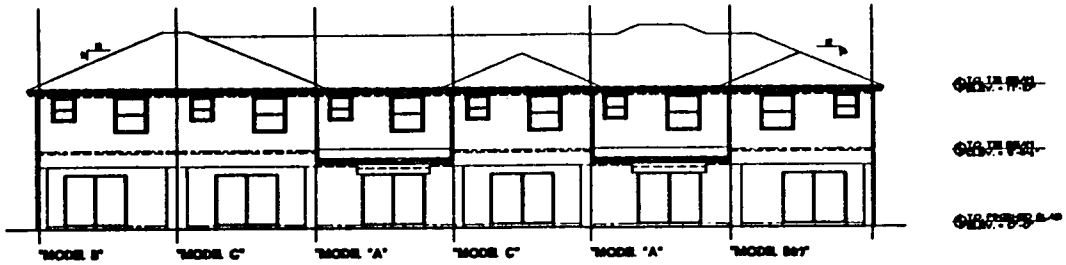
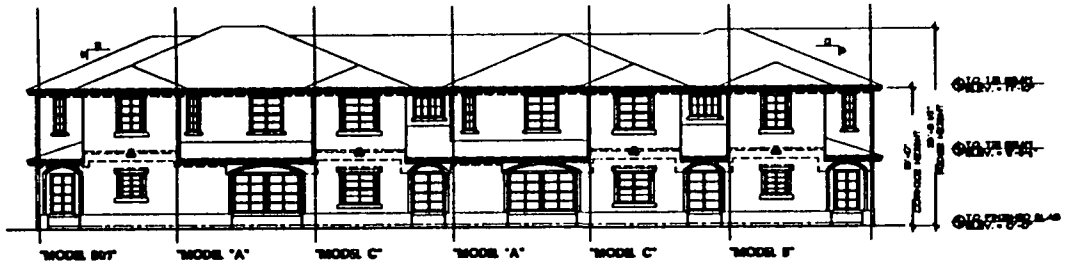


BUILDING TYPE 6 - TYPICAL RIGHT & LEFT ELEVATION 1/8"



BUILDING TYPE 6 - REAR ELEVATION 1/8"



BUILDING TYPE 6 - FRONT ELEVATION 1/8"

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Architect

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Project:
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Client:
Air Base Landings Limited

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Date: January 07, 2002
Checked: R.C.C.
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Seal:
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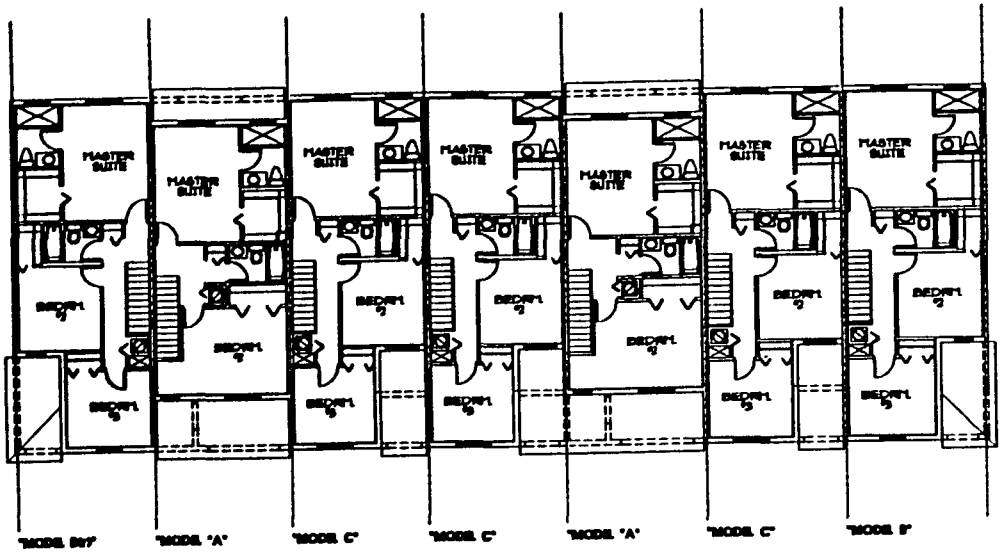
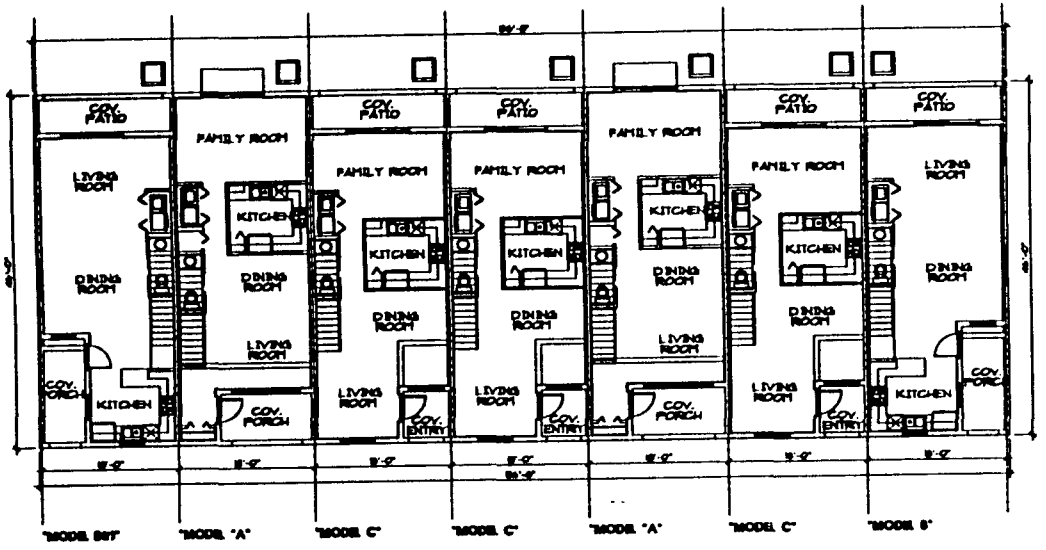
30



BUILDING TYPE 7 - SECOND FLOOR PLAN 1/8"



BUILDING TYPE 7 - FIRST FLOOR PLAN 1/8"

SQUARE FEET TABULATION		TOTAL BUILDING FOOTPRINT	
TOTAL A/C	[illegible]	TOTAL COVERAGE	[illegible]
TOTAL COVERED AREAS	[illegible]		
BUILDING TOTAL	[illegible]		

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MIAMI-DADE PLANNING AND ZONING DEPT.
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Project:
Air Base Landings Residential Community

Client:
Air Base Landings Limited

Revisions:

Job No.:
Date: January 02, 2002
Checked: R.C.C.
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Scale: 1/8" = 1'-0"

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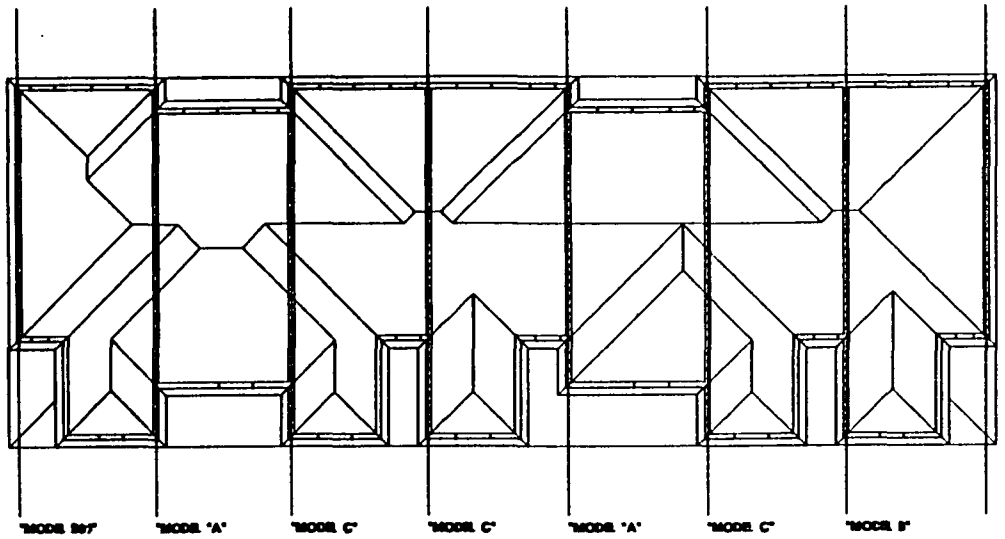
A1-07

Seal:
1/7/02

31



BUILDING TYPE 7 - ROOF PLAN 1/8"

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MIAMI-DADE PLANNING AND ZONING DEPT.
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Project:
Air Base Landings Residential Community

Client:
Air Base Landings Limited

Revisions:

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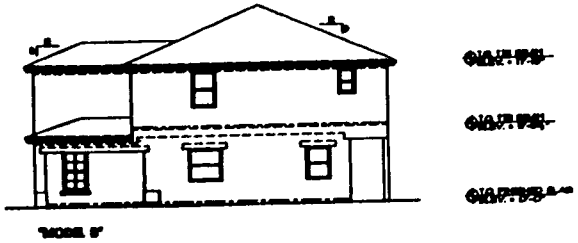
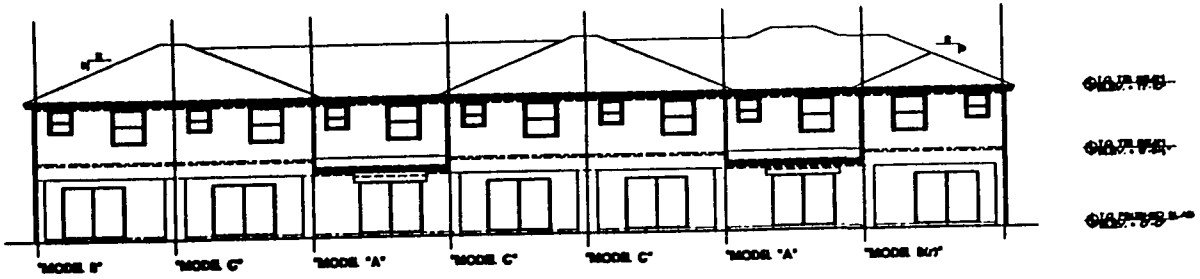
A1-08

Seal:
1/7/02

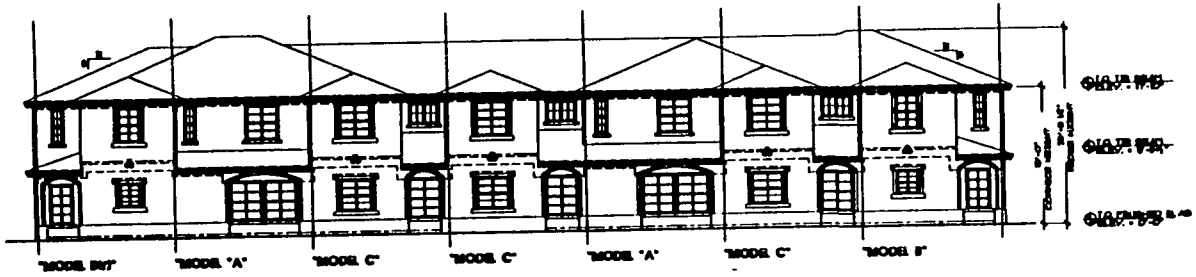
32



BUILDING TYPE 7 - TYPICAL RIGHT & LEFT ELEVATION 1/8"



BUILDING TYPE 7 - REAR ELEVATION 1/8"



BUILDING TYPE 7 - FRONT ELEVATION 1/8"

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MIAMI-DADE PLANNING AND ZONING DEPT.
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Project:
Air Base Landings Residential Community

Client:
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Revisions:

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A1-09

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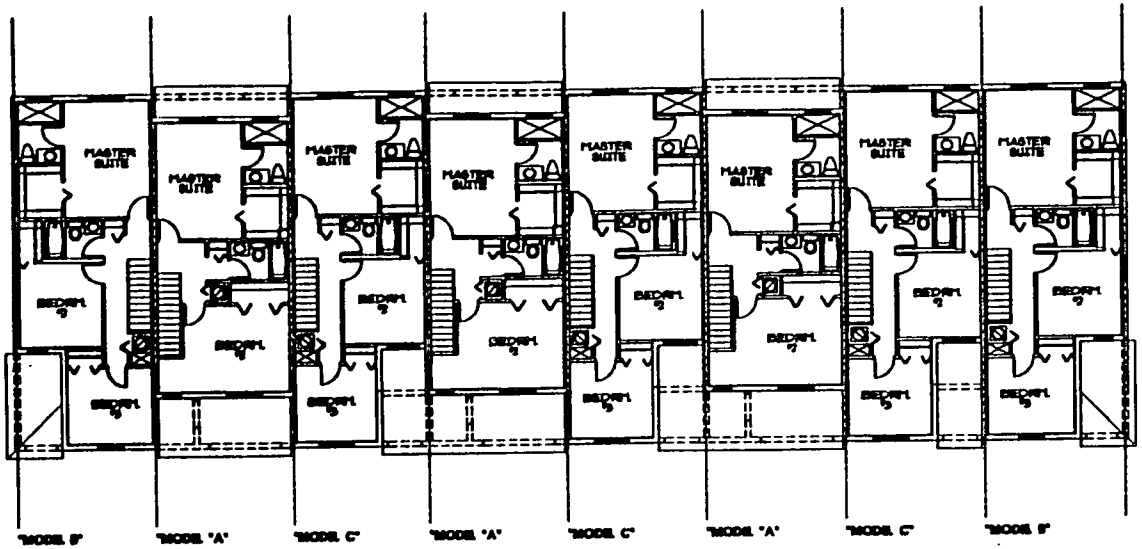
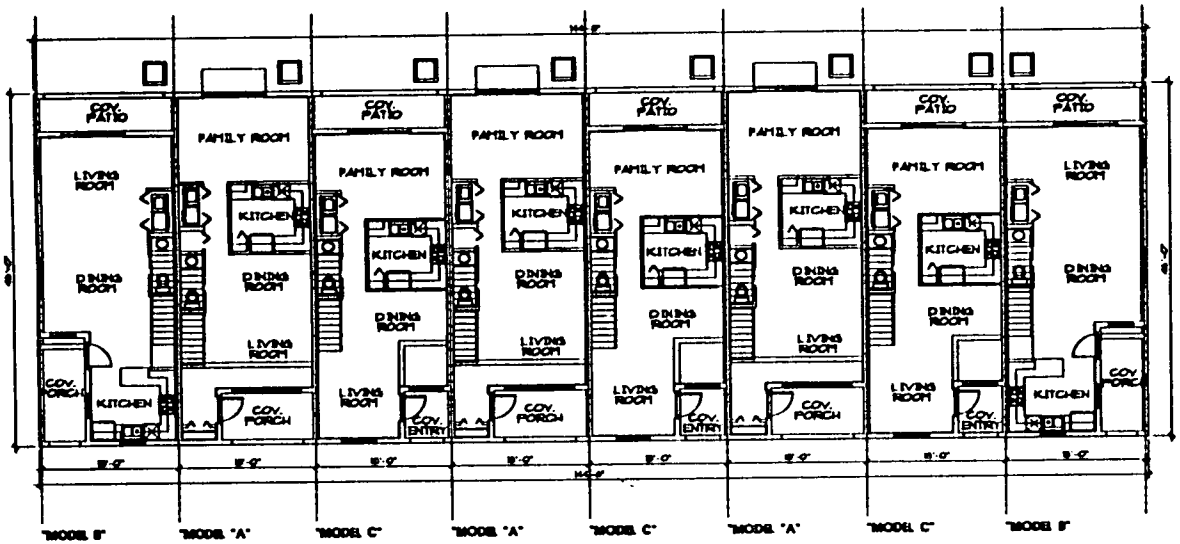
1/7/02

33



BUILDING TYPE 8 - SECOND FLOOR PLAN 1/8"



BUILDING TYPE 8 - FIRST FLOOR PLAN 1/8"

SQUARE FEET TABULATION
TOTAL A/C
TOTAL COVERED AREAS
BUILDING TOTAL

TOTAL BUILDING FOOTPRINT
TOTAL COVERAGE

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Client:
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Drawn By:
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A1-10

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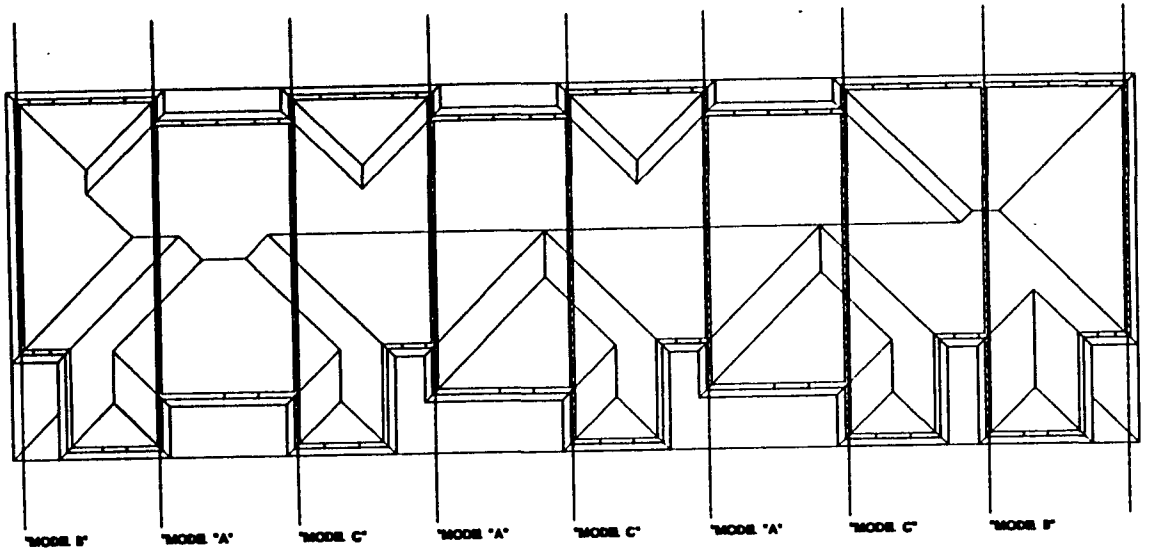
34



BUILDING TYPE B - ROOF PLAN 1/8"

Raphaele C. Chiappetta

Architect

[illegible]

oeM Drafting

[illegible]

Project:

Air Base Landings Residential Community

[illegible] Ave.
Miami, Florida

Client:

Air Base Landings Limited

P.O. Box [illegible]
Miami, FL [illegible]
(305) [illegible]
(305) [illegible]

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Job No.:	[illegible]
Date:	January [illegible], 2002
Checked:	R.C.C.
Drawn By:	[illegible]
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MIAMI-DADE PLANNING AND ZONING DEPT.
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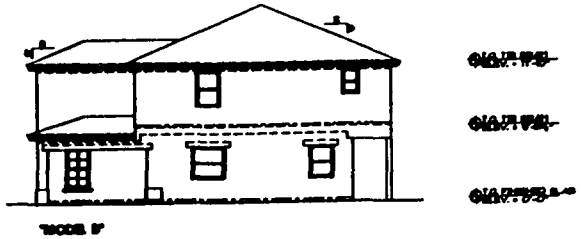
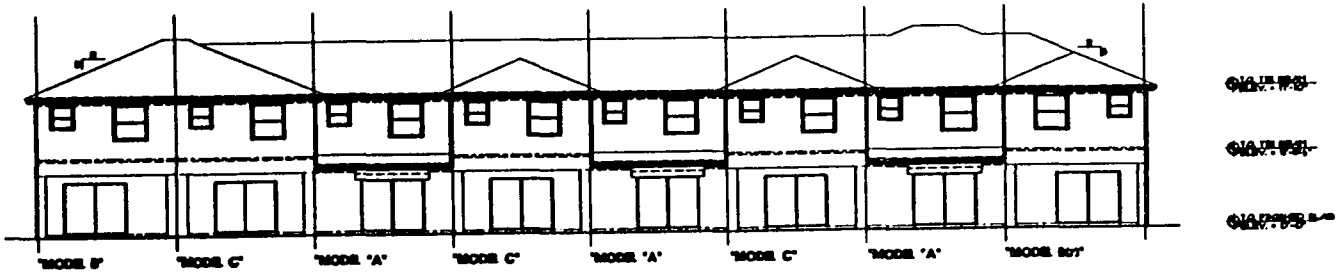
35



BUILDING TYPE B - TYPICAL RIGHT & LEFT ELEVATION 1/8"



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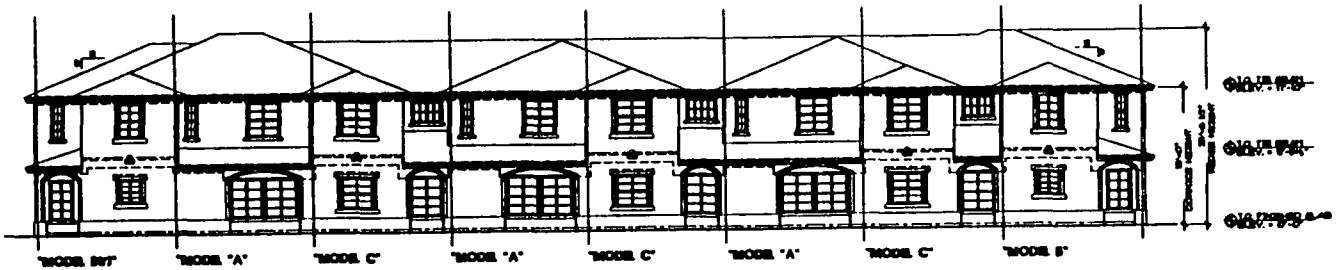

BUILDING TYPE B - FRONT ELEVATION 1/8"

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020030
JAN 07 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

Raphaele C. Chiappetta

Architect

Drafting

Project:
Air Base Landings Residential Community

Client:
Air Base Landings Limited

Job No.:
Date: January 02, 2002
Checked: R.C.C.
Drawn By:
Scale: 1/8" = 1'-0"

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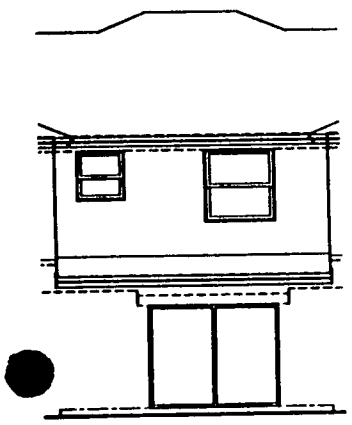
A1-12

Set:
1/7/02

36



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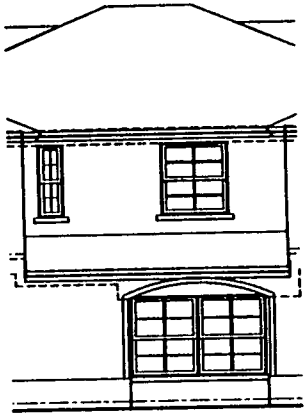

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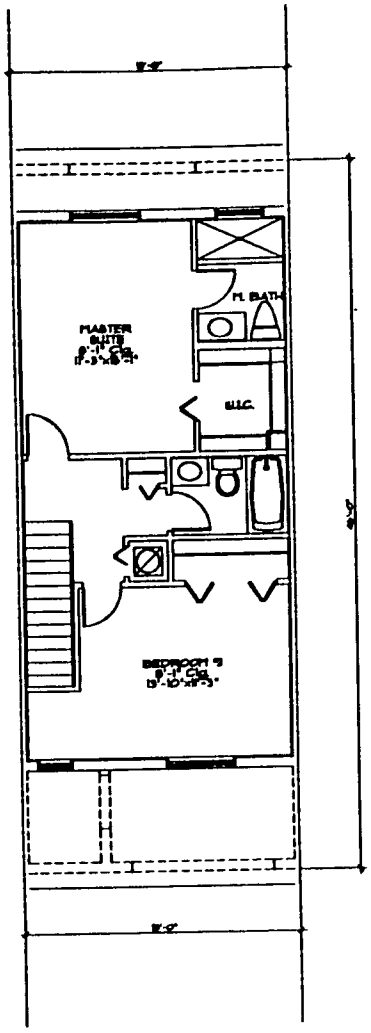
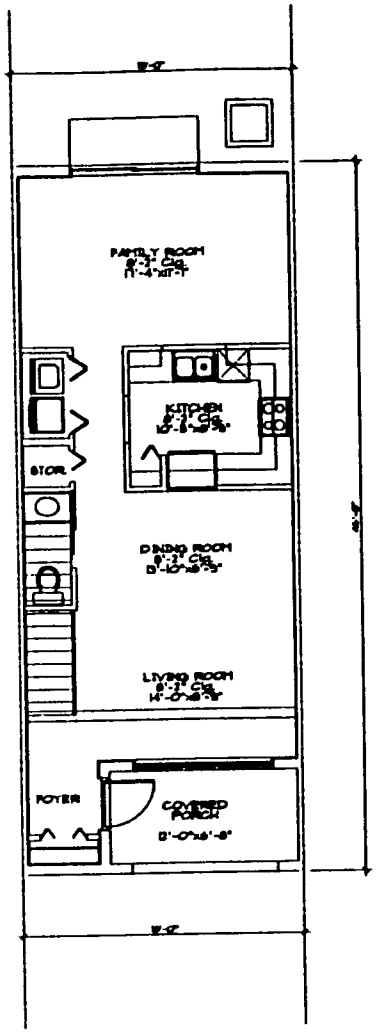


SECOND FLOOR PLAN 1/4"



FIRST FLOOR PLAN 1/4"

"MODEL A"

SQUARE FEET TABULATION

1st FLOOR A/C	746
2nd FLOOR A/C	621
TOTAL A/C	1367
COVERED PORCH	[illegible]
GROUND TOTAL	[illegible]

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202030
JAN 07 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Raphaele C. Chiappetta
Architect

oeM Drafting

Project:
Air Base Landings Residential Community

SW 268 St. & 110 Ave.
Miami, Florida

Client:
Air Base Landings Limited

P.O. Box [illegible]
Miami, FL [illegible]
(305) [illegible]
(305) [illegible]

Revisions:

Job No.:	[illegible]
Date:	January 08, 2002
Checked:	R.C.C.
Drawn By:	[illegible]
Scale:	1/4" = 1'-0"

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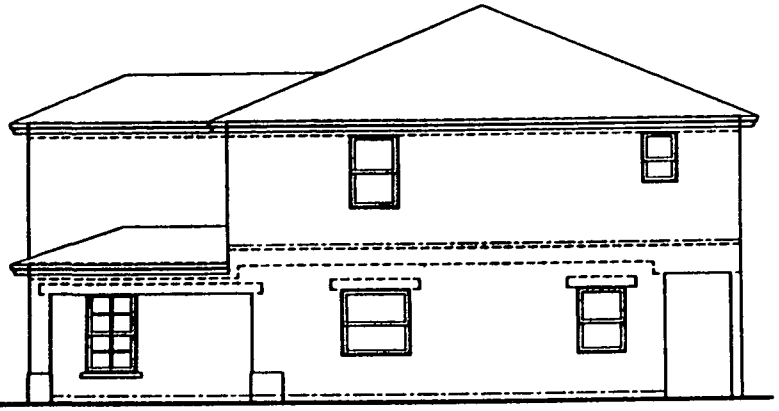
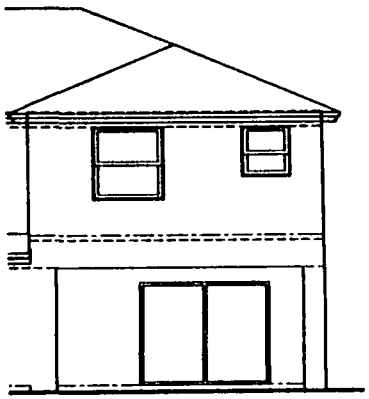
A2-01

Seal:
1/7/02

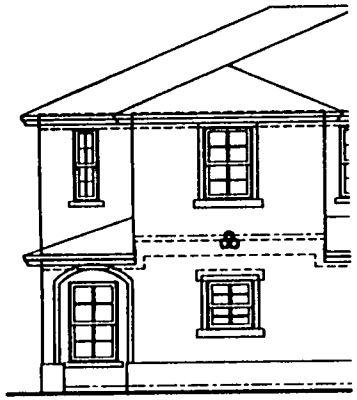
38



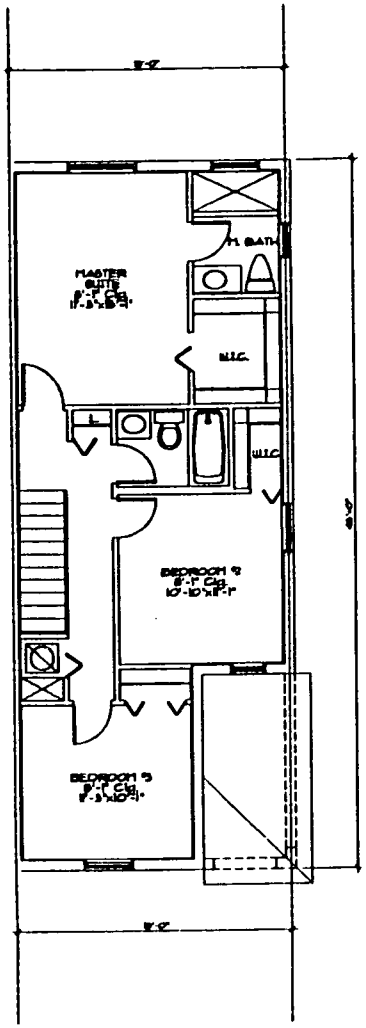
SIDE ELEVATION 1/4"



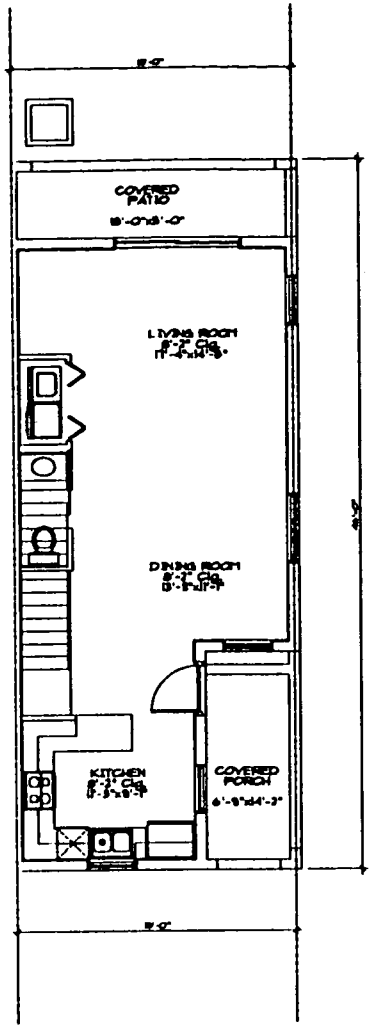
REAR ELEVATION 1/4"



FRONT ELEVATION 1/4"



SECOND FLOOR PLAN 1/4"



FIRST FLOOR PLAN 1/4"

"MODEL B"

SQUARE FEET TABULATION

1st FLOOR A/C	668
2nd FLOOR A/C	737
TOTAL A/C	1402
COVERED PORCH	86
COVERED PATIO	92
GRAND TOTAL	1580

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202030
JAN 07 2002

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

Raphaiele C. Chiappetta

Architect

oeM Drafting

Project:
Air Base Landings Residential Community

Client:
Air Base Landings Limited

Revisions:

Job No.:
Date: January 01, 2002
Checked: B.C.C.
Drawn By: O.A.A.
Scale: 1/4" = 1'-0"

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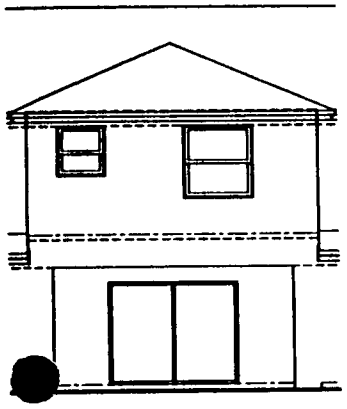
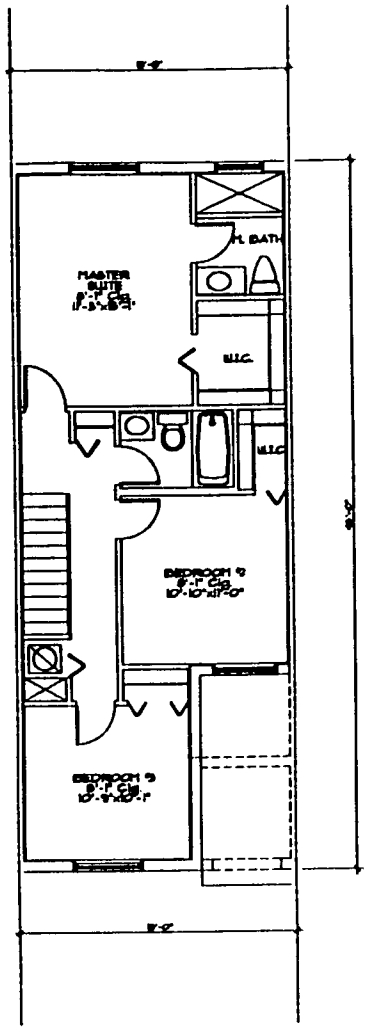
Seal:
1/7/02



REAR ELEVATION 1/4"

FRONT ELEVATION 1/4"



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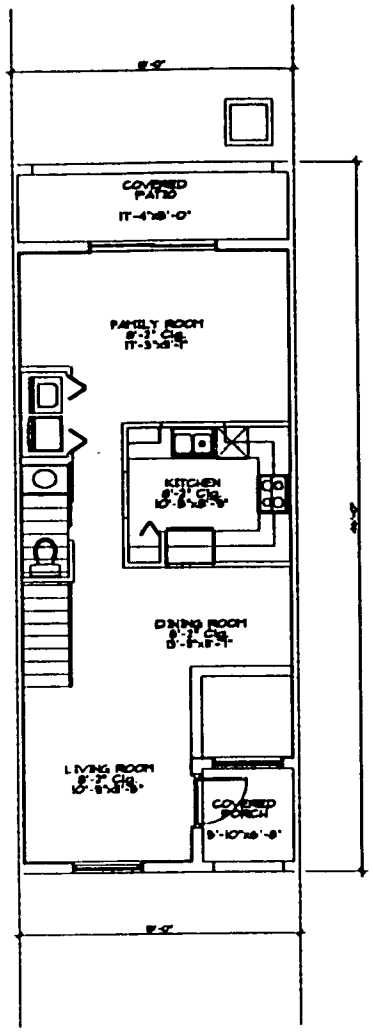

FIRST FLOOR PLAN 1/4"

"MODEL C"

SQUARE FEET TABULATION

1st FLOOR A/C	697
2nd FLOOR A/C	715
TOTAL A/C	1412
COVERED PORCH	41
COVERED PATIO	90
GRAND TOTAL	1543

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2021030
JAN 07 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Raphaele C. Chiappetta
Architect

39

CEM Drafting

Project:
Air Base Landings Residential Community

Client:
Air Base Landings Limited

Revisions:

Job No.:	[illegible]
Date:	January 03, 2002
Checked:	R.C.C.
Drawn By:	C.M.
Scale:	1/4" = 1'-0"

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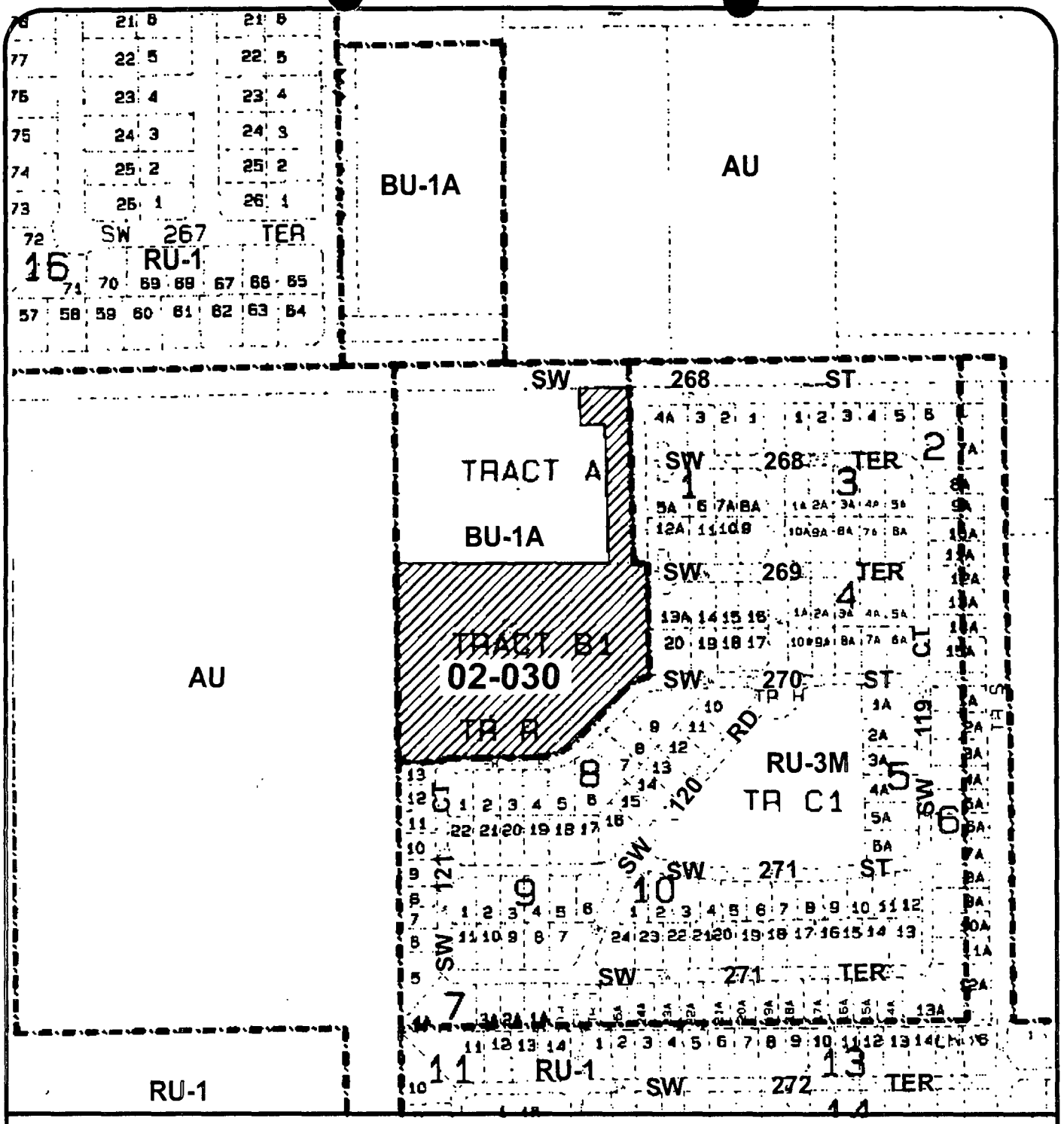
A2-03

Seal:
1/7/02



MIAMI-DADE COUNTY

HEARING MAP

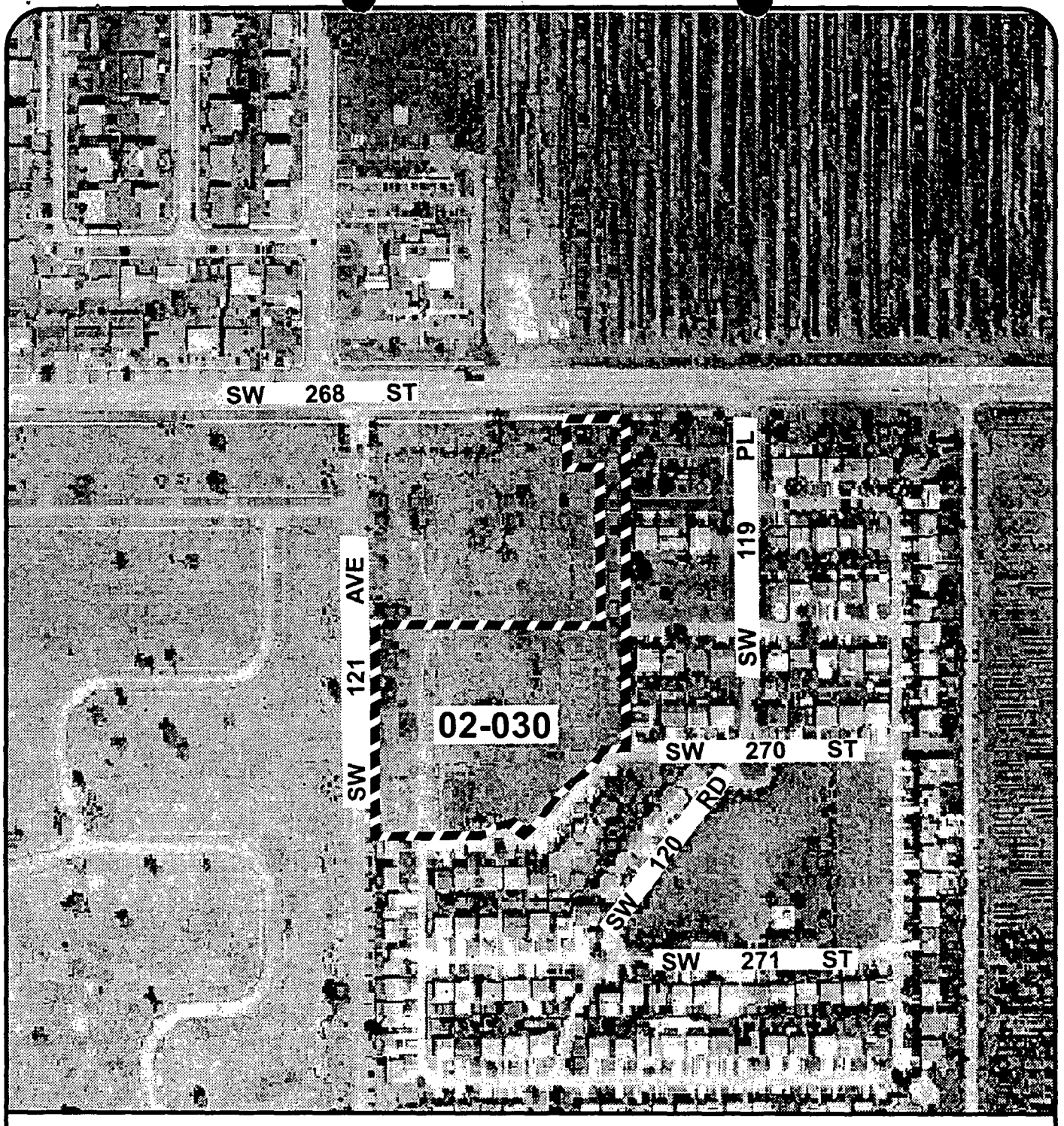
S C A L E 0 200' N

SUBJECT PROPERTY

Section: 36 Township: 56 Range: 39
Process Number: 02000030
Applicant: AIR BASE LANDING LIMITED
District Number: 09
Zoning Board: C15
Drafter ID: AMERICO
Scale: 1:200'

MIAMI-DADE 40

G: ZONING DRAFTING 02-030. 01/02



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 36 Township: 56 Range: 39
Process Number: 02000030
Applicant: AIR BASE LANDING LIMITED
District Number: 09
Zoning Board: C15
Drafter ID: AMERICO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING. 02-030. 01/02

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 15

HEARING DATE: July 30, 2002

Item No. : A Hearing No. 02-30: Resolution No. CZAB15-__-02 S/T/R 36-56-39
Denied

A-1	Southpoint Cove packet	In file X	Detached__
A-2		In file__	Detached__
A-3		In file__	Detached__
A-4		In file__	Detached__
A-5		In file__	Detached__
A-6		In file__	Detached__
A-7		In file__	Detached__
A-8		In file__	Detached__
A-9		In file__	Detached__
A-10		In file__	Detached__
A-11		In file__	Detached__
A-12		In file__	Detached__
A13		In file__	Detached__
A-14		In file__	Detached__
A-15		In file__	Detached__
A-16		In file__	Detached__
A-17		In file__	Detached__
A-18		In file__	Detached__

OFF. REC. BK.

20836PG2029

PH 02-30

This instrument was prepared by:
Name: Simon Ferro
Address: Greenberg Traurig
1221 Brickell Avenue
Miami, FL 33131

02R745150 2002 DEC 02 14:35

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner/Developer holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of Public Hearing No. 02-30 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

(1) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by
RAPHAELE C. CHIAPPETTA

entitled, **AIR BASE LANDINGS RESIDENTIAL COMMUNITY,**
dated 1—07-02 (AI-1 through AI-12 AND AZ-1 through AZ-3) and 06-28-02 (SP-1, SP-2 and SP-3) said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.

(2) All units shall be sold in fee simple to third party owners. Neither Developer nor a successor Developer shall rent or lease any unit as either lessor or lessee.

(3) The Declaration of Condominium shall: (a) prohibit any rental of a unit within the first 12 months of the purchase of such unit; (b) prohibit any rental for a term less than 12 months; (c) require that all sales, rentals or leases be previously approved by the Condominium Association. The aforementioned prohibitions and stipulations shall run with the land independently and in addition to their inclusion within the Declaration of Condominium.

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of

the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made

20836PG2031

Exhibit 'A'

SUBJECT PROPERTY: The SW 1/4 of the N 1/4 of 36-56S-39E, more particularly described as follows: The East 50' of Tract A CUTLER LANDINGS, PB 131, Pg. 39, along with the West 50' of the East 100' of the N 75' of Tract A, CUTLER LANDINGS, PB 131, Pg. 39, and Tracts "B-1" and "R" in CUTLER LANDINGS REPLAT, Plat Book 135, Page 58.

and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect.

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost to the Owner following the adoption by the Miami-Dade County Board of County Commissioners or Community Zoning Appeals Board of a resolution approving the application.

[Execution Pages Follow]

20836PG2033

ACKNOWLEDGMENT
CORPORATION

Signed, witnessed, executed and acknowledged on this 1st day of JULY, 2002.

IN WITNESS WHEREOF, AIR BASE LANDINGS LIMITED (Corporate name) has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature

SAMIRA DIAZ
Print Name

Signature

HERCTOR HERNANDEZ
Print Name

AIR BASE LANDINGS LIMITED
Name of Corporation
Address: 91 HOMESTEAD COMMERCIAL DEVELOPMENT, INC
P.O. BOX 560182
MIAMI, FLORIDA 33156-0182

By 06/02
(President, Vice-President or CEO*)

Print Name: OCTAVIO E. MENDIZABAL

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by OCTAVIO E. MENDIZABAL (Name) the VICE PRESIDENT (Title) of HOMESTEAD COMMERCIAL DEVELOPMENT, INC. of AIR BASE LANDINGS LIMITED (Name) general partner of corporation, on behalf of the corporation. He/She is personally known to me or has produced _____, as identification.

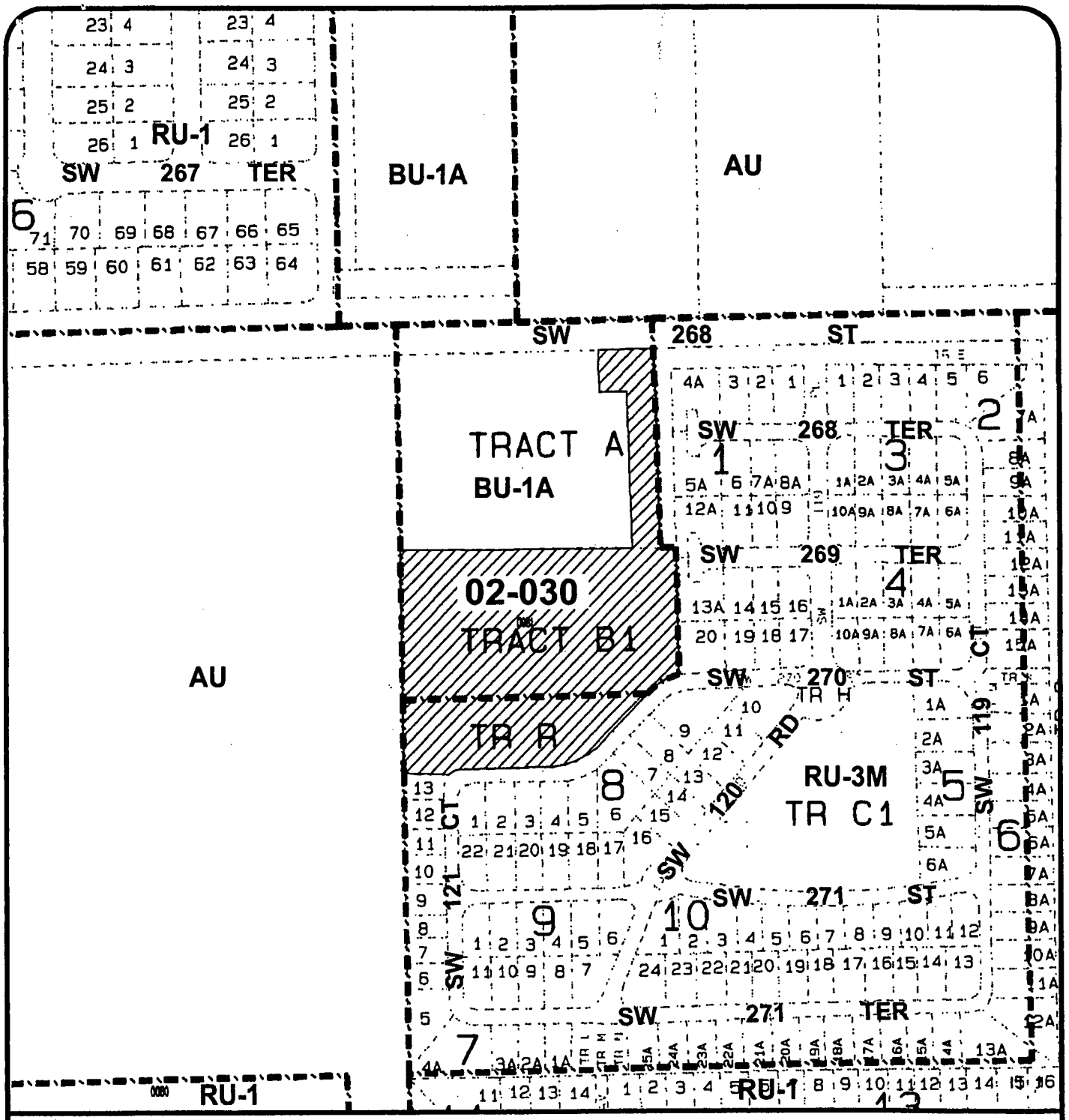
Witness my signature and official seal this 1 day of July, 2002 in the County and State aforesaid.

Notary Public-State of
Jorge Gaviria
Print Name

OFFICIAL NOTARY SEAL
JORGE GAVIRIA
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC768484

My Commission Expires:

[fr/forms/Accorp (6/25/02)]



MIAMI-DADE COUNTY
HEARING MAP

S C A L E 0 200' N

SUBJECT PROPERTY

Section: 36 Township: 56 Range: 39
Process Number: 02000030
Applicant: AIR BASE LANDING LIMITED
District Number: 09
Zoning Board: C15
Drafter ID: AMERICO
Scale: 1:200'

RECORDED IN OFFICIAL RECORDS BOOK OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

MIAMI-DADE

G: ZONING DRAFTING. 02-030. 01/02
REVISED 10/24/02