

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 14

OCTOBER 17, 2005

RESOLUTION #: CZAB14-38-05

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
1	04-255	IRWIN POTASH, ET AL	20/21-55-40

EX. #	EXHIBIT DESCRIPTION	IN FILE
✓ 1-1	SPIRAL BOUND NOTEBOOK ENTITLED "PALMS OF CORAL REEF"	YES
✓ 1-2	4 PP: NEIGHBOHOOD PLAN, PHOTOS, AERIAL PHOTO, CDMP MAP	YES
✓ 1-3	PHOTOCOPY OF PETITION (162 SIGNATURES) AGAINST APPLICATION	YES
1-4		
1-5		
1-6		
1-7	<i>Exhibits Complete</i>	
1-8		
1-9		
1-10		
1-11		
1-12		
1-13		
1-14		
1-15		
1-16		
1-17		
1-18		



**COMMUNITY ZONING APPEALS BOARD 14**  
**SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)**  
**10710 SW 211 Street, Miami**  
**Monday, October 17, 2005 at 6:00 p.m.**

**PREVIOUSLY DEFERRED**

A.	05-7-CZ14-2	JUDY F. STUBBS	<i>NO Exhibit</i>	04-371	31-55-40	N
B.	05-7-CZ14-7	EMILIO GARCELL	<i>NO Exhibits</i>	05-37	15-55-38	
C.	05-9-CZ14-4	JAMES CLONINGER & DEBORAH HILSON	<i>NOT FOUND</i>	05-25	14-57-38	
D.	05-9-CZ14-6	ESMERALDA LONDONO WHITTLE	<i>NO Exhibits</i>	05-63	26-55-38	

**CURRENT**

1.	05-10-CZ14-1	IRWIN POTASH, ET AL	<i>Exhibits Complete</i>	04-255	20/21-55-40	N
2.	05-10-CZ14-2	WILBUR B. BELL TR.	<i>NO Exhibits</i>	04-334	05-56-40	N
3.	05-10-CZ14-3	TRUE DELIVERANCE CHURCH OF CHRIST, INC.	<i>NO Exhibits</i>	04-455	31-55-40	N
4.	05-10-CZ14-4	PARKS BANKS & JESSE AND PAUL WHITE	<i>NOT FOUND</i>	05-74	14-57-38	N
5.	05-10-CZ14-5	GARY & ANGELA HOLBROOK	<i>NO Exhibits</i>	05-131	02-56-39	N
6.	05-10-CZ14-6	JJC INVESTMENTS, INC.	<i>NOT FOUND</i>	05-148	11-56-38	N
7.	05-10-CZ14-7	JACINTO ABDALA	<i>NOT FOUND</i>	05-154	32-55-40	N

RECEIVED BY CLERK  
Item # 04-255  
CZAB # 14 Exhibit # 1-1  
OCT 17 2005  
CLERK OF THE BOARD

## Palms of Coral Reef

### INDEX

1. Recommendation of Miami-Dade County DIC
2. Elevations and Site Plan
3. Site Plan
4. Planned Area Development Agreement
5. Miami-Dade County Comprehensive Development Master Plan  
Density Legend
6. Urban Development Boundary PowerPoint Presentation
7. Perrine-Cutler Ridge Council & Chamber South Support Letters
8. Transportation Analysis



This instrument was prepared by:

Name: Jeffrey M. Flanagan, Esq.

Address: Carlos Williard & Flanagan, P.A.  
999 Ponce de Leon Blvd., Ste. 1000  
Coral Gables, FL 33134

(Space reserved for Clerk)

---

**PLANNED AREA DEVELOPMENT AGREEMENT**

*WHEREAS*, the undersigned Owners, **Irwin M. Potash, Linda S. Potash, Harry R. Nateman, Joan Nateman, Lorraine Leitman, Hal Leitman, Lorn Leitman, Robert J. Shelley IV, Douglas F. Landsea, and Shay of Miami, Inc.** (the "Owners") 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

*WHEREAS*, the Owner filed Application No. 04-255 (the "Application") with Miami-Dade County, for the approval of a Planned Area Development ("PAD") district, pursuant to Article XXXIIB of the Code of Miami-Dade County (the "Code"); and

*WHEREAS*, Section 33-284.26 of the Code requires the Owner to submit to the Department of Planning and Zoning a recordable agreement guaranteeing the development of the Property in accordance with promises made in the written and graphic documents, as approved by the Community Zoning Appeals Board.

*IN ORDER TO ASSURE* the County that the representations made by the owner during consideration of the Application will be abided by the Owner freely, voluntarily and without duress makes the following declaration of restrictions covering and running with the Property:

- (1) **Site Plan.** That said Property shall be developed substantially in accordance with the plans previously submitted, entitled "Palms of Coral Reef Residential Community," as prepared by Sotolongo Architects dated stamped received July 15, 2005, and consisting of 20 sheets, including the cover sheet (the "Plans"), as may be modified at the public hearing on the Application. 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) **Residential Density Restriction.** The maximum number of dwelling units on the Property shall be 17 single-family detached units and 87 condominium townhouse units at a density of 7.56 units per gross acre.

(3) **Development Schedule.** Development of the Property is projected to commence no later than four months after the final approval of the Plat. Completion of the project is estimated to be no less than two and one-half years from the date of commencement.

(4) **Additional Quantitative Data.**

- A. **Total Number of Bedrooms.** The total number of bedrooms on the Property shall not exceed 458.
- B. **Total Building Coverage.** The total area of building for the Property shall not exceed 123,275 ± square feet, or 20.57% of the Property.
- C. **Open Space.** The area of common open space for the Property shall be in accordance with Section 33-284.27(l) of the Code, as may be amended from time to time.
- D. **Residential Density.** The maximum density on the Property shall be 7.56 units per gross acre.
- E. **Open Space.** The total open space on the Property shall be 5.64 ± acres.
- F. **Private Roads.** The roadways within the proposed PAD, except for theoretical southwest 97 Avenue, shall be private. The total area of pavement including all roadways, parking and driveways, shall be 5.28 acres.
- G. **Population Projection.** The estimated population projection resulting from the development of the Property is \_\_\_people.

(5) **Types of Dwelling Units.** The Owner agrees that the Property shall be developed with fee-simple single family detached units and with two and three story condominium townhouses with a number of models and sizes<sup>1</sup> as follows:

**Fee-Simple Single-Family Detached**

Unit A – approx. 3,159 s.f.

Unit B – approx. 3,385 s.f.

**Two-Story Condominium Townhouse**

Unit A – approx. 1,542 s.f.

**Three –Story Condominium Townhouse**

Unit B (interior) – approx. 2,088 s.f.

Unit B (exterior) – approx. 2,113 s.f.

(6) **Accessory Uses.** The Owner agrees that the common accessory uses on the Property shall be limited to a pool and pool building/cabana and a playground. Nothing herein shall prohibit additional accessory uses or structures within the fee-simple parcels or prohibit accessory structures for the condominium townhouses pursuant to approval of regulating association.

---

<sup>1</sup> The unit sizes reflect the amount of space under air conditioning.

- (7) **Ownership and Maintenance of Common Areas.** One or more of a Condominium Association, Homeowners Association and/or a Special Taxing District, if approved, shall be established in accordance with applicable regulations to assure that all common areas and facilities for the use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayers of Miami-Dade County. The condominium association and/or the homeowner's association and/or the approved special taxing district shall also own and maintain all of the green space, recreational facilities and walkways outside of the public right-of-way. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of recording of the subdivision plat.
- (8) **Pedestrian and Vehicular Access.** Owner agrees to provide permanent and safe access for pedestrian and vehicular traffic within the Property at all times. Access shall also be provided at all times to fire, police, health, sanitation, and other public service personnel and vehicles. Furthermore, all streets or accessways within the Property shall be installed by the Owner, including, but not limited to, sidewalks, drainage facilities, water, sewers, and fire hydrants, subject to the approval of the appropriate departments of Miami-Dade County.
- (9) **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.
- (10) **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 benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.
- (11) **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.
- (12) **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

## Declaration of Restrictions

Page 4

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.

- (13) **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.
- (14) **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.
- (15) **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.
- (16) **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.
- (17) **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion
- (18) **Recording.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

(Public Hearing)

**Declaration of Restrictions**

**Page 5**

- (19) **Acceptance of Declaration.** Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.
- (20) **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Irwin M. Potash

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by Mr. Irwin M. Potash. He is personally known to me and acknowledged that he executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires:

Florida

\_\_\_\_\_  
Notary Public, State of

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Linda S. Potash

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by Mrs. Linda S. Potash. She is personally known to me and acknowledged that she executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires:

\_\_\_\_\_  
Notary Public, State of Florida

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Harry R. Nateman

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by Mr. Harry M. Nateman. He is personally known to me and acknowledged that he executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires:

\_\_\_\_\_  
Notary Public, State of Florida

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Joan Nateman

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by Mrs. Joan Nateman. She is personally known to me and acknowledged that she executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires:

Florida

\_\_\_\_\_  
Notary Public, State of

(Public Hearing)

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Lorraine Leitman

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by Ms. Lorraine Leitman. She is personally known to me and acknowledged that she executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires:

\_\_\_\_\_  
Notary Public, State of Florida

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

SHAY OF MIAMI, INC

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by \_\_\_\_\_, on behalf of said corporation. She/He is personally known to me and acknowledged that she/he executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires:

\_\_\_\_\_  
Notary Public, State of Florida

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Robert J. Shelley IV

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by Mr. Robert J. Shelley IV. He is personally known to me and acknowledged that he executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires:

\_\_\_\_\_  
Notary Public, State of Florida

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Douglas F. Landsea

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by Mr. Douglas F. Landsea. He is personally known to me and acknowledged that he executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires:

\_\_\_\_\_  
Notary Public, State of Florida

**EXHIBIT "A"**



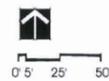


PALMS OF CORAL REEF  
RESIDENTIAL COMMUNITY  
MIAMI-DADE COUNTY, FLORIDA  
LANDSEA DEVELOPMENT



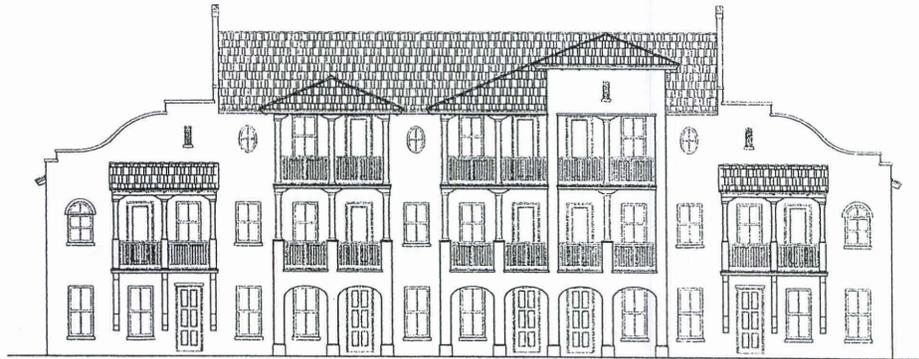
PALMS OF CORAL REEF  
RESIDENTIAL COMMUNITY  
MIAMI-DADE COUNTY, FLORIDA  
LANDSEA DEVELOPMENT





PALMS OF CORAL REEF  
LANDSEA DEVELOPMENT





# PALMS OF CORAL REEF RESIDENTIAL COMMUNITY

S.W. 97th AVENUE & 152nd STREET  
MIAMI-DADE COUNTY, FLORIDA.



PLANNING AND ARCHITECTURE

SOTOLONGO ARCHITECTS  
10630 N.W. 27th STREET  
MIAMI, FLORIDA 33172.  
305-593-9798

OWNER

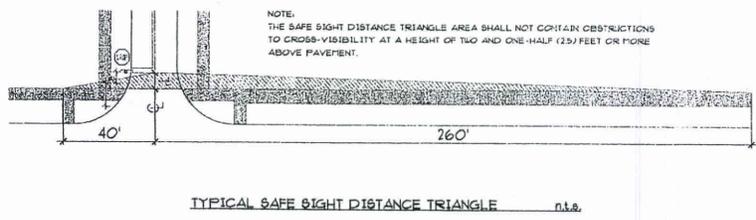
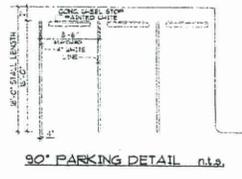
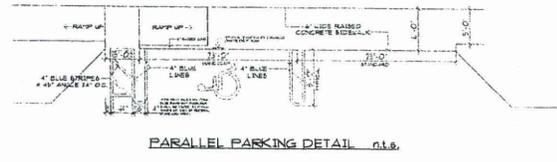
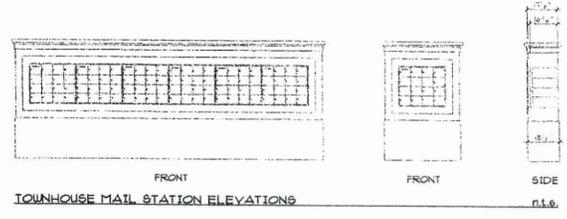
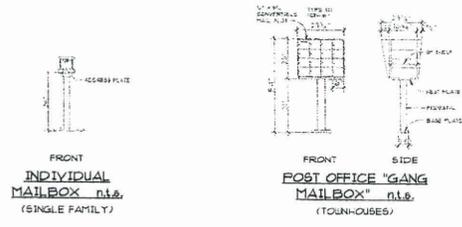
LANDSEA DEVELOPMENTS  
9155 SOUTH DADELAND BOULEVARD, SUITE 1810  
MIAMI, FLORIDA 33156  
305-670-3837



LANDSCAPE ARCHITECT

WITKIN DESIGN GROUP  
16853 N.E. 2nd AVENUE, SUITE 305  
NORTH MIAMI BEACH, FLORIDA 33162.  
305-650-8669





REVISIONS	BY
01	CEG/CE
02	MP

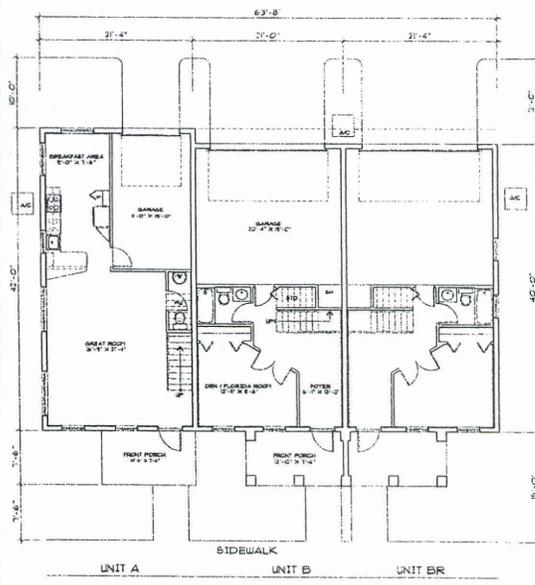
**SOTOLONGO ARCHITECTS, INC.**  
 10630 NORTHWEST 27TH STREET  
 DORAL, FLORIDA 33172  
 TELEPHONE: (305) 593-9786  
 FAX: (305) 593-0086  
 CORP. LICENSE: AC0000975



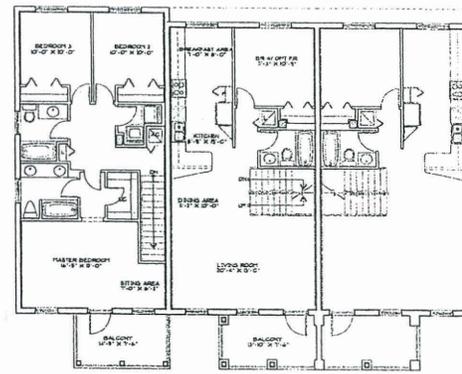
**FALMS OF CORAL REEF  
 RESIDENTIAL COMMUNITY  
 MIAMI-DADE COUNTY, FLORIDA  
 LANDBEA DEVELOPMENTS**

**SITE DETAILS**  
 SCALE: N.T.S.  
 CHECKED BY: MP  
 DRAWN BY: MP  
 DATE: 10/28/04  
 JOB: 0401  
**SP-2**  
 OF SHEETS

7/15/2005  
 RAUL R. SOTOLONGO  
 REGIST. N.° AR-7712



FIRST FLOOR PLAN



SECOND FLOOR PLAN

UNIT A

AREA SUMMARY

1ST FLOOR A/C	652
2ND FLOOR A/C	850
TOTAL A/C	1502
GARAGE	213
FRONT PORCH	93
BALCONY	93
TOTAL	1563

UNIT B

AREA SUMMARY

AREA SUMMARY	INT	EXT
1ST FLOOR A/C	431	434
2ND FLOOR A/C	840	853
3RD FLOOR A/C	831	876
TOTAL A/C	2,086	2,133
GARAGE	413	425
FRONT PORCH	106	109
2ND FLOOR BALCONY	106	109
3RD FLOOR BALCONY	106	109
TOTAL	2,818	2,865

REVISIONS	BY

10630 NORTHWEST 27TH STREET  
 MIAMI, FLORIDA 33172  
 TELEPHONE: (305) 583-9798  
 FAX: (305) 583-0086  
 CORP. LICENSE: 0002458



Palms of Coral Reef  
 Residential Community  
 Miami-Dade County, Florida  
 Landsea Developments

TOWNHOUSES

3 UNIT BUILDING 9

SCALE	1/8" = 1'-0"
CHECKED BY	
DRAWN BY	
DATE	10/28/04
JOB	0401
SHEET	A-1
OF SHEETS	

7/25/2005  
 RAUL R. SOTOLONGIO  
 REGIST. N° AR-7712

**KEY NOTES**

1. FLAT TILE ROOF
2. LIGHT TEXTURED STUCCO
3. 1" X 4" STUCCO BAND
4. 2" X 8" FASCIA
5. WOOD DECORATIVE COLUMN
6. WOOD RAILING
7. DECORATIVE WOOD BRACKET
8. KEYSTONE FINISH STUCCO COVERED STYROFOAM MOUNTING
9. LIGHT FIXTURE
10. DECORATIVE VENT



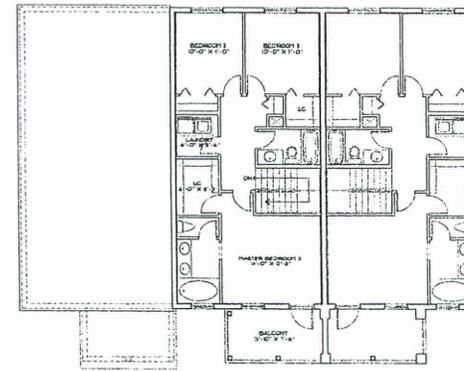
UNIT A

LEFT ELEVATION



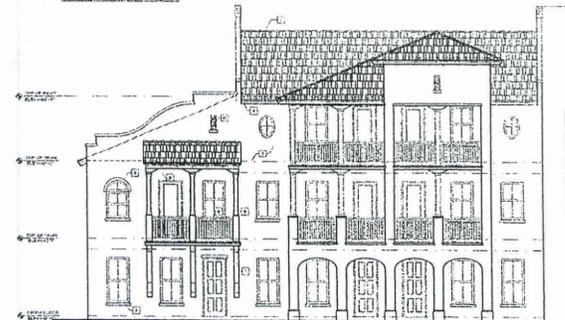
UNIT BR

RIGHT ELEVATION



UNIT A  
THIRD FLOOR PLAN

UNIT B  
UNIT BR



UNIT A  
FRONT ELEVATION

UNIT B  
UNIT BR



UNIT BR  
REAR ELEVATION

UNIT B  
UNIT A

REVISIONS	BY

10330 NORTHWEST 27TH STREET  
 MIAMI, FL 33172  
 TELEPHONE: (305) 553-8795  
 FAX: (305) 553-0268  
 CORP. LICENSE: 0000489

SOTOLONGO ARCHITECTS

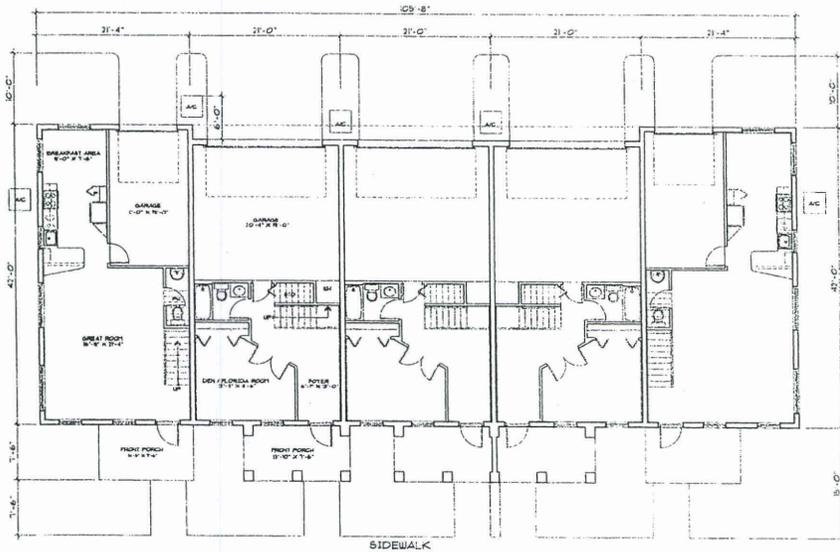
PALMS OF CORAL REEF  
 RESIDENTIAL COMMUNITY  
 MIAMI-DADE COUNTY, FLORIDA  
 LANDBEA DEVELOPMENTS

TOWNHOUSES

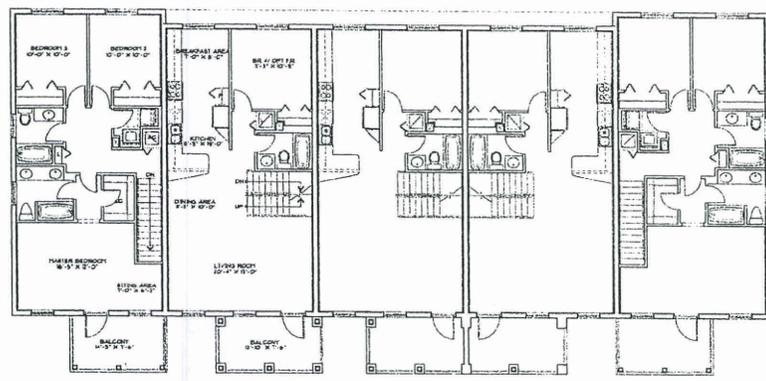
3 UNIT  
 BUILDING 9

SCALE 1/8" = 1'-0"  
 CHECKED BY  
 DRAWN BY  
 DATE 10/28/04  
 JOB 0401  
 SHEET  
**A-2**  
 OF SHEETS

7/15/2005  
 RAUL R. SOTOLONGO  
 REGIST. N. AR-7712



UNIT A UNIT B UNIT B UNIT BR UNIT AR  
FIRST FLOOR PLAN



UNIT A UNIT B UNIT B UNIT BR UNIT AR  
SECOND FLOOR PLAN

**UNIT A**

AREA SUMMARY	
1ST FLOOR A/C	650
2ND FLOOR A/C	850
TOTAL A/C	1500
GARAGE	223
FRONT PORCH	95
BALCONY	99
TOTAL	1967

**UNIT B**

AREA SUMMARY		INT	EXT
1ST FLOOR A/C	471	434	
2ND FLOOR A/C	840	863	
3RD FLOOR A/C	831	816	
TOTAL A/C	2142	2113	
GARAGE	413	415	
FRONT PORCH	106	109	
2ND FLOOR BALCONY	106	109	
3RD FLOOR BALCONY	106	109	
TOTAL	2815	2865	

REVISIONS	BY

100.00 NORTHWEST 27TH STREET  
 MIAMI, FLORIDA 33172  
 TEL: (305) 593-8298  
 FAX: (305) 593-0066  
 CORP. LICENSE 0002489



**SOTOLOGO ARCHITECTS**

**TOWNHOUSES**

**5 UNIT**

**BLDG. 1, 2, 3, 4, 5, 6, 7, 8**

**PALMS OF CORAL REEF  
 RESIDENTIAL COMMUNITY  
 MIAMI-DADE COUNTY, FLORIDA  
 LANDBEA DEVELOPMENTS**

SCALE	1/8" = 1'-0"
CHECKED BY	
DRAWN BY	
DATE	10/28/04
JOB	0401
SHEET	<b>A-3</b>
OF SHEETS	

7/23/2005  
 RAUL R. SOTOLOGO  
 REGIST. N° AR-7712

REVISIONS	BY

0650 NORTHWEST 27TH STREET  
 MIAMI, FLORIDA 33172  
 TELEPHONE: (305) 563-0788  
 FAX: (305) 563-0096  
 CORP. LICENSE C002486

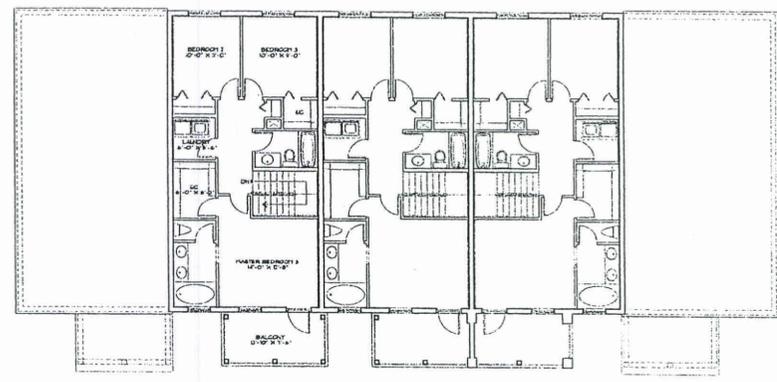
SOTOLONGO ARCHITECTS

PALMS OF CORAL REEF  
 RESIDENTIAL COMMUNITY  
 MIAMI-DADE COUNTY, FLORIDA  
 LANDSEA DEVELOPMENT

TOWNHOUSES

5 UNIT  
 S.D.S. 2, 1, 1, 1, 1, 1  
 SCALE 1/8" = 1'-0"  
 CHECKED BY  
 DRAWN BY  
 DATE 10/28/04  
 JOB 0401  
 SHEET  
**A-4**  
 OF SHEETS

7/15/2005  
 RAUL R. SOTOLONGO  
 REGIST. N° AR-7713



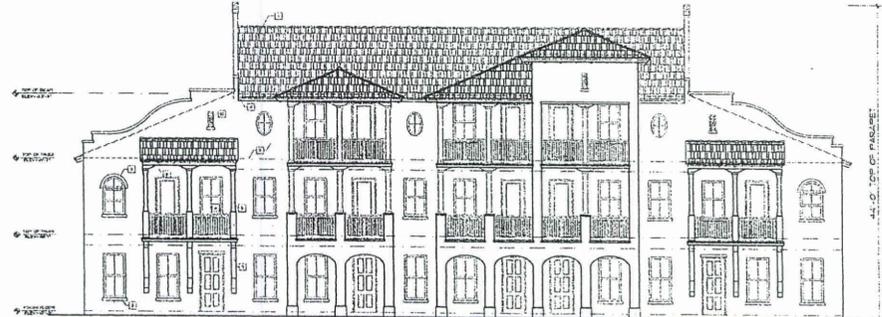
UNIT A UNIT B UNIT B UNIT BR UNIT AR  
 THIRD FLOOR PLAN



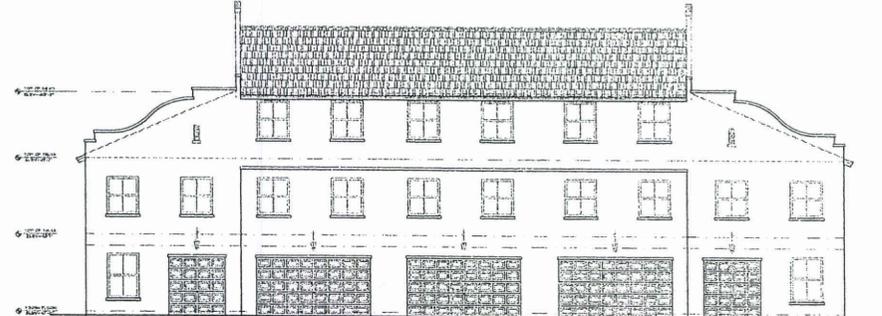
UNIT AR  
 RIGHT ELEVATION



UNIT A  
 LEFT ELEVATION



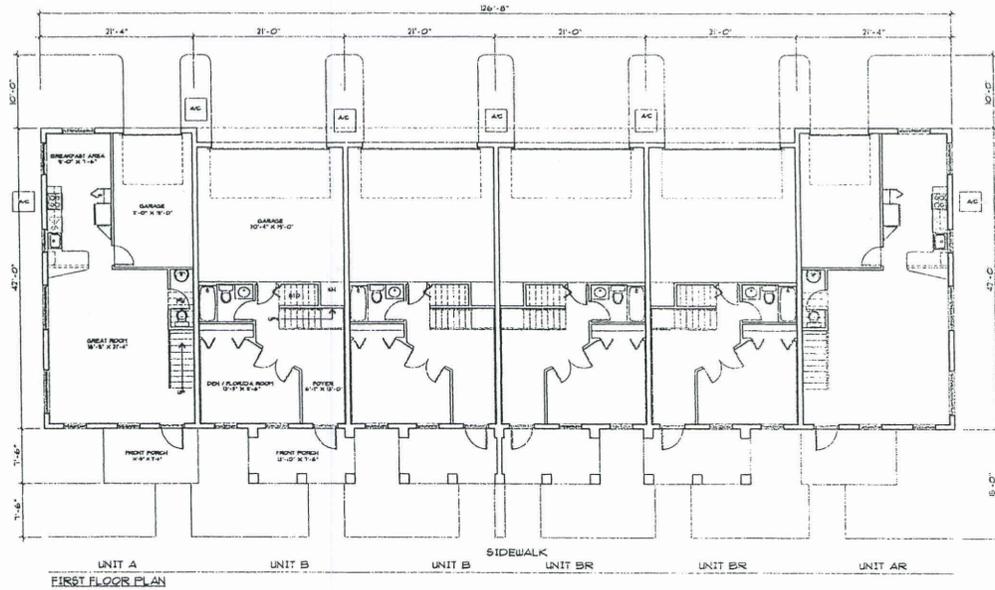
UNIT A UNIT B UNIT B UNIT BR UNIT AR  
 FRONT ELEVATION



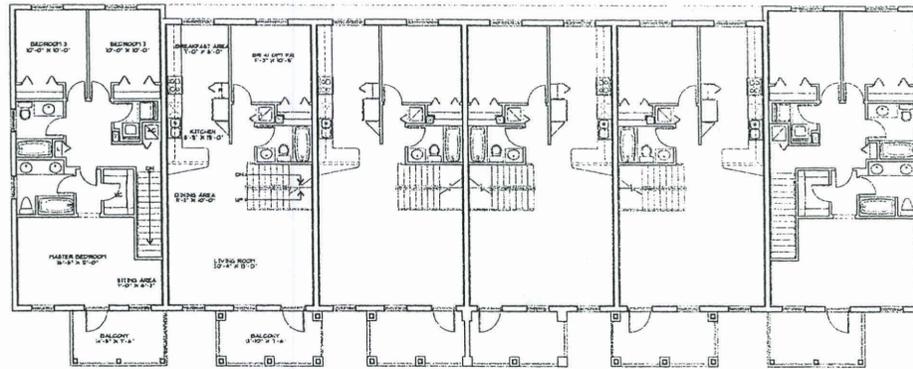
UNIT AR UNIT BR UNIT B UNIT B UNIT A  
 REAR ELEVATION

**KEY NOTES**

1. FLAT TILE ROOF
2. LIGHT TEXTURED STUCCO
3. 1" X 4" STUCCO BAND
4. 2" X 8" FASCIA
5. WOOD DECORATIVE COLUMN
6. WOOD RAILING
7. DECORATIVE WOOD BRACKET
8. KEYSTONE FINISH STUCCO COVERED STYROFOAM MOLDING
9. LIGHT FEATURE
10. DECORATIVE VENT



FIRST FLOOR PLAN



SECOND FLOOR PLAN

**UNIT A**

AREA SUMMARY

1ST FLOOR A/C	652
2ND FLOOR A/C	890
TOTAL A/C	1542
GARAGE	223
FRONT PORCH	93
BALCONY	95
TOTAL	1963

**UNIT B**

AREA SUMMARY

INT.	EXT.
1ST FLOOR A/C	431 434
2ND FLOOR A/C	840 853
3RD FLOOR A/C	821 826
TOTAL A/C	2,092 2,113
GARAGE	413 425
FRONT PORCH	106 109
2ND FLOOR BALCONY	106 103
3RD FLOOR BALCONY	106 103
TOTAL	2,819 2,865

REVISIONS	BY

10630 NORTHWEST 27TH STREET  
MIAMI, FLORIDA 33172  
TELEPHONE: (305) 593-5788  
FAX: (305) 593-0096  
CORP. LICENSE 0002489



**PALMS OF CORAL REEF**  
RESIDENTIAL COMMUNITY  
MIAMI-DADE COUNTY, FLORIDA  
LANDEBA DEVELOPMENTS

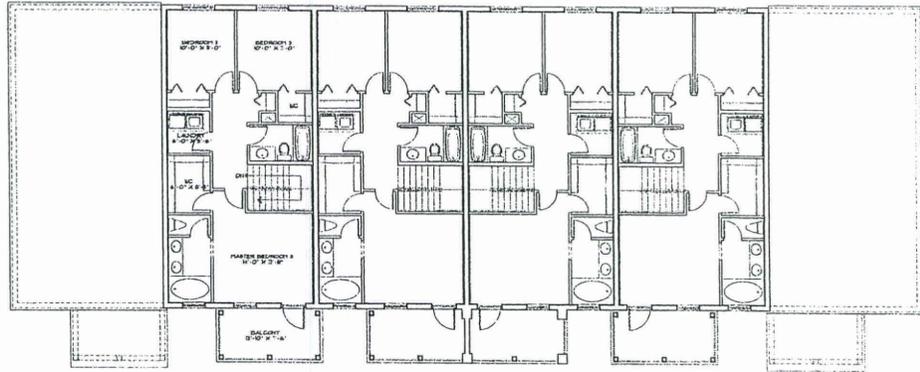
TOWNHOUSES

<b>6 UNIT</b>	
BLDG# 1 & 4, B, D, U	
SCALE 1/8" = 1'-0"	
CHECKED BY	
DRAWN BY	
DATE	10/28/04
JOB	0407
SHEET	<b>A-5</b>
OF	SHEETS

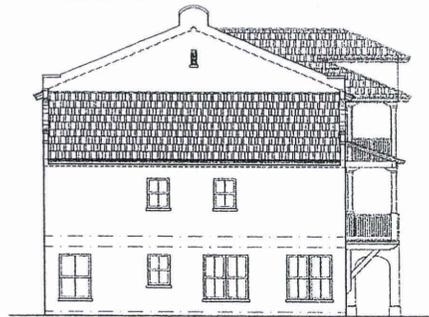
7/25/2005  
RAUL R. SOTOLONGO  
REGIST. N° AR-7713

**KEY NOTES**

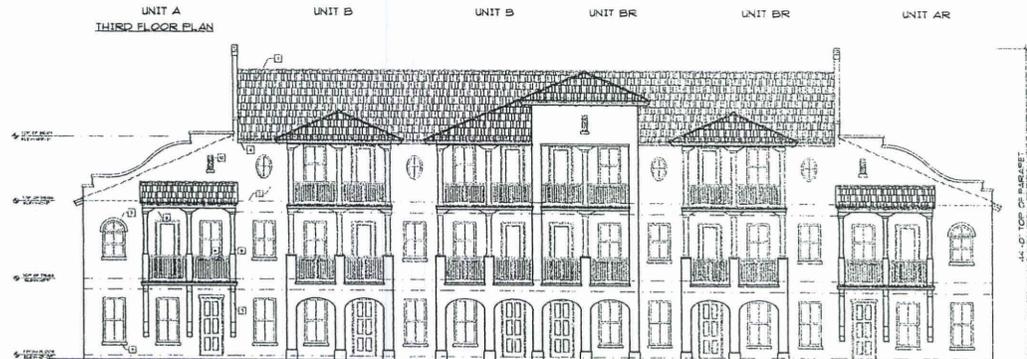
1. FLAT TILE ROOF
2. LIGHT TEXTURED STUCCO
3. 1" X 4" STUCCO BAND
4. 2" X 8" FASCIA
5. WOOD DECORATIVE COLUMN
6. WOOD RAILING
7. DECORATIVE WOOD BRACKET
8. KEYSTONE FINISH STUCCO COVERED STYROFOAM MOLDING
9. LIGHT FIXTURE
10. DECORATIVE VENT



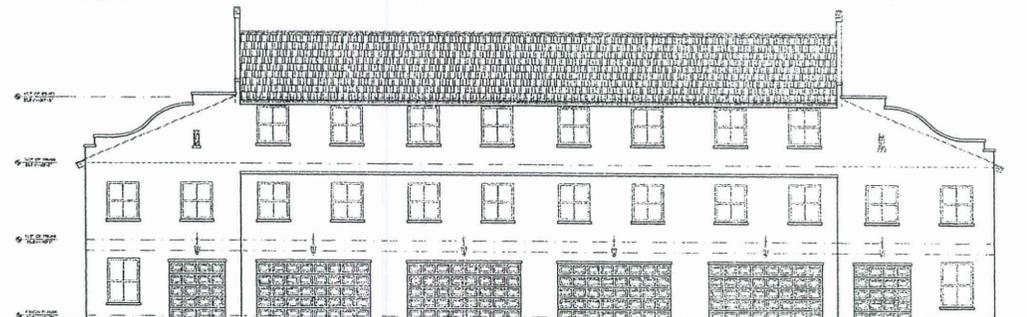
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

REVISIONS	BY

10630 NORTHWEST 27TH STREET,  
 MIAMI, FLORIDA 33172  
 TELEPHONE: (305) 553-8798  
 FAX: (305) 553-0096  
 CORP. LICENSE C002459

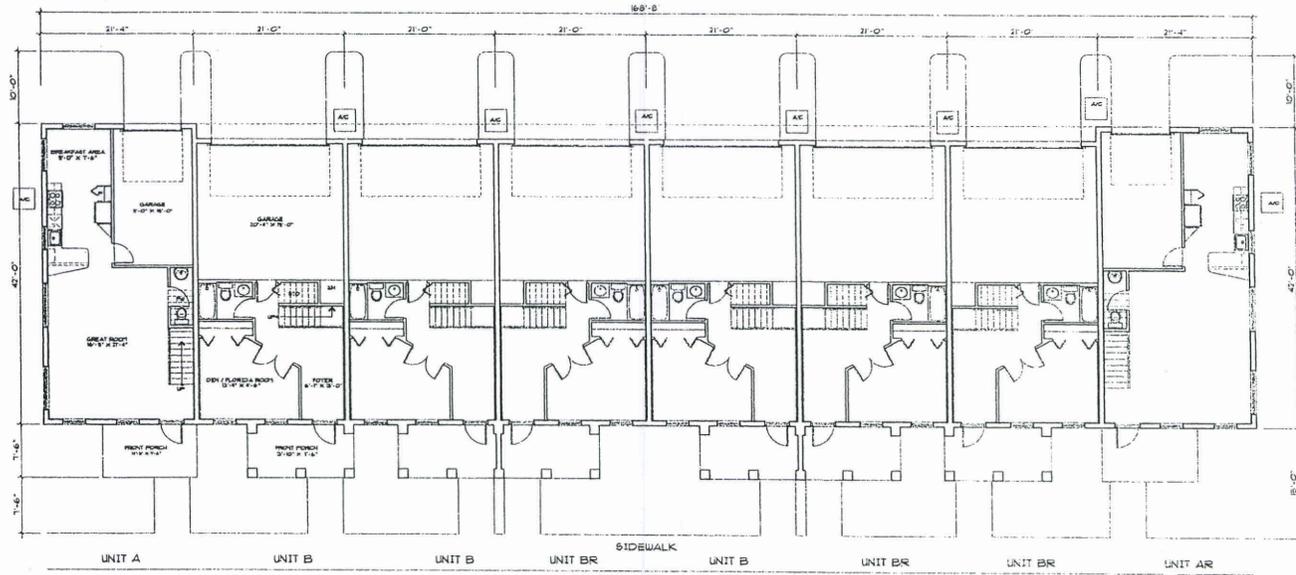
**SOTOLOGO ARCHITECTS**

**PALMS OF CORAL REEF  
 RESIDENTIAL COMMUNITY  
 MIAMI-DADE COUNTY, FLORIDA  
 LANDSEA DEVELOPMENTS**

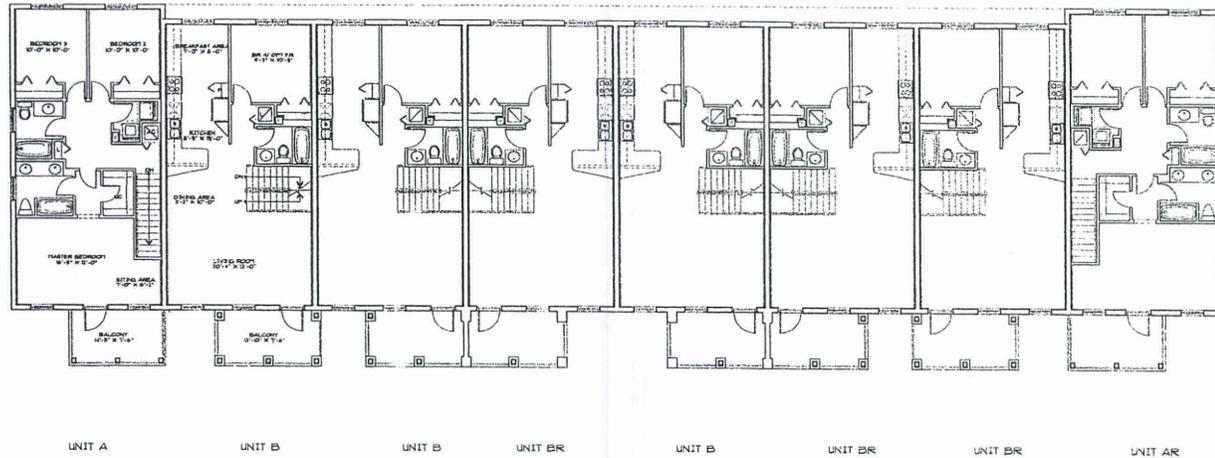
TOWNHOUSES

6 UNIT BUILDINGS 1, 6, 8, 12, 14
SCALE 1/8" = 1'-0"
CHECKED BY
DRAWN BY
DATE 10/28/04
JOB 0401
SHEET
<b>A-6</b>
OF SHEETS

7/15/2005  
 RAUL R. SOTOLOGO  
 REGIST. N° AR-7113



FIRST FLOOR PLAN



SECOND FLOOR PLAN

**UNIT A**  
**AREA SUMMARY**

1ST FLOOR A/C	692
2ND FLOOR A/C	850
TOTAL A/C	1542
GARAGE	223
FRONT PORCH	93
BALCONY	93
TOTAL	1963

**UNIT B**  
**AREA SUMMARY**

	INT	EXT
1ST FLOOR A/C	471	434
2ND FLOOR A/C	840	853
3RD FLOOR A/C	821	826
TOTAL A/C	2132	2113
GARAGE	413	425
FRONT PORCH	106	109
2ND FLOOR BALCONY	106	109
3RD FLOOR BALCONY	106	109
TOTAL	2863	2865

REVISIONS	BY

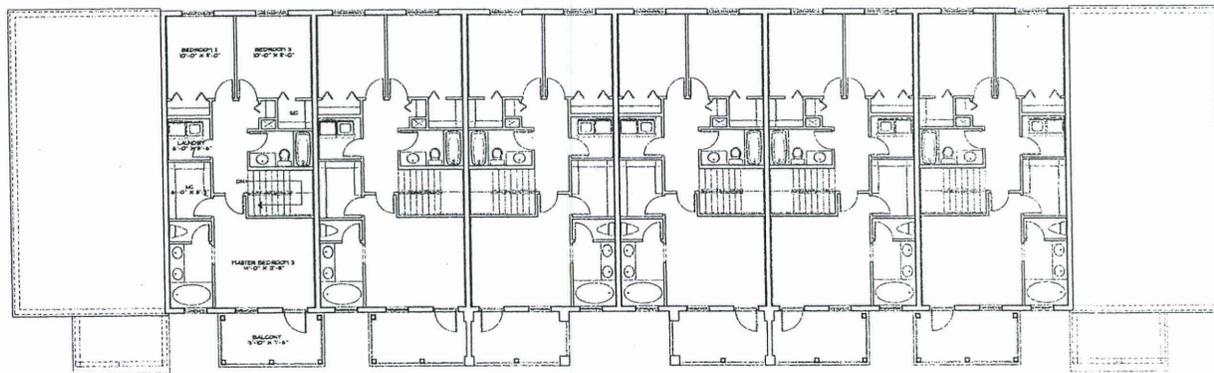
10626 NORTHWEST 27TH STREET  
MIAMI, FLORIDA 33172  
TELEPHONE: (305) 583-9799  
FAX: (305) 593-0086  
CORP. LICENSE# CC02489

**SOTOLONGO ARCHITECTS**

**PALMS OF CORAL REEF  
RESIDENTIAL COMMUNITY  
MIAMI-DADE COUNTY, FLORIDA  
LANDEA DEVELOPMENTS**

TOWNHOUSES  
8 UNIT BLDG. 4  
SCALE 1/8" = 1'-0"  
CHECKED BY  
DATE 10/28/04  
JOB 0401  
SHEET  
**A-7**  
OF SHEETS

7/25/2005  
RAUL R. SOTOLONGO  
REGIST. N° AR-7113



- KEY NOTES**
- 1. CLAD FOR ROOF
  - 2. LIGHT WEIGHT CONCRETE BLOCK
  - 3. 4" x 8" INSULATION
  - 4. 1/2" GYP BOARD
  - 5. 2" x 4" STUDS
  - 6. 2" x 6" JOISTS
  - 7. 2" x 8" JOISTS
  - 8. 2" x 10" JOISTS
  - 9. 2" x 12" JOISTS
  - 10. 2" x 14" JOISTS
  - 11. 2" x 16" JOISTS
  - 12. 2" x 18" JOISTS
  - 13. 2" x 20" JOISTS
  - 14. 2" x 22" JOISTS
  - 15. 2" x 24" JOISTS
  - 16. 2" x 26" JOISTS
  - 17. 2" x 28" JOISTS
  - 18. 2" x 30" JOISTS
  - 19. 2" x 32" JOISTS
  - 20. 2" x 34" JOISTS
  - 21. 2" x 36" JOISTS
  - 22. 2" x 38" JOISTS
  - 23. 2" x 40" JOISTS
  - 24. 2" x 42" JOISTS
  - 25. 2" x 44" JOISTS
  - 26. 2" x 46" JOISTS
  - 27. 2" x 48" JOISTS
  - 28. 2" x 50" JOISTS
  - 29. 2" x 52" JOISTS
  - 30. 2" x 54" JOISTS
  - 31. 2" x 56" JOISTS
  - 32. 2" x 58" JOISTS
  - 33. 2" x 60" JOISTS
  - 34. 2" x 62" JOISTS
  - 35. 2" x 64" JOISTS
  - 36. 2" x 66" JOISTS
  - 37. 2" x 68" JOISTS
  - 38. 2" x 70" JOISTS
  - 39. 2" x 72" JOISTS
  - 40. 2" x 74" JOISTS
  - 41. 2" x 76" JOISTS
  - 42. 2" x 78" JOISTS
  - 43. 2" x 80" JOISTS
  - 44. 2" x 82" JOISTS
  - 45. 2" x 84" JOISTS
  - 46. 2" x 86" JOISTS
  - 47. 2" x 88" JOISTS
  - 48. 2" x 90" JOISTS
  - 49. 2" x 92" JOISTS
  - 50. 2" x 94" JOISTS
  - 51. 2" x 96" JOISTS
  - 52. 2" x 98" JOISTS
  - 53. 2" x 100" JOISTS

UNIT A      UNIT B      UNIT B      UNIT BR      UNIT B      UNIT BR      UNIT BR      UNIT BR      UNIT A

**THIRD FLOOR PLAN**



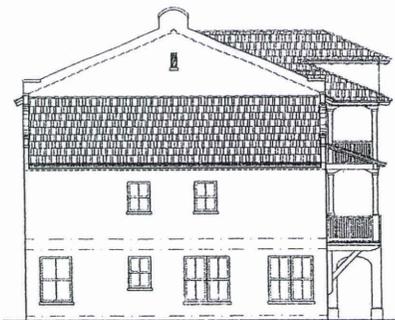
**RIGHT ELEVATION**

UNIT A



**FRONT ELEVATION**

UNIT A      UNIT B      UNIT B      UNIT BR      UNIT B      UNIT BR      UNIT BR      UNIT BR      UNIT A



**LEFT ELEVATION**

UNIT A



**REAR ELEVATION**

UNIT AR      UNIT BR      UNIT BR      UNIT B      UNIT BR      UNIT B      UNIT B      UNIT B      UNIT A

REVISIONS	BY

16630 NORTHWEST 27TH STREET  
 MIAMI, FLORIDA 33172  
 TELEPHONE: (305) 963-9786  
 FAX: (305) 563-0086  
 CORP. LICENSE: 0002469

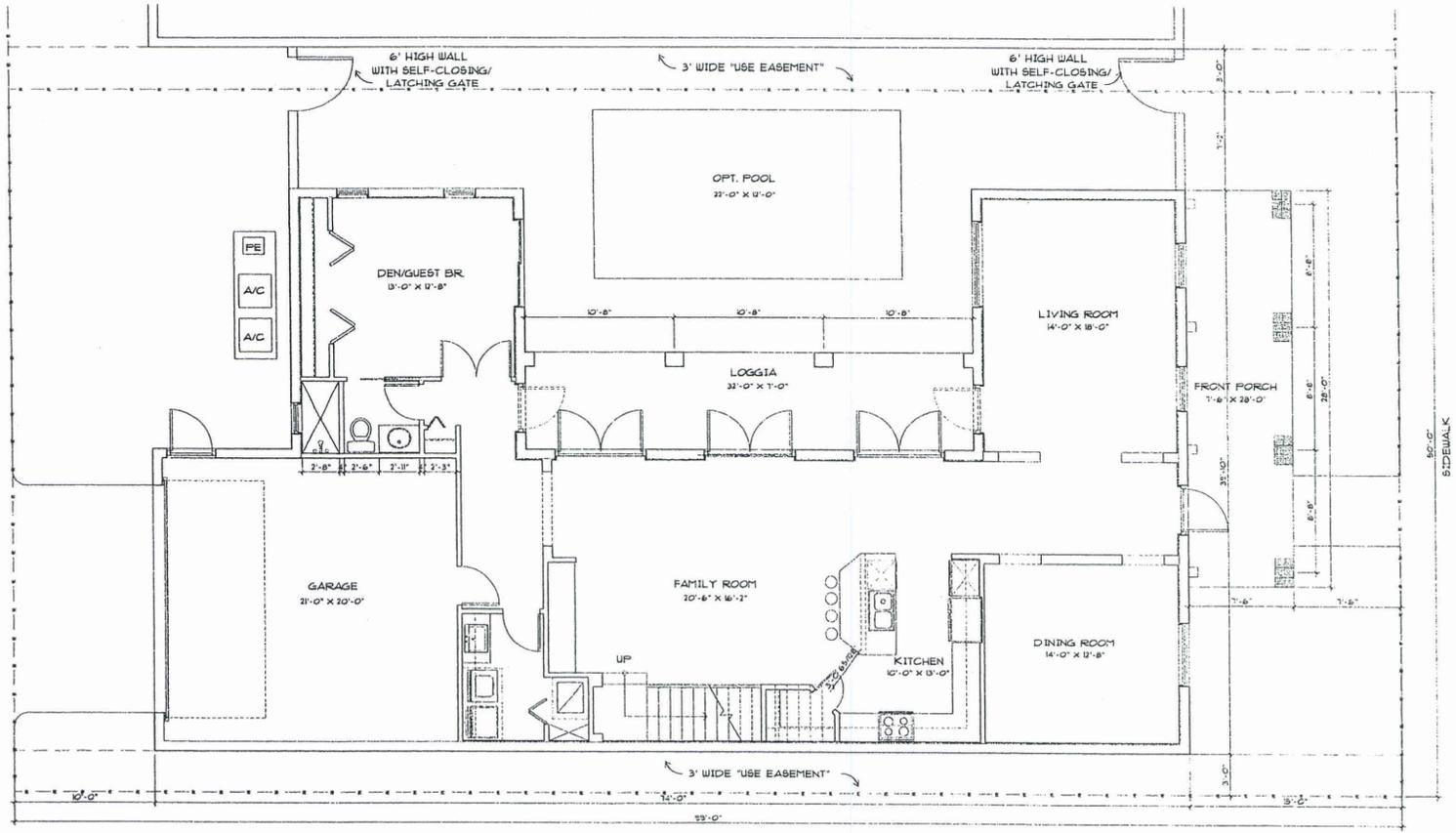
**SOTOLONGO ARCHITECTS**

**PALMS OF CORAL REEF**  
**RESIDENTIAL COMMUNITY**  
 MIAMI-DADE COUNTY, FLORIDA  
 LANDSEA DEVELOPMENTS

**TOWNHOUSES**

**8 UNIT BLDG. 4**  
 SCALE 1/8" = 1'-0"  
 CHECKED BY  
 DRAWN BY  
 DATE 10/28/04  
 JOB 0407  
 SHEET  
**A-8**  
 OF SHEETS

7/13/2005  
 RAUL R. SOTOLONGO  
 REGIST. N° AR-7712



FIRST FLOOR PLAN

AREA SUMMARY	
A/C 1ST FLOOR PLAN	1733 SF.
A/C 2ND FLOOR PLAN	1421 SF.
TOTAL A/C	3153 SF.
GARAGE	424 SF.
BALCONIES	431 SF.
LOGGIA	224 SF.
FRONT PORCH	210 SF.
TOTAL	4,478 SF.

REVISIONS	BY
1	2/10/05

10630 NORTHWEST 27TH STREET  
 MIAMI, FLORIDA 33172  
 TELEPHONE: (305) 583-9798  
 FAX: (305) 583-6086  
 CORP. LICENSE# 0002489

SOTOLONGO ARCHITECTS

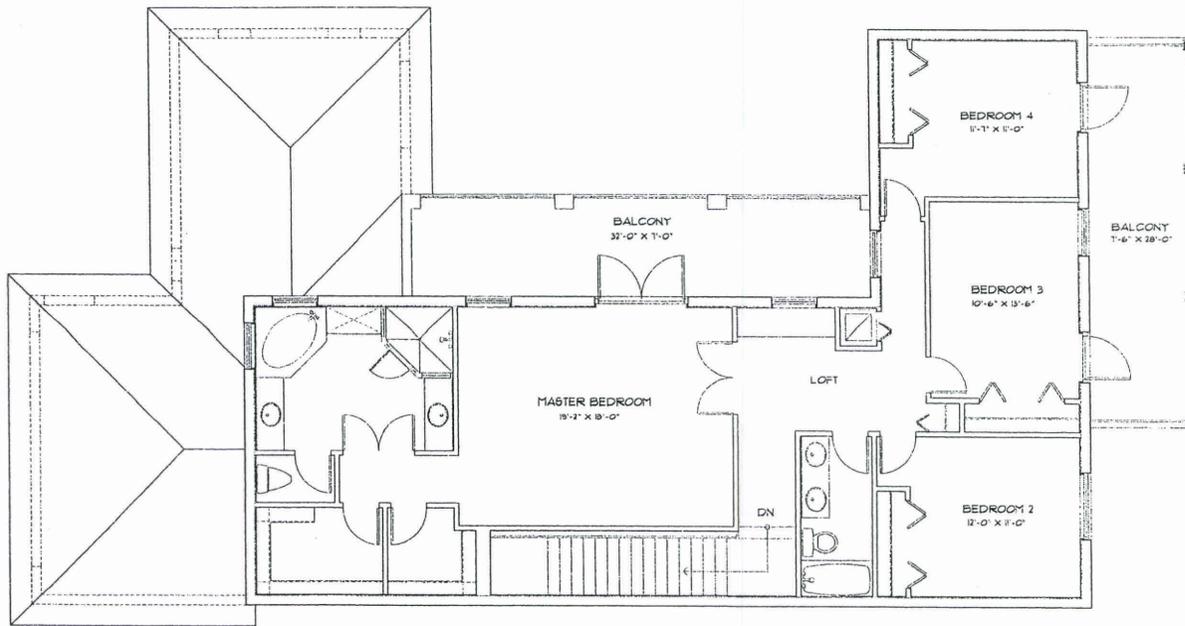
PALMS OF CORAL REEF  
 RESIDENTIAL COMMUNITY  
 MIAMI DADE COUNTY, FLORIDA  
 LANDSEA DEVELOPMENTS

SINGLE FAMILY

MODEL-A

SCALE 1/4" = 1'-0"  
 CHECKED BY  
 DRAWN BY A.S.  
 DATE 10/28/04  
 JOB 0407  
 SHEET  
**A-9**  
 OF SHEETS

7/15/2005  
 RAUL R. SOTOLONGO  
 REGIST. N. AR-7713



SECOND FLOOR PLAN

REVISIONS	BY

10630 NORTHWEST 27TH STREET  
 MIAMI, FLORIDA 33172  
 TELEPHONE: (305) 593-8758  
 FAX: (305) 593-0056  
 CORP. LICENSE: 0002489

**SOTOLONGO ARCHITECTS**

**PALMS OF CORAL REEF  
 RESIDENTIAL COMMUNITY  
 MIAMI DADE COUNTY, FLORIDA  
 LANDSEA DEVELOPMENTS**

SINGLE FAMILY

MODEL-A

SCALE 1/4" = 1'-0"  
 CHECKED BY  
 DRAWN BY A.S.  
 DATE 10/28/04  
 JOB 0401  
**A-10**  
 SHEETS

7/13/2005  
 RAUL R. SOTOLONGO  
 REGIST. N° AR-7712

**KEY NOTES**

1. CEMENT TILE ROOF
2. LIGHT TEXTURED STUCCO
3. 1" X 4" STUCCO BAND
4. 2" X 8" FASCIA
5. DECORATIVE MEDALLION
6. WOOD DECORATIVE COLUMN
7. WOOD RAILING
8. DECORATIVE WOOD BRACKET
9. DECORATIVE FIXED SHUTTER
10. KEYSTONE FINISH STUCCO COVERED STYROCOPH MOLDING



FRONT ELEVATION 1/4"



RIGHT ELEVATION 1/4"

REVISIONS	BY

10630 NORTHWEST 27TH STREET  
 MIAMI, FLORIDA 33172  
 TELEPHONE: (305) 593-0736  
 FAX: (305) 593-0566  
 CORP. LICENSE 0002489

**SOTO LONGO ARCHITECTS**

**PALMS OF CORAL REEF  
 RESIDENTIAL COMMUNITY  
 MIAMI DADE COUNTY, FLORIDA  
 LANDSEA DEVELOPMENTS**

SINGLE FAMILY

MODEL-A

SCALE 1/4" = 1'-0"

CHECKED BY

DRAWN BY A.S.

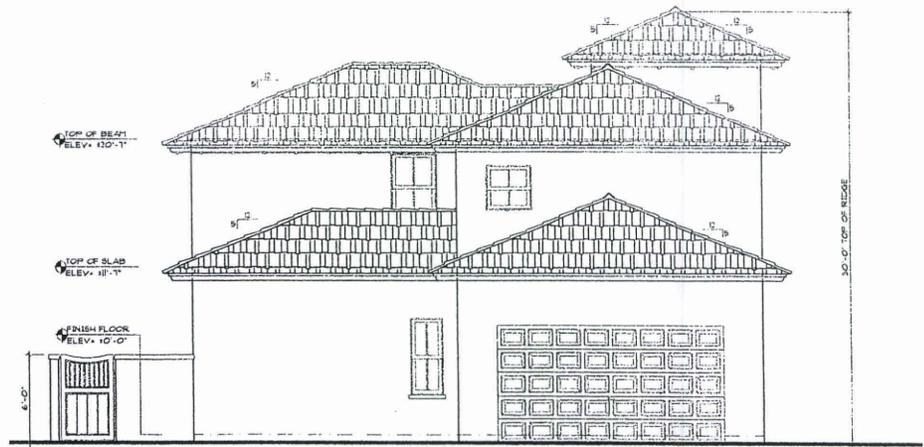
DATE 10/28/04

JOB 0401

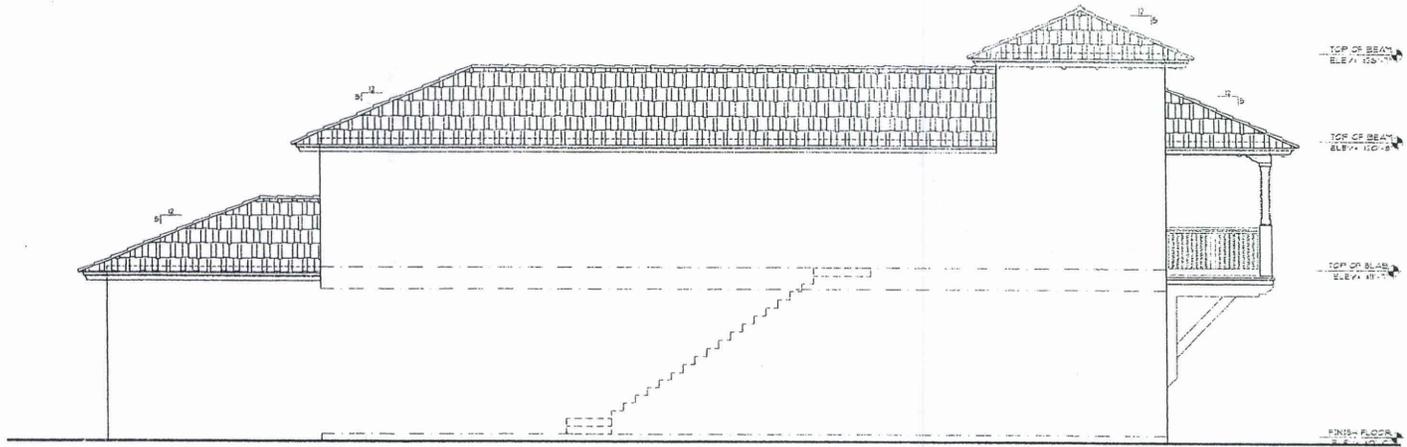
SHEET

**A-11**  
 OF SHEETS

7/13/2005  
 RAUL R. SOTOLONGO  
 REGIST. N° AR-7 713



REAR ELEVATION 1/4"



LEFT ELEVATION 1/4"

REVISIONS	BY

10650 NORTHWICKS, 27TH STREET  
 MIAMI, FLORIDA 33172  
 TELEPHONE: (305) 563-0788  
 FAX: (305) 563-0696  
 CORP. LICENSE 0002489

**SOTOLONGO ARCHITECTS**

**PALMS OF CORAL REEF  
 RESIDENTIAL COMMUNITY  
 MIAMI DADE COUNTY, FLORIDA  
 LANDEA DEVELOPMENTS**

SINGLE FAMILY

MODEL-A

SCALE 1/4" = 1'-0"

CHECKED BY

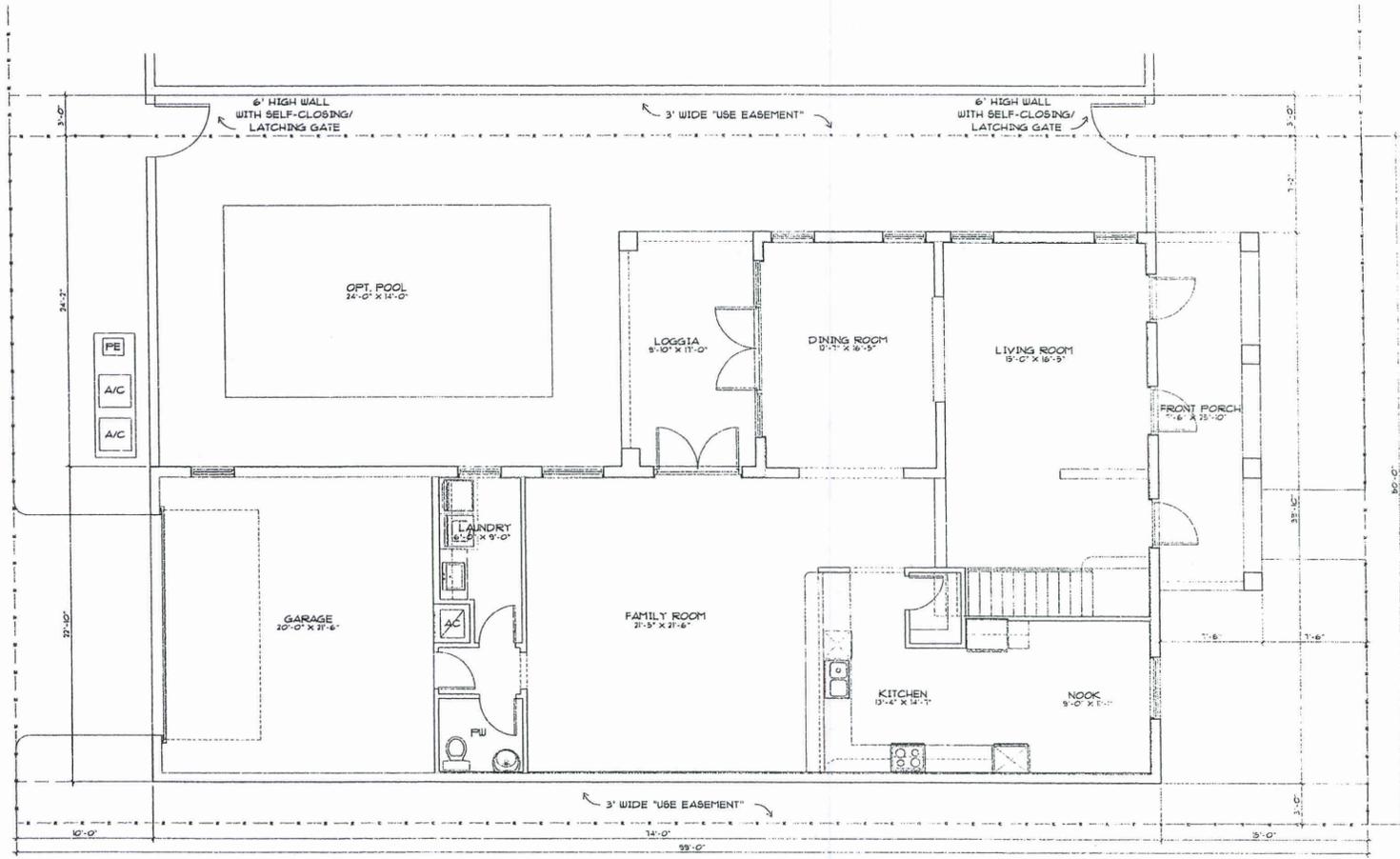
DRAWN BY AS

DATE 10/28/04

JOB 0401

SHEET  
**A-12**  
 OF SHEETS

7/13/2005  
 RAUL R. SOTOLONGO  
 REGIST. N° AR-7713



FIRST FLOOR PLAN

AREA SUMMARY	
A/C 1ST FLOOR PLAN	1,123 SF.
A/C 2ND FLOOR PLAN	1,662 SF.
TOTAL A/C	3,385 SF.
GARAGE	412 SF.
FRONT PORCH	134 SF.
BALCONY	167 SF.
LOGGIA	167 SF.
TOTAL	4,385 SF.

REVISIONS	BY
1	OTICE/CS

10650 NORTHWEST 27TH STREET  
 MIAMI, FLORIDA 33172  
 TELEPHONE: (305) 503-9798  
 FAX: (305) 563-0686  
 CORP. LICENSE: 0622489

SOTOLONGO ARCHITECTS



PALMS OF CORAL REEF  
 RESIDENTIAL COMMUNITY  
 MIAMI DADE COUNTY, FLORIDA  
 LANDSEA DEVELOPMENTS

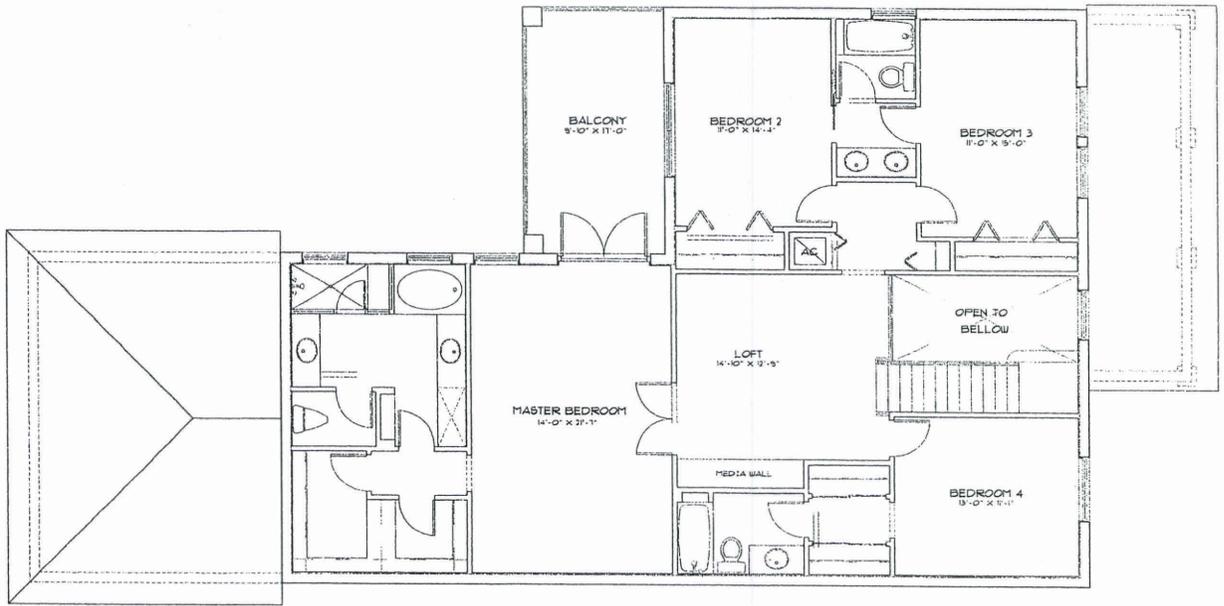
SINGLE FAMILY

MODEL-B

SCALE 1/4" = 1'-0"  
 CHECKED BY  
 DRAWN BY AS  
 DATE 10/28/04  
 JOB 0401

SHEET  
**A-13**  
 OF SHEETS

7/13/2005  
 RAUL R. SOTOLONGO  
 REGIST. N° AR-7713



SECOND FLOOR PLAN

REVISIONS	BY

10830 NORTHWEST 27TH STREET  
 MIAMI, FLORIDA 33172  
 TELEPHONE: (305) 593-8788  
 FAX: (305) 593-0096  
 CORP. LICENSE: 0002486



SOTO LONGO  
 ARCHITECTS

PALMS OF CORAL REEF  
 RESIDENTIAL COMMUNITY  
 MIAMI DADE COUNTY, FLORIDA  
 LANDSEA DEVELOPMENTS

SINGLE FAMILY

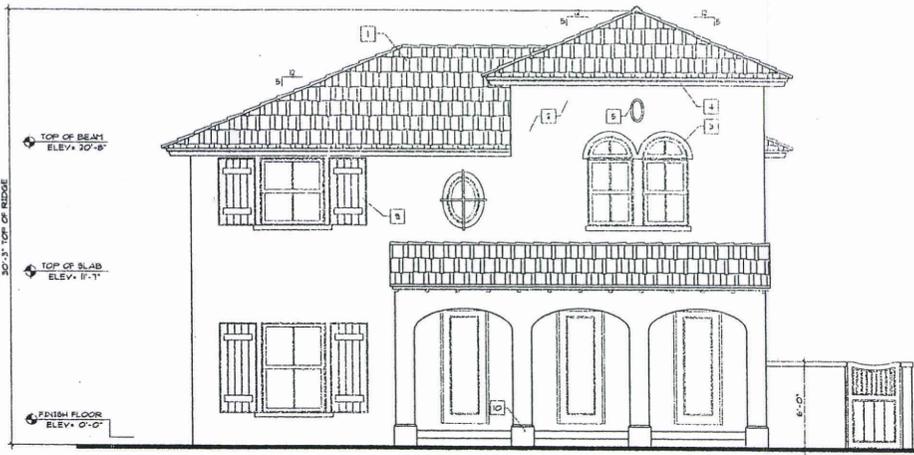
MODEL-B

SCALE 1/4" = 1'-0"  
 CHECKED BY  
 DRAWN BY A.B.  
 DATE 10/28/04  
 JOB 0401  
 SHEET  
**A-14**  
 OF SHEETS

7/15/2005  
 RAUL R. SOTO LONGO  
 REGIST. N. AR-1713

**KEY NOTES**

1. CEMENT TILE ROOF
2. LIGHT TEXTURED STUCCO
3. 1" X 4" STUCCO BAND
4. 2" X 8" FASCIA
5. DECORATIVE PEDALLION
6. WOOD DECORATIVE COLUMN
7. WOOD RAILING
8. DECORATIVE WOOD BRACKET
9. DECORATIVE FIXED SHUTTER
10. KEYSTONE FINISH STUCCO COVERED BY NICKERHAW HOLDINGS
11. LIGHT FIXTURE



FRONT ELEVATION 1/4"



RIGHT ELEVATION 1/4"

REVISIONS	BY

10830 NORTHWEST 27TH STREET  
 MIAMI, FLORIDA 33172  
 TELEPHONE: (305) 583-6796  
 FAX: (305) 593-0396  
 CORP. LICENSE: 00022490

**SOTOLONGO ARCHITECTS**

**PALMS OF CORAL REEF  
 RESIDENTIAL COMMUNITY  
 MIAMI DADE COUNTY, FLORIDA  
 LANDSEA DEVELOPMENTS**

SINGLE FAMILY

MODEL-B

SCALE 1/4" = 1'-0"

CHECKED BY

DRAWN BY A.S.

DATE 10/20/04

JOB 0401

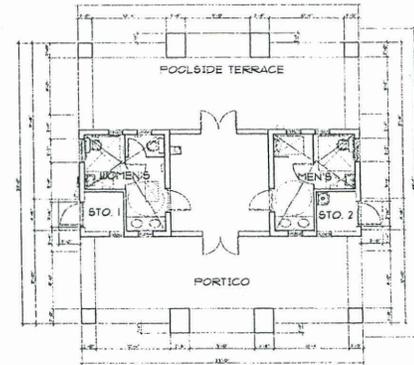
SHEET  
**A-15**  
 OF SHEETS

7/13/2005  
 RAUL R. SOTOLONGO  
 REGIST. N° AR-7 712



**AREA SUMMARY**

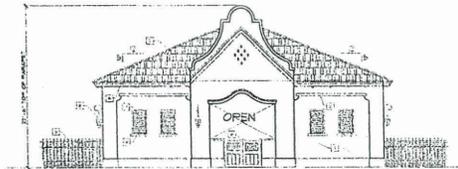
MEN'S	150 SF.
WOMEN'S	90 SF.
BREEZEWAY	205 SF.
PORTICO	468 SF.
POOLSIDE TERRACE	468 SF.
STORAGE 1	40 SF.
STORAGE 2	40 SF.
<b>TOTAL AREA</b>	<b>1571 SF.</b>



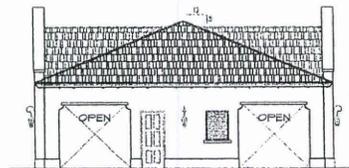
FLOOR PLAN 1/8"

**KEY NOTES**

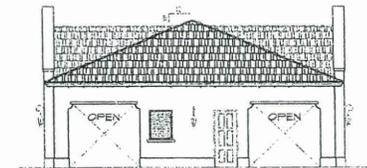
1. LIGHT TEXTURED STUCCO
2. FLAT CEMENT TILE ROOF
3. 4'-0" HIGH FIBR. ALUMINUM FENCE, VERIFY LOCATION WITH LANDSCAPE PLAN
4. 1 X 4 SMOOTH STUCCO BAND
5. OUTLOOKERS
6. DECORATIVE SOOD GATES
7. ALUMINUM LOUVERED PANELS
8. LIGHT FIXTURE



FRONT/REAR ELEVATION 1/8"



RIGHT ELEVATION 1/8"



LEFT ELEVATION 1/8"

CABANA

REVISIONS	BY

106230 NORTHWEST 27<sup>TH</sup> STREET  
 MIAMI, FLORIDA 33172  
 TELEPHONE: (305) 593-8798  
 FAX: (305) 593-0086  
 CORP. LICENSE 0002489

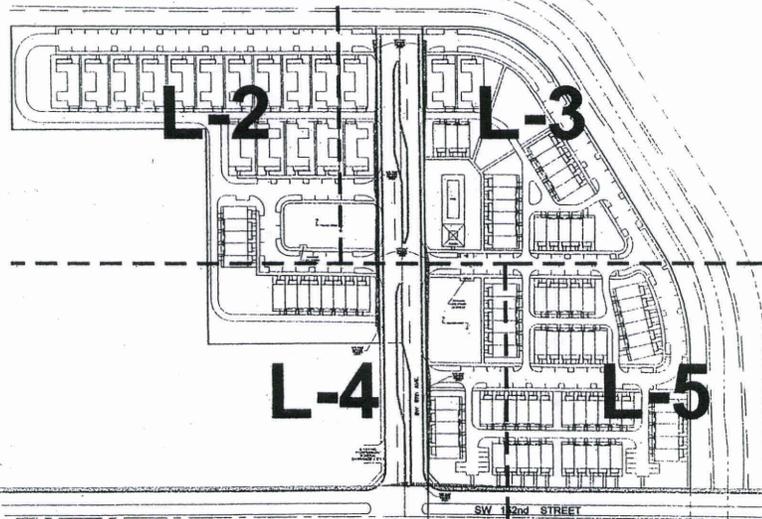
**SOTO LONGO ARCHITECTS**

**PALMS OF CORAL REEF  
 RESIDENTIAL COMMUNITY  
 MIAMI DADE COUNTY, FLORIDA  
 LANDSEA DEVELOPMENTS**

CABANA

SCALE	1/8" = 1'-0"
CHECKED BY	
DRAWN BY	AS
DATE	10/28/04
JOB	0407
SHEET	A-17
OF SHEETS	18

7/13/2005  
 REGIST. N° AR-7712



- L-1 SHEET INDEX.
- L-2 OVERALL LANDSCAPE PLAN.
- L-3 OVERALL LANDSCAPE PLAN
- L-4 OVERALL LANDSCAPE PLAN
- L-5 OVERALL LANDSCAPE PLAN
- L-6 TYPICAL 5-UNIT TOWNHOUSE LANDSCAPE PLAN
- L-7 TYPICAL SINGLE FAMILY UNIT-A AND UNIT-B LANDSCAPE PLANS
- L-8 LANDSCAPE DETAILS

**Palms of Coral Reef**  
 Prepared for: Landsea Development  
 Miami-Dade County, Florida  
 LANDSCAPE PLAN

REVISIONS:  
 #1 REV. PER PLAN CHANGES 3/13/05  
 #2 APPROV. REVISIONS 7/6/05

OVERALL LANDSCAPE LIST							
QUANTITY	KEY	BOTANICAL/COMMON NAME	DESCRIPTION	QUANTITY	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
58		<i>Coccoloba diversifolia</i> * POISON PALM	12" H. x 8" spr. fg.	476	AN	Annual spp. SEASONAL COLOR	8" pole 12" o.c.
10		<i>Coccothrinax cravenii</i> Meyer COCONUT PALM	14" o.a. H. fg.	628	CE	<i>Chrysanthemum</i> spp.* GREEN BUTTWOOD	24" H. x 24" spr. 3 gal.
11		<i>Chrysanthemum chinensis</i> * SATIN LEAF	12" H. x 8" spr. fg.	29	CI	<i>Chrysanthemum</i> leaves 'Red Tip' RED TIP COCOPLUM	24" H. x 24" spr. 3 gal.
5		<i>Conocarpus erectus</i> var. <i>serotinus</i> * SILVER BUTTWOOD	8" H. x 5" spr. fg.	172	EG	<i>Evolvulus glomeratus</i> BLUE DAZE	1 gal. 15" o.c.
11		<i>Duranta erecta</i> GOLDEN DENDROP	8" o.a. H. 15 gal., STD.	64	EM	<i>Euphorbia</i> spp.* CROWN OF THORNS	18" H. x 18" spr. 3 gal.
29		<i>Ilex cassine</i> * DAKHOA HOLLY	12" H. x 8" spr. fg.	376	HL	<i>Hymenocallis</i> <i>luteola</i> * SPIDER LILY	1 gal. 15" o.c.
12		<i>Jatropha integrifolia</i> 'Compact' JATROPHA	8" o.a. H. fg., STD.	224	IM	<i>Impatiens</i> spp.* ORANGE FIGMA	18" H. x 18" spr. 3 gal.
21		<i>Lycopersicon</i> <i>esulentum</i> * WILD TOMATO	12" H. x 8" spr. fg.	908	LD	<i>Lantana</i> <i>depressa</i> * NATIVE YELLOW LANTANA	1 gal. 15" o.c.
12		<i>Magnolia grandiflora</i> * SOUTHERN MAGNOLIA	10" H. x 8" spr. fg.	352	MC	<i>Mertensia</i> <i>capitata</i> * PURPLE MARY'S GRASS	24" H. x 24" spr. 3 gal.
15		<i>Quercus virginiana</i> * LIVE OAK	12" H. x 8" spr. fg.	48	PH	<i>Psychotria</i> <i>lancea</i> GOLDEN SHREUB PLANT	24" H. x 24" spr. 3 gal.
25		<i>Roystonia elata</i> * FLORIDA ROYAL PALM	12" H. x 8" spr. fg.	702	PL	<i>Pennisetum</i> <i>lanceolatum</i> 'New Look' RED PENTAS	1 gal. 15" o.c.
22		<i>Scaevola taccada</i> * MAHOANY	12" H. x 8" spr. fg.	466	RA	<i>Rapanea</i> <i>indica</i> 'Viva' WHITE INDIAN HAWTHORNE	18" H. x 18" spr. 3 gal.
13		<i>Sabal</i> <i>palmetto</i> * CABBAGE PALM	12-14" o.a. H. Rustic Green STD.	156	RB	<i>Ruellia</i> <i>bracteata</i> 'Tricolor Kale' WITTEL, PINK & PURPLE BLUEBELLS	1 gal. 15" o.c.
18		<i>Senna</i> <i>suratensis</i> GLANDOLIA CASIA	12" H. x 8" spr. fg.	96	RP	<i>Ruellia</i> <i>bracteata</i> 'Purple Showers' TALL BLUEBELL	24" H. x 24" spr. 3 gal.
18		<i>Tahinaea</i> <i>heterophylla</i> PINK TRIANGLE TREE	12" H. x 8" spr. fg.	382	SV	<i>Scaevola</i> <i>subcordata</i> 'Triostar' DWF. VAR. SCHEFFLEA	18" H. x 18" spr. 3 gal.
14		<i>Wrightia</i> <i>licaria</i> FOXTAIL PALM	10" o.a. H. fg.	380	TD	<i>Tillandsia</i> <i>decussata</i> * DWF. PINK/WHITE GRASS	18" H. x 18" spr. 3 gal.
				AS REQD	LAWN	<i>Stenotaphrum secundatum</i> ST. AUGUSTINE GRASS	Sold Even Bid

\* Indicates Native Species

\* The provided number of site trees is based on the following:

- COMMON AREA 240
- BUILDINGS\*\* 234
- TOTAL 474

\*\* The provided number of building trees was derived from the following:

BUILDINGS	QTY.	# OF TREES	TOTAL TREES
3-UNIT TOWNHOUSE	1	9*	9*
5-UNIT TOWNHOUSE	0	12	96
6-UNIT TOWNHOUSE	0	13*	78*
8-UNIT TOWNHOUSE	1	15*	15*

**TOTAL TREES: 234**

\* THOSE QTY'S ABOVE WHICH ARE MARKED WITH AN ASTERISK ARE ESTIMATED NUMBERS BASED ON THE TYPICAL LANDSCAPE PLAN PROVIDED FOR THE 5-UNIT TOWNHOUSE.

NOTES:  
 - SAFE SITE TRIANGLES: SHRUBS AND TREES WITHIN SITE TRIANGLES: SHRUBS SHALL BE MAINTAINED SO AS TO NOT EXTEND ABOVE 2.5 FEET. TREE BRANCHES SHALL BE MAINTAINED SO AS TO NOT EXTEND BELOW 8 FEET.

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: PAD Net Lot Area: 31.00 acres 318,361 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan. Minimum area = 210,364 s.f. + 20% = 252,437 s.f.	156,509	258,981
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan. No. parking spaces: 322 x 10 s.f. per parking space =	3,220	3,220
C. Total s.f. of landscaped open space required by Chapter 33, A + B =	156,739	262,201

LAWN AREA CALCULATION

A. 156,739 total s.f. of landscaped open space required by Chapter 33	156,739	262,201
B. Maximum lawn area (not) permitted = 49% x 156,739 s.f. =	63,802	63,802

TREES

A. No. trees required per lot based on: 1. Area within curbside of street meeting minimum requirements = 28 trees x 160 sq. ft. =	224	560
B. % Palms Allowed: No. trees required x 30% = % Palms permitted to count as a single tree: 1.1 trees x 20% =	106	100 (estimated)
C. % Native Required: No. trees provided x 30% =	100	312 (estimated)
D. Street trees (minimum average spacing of 30' o.c.) Linear feet along street 35' =	N/A	N/A
E. Street trees needed (density based on tree form (minimum average spacing of 25' o.c.) = 550' linear feet along street / 25' =	18	18
F. Total Trees Required A + B + C + E = 322 Total Trees	322	424

SHRUBS

A. No. shrubs required x 10 = No. of shrubs allowed	3,220	Over 3,220 (estimated)
B. No. shrubs allowed x 30% = No. of native shrubs required	1,066	Over 1,066 (estimated)

IRRIGATION PLAN: If required by Chapter 33

TABLE: Containing information as indicated on sample below. SEE LANDSCAPE LIST ABOVE

SYMBOL USED ON PLAN	PLANT NAME	NATIVE SPECIES	CALIPER	HEIGHT	CANOPY DIAMETER	QUANTITY				
Symbol	How	Existing	Scientific	Common	Yes	No	Installed	Installed	Estimated at maturity	Estimated at maturity

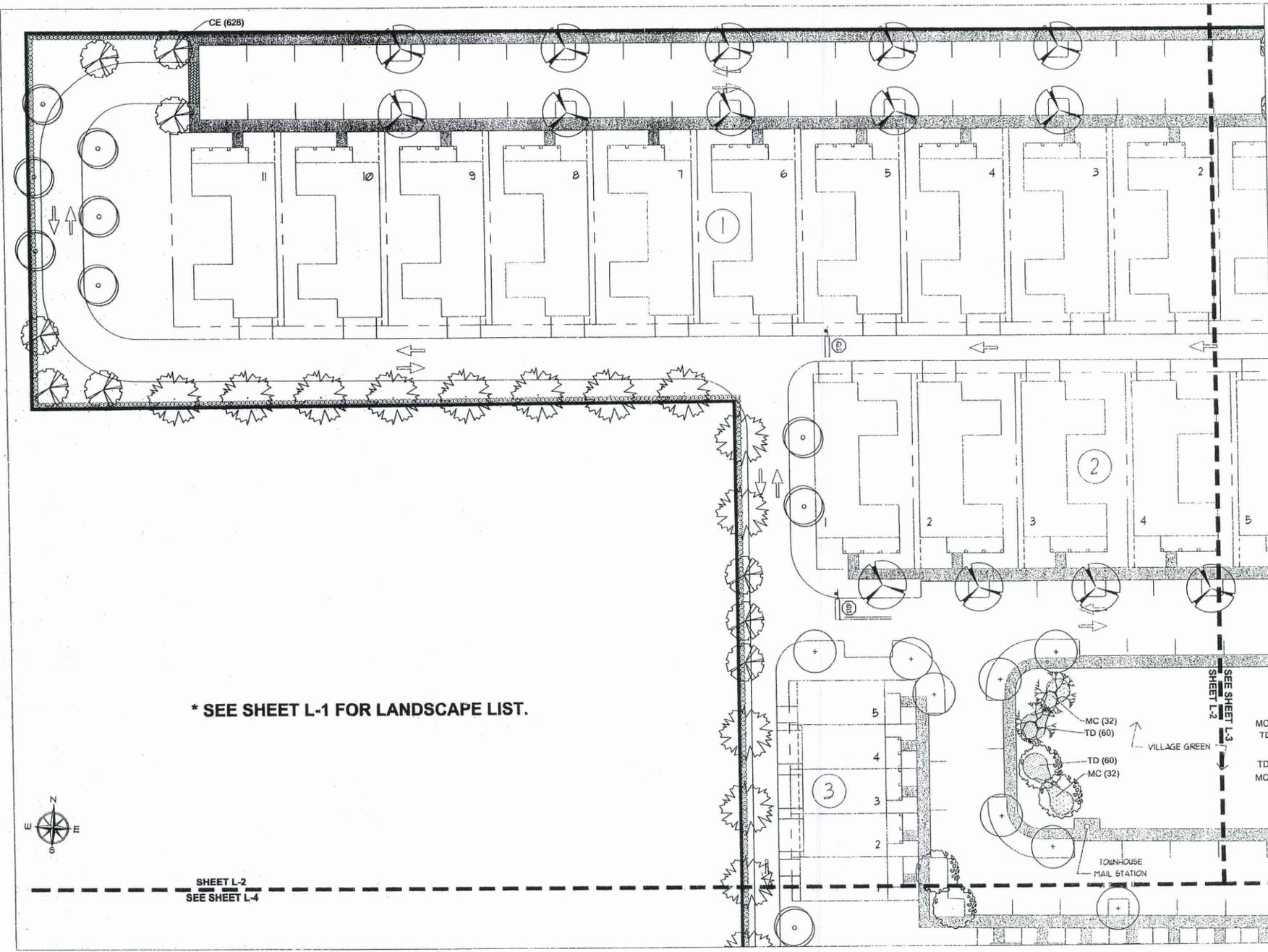
NOTES:  
 - STREET TREE REQUIREMENTS FOR THE INTERNAL ROADS OF TOWNHOUSE PARCELS IS IMPOSSIBLE TO MEET DUE TO LACK OF PLANTING SPACE ALONG ROADWAYS. THE REALITY OF THIS HAS BEEN RECOGNIZED BY PLANNING AND ZONING, AND THIS ALL LANDSCAPE PLANS PREVIOUSLY PREPARED HAVE BEEN APPROVED WITHOUT THE INTERNAL ROAD STREET TREE REQUIREMENT.  
 - STREET TREE REQUIREMENTS ARE PROVIDED FOR ALL PERIMETER STREETS ABUTTING PROJECT.

**WITKIN DESIGN GROUP**  
 LANDSCAPE ARCHITECTURE AND PLANNING  
 16833 N.E. 2ND AVENUE SUITE 305  
 NORTH MIAMI BEACH, FL 33162  
 TEL: 305-550-8889  
 FAX: 305-430-9597

MEMBER AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

SEAL: *7/14/05 AW*

TITLE INDEX  
 DATE: 7/10/05 2004  
 SCALE: 1" = 100'-0"  
 DRAWING NO.: L-1



\* SEE SHEET L-1 FOR LANDSCAPE LIST.



SHEET L-2  
SEE SHEET L-4

**Palms of Coral Reef**  
 Prepared for Landsea Development  
 Miami-Dade county, Florida  
 LANDSCAPE PLAN

REVISIONS:  
 #1 REV. PER SITE PLAN CHANGES 5.31.04



**WITKIN  
 DESIGN GROUP**

LANDSCAPE  
 ARCHITECTURE  
 AND PLANNING  
 16853 N.E. 2ND AVENUE  
 SUITE 303  
 NORTH MIAMI BEACH, FL. 33162  
 TEL. 305-456-8669  
 FAX 305-456-8657

MEMBER AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

SEAL:

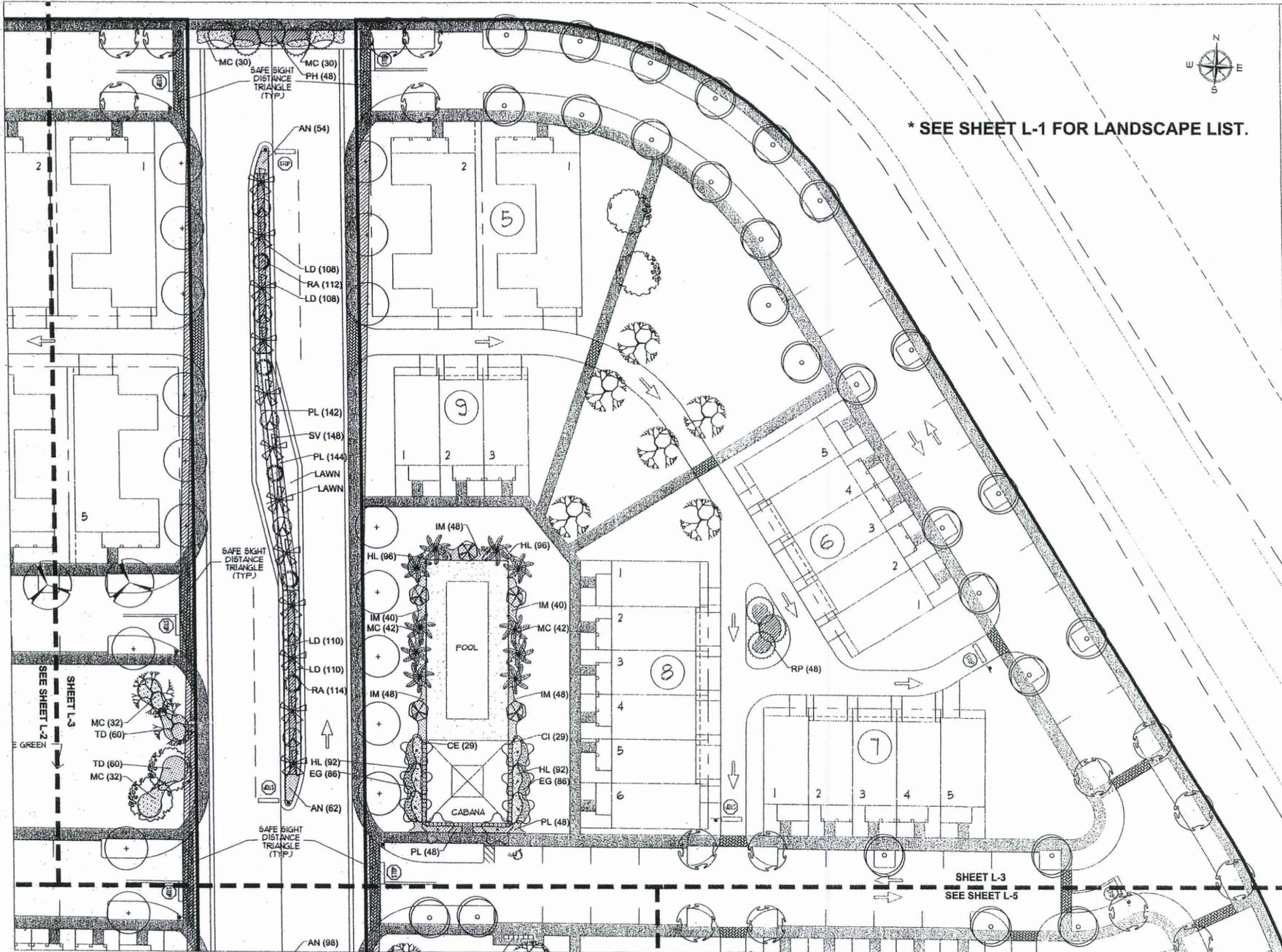
*Handwritten signature: F. Williams*

TITLE: LANDSCAPE PLAN

DATE: 11/5/2004

SCALE: 1/8"=20'-0"

DRAWING NO: L-2



**Palm of Coral Reef**  
 Prepared for: Landsea-Development  
 Miami-Dade county Florida  
 LANDSCAPE PLAN

REVISIONS:  
 #1 REV. PER SITE PLAN CHANGES 5/13/05

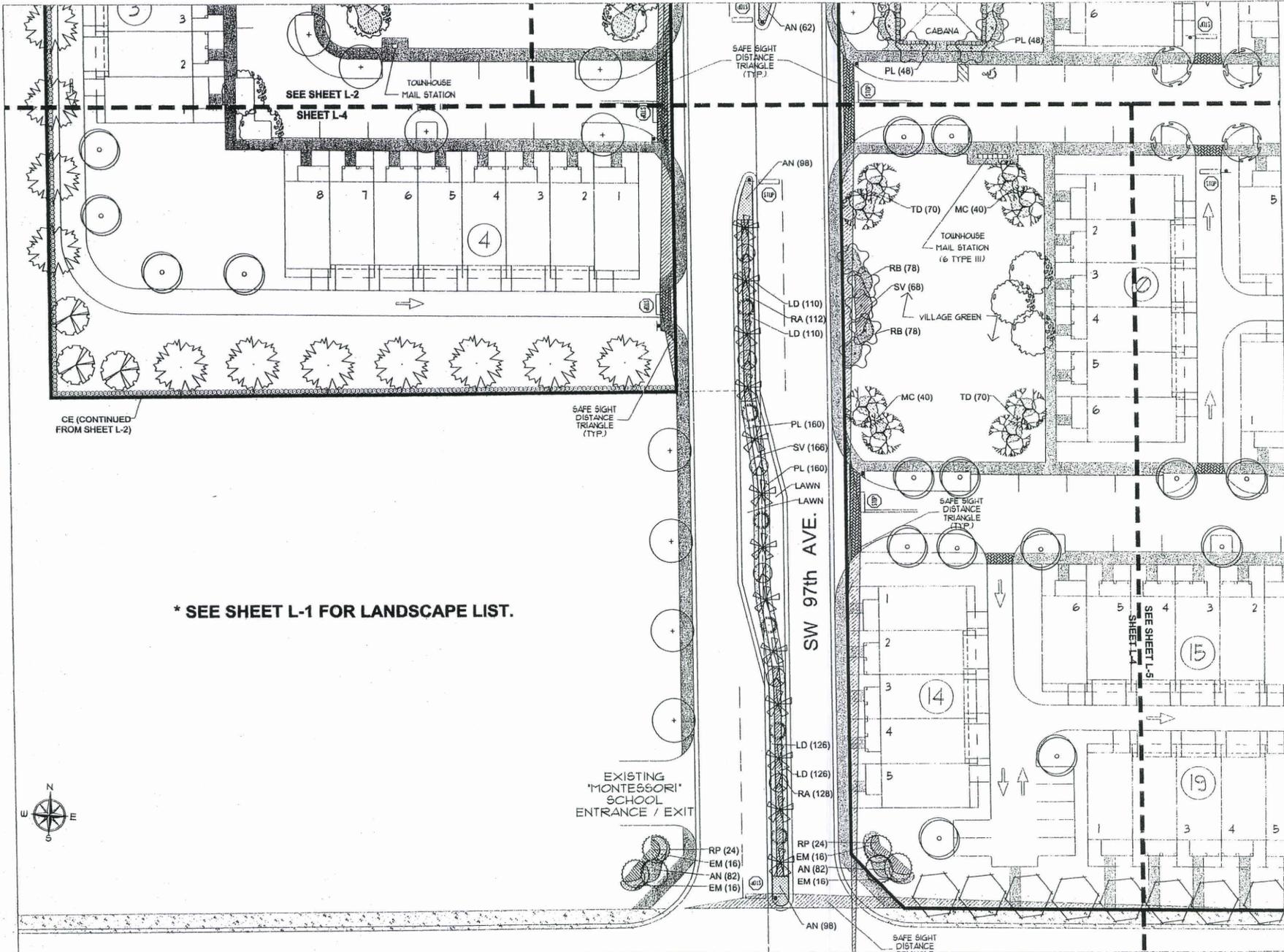
**WITKIN**  
 DESIGN GROUP  
 LANDSCAPE  
 ARCHITECTURE  
 AND PLANNING  
 16855 N.E. 2ND AVENUE  
 SUITE 305  
 NORTH MIAMI BEACH, FL. 33162  
 TEL. 305-650-6869  
 FAX 305-650-6057

MEMBER AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

ALL DRAWINGS, SPECIFICATIONS AND CONTRACTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE STANDARD AGREEMENT FOR PROFESSIONAL SERVICES AND THE CONTRACT DOCUMENTS AND SPECIFICATIONS OF THE PROFESSIONAL SOCIETY OF LANDSCAPE ARCHITECTS. THESE DOCUMENTS AND SPECIFICATIONS ARE THE PROPERTY OF WITKIN DESIGN GROUP, INC. AND SHALL REMAIN THE PROPERTY OF WITKIN DESIGN GROUP, INC. EVEN IF THEY ARE LOANED TO OR USED BY ANY OTHER PARTY. NO PART OF THESE DOCUMENTS AND SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WITKIN DESIGN GROUP, INC.

SEAL:  
*7/14/05*  
*AW*

TITLE: LANDSCAPE PLAN  
 DATE: 11/01/2004  
 SCALE: 1"=20'-0"  
 DRAWING NO: **L-3**



CE (CONTINUED FROM SHEET L-2)

\* SEE SHEET L-1 FOR LANDSCAPE LIST.



**Palms of Coral Reef**  
 Prepared for: Landsea Development  
 Miami-Dade County, Florida  
 LANDSCAPE PLAN

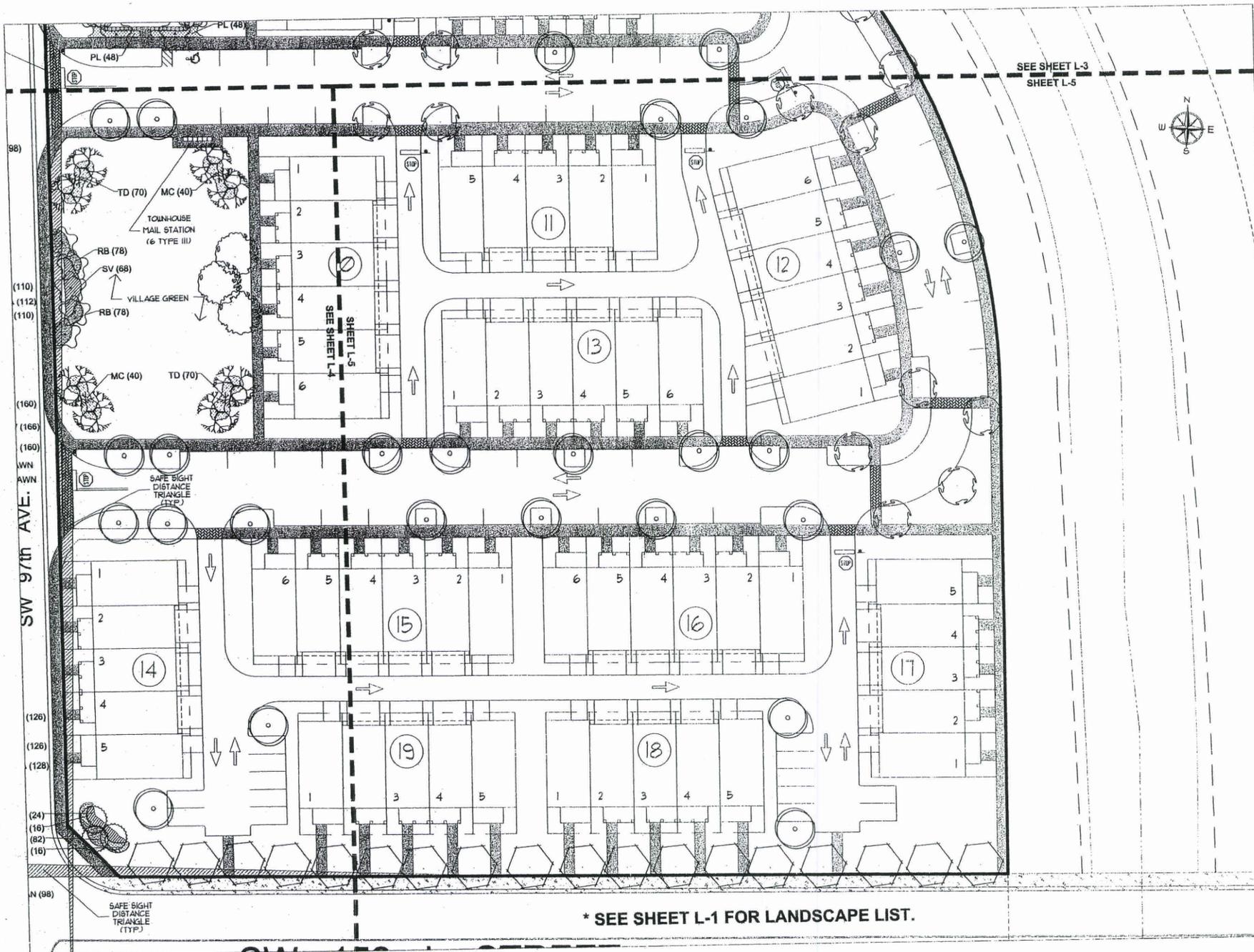
REVISIONS:  
 BY REV. PER SITE PLAN CHANGES 03/11/04

**WITKIN**  
 DESIGN GROUP  
 LANDSCAPE ARCHITECTURE AND PLANNING  
 16653 N. E. 2ND AVENUE  
 SUITE 305  
 NORTH MIAMI BEACH, FL 33162  
 TEL 305-656-8668  
 FAX 305-656-9057

MEMBER: AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

SEAL:  
*[Signature]*

TITLE: LANDSCAPE PLAN  
 DATE: 11/01/2004  
 SCALE: 1/4"=1'-0"  
 DRAWING NO: **L-4**



**Palms of Coral Reef**  
 Prepared for Landsea Development  
 Miami-Dade county, Florida  
 LANDSCAPE PLAN

REVISIONS:  
 # REV PER SITE PLAN CHANGES 3-13-05



**WITKIN**  
 DESIGN GROUP  
 LANDSCAPE  
 ARCHITECTURE  
 AND PLANNING  
 10685 N.E. 2ND AVENUE  
 SUITE 305  
 NORTH MIAMI BEACH, FL 33142  
 TEL 305-650-8669  
 FAX 305-650-9557

MEMBER AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

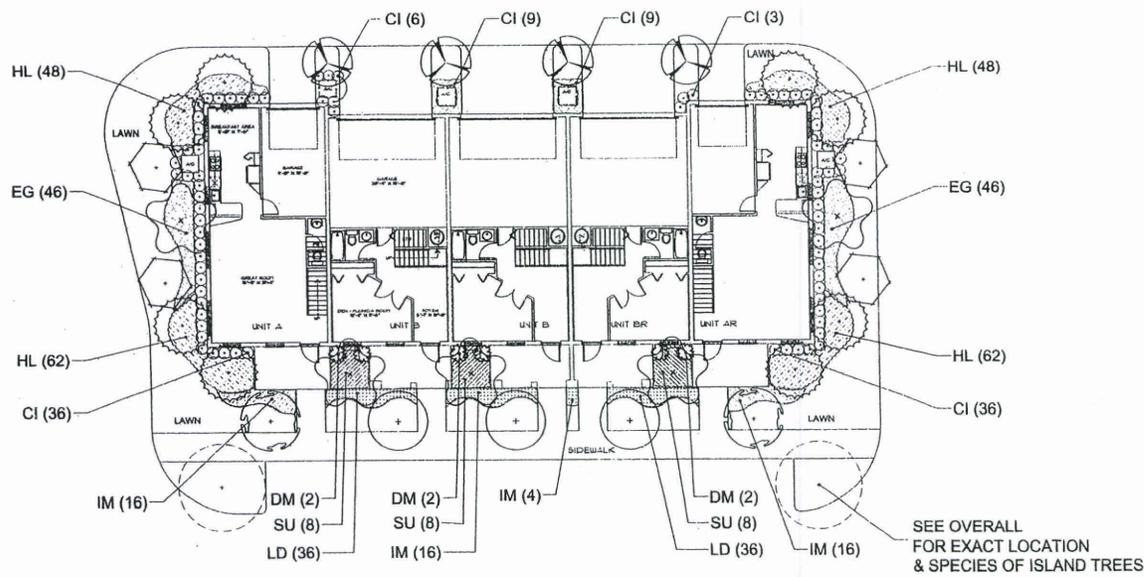
SEAL:

7/14/05  
 AW

TITLE: LANDSCAPE PLAN  
 DATE: JULY 2005  
 SCALE: 1/8"=1'-0"  
 DRAWING NO: L-5

\* SEE SHEET L-1 FOR LANDSCAPE LIST.

**Palms of Coral Reef**  
 Prepared for Landsea Development  
 Miami-Dade county Florida  
 TYPICAL 5-UNIT TOWNHOUSE LANDSCAPE PLAN



**\* NOTE: TOWNHOMES FRONTING SW 152ND STREET  
 SHALL EXCLUDE THE GREEN BUTTONWOOD AND ORANGE GEIGER TREES.**

**TYPICAL 5-UNIT LANDSCAPE LIST**

QUANTITY	KEY	BOTANICAL / COMMON NAME	DESCRIPTION	QUANTITY	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
4	CI	<i>Carpentaria acuminata</i> CARPENTARIA PALM	16' o.a. hl. f.g., Double Trunk	99	CI	<i>Chrysothamnus leucos</i> 'Red Tip' * RED TIP COCCOLUPUM	24" hl. X 24" spr. 3 gal.
3	EG	<i>Conocarpus erectus</i> * GREEN BUTTONWOOD	12' ht. x 6' spr. f.g.	6	DM	<i>Dracaena marginata</i> RED-EDGED DRACAENA	4'-5' o.a. hl. 7 gal.
4	EG	<i>Conocarpus erectus sericeus</i> * SILVER BUTTONWOOD	10' ht. x 5' spr. f.g.	92	EG	<i>Evolvulus glomerata</i> BLUE DAZE	1 gal. 15" o.c.
2	HL	<i>Cordia sebestena</i> * ORANGE GEIGER TREE	10' ht. x 6' spr. f.g.	220	HL	<i>Hymenocallis latifolia</i> * SPIDER LILY	1 gal. 15" o.c.
3	IM	<i>Psychosperma elegans</i> ALEXANDER PALM	18' o.a. hl. f.g., Double Trunk	52	IM	<i>Ixora 'Maui'</i> ORANGE CORKIA	16" ht. X 18" spr. 3 gal.
8	LD	<i>Sabal Palmello</i> * CABBAGE PALM	14' o.a. hl. Nursery Grown BYD.	72	LD	<i>Lantana depressa</i> * NATIVE YELLOW LANTANA	1 gal. 12" o.c.
				24	SU	<i>Stachytarpheta urticoides</i> * BLUE PORTER	24" hl. X 24" spr. 3 gal.
AS REQ'D	LAWN					<i>Stenotaphrum secundatum</i> ST. AUGUSTINE GRASS	Sold Even Sod

\* Indicates Native Species

REVISIONS:  
 #1 REV. FOR SITE PLAN CHANGES, 4.10.08

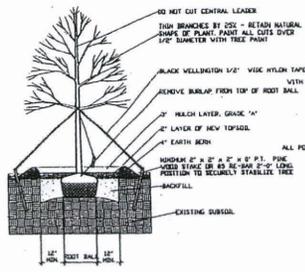
**WITKIN**  
 DESIGN GROUP  
 LANDSCAPE  
 ARCHITECTURE  
 AND PLANNING  
 18853 N.E. 2ND AVENUE  
 SUITE 205  
 NORTH MIAMI BEACH, FL 33162  
 TEL: 305-450-8889  
 FAX: 305-450-9037

MEMBER AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS  
All Plans, Specifications and Schedules are prepared by the architect and are intended to be used in conjunction with the contract documents. The architect shall not be responsible for any errors or omissions in the contract documents or for any claims, damages or losses resulting therefrom.

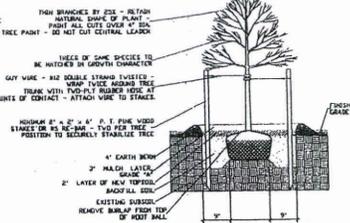
SEAL:

TITLE: TOWNHOUSE  
 LANDSCAPE PLAN  
 DATE: 1/15/2008  
 SCALE: 1/8"=1'-0"  
 DRAWING NO: L-6

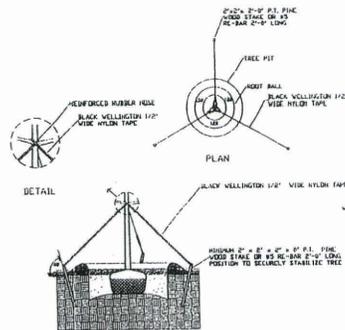




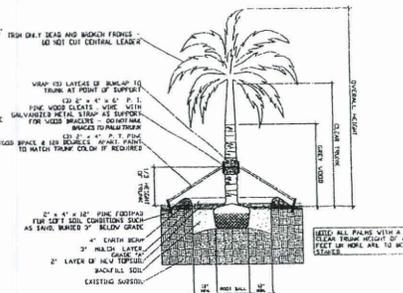
LARGE TREE PLANTING DETAIL



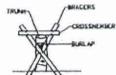
SMALL TREE PLANTING DETAIL



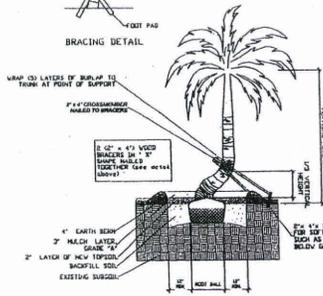
TYPICAL TREE CULLING DETAIL



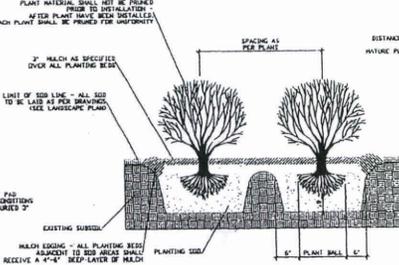
STRAIGHT TRUNK PALM PLANTING DETAIL



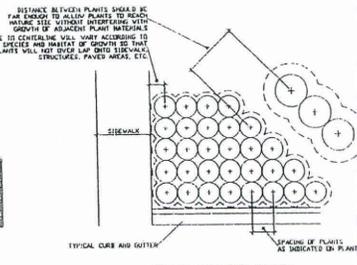
BRACING DETAIL



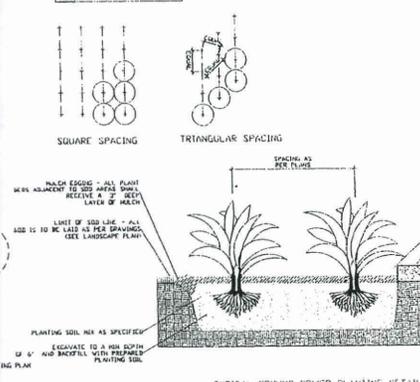
CURVED TRUNK PALM PLANTING DETAIL



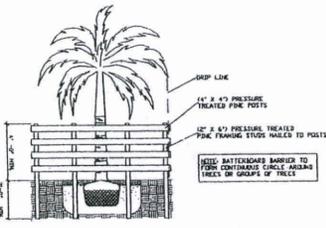
TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING



TYPICAL GROUND COVER PLANTING DETAIL



BATTERBOARD PROTECTION FOR EXISTING TREES AND PALMS

**PLANTING NOTES**

- All plant specifications and details for additional standards.
- All plants material to be Florida Hardwood / or better pursuant to the Florida Department of Agriculture/Forestry and Standards for Nursery Plants.
- Soil to be grade "A" weed free.
- All areas marked "LAWN" shall be sodded with St. Augustine "Florstar" sod or Sod on plan. All areas marked "Grass" shall be sodded with Zoysia sod. All sod to be laid level, tight, and cut every eighth planting block.
- All plants are to be top dressed with a minimum 2" layer of Manure mix, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No change are to be made without the prior consent of the Landscape Architect and Owner. Additions and / or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage materials and field verifications for 100% soil coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provides 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- All lawn located in parking lanes to be set flush with top of curb. Provide squeegee seal to width 2" of top of curb.
- Trees are to be planted within parking lanes after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, immediate free by Morris Mingo soil, Hattah, Florida. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 50% soil and free coarse sand and 50% Aerobic.
- Tree and shrub pits will be augmented with "Agricola Palm", 21 gram size with a 10-10-8 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

**GENERAL NOTES**

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for their verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines from Roadway Plans for more utility notes.
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unbraced and unshored tree pits are to be properly braced and shored during installation.
- All planting plans are based on drawings for site layout. Any deletions, site changes, or colors are to be brought to the attention of the Landscape Architect for clarification prior to installation.

**Palms of Coral Reef**  
 Prepared for Landsea Development  
 Miami-Dade County, Florida  
 LANDSCAPE DETAILS

REVISIONS

NO.	DATE	DESCRIPTION

**WITKIN DESIGN GROUP**  
 LANDSCAPE AND PLANNING  
 16853 N.E. 2ND AVENUE SUITE 305  
 NORTH MIAMI BEACH, FL 33162  
 TEL: 305-450-8669  
 FAX: 305-450-9097

TITLE: PLANTING DETAILS  
 DATE: 10/09  
 SCALE: N.T.S.  
 DRAWING NO: L-8



This instrument was prepared by:  
Name: Jeffrey M. Flanagan, Esq.  
Address: Carlos Williard & Flanagan, P.A.  
999 Ponce de Leon Blvd., Ste. 1000  
Coral Gables, FL 33134

(Space reserved for Clerk)

---

**PLANNED AREA DEVELOPMENT AGREEMENT**

*WHEREAS*, the undersigned Owners, **Irwin M. Potash, Linda S. Potash, Harry R. Nateman, Joan Nateman, Lorraine Leitman, Hal Leitman, Lorn Leitman, Robert J. Shelley IV, Douglas F. Landsea, and Shay of Miami, Inc.** (the "Owners") 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

*WHEREAS*, the Owner filed Application No. 04-255 (the "Application") with Miami-Dade County, for the approval of a Planned Area Development ("PAD") district, pursuant to Article XXXIII D of the Code of Miami-Dade County (the "Code"); and

*WHEREAS*, Section 33-284.26 of the Code requires the Owner to submit to the Department of Planning and Zoning a recordable agreement guaranteeing the development of the Property in accordance with promises made in the written and graphic documents, as approved by the Community Zoning Appeals Board.

*IN ORDER TO ASSURE* the County that the representations made by the owner during consideration of the Application will be abided by the Owner freely, voluntarily and without duress makes the following declaration of restrictions covering and running with the Property:

- (1) **Site Plan.** That said Property shall be developed substantially in accordance with the plans previously submitted, entitled "Palms of Coral Reef Residential Community," as prepared by Sotolongo Architects dated stamped received July 15, 2005, and consisting of 20 sheets, including the cover sheet (the "Plans"), as may be modified at the public hearing on the Application. 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) **Residential Density Restriction.** The maximum number of dwelling units on the Property shall be 17 single-family detached units and 87 condominium townhouse units at a density of 7.56 units per gross acre.

(Public Hearing)

(3) **Development Schedule.** Development of the Property is projected to commence no later than four months after the final approval of the Plat. Completion of the project is estimated to be no less than two and one-half years from the date of commencement.

(4) **Additional Quantitative Data.**

- A. **Total Number of Bedrooms.** The total number of bedrooms on the Property shall not exceed 458.
- B. **Total Building Coverage.** The total area of building for the Property shall not exceed 123,275 ± square feet, or 20.57% of the Property.
- C. **Open Space.** The area of common open space for the Property shall be in accordance with Section 33-284.27(l) of the Code, as may be amended from time to time.
- D. **Residential Density.** The maximum density on the Property shall be 7.56 units per gross acre.
- E. **Open Space.** The total open space on the Property shall be 5.64 ± acres.
- F. **Private Roads.** The roadways within the proposed PAD, except for theoretical southwest 97 Avenue, shall be private. The total area of pavement including all roadways, parking and driveways, shall be 5.28 acres.
- G. **Population Projection.** The estimated population projection resulting from the development of the Property is \_\_\_ people.

(5) **Types of Dwelling Units.** The Owner agrees that the Property shall be developed with fee-simple single family detached units and with two and three story condominium townhouses with a number of models and sizes<sup>1</sup> as follows:

**Fee-Simple Single-Family Detached**

Unit A – approx. 3,159 s.f.

Unit B – approx. 3,385 s.f.

**Two-Story Condominium Townhouse**

Unit A – approx. 1,542 s.f.

**Three –Story Condominium Townhouse**

Unit B (interior) – approx. 2,088 s.f.

Unit B (exterior) – approx. 2,113 s.f.

(6) **Accessory Uses.** The Owner agrees that the common accessory uses on the Property shall be limited to a pool and pool building/cabana and a playground. Nothing herein shall prohibit additional accessory uses or structures within the fee-simple parcels or prohibit accessory structures for the condominium townhouses pursuant to approval of regulating association.

---

<sup>1</sup> The unit sizes reflect the amount of space under air conditioning.

- (7) **Ownership and Maintenance of Common Areas.** One or more of a Condominium Association, Homeowners Association and/or a Special Taxing District, if approved, shall be established in accordance with applicable regulations to assure that all common areas and facilities for the use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayers of Miami-Dade County. The condominium association and/or the homeowner's association and/or the approved special taxing district shall also own and maintain all of the green space, recreational facilities and walkways outside of the public right-of-way. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of recording of the subdivision plat.
- (8) **Pedestrian and Vehicular Access.** Owner agrees to provide permanent and safe access for pedestrian and vehicular traffic within the Property at all times. Access shall also be provided at all times to fire, police, health, sanitation, and other public service personnel and vehicles. Furthermore, all streets or accessways within the Property shall be installed by the Owner, including, but not limited to, sidewalks, drainage facilities, water, sewers, and fire hydrants, subject to the approval of the appropriate departments of Miami-Dade County.
- (9) **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.
- (10) **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 benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.
- (11) **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.
- (12) **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

(Public Hearing)

## Declaration of Restrictions

Page 4

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.

- (13) **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.
- (14) **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.
- (15) **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.
- (16) **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.
- (17) **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion
- (18) **Recording.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

(Public Hearing)

**Declaration of Restrictions**

**Page 5**

- (19) **Acceptance of Declaration.** Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.
- (20) **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Irwin M. Potash

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by Mr. Irwin M. Potash. He is personally known to me and acknowledged that he executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires:

Florida

\_\_\_\_\_  
Notary Public, State of

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Linda S. Potash

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by Mrs. Linda S. Potash. She is personally known to me and acknowledged that she executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires:

\_\_\_\_\_  
Notary Public, State of Florida

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Harry R. Nateman

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by Mr. Harry M. Nateman. He is personally known to me and acknowledged that he executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires: \_\_\_\_\_  
Notary Public, State of Florida

(Public Hearing)

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Joan Nateman

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by Mrs. Joan Nateman. She is personally known to me and acknowledged that she executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires:

Florida

\_\_\_\_\_  
Notary Public, State of

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Lorraine Leitman

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by Ms. Lorraine Leitman. She is personally known to me and acknowledged that she executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires:

\_\_\_\_\_  
Notary Public, State of Florida

(Public Hearing)

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

SHAY OF MIAMI, INC

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by \_\_\_\_\_, on behalf of said corporation. She/He is personally known to me and acknowledged that she/he executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires:

\_\_\_\_\_  
Notary Public, State of Florida

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Robert J. Shelley IV

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by Mr. Robert J. Shelley IV. He is personally known to me and acknowledged that he executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires: \_\_\_\_\_  
Notary Public, State of Florida

IN WITNESS WHEREOF, we have hereunto set out hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Douglas F. Landsea

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by Mr. Douglas F. Landsea. He is personally known to me and acknowledged that he executed this instrument freely and voluntarily for the purposes stated herein.

My commission expires:

\_\_\_\_\_  
Notary Public, State of Florida

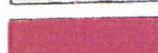
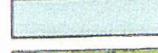
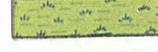
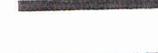
**EXHIBIT "A"**



# ADOPTED 2005 AND 2015 LAND USE PLAN \* FOR MIAMI-DADE COUNTY, FLORIDA

## RESIDENTIAL COMMUNITIES

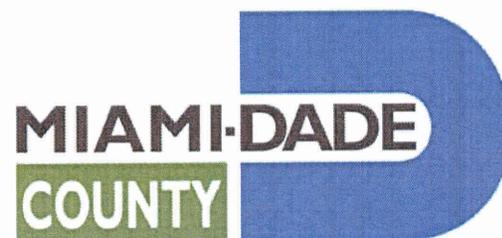
	ESTATE DENSITY	1 TO 2.5	DWELLING UNITS PER GROSS ACRE
	LOW DENSITY	2.5 TO 6	DWELLING UNITS PER GROSS ACRE
	LOW-MEDIUM DENSITY	5 TO 13	DWELLING UNITS PER GROSS ACRE
	MEDIUM DENSITY	13 TO 25	DWELLING UNITS PER GROSS ACRE
	MEDIUM-HIGH DENSITY	25 TO 60	DWELLING UNITS PER GROSS ACRE
	HIGH DENSITY	50 TO 125	DWELLING UNITS PER GROSS ACRE
	(D I- 1)	One Density Increase With Urban Design	
	(D I- 2)	Two Density Increase With Urban Design	

	INDUSTRIAL AND OFFICE
	RESTRICTED INDUSTRIAL AND OFFICE
	BUSINESS AND OFFICE
	OFFICE / RESIDENTIAL
	INSTITUTIONAL AND PUBLIC FACILITY
	PARKS AND RECREATION
	AGRICULTURE
	OPEN LAND
	ENVIRONMENTAL PROTECTION
	ENVIRONMENTALLY PROTECTED PARKS
	TRANSPORTATION
	TERMINALS
	EXPRESSWAYS
	MAJOR ROADWAYS ( 3 OR MORE LANES )
	MINOR ROADWAYS ( 2 LANES )
	EXISTING / FUTURE RAPID TRANSIT
	URBAN CENTERS REGIONAL METROPOLITAN COMMUNITY

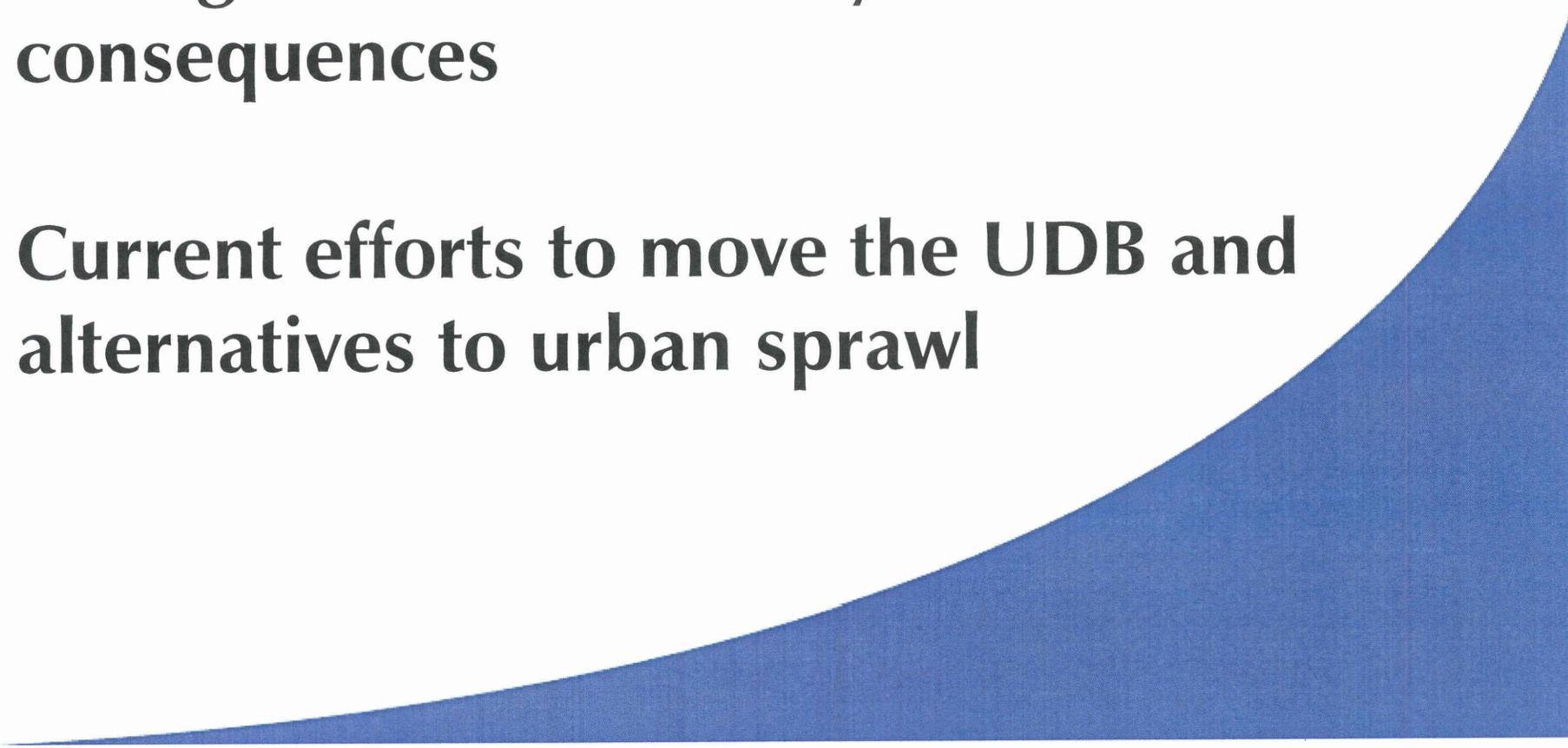


# THE URBAN DEVELOPMENT BOUNDARY:

*Holding the Line  
for our quality of life*



# Overview

- **The Urban Development Boundary (UDB) and Urban Expansion Area (UEA)**
  - **Changes to the boundary and the consequences**
  - **Current efforts to move the UDB and alternatives to urban sprawl**
- 

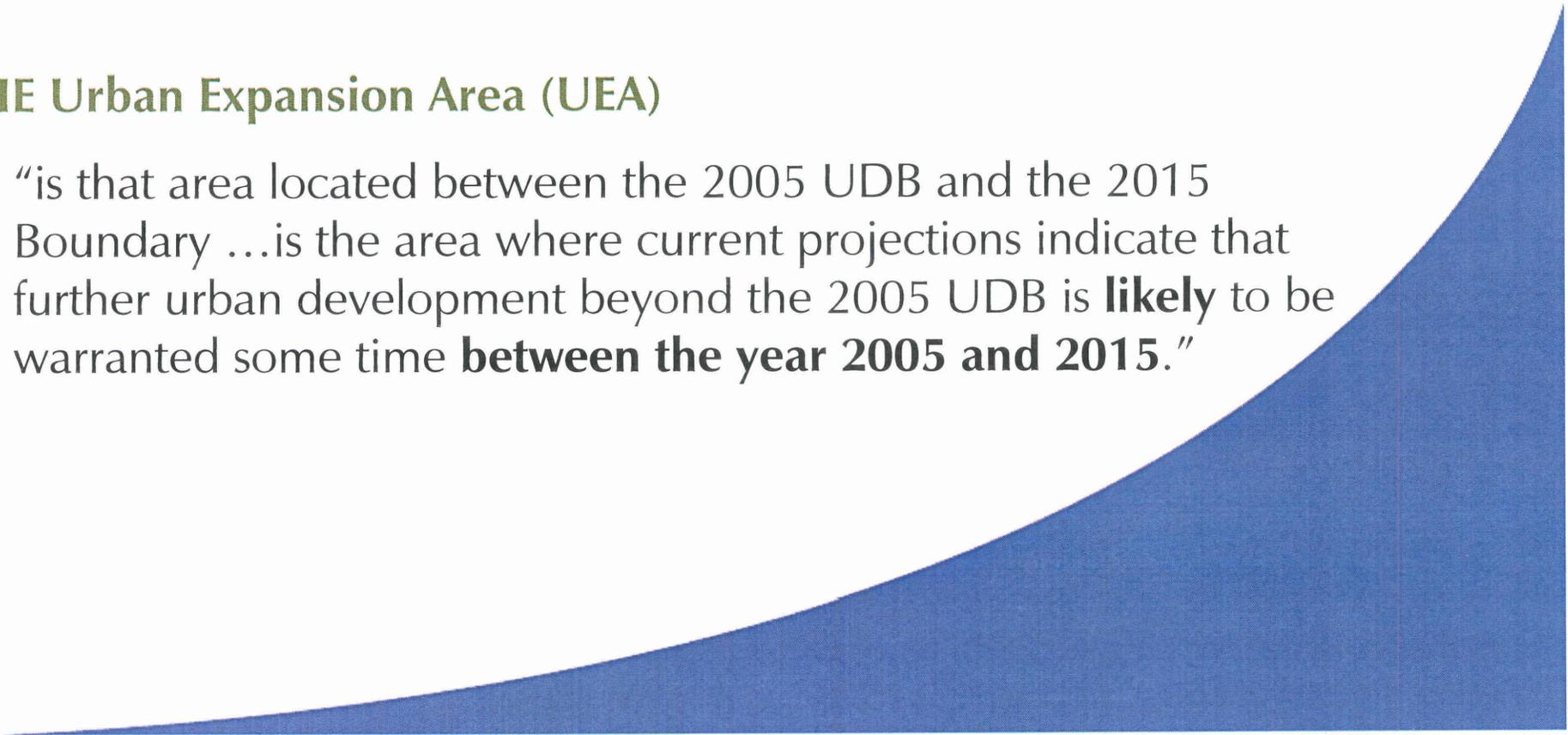
# What is the UDB and UEA?

## THE Urban Development Boundary (UDB)

- “is included on the LUP [Land Use Planning] map to distinguish the area where urban development may occur through the year 2005 from areas where it **should not** occur.”

## THE Urban Expansion Area (UEA)

- “is that area located between the 2005 UDB and the 2015 Boundary ...is the area where current projections indicate that further urban development beyond the 2005 UDB is **likely** to be warranted some time **between the year 2005 and 2015.**”



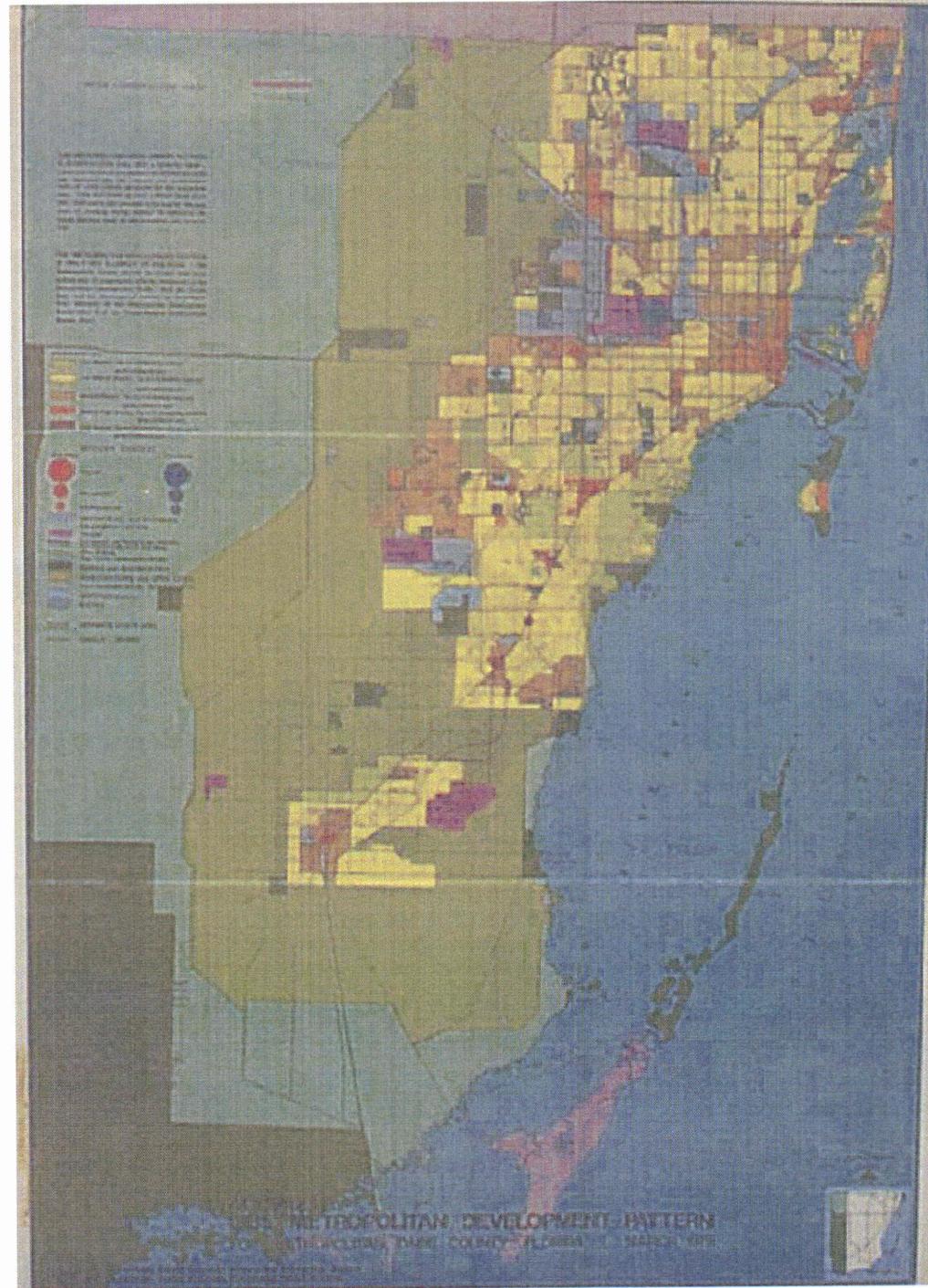
# The Establishment of the Urban Development Boundary

**1975** - Implied through Land Use Plan map and policies

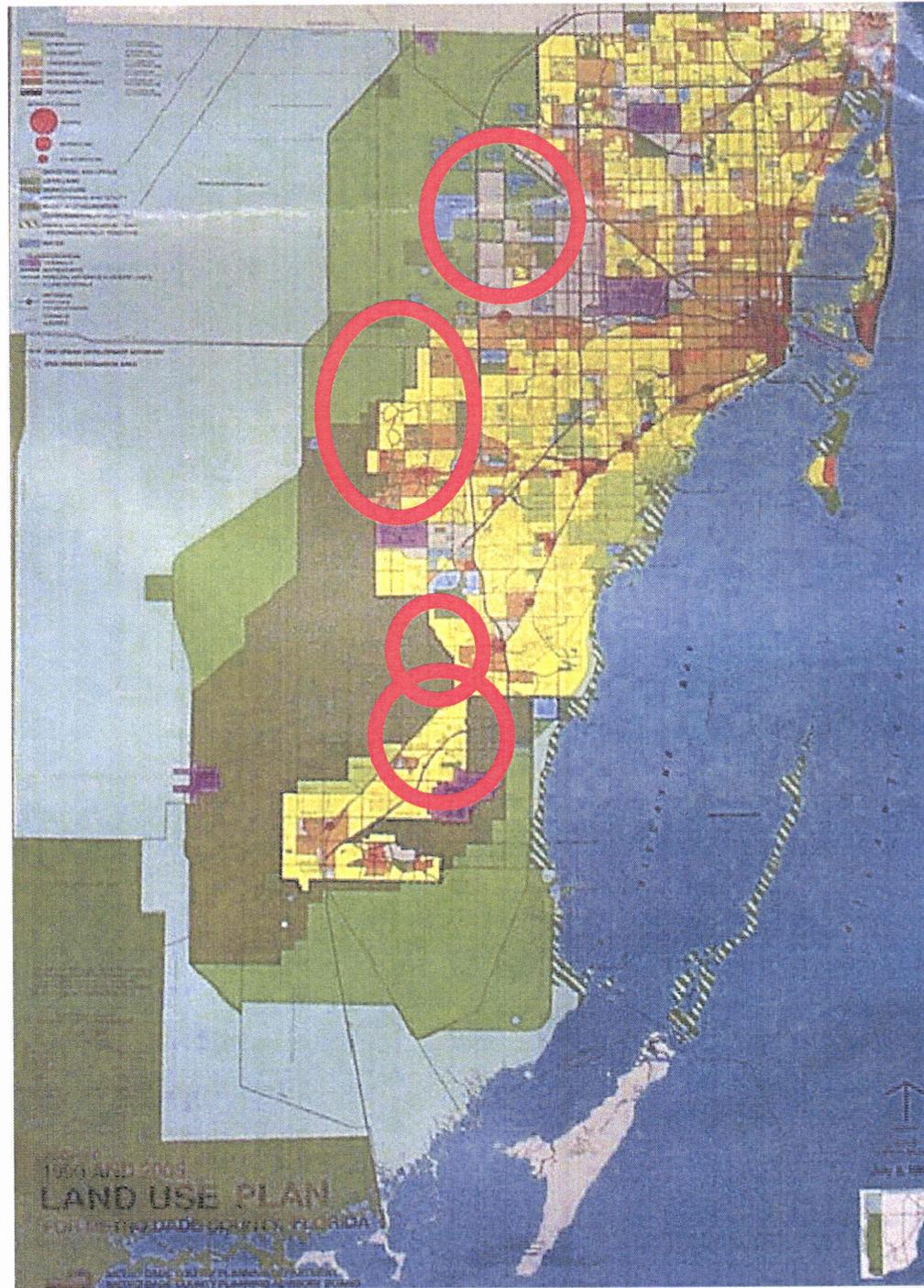
**1983** - UDB was finally depicted on the Land Use Planning map

- UDB separates not only acceptable land uses, but the level and type of municipal services provided
- Focuses resources primarily within the urban areas
- Provides for designation of prime agricultural areas in order to distinguish their significance in land use planning

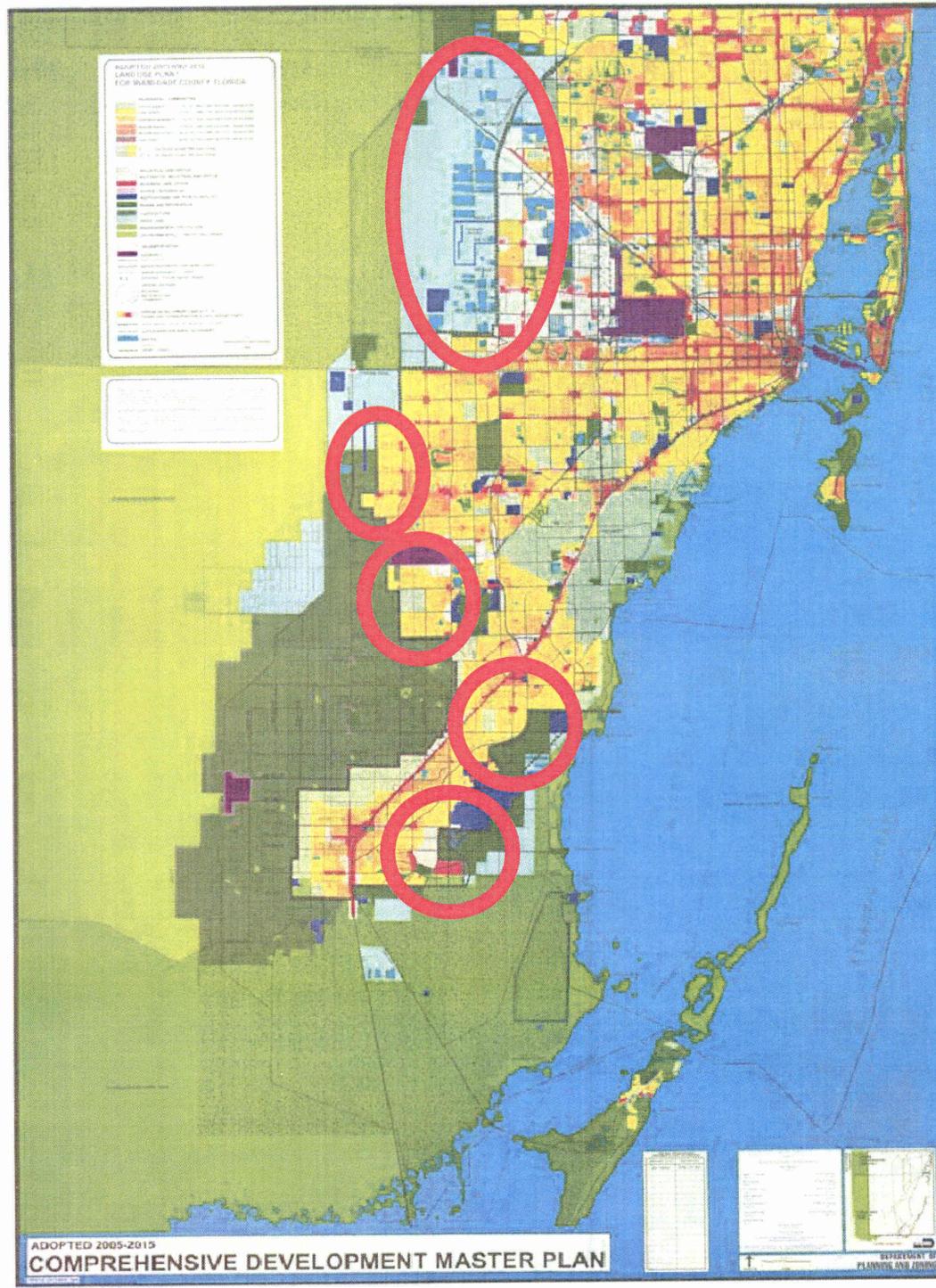
# 1975 CDMP Land Use Plan Map



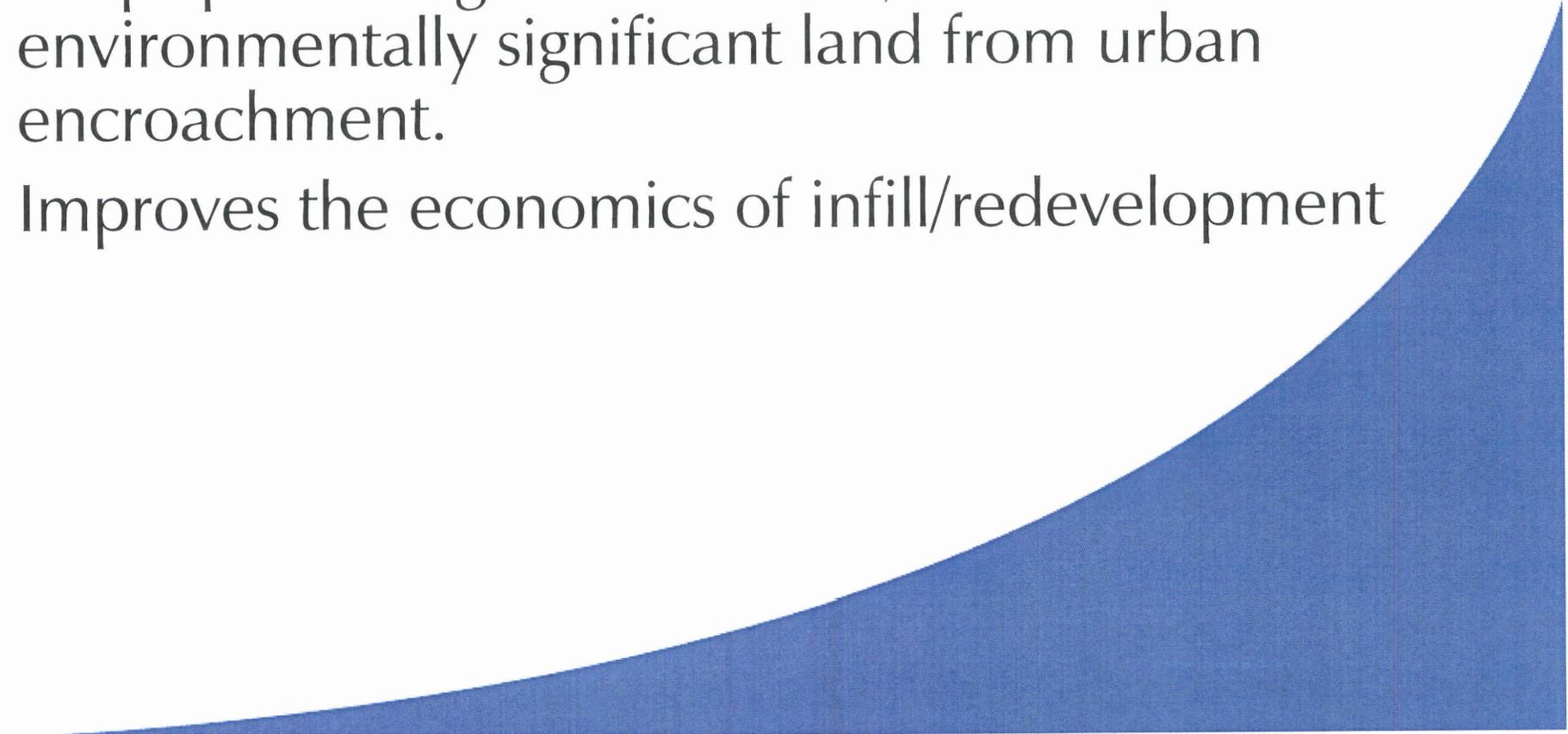
**1983  
CDMP  
1990-2005  
Land Use  
Plan Map**



# Current CDMP 2005-2015 Land Use Plan Map



# Why Have Boundaries?

- Helps to prevent “leap-frog” development that stresses infrastructure and delivery of services
  - Provides for a more efficient use of land resources
  - Helps protect agricultural land, and environmentally significant land from urban encroachment.
  - Improves the economics of infill/redevelopment
- 

# UDB Expansion Policies

- **Residential Capacity Policy:** 15 years projected growth beyond EAR adoption, i.e., 2010
- **Expansion Location Policy:** When additional supply is needed,

**I. The following areas shall **Not be Considered:****

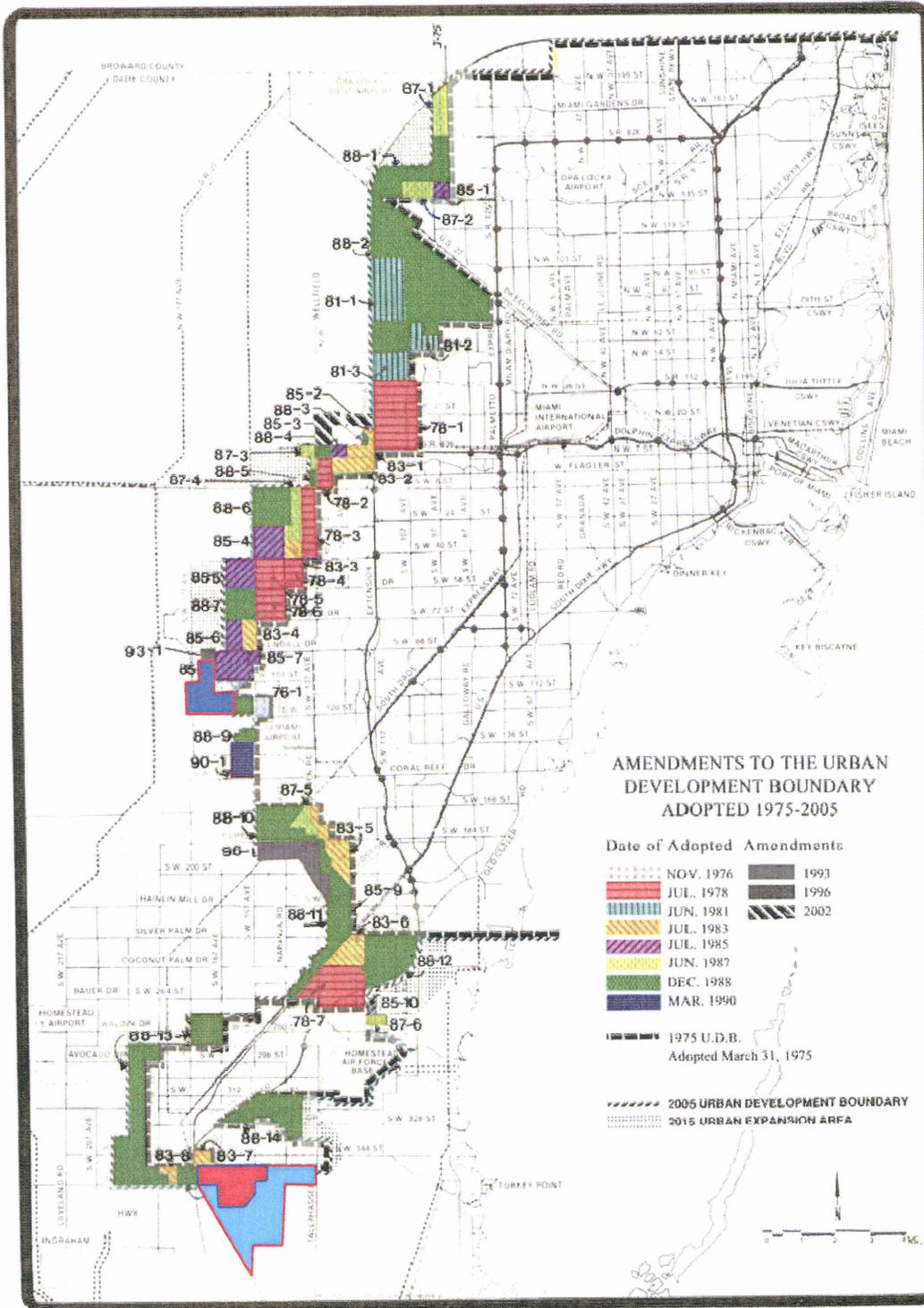
- a. The Northwest Wellfield Protection Area;
- b. Water Conservation Areas, Biscayne Aquifer Recharge Areas; and Everglades Buffer Areas designated by the SFWMD;
- c. The Redland area.

**II. The following areas shall be **Avoided:****

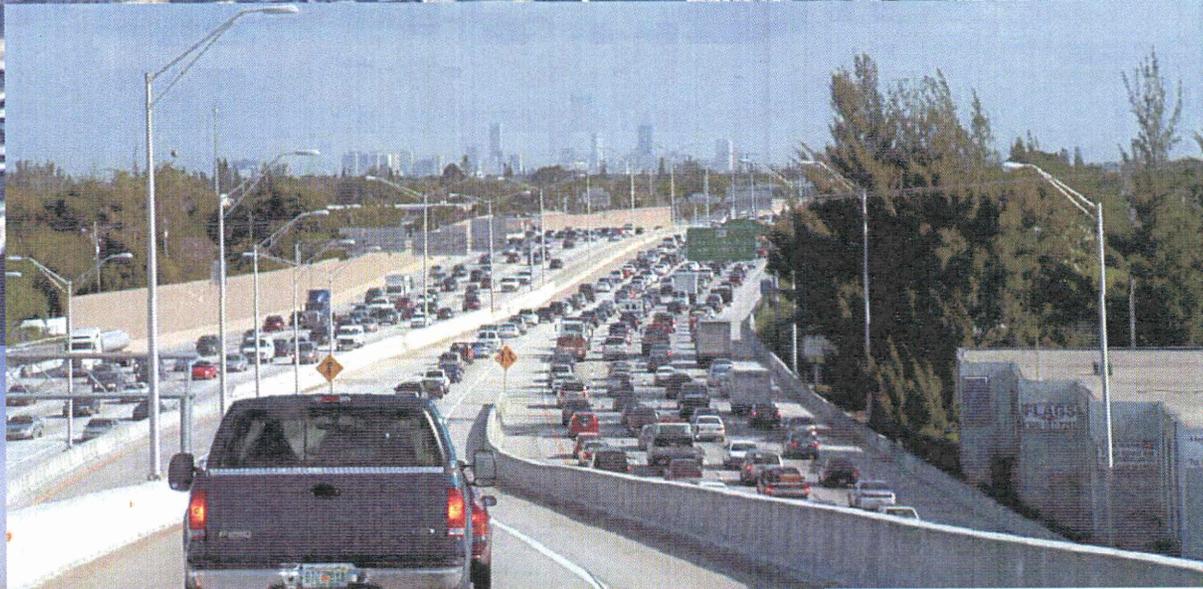
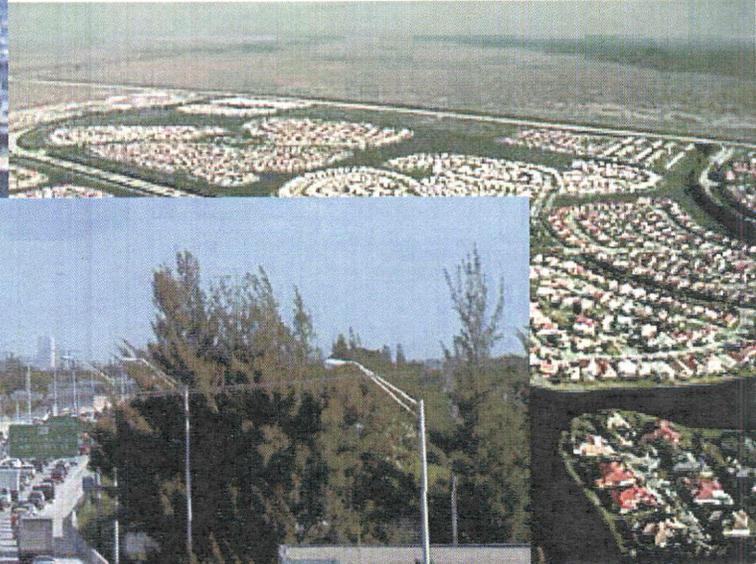
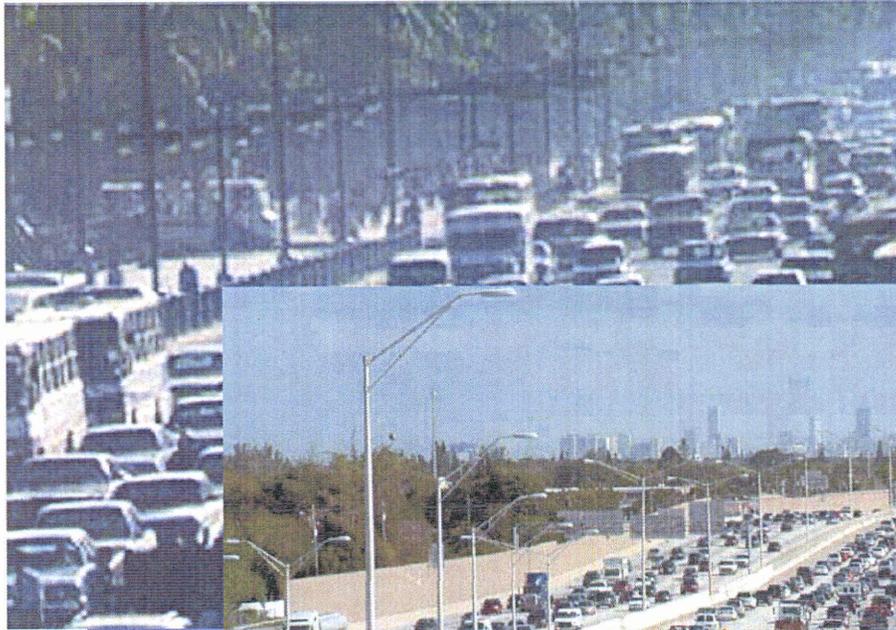
- a. Delineated Future Wetlands;
- b. Land designated Agriculture;
- c. Category 1 Hurricane Evacuation Areas;

**III. The following areas shall be given **Priority:****

- a. Tiers having the earliest projected supply depletion year;
- b. Land contiguous to the UDB;
- c. Locations within one mile of a Planned Urban Center or Extraordinary Transit Service corridor.
- d. Locations having projected surplus service capacity where necessary facilities and services can be readily extended.

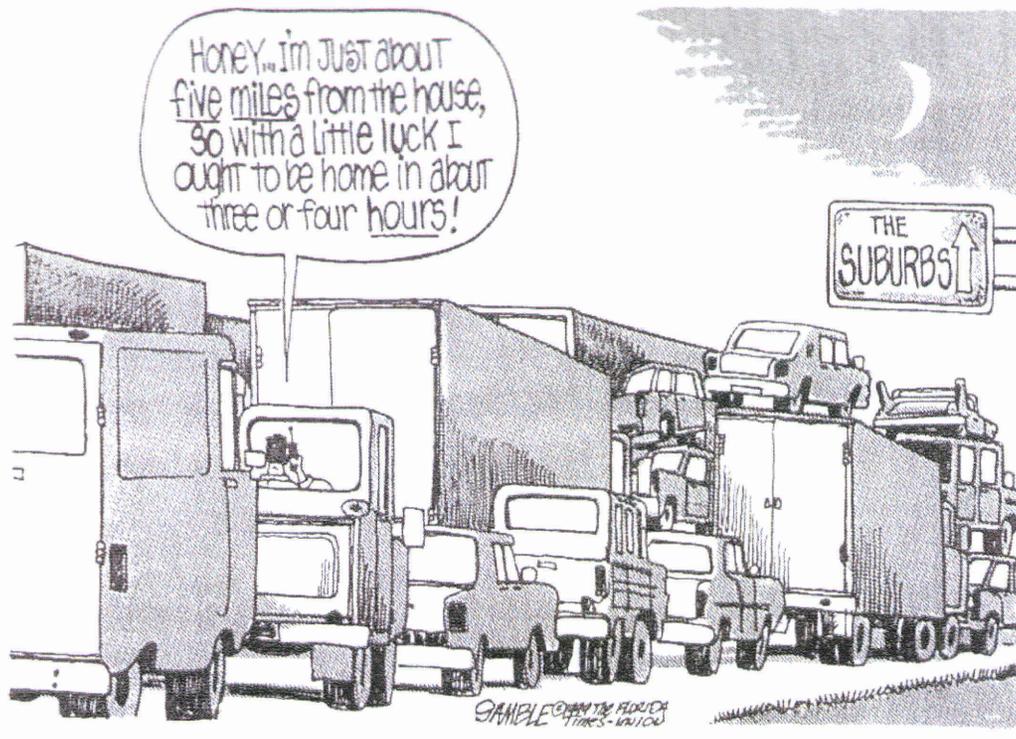


# Consequences of Sprawl



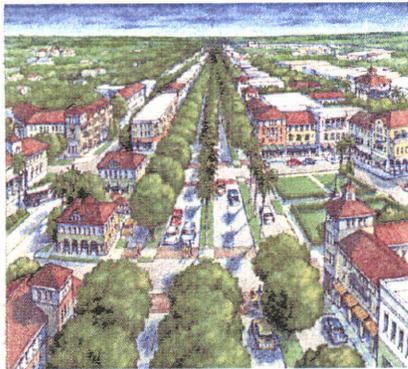
# Alternatives to Sprawl

- Community and Municipal Urban Centers
- Transit Oriented Development
- Infill Redevelopment



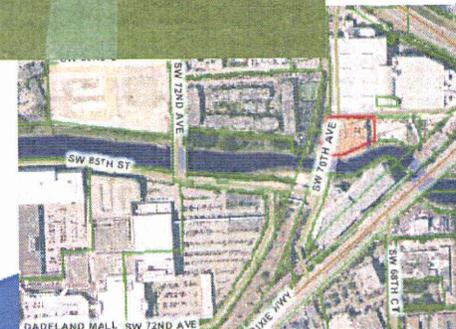
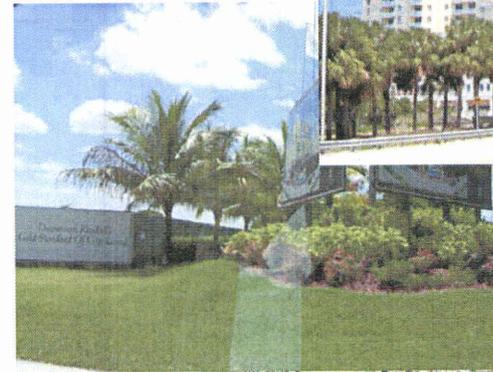
# Community Urban Centers

- Town centers designed around transit hubs
- Development that embraces higher density
- Support for mass transit system
- Mixed income communities providing access to jobs, parks, *schools*, and social/cultural life

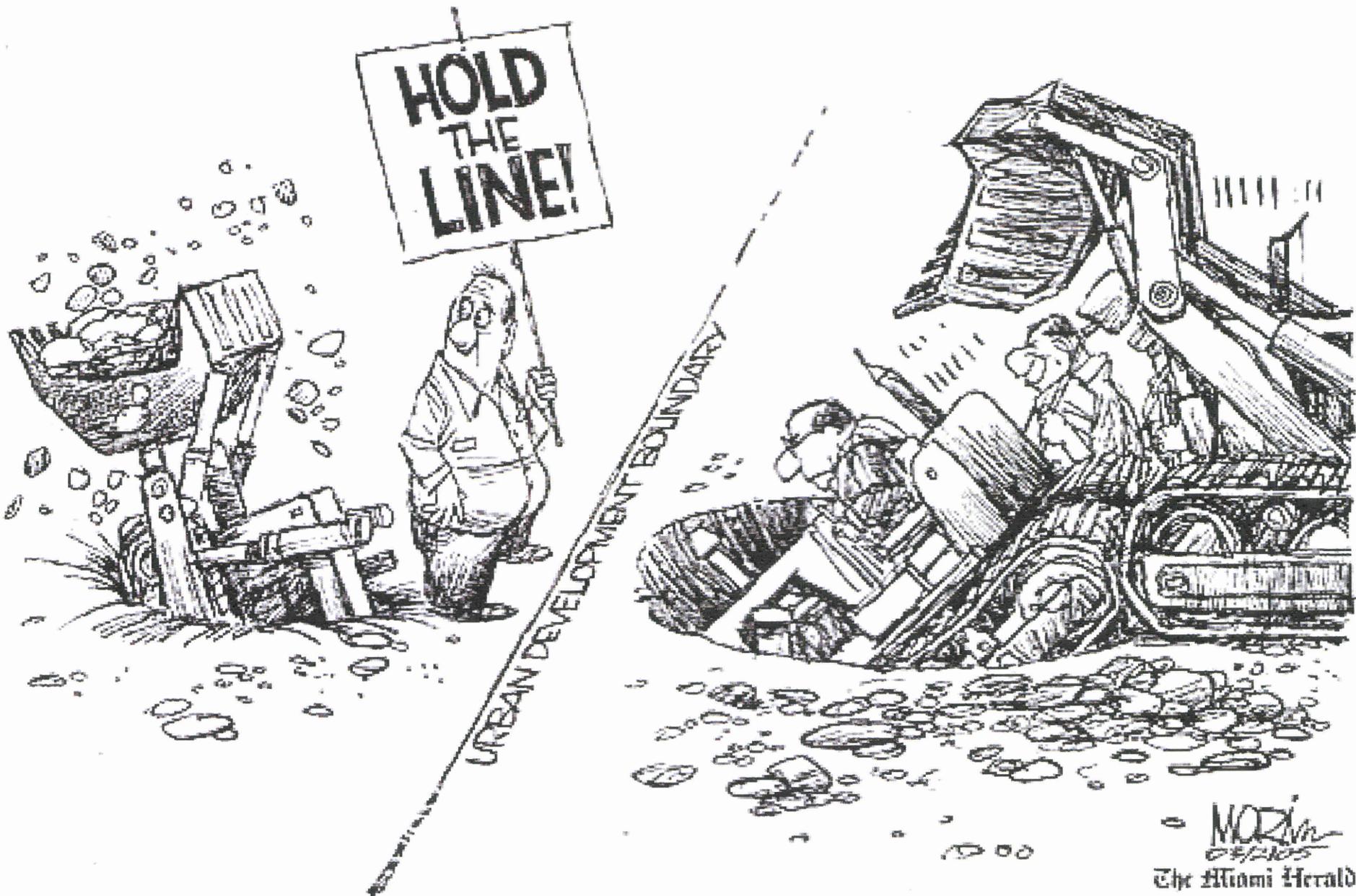


# Transit Oriented Development

- Easy access to rail service, job centers, cultural life
- Increased market for workforce housing
- Allows for a significant increase in density without overloading our roads.







Norman Grigas  
The Miami Herald





October 12, 2005

Ms. Diane O'Quinn Williams  
Miami-Dade County Department of Planning and Zoning  
111 NW First Street  
11<sup>th</sup> Floor, Suite 224  
Miami, FL 33128

Dear Ms. Williams:

Following the presentation of the proposed "Palms of Coral Reef" residential community planned for SW 152<sup>nd</sup> Street and SW 97<sup>th</sup> Avenue at the September 20, 2005, Board of Directors meeting, the board voted to support the concept of this infill project.

The Perrine-Cutler Ridge Council operates as an economic development council in South Miami-Dade County, whose main function is the expansion, retention and recruitment of businesses and jobs, committed to maintaining the quality of life for the residents in the area, and we are always pleased when a thoughtful developer presents a plan with vision for the area.

The proposed "Palms of Coral Reef" residential community shows elements that provide a thoughtful transition between the existing, adjacent businesses, schools and medical facilities. The initial county requested bridge crossing at the C-100 Canal and 97<sup>th</sup> Avenue has been deleted. Additionally, the developer decreased the overall density by substituting single family homes for townhomes to provide better compatibility with the existing neighborhood to the north.

The Council supports the "Palms of Coral Reef" concept as a benchmark of quality infill residential development.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Denise D. Heacock  
Executive Director

# CHAMBER South

## Resolution

*Whereas,* Chamber South, with the vision and leadership of its Board of Directors, is dedicated to working on key issues that affect the quality of life of the citizens of South Miami-Dade County, and

*Whereas,* Over the past ten years we have actively participated in many planning processes and workshops seeking solutions to the many urban problems facing this area of unprecedented growth, and

*Whereas,* Infill development is a sustainable option to relieve pressure on sensitive lands, and

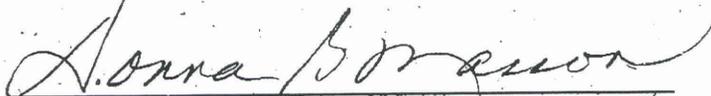
*Whereas,* Development of sites adjacent to both transit and optional vehicular roadways is another indicator of good planning, and

*Whereas,* Proximity to amenities such as schools, medical facilities and recreational facilities also supports good planning, and

*Whereas,* The proposed development comes with the recommendation of the Miami-Dade County Planning & Zoning professional staff.

*Now, therefore, be it resolved,* That the Board of Directors of Chamber South, after review of the housing project, "Palms of Coral Reef" urges your approval of the developer's application.

Approved this 28th day of September 2005



Donna G. Masson, President





*Traffic Impact Analysis*

**Palms of Coral Reef  
Miami-Dade County, Florida**

*Prepared for:*

Shelley Real Estate

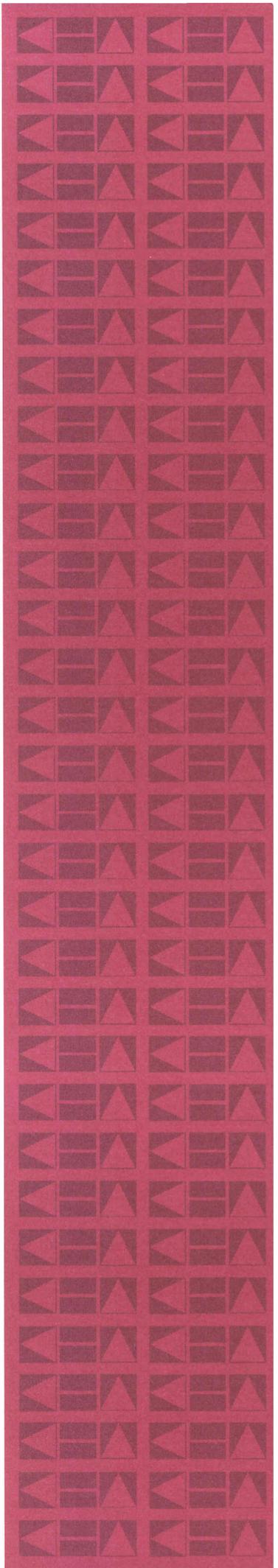
*Prepared by:*

Kimley-Horn and Associates, Inc.  
Fort Lauderdale, Florida



Kimley-Horn  
and Associates, Inc.

©2005 Kimley-Horn and Associates, Inc.  
October 2005  
042553000



*Traffic Impact Analysis*

**Palms of Coral Reef  
Miami-Dade County, Florida**

*Prepared for:*

Shelley Real Estate

*Prepared by:*

Kimley-Horn and Associates, Inc.  
Fort Lauderdale, Florida

## TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION.....	1
EXISTING CONDITIONS .....	3
Data Collection.....	3
Traffic Performance Measure.....	6
Intersection Level of Service Analysis.....	6
SCHEDULED ROADWAY IMPROVEMENTS.....	7
NON-PROJECT TRAFFIC .....	8
Background Area Growth .....	8
Intersection Level of Service Analysis.....	8
PROJECT TRAFFIC .....	10
Existing and Proposed Land Uses .....	10
Project Access .....	10
Trip Distribution and Assignment.....	13
FUTURE TRAFFIC.....	16
Intersection Level of Service Analysis.....	16
MIAMI-DADE TRAFFIC CONCURRENCY ASSESSMENT.....	18
Level of Service Standard .....	18
Traffic Concurrency Methodology.....	18
Traffic Concurrency Evaluation.....	18
C-100 CANAL BRIDGE CROSSING ANALYSIS.....	20
Transportation Network Linkages.....	20
Local Traffic Impacts .....	21
Consistency with Local Plans .....	21
Community Impacts .....	22
Conclusion.....	22
SUMMARY.....	24

APPENDIX A: Peak Hour Turning Movement Counts  
 APPENDIX B: FDOT Peak Season Category Factor Report  
 APPENDIX C: 24 Hour, Bi-Directional Volume Counts  
 APPENDIX D: Existing (2005) Synchro Worksheets  
 APPENDIX E: Annual Background Growth Worksheets  
 APPENDIX F: Turning Movement Volume Worksheets  
 APPENDIX G: Cardinal Trip Distribution  
 APPENDIX H: Future (2008) without Project Synchro Worksheets  
 APPENDIX I: Future (2008) with Project Synchro Worksheets  
 APPENDIX J: MUATS Model Analysis – SW 97<sup>th</sup> Avenue  
 APPENDIX K: MUATS Model Analysis – SW 102<sup>nd</sup> Avenue

## LIST OF FIGURES

	<u>Page</u>
Figure 1: Site Location Map.....	2
Figure 2: Existing (2005) Peak Hour Traffic .....	5
Figure 3: Conceptual Site Plan.....	11
Figure 4: Peak Hour Project Traffic Distribution.....	14
Figure 5: Peak Hour Project Traffic Assignment.....	15
Figure 6: Future (2008) Total Traffic.....	17

## LIST OF TABLES

	<u>Page</u>
Table 1. Traffic Level of Service Standard for Study Area .....	6
Table 2. Existing (2005) Peak Hour Intersection Analysis .....	6
Table 3. Future (2008) Without Project Peak Hour Intersection Analysis .....	9
Table 4. Peak Hour Project Trip Generation.....	12
Table 5. Cardinal Trip Distribution.....	13
Table 6. Future (2008) with Project Peak Hour Intersection Analysis .....	16
Table 7. Area Roadways Level of Service Standards .....	18
Table 8. Miami-Dade County Traffic Concurrency Review.....	19

---

## INTRODUCTION

Shelley Real Estate is proposing to build 17 single-family detached homes and 87 townhouses on an approximately 12-acre site in unincorporated Miami-Dade County, Florida. The project site is located on the north side of SW 152<sup>nd</sup> Street (Coral Reef Drive) at the intersection of SW 97<sup>th</sup> Avenue. Currently, the site is vacant. Figure 1 depicts the location of the project. The project is planned to be completed for occupancy in the year 2008.

SW 152<sup>nd</sup> Street (SR 992) is a four-lane divided east/west roadway within the study area. US-1 (SR 5) is a six-lane divided roadway to the east of the project site. Direct access to the site will be provided by driveways connected to SW 97<sup>th</sup> Avenue; SW 97<sup>th</sup> Avenue will be improved between SW 152<sup>nd</sup> Street and the C-100 Canal as part of the project.

Kimley-Horn and Associates, Inc. has completed this traffic impact analysis to evaluate the traffic impacts of the project with respect to traffic concurrency, roadway/intersection capacity, and level of service (LOS).



**FIGURE 1**  
SITE  
LOCATION  
MAP

---

## EXISTING CONDITIONS

Traffic volume information and intersection configurations were obtained for the analysis.

### Data Collection

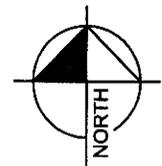
Weekday morning and afternoon peak period turning movement counts were performed at the intersection of SW 152<sup>nd</sup> Street and SW 102<sup>nd</sup> Avenue on May 19, 2005 (Thursday). The peak hour turning movement counts are included in Appendix A. The volumes were collected in 15-minute intervals in order to determine the peak hour. The A.M. peak hour at the intersection of SW 152<sup>nd</sup> Street and SW 102<sup>nd</sup> Avenue was determined to occur between 7:00 A.M. to 8:00 A.M. and the P.M. peak hour was determined to occur between 5:00 P.M. to 6:00 P.M. The peak hour volumes were adjusted to reflect average conditions. This adjustment was performed using the appropriate Florida Department of Transportation (FDOT) seasonal factor; the count at the intersection of SW 152<sup>nd</sup> Street and SW 102<sup>nd</sup> Avenue was adjusted by a factor of 1.03. The most recent FDOT seasonal/peak season category factor report for southern portion Miami-Dade county is included in Appendix B. The existing A.M. and P.M. peak hour traffic volumes are shown on Figure 2.

Weekday 24-hour bi-directional volumes were obtained at the following locations:

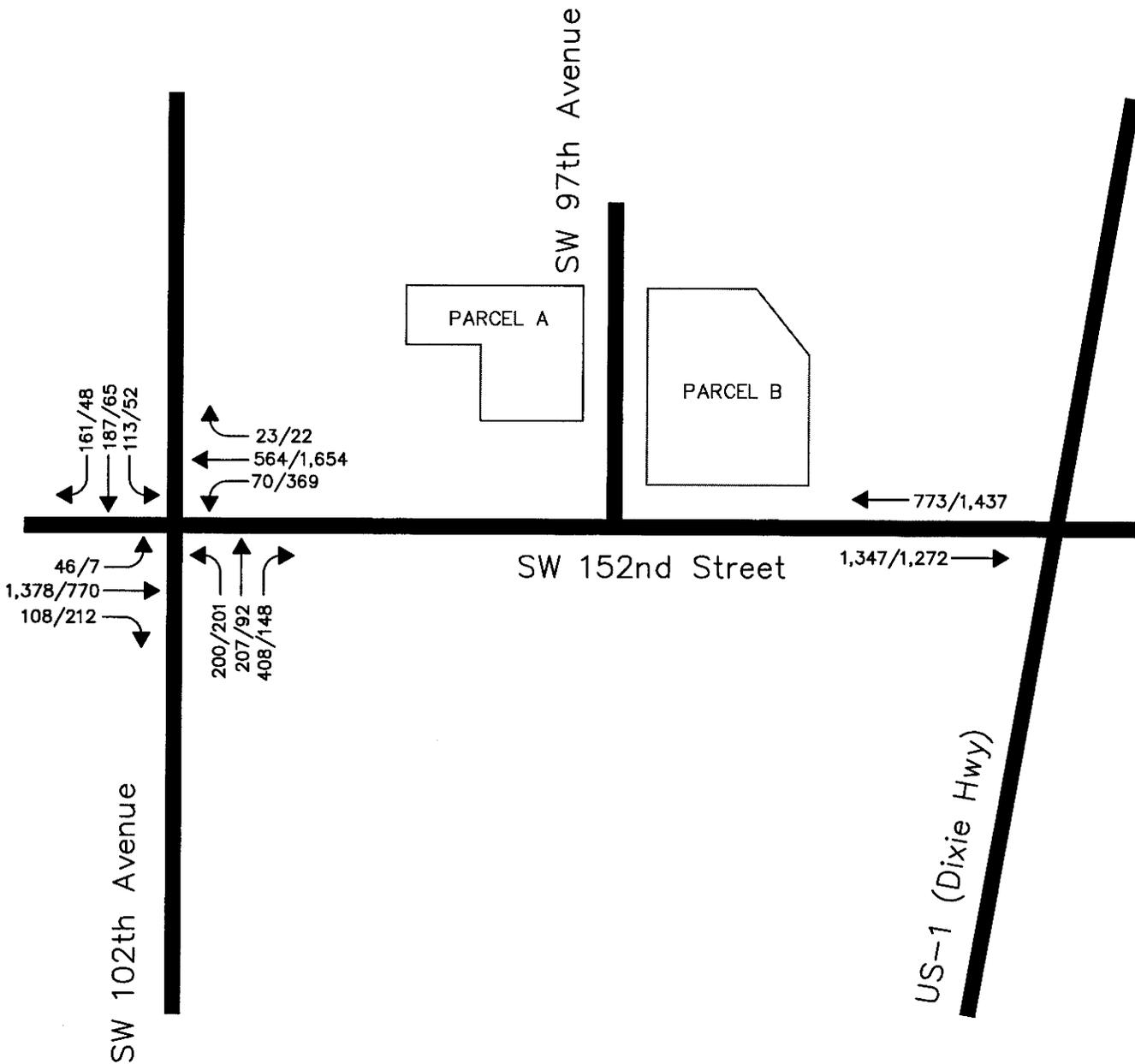
- SW 92<sup>nd</sup> Avenue, north of SW 152<sup>nd</sup> Street
- SW 97<sup>th</sup> Avenue, north of SW 144<sup>th</sup> Street
- SW 97<sup>th</sup> Avenue, south of SW 144<sup>th</sup> Street
- SW 102<sup>nd</sup> Avenue, north of SW 136<sup>th</sup> Street
- SW 107<sup>th</sup> Avenue, north of SW 136<sup>th</sup> Street
- SW 107<sup>th</sup> Avenue, south of SW 136<sup>th</sup> Street
- SW 117<sup>th</sup> Avenue, south of SW 136<sup>th</sup> Street
- SW 152<sup>nd</sup> Street, west of US-1
- SW 152<sup>nd</sup> Street, east of SW 112 Avenue



The traffic counts at SW 117<sup>th</sup> Avenue, south of SW 136<sup>th</sup> Street (counted in November 2003), and SW 102<sup>nd</sup> Avenue, south of SW 136<sup>th</sup> Street (counted in June 2004), were obtained from the Miami-Dade County Public Works Department. The traffic count at SW 152<sup>nd</sup> Street, east of SW 112<sup>th</sup> Avenue (counted in January 2004) was obtained from the FDOT count database. Other locations were counted in March and May 2005. The volumes were collected in 15-minute intervals. The 24-hour, bi-directional counts are included in Appendix C. The peak hour volumes were adjusted to represent average conditions using the appropriate FDOT seasonal factors. The counts collected in 2003 and 2004 were converted to 2005 volumes by applying annual growth rates.



N.T.S.



**LEGEND**

A.M. TRAFFIC / P.M. TRAFFIC

**FIGURE 2**

EXISTING (2005)  
PEAK HOUR TRAFFIC VOLUMES



Kimley-Horn  
and Associates, Inc.

## Traffic Performance Measure

Level of service (LOS) is the traffic performance measure generally used in traffic impact analyses. Levels of service range from LOS A (free flow with negligible delays) to LOS F (heavily congested with long delays). The study area lies between Miami-Dade County's urban infill area (UIA) and urban development boundary (UDB). Miami-Dade County's adopted level of service standards for the study area are listed in Table 1.

**Table 1. Traffic Level of Service Standard for Study Area**

Location	Transit Availability		
	No Transit Service	20' Headway within ½ Mile	Extraordinary (Commuter Rail or Express Bus) within ½ Mile
Between UIA and UDB	LOS D (90% of Capacity); LOS E (100% of Capacity) on State Urban Minor Arterials	LOS E (100% of Capacity)	120% of Capacity

## Intersection Level of Service Analysis

Intersection capacity analyses were conducted for existing (2005) traffic conditions. The analysis evaluated the intersection of SW 152<sup>nd</sup> Street and SW 102<sup>nd</sup> Avenue.

The operating conditions for existing (2005) total traffic conditions were analyzed using *Trafficware's SYNCHRO 6.0 Software*, which applies methodologies outlined in the *Highway Capacity Manual, 2000 Edition*. Analysis worksheets for the study intersection are included in Appendix D. A summary of the intersection analyses is shown in Table 2. The intersection of SW 152<sup>nd</sup> Street and SW 102<sup>nd</sup> Avenue currently operates at LOS C during the A.M. peak hour and LOS D during the P.M. peak hour.

**Table 2. Existing (2005) Peak Hour Intersection Analysis**

Intersection	Traffic Control Method	Intersection LOS	
		A.M. Peak	P.M. Peak
SW 152 <sup>nd</sup> Street & SW 102 <sup>nd</sup> Avenue	Traffic Signal	C	D

---

## SCHEDULED ROADWAY IMPROVEMENTS

The Miami-Dade Metropolitan Planning Organization's (MPO) Draft *2005 Transportation Improvement Program* (TIP) include the following projects that may affect capacity and level of service of roadways/intersections within the study area:

- SW 117<sup>th</sup> Avenue is programmed to be widened from two lanes to four lanes from SW 184<sup>th</sup> Street to SW 152<sup>nd</sup> Street. This project is currently at activity/phase A of the TIP program and is programmed to be funded through road impact fees.
- An alternatives analysis study is underway of the South Dade corridor. This study is assessing the feasibility of potential transit improvements including enhancements of the South Dade Busway and the potential extension of the Metrorail.

The Miami-Dade MPO's 2030 Long Range Transportation Plan includes an ITS project for the SW 152<sup>nd</sup> Street corridor from the Homestead Extension of Florida's Turnpike to US-1. This project is categorized as a priority type II project, which is planned to be funded between 2010 and 2015.

---

## NON-PROJECT TRAFFIC

Non-project conditions are defined as expected traffic conditions on the roadway network in the year 2008, corresponding to the project's build out, without the construction of the proposed project. Non-project traffic volumes are the sum of the existing traffic and additional background traffic to account for potential growth in the study area.

### **Background Area Growth**

An annual growth rate was developed based on historical traffic volumes obtained from FDOT count stations. The four (4) count stations referenced for this analysis were (1) US-1/SR 5 (Dixie Highway) north of SW 152<sup>nd</sup> Street (Count Station #87-0033), (2) US-1/SR 5 (Dixie Highway) south of SW 152<sup>nd</sup> Street (Count Station #87-0332), (3) SR 992/SW 152<sup>nd</sup> Street (Coral Reef Drive) west of US-1/SR 5 (Count Station #87-1106), and (4) SR 992/SW 152<sup>nd</sup> Street (Coral Reef Drive) east of SW 112 Avenue (Count Station #87-0056). Based on an analysis of historical traffic growth at these locations, an annual growth rate of 4.35 percent was applied to existing traffic volumes to account for background traffic growth consistent with past growth in the study area. The annual background growth worksheets are included in Appendix E. Worksheets used to calculate future turning movement volumes are included in Appendix F.

### **Intersection Level of Service Analysis**

Intersection capacity analyses were conducted for future (2008) background traffic conditions without project traffic. The analysis evaluated the intersection of SW 152<sup>nd</sup> Street and SW 102<sup>nd</sup> Avenue.

Analysis worksheets for the study intersection are included in Appendix G, and a summary of the intersection analyses is shown in Table 3. The intersection of SW 152<sup>nd</sup> Street and SW 102<sup>nd</sup> Avenue is expected to operate at LOS D during the A.M. peak hour and LOS C during the P.M. peak hour. Please note that the signal timing was optimized for the future traffic conditions.



**Table 3. Future (2008) Without Project Peak Hour Intersection Analysis**

Intersection	Traffic Control Method	Intersection LOS	
		A.M. Peak	P.M. Peak
SW 152 <sup>nd</sup> Street & SW 102 <sup>nd</sup> Avenue	Traffic Signal	D	C

---

## PROJECT TRAFFIC

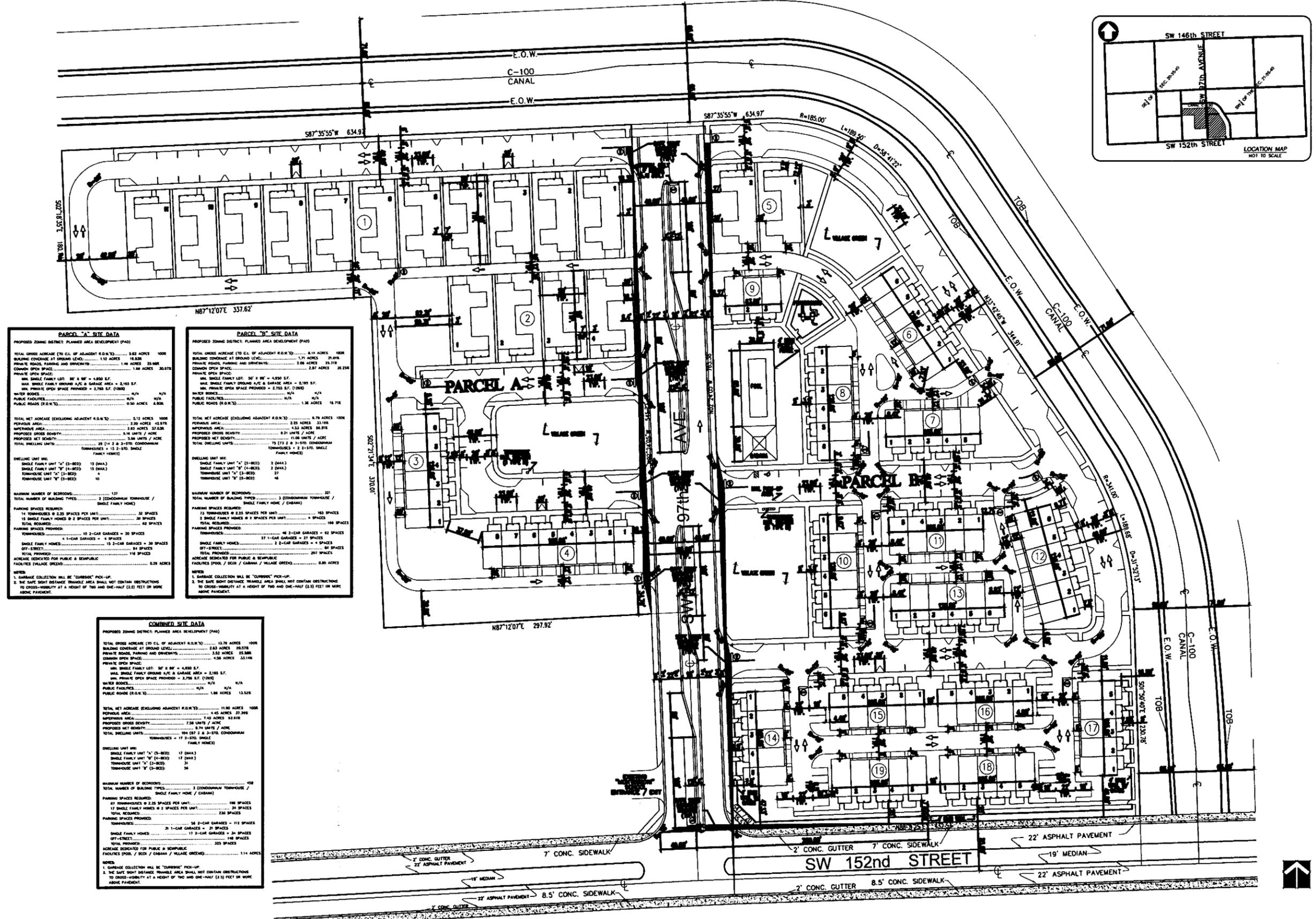
Project traffic is defined as the vehicle trips expected to be generated by the project and the distribution and assignment of that traffic over the study roadway network.

### **Existing and Proposed Land Uses**

The project site is located on the north side of SW 152<sup>nd</sup> Street (Coral Reef Drive) at the intersection of SW 97<sup>th</sup> Avenue. The project site is currently vacant. The site is proposed to be developed with 17 single-family detached homes and 87 townhouses. The proposed site plan is shown in Figure 3.

### **Project Access**

Direct access to the site will be provided by driveways connected to SW 97<sup>th</sup> Avenue; SW 97<sup>th</sup> Avenue will be improved between SW 152<sup>nd</sup> Street and the C-100 Canal as part of the project. Please refer to Figure 3 for driveway configurations and locations.



**PARCEL "A" SITE DATA**

PROPOSED ZONING DISTRICT: PLANNED AREA DEVELOPMENT (PAD)

TOTAL GROSS ACRES (TO C.L. OF ADJACENT R.O.W.'S): 5.82 ACRES 100%  
 BUILDING COVERAGE AT GROUND LEVEL: 1.12 ACRES 19.23%  
 PRIVATE ROADS, PARKING AND DRIVEWAYS: 1.46 ACRES 25.06%  
 COMMON OPEN SPACE: 1.86 ACRES 32.01%  
 PRIVATE OPEN SPACE: 1.38 ACRES 23.60%

MIN. SINGLE FAMILY LOT: 50' x 90' = 4,500 S.F.  
 MAX. SINGLE FAMILY GROUND A.P.C. & GARAGE AREA = 4,183 S.F.  
 MIN. PRIVATE OPEN SPACE PROVIDED = 2,758 S.F. (128%)

WATER BODIES: N/A  
 PUBLIC FACILITIES: N/A  
 PUBLIC ROADS (R.O.W.'S): 0.50 ACRES 8.60%

TOTAL NET ACRES (EXCLUDING ADJACENT R.O.W.'S): 5.12 ACRES 100%  
 PERVIOUS AREA: 2.30 ACRES 44.92%  
 IMPERVIOUS AREA: 2.82 ACRES 54.98%  
 PROPOSED GROSS DENSITY: 3.18 UNITS / ACRE  
 PROPOSED NET DENSITY: 3.88 UNITS / ACRE

TOTAL DWELLING UNITS: 20 (17 2-B & 3-BTD CONDOMINIUM TOWNHOUSES + 3 2-BTD SINGLE FAMILY HOMES)

DWELLING UNIT MIX:  
 SINGLE FAMILY UNIT "A" (3-BED): 15 (MAX.)  
 SINGLE FAMILY UNIT "B" (4-BED): 10 (MAX.)  
 TOWNHOUSE UNIT "A" (3-BED): 4  
 TOWNHOUSE UNIT "B" (3-BED): 10

MAXIMUM NUMBER OF BEDROOMS: 137  
 TOTAL NUMBER OF BUILDING TYPES: 3 (CONDOMINIUM TOWNHOUSE / SINGLE FAMILY HOME)

PARKING SPACES REQUIRED:  
 14 TOWNHOUSES @ 2.25 SPACES PER UNIT: 31 SPACES  
 12 SINGLE FAMILY HOMES @ 2 SPACES PER UNIT: 24 SPACES  
 TOTAL REQUIRED: 55 SPACES  
 PARKING SPACES PROVIDED: 62 SPACES

TOWNHOUSES: 10 2-CAR GARAGES = 20 SPACES  
 SINGLE FAMILY HOMES: 15 2-CAR GARAGES = 30 SPACES  
 TOTAL PROVIDED: 50 SPACES

ACREAGE DESIGNATED FOR PUBLIC & SEMIPUBLIC FACILITIES (WALKWAY GREENS): 0.78 ACRES

NOTES:  
 1. GARAGE COLLECTION WILL BE "TERRACE" PICK-UP.  
 2. THE SAFE SIGHT TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-VISIBILITY AT A HEIGHT OF TWO AND ONE-HALF (2.5) FEET OR MORE ABOVE PAVEMENT.

**PARCEL "B" SITE DATA**

PROPOSED ZONING DISTRICT: PLANNED AREA DEVELOPMENT (PAD)

TOTAL GROSS ACRES (TO C.L. OF ADJACENT R.O.W.'S): 8.14 ACRES 100%  
 BUILDING COVERAGE AT GROUND LEVEL: 1.71 ACRES 20.9%  
 PRIVATE ROADS, PARKING AND DRIVEWAYS: 2.06 ACRES 25.31%  
 COMMON OPEN SPACE: 2.87 ACRES 35.25%  
 PRIVATE OPEN SPACE: 2.50 ACRES 30.79%

MIN. SINGLE FAMILY LOT: 50' x 90' = 4,500 S.F.  
 MAX. SINGLE FAMILY GROUND A.P.C. & GARAGE AREA = 2,183 S.F.  
 MIN. PRIVATE OPEN SPACE PROVIDED = 2,755 S.F. (128%)

WATER BODIES: N/A  
 PUBLIC FACILITIES: N/A  
 PUBLIC ROADS (R.O.W.'S): 1.38 ACRES 16.70%

TOTAL NET ACRES (EXCLUDING ADJACENT R.O.W.'S): 6.76 ACRES 100%  
 PERVIOUS AREA: 2.33 ACRES 34.47%  
 IMPERVIOUS AREA: 4.43 ACRES 65.53%  
 PROPOSED GROSS DENSITY: 0.71 UNITS / ACRE  
 PROPOSED NET DENSITY: 11.08 UNITS / ACRE

TOTAL DWELLING UNITS: 79 (73 2-B & 3-BTD CONDOMINIUM TOWNHOUSES + 6 2-BTD SINGLE FAMILY HOMES)

DWELLING UNIT MIX:  
 SINGLE FAMILY UNIT "A" (3-BED): 2 (MAX.)  
 SINGLE FAMILY UNIT "B" (4-BED): 4 (MAX.)  
 TOWNHOUSE UNIT "A" (3-BED): 27  
 TOWNHOUSE UNIT "B" (3-BED): 44

MAXIMUM NUMBER OF BEDROOMS: 331  
 TOTAL NUMBER OF BUILDING TYPES: 3 (CONDOMINIUM TOWNHOUSE / SINGLE FAMILY HOME / CABANA)

PARKING SPACES REQUIRED:  
 13 TOWNHOUSES @ 2.25 SPACES PER UNIT: 29 SPACES  
 2 SINGLE FAMILY HOMES @ 2 SPACES PER UNIT: 4 SPACES  
 TOTAL REQUIRED: 33 SPACES  
 PARKING SPACES PROVIDED: 160 SPACES

TOWNHOUSES: 48 2-CAR GARAGES = 96 SPACES  
 SINGLE FAMILY HOMES: 21 2-CAR GARAGES = 42 SPACES  
 TOTAL PROVIDED: 138 SPACES

ACREAGE DESIGNATED FOR PUBLIC & SEMIPUBLIC FACILITIES (POOL / DECK / CABANA / WALKWAY GREENS): 0.80 ACRES

NOTES:  
 1. GARAGE COLLECTION WILL BE "TERRACE" PICK-UP.  
 2. THE SAFE SIGHT TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-VISIBILITY AT A HEIGHT OF TWO AND ONE-HALF (2.5) FEET OR MORE ABOVE PAVEMENT.

**COMBINED SITE DATA**

PROPOSED ZONING DISTRICT: PLANNED AREA DEVELOPMENT (PAD)

TOTAL GROSS ACRES (TO C.L. OF ADJACENT R.O.W.'S): 13.76 ACRES 100%  
 BUILDING COVERAGE AT GROUND LEVEL: 2.83 ACRES 20.57%  
 PRIVATE ROADS, PARKING AND DRIVEWAYS: 2.92 ACRES 21.23%  
 COMMON OPEN SPACE: 4.74 ACRES 34.48%  
 PRIVATE OPEN SPACE: 3.88 ACRES 28.02%

MIN. SINGLE FAMILY LOT: 50' x 90' = 4,500 S.F.  
 MAX. SINGLE FAMILY GROUND A.P.C. & GARAGE AREA = 2,183 S.F.  
 MIN. PRIVATE OPEN SPACE PROVIDED = 2,758 S.F. (128%)

WATER BODIES: N/A  
 PUBLIC FACILITIES: N/A  
 PUBLIC ROADS (R.O.W.'S): 1.88 ACRES 13.66%

TOTAL NET ACRES (EXCLUDING ADJACENT R.O.W.'S): 11.88 ACRES 100%  
 PERVIOUS AREA: 4.63 ACRES 38.96%  
 IMPERVIOUS AREA: 7.46 ACRES 62.94%  
 PROPOSED GROSS DENSITY: 1.78 UNITS / ACRE  
 PROPOSED NET DENSITY: 8.79 UNITS / ACRE

TOTAL DWELLING UNITS: 104 (87 2-B & 3-BTD CONDOMINIUM TOWNHOUSES + 17 2-BTD SINGLE FAMILY HOMES)

DWELLING UNIT MIX:  
 SINGLE FAMILY UNIT "A" (3-BED): 17 (MAX.)  
 SINGLE FAMILY UNIT "B" (4-BED): 12 (MAX.)  
 TOWNHOUSE UNIT "A" (3-BED): 31  
 TOWNHOUSE UNIT "B" (3-BED): 34

MAXIMUM NUMBER OF BEDROOMS: 450  
 TOTAL NUMBER OF BUILDING TYPES: 3 (CONDOMINIUM TOWNHOUSE / SINGLE FAMILY HOME / CABANA)

PARKING SPACES REQUIRED:  
 47 TOWNHOUSES @ 2.25 SPACES PER UNIT: 106 SPACES  
 17 SINGLE FAMILY HOMES @ 2 SPACES PER UNIT: 34 SPACES  
 TOTAL REQUIRED: 140 SPACES  
 PARKING SPACES PROVIDED: 230 SPACES

TOWNHOUSES: 31 2-CAR GARAGES = 62 SPACES  
 SINGLE FAMILY HOMES: 17 2-CAR GARAGES = 34 SPACES  
 TOTAL PROVIDED: 96 SPACES

ACREAGE DESIGNATED FOR PUBLIC & SEMIPUBLIC FACILITIES (POOL / DECK / CABANA / WALKWAY GREENS): 1.14 ACRES

NOTES:  
 1. GARAGE COLLECTION WILL BE "TERRACE" PICK-UP.  
 2. THE SAFE SIGHT TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-VISIBILITY AT A HEIGHT OF TWO AND ONE-HALF (2.5) FEET OR MORE ABOVE PAVEMENT.

FIGURE 3: SITE PLAN

## Trip Generation

Trip Generation for the project was calculated using equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation*, Seventh Edition, 2003, for the following land uses:

- Land Use 210: Single-Family Detached Housing
- Land Use 230: Residential Condominium/Townhouse

Table 4 summarizes the trip generation calculations performed for the project.

**Table 4. Peak Hour Project Trip Generation**

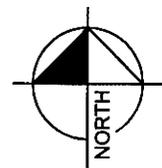
Land Use	ITE Code	Scale	Project Trips		
			Enter	Exit	Total
<i>A.M. Peak Hour</i>					
Single-Family Detached Housing	210	17 D.U.	5	16	21
Residential Condominium/Townhouse	230	87 D.U.	8	38	46
<b>Development Total</b>			<b>13</b>	<b>54</b>	<b>67</b>
<i>P.M. Peak Hour</i>					
Single-Family Detached Housing	210	17 D.U.	14	8	22
Residential Condominium/Townhouse	230	87 D.U.	36	18	54
<b>Development Total</b>			<b>50</b>	<b>26</b>	<b>76</b>

### **Trip Distribution and Assignment**

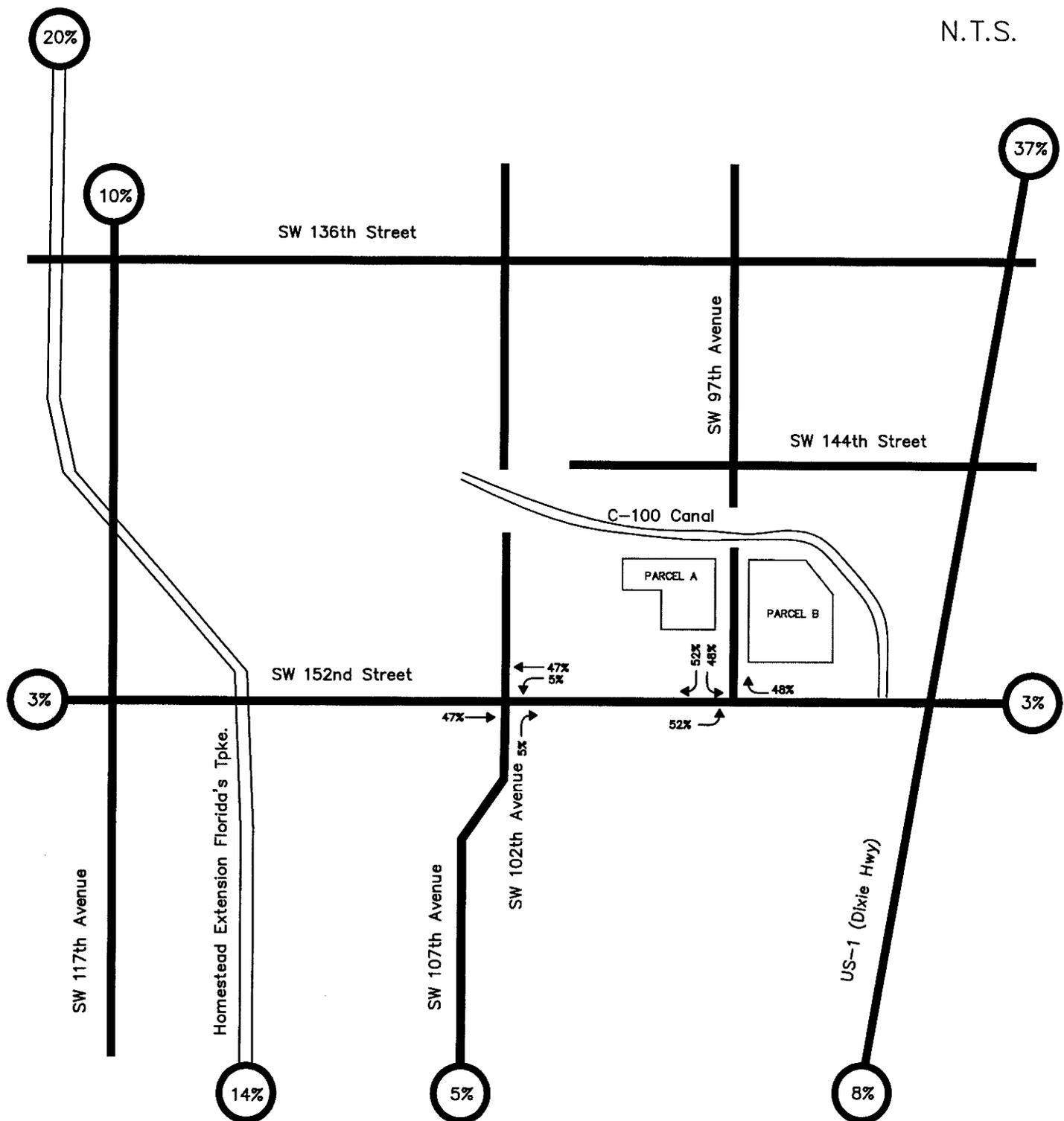
The likely distribution of traffic was determined for the project. The trip distribution was based on a cardinal trip distribution obtained from the Miami-Dade Urbanized Area Transportation Study (MUATS) travel forecasting model for the project site's traffic analysis zone (TAZ 1191). The cardinal trip distribution for TAZ 1191 is provided in Table 5. The detailed cardinal distribution is included in Appendix H. Project trips were assigned to the intersections and roadway segments within the study area consistent with the cardinal trip distribution. Figure 4 presents the project traffic distribution and Figure 5 presents the project traffic assignment.

**Table 5. Cardinal Trip Distribution**

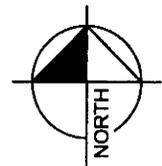
<b>Cardinal Direction</b>	<b>Percentage of Trips</b>
North-Northeast	24%
North-Northwest	9%
South-Southeast	8%
South-Southwest	19%
East-Northeast	13%
East-Southeast	3%
West-Northwest	8%
West-Southwest	16%
<b>Total</b>	<b>100%</b>



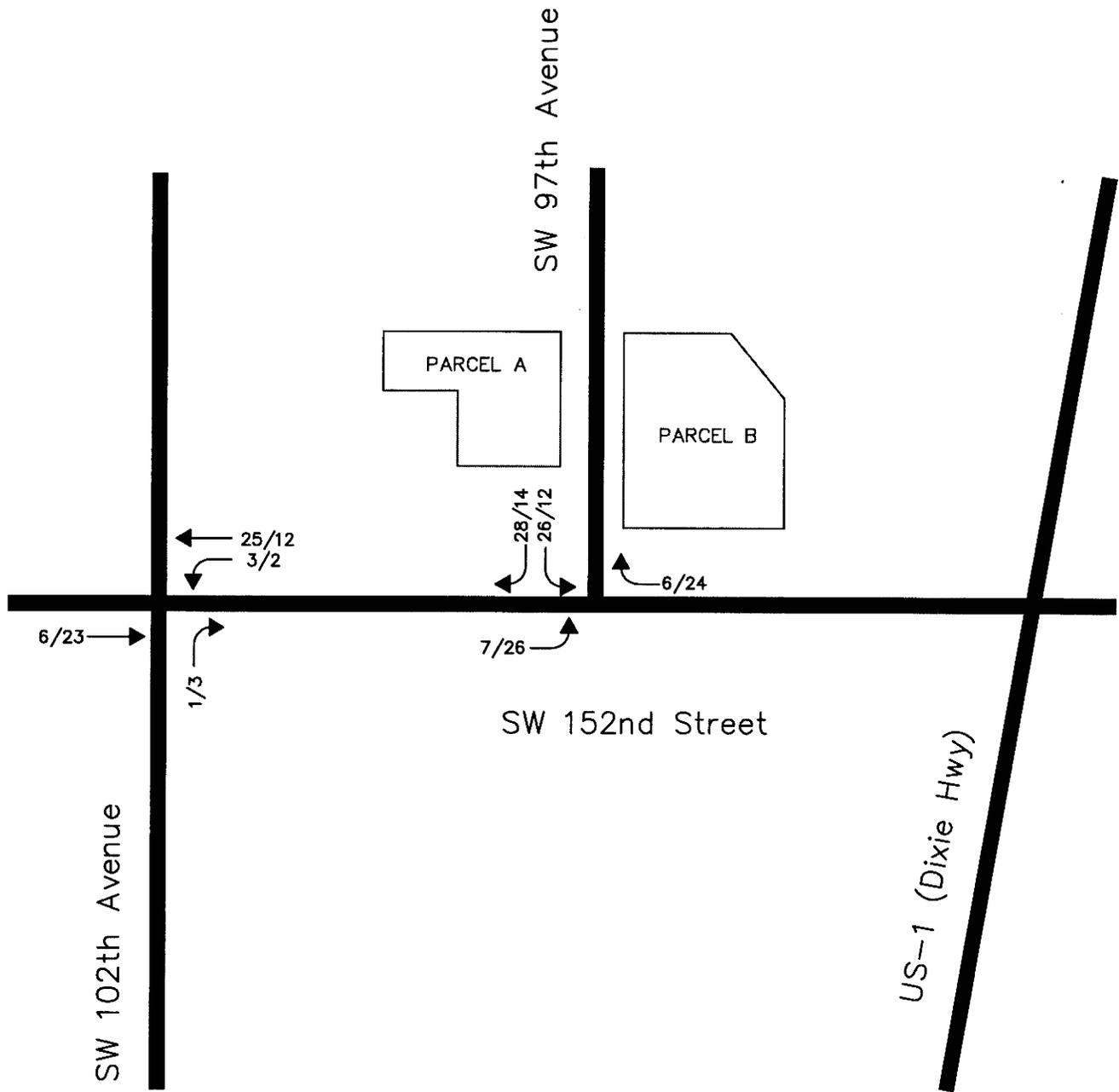
N.T.S.



**FIGURE 4**  
PEAK HOUR  
TRAFFIC DISTRIBUTION



N.T.S.



**LEGEND**

A.M. TRAFFIC / P.M. TRAFFIC

**FIGURE 5**

PEAK HOUR  
PROJECT TRAFFIC ASSIGNMENT



Kimley-Horn  
and Associates, Inc.

## FUTURE TRAFFIC

Future traffic conditions are defined as the expected traffic conditions in the year 2008 with the addition of the proposed Palms of Coral Reef project. Total traffic volumes are the sum of the expected non-project traffic volumes and the expected project traffic volumes. The A.M. and P.M. peak hour traffic volumes expected at project build out (2008) are shown in Figure 6.

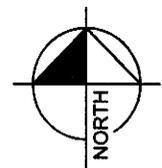
### Intersection Level of Service Analysis

Intersection capacity analyses were conducted for future (2008) total traffic conditions with project traffic. The analysis evaluated the intersections of SW 152<sup>nd</sup> Street and SW 102<sup>nd</sup> Avenue, and SW 152<sup>nd</sup> Street and SW 97<sup>th</sup> Avenue. Analysis worksheets for the study intersections are included in Appendix I, and a summary of the intersection analyses is shown in Table 6. The intersection of SW 152<sup>nd</sup> Street and SW 102<sup>nd</sup> Avenue is expected to operate at LOS D and LOS C during the A.M. and P.M. peak hours, respectively.

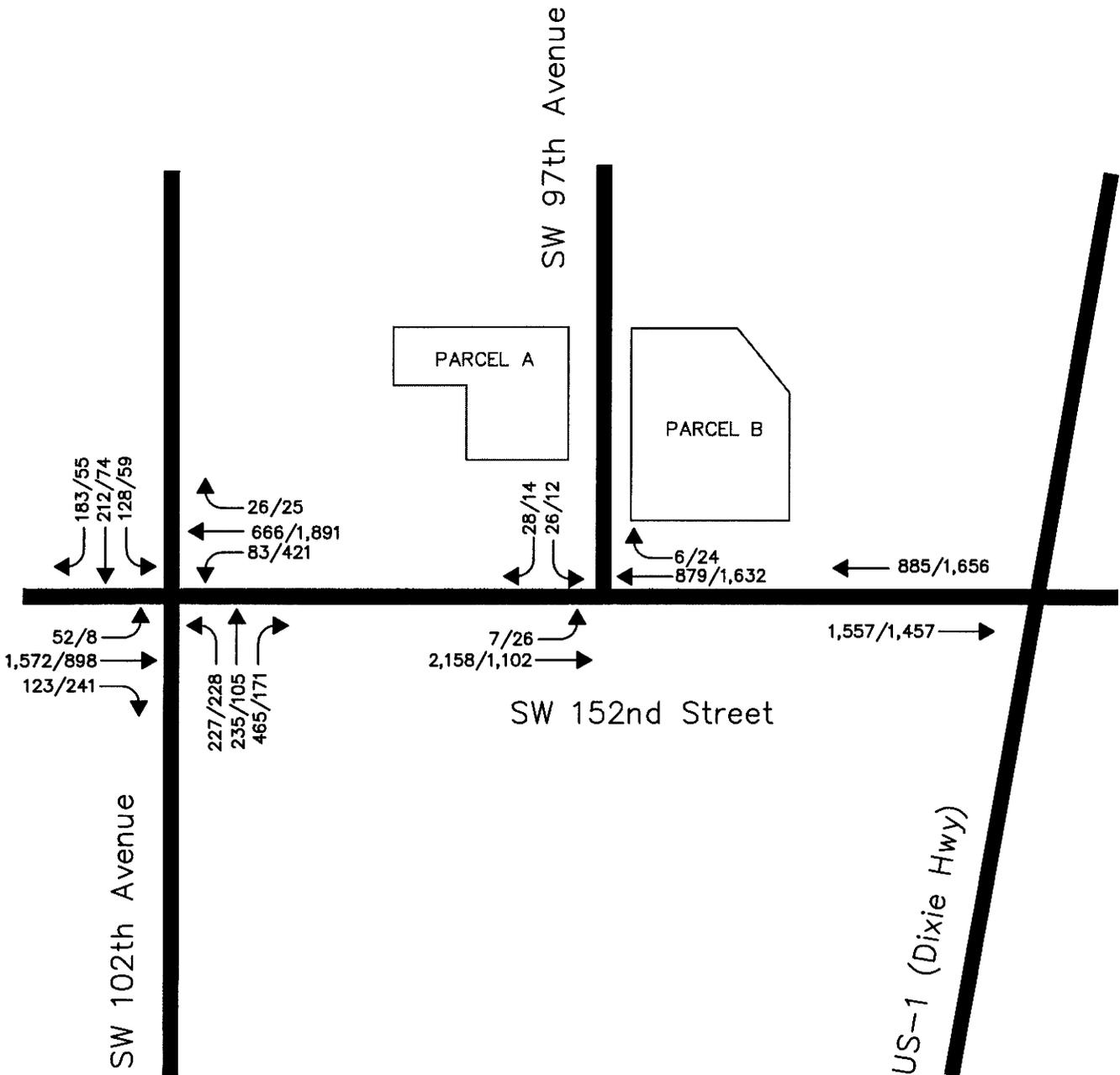
**Table 6. Future (2008) with Project Peak Hour Intersection Analysis**

Intersection	Traffic Control Method	Intersection LOS	
		A.M. Peak	P.M. Peak
SW 152 <sup>nd</sup> Street & SW 102 <sup>nd</sup> Avenue	Traffic Signal	D	C
SW 97 <sup>th</sup> Avenue & SW 152 <sup>nd</sup> Street	Stop Control	C*	D*

\* Intersection level of service not defined at stop-controlled intersections. Level of service reflects the stop-controlled approach.



N.T.S.



**LEGEND**

A.M. TRAFFIC / P.M. TRAFFIC

**FIGURE 6**

FUTURE (2008) PEAK HOUR  
TRAFFIC VOLUMES WITH PROJECT



Kimley-Horn  
and Associates, Inc.

## MIAMI-DADE TRAFFIC CONCURRENCY ASSESSMENT

### Level of Service Standard

The results of the level of service calculations were compared against the established standards to determine the adequacy of roadway capacity. Based on the availability of transit service, the level of service standards listed in Table 7 apply to the major roadways in the study area.

**Table 7. Area Roadways Level of Service Standards**

Roadway	Level of Service Standard
US-1/SR 5 (Dixie Highway)	120% of Capacity (LOS E)
SW 152 <sup>nd</sup> Street (Coral Reef Drive)	120% of Capacity (LOS E)
Homestead Extension of Florida's Turnpike (SR 821)	90% of Capacity (LOS D)
SW 107 <sup>th</sup> Avenue	90% of Capacity (LOS D)
SW 117 <sup>th</sup> Avenue	90% of Capacity (LOS D)

### Traffic Concurrency Methodology

Research was performed to assess the available capacity on the major roadway segments in the study area based on information obtained from the Miami-Dade Public Works Department. The analyses relied upon a listing of "State Traffic Count Stations" and "County Traffic Count Stations" dated July 1<sup>st</sup>, 2004. This listing provides data on the capacities, existing volumes, approved trips, and available trips at the Miami-Dade County traffic count stations. The traffic count stations evaluated encompass the nearest count stations based on a cardinal trip distribution, which is consistent with Miami-Dade County traffic concurrency methodology.

### Traffic Concurrency Evaluation

The P.M. peak hour project trips assigned to roadways in the study area were compared to the available trips on study area roadways monitored by Miami-Dade County to determine their traffic concurrency status. Based on the initial review, there is available capacity on the study area roadways to accommodate the project traffic. Table 8 summarizes the project trips assigned to and the available peak hour trips on these roadway segments.

**Table 8. Miami-Dade County Traffic Concurrency Review**

State/ County Station #	Roadway	Location	Max. LOS Volume	Available Trips <sup>(1)</sup>	Project Distribution	Project Trips	Excess Trips
0033	S. Dixie Hwy (US-1/SR 5)	N of SW 152 <sup>nd</sup> St.(Coral Reef Dr)	9,090	3,804	37%	28	3,776
0056	SW 152 <sup>nd</sup> St.(Coral Reef Dr.)	E of SW 112 <sup>th</sup> Avenue	4,660	1,617	47%	35	1,582
0332	S. Dixie Hwy (US-1/SR 5)	S of SW 152 <sup>nd</sup> St (Coral Reef Dr)	8,490	2,763	8%	6	2,757
1106	SW 152 St.(Coral Reef Dr.)	W of US-1/SR 5	4,890	1,554	48%	36	1,518
2254	Florida's Turnpike	S of SW 152 <sup>nd</sup> St (Coral Reef Dr)	13,520	6,634	14%	11	6,623
2266	Florida's Turnpike	N of SW 152 <sup>nd</sup> St (Coral Reef Dr)	13,520	5,274	20%	15	5,259
9728	SW 107 <sup>th</sup> Avenue	S of SW 160 <sup>th</sup> Street	1,240	49	5%	5	44
9752	SW 117 <sup>th</sup> Avenue	S of SW 136 <sup>th</sup> Street	3,440	948	10%	7	941

Note: (1) Provided by Miami-Dade County, current as of July 1<sup>st</sup>, 2004.

## C-100 CANAL BRIDGE CROSSING ANALYSIS

The impact of constructing a bridge to connect SW 97<sup>th</sup> Avenue across the C-100 Canal was assessed. Presently, no north-south roadways cross the C-100 Canal between SW 92<sup>nd</sup> Avenue and SW 117<sup>th</sup> Avenue, which is a distance of approximately 2.5 miles. In addition to SW 97<sup>th</sup> Avenue, alternate alignments for a crossing of the C-100 Canal could include SW 102<sup>nd</sup> Avenue or SW 107<sup>th</sup> Avenue. Criteria considered in the assessment included transportation network linkages, local traffic impacts, consistency with local plans, and community impacts.

### Transportation Network Linkages

The connection of SW 97<sup>th</sup> Avenue across the C-100 would provide an alternate north-south corridor approximately 0.5 miles west of SW 92<sup>nd</sup> Avenue and approximately 2.0 miles east of SW 117<sup>th</sup> Avenue. SW 97<sup>th</sup> Avenue would provide a connection between SW 88<sup>th</sup> Street (Kendall Drive) to the north and SW 152<sup>nd</sup> Street (Coral Reef Drive) to the south. However, SW 97<sup>th</sup> Avenue does not continue to the south of SW 152<sup>nd</sup> Street.

The connection of SW 102<sup>nd</sup> Avenue across the C-100 would provide an alternate north-south corridor approximately 1.0 mile west of SW 92<sup>nd</sup> Avenue and approximately 1.5 miles east of SW 117<sup>th</sup> Avenue. SW 102<sup>nd</sup> Avenue would provide a continuous connection between Killian Parkway to the north and US-1 to the south via SW 107<sup>th</sup> Avenue and Marlin Road. Therefore, the SW 102<sup>nd</sup> Avenue corridor provides a better transportation linkage, as well as a more central crossing of the C-100 Canal considering the locations of the nearest north-south crossings of the canal.

The connection of SW 107<sup>th</sup> Avenue across the C-100 would provide an alternate north-south corridor approximately 1.5 miles west of SW 92<sup>nd</sup> Avenue and approximately 1.0 miles east of SW 117<sup>th</sup> Avenue. SW 107<sup>th</sup> Avenue would provide a connection between Killian Parkway to the north and SW 152<sup>nd</sup> Street to the south. However, SW 107<sup>th</sup> Avenue does not provide continuity to the south of SW 152<sup>nd</sup> Street. Therefore, the SW 107<sup>th</sup> Avenue corridor provides a more central crossing of the C-100 Canal but exhibits less continuity than either SW 102<sup>nd</sup> Avenue or SW 97<sup>th</sup> Avenue.

### **Local Traffic Impacts**

The connection of any of the north-south roadways considered in this analysis across the C-100 Canal would have a significant impact on local traffic patterns in established residential neighborhoods. North of SW 144<sup>th</sup> Street, the daily traffic volume on SW 97<sup>th</sup> Avenue is 6,328 vehicles per day, while south of SW 144<sup>th</sup> Street, the daily traffic volume on SW 97<sup>th</sup> Avenue is only 929 vehicles per day. Analysis performed with the MUATS model demonstrates that the daily volume on SW 97<sup>th</sup> Avenue south of SW 144<sup>th</sup> Street would be comparable to the volume north of SW 144<sup>th</sup> Street if SW 97<sup>th</sup> Avenue were connected across the C-100 Canal. A MUATS model plot illustrating traffic volumes in the area with the SW 97<sup>th</sup> Avenue connection is provided in Appendix J.

The daily traffic volume on SW 102<sup>nd</sup> Avenue north of SW 136<sup>th</sup> Street is 8,988 vehicles per day, while the daily traffic volume on SW 102<sup>nd</sup> Avenue south of SW 136<sup>th</sup> Street is only 1,680 vehicles per day. Analysis performed with the MUATS travel forecasting model demonstrates that the daily volume on SW 102<sup>nd</sup> Avenue south of SW 136<sup>th</sup> Street would actually be higher than the volume north of SW 136<sup>th</sup> Street if SW 102<sup>nd</sup> Avenue were connected across the C-100 Canal. A MUATS model plot illustrating traffic volumes in the area with the SW 102<sup>nd</sup> Avenue connection is provided in Appendix K.

North of SW 136<sup>th</sup> Street, the daily traffic volume on SW 107<sup>th</sup> Avenue is 6,083 vehicles per day, while south of SW 136<sup>th</sup> Street, the daily traffic volume on SW 107<sup>th</sup> Avenue is only 1,113 vehicles per day. Although analysis was not performed with the MUATS travel forecasting model, traffic volumes could be expected to increase dramatically on SW 107<sup>th</sup> Avenue south of SW 136<sup>th</sup> Street if SW 107<sup>th</sup> Avenue were connected across the C-100 Canal.

### **Consistency with Local Plans**

The Miami-Dade Comprehensive Development Master Plan, the Miami-Dade 2030 Long Range Transportation Plan, and the Miami-Dade Transportation Improvement Program were reviewed to determine if a new roadway crossing of the C-100 Canal is funded or planned. A new bridge across the C-100 Canal is not included in any of these plans or programs.

## **Community Impacts**

Regardless of its alignment, a new roadway crossing of the C-100 Canal would have a significant impact on the community it passes through. Established single-family residential neighborhoods exist on the north side of the C-100 Canal regardless of an alignment along SW 97<sup>th</sup> Avenue, SW 102<sup>nd</sup> Avenue, or SW 107<sup>th</sup> Avenue. These neighborhoods are accustomed to these roadways functioning as neighborhood collector facilities with relatively low traffic volumes and would likely strongly oppose a new crossing of the C-100 Canal, which would significantly increase traffic volumes through their neighborhoods.

South of the C-100 Canal, SW 97<sup>th</sup> Avenue passes through the future site of the Palms of Coral Reef, which is the residential development that is the subject of this traffic analysis. SW 102<sup>nd</sup> Avenue abuts both Coral Reef Senior High School and Richmond Heights Middle School south of the C-100 Canal, while SW 107<sup>th</sup> Avenue traverses an established single-family residential neighborhood.

## **Conclusion**

The three potential alignments for a crossing of the C-100 Canal considered in this assessment all have drawbacks in terms of local traffic impacts and community impacts. In addition, a new bridge across the C-100 Canal along any of the potential alignments is not included in any plans or programs. In terms of transportation network linkages, the SW 102<sup>nd</sup> Avenue alignment is most favorable because it would provide the longest continuous north-south corridor connecting Killian Parkway to the north and US-1 to the south. SW 102<sup>nd</sup> Avenue also provides a more central crossing of the C-100 Canal between SW 92<sup>nd</sup> Avenue and SW 117<sup>th</sup> Avenue than does SW 97<sup>th</sup> Avenue.

The existing traffic volume on SW 92<sup>nd</sup> Avenue north of SW 152<sup>nd</sup> Street is 7,242 vehicles per day, which is far below (approximately 72 percent) the LOS D capacity (10,000 vehicles per day according to FDOT's *2002 Quality/Level of Service Handbook*) of this facility. Likewise, the existing traffic volume on SW 117<sup>th</sup> Avenue north of SW 152<sup>nd</sup> Street is 24,700 vehicles per day, which is also below (approximately 79 percent) the LOS D capacity (31,100 vehicles per day according to FDOT's *2002 Quality/Level of Service Handbook*) of this facility. Considering that

there is excess capacity available on SW 92<sup>nd</sup> Avenue and SW 117<sup>th</sup> Avenue, along with the significant community impacts that were discussed, a new crossing of the C-100 Canal is not recommended along any of the three alignments that were assessed.

## SUMMARY

Shelley Real Estate is proposing to build 17 single-family detached homes and 87 townhouses on an approximately 12-acre site in unincorporated Miami-Dade County, Florida. The project site is located on the north side of SW 152<sup>nd</sup> Street (Coral Reef Drive) at the intersection of SW 97<sup>th</sup> Avenue. Currently, the site is vacant. The project is planned to be completed for occupancy in the year 2008. Direct access to the site will be provided by driveways connected to SW 97<sup>th</sup> Avenue; SW 97<sup>th</sup> Avenue will be improved between SW 152<sup>nd</sup> Street and the C-100 Canal as part of the project.

The traffic concurrency impact analysis assessed the impacts of the proposed project on major roads within the study area. According to Miami-Dade County concurrency information dated July 1<sup>st</sup>, 2004, there is available capacity on the study area roadways to accommodate the traffic generated by project. Please note that the availability of capacity is subject to change based on (1) updated traffic counts and (2) new approved development.

Level of service analysis was performed to assess the project's impact on intersections in the study area. The signalized intersection of SW 152<sup>nd</sup> Street and SW 102<sup>nd</sup> Avenue is expected to operate at LOS D and LOS C during the A.M. and P.M. peak hours, respectively with project's traffic in 2008. The intersection of SW 152<sup>nd</sup> Street and SW 97<sup>th</sup> Avenue is also expected to operate acceptably as a stop-controlled intersection.

The impact of constructing a bridge to connect SW 97<sup>th</sup> Avenue across the C-100 Canal was assessed. In addition to SW 97<sup>th</sup> Avenue, alternate alignments for a crossing of the C-100 Canal could include SW 102<sup>nd</sup> Avenue or SW 107<sup>th</sup> Avenue. The three potential alignments for a crossing of the C-100 Canal considered in this assessment all have drawbacks in terms of local traffic impacts and community impacts. In addition, a new bridge across the C-100 Canal along any of the potential alignments is not included in any Miami-Dade transportation plans or programs.

APPENDIX A:  
Peak Hour Turning Movement Counts

CROSSROADS ENGINEERING DATA, INC.

13284 SW 120TH ST,  
MIAMI, FLORIDA 33186  
305-233-3997

CLIENT : KIMLEY-HORN & ASSOCIATES  
JOB NO : 2005-54  
PROJECT:  
COUNTY : MIAMI-DADE

File Name : 102ND&152ND  
Site Code : 00000123  
Start Date : 05/19/2005  
Page No : 1

Groups Printed- AUTO - HEAVY VEHICLES

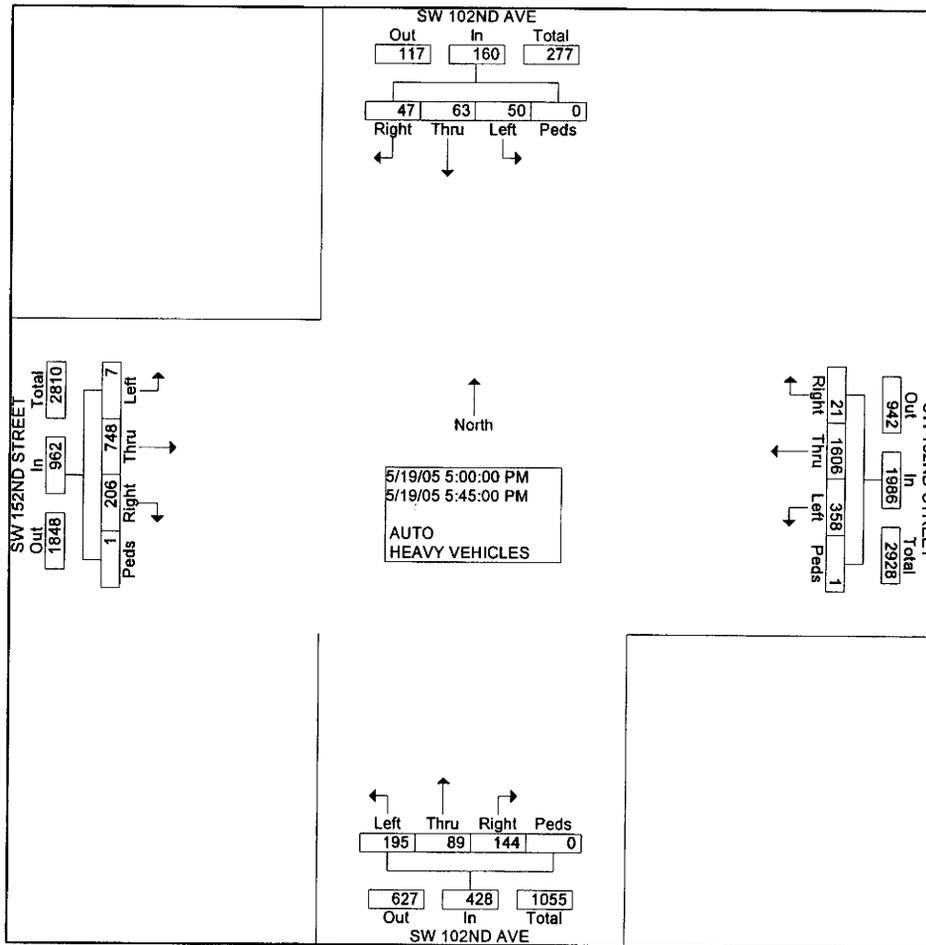
Start Time	SW 102ND AVE From North				SW 152ND STREET From East				SW 102ND AVE From South				SW 152ND STREET From West				Int. Total
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
07:00 AM	72	50	29	1	7	102	6	10	129	72	36	0	11	343	27	2	897
07:15 AM	58	80	43	0	5	146	14	4	114	73	38	0	17	305	13	0	910
07:30 AM	16	24	23	0	4	151	29	0	96	29	60	0	36	339	4	3	814
07:45 AM	10	28	15	0	6	149	19	0	57	27	60	0	41	351	1	0	764
Total	156	182	110	1	22	548	68	14	396	201	194	0	105	1338	45	5	3385
08:00 AM	6	15	12	0	6	159	20	2	79	49	73	0	35	317	3	3	779
08:15 AM	4	24	11	0	13	187	23	1	70	57	48	0	45	353	5	7	848
08:30 AM	16	45	17	0	12	160	30	1	83	88	57	0	27	333	2	18	889
08:45 AM	5	39	28	0	11	191	14	0	62	50	43	0	29	375	2	7	856
Total	31	123	68	0	42	697	87	4	294	244	221	0	136	1378	12	35	3372
*** BREAK ***																	
04:00 PM	15	35	24	3	10	340	60	0	34	26	33	1	45	247	14	8	895
04:15 PM	9	18	18	0	9	348	82	0	26	19	41	1	40	323	2	1	937
04:30 PM	12	17	9	0	11	338	65	2	32	25	35	0	51	242	0	0	839
04:45 PM	4	22	14	0	13	324	76	0	36	19	46	0	62	191	1	0	808
Total	40	92	65	3	43	1350	283	2	128	89	155	2	198	1003	17	9	3479
05:00 PM	9	20	10	0	14	403	91	1	29	35	50	0	62	211	2	0	937
05:15 PM	14	14	14	0	7	408	106	0	48	20	61	0	49	180	3	1	925
05:30 PM	13	10	12	0	0	385	86	0	36	15	39	0	55	186	1	0	838
05:45 PM	11	19	14	0	0	410	75	0	31	19	45	0	40	171	1	0	836
Total	47	63	50	0	21	1606	358	1	144	89	195	0	206	748	7	1	3536
Grand Total	274	460	293	4	128	4201	796	21	962	623	765	2	645	4467	81	50	13772
Approch %	26.6	44.6	28.4	0.4	2.5	81.6	15.5	0.4	40.9	26.5	32.5	0.1	12.3	85.2	1.5	1.0	
Total %	2.0	3.3	2.1	0.0	0.9	30.5	5.8	0.2	7.0	4.5	5.6	0.0	4.7	32.4	0.6	0.4	

CROSSROADS ENGINEERING DATA, INC.  
 13284 SW 120TH ST,  
 MIAMI, FLORIDA 33186  
 305-233-3997

CLIENT : KIMLEY-HORN & ASSOCIATES  
 JOB NO : 2005-54  
 PROJECT:  
 COUNTY : MIAMI-DADE

File Name : 102ND&152ND  
 Site Code : 00000123  
 Start Date : 05/19/2005  
 Page No : 3

Start Time	SW 102ND AVE From North					SW 152ND STREET From East					SW 102ND AVE From South					SW 152ND STREET From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection 05:00 PM																					
Volume	47	63	50	0	160	21	160	358	1	1986	144	89	195	0	428	206	748	7	1	962	3536
Percent	29.4	39.4	31.3	0.0		1.1	80.9	18.0	0.1		33.6	20.8	45.6	0.0		21.4	77.8	0.7	0.1		
05:00 Volume	9	20	10	0	39	14	403	91	1	509	29	35	50	0	114	62	211	2	0	275	937
Peak Factor																					
High Int. 05:45 PM						05:15 PM					05:15 PM					05:00 PM					0.943
Volume	11	19	14	0	44	7	408	106	0	521	48	20	61	0	129	62	211	2	0	275	875
Peak Factor	0.909										0.953					0.829					

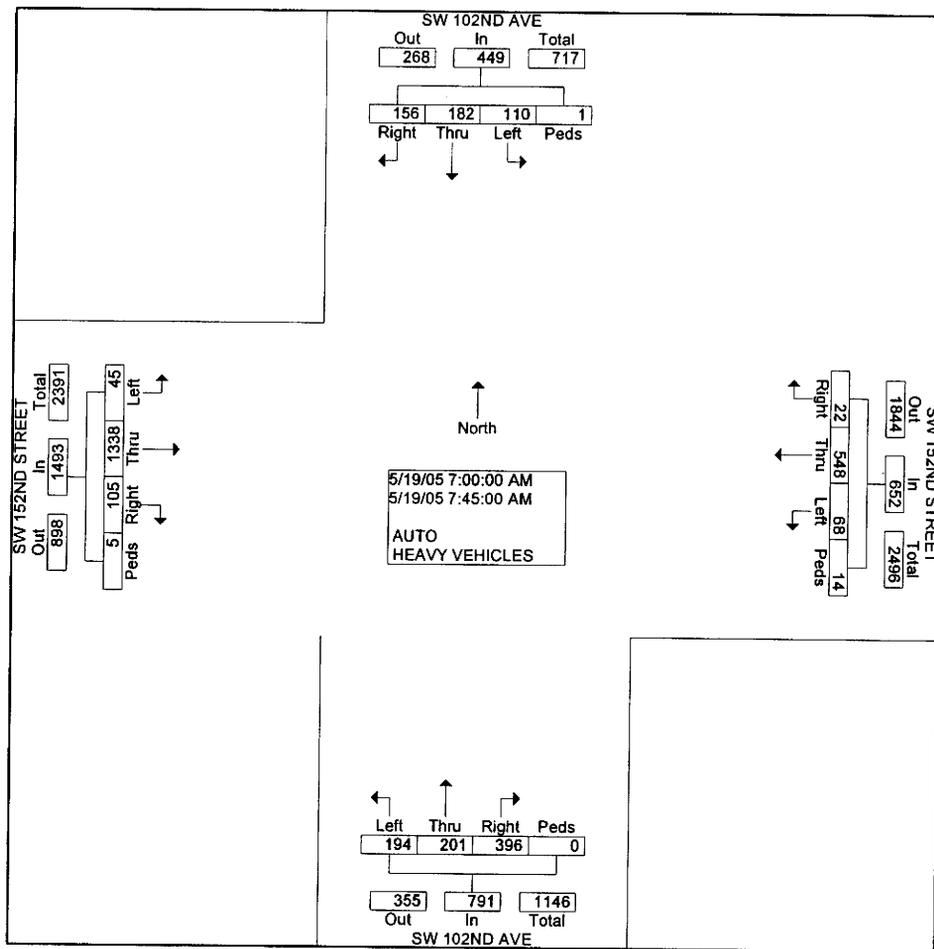


CROSSROADS ENGINEERING DATA, INC.  
 13284 SW 120TH ST,  
 MIAMI, FLORIDA 33186  
 305-233-3997

CLIENT : KIMLEY-HORN & ASSOCIATES  
 JOB NO : 2005-54  
 PROJECT:  
 COUNTY : MIAMI-DADE

File Name : 102ND&152ND  
 Site Code : 00000123  
 Start Date : 05/19/2005  
 Page No : 2

Start Time	SW 102ND AVE From North					SW 152ND STREET From East					SW 102ND AVE From South					SW 152ND STREET From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Intersection 07:00 AM																					
Volume	156	182	110	1	449	22	548	68	14	652	396	201	194	0	791	105	1338	45	5	1493	3385
Percent	34.7	40.5	24.5	0.2		3.4	84.0	10.4	2.1		50.1	25.4	24.5	0.0		7.0	89.6	3.0	0.3		
07:15 Volume	58	80	43	0	181	5	146	14	4	169	114	73	38	0	225	17	305	13	0	335	910
Peak Factor																					
High Int.	07:15 AM					07:30 AM					07:00 AM					07:45 AM					0.930
Volume	58	80	43	0	181	4	151	29	0	184	129	72	36	0	237	41	351	1	0	393	
Peak Factor	0.620					0.886					0.834					0.950					



CROSSROADS ENGINEERING DATA, INC.  
 13284 SW 120TH ST.  
 MIAMI, FLORIDA 33186  
 305-233-3997

CLIENT : KIMLEY-HORN & ASSOCIATES  
 JOB NO : 2005-23  
 PROJECT: US-1 SOUTH DADE CORRIDOR  
 COUNTY : MIAMI-DADE

File Name : CORAL&US1  
 Site Code : 03310567  
 Start Date : 03/29/2005  
 Page No : 1

Groups Printed- AUTO - HEAVY VEHICLES

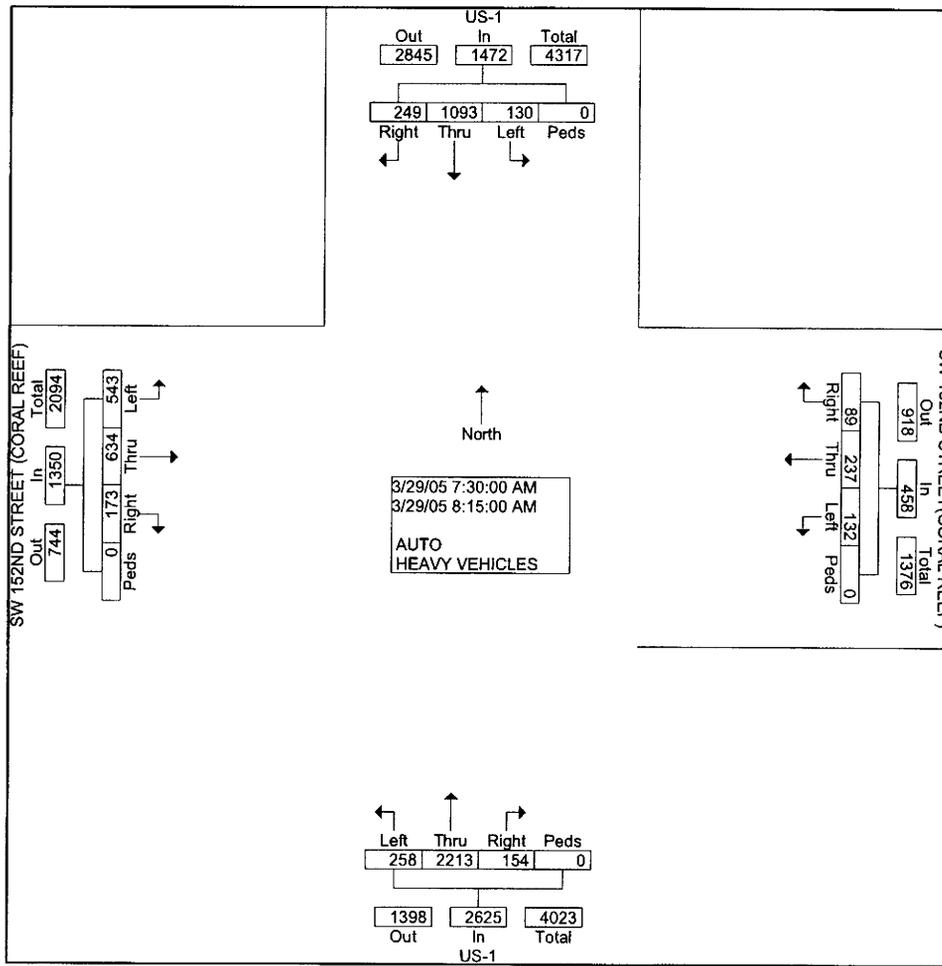
Start Time	US-1 From North				SW 152ND STREET(CORAL REEF) From East				US-1 From South				SW 152ND STREET (CORAL REEF) From West				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
07:00 AM	19	203	81	0	28	68	12	0	83	653	17	0	123	174	29	0	1490
07:15 AM	30	218	62	0	30	50	18	0	56	553	25	0	147	146	51	0	1386
07:30 AM	31	301	50	0	30	46	15	0	53	619	49	0	140	118	31	0	1483
07:45 AM	30	268	57	0	27	70	13	0	68	567	24	0	141	148	47	0	1460
Total	110	990	250	0	115	234	58	0	260	2392	115	0	551	586	158	0	5819
08:00 AM	36	254	72	0	37	64	28	0	72	488	40	0	149	177	52	0	1469
08:15 AM	33	270	70	0	38	57	33	0	65	539	41	0	113	191	43	0	1493
08:30 AM	50	234	77	0	41	71	32	0	67	452	57	0	135	152	58	0	1426
08:45 AM	35	276	67	0	33	74	29	0	57	528	45	0	131	107	36	0	1418
Total	154	1034	286	0	149	266	122	0	261	2007	183	0	528	627	189	0	5806
*** BREAK ***																	
04:00 PM	36	486	135	0	65	125	22	0	80	381	23	0	157	97	70	0	1677
04:15 PM	28	565	165	0	91	107	28	0	69	374	45	1	127	48	58	0	1706
04:30 PM	35	527	160	0	80	92	13	0	104	332	26	0	131	82	53	0	1635
04:45 PM	39	434	157	0	86	123	17	0	87	279	24	0	136	61	76	0	1519
Total	138	2012	617	0	322	447	80	0	340	1366	118	1	551	288	257	0	6537
05:00 PM	34	477	185	0	72	99	10	0	80	328	39	0	166	35	66	0	1591
05:15 PM	28	420	145	0	68	92	25	0	74	331	35	0	178	75	75	0	1546
05:30 PM	33	471	150	0	100	129	18	0	78	283	25	0	187	104	59	0	1637
05:45 PM	30	565	163	0	91	92	11	0	95	393	38	0	148	71	59	0	1756
Total	125	1933	643	0	331	412	64	0	327	1335	137	0	679	285	259	0	6530
Grand Total	527	5969	1796	0	917	1359	324	0	1188	7100	553	1	2309	1786	863	0	24692
Apprch %	6.4	72.0	21.7	0.0	35.3	52.3	12.5	0.0	13.4	80.3	6.3	0.0	46.6	36.0	17.4	0.0	
Total %	2.1	24.2	7.3	0.0	3.7	5.5	1.3	0.0	4.8	28.8	2.2	0.0	9.4	7.2	3.5	0.0	

CROSSROADS ENGINEERING DATA, INC.  
 13284 SW 120TH ST,  
 MIAMI, FLORIDA 33186  
 305-233-3997

CLIENT : KIMLEY-HORN & ASSOCIATES  
 JOB NO : 2005-23  
 PROJECT: US-1 SOUTH DADE CORRIDOR  
 COUNTY : MIAMI-DADE

File Name : CORAL&US1  
 Site Code : 03310567  
 Start Date : 03/29/2005  
 Page No : 2

Start Time	US-1 From North					SW 152ND STREET (CORAL REEF) From East					US-1 From South					SW 152ND STREET (CORAL REEF) From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Intersection 07:30 AM																					
Volume	130	1093	249	0	1472	132	237	89	0	458	258	2213	154	0	2625	543	634	173	0	1350	5905
Percent	8.8	74.3	16.9	0.0		28.8	51.7	19.4	0.0		9.8	84.3	5.9	0.0		40.2	47.0	12.8	0.0		
08:15 Volume	33	270	70	0	373	38	57	33	0	128	65	539	41	0	645	113	191	43	0	347	1493
Peak Factor	0.989																				
High Int.	07:30 AM					08:00 AM					07:30 AM					08:00 AM					
Volume	31	301	50	0	382	37	64	28	0	129	53	619	49	0	721	149	177	52	0	378	
Peak Factor	0.963					0.888					0.910					0.893					



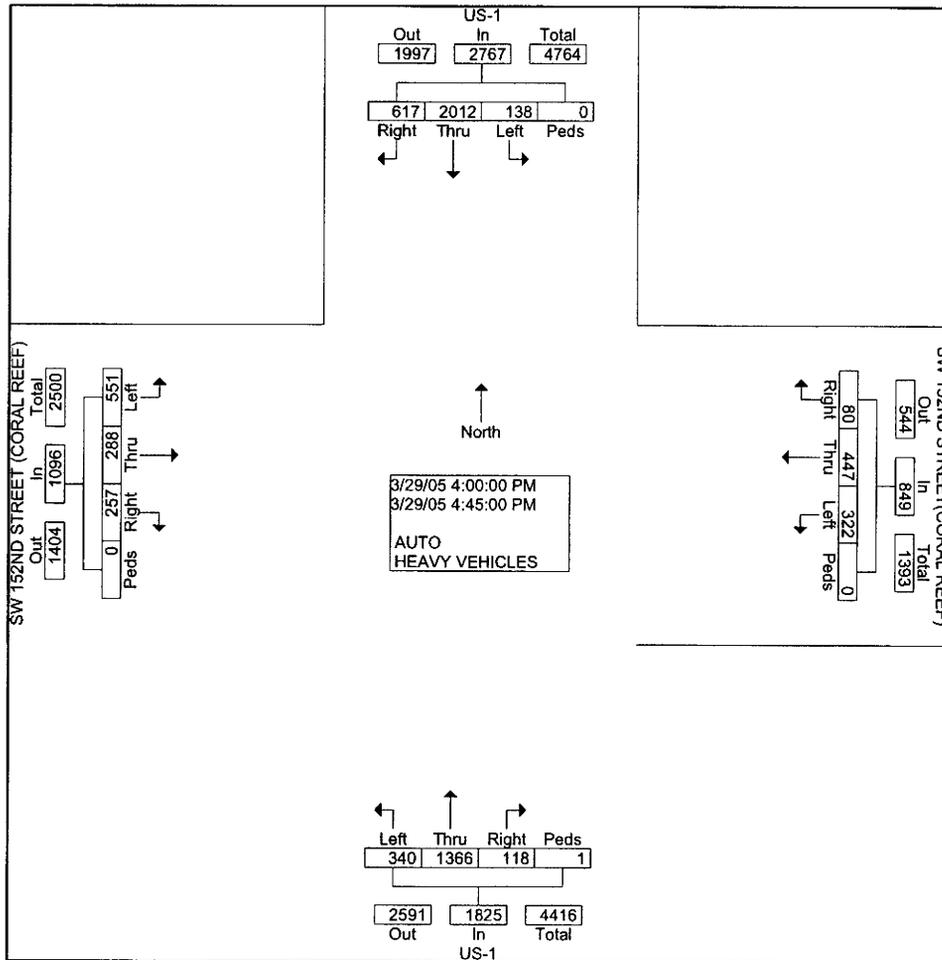
CROSSROADS ENGINEERING DATA, INC.

13284 SW 120TH ST,  
MIAMI, FLORIDA 33186  
305-233-3997

CLIENT : KIMLEY-HORN & ASSOCIATES  
JOB NO : 2005-23  
PROJECT: US-1 SOUTH DADE CORRIDOR  
COUNTY : MIAMI-DADE

File Name : CORAL&US1  
Site Code : 03310567  
Start Date : 03/29/2005  
Page No : 3

Start Time	US-1 From North					SW 152ND STREET (CORAL REEF) From East					US-1 From South					SW 152ND STREET (CORAL REEF) From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection 04:00 PM																					
Volume	138	2012	617	0	2767	322	447	80	0	849	340	1366	118	1	1825	551	288	257	0	1096	6537
Percent	5.0	72.7	22.3	0.0		37.9	52.7	9.4	0.0		18.6	74.8	6.5	0.1		50.3	26.3	23.4	0.0		
04:15 Volume	28	565	165	0	758	91	107	28	0	226	69	374	45	1	489	127	48	58	0	233	1706
Peak Factor High Int.	04:15 PM					04:15 PM					04:15 PM					04:00 PM					0.958
04:15 Volume	28	565	165	0	758	91	107	28	0	226	69	374	45	1	489	157	97	70	0	324	
Peak Factor	0.913					0.939					0.933					0.846					



APPENDIX B:  
FDOT Peak Season Category Factor Report

2004 Peak Season Factor Category Report

MIAMI-DADE SOUTH

MOCF = 0.94

Category: 8701

Week	Dates	SF	PSCF
1	01/01/2004 - 01/03/2004	0.92	0.98
2	01/04/2004 - 01/10/2004	1.01	1.07
3	01/11/2004 - 01/17/2004	1.11	1.18
4	01/18/2004 - 01/24/2004	1.10	1.17
5	01/25/2004 - 01/31/2004	1.09	1.16
6	02/01/2004 - 02/07/2004	1.08	1.15
7	02/08/2004 - 02/14/2004	1.08	1.15
8	02/15/2004 - 02/21/2004	1.07	1.14
9	02/22/2004 - 02/28/2004	1.06	1.13
10	02/29/2004 - 03/06/2004	1.05	1.12
11	03/07/2004 - 03/13/2004	1.05	1.12
12	03/14/2004 - 03/20/2004	1.04	1.11
13	03/21/2004 - 03/27/2004	1.04	1.11
14	03/28/2004 - 04/03/2004	1.04	1.11
15	04/04/2004 - 04/10/2004	1.04	1.11
16	04/11/2004 - 04/17/2004	1.04	1.11
17	04/18/2004 - 04/24/2004	1.04	1.11
18	04/25/2004 - 05/01/2004	1.04	1.11
19	05/02/2004 - 05/08/2004	1.04	1.11
20	05/09/2004 - 05/15/2004	1.04	1.11
21	05/16/2004 - 05/22/2004	1.03	1.10
22	05/23/2004 - 05/29/2004	1.03	1.10
23	05/30/2004 - 06/05/2004	1.02	1.09
24	06/06/2004 - 06/12/2004	1.02	1.09
25	06/13/2004 - 06/19/2004	1.01	1.07
26	06/20/2004 - 06/26/2004	1.01	1.07
27	06/27/2004 - 07/03/2004	1.01	1.07
28	07/04/2004 - 07/10/2004	1.01	1.07
29	07/11/2004 - 07/17/2004	1.01	1.07
30	07/18/2004 - 07/24/2004	1.00	1.06
31	07/25/2004 - 07/31/2004	0.99	1.05
32	08/01/2004 - 08/07/2004	0.99	1.05
33	08/08/2004 - 08/14/2004	0.98	1.04
34	08/15/2004 - 08/21/2004	0.98	1.04
35	08/22/2004 - 08/28/2004	1.00	1.06
36	08/29/2004 - 09/04/2004	1.02	1.09
37	09/05/2004 - 09/11/2004	1.04	1.11
38	09/12/2004 - 09/18/2004	1.06	1.13
39	09/19/2004 - 09/25/2004	1.03	1.10
* 40	09/26/2004 - 10/02/2004	0.99	1.05
* 41	10/03/2004 - 10/09/2004	0.96	1.02
* 42	10/10/2004 - 10/16/2004	0.93	0.99
* 43	10/17/2004 - 10/23/2004	0.93	0.99
* 44	10/24/2004 - 10/30/2004	0.93	0.99
* 45	10/31/2004 - 11/06/2004	0.93	0.99
* 46	11/07/2004 - 11/13/2004	0.93	0.99
* 47	11/14/2004 - 11/20/2004	0.93	0.99
* 48	11/21/2004 - 11/27/2004	0.93	0.99
* 49	11/28/2004 - 12/04/2004	0.92	0.98
* 50	12/05/2004 - 12/11/2004	0.92	0.98
* 51	12/12/2004 - 12/18/2004	0.92	0.98
* 52	12/19/2004 - 12/25/2004	1.01	1.07
53	12/26/2004 - 12/31/2004	1.11	1.18

15<sup>th</sup> ST @ 102 AVE

APPENDIX C:  
24 Hour, Bi-Directional Volume Counts

CLIENT : KIMLEY HORN  
 JOB NO : 2005-54  
 PROJECT: CORAL REEF DR  
 COUNTY : MIAMI-DADE

CROSSROADS ENGINEERING DATA, INC  
 13284 SW 120TH ST, MIAMI, FL 33186  
 TEL: 305-233-3997 FAX : 305-233-7720

Site Code : 871812111100  
 Start Date: 05/19/2005  
 File I.D. : 871801-1  
 Page : 1

Street name : SW 92ND AVE NORTH OF Cross street: SW 152ND STREET ,

Begin Time	NB		SB		Combined		Thursday					
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.						
12:00 05/19	1	9	5	64	6	73						
12:15	3	16	13	51	16	67						
12:30	4	17	8	53	12	70						
12:45	1	9	21	63	14	40	215					
01:00	3	12	5	40	65	8	49					
01:15	1	15	8	65	215	8	77					
01:30	1	15	11	54	8	9	69					
01:45	3	8	16	68	11	25	78					
02:00	1	30	3	25	78	266	4	33	94	334		
02:15	1	45	3	80	4	4	110					
02:30	0	39	56	84	4	4	129					
02:45	3	5	25	139	11	73	113	366	14	78	138	505
03:00	1	31	3	126	4	4	157					
03:15	1	7	9	92	10	99						
03:30	1	12	8	102	9	114						
03:45	0	3	19	69	1	21	107	427	1	24	126	496
04:00	0	12	1	99	1	111						
04:15	0	58	3	138	3	196						
04:30	1	24	4	148	5	172						
04:45	0	1	25	119	2	10	147	532	2	11	172	651
05:00	1	63	2	167	3	230						
05:15	0	35	4	180	4	215						
05:30	4	50	6	180	10	230						
05:45	5	10	87	235	7	19	223	750	12	29	310	985
06:00	6	32	9	191	15	223						
06:15	12	44	13	201	25	245						
06:30	10	17	32	119	42	136						
06:45	21	49	22	115	55	109	134	645	76	158	156	760
07:00	26	21	83	82	109	103						
07:15	32	12	94	81	126	93						
07:30	28	6	55	92	83	98						
07:45	31	117	18	57	62	294	90	345	93	411	108	402
08:00	34	9	65	94	99	103						
08:15	41	10	86	61	127	71						
08:30	34	12	77	64	111	76						
08:45	23	132	12	43	45	273	76	295	68	405	88	338
09:00	18	19	55	69	73	88						
09:15	13	8	43	65	56	73						
09:30	19	10	42	42	71	81						
09:45	11	61	5	42	44	184	56	261	55	245	61	303
10:00	14	13	36	37	50	50						
10:15	15	4	45	44	60	48						
10:30	16	6	37	38	53	44						
10:45	9	54	5	28	46	164	36	155	55	218	41	183
11:00	12	5	47	29	59	34						
11:15	11	6	39	28	50	34						
11:30	9	3	47	19	56	22						
11:45	16	48	2	16	58	191	15	91	74	239	17	107
Totals	497	994	1403	4348	1900	5342						
Day Totals		1491		5751		7242						
Split %	26.1%	18.6%	73.8%	81.3%								
Peak Hour	07:45	05:00	07:00	05:30	07:45	05:30						
Volume	140	235	294	795	430	1008						
P.H.F.	.85	.67	.78	.89	.84	.81						

CLIENT : KIMLEY HORN  
 JOB NO : 2005-54  
 PROJECT: CORAL REEF DR  
 COUNTY : MIAMI DADE

CROSSROADS ENGINEERING DATA, INC  
 13284 SW 120TH ST, MIAMI, FL 33186  
 TEL: 305-233-3997 FAX : 305-233-7720

Site Code : 871802121100  
 Start Date: 05/19/2005  
 File I.D. : 871802-1  
 Page : 1

Street name :SW 97TH AVE NORTH OF Cross street:SW 144TH STREET ,

Time	NB		SB		Combined		Thursday					
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.						
12:00 05/19	4	43	9	53	13	96						
12:15	4	34	10	41	14	75						
12:30	5	47	3	48	8	95						
12:45	2	15	32	156	5	27	42	327				
01:00	0	30	1	45	1	7	42	61	75			
01:15	4	35	3	48	7	83						
01:30	0	33	3	48	3	81						
01:45	2	6	45	143	3	10	32	173	5	16	77	316
02:00	0	35	2	46	2	81						
02:15	1	22	2	35	3	57						
02:30	2	48	5	72	7	120						
02:45	2	5	46	151	4	13	85	238	6	18	131	389
03:00	3	47	4	71	7	118						
03:15	3	52	2	43	5	95						
03:30	1	54	2	70	3	124						
03:45	1	8	56	209	2	10	64	248	3	18	120	457
04:00	0	52	2	79	2	131						
04:15	0	47	1	79	1	126						
04:30	0	41	2	83	2	124						
04:45	3	3	49	189	2	7	83	324	5	10	132	513
05:00	1	43	3	74	4	117						
05:15	0	57	1	99	1	156						
05:30	7	55	2	109	9	164						
05:45	11	19	49	204	6	12	82	364	17	31	131	568
06:00	13	53	4	74	17	127						
06:15	22	44	6	69	28	113						
06:30	35	49	34	80	69	129						
06:45	58	128	45	191	50	94	74	297	108	222	119	488
07:00	64	43	58	58	48	122						
07:15	55	32	76	38	131	70						
07:30	76	19	66	46	142	65						
07:45	71	266	27	121	58	258	47	179	129	524	74	300
08:00	72	35	55	47	127	82						
08:15	62	20	63	46	125	66						
08:30	56	34	59	33	115	67						
08:45	48	238	36	125	53	230	39	165	101	468	75	290
09:00	39	24	48	42	87	66						
09:15	34	17	46	32	80	49						
09:30	39	23	32	34	71	57						
09:45	36	148	23	87	47	173	29	137	83	321	52	224
10:00	37	24	30	25	67	49						
10:15	45	10	47	23	92	33						
10:30	30	12	38	11	68	23						
10:45	24	136	7	53	57	172	15	74	81	308	22	127
11:00	39	8	42	9	81	17						
11:15	36	2	31	15	67	17						
11:30	38	7	38	11	76	18						
11:45	39	152	3	20	30	141	3	38	69	293	6	58
Totals	1124	1649	1147	2408	2271	4057						
Day Totals		2773		3555		6328						
Split %	49.4%	40.6%	50.5%	59.3%								
Peak Hour	07:30	03:15	07:00	04:45	07:15	05:15						
Volume	281	214	258	365	529	578						
P.H.F.	.92	.95	.84	.83	.93	.88						

CLIENT : KIMLEY HORN  
 JOB NO : 2005-54  
 PROJECT: CORAL REEF DR  
 COUNTY : MIAMI-DADE

CROSSROADS ENGINEERING DATA, INC  
 13284 SW 120TH ST, MIAMI, FL 33186  
 TEL: 305-233-3997 FAX : 305-233-7720

Site Code : 871803121100  
 Start Date: 05/19/2005  
 File I.D. : 871803-1

Street name :SW 97TH AVE SOUTH OF Cross street:SW 144TH STREET ,

Page : 1

Begin Time	NB		SB		Combined		Thursday						
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.							
12:00	05/19	1	8	1	13	2	21						
12:15		2	7	0	9	2	16						
12:30		1	7	1	1	2	8						
12:45		0	4	5	27	1	11						
01:00		0		5	3	6	29	7	11	56			
01:15		1		4		4		0		9			
01:30		0		4		8		1		12			
01:45		0	1	9	21	0	*	1	18	0	1	10	39
02:00		0		6		6		0		12		12	
02:15		0		4		1		5		1		9	
02:30		1		10		5		15		6		25	
02:45		0	1	11	31	0	6	6	32	0	7	17	63
03:00		0		6		1		9		1		15	
03:15		0		5		1		4		1		9	
03:30		0		9		0		5		0		14	
03:45		0	*	4	24	0	2	5	23	0	2	9	47
04:00		0		6		0		13		0		19	
04:15		0		11		0		10		0		21	
04:30		0		3		0		8		0		11	
04:45		2	2	11	31	0	*	12	43	2	2	23	74
05:00		0		8		0		10		0		18	
05:15		1		10		0		10		1		20	
05:30		1		10		0		14		1		24	
05:45		2	4	11	39	1	1	17	51	3	5	28	90
06:00		1		14		2		12		3		26	
06:15		1		5		0		13		1		18	
06:30		5		6		3		14		8		20	
06:45		15	22	8	33	4	9	18	57	19	31	26	90
07:00		16		7		4		8		20		15	
07:15		13		3		7		9		20		12	
07:30		12		2		5		9		17		11	
07:45		9	50	6	18	4	20	7	33	13	70	13	51
08:00		16		8		4		7		20		15	
08:15		10		4		3		9		13		13	
08:30		5		2		4		7		9		9	
08:45		10	41	5	19	5	16	4	27	15	57	9	46
09:00		6		3		1		6		7		9	
09:15		6		4		1		5		7		9	
09:30		6		4		4		7		10		11	
09:45		8	26	1	12	5	11	3	21	13	37	4	33
10:00		5		3		8		4		13		7	
10:15		4		2		9		6		13		8	
10:30		4		1		4		0		8		1	
10:45		3	16	3	9	10	31	3	13	13	47	6	22
11:00		10		1		3		0		13		1	
11:15		2		0		7		1		9		1	
11:30		9		0		6		2		15		2	
11:45		5	26	1	2	4	20	1	4	9	46	2	6
Totals		193		266		119		351		312		617	
Day Totals			459				470			929			
Split %		61.8%		43.1%		38.1%		56.8%					
Peak Hour	06:45		05:15		10:00		06:00		06:45		05:15		
Volume	56		45		31		57		76		98		
P.H.F.	.87		.80		.77		.79		.95		.87		

CLIENT : KIMLEY HORN  
 JOB NO : 2005-54  
 PROJECT: CORAL REEF DR  
 COUNTY : MIAMI-DADE

CROSSROADS ENGINEERING DATA, INC  
 13284 SW 120TH ST, MIAMI, FL 33186  
 TEL: 305-233-3997 FAX : 305-233-7720

Site Code : 871804121100  
 Start Date: 05/19/2005  
 File I.D. : 871804-1  
 Page : 1

Street name : SW 102ND AVE NORTH OF Cross street: SW 136TH STREET ,

Begin Time	NB		SB		Combined		Thursday					
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.						
12:00 05/19	10	51	5	48	15	99						
12:15	7	53	5	46	12	99						
12:30	8	56	5	54	13	110						
12:45	5	66	226	6	21	72	220	11	51	138	446	
01:00	2	49		4	73		6			122		
01:15	5	65		7	46		12			111		
01:30	1	63		1	46		2			109		
01:45	7	73	250	0	12	40	205	7	27	113	455	
02:00	2	57		2	81		4			138		
02:15	8	61		1	43		9			104		
02:30	33	56		2	62		35			118		
02:45	3	46	73	247	4	9	92	278	7	55	165	525
03:00	4	86		11	79		15			165		
03:15	6	71		2	96		8			167		
03:30	1	72		3	82		4			154		
03:45	2	13	98	327	3	19	84	341	5	32	182	668
04:00	3	102		2	79		5			181		
04:15	2	101		2	75		4			176		
04:30	0	102		2	71		2			173		
04:45	5	10	104	409	4	10	74	299	9	20	178	708
05:00	3	128		0	90		3			218		
05:15	5	126		3	85		8			211		
05:30	5	108		2	87		7			195		
05:45	10	23	98	460	8	13	87	349	18	36	185	809
06:00	8	91		8	63		16			154		
06:15	21	116		20	85		41			201		
06:30	26	92		25	92		51			184		
06:45	29	84	94	393	46	99	67	307	75	183	161	700
07:00	61	76		96	80		157			156		
07:15	55	66		84	62		139			128		
07:30	77	78		83	52		160			130		
07:45	73	266	68	288	88	351	57	251	161	617	125	539
08:00	101	62		93	58		194			120		
08:15	92	72		138	53		230			125		
08:30	62	58		87	48		149			106		
08:45	58	313	53	245	63	381	39	198	121	694	92	443
09:00	59	57		80	39		139			96		
09:15	58	47		56	38		114			85		
09:30	64	43		51	42		115			85		
09:45	53	234	47	194	41	228	39	158	94	462	86	352
10:00	47	38		47	40		94			78		
10:15	52	32		47	30		99			62		
10:30	41	17		60	20		101			37		
10:45	60	200	26	113	58	212	27	117	118	412	53	230
11:00	59	17		51	9		110			26		
11:15	39	14		63	14		102			28		
11:30	40	18		55	13		95			31		
11:45	42	180	7	56	74	243	9	45	116	423	16	101
Totals	1414	3208		1598	2768		3012			8988	5976	
Day Totals		4622			4366							
Split %	46.9%	53.6%		53.0%	46.3%							
Peak Hour	07:30	04:45		07:45	02:45		07:30			05:00		
Volume	343	466		406	349		745			809		
P.H.F.	.84	.91		.73	.90		.80			.92		

**TRAFFIC ENGINEERING DIVISION  
DEPARTMENT OF PUBLIC WORKS  
24 HOUR VEHICLE COUNT BY AUTOMATIC RECORDERS**

DATE: 06/02/2004 - Wednesday  
LOCATION: SW 102 AV SOUTH OF SW 136 ST

TIME BEGUN: 0:0 AM

PAGE: 4190-0

STATION: 710

NORTHBOUND QUARTER HOURS						SOUTHBOUND QUARTER HOURS						TWO-WAY
TIME	1st	2nd	3rd	4th	TOTAL	TIME	1st	2nd	3rd	4th	TOTAL	TOTAL
12 AM	0	2	1	0	3	12 AM	2	2	1	2	7	10
01 AM	0	0	0	0	0	01 AM	0	0	0	3	3	3
02 AM	0	1	0	0	1	02 AM	2	1	3	1	7	8
03 AM	1	1	0	0	2	03 AM	1	0	1	0	2	4
04 AM	0	1	0	0	1	04 AM	0	1	0	0	1	2
05 AM	1	0	3	2	6	05 AM	1	0	0	1	2	8
06 AM	4	3	10	11	28	06 AM	1	1	4	2	8	36
07 AM	9	11	17	26	63	07 AM	6	8	3	16	33	96
08 AM	23	30	15	17	85	08 AM	10	11	13	21	55	140
09 AM	13	11	11	8	43	09 AM	7	10	12	5	34	77
10 AM	10	20	15	13	58	10 AM	13	8	8	17	46	104
11 AM	12	9	8	8	37	11 AM	15	7	7	7	36	73
12 PM	4	8	7	9	28	12 PM	8	13	14	10	45	73
01 PM	10	11	6	18	45	01 PM	12	11	9	16	48	93
02 PM	15	10	11	7	43	02 PM	25	17	18	15	75	118
03 PM	8	21	9	5	43	03 PM	24	18	21	19	82	125
04 PM	17	11	16	9	53	04 PM	15	14	10	12	51	104
05 PM	13	11	16	16	56	05 PM	24	22	16	21	83	139
06 PM	17	11	17	9	54	06 PM	14	25	17	20	76	130
07 PM	13	7	6	9	35	07 PM	15	8	6	9	38	73
08 PM	7	6	7	6	26	08 PM	9	15	10	13	47	73
09 PM	3	6	6	4	19	09 PM	15	15	8	8	46	65
10 PM	5	5	6	7	23	10 PM	11	6	10	11	38	61
11 PM	4	5	1	2	12	11 PM	7	4	3	2	16	28
<b>Total:</b>					764						879	1643

P.H.P. -->  $[(139 + 130) / 2] * 1.01 * 1.010 = 137 \text{ vph}$

A.W.D.T. -->  $1643 * 1.01 * 1.010 = 1680 \text{ vpd}$

FACTORS	NORTHBOUND	SOUTHBOUND	TWO-WAY
PHF:	0.708	0.655	0.854
K: 8-9 AM	0.111	0.063	0.085
D:	0.607	0.393	1.000
PHF:	0.875	0.865	0.939
K: 4-6 PM	0.073	0.094	0.085
D:	0.403	0.597	1.000

CLIENT : KIMLEY HORN  
 JOB NO : 2005-54  
 PROJECT: CORAL REEF DR  
 COUNTY : MIAMI-DADE

CROSSROADS ENGINEERING DATA, INC  
 13284 SW 120TH ST, MIAMI, FL 33186  
 TEL: 305-233-3997 FAX : 305-233-7720

Site Code : 871805121100  
 Start Date: 05/19/2005  
 File I.D. : 871805-2

Street name :SW 107TH AVE NORTH OF Cross street:SW 136TH STREET ,

Page : 1

Begin Time	NB		SB		Combined		Thursday
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	
12:00 05/19	6	38	7	42	13	80	
12:15	4	22	10	54	14	76	
12:30	1	35	2	35	3	70	
12:45	5	16 30	125 0	19 46	177 5	35 76	302
01:00	0	27	2	45	2	72	
01:15	3	45	5	35	8	80	
01:30	0	38	2	42	2	80	
01:45	0	3 41	151 6	15 35	157 6	18 76	308
02:00	0	26	1	55	1	81	
02:15	1	46	1	32	2	78	
02:30	18	48	2	46	20	94	
02:45	4	23 41	161 5	9 41	174 9	32 82	335
03:00	3	36	9	47	12	83	
03:15	1	41	1	47	2	88	
03:30	4	45	1	44	5	89	
03:45	1	9 58	180 0	11 73	211 1	20 131	391
04:00	1	78	4	53	5	131	
04:15	1	64	2	55	3	119	
04:30	3	52	0	53	3	105	
04:45	2	7 71	265 2	8 63	224 4	15 134	489
05:00	3	65	0	67	3	132	
05:15	3	55	2	64	5	119	
05:30	5	71	5	89	10	160	
05:45	10	21 67	258 4	11 55	275 14	32 122	533
06:00	17	60	5	57	22	117	
06:15	8	59	6	57	14	116	
06:30	15	46	29	69	44	115	
06:45	25	65 60	225 30	70 70	253 55	135 130	478
07:00	31	56	69	54	100	110	
07:15	24	44	83	61	107	105	
07:30	56	46	54	48	110	94	
07:45	30	141 48	194 67	273 45	208 97	414 93	402
08:00	50	63	33	51	83	114	
08:15	42	40	53	41	95	81	
08:30	41	38	75	41	116	79	
08:45	36	169 27	168 53	214 50	183 89	383 77	351
09:00	38	43	41	24	79	67	
09:15	41	36	48	39	89	75	
09:30	36	39	34	29	70	68	
09:45	26	141 34	152 56	179 28	120 82	320 62	272
10:00	20	29	51	31	71	60	
10:15	28	27	44	18	72	45	
10:30	25	17	37	24	62	41	
10:45	39	112 10	83 32	164 13	86 71	276 23	169
11:00	28	15	32	15	60	30	
11:15	39	7	40	17	79	24	
11:30	28	10	42	11	70	21	
11:45	33	128 4	36 44	158 8	51 77	286 12	87
Totals	835	1998	1131	2119	1966	4117	
Day Totals		2833		3250	6083		
Split %	42.4%	48.5%	57.5%	51.4%			
Peak Hour	07:30	04:00	07:00	04:45	07:00	04:45	
Volume	178	265	273	283	414	545	
P.H.F.	.79	.84	.82	.79	.94	.85	

CLIENT : KIMLEY HORN  
 JOB NO : 2005-54  
 PROJECT: CORAL REEF DR  
 COUNTY : MIAMI-DADE

CROSSROADS ENGINEERING DATA, INC  
 13284 SW 120TH ST, MIAMI, FL 33186  
 TEL: 305-233-3997 FAX : 305-233-7720

Site Code : 871806121100  
 Start Date: 05/19/2005  
 File I.D. : 871806-1  
 Page : 1

Street name :SW 107TH AVE SOUTH OF Cross street:SW 136TH STREET ,

Begin Time	NB		SB		Combined		Thursday
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	
12:00 05/19	0	7	0	5	0	12	
12:15	0	7	1	8	1	15	
12:30	1	8	0	4	1	12	
12:45	0	1 6	28 0	1 9	26 0	2 15	54
01:00	0	9	1	7	1	16	
01:15	0	11	1	7	1	18	
01:30	0	6	0	9	0	15	
01:45	0	* 7	33 1	3 7	30 1	3 14	63
02:00	0	5	0	8	0	13	
02:15	0	3	1	13	1	16	
02:30	1	3	2	9	3	12	
02:45	0	1 11	22 2	5 12	42 2	6 23	64
03:00	1	11	1	9	2	20	
03:15	1	13	1	8	2	21	
03:30	0	4	1	11	1	15	
03:45	1	3 7	35 0	3 14	42 1	6 21	77
04:00	0	11	0	11	0	22	
04:15	1	6	0	9	1	15	
04:30	0	10	0	6	0	16	
04:45	1	2 7	34 0	* 17	43 1	2 24	77
05:00	2	12	0	10	2	22	
05:15	1	6	0	17	1	23	
05:30	0	9	0	14	0	23	
05:45	7	10 5	32 0	* 10	51 7	10 15	83
06:00	5	8	0	13	5	21	
06:15	5	11	1	8	6	19	
06:30	10	11	3	20	13	31	
06:45	8	28 16	46 6	10 11	52 14	38 27	98
07:00	9	7	4	12	13	19	
07:15	12	5	3	13	15	18	
07:30	19	3	4	11	23	14	
07:45	16	56 5	20 8	19 7	43 24	75 12	63
08:00	17	7	3	9	20	16	
08:15	16	6	11	7	27	13	
08:30	14	9	9	9	23	18	
08:45	13	60 4	26 10	33 10	35 23	93 14	61
09:00	11	5	3	9	14	14	
09:15	13	3	5	6	18	9	
09:30	10	9	5	5	15	14	
09:45	8	42 4	21 6	19 3	23 14	61 7	44
10:00	7	1	4	3	11	4	
10:15	2	1	6	7	8	8	
10:30	4	2	4	6	8	8	
10:45	5	18 2	6 4	18 3	19 9	36 5	25
11:00	5	0	4	0	9	0	
11:15	14	1	4	3	18	4	
11:30	10	1	10	3	20	4	
11:45	8	37 1	3 8	26 0	6 16	63 1	9
Totals	258	306	137	412	395	718	
Day Totals		564		549	1113		
Split %	65.3%	42.6%	34.6%	57.3%			
Peak Hour	07:30	06:00	08:00	04:45	07:30	06:00	
Volume	68	46	33	58	94	98	
P.H.F.	.89	.71	.75	.85	.87	.79	

**TRAFFIC ENGINEERING DIVISION  
DEPARTMENT OF PUBLIC WORKS  
24 HOUR VEHICLE COUNT BY AUTOMATIC RECORDERS**

DATE: 06/11/2003 - Wednesday  
LOCATION: SW 117 AV SOUTH OF SW 136 ST

TIME BEGUN: 0:0 AM

PAGE: 4133-4

STATION: 752

NORTHBOUND QUARTER HOURS						SOUTHBOUND QUARTER HOURS						TWO-WAY
TIME	1st	2nd	3rd	4th	TOTAL	TIME	1st	2nd	3rd	4th	TOTAL	TOTAL
12 AM	20	19	16	12	67	12 AM	56	31	35	22	144	211
01 AM	16	13	15	11	55	01 AM	23	22	26	15	86	141
02 AM	5	4	10	8	27	02 AM	13	12	16	5	46	73
03 AM	10	14	8	6	38	03 AM	3	23	22	5	53	91
04 AM	11	17	24	36	88	04 AM	14	8	11	9	42	130
05 AM	28	48	91	104	271	05 AM	28	35	56	64	183	454
06 AM	177	221	261	268	927	06 AM	87	72	63	132	354	1281
07 AM	285	376	386	397	1444	07 AM	136	145	168	185	634	2078
08 AM	393	391	271	221	1276	08 AM	156	165	183	163	667	1943
09 AM	189	170	197	180	736	09 AM	130	153	142	153	578	1314
10 AM	155	174	185	157	671	10 AM	182	175	156	165	678	1349
11 AM	176	189	193	177	735	11 AM	156	145	158	147	606	1341
12 PM	182	211	209	199	801	12 PM	136	125	153	172	586	1387
01 PM	198	204	250	240	892	01 PM	186	145	163	152	646	1538
02 PM	187	150	176	196	709	02 PM	153	142	160	151	606	1315
03 PM	228	181	223	203	835	03 PM	185	214	218	159	776	1611
04 PM	183	172	215	186	756 <sup>790</sup>	04 PM	287	156	165	182	790 <sup>878</sup>	1546 <sup>1668</sup>
05 PM	215	218	129	118	680	05 PM	173	182	156	165	676	1356
06 PM	126	125	163	152	566	06 PM	154	148	139	128	569	1135
07 PM	131	127	118	124	500	07 PM	156	145	173	152	626	1126
08 PM	116	115	88	79	398	08 PM	140	123	115	126	504	902
09 PM	105	106	85	78	374	09 PM	108	109	107	118	442	816
10 PM	79	88	66	55	288	10 PM	134	86	75	86	381	669
11 PM	46	35	46	25	152	11 PM	64	55	72	63	254	406
<b>Total:</b>					13286						10927	24213

P.H.P. -->  $[( 2078 + 1943 ) / 2] * 1.01 * 1.010 = 2051 \text{ vph}$

A.W.D.T. -->  $24213 * 1.01 * 1.010 = 24700 \text{ vpd}$

FACTORS	NORTHBOUND	SOUTHBOUND	TWO-WAY
PHF:	0.909	0.857	0.893
K: 7-8 AM	0.109	0.058	0.086
D:	0.695	0.305	1.000
PHF:	0.879	0.688	0.822
K: 4-6 PM	0.057	0.072	0.064
D:	0.489	0.511	1.000

CLIENT : KIMLEY HORN  
 JOB NO : 2005-23  
 PROJECT : UM  
 COUNTY : MIAMI-DADE

CROSSROADS ENGINEERING DATA, INC  
 13284 SW 120TH ST, MIAMI, FL 33186  
 TEL: 305-233-3997 FAX : 305-233-7720

Site Code : 870016321100  
 Start Date: 03/08/2005  
 File I.D. : 870016-1  
 Page : 1

Street name : SW 152ND STREET (CORAL REEF DR) WEST OF Cross street: US-1													
Begin Time	EB		WB		Combined								
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	Tuesday				
12:00	03/08	32	245	62	269	94	514						
12:15		28	237	55	257	83	494						
12:30		13	252	48	284	61	536						
12:45		25	261	34	287	59	548	2092					
01:00		16	252	24	274	40	526						
01:15		16	260	25	264	41	524						
01:30		16	259	20	281	36	540						
01:45		10	297	1068	26	95	263	1082	36	153	560	2150	
02:00		10	292	12	318	22	610						
02:15		14	274	18	324	32	598						
02:30		7	391	17	331	24	722						
02:45		19	344	1301	10	57	327	1300	29	107	671	2601	
03:00		14	282	16	375	30	657						
03:15		10	298	13	397	23	695						
03:30		8	318	17	390	25	708						
03:45		17	266	1164	16	62	399	1561	33	111	665	2725	
04:00		11	316	11	397	22	713						
04:15		24	315	15	427	39	742						
04:30		40	332	11	461	51	793						
04:45		50	252	1215	20	57	443	1728	70	182	695	2943	
05:00		61	261	25	477	86	738						
05:15		71	309	30	493	101	802						
05:30		112	277	53	479	165	756						
05:45		177	310	1157	57	165	481	1930	234	586	791	3087	
06:00		232	272	69	477	301	749						
06:15		320	255	99	433	419	688						
06:30		434	256	150	404	584	660						
06:45		468	235	1018	198	516	394	1708	666	1970	629	2726	
07:00		444	247	198	292	406	653						
07:15		483	190	232	310	715	500						
07:30		488	206	191	281	679	487						
07:45		467	1882	184	827	179	894	256	1253	646	2776	440	2080
08:00		461	172	193	309	654	481						
08:15		422	156	208	280	630	436						
08:30		445	150	225	261	670	411						
08:45		420	1748	170	648	847	251	1101	641	2595	421	1749	
09:00		398	142	190	264	588	406						
09:15		304	122	212	235	516	357						
09:30		324	115	181	210	505	325						
09:45		322	1348	96	475	191	774	183	892	513	2122	279	1367
10:00		267	85	221	191	488	276						
10:15		229	82	243	146	472	228						
10:30		225	63	206	116	431	179						
10:45		295	1016	58	288	878	104	557	503	1894	162	845	
11:00		254	54	237	102	491	156						
11:15		241	49	240	75	481	124						
11:30		250	33	214	104	464	137						
11:45		299	1044	39	175	246	937	63	344	545	1981	102	519
Totals		9293	10331	5481	14553	14774	24884						
Day Totals			19624		20034		39658						
Split %		62.9%	41.5%	37.1%	58.4%								
Peak Hour	07:15	02:30	11:00	05:00	06:45	05:15							
Volume	1899	1315	937	1930	2796	3098							
P.H.F.	.97	.84	.95	.97	.94	.96							

CLIENT : KIMLEY HORN  
 JOB NO : 2005-23  
 PROJECT: UM  
 COUNTY : MIAMI-DADE

CROSSROADS ENGINEERING DATA, INC  
 13284 SW 120TH ST, MIAMI, FL 33186  
 TEL: 305-233-3997 FAX : 305-233-7720

Site Code : 870016321100  
 Start Date: 03/08/2005  
 File I.D. : 870016-1

Street name : SW 152ND STREET (CORAL REEF DR) WEST OF Cross street: US-1									
Begin Time	EB		WB		Combined				Page : 2
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	Wednesday
12:00	32	241	63	298	95				
12:15	24	254	68	221	92			539	
12:30	22	241	36	224	58			475	
12:45	27	105	271	1007	35	202	265	1008	307
01:00	23		223		25		266		489
01:15	15		289		28		290		489
01:30	6		234		25		267		579
01:45	16	60	291	1037	21	99	312	1135	37
02:00	8		265		22		323		159
02:15	14		301		18		357		603
02:30	10		380		27		357		588
02:45	23	55	353	1299	23	90	425	1462	37
03:00	12		254		18		364		145
03:15	12		276		17		327		778
03:30	12		322		10		355		618
03:45	21	57	273	1125	11	56	398	1444	29
04:00	12		255		10		394		603
04:15	22		294		21		419		671
04:30	33		261		16		380		649
04:45	56	123	274	1084	25	72	404	1597	43
05:00	60		210		22		458		49
05:15	73		233		25		439		81
05:30	101		267		36		454		195
05:45	159	393	276	986	57	140	427	1778	82
06:00	234		283		69		436		137
06:15	323		191		89		420		216
06:30	403		203		139		378		533
06:45	482	1442	179	856	210	507	364	1598	412
07:00	413		176		302		369		542
07:15	435		176		209		333		692
07:30	514		164		202		324		715
07:45	533	1895	148	664	192	905	205	1231	644
08:00	529		139		199		225		716
08:15	488		148		204		277		725
08:30	410		108		220		205		2800
08:45	456	1883	111	506	237	860	218	925	692
09:00	319		101		182		209		630
09:15	319		76		208		197		693
09:30	286		106		209		184		2743
09:45	300	1224	119	402	187	786	180	770	495
10:00	275		68		217		178		487
10:15	271		82		240		128		2010
10:30	243		74		238		103		492
10:45	270	1059	78	302	230	925	106	515	511
11:00	224		54		237		97		481
11:15	243		43		247		98		500
11:30	272		35		263		94		1984
11:45	261	1000	33	165	235	982	63	352	490
Totals	9296		9433		5624		13815		496
Day Totals		18729			19439		14920		1982
Split %	62.3%		40.5%		37.6%		59.4%		96
Peak Hour	07:30		02:00		11:00		05:00		517
Volume	2064		1299		982		1778		2815
P.H.F.	.96		.85		.93		.97		.98

counts FDOT.txt

County: 87  
 Station: 0056  
 Description: SR 992/CORAL REEF DR/SW152ST, 200' E SW 112 AV  
 Start Date: 01/29/2004  
 Start Time: 0000

Time	Direction: E					Direction: W					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	40	29	24	22	115	58	38	51	29	176	291
0100	21	23	14	10	68	31	14	22	15	82	150
0200	11	19	21	11	62	22	14	19	11	66	128
0300	13	25	13	14	65	15	12	8	12	47	112
0400	10	13	27	29	79	18	17	17	22	74	153
0500	41	51	96	98	286	33	36	41	56	166	452
0600	153	259	303	444	1159	75	103	159	158	495	1654
0700	502	350	345	369	1566	251	269	247	243	1010	2576
0800	368	379	312	355	1414	241	280	270	294	1085	2499
0900	393	354	313	269	1329	265	224	182	188	859	2188
1000	282	285	265	228	1060	203	228	211	172	814	1874
1100	265	222	234	230	951	212	216	239	218	885	1836
1200	252	230	250	252	984	250	210	230	237	927	1911
1300	245	267	252	309	1073	251	257	295	288	1091	2164
1400	300	307	346	298	1251	256	293	350	284	1183	2434
1500	275	354	418	317	1364	325	316	323	310	1274	2638
1600	298	304	325	324	1251	302	326	345	367	1340	2591
1700	313	342	349	304	1308	345	374	427	382	1528	2836
1800	319	292	327	296	1234	379	360	370	339	1448	2682
1900	289	265	245	227	1026	362	307	302	281	1252	2278
2000	191	182	173	173	719	263	233	231	253	980	1699
2100	164	155	147	125	591	291	272	245	194	1002	1593
2200	102	93	102	84	381	187	135	160	122	604	985
2300	60	58	50	42	210	95	98	86	66	345	555

24-Hour Totals: 19546 18733 38279

Peak Volume Information

	Direction: E		Direction: W		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0645	1641	0815	1109	0700	2576
P.M.	1515	1387	1715	1562	1715	2876
Daily	0645	1641	1715	1562	1715	2876

Truck Percentage 7.00 8.00 8.00

County: 87  
 Station: 0056  
 Description: SR 992/CORAL REEF DR/SW152ST, 200' E SW 112 AV  
 Start Date: 01/28/2004  
 Start Time: 0000

Time	Direction: E					Direction: W					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	30	31	28	20	109	49	43	38	31	161	270
0100	18	17	20	6	61	28	23	14	15	80	141
0200	15	16	10	10	51	14	19	11	12	56	107
0300	6	5	12	18	41	6	17	11	12	46	87
0400	11	10	21	32	74	9	13	18	18	58	132
0500	40	50	73	115	278	23	34	44	72	173	451
0600	176	252	357	460	1245	73	91	160	175	499	1744
0700	462	366	319	390	1537	223	272	238	228	961	2498
0800	388	430	475	416	1709	243	244	284	303	1074	2783
0900	338	303	261	264	1166	269	199	193	195	856	2022
1000	271	237	239	229	976	201	210	196	198	805	1781
1100	243	220	232	257	952	226	222	213	179	840	1792
1200	254	234	204	229	921	178	200	164	184	726	1647
1300	223	230	251	236	940	182	219	196	209	806	1746
1400	290	307	346	289	1232	193	272	349	317	1131	2363
1500	309	305	363	357	1334	307	315	347	301	1270	2604
1600	309	302	327	299	1237	370	344	363	340	1417	2654
1700	311	306	334	300	1251	404	395	359	348	1506	2757
1800	268	259	299	266	1092	366	395	360	329	1450	2542

counts FDOT.txt											
1900	237	254	212	213	916	303	315	303	238	1159	2075
2000	175	190	138	149	652	226	224	220	222	892	1544
2100	139	156	145	131	571	235	221	219	186	861	1432
2200	118	114	105	78	415	163	143	133	141	580	995
2300	64	72	46	46	228	114	100	77	63	354	582

-----  
 24-Hour Totals: 18988 17761 36749  
 -----

	Peak Volume Information				Combined Directions	
	Direction: E		Direction: W		Hour	Volume
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0800	1709	0815	1100	0800	2783
P.M.	1500	1334	1700	1506	1700	2757
Daily	0800	1709	1700	1506	0800	2783

Truck Percentage 6.00 9.00 7.00

County: 87  
 Station: 0056  
 Description: SR 992/CORAL REEF DR/SW152ST, 200' E SW 112 AV  
 Start Date: 01/27/2004  
 Start Time: 0000

Time	Direction: E					Direction: W					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	38	24	39	25	126	69	46	42	39	196	322
0100	22	24	16	9	71	20	17	21	12	70	141
0200	10	17	9	13	49	16	17	12	17	62	111
0300	10	9	16	17	52	7	13	7	13	40	92
0400	13	8	29	32	82	20	10	8	19	57	139
0500	38	52	83	122	295	21	37	63	72	193	488
0600	164	244	324	452	1184	87	108	166	179	540	1724
0700	473	373	358	378	1582	228	271	273	248	1020	2602
0800	346	347	364	339	1396	244	248	274	274	1040	2436
0900	299	301	355	328	1283	270	238	196	213	917	2200
1000	252	239	253	249	993	191	248	192	216	847	1840
1100	243	271	262	257	1033	190	243	212	244	889	1922
1200	244	249	250	250	993	281	268	280	242	1071	2064
1300	290	236	250	287	1063	255	251	268	255	1029	2092
1400	288	325	343	293	1249	274	243	323	275	1115	2364
1500	288	309	358	302	1257	323	313	323	309	1268	2525
1600	321	287	291	330	1229	353	381	325	369	1428	2657
1700	311	343	325	274	1253	371	392	404	370	1537	2790
1800	292	283	250	271	1096	376	378	368	291	1413	2509
1900	240	233	164	184	821	309	297	288	235	1129	1950
2000	180	158	150	174	662	219	225	195	205	844	1506
2100	139	142	119	112	512	296	214	195	156	861	1373
2200	121	96	82	78	377	154	145	116	89	504	881
2300	60	60	38	57	215	124	110	105	51	390	605

-----  
 24-Hour Totals: 18873 18460 37333  
 -----

	Peak Volume Information				Combined Directions	
	Direction: E		Direction: W		Hour	Volume
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0645	1656	1145	1073	0645	2607
P.M.	1645	1309	1715	1542	1645	2845
Daily	0645	1656	1715	1542	1645	2845

Truck Percentage 5.00 8.00 7.00

APPENDIX D:  
Existing (2005) Condition  
Synchro Worksheets

HCM Signalized Intersection Capacity Analysis  
1: SW 152 STREET & SW 102 AVENUE

Palms of Coral Reef  
Existing (2005) AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.99		1.00	0.99		1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1770	3501		1770	3518		1770	1863	1583	1770	1863	1583
Flt Permitted	0.34	1.00		0.07	1.00		0.56	1.00	1.00	0.54	1.00	1.00
Satd. Flow (perm)	631	3501		134	3518		1049	1863	1583	1000	1863	1583
Volume (vph)	46	1378	108	70	564	23	200	207	408	113	187	161
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	49	1482	116	75	606	25	215	223	439	122	201	173
RTOR Reduction (vph)	0	5	0	0	3	0	0	0	74	0	0	105
Lane Group Flow (vph)	49	1593	0	75	628	0	215	223	365	122	201	68
Turn Type	pm+pt			pm+pt			Perm		Perm	Perm		Perm
Protected Phases	7	4		3	8			2				6
Permitted Phases	4			8			2		2	6		6
Actuated Green, G (s)	58.5	53.8		58.5	53.8		44.1	44.1	44.1	44.1	44.1	44.1
Effective Green, g (s)	59.5	55.8		59.5	55.8		46.1	46.1	46.1	46.1	46.1	46.1
Actuated g/C Ratio	0.51	0.47		0.51	0.47		0.39	0.39	0.39	0.39	0.39	0.39
Clearance Time (s)	3.0	6.0		3.0	6.0		6.0	6.0	6.0	6.0	6.0	6.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	355	1661		119	1669		411	730	621	392	730	621
v/s Ratio Prot	0.00	c0.46		c0.02	0.18			0.12				0.11
v/s Ratio Perm	0.07			0.30			0.20		c0.23	0.12		0.04
v/c Ratio	0.14	0.96		0.63	0.38		0.52	0.31	0.59	0.31	0.28	0.11
Uniform Delay, d1	15.2	29.8		26.3	19.8		27.3	24.7	28.3	24.8	24.4	22.7
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	0.2	13.5		10.4	0.1		4.7	1.1	4.1	2.1	0.9	0.4
Delay (s)	15.4	43.3		36.7	19.9		32.0	25.8	32.3	26.8	25.3	23.1
Level of Service	B	D		D	B		C	C	C	C	C	C
Approach Delay (s)		42.5			21.7			30.6				24.9
Approach LOS		D			C			C				C

Intersection Summary			
HCM Average Control Delay	33.4	HCM Level of Service	C
HCM Volume to Capacity ratio	0.79		
Actuated Cycle Length (s)	117.6	Sum of lost time (s)	12.0
Intersection Capacity Utilization	83.1%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			

HCM Signalized Intersection Capacity Analysis  
 1: SW 152 STREET & SW 102 AVENUE

Palms of Coral Reef  
 Existing (2005) PM Peak



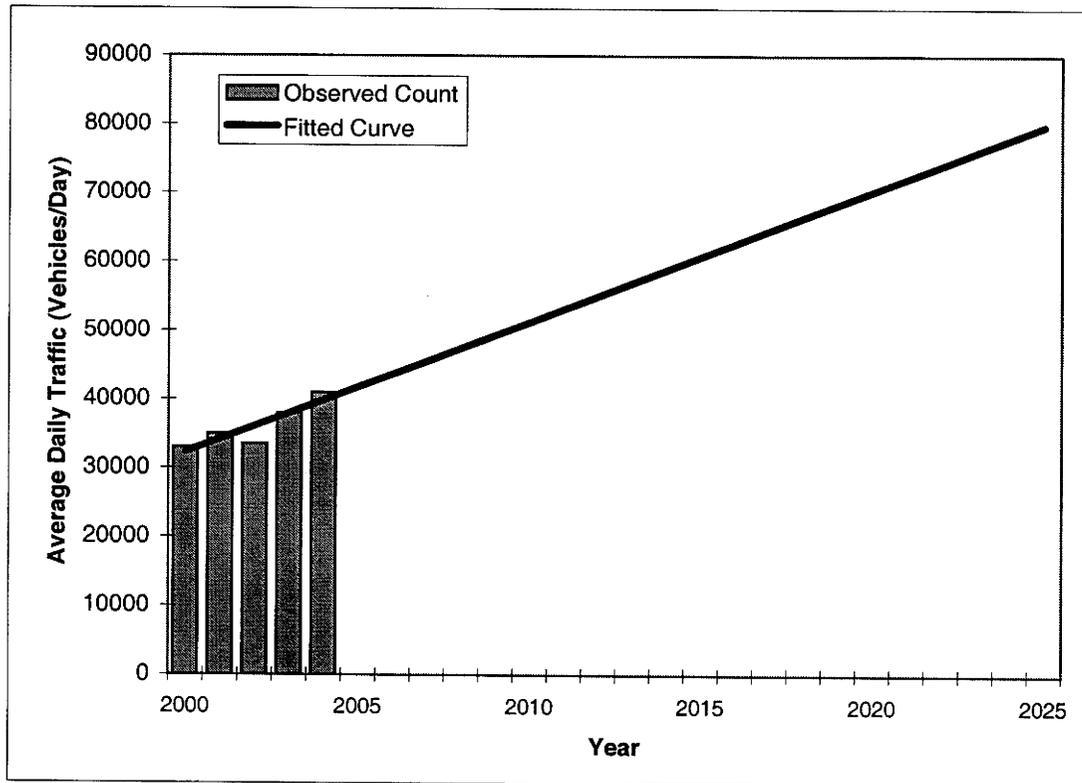
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↕		↖	↕		↖	↕	↗	↖	↕	↗
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.97		1.00	1.00		1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1770	3424		1770	3532		1770	1863	1583	1770	1863	1583
Flt Permitted	0.08	1.00		0.16	1.00		0.71	1.00	1.00	0.69	1.00	1.00
Satd. Flow (perm)	152	3424		305	3532		1326	1863	1583	1292	1863	1583
Volume (vph)	7	770	212	369	1654	22	201	92	148	52	65	48
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	7	819	226	393	1760	23	214	98	157	55	69	51
RTOR Reduction (vph)	0	26	0	0	1	0	0	0	108	0	0	35
Lane Group Flow (vph)	7	1019	0	393	1782	0	214	98	49	55	69	16
Turn Type	pm+pt		pm+pt		Perm		Perm		Perm	Perm		Perm
Protected Phases	7	4		3	8			2				6
Permitted Phases	4		8		2		2		6	6		6
Actuated Green, G (s)	48.1	47.0		57.1	53.0		28.3	28.3	28.3	28.3	28.3	28.3
Effective Green, g (s)	49.1	49.0		59.1	55.0		30.3	30.3	30.3	30.3	30.3	30.3
Actuated g/C Ratio	0.50	0.50		0.61	0.56		0.31	0.31	0.31	0.31	0.31	0.31
Clearance Time (s)	3.0	6.0		3.0	6.0		6.0	6.0	6.0	6.0	6.0	6.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	78	1723		277	1994		413	580	492	402	580	492
v/s Ratio Prot	0.00	0.30		c0.09	0.50			0.05			0.04	
v/s Ratio Perm	0.04			c0.77			c0.16		0.03	0.04		0.01
v/c Ratio	0.09	0.59		1.42	0.89		0.52	0.17	0.10	0.14	0.12	0.03
Uniform Delay, d1	27.5	17.1		16.8	18.6		27.6	24.4	23.8	24.1	24.0	23.3
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	0.5	0.5		208.4	5.6		4.6	0.6	0.4	0.7	0.4	0.1
Delay (s)	28.0	17.7		225.1	24.2		32.1	25.0	24.3	24.8	24.4	23.5
Level of Service	C	B		F	C		C	C	C	C	C	C
Approach Delay (s)		17.7			60.5			28.0			24.3	
Approach LOS		B			E			C			C	

Intersection Summary			
HCM Average Control Delay	43.3	HCM Level of Service	D
HCM Volume to Capacity ratio	1.09		
Actuated Cycle Length (s)	97.4	Sum of lost time (s)	8.0
Intersection Capacity Utilization	77.6%	ICU Level of Service	D
Analysis Period (min)	15		
c Critical Lane Group			

APPENDIX E:  
Annual Background Growth Worksheets

**TRAFFIC TRENDS**  
CORAL REEF DR -- E of SW 112 AVE

<b>County:</b>	Dade County
<b>Station #:</b>	56
<b>Highway:</b>	CORAL REEF DR



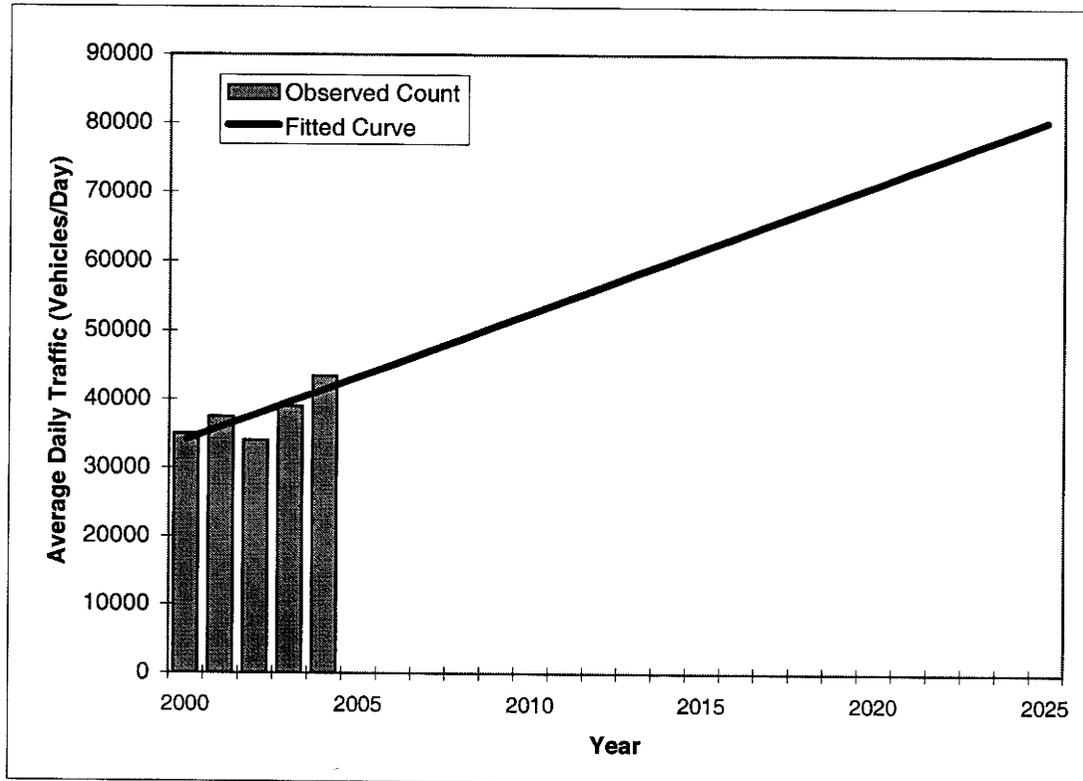
Year	Traffic (ADT/AADT)	
	Count*	Trend**
2000	33000	32300
2001	35000	34200
2002	33500	36100
2003	38000	38000
2004	41000	39900
<b>2007 Opening Year Trend</b>		
2007	N/A	45600
<b>2008 Mid-Year Trend</b>		
2008	N/A	47500
<b>2009 Design Year Trend</b>		
2009	N/A	49400
<b>TRANPLAN Forecasts/Trends</b>		

<b>** Annual Trend Increase:</b>	1,900
<b>Trend R-squared:</b>	79.9%
<b>Trend Annual Historic Growth Rate:</b>	5.88%
<b>Trend Growth Rate (2004 to Design Year):</b>	4.76%
<b>Printed:</b>	2-Jun-05
<b>Straight Line Growth Option</b>	

\*Axle-Adjusted

**TRAFFIC TRENDS**  
CORAL REEF DR -- W of US-1

<b>County:</b>	Dade County
<b>Station #:</b>	1106
<b>Highway:</b>	CORAL REEF DR



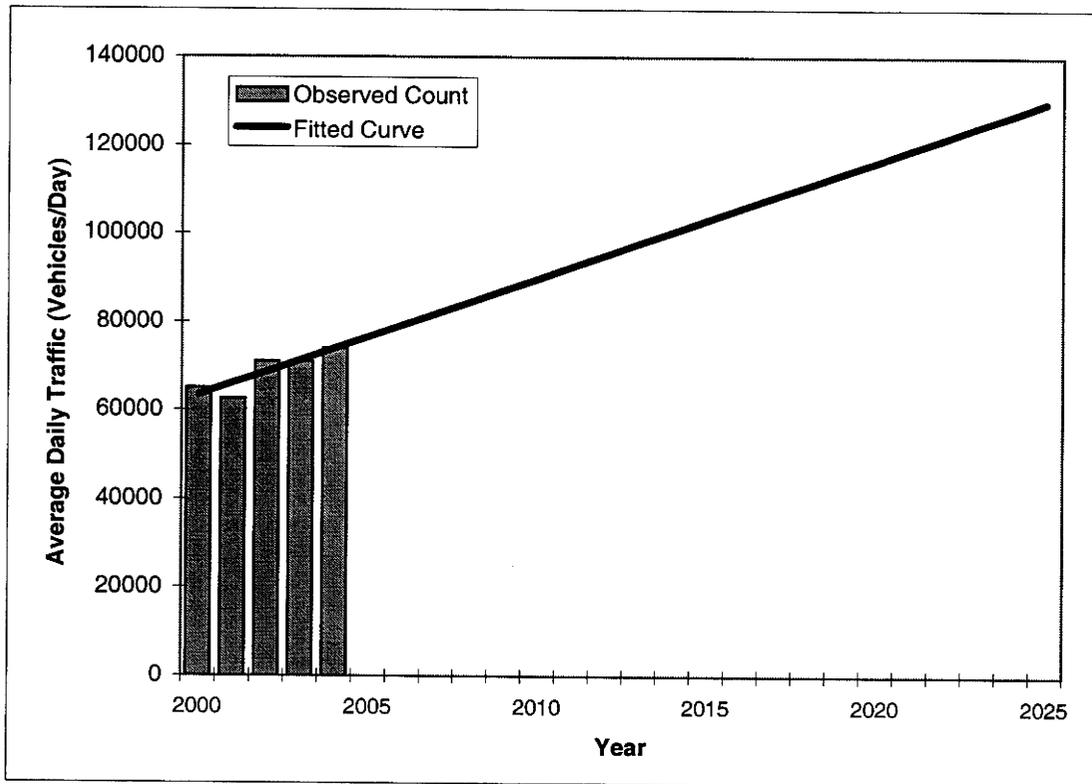
Year	Traffic (ADT/AADT)	
	Count*	Trend**
2000	35000	34100
2001	37500	36000
2002	34000	37800
2003	39000	39700
2004	43500	41500
2007 Opening Year Trend		
2007	N/A	47100
2008 Mid-Year Trend		
2008	N/A	48900
2009 Design Year Trend		
2009	N/A	50800
TRANPLAN Forecasts/Trends		

<b>** Annual Trend Increase:</b>	1,850
<b>Trend R-squared:</b>	60.8%
<b>Trend Annual Historic Growth Rate:</b>	5.43%
<b>Trend Growth Rate (2004 to Design Year):</b>	4.48%
<b>Printed:</b>	2-Jun-05
<b>Straight Line Growth Option</b>	

\*Axle-Adjusted

**TRAFFIC TRENDS**  
**US 1 -- S of SW 152 ST**

<b>County:</b>	Dade County
<b>Station #:</b>	332
<b>Highway:</b>	US 1



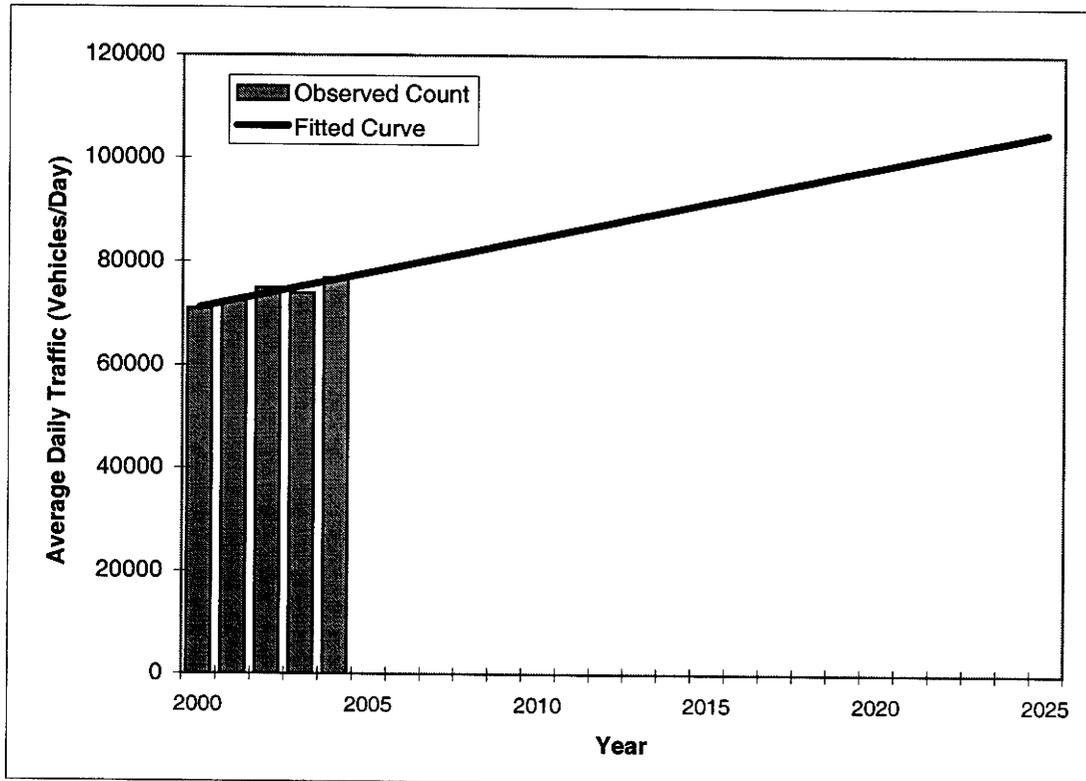
Year	Traffic (ADT/AADT)	
	Count*	Trend**
2000	65000	63400
2001	62500	66100
2002	71000	68700
2003	71000	71400
2004	74000	74000
<b>2007 Opening Year Trend</b>		
2007	N/A	82000
<b>2008 Mid-Year Trend</b>		
2008	N/A	84600
<b>2009 Design Year Trend</b>		
2009	N/A	87300
<b>TRANPLAN Forecasts/Trends</b>		

**\*\* Annual Trend Increase:** 2,650  
**Trend R-squared:** 77.3%  
**Trend Annual Historic Growth Rate:** 4.18%  
**Trend Growth Rate (2004 to Design Year):** 3.59%  
**Printed:** 2-Jun-05  
**Straight Line Growth Option**

\*Axle-Adjusted

**TRAFFIC TRENDS**  
**US 1 -- N of SW 152 ST**

<b>County:</b>	Dade County
<b>Station #:</b>	33
<b>Highway:</b>	US 1



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2000	71000	71200
2001	72500	72600
2002	75000	73900
2003	74000	75300
2004	77000	76600
2007 Opening Year Trend		
2007	N/A	80700
2008 Mid-Year Trend		
2008	N/A	82000
2009 Design Year Trend		
2009	N/A	83400
TRANPLAN Forecasts/Trends		

<b>** Annual Trend Increase:</b>	1,350
<b>Trend R-squared:</b>	86.0%
<b>Trend Annual Historic Growth Rate:</b>	1.90%
<b>Trend Growth Rate (2004 to Design Year):</b>	1.78%
<b>Printed:</b>	1-Jun-05
<b>Straight Line Growth Option</b>	

\*Axle-Adjusted

Florida Department of Transportation  
 Transportation Statistics Office  
**2004 Historical AADT Report**

County: 87 - DADE

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
<b>Site: 0056 Description: SR 992/CORAL REEF DR/SW152ST, 200' E SW 112 AV</b>						
2004	C 41,000	E 21,000	W 20,000	0.08	0.67	7.10
2003	C 38,000	E 19,000	W 19,000	0.09	0.58	4.70
2002	C 33,500	E 16,500	W 17,000	0.09	0.68	4.70
2001	C 35,000	E 17,000	W 18,000	0.08	0.54	4.10
2000	C 33,000	E 16,500	W 16,500	0.08	0.53	3.90
1999	C 31,000	E 15,500	W 15,500	0.09	0.53	3.40
1998	C 34,500	E 16,500	W 18,000	0.09	0.53	3.30
1997	C 34,500	E 16,500	W 18,000	0.09	0.65	3.80
1996	C 33,500	E 16,000	W 17,500	0.09	0.53	4.20
1995	C 33,000	E 16,000	W 17,000	0.08	0.63	6.30
1994	C 33,000	E 15,500	W 17,500	0.09	0.60	5.80
1993	C 29,500	E 14,500	W 15,000	0.00	0.00	0.00
1992	C 29,000	E 14,500	W 14,500	0.00	0.00	0.00
1991	24,415	E 12,012	W 12,403	0.00	0.00	0.00
1990	29,000	E 14,411	W 14,589	0.00	0.00	0.00
1989	36,896	E 17,985	W 18,911	0.00	0.00	0.00
1988	23,913	E 11,867	W 12,046	0.00	0.00	0.00
1987	30,760	E 14,816	W 15,944	0.00	0.00	0.00
1986	29,286	E 14,144	W 15,142	0.00	0.00	0.00
1985	26,773	E 12,780	W 13,993	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Est;  
 S = Second Year Est; T = Third Year Est; X = Unknown

## 2004 Historical AADT Report

County: 87 - DADE

Site:	1106	Description:	SR 992/CORAL REEF DR, 400' W SR 5/US-1				
Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor	
2004	C 43,500	E 21,500	W 22,000	0.08	0.67	3.60	
2003	C 39,000	E 19,500	W 19,500	0.09	0.58	3.30	
2002	C 34,000	E 17,000	W 17,000	0.09	0.68	3.30	
2001	C 37,500	E 18,000	W 19,500	0.08	0.54	3.60	
2000	C 35,000	E 17,500	W 17,500	0.08	0.53	3.00	
1999	C 32,000	E 15,000	W 17,000	0.09	0.53	3.40	
1998	C 33,500	E 15,500	W 18,000	0.09	0.53	3.30	
1997	C 30,000	E 14,500	W 15,500	0.09	0.65	3.80	
1996	C 32,000	E 16,000	W 16,000	0.09	0.53	4.20	
1995	C 30,500	E 15,000	W 15,500	0.08	0.63	6.30	
1994	C 30,000	E 14,500	W 15,500	0.09	0.60	5.80	
1993	C 32,500	E 15,000	W 17,500	0.00	0.00	0.00	
1992	C 31,000	E 14,500	W 16,500	0.00	0.00	0.00	
1991	25,060	E 0	W 0	0.00	0.00	0.00	
1990	26,515	E 0	W 0	0.00	0.00	0.00	
1989	28,123	E 0	W 0	0.00	0.00	0.00	
1988	24,742	E 0	W 0	0.00	0.00	0.00	
1986	24,120	E 0	W 0	0.00	0.00	0.00	
1985	24,026	E 0	W 0	0.00	0.00	0.00	

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Est;  
S = Second Year Est; T = Third Year Est; X = Unknown

## 2004 Historical AADT Report

County: 87 - DADE

Site:	0332 Description: SR 5/US-1, 200' S CORAL REEF DR/SW 152 ST					
Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C 74,000	N 38,500	S 35,500	0.08	0.67	8.50
2003	C 71,000	N 37,000	S 34,000	0.09	0.58	6.60
2002	C 71,000	N 36,500	S 34,500	0.09	0.68	3.80
2001	C 62,500	N 32,500	S 30,000	0.08	0.54	6.70
2000	C 65,000	N 34,000	S 31,000	0.08	0.53	3.60
1999	C 64,500	N 34,000	S 30,500	0.09	0.53	4.90
1998	C 64,000	N 32,000	S 32,000	0.09	0.53	3.30
1997	C 61,000	N 31,500	S 29,500	0.09	0.65	5.80
1996	C 59,500	N 30,500	S 29,000	0.09	0.53	6.20
1995	C 62,000	N 31,500	S 30,500	0.08	0.63	6.70
1994	C 67,000	N 33,000	S 34,000	0.09	0.60	5.50
1993	C 63,500	N 33,000	S 30,500	0.00	0.00	0.00
1991	63,163	N 31,756	S 31,407	0.00	0.00	0.00
1990	71,974	N 35,408	S 36,566	0.00	0.00	0.00
1989	71,208	N 35,884	S 35,324	0.00	0.00	0.00
1988	62,044	N 29,666	S 32,378	0.00	0.00	0.00
1987	65,354	N 33,361	S 31,993	0.00	0.00	0.00
1986	59,789	N 30,236	S 29,553	0.00	0.00	0.00
1985	63,021	N 31,888	S 31,133	0.00	0.00	0.00
1977	55,418	N 27,575	S 27,843	0.00	0.00	0.00
1976	53,790	N 27,500	S 26,290	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Est;  
S = Second Year Est; T = Third Year Est; X = Unknown

## 2004 Historical AADT Report

County: 87 - DADE

Site:	0033 Description: SR 5/US-1, 200' N CORAL REEF DR/SW 152 ST					
Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C 77,000	N 38,000	S 39,000	0.08	0.67	8.50
2003	C 74,000	N 38,000	S 36,000	0.09	0.58	6.60
2002	C 75,000	N 38,000	S 37,000	0.09	0.68	3.80
2001	C 72,500	N 37,500	S 35,000	0.08	0.54	6.70
2000	C 71,000	N 37,000	S 34,000	0.08	0.53	3.60
1999	C 71,000	N 35,000	S 36,000	0.09	0.53	4.90
1998	C 67,000	N 35,000	S 32,000	0.09	0.53	3.30
1997	C 66,500	N 33,500	S 33,000	0.09	0.65	5.80
1996	C 68,000	N 34,500	S 33,500	0.09	0.53	6.20
1995	C 80,500	N 36,500	S 44,000	0.08	0.63	6.70
1994	C 61,000	N 31,500	S 29,500	0.09	0.60	5.50
1993	C 75,000	N 38,000	S 37,000	0.00	0.00	0.00
1991	68,320	N 36,143	S 32,177	0.00	0.00	0.00
1990	71,478	N 36,647	S 34,831	0.00	0.00	0.00
1989	78,674	N 40,421	S 38,253	0.00	0.00	0.00
1988	72,717	N 37,268	S 35,449	0.00	0.00	0.00
1987	71,563	N 37,459	S 34,104	0.00	0.00	0.00
1986	64,598	N 32,532	S 32,066	0.00	0.00	0.00
1985	65,639	N 33,594	S 32,045	0.00	0.00	0.00
1984	59,193	N 30,581	S 28,612	0.00	0.00	0.00
1983	60,408	N 30,790	S 29,618	0.00	0.00	0.00
1982	63,668	N 32,808	S 30,860	0.00	0.00	0.00
1981	59,998	N 30,825	S 29,173	0.00	0.00	0.00
1980	60,630	N 31,090	S 29,540	0.00	0.00	0.00
1979	61,517	N 32,230	S 29,287	0.00	0.00	0.00
1978	53,066	N 26,063	S 27,003	0.00	0.00	0.00
1977	58,408	N 27,218	S 31,190	0.00	0.00	0.00
1976	56,893	N 30,021	S 26,872	0.00	0.00	0.00
1975	0	N 0	S 0	0.00	0.00	0.00
1974	0	N 0	S 0	0.00	0.00	0.00
1973	54,474	N 26,607	S 27,867	0.00	0.00	0.00
1972	58,437	N 29,901	S 28,536	0.00	0.00	0.00
1971	30,984	N 16,222	S 14,762	0.00	0.00	0.00
1970	40,160	N 20,386	S 19,774	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Est;  
S = Second Year Est; T = Third Year Est; X = Unknown

APPENDIX F:  
Turning Movement Volume Worksheets

## VOLUME DEVELOPMENT SHEET

### SW 102 Avenue & SW 152 Street AM PEAK HOUR

Description	SW 102 Avenue <u>Southbound</u>			SW 152 Street <u>Westbound</u>			SW 102 Avenue <u>Northbound</u>			SW 152 Street <u>Eastbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
<b>2005 Existing Traffic</b>	110	182	156	68	548	22	194	201	396	45	1338	105
Seasonal Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
<b>2005 Peak Season</b>	<b>113</b>	<b>187</b>	<b>161</b>	<b>70</b>	<b>564</b>	<b>23</b>	<b>200</b>	<b>207</b>	<b>408</b>	<b>46</b>	<b>1378</b>	<b>108</b>
Annual Growth Rate	4.35%	4.35%	4.35%	4.35%	4.35%	4.35%	4.35%	4.35%	4.35%	4.35%	4.35%	4.35%
Background Growth	15	25	22	10	77	3	27	28	56	6	188	15
2008 Background Traffic	128	212	183	80	641	26	227	235	464	52	1566	123
Project Traffic	0	0	0	3	25	0	0	0	1	0	6	0
Pass-By Traffic	0	0	0	0	0	0	0	0	0	0	0	0
<b>2008 Total Traffic</b>	<b>128</b>	<b>212</b>	<b>183</b>	<b>83</b>	<b>666</b>	<b>26</b>	<b>227</b>	<b>235</b>	<b>465</b>	<b>52</b>	<b>1572</b>	<b>123</b>



APPENDIX G:  
Cardinal Trip Distribution

*Miami-Dade Interim 2005 Cost Feasible Plan*

DIRECTIONAL DISTRIBUTION SUMMARY

ORIGIN ZONE	CARDINAL DIRECTIONS									TOTAL
	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW		
1186	TRIPS	763	330	233	88	243	60	81	246	2044
	PERCENT	37.33	16.14	11.40	4.31	11.89	2.94	3.96	12.04	
1187	TRIPS	171	67	12	17	53	17	9	44	390
	PERCENT	43.85	17.18	3.08	4.36	13.59	4.36	2.31	11.28	
1188	TRIPS	1302	219	60	64	422	137	89	309	2602
	PERCENT	50.04	8.42	2.31	2.46	16.22	5.27	3.42	11.88	
1189	TRIPS	1608	343	59	339	1167	521	456	596	5089
	PERCENT	31.60	6.74	1.16	6.66	22.93	10.24	8.96	11.71	
1190	TRIPS	1033	618	79	120	329	76	116	460	2831
	PERCENT	36.49	21.83	2.79	4.24	11.62	2.68	4.10	16.25	
1191	TRIPS	1454	786	175	479	1146	965	502	575	6082
	PERCENT	23.91	12.92	2.88	7.88	18.84	15.87	8.25	9.45	
1192	TRIPS	1554	167	20	133	618	112	322	392	3318
	PERCENT	46.84	5.03	0.60	4.01	18.63	3.38	9.70	11.81	
1193	TRIPS	2242	373	75	185	770	74	369	572	4660
	PERCENT	48.11	8.00	1.61	3.97	16.52	1.59	7.92	12.27	
1194	TRIPS	1784	233	139	236	921	322	316	588	4539
	PERCENT	39.30	5.13	3.06	5.20	20.29	7.09	6.96	12.95	
1195	TRIPS	1568	248	81	141	675	133	138	431	3415
	PERCENT	45.92	7.26	2.37	4.13	19.77	3.89	4.04	12.62	
1196	TRIPS	2289	478	179	809	569	172	196	910	5602
	PERCENT	40.86	8.53	3.20	14.44	10.16	3.07	3.50	16.24	
1197	TRIPS	2167	1592	474	1160	552	338	429	1016	7728
	PERCENT	28.04	20.60	6.13	15.01	7.14	4.37	5.55	13.15	
1198	TRIPS	2295	1762	463	1238	723	536	507	1062	8586
	PERCENT	26.73	20.52	5.39	14.42	8.42	6.24	5.90	12.37	
1199	TRIPS	858	564	380	314	110	68	109	266	2669
	PERCENT	32.15	21.13	14.24	11.76	4.12	2.55	4.08	9.97	
1200	TRIPS	1202	850	426	423	331	160	249	532	4173
	PERCENT	28.80	20.37	10.21	10.14	7.93	3.83	5.97	12.75	

APPENDIX H:  
Future (2008) without Project  
Synchro Worksheets

HCM Signalized Intersection Capacity Analysis  
1: SW 152 STREET & SW 102 AVENUE

Palms of Coral Reef  
Future (2008) wo/Project AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.99		1.00	0.99		1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1770	3501		1770	3518		1770	1863	1583	1770	1863	1583
Flt Permitted	0.33	1.00		0.06	1.00		0.49	1.00	1.00	0.45	1.00	1.00
Satd. Flow (perm)	608	3501		112	3518		909	1863	1583	844	1863	1583
Volume (vph)	52	1566	123	80	641	26	227	235	464	128	212	183
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	56	1684	132	86	689	28	244	253	499	138	228	197
RTOR Reduction (vph)	0	5	0	0	2	0	0	0	75	0	0	135
Lane Group Flow (vph)	56	1811	0	86	715	0	244	253	424	138	228	62
Turn Type	pm+pt			pm+pt			Perm		Perm	Perm		Perm
Protected Phases	7	4		3	8			2			6	
Permitted Phases	4			8			2		2	6		6
Actuated Green, G (s)	67.9	63.1		70.3	64.3		36.0	36.0	36.0	36.0	36.0	36.0
Effective Green, g (s)	68.9	65.1		71.3	66.3		38.0	38.0	38.0	38.0	38.0	38.0
Actuated g/C Ratio	0.57	0.54		0.59	0.55		0.32	0.32	0.32	0.32	0.32	0.32
Clearance Time (s)	3.0	6.0		3.0	6.0		6.0	6.0	6.0	6.0	6.0	6.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	386	1898		136	1942		288	589	501	267	589	501
v/s Ratio Prot	0.00	c0.52		c0.03	0.20			0.14			0.12	
v/s Ratio Perm	0.08			0.35			c0.27		0.27	0.16		0.04
v/c Ratio	0.15	0.95		0.63	0.37		0.85	0.43	0.85	0.52	0.39	0.12
Uniform Delay, d1	11.6	26.1		26.4	15.1		38.3	32.5	38.3	33.5	32.0	29.2
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	0.2	11.6		9.2	0.1		25.3	2.3	16.1	7.0	1.9	0.5
Delay (s)	11.8	37.7		35.6	15.2		63.7	34.8	54.5	40.5	33.9	29.7
Level of Service	B	D		D	B		E	C	D	D	C	C
Approach Delay (s)		37.0			17.4			51.7			34.1	
Approach LOS		D			B			D			C	

**Intersection Summary**

HCM Average Control Delay	36.3	HCM Level of Service	D
HCM Volume to Capacity ratio	0.90		
Actuated Cycle Length (s)	120.1	Sum of lost time (s)	12.0
Intersection Capacity Utilization	93.0%	ICU Level of Service	F
Analysis Period (min)	15		
c Critical Lane Group			

HCM Signalized Intersection Capacity Analysis  
 1: SW 152 STREET & SW 102 AVENUE

Palms of Coral Reef  
 Future (2008) wo/Project PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.97		1.00	1.00		1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1770	3425		1770	3532		1770	1863	1583	1770	1863	1583
Flt Permitted	0.09	1.00		0.09	1.00		0.71	1.00	1.00	0.65	1.00	1.00
Satd. Flow (perm)	175	3425		160	3532		1314	1863	1583	1214	1863	1583
Volume (vph)	8	875	241	419	1879	25	228	105	168	59	74	55
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	9	931	256	446	1999	27	243	112	179	63	79	59
RTOR Reduction (vph)	0	22	0	0	1	0	0	0	135	0	0	45
Lane Group Flow (vph)	9	1165	0	446	2025	0	243	112	44	63	79	14
Turn Type	pm+pt		pm+pt		Perm		Perm		Perm	Perm		Perm
Protected Phases	7	4		3	8			2				6
Permitted Phases	4			8			2		2	6		6
Actuated Green, G (s)	41.7	40.6		68.6	64.5		23.3	23.3	23.3	23.3	23.3	23.3
Effective Green, g (s)	42.7	42.6		70.6	66.5		25.3	25.3	25.3	25.3	25.3	25.3
Actuated g/C Ratio	0.41	0.41		0.68	0.64		0.24	0.24	0.24	0.24	0.24	0.24
Clearance Time (s)	3.0	6.0		3.0	6.0		6.0	6.0	6.0	6.0	6.0	6.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	73	1404		481	2261		320	454	385	296	454	385
v/s Ratio Prot	0.00	0.34		c0.21	0.57			0.06			0.04	
v/s Ratio Perm	0.05			c0.42			c0.18		0.03	0.05		0.01
v/c Ratio	0.12	0.83		0.93	0.90		0.76	0.25	0.11	0.21	0.17	0.04
Uniform Delay, d1	32.5	27.4		30.7	15.8		36.5	31.6	30.6	31.4	31.0	30.0
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	0.8	4.2		24.0	5.1		15.5	1.3	0.6	1.6	0.8	0.2
Delay (s)	33.2	31.6		54.7	20.9		52.0	32.9	31.2	33.0	31.9	30.2
Level of Service	C	C		D	C		D	C	C	C	C	C
Approach Delay (s)		31.6			27.0			41.0			31.7	
Approach LOS		C			C			D			C	

Intersection Summary		
HCM Average Control Delay	30.2	HCM Level of Service C
HCM Volume to Capacity ratio	0.87	
Actuated Cycle Length (s)	103.9	Sum of lost time (s) 8.0
Intersection Capacity Utilization	85.4%	ICU Level of Service E
Analysis Period (min)	15	
c Critical Lane Group		

APPENDIX I:  
Future (2008) with Project  
Synchro Worksheets

HCM Signalized Intersection Capacity Analysis  
 1: SW 152 STREET & SW 102 AVENUE

Palms of Coral Reef  
 Future (2008) w/Project AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.99		1.00	0.99		1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1770	3501		1770	3519		1770	1863	1583	1770	1863	1583
Flt Permitted	0.31	1.00		0.06	1.00		0.49	1.00	1.00	0.45	1.00	1.00
Satd. Flow (perm)	585	3501		112	3519		908	1863	1583	843	1863	1583
Volume (vph)	52	1572	123	83	666	26	227	235	465	128	212	183
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	56	1690	132	89	716	28	244	253	500	138	228	197
RTOR Reduction (vph)	0	5	0	0	2	0	0	0	75	0	0	135
Lane Group Flow (vph)	56	1817	0	89	742	0	244	253	425	138	228	62
Turn Type	pm+pt		pm+pt		Perm		Perm	Perm	Perm	Perm		Perm
Protected Phases	7	4	3		8	2		2		6		6
Permitted Phases	4		8		2		2		6		6	
Actuated Green, G (s)	68.1	63.3	70.5		64.5	36.0		36.0	36.0	36.0		36.0
Effective Green, g (s)	69.1	65.3	71.5		66.5	38.0		38.0	38.0	38.0		38.0
Actuated g/C Ratio	0.57	0.54	0.59		0.55	0.32		0.32	0.32	0.32		0.32
Clearance Time (s)	3.0	6.0	3.0		6.0	6.0		6.0	6.0	6.0		6.0
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0		3.0	3.0	3.0		3.0
Lane Grp Cap (vph)	373	1900	135		1945	287		588	500	266	588	500
v/s Ratio Prot	0.00	c0.52	c0.03		0.21	0.14				0.12		
v/s Ratio Perm	0.08		0.36		0.27		c0.27		0.16		0.04	
v/c Ratio	0.15	0.96	0.66		0.38	0.85		0.43	0.85	0.52	0.39	0.12
Uniform Delay, d1	11.7	26.2	26.6		15.2	38.5		32.6	38.5	33.7	32.1	29.3
Progression Factor	1.00	1.00	1.00		1.00	1.00		1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	0.2	11.9	11.1		0.1	25.8		2.3	16.5	7.1	1.9	0.5
Delay (s)	11.9	38.1	37.7		15.4	64.2		34.9	55.0	40.7	34.0	29.8
Level of Service	B	D	D		B	E		C	D	D	C	C
Approach Delay (s)	37.3		17.8		52.1		34.2					
Approach LOS	D		B		D		C					

Intersection Summary			
HCM Average Control Delay	36.5	HCM Level of Service	D
HCM Volume to Capacity ratio	0.91		
Actuated Cycle Length (s)	120.3	Sum of lost time (s)	12.0
Intersection Capacity Utilization	93.3%	ICU Level of Service	F
Analysis Period (min)	15		
c Critical Lane Group			

HCM Unsignalized Intersection Capacity Analysis  
 3: SW 152 STREET & 97th Avenue

Palms of Coral Reef  
 Future (2008) w/Project AM Peak



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↖	↑↑	↑↑		↖	↗
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Volume (veh/h)	7	2158	879	6	26	28
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	7	2248	916	6	27	29
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					Raised	
Median storage veh					1	
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	922				2057	461
vC1, stage 1 conf vol					919	
vC2, stage 2 conf vol					1139	
vCu, unblocked vol	922				2057	461
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)	2.2				3.5	3.3
p0 queue free %	99				83	95
cM capacity (veh/h)	736				159	547

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	SB 1	SB 2
Volume Total	7	1124	1124	610	311	27	29
Volume Left	7	0	0	0	0	27	0
Volume Right	0	0	0	0	6	0	29
cSH	736	1700	1700	1700	1700	159	547
Volume to Capacity	0.01	0.66	0.66	0.36	0.18	0.17	0.05
Queue Length 95th (ft)	1	0	0	0	0	15	4
Control Delay (s)	9.9	0.0	0.0	0.0	0.0	32.3	11.9
Lane LOS	A					D	B
Approach Delay (s)	0.0			0.0		21.8	
Approach LOS						C	

Intersection Summary			
Average Delay		0.4	
Intersection Capacity Utilization	69.7%		ICU Level of Service C
Analysis Period (min)		15	

HCM Signalized Intersection Capacity Analysis  
 1: SW 152 STREET & SW 102 AVENUE

Palms of Coral Reef  
 Future (2008) w/Project PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↙	↕	↘	↙	↕	↘	↙	↕	↘	↙	↕	↘
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.97		1.00	1.00		1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1770	3427		1770	3532		1770	1863	1583	1770	1863	1583
Flt Permitted	0.09	1.00		0.09	1.00		0.71	1.00	1.00	0.65	1.00	1.00
Satd. Flow (perm)	173	3427		159	3532		1314	1863	1583	1212	1863	1583
Volume (vph)	8	898	241	421	1891	25	228	105	171	59	74	55
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	9	955	256	448	2012	27	243	112	182	63	79	59
RTOR Reduction (vph)	0	22	0	0	1	0	0	0	138	0	0	45
Lane Group Flow (vph)	9	1189	0	448	2038	0	243	112	44	63	79	14
Turn Type	pm+pt		pm+pt		Perm		Perm	Perm	Perm	Perm		Perm
Protected Phases	7	4		3	8			2				6
Permitted Phases	4			8			2		2	6		6
Actuated Green, G (s)	42.1	41.0		69.2	65.1		23.3	23.3	23.3	23.3	23.3	23.3
Effective Green, g (s)	43.1	43.0		71.2	67.1		25.3	25.3	25.3	25.3	25.3	25.3
Actuated g/C Ratio	0.41	0.41		0.68	0.64		0.24	0.24	0.24	0.24	0.24	0.24
Clearance Time (s)	3.0	6.0		3.0	6.0		6.0	6.0	6.0	6.0	6.0	6.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	73	1410		481	2268		318	451	383	293	451	383
v/s Ratio Prot	0.00	0.35		c0.22	0.58			0.06			0.04	
v/s Ratio Perm	0.05			c0.42			c0.18		0.03	0.05		0.01
v/c Ratio	0.12	0.84		0.93	0.90		0.76	0.25	0.12	0.22	0.18	0.04
Uniform Delay, d1	32.9	27.7		31.1	15.8		36.8	31.9	30.9	31.7	31.3	30.3
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	0.8	4.8		25.0	5.2		15.9	1.3	0.6	1.7	0.8	0.2
Delay (s)	33.7	32.5		56.0	21.0		52.8	33.2	31.5	33.3	32.2	30.5
Level of Service	C	C		E	C		D	C	C	C	C	C
Approach Delay (s)		32.5			27.3			41.5			32.0	
Approach LOS		C			C			D			C	

Intersection Summary			
HCM Average Control Delay	30.7	HCM Level of Service	C
HCM Volume to Capacity ratio	0.87		
Actuated Cycle Length (s)	104.5	Sum of lost time (s)	8.0
Intersection Capacity Utilization	85.7%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			

HCM Unsignalized Intersection Capacity Analysis  
 3: SW 152 STREET & SW 97th Avenue

Palms of Coral Reef  
 Future (2008) w/Project PM Peak

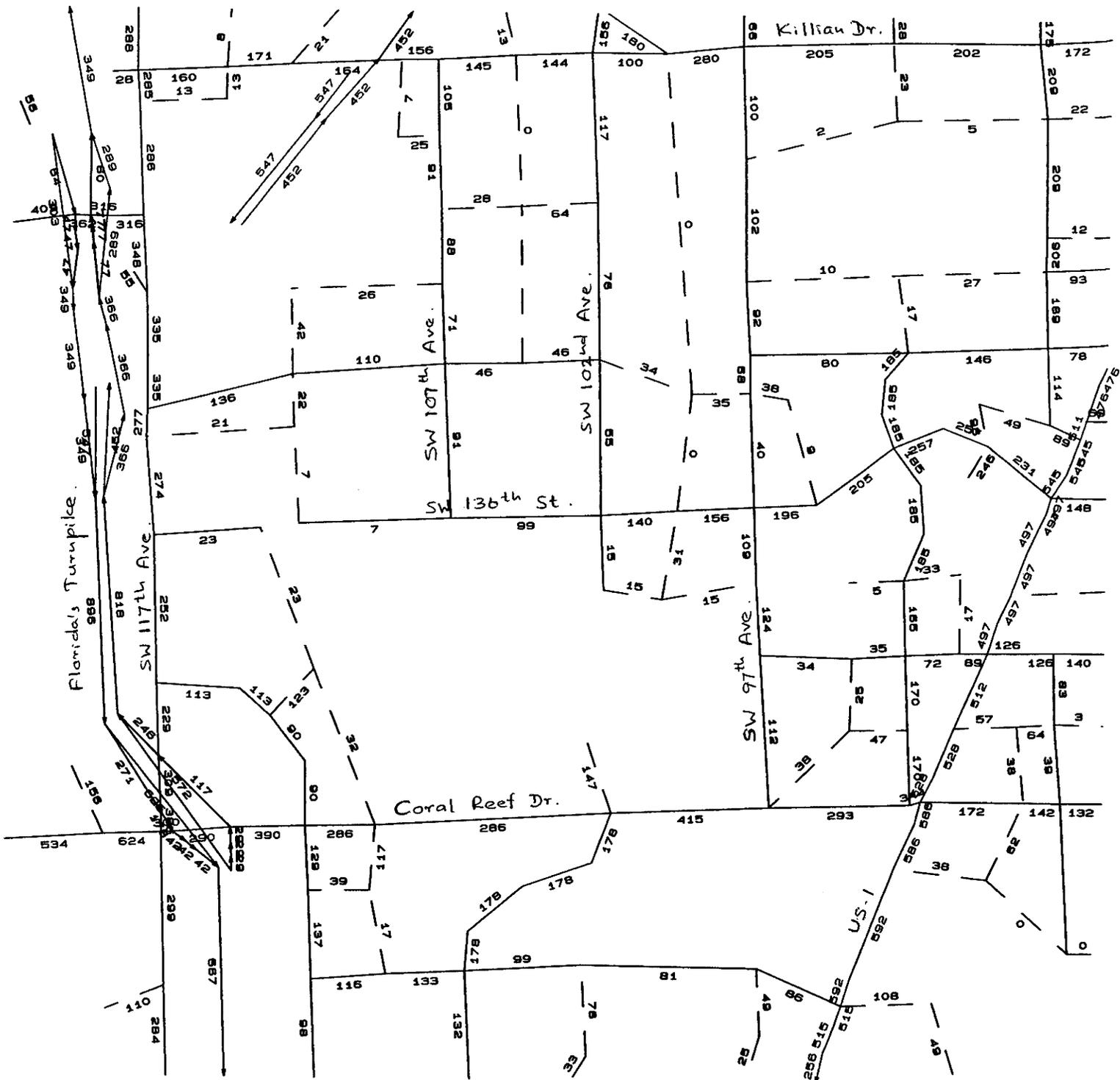


Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↵	↑↑	↑↑		↵	↗
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Volume (veh/h)	26	1102	1632	24	12	14
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	27	1160	1718	25	13	15
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					Raised	
Median storage veh					1	
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1743				2365	872
vC1, stage 1 conf vol					1731	
vC2, stage 2 conf vol					635	
vCu, unblocked vol	1743				2365	872
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)	2.2				3.5	3.3
p0 queue free %	92				87	95
cM capacity (veh/h)	356				99	294

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	SB 1	SB 2
Volume Total	27	580	580	1145	598	13	15
Volume Left	27	0	0	0	0	13	0
Volume Right	0	0	0	0	25	0	15
cSH	356	1700	1700	1700	1700	99	294
Volume to Capacity	0.08	0.34	0.34	0.67	0.35	0.13	0.05
Queue Length 95th (ft)	6	0	0	0	0	11	4
Control Delay (s)	15.9	0.0	0.0	0.0	0.0	46.5	17.9
Lane LOS	C					E	C
Approach Delay (s)	0.4			0.0		31.1	
Approach LOS						D	

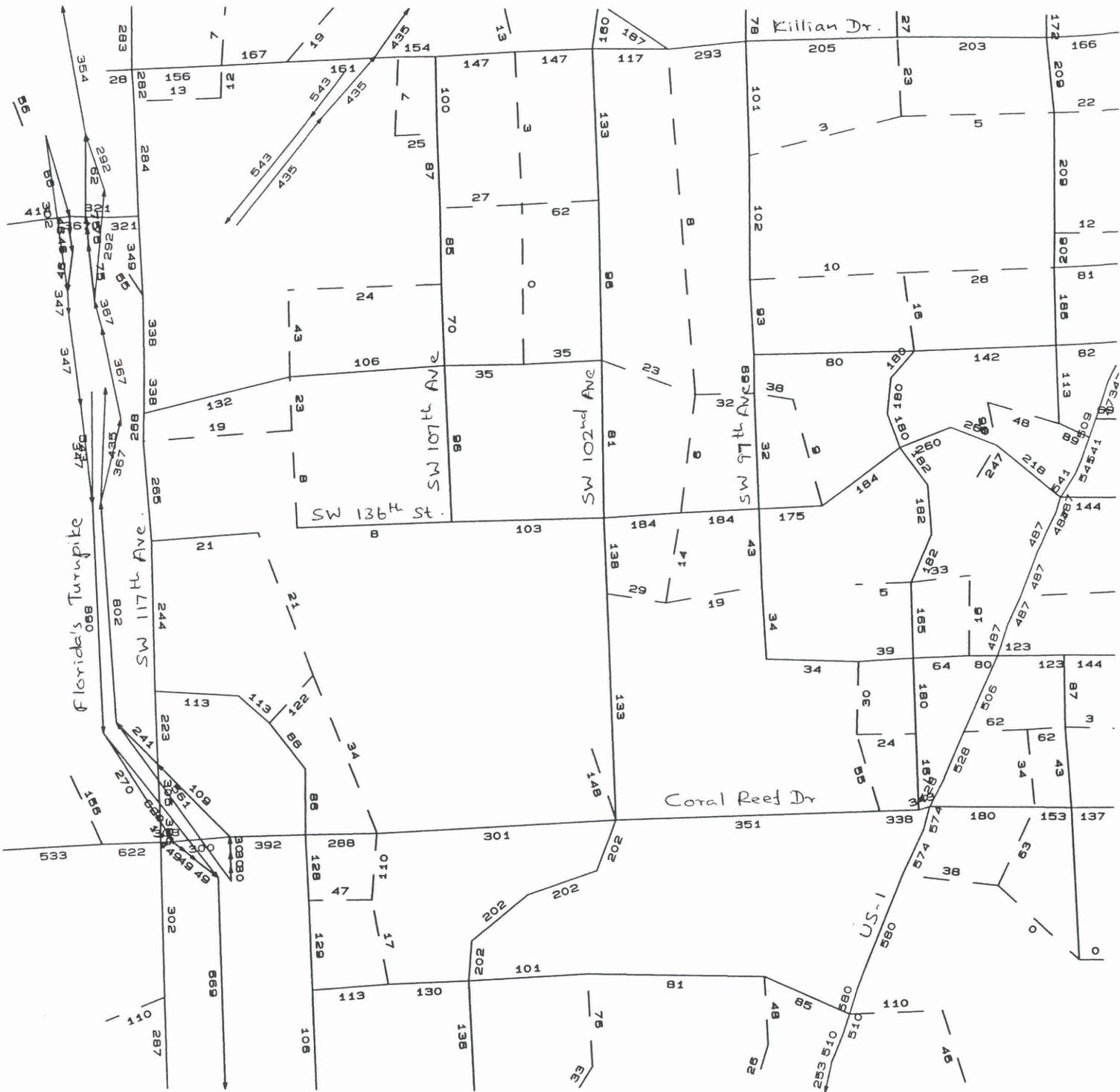
Intersection Summary			
Average Delay		0.4	
Intersection Capacity Utilization	55.9%	ICU Level of Service	B
Analysis Period (min)	15		

APPENDIX J:  
MUATS Model Analysis  
SW 97<sup>th</sup> Avenue Connector



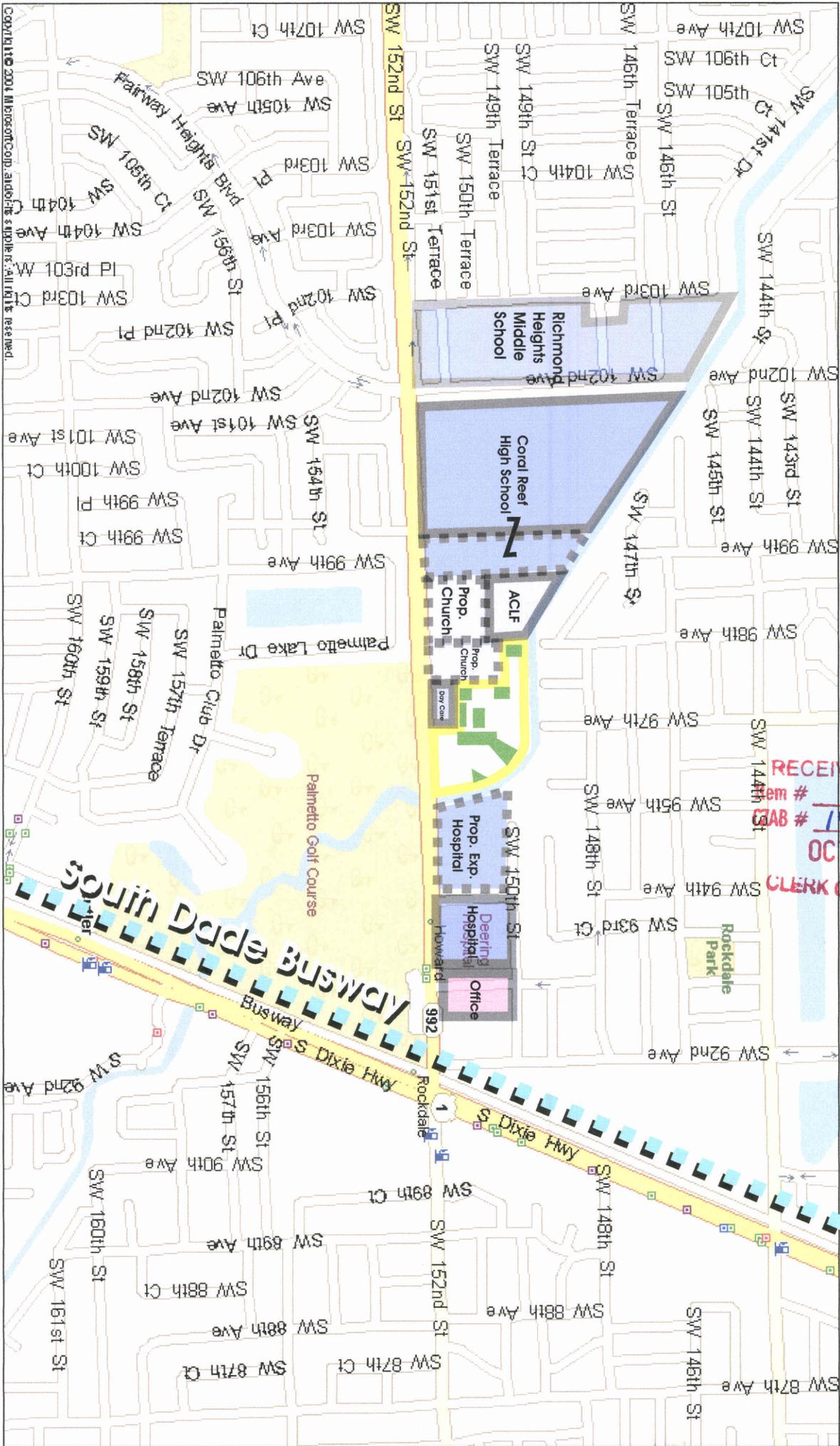
2010 A1t. A MIAMI-DADE COUNTY - WITH SW 97TH AVENUE EXTENSION  
 TWO WAY VOLUMES IN (100s) -- NUMBER OF LANES (COLOR AND ANNOTATION)  
 LANES -- 1 = BLACK, 2 = RED, 3 = GREEN, 4 = BLUE, OTHERS = PURPLE  
 24MAY05 16: 42: 46

APPENDIX K:  
MUATS Model Analysis  
SW 102<sup>nd</sup> Avenue Connector

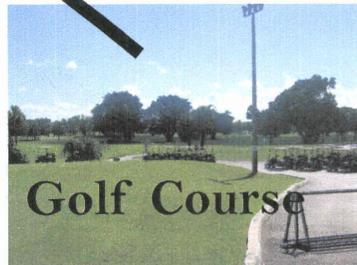
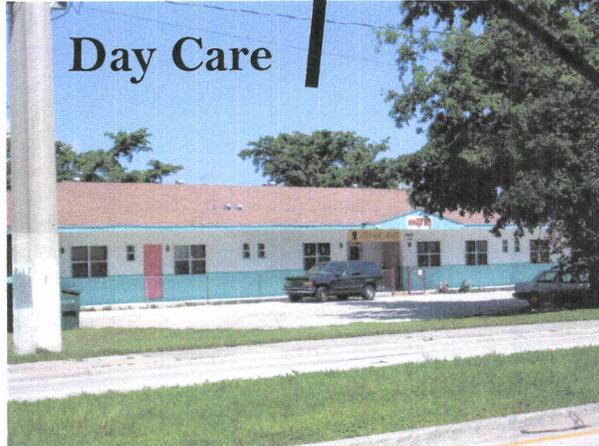
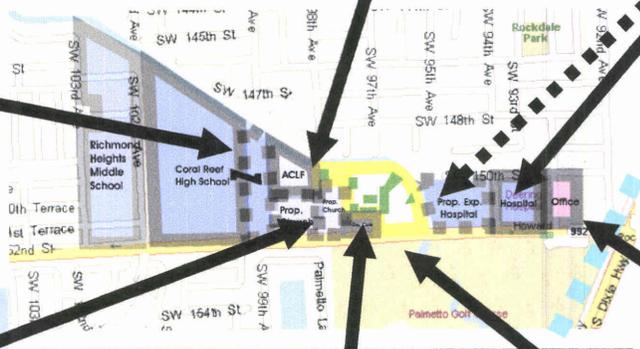
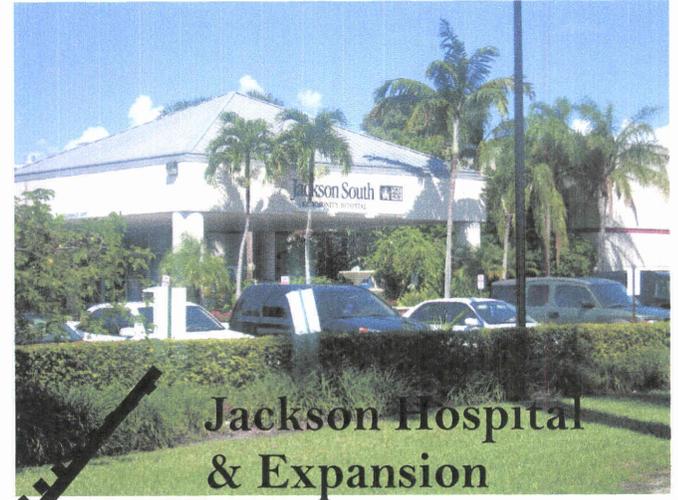
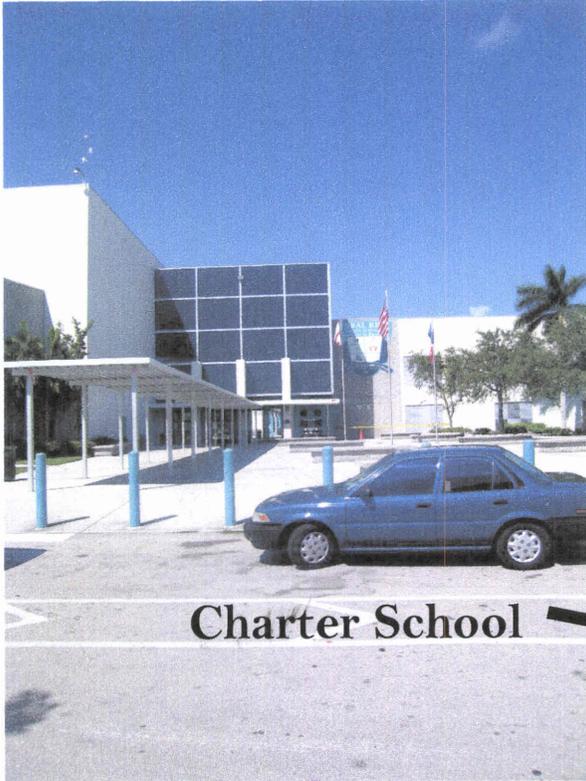


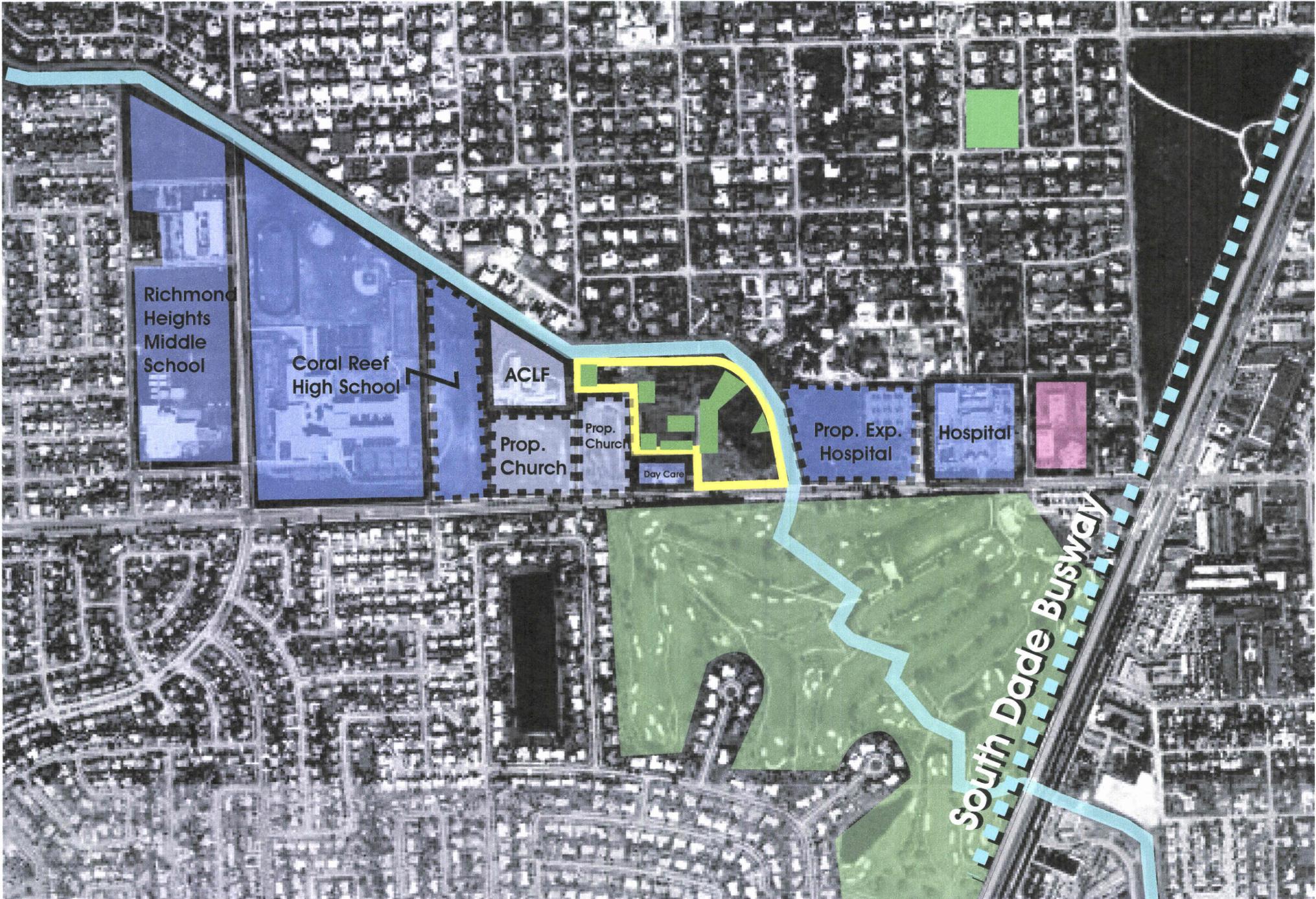
2010 A1t. A MIAMI-DADE COUNTY - WITH SW 102ND AVENUE EXTENSION  
 TWO WAY VOLUMES IN (100s) -- NUMBER OF LANES (COLOR AND ANNOTATION)  
 LANES -- 1 = BLACK, 2 = RED, 3 = GREEN, 4 = BLUE, OTHERS = PURPLE  
 25MAY05 11: 55: 26

Copyright 2004 Microsoft Corp. and other suppliers. All rights reserved.



RECEIVED BY CLERK  
Item # 04-255  
TAB # 17 Exhibit # 1-2  
OCT 17 2005  
CLERK OF THE BOARD





Richmond Heights Middle School

Coral Reef High School

ACLF

Prop. Church

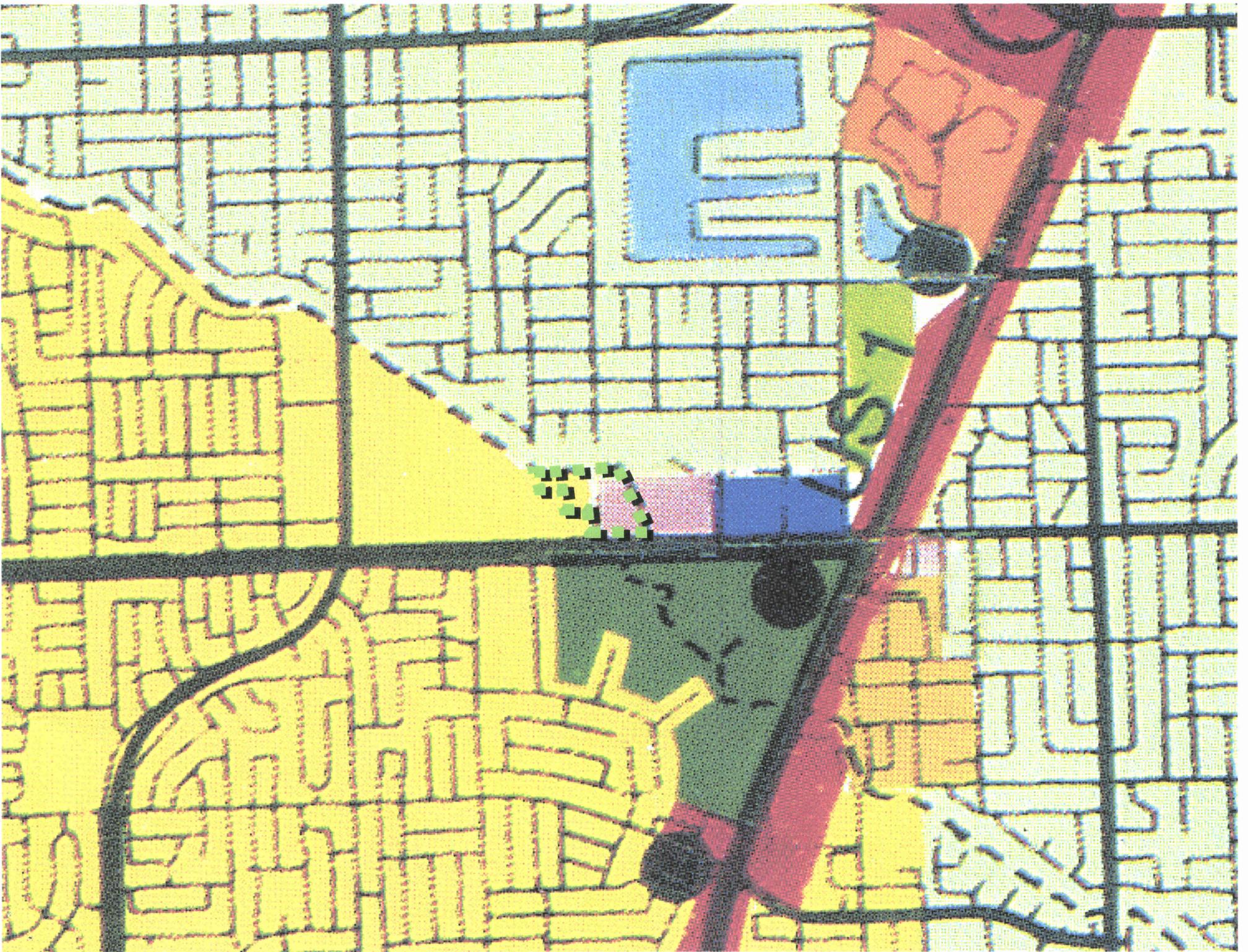
Prop. Church

Day Care

Prop. Exp. Hospital

Hospital

South Dade Busway



copy  
of  
original

163

Protests

RICHMOND HEIGHTS REQUEST DENIED

04-254 ZONING REQUEST AS STATED

RECEIVED BY CLERK

Item # 04-255  
CZAB # 14 Exhibit # 1-3

OCT 17 2005

CLERK OF THE BOARD

# Petition

10/7/05

04-253

Richard Heights Homeowners Association Inc + Community Development

10/7/05

NAME Proposed Housing Development TO ADDRESS

1. Alice Jones 10370 S.W. 149th Miami, FL 33176 # 04-2534
2. Ronald [unclear] 10710 S.W. 146 Terr MIAMI 33176
3. Yolanda [unclear] 14641 Fillmore St Miami 33176
4. Justina Hevia 12802 SW 146 Terr. Miami 33186
5. [unclear] Bellamy 15014 SW 113 Pl Miami 33176
6. [unclear] Smith 14246 MADISON ST Miami 33176
7. Wanda Daniels 13721 VAN BUREN ST MIAMI 33176
8. Annie Lee 13721 VAN BUREN ST MIA, FL 33176
9. Jessie [unclear] 18730 SW 149
10. Tawla Payne 12811 SW 147 Lane Rd Miami, FL 33186
11. Jutito [unclear] 14511 SW 105 Ave Miami FLA 33176
12. Wealthy Brown 11511 SW 142 ter Miami, FLA 33176
13. Nenta Brown 11984 SW 153 Ave. Miami, FL 33187
14. Jovaida Hall 15101 JACKSON ST. MIA, FL 33176
15. Dario Bullard 14714 [unclear] Miami 33176
16. Elizabeth Jimenez 10477 SW 216th Apt 103 Miami FL 33190
17. Wayne Johnson 10477 SW 216th Apt. 103 Miami, FL 33190
18. Denise Williams 17424 SW 108th Ct Miami, FL 33157
19. Chauncey Williams 10477 SW 216th Miami, FL 33190
20. Hathe M. Hannah 14500 Carver Dr Miami Fla 33176
21. Tona Smith Reyes 11730 SW 163rd Miami, FL 33177
22. Jammy [unclear] 14110 Van Buren 33176
23. [unclear] Reed 13800 Madison St 33176
24. Barbara Blackman 10714 SW 152 Terr 33157
25. Shawna Welles 10515 SW 170 ter Miami FL 33157
26. E. Bedford 10621 S.W. 149th St
27. Tommy C Burch 15010 Park St
28. Johanna Medrano 11253 SW. 155 LN
29. Ysora Yonzab 15005 SW 113 St
30. [unclear] [unclear] 15493 SW 108 Ct

30

Richard Heights Homeowners Association ~~Inc~~  
 Richard Heights Denial To Proposed  
 Housing Development

PETITION

# 04-255

NAME

ADDRESS

1. B. W. Reed 14949 SW 183 Pl. Mia FL
2. Elizabeth Gulseran 16120 SW 108 Ct Mia FL
3. James Nickerson 14300 CARVER DR. Mia. FL
4. Betty Taylor 14820 SW 103 Ct Mia FL
5. Rodolfo Ortiz 11240 SW 196 ST
6. Nancy Anderson 11520 SW 141 Pl
7. Cynthia Munn 14801 JACKSON ST Miami FL
8. Jerry Grant 14410 Pl
9. Jeffrey Jones 14705 SW 104 Pl
10. Anthony Spelman 14001 Jefferson St.
11. Nicole Williams 10740 SW 148 St
12. Ehabo Gulseran 16120 SW 108 Ct
13. John W. Roth 14804 104 Pl
14. Daniel Anderson 14470 Fullington Pl
15. Yolanda Jones 11051 SW 197 Pl
16. Logan Hankins 11201 SW 192 St
17. Muelly Josh 10821 S.W. 158 St
18. Eleanor Gerard 14531 Jefferson St
19. Jeff Smith 9965 SW 146 St
20. Linda Roberts 15907 SW. 95. M.V. A.P. V.S.
21. Honora Vasquez 901 NW 6 Ave apt 120
22. Robert Sexton 13840 SW 26 St Florida City
23. Sunny MORTON 15630 MONROE ST
24. George Leprate 10365 SW 157 St
25. Betty Brown 11471 Lincoln Blvd
26. Mary O'Leary 14410 SW 105 Ave
27. Alexander Munn 13730 Madison St Miami Fla
28. Ellis J. Jones 11614 SW 128 St
29. Maria Turner 15261 SW 113 Ave
30. Lavinia Falke 14680 Tyler St

30

# Partition

NAME

ADDRESS

1. Frances F Moore 152 St 18711 SW St
2. Bernarda Rosa 14853 SW 114 St
3. Barbara Washington 20945 SW 209 Ct
4. Willie Brown 20945 SW 209 Ct
5. Evelyn W. Carter 20455 S.W. 122<sup>nd</sup> Apt 102
6. Tamekia Johnson 14301 S.W. Carver Dr.
7. Melba Corra's 14129c mox St
8. Phyllis Johnson 14300 Carver Dr.
9. Margie Collins 14725 SW 107 Ave
10. Archie Ramelin 17335 SW 107 Ct
11. Kudolph Edwards 11610 SW 138 Terr
12. ALDENORA SANTOS 9760 SW 184 St 2c
13. Patricia Harper Garrett 15030 Monroe St 33176
14. Clara Jackson St 13620 Jefferson St 33172
15. ~~Heidi~~
16. Rosie Mae Johnson 10910 SW 149 Terr
17. Virginia McCann 14430 Groves Dr.
18. Paul R. Williams 14 S 10 Ave
19. Dee 291 N. K. K. Dr. MIA. FL. 33166
20. Lizahed Casson 15605 SW 109 Ct 33157
21. Shenita Roberts 16905 S.W. 118<sup>th</sup> Ct 33157
22. Suzette Williams 13720 Harrison Street 33176
23. Debbie Walker 10421 SW 151 Terr 33176
24. Dee 19501 SW 110<sup>th</sup> Ct mid. 33157
25. Maria Medi 14700 Bookers 33176
26. Just Carr 15321 S<sup>th</sup> DIXIE #304 33157
27. Theraine Taff 11101 S.W. 200 Carrigan Blvd
28. Florain Wilson 14840 Jackson St
29. Erica Hankel 15510 S.W. 108 Ave
30. M. Miller 14420 Groves Dr.

30

Richard Heights Homeowners Association INC.  
 Richard Heights Journal To Proposed  
 Housing Development

10/3/05

NAME	# 04-25	ADDRESS	P.c. #
1. J. D. S. NANT		14960 MONROE ST	
2. Gertha Williams		14900 Buchanan St.	
3. Melis Williams		22220 SW 107 Ave	
4. <del>Frances Williams</del>		21551 SW 216 St	
5. Blatrice Reid		11600 Lincoln Blvd	
6. Schaduo Gibson		16120 SW 108 Ct	
7. Ray McKenzie		10520 S.W. 152 St.	
8. Syllian Bethel		11766 SW 181 St	
9. Char Porto		11601 SW 185 St.	
10. Luis Rodriguez		11840 SW 186 St.	
11. Marie Bozell		16520 SW 105 Ct	
12. Alida Tacarias		14852 Cowen Drive	
13. <del>Lead</del>		<del>Lead</del>	
14. Muelly Josh		<del>10823 SW 115 Ave</del>	
15. <del>Rafael Prado</del>		<del>10823 SW 115 Ave</del>	
16. G. Bedgood		10621 S.W. 149th St	
17. <del>Walter Austin</del>		<del>14601 LINCOLN</del>	
18. <del>Lara Jackson</del>		<del>13620 Johnson St</del>	
19. <del>Priscilla</del>		<del>14420 Fillmore St</del>	
20. Gina Cardenas		17272 SW 134 Ct	
21. Esther Williams		17720 SW 102 Ave	
22. Natalie Patten		14701 Harrison St	
23. <del>Le. Wallis</del>		<del>14342 SW 107 St</del>	
24. <del>Mama King</del>		<del>15261 SW 113 Ave</del>	
25. Terance Leonard		11470 Parkston Dr	
26. Sherron Denson		14820 SW 103 Ave	
27. <del>Phyllis</del>		<del>14001 Wilson St</del>	
28. <del>Phyllis</del>		<del>14001 Wilson St</del>	
29. Milba Corcoran		14780 Monroe St	
30. Katie Jamel		10765 SW 147 St	
31. FOMIE WALLER		15013 JACKSON ST	

31

# PETITION

#04-255 10/3/05

30. Jean Hughes 14521 Boggs DR.
31. Emerald Quesada -
32. Archie Ramsey 17335 SW 107 ST
33. Gertrude Mitchell 15565 SW 103 RD
34. Jerry Smith - Reyes 11230 SW 168 ST
35. ~~Robert~~ 14173 SW 158 ST
36. ~~Robert~~ 17040 SW 101 Ave #3
37. ~~John B~~ 15430 SW 109 Ave
38. Henry Arcum 11521 SW 118 ST
39. KATASKI COLLIER 20001 SW 110 CT APT 144
40. RITA COLLIER 767 SW 3rd St
41. ANN COLLIER 766 NW 3rd St.
42. Thomas Anne 74809 SW 114 CT PARK
43. Debra Johnson 15007 S.W. 113 Pl.
44. SIELLA TORRENCE 15007 S.W. 113 Pl.
45. CLARA BUTLER - 14334 SW 108 CT.
46. GARVIN BUTLER - 14334 SW 108 CT.
47. ~~Kathleen~~ 12462 SW 147 Ter
48. Jacques Pater 156 S W Miami 33157
49. ~~Bob~~ Mitchell 14700 Booker T. Washington
50. ~~John~~ Mary Cady 14808 SW 114 Pl
51. ANNIE NEEL 14721 SW 104 CT 33172
52. VIRGINIA SNEED 11891 SW 200 ST 33177
53. IRVINE POLGORA 11340 SW 157 33176
54. ~~MI~~ ~~WALL~~ 1461 TX CT S
55. Beulah Gray 14821 Fellmore St.
56. E. Bedgood 10021 S.W. 14917 ST
57. RITA COLLIER 20001 SW 110 CT APT 144
58. MARIE COMEL 1570 W 4th
59. ~~Green~~ 15712 Journey Hgts
60. ~~John~~ 11125 SW 138 ST
61. D. Desai 10190 SW 108 CT
62. ~~E~~ ~~Green~~ 14885 S.W. 177 ST
63. ~~R~~ ~~B~~ ~~Green~~ 11018 SW 120 ST

33

# PARTITION

NAME

ADDRESS

	NAME	ADDRESS	
1.	Jasna Williamson	2102 ne 38th	
2.	Gregory	2731 S.E 12 Rd #104	
3.	Christina	19726 S.W 119th	156
4.	Scott Mack	13900 Haman St	
5.	Kyle Mack	13900 Haman St	
6.	Ms Cynthia Allen	17800 Park Street	
7.	Doris Martin	14125 Jefferson St	
8.	Emily Stated	14560 Park St	
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			
26.			
27.			
28.			
29.			
30.			