2. VILLAGE SHOPPING CENTER TRUST, LLC AND COUNTRY CLUB TRUST, LLC (F/K/A: JOSE MILTON & VILLAGE SHOPPING CENTER TRUST
(Applicant)

05-3-CZ5-2 (04-424)
BCC/District 13
Hearing Date: 5/19/05

Property Owner (if different from applicant) **Same.**
Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑
Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1966	Bailey	Zone change from AU to RU-4L, BU-1A, and RU-5A.	BCC	Approved w/conds.
1971	Country Club of Miami Corp.	- Zone change from BU-1A to RU-4M, and RU-4L. - Special exception to permit multi-family development	ZAB	Approved w/conds.
1971	Country Club of Miami Corp.	- Zone change from BU-1A to RU-4M and RU-4L. - Special exception to permit multi-family development.	BCC	Approved w/conds.
1974	American Housing System Corp.	- Variance to permit higher density of units per acre. - Modific. of a cond. of prev. resolution. - Special exception to permit development higher than permitted.	BCC	Approved in part
1975	Robert K. Quest	Use variance & variance to permit a liquor store in a BU-1A district to be spaced less than permitted from a religious facility and a school.	ZAB	Approved w/conds.
1976	Robert K. Quest	Use variance & variance to permit a liquor store in a BU-1A district to be spaced less than permitted from a religious facility and a school.	BCC	Denied Appeal Sustain ZAB
1985	Jose Milton	- Modification of a condition of a previous resolution. - Use variance to permit a higher density of units per acre.	ZAB	Approved
1988	Edward McCarthy as Archbishop of Miami	- Use variance for a religious facility - Variance for parking spaces.	ZAB	Approved
2004	Jose Milton Trust	- Zone change from BU-1A to RU-4. - Unusual use for entrance features. - Modification/Delete. - Non-Use variance.	CZAB-5	Denied without prejudice
2004	Jose Milton Trust	- Zone change from BU-1A to RU-4. - Unusual use for entrance features. - Modification/Delete. - Non-Use variance.	BCC	withdrawn

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

DEVELOPMENTAL IMPACT COMMITTEE
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Jose Milton, et al | **PH:** 04-424

SECTION: 11-52-40 | **DATE:** May 19, 2005

COMMISSION DISTRICT: 12 | **ITEM NO.:** 2

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A. INTRODUCTION

- **REQUESTS:**

(1) BU-1A to RU-4

REQUEST #1 ON THE SOUTHERN PARCEL

(2) UNUSUAL USE for entrance features – to wit: gated entrances, guardhouses and a decorative fountain.

(3) MODIFICATION of Condition #3 of Resolution Z-190-71, passed and adopted by the Board of County Commissioners and last modified by Resolution 4-ZAB-98-85, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Apartments Conversion for Country Club Towers,' as prepared by Salvador M. Cruxent, Architect, dated 12-20-94 and consisting of 3 pages."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Towers Second Phase II,' as prepared by Salvador M. Cruxent, Architect, dated, signed & sealed 2/17/05 and consisting of 8 sheets."

The purpose of request #3 is to permit the applicant to submit new site plans for a residential apartment development on the southern parcel and showing pedestrian and vehicular connectivity to the existing development on the northern parcel.

REQUESTS #2 and #3 ON THE NORTHERN & SOUTHERN PARCELS

(4) DELETION of 3 Agreements as recorded in Official Record Book 7397, Pages 597 through 609 and Pages 620 through 625.

The purpose of request #4 is to allow the applicant to release the aforementioned agreements from the subject property which tied the residential parcel to a site plan.

REQUESTS #4 ON THE NORTHERN PARCEL

(5) Applicant is requesting to permit a proposed garage setback 20' from the south and 15' from the east property lines (25' required for both).

(6) Applicant is requesting to permit all buildings spaced 20' from each other (30' required where doors, windows or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site).

REQUESTS #5 & #6 ON THE SOUTHERN PARCEL

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 & #4 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #5 & #6 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUMMARY OF REQUESTS:

The applicant is requesting a district boundary change from BU-1A, Limited Business District, to RU-4, High Density Apartment House District, on a 6.11-acre parcel (South Parcel) in order to permit the development of a 335-unit multi-family apartment complex. The applicant is also requesting the deletion of three agreements and a modification of previously approved plans for the 13.204-acre, RU-4L and RU-4M zoned property (North Parcel) in order to submit revised plans indicating an existing 320-unit multi-family apartment complex and pedestrian and auto connections between the North and South parcels. The applicant is also requesting an unusual use to permit entrance features and a fountain; to permit a proposed garage setback 20' from the south property line and 15' from the east property line where 25' is required from both; and to permit all buildings to be spaced 20' from each other where 30' is required where doors, windows, or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site. The subject property consists of approximately 19.314 acres and is located on the southeast corner of NW 68 Avenue and NW 186 Street. If approved, the total number of units on the property would be 655 (335 proposed and 320 existing).

- **LOCATION:** Southeast corner of NW 68 Avenue and NW 186 Street, Miami-Dade County.
- **SIZE:** 19.321 Acres
- **IMPACT:**

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

B. ZONING HEARINGS HISTORY:

In 1966, pursuant to Resolution Z-50-66, the Board of County Commissioners (BCC) approved a zone change from AU, Agriculture District, to RU-4L, Limited Apartment House District, BU-1A, Limited Business District, and RU-5A, Semi-Professional Office District. In 1971, pursuant to Resolution Z-190-71, the BCC approved a zone change from BU-1A to RU-4M, Modified Apartment House District and RU-4L along with a special exception to permit site plan approval for a multiple-family development. In 1974, pursuant to Resolution Z-255-74, the BCC approved

a use-variance to permit a density of 24.54 units per acre where 23 units per acre is permitted along with a special exception to permit a development with 5 stories where 4 stories is permitted and a height of 51' where 50' is permitted. In 1985, pursuant to Resolution 4-ZAB-98-85, the Zoning Appeals Board approved a modification to a previous Resolution and a use-variance to permit 30.9 units per acre. In 2004 pursuant to Resolution CZAB5-4-04, the Community Zoning Appeals Board 5 denied without prejudice a rezoning from BU-1A to RU-4 Apartment House District, a modification of a previously approved site plan and an unusual use for entrance features on the subject property. This application was appealed by the applicant to the BCC and pursuant to Resolution Z-19-04 was subsequently withdrawn.

C. NEIGHBORHOOD CHARACTERISTICS:

SUBJECT PROPERTY	EXISTING ZONING	EXISTING LAND USE PLAN DESIGNATION
	BU-1A, RU-4L and RU-4M, apartments and shopping center	Office/Residential on the BU-1A zoned portion, (6.11 acres/South Parcel) and Medium Density, 13 to 25 dwelling units per gross acre on the RU-4M and RU-4L portion (13.204 acres/North Parcel)

SURROUNDING PROPERTY

NORTH	GP & RU-4A, 2-story apartments, Country Club of Miami Golf Course	Business and Office
SOUTH	BU-1A and RU-4L, church and 2-story apartments	Office/Residential
EAST	BU-1A and AU, shopping center and school	Business and Office and Medium Density, 13 to 25 units per gross acre
WEST	AU and RU-4, church and 2-story townhouses	Medium-High Density, 25 to 60 dwelling units per gross acre and Medium Density, 13 to 25 dwelling units per gross acre

The subject property is located in the Country Club of Miami area of Miami-Dade County. The site is characterized by multi-family developments consisting of 2-story apartments and 2-story townhouses. However, some 5-story apartment buildings are concentrated along NW 186 Street, between NW 67 Avenue and NW 77 Avenue.

D. SITE AND BUILDINGS:

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

E. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change** the Board shall take into consideration, among other factors the extent to which:

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;

(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(3). Special exceptions, unusual and new uses. The Board shall hear an application for and grant or deny **special exceptions;** that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by regulations are only permitted upon approval after public hearing; provided the applied for

exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Section 33-311(A)(4)(b)-Non-Use Variances from other than Airport Regulations. Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c) - Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Section 33-311(A)(7) - The Board shall hear applications to **modify** or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs under this section has been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Section 33-311(A)(15) Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Family Housing Developments. This subsection provides for the establishment of an alternative site development option, after public hearing, for three-unit or four-unit apartment house, multiple-family apartment house use and multiple-family housing developments, when such uses are permitted by the applicable district regulations, in the RU-3, RU-3M, RU-4L, RU-4M, RU-4, RU-4A, and RU-5 zoning districts, in accordance with the standards established herein. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

F. NEIGHBORHOOD SERVICES:

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

G. RECOMMENDATION:

Approval with conditions, subject to the Board's acceptance of the proffered covenant. Said covenant, which among other things, provides that the development of the subject site be substantially in accordance with the submitted site plan and provides that the owners will purchase Severable Use Rights to effectuate the approved site plan if necessary. The Executive Council also conditioned the approval that the covenant be revised to include a restriction that the gymnasium building located adjacent to NW 68 Avenue be for residents only.

The Executive Council is of the opinion that the proposed zone change on the south parcel will be in keeping with the Comprehensive Development Master Plan (CDMP) Office/Residential designation for that parcel and with the Medium Density Residential designation on the north parcel. In addition, the Council found that the approval will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. When considering the overall intention of the CDMP, and the goals, objectives and policies of same, the current proposal helps to meet a public need, is adjacent to mass transit, provides much needed affordable housing, and is located adjacent to an activity node where these uses are encouraged. As such, the Executive Council finds that this application, with the acceptance of the revised proffered covenant, will permit a residential development which is **consistent** with the CDMP and **compatible** with the surrounding area and would not be contrary to the public interest.

PROJECT DESCRIPTION

The northerly 13.204-acre portion of the subject property (North Parcel) is currently zoned RU-4M and RU-4L and is developed with a 320-unit residential complex consisting of three, 5-story apartment buildings. In 1985, the North Parcel received a use variance and site plan approval permitting the conversion of the 320 previously approved residential units to 400 residential units, and a use variance request to permit a density of 30.9 units per acre to allow 80 additional units. Staff notes that mathematically the 30.9 units per acre density would theoretically permit 88

additional units for a total of 408 units. However, the approved density was limited to the additional 80 units for a total of 400 units in order to allow the existing oversized apartments to be converted into smaller rentable units. The application was for interior modifications only to convert 3-bedroom apartments to rent into 1 and 2 bedroom and studio units resulting in the same number of bedrooms (565), and no exterior building alterations were contemplated at that time. Staff notes, however, that the 80-unit conversion did not take place subsequent to the 1985 public hearing and the use variance has not been utilized. The southerly 6.11 acres of the subject property (South Parcel) is zoned BU-1A and currently developed with a retail complex known as the Country Club of Miami Village Center. As part of the rezoning of the South Parcel to RU-4 and in accordance with the submitted site plan, the applicant will demolish the existing decayed retail center and redevelop the site with 335 residential units in two, 6-story apartment towers, 5 townhouses and a detached parking garage.

The site plan submitted for the entire 19.314-acre property indicates a multi-family development consisting of three existing 5-story apartment buildings, five proposed 2-story townhouses and two proposed 6-story apartment buildings and a 4-level parking garage. The existing apartment buildings located on the North Parcel are currently comprised of three-rectangular shaped buildings arranged around a landscaped courtyard fitted with a 1-story recreation building and swimming pool. Parking for the existing and new buildings is and will be located along the entire perimeter of the parcel. On the South Parcel, two apartment towers 6 stories in height are arranged parallel to each other with a multi-level parking garage flanking both buildings. Five 2-story townhouses as well as a 1-story recreation/gymnasium facility, pool and parking spaces serving the townhouses and recreation building are placed in a green located between the apartment buildings. Additional parking for residents and visitors to the apartment buildings will be available in a parking lot that is located along the South Parcel's south property line. Access into the development occurs off a gated entrance feature located adjacent to NW 68 Avenue. Once inside, a boulevard provides access to the parking areas for the existing 5-story apartment buildings, the new 6-story apartment buildings, townhouses, and the one story recreation facility. An exit from the residential complex is provided off NW 186 Street as well. If developed, the unified 19.314-acre multi-family parcel will consist of a total of 655 apartment units made up of the 320 existing apartments and 335 new apartments on the South Parcel. The development will include numerous pedestrian and vehicular connections providing interconnectivity to all areas of the new, much larger residential complex. The applicant intends to proffer a covenant limiting the development to a maximum of 655 units and tying the development of the site to the submitted plans.

COMMENTS AND MAJOR CONCERNS

Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

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

I. CONFORMANCE WITH ALL APPLICABLE PLANS

A. RELEVANCE TO THE COMPERHENSIVE DEVELOPMENT MASTER PLAN

APPLICABLE CDMP GOALS, OBJECTIVES AND POLICIES

Land Use Objective 3

Assist the private sector in providing affordable housing products in sufficient numbers throughout the County by the year 2015, (approximately 272,000 units), keeping in mind the housing needs of existing and future residents as well as making an appropriate percentage (about 49 percent) of new affordable housing available to very low, low and moderate income residents.

Land Use Objective 5

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

Land Use Element Goal

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

Land Use Policy 2A

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

Land Use Policy 5B

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

Land Use Policy 1C

Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

Land Use Policy 2C

Foster a diversity of affordable housing types within areas by the County's Comprehensive Development Master Plan to include single-family detached housing single-family attached and duplex housing, multi-family housing and mobile or manufactured homes.

Land Use Policy 1G

To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

Land Use Element I-45

The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SURs) in accordance with provisions of Chapter 33-B Code of Metropolitan Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy 8C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

Land Use Element I-24

Severable Use Rights (SURs) may be transferred to parcels within the Urban Development Boundary. When Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without use of SURs, would exceed the Plan density limit.

Land Use Policy 9C

Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SURs) from lands which are allocated SURs in Chapter 33B, Code of Miami-Dade County, to land located within the Urban Development Boundary as designated on the LUP map.

Land Use Policy 9M

By 1998, Miami-Dade County shall develop an urban design manual establishing design guidelines. This manual shall provide additional criteria for use in review of all new residential, commercial and industrial development in unincorporated Miami-Dade County.
The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Medium Density Residential**, 13 to 25 dwelling units per gross acre (13.204 acres/North Parcel) and **Office/Residential** (6.11 acres/South Parcel).

Land Use Element I-20.1

The CDMP text describes each land use category shown on the Land Use Plan (LUP) map, and explains how each category and the Map are to be interpreted and used. Adherence to the LUP map and this text is a principal, but not the sole, vehicle through which many of the goals, objectives and policies of all elements of the CDMP are implemented.

Land Use Element I-21

Intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. Activity nodes shall be occupied by any nonresidential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes. In addition, of the various residential densities which may be approved in a section through density averaging or on an individual site basis, the higher density residential uses should be located at or near the activity nodes. Areas abutting and adjacent to activity nodes should serve as transition areas suitable for eligible higher residential densities, public and semi-public uses including day care and congregate living uses.

Land Use Element Concepts

Rejuvenate decayed areas by promoting redevelopment, rehabilitation, infilling and the development of activity centers containing a mixture of land uses.

Promote development of concentrated activity centers of different sizes and character to provide economies of scale and efficiencies of transportation and other services for both the public and private sectors.

Redirect higher density development towards activity centers or areas of high countywide accessibility.

Housing Element Goal II

Identify and provide more affordable housing opportunities from within the existing housing stock and ensure its efficient use through rehabilitation, infill development, and adaptive conversion of non-residential structures to housing use throughout Dade County.

Housing Element Policy 2C

Foster a diversity of affordable housing types within areas defined by the County's Comprehensive Development Master Plan to include single-family detached housing, single-family attached and duplex housing, multi-family housing and mobile or manufactured homes.

Housing Element Objective 3

Assist the private sector in providing affordable housing products in sufficient numbers throughout the County by the year 2015, (approximately 272,000 units), keeping in mind the housing needs of existing and future residents as well as making an appropriate percentage (about 49 percent) of new affordable housing available to very low, low and moderate income residents.

Housing Element III-1

This Element addresses needs that must be met primarily by the private sector. Housing is different. Local governments today build little or no new housing. Instead they provide plans, programs, and development regulations (zoning, building codes, etc.) to guide the private sector in the development of new housing.

Transportation Element 4A

Dade County, with private sector assistance, shall provide mass transit service appropriate for the mix and intensity of development of urban centers identified in the Land Use Element.

Transportation Element 5D

The County shall promote increased affordable housing development opportunities within proximity to areas served by mass transit.

Land Use Element Policy 7C

New residential and non-residential developments, subdivisions and replats shall provide for buildings that front the transit street, or provide streets or pedestrian connections that intersect with the transit street in close proximity to bus stops not more than 700 feet apart and, as appropriate, shall provide for new bus stops and/or pullouts.

Land Use Element I-1

The Land Use Element is at the same time both reactive and proactive. It not only reflects previously adopted plans and established land use and zoning patterns, it also establishes the County's policy regarding future zoning and land use patterns. Similarly, while it reflects existing urban service capacities and constraints, it also establishes locations where future service improvements will have to follow. It also both reflects, and seeks to promote, activity in the private land market. Recent development trends are carefully considered, however, the Land Use Element endeavors to assert County influence on locations and intensity of future development activity.

Medium Density Residential

This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.

Medium-High Density Residential

This category authorizes apartment buildings ranging from 25 to 60 dwelling units per gross acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and the impact of the development on surrounding areas.

Office/Residential

Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of

services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.

Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which would be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Within the Office/Residential category, business uses ancillary and to serve the on-site use(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses.

Uses and Zoning Not Specifically Depicted

Some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". The limitations referenced in this paragraph pertain to existing zoning districts and uses.

Uses and Zoning Not Specifically Depicted on the LUP Map

Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Metropolitan Dade County, Florida. The criteria for determining that an existing use or zoning is inconsistent with the plan are as follows: 1) Such use or zoning does not conform with the conditions, criteria or standards for approval of such a use or zoning in the applicable LUP map category; and 2) The use or zoning is or would be incompatible or has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the

neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. Also deemed to be consistent with this Plan are uses and zoning which have been approved by a final judicial decree that has declared this Plan to be invalid or unconstitutional as applied to a specific piece of property. The presence of an existing use or zoning will not prevent the County from initiating action to change zoning in furtherance of the Plan map, objectives or policies where the foregoing criteria are met. The limitations outlined in this paragraph pertain to existing zoning and uses. All approval of new land uses must be consistent with the LUP map and the specific land use provisions of the various LUP map categories, and the objectives and policies of this Plan. However, changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning.

Other Land Uses Not Addressed

Certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water, and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.

Educational Element

Objective 1

Work towards the reduction of the overcrowding which currently exists in the Miami-Dade County Public School System while striving to attain an optimum level of service. Strive to provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools does not exceed 145% of enhanced program capacity. Additionally, by 2005 the countywide enrollment in Miami-Dade County's public schools does not exceed 125% enhanced program capacity, and by 2015 does not exceed 100%. This numeric objective is adopted solely as a guideline for school facility planning and shall not be used as a Level of Service Standard or as a basis for denial of development orders.

Educational Policy 1.2

Collect impact fees from new development for transfer to the Miami-Dade County Public School System to offset the impacts of these additional students on the capital facilities of the school system.

Educational Policy 1.4

Cooperate with the Miami-Dade County Public School System in their efforts to provide public school facilities to the students of Miami-Dade County which operate on optimum capacity, in so far as funding is available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

Educational Policy 1.5

Cooperate with the Miami-Dade County Public School System in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of collecting Impact Fees, in so far as funding is available.

DEPARTMENT OF PLANNING AND ZONING DIRECTOR'S EVALUATION

The applicant, Jose Milton et al, is requesting a zone change from BU-1A, Limited Business District, to RU-4, High Density Apartment House District, on a 6.11-acre parcel (South Parcel) in order to permit the development of a multi-family apartment complex consisting of a parking garage, 5 townhouses and two, 6-story buildings housing a total of 330 residential units. The applicant is also requesting the deletion of 3 agreements and a modification of previously approved plans for a 13.204-acre, RU-4L and RU-4M zoned property (North Parcel) in order to submit revised plans indicating an existing 320-unit apartment complex and pedestrian and auto connections between the North and South parcels. The applicant is requesting an unusual use to permit entrance features a guardhouse and a fountain; to permit a garage with non-conforming setbacks; and to permit all buildings spaced 20' from each other where 30' is required where doors, windows or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site. RU-4 zoning permits the development of multi-family housing at a maximum density of 50 units per net acre, with building heights that may be proposed to any height except as controlled by the shadow provisions, floor area ratio, setbacks and airport regulations of the code. The unified multi-family development will be approximately 19.314 acres in size and is located in the southeast corner of NW 68 Avenue and NW 186 Street.

The Department of Environmental Resources Management (DERM) does **not object** to this application. Said Department indicates that the application meets the minimum requirements of Chapter 24 of the Code. Further, DERM has conducted a concurrency review for the proposal and has determined that same meets all applicable Level Of Service (LOS) standards as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained in their memorandum for this hearing. The Public Works Department offers **no objections** to this application and has indicated that the proposal will generate 93 additional PM Peak Hour trips. This application does meet the criteria for traffic concurrency for an Initial Development Order. However, no vehicle trips have been reserved by this application and as such, the proposal will be subject to the payment of Road Impact Fees. The Police Department offers **no objections** to this application, and has indicated in their memorandum for this hearing that based upon statistical analysis, the average response time to reach the proposed development is 4.5 minutes. Said Department's review of the application shows that the predicted impact on Miami-Dade Police Department (MDPD) resources may be significant, based upon the increase in residential dwelling units. This development will increase traffic volume. As the development is phased in over the build out period, additional sworn personnel resources may be required to maintain the current level

of service to the area. These resources would be requested through the annual budgetary process. The Fire Department does **not object** to this application as well. Based on site plan information, this project is expected to generate approximately one hundred and seventy-five (175) fire and rescue calls annually. The desired travel time to the project is 5 minutes for the first-in unit. A suspected fire within this project would be designated as a high-rise dispatch assignment that requires three (3) suppression units, telesqurts or tanker, one (1) aerial, one (1) rescue as well as a command vehicle. This assignment requires 20 firefighters and officers.

Miami-Dade County Public Schools has met with the applicant's legal counsel on February 09, 2005, to discuss the impact of the proposed development on public schools. According to the School Board, the proposed residential development will impact Palm Springs North Elementary, Lawton Chiles Middle School and American Senior High School currently operating at 143%, 142% and 151% utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Palm Springs North Elementary School, Lawton Chiles Middle School and American Senior High School to 146%, 144% and 153%. Staff notes that Objective 1 of the CDMP Educational Element provides that the County will work towards the reduction of the overcrowding which currently exists in the Miami-Dade County Public School System while striving to attain an optimum level of service. Further, the County should strive to provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools does not exceed 145% of enhanced program capacity. Additionally, by 2005 the countywide enrollment in Miami-Dade County's public schools should not exceed 125% enhanced program capacity, and by 2015 should not exceed 100%. This numeric objective is adopted solely as a guideline for school facility planning and shall not be used as a Level of Service Standard or as a basis for denial of development orders. Further, the Educational Element 1.2 provides that impact fees shall be collected from new development for transfer to the Miami-Dade County Public School System to offset the impacts of additional students resulting from new development and redevelopment on the capital facilities of the school system. Also, Educational Policy 1.4 provides that the County should cooperate with the Miami-Dade County Public School System in their efforts to provide public school facilities to the students of Miami-Dade County which operate on optimum capacity, in so far as funding is available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program. In order to mitigate the impact of the proposed development on affected schools, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. The School Board has indicated in their memorandum for this hearing that there are planned relief schools in the area that will also help to mitigate the student impact generated by the proposal. These schools are a new elementary school with 826 new student stations to help relief overcrowding at Palms Spring North Elementary Scholl and a new Senior High School with 3,600 new student stations to help relief overcrowding at Carol City and American Senior High School. Further relief from overcrowding is planned by the addition of new classroom space in Lawton Chiles and Lake Stevens Middle Schools for a total of 1,662 new student stations and with new classroom additions to American Senior High School. The applicant's impact fee funds and proffered covenant providing additional monies above the school impact in conjunction with the planned relief schools and new classroom additions to existing neighborhood schools mitigating the student impact address the enumerated Educational Element Policies provided above. As such, the proposal is deemed be **consistent** with Educational Element Objective 1 and Educational Policies 1.2 and 1.4.

The CDMP designates the 6.11 acres of the southerly portion of the subject property (South Parcel) for Office/Residential. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. In ascertaining the density permitted on the South Parcel, staff notes that the northerly 13.02 acres of the subject site (North Parcel) is designated for Medium Density Residential use on the 2005-2015 Adopted Comprehensive Development Master Plan (CDMP) Land Use Plan map. This residential category would permit a maximum density of 25 units per gross acre. The 6.11-acre portion that is designated Office/Residential (South Parcel) can potentially be developed at one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway. One density category higher than the designated Medium Density Residential portion to the north would be the Medium-High Density Residential designation, which allows a maximum residential density of 60 units per gross acre. Staff notes that the proposed townhouse and 6-story multi-family development is **compatible** with the established trend of multi-family development along Miami Gardens Drive consisting of 2 and 5-story apartment complexes and townhouses that are located to the north, west and south of the subject property. Since the compatibility criteria provided by the Comprehensive Development Master Plan (CDMP) has been met by the proposed multi-family on the South Parcel, said portion of the development can be developed at a maximum of 60 units per gross acre for a total of 366 units. Additionally, staff notes that although the existing BU-1A zoning is consistent with the CDMP, the CDMP states that changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning. The residential rezoning of the BU-1A portion of the property to RU-4 would make the zoning substantially more consistent with the CDMP since the LUP map designates the BU-1A parcel for office/residential uses and not for business use. Staff notes that RU-4 zoning would permit a maximum of 305 units at a density of 50 units per acre on the 6.11-acre South Parcel. The applicant will be purchasing thirty (30) Severable Use Rights (SURs) in order to develop said Parcel with 335 units at a density of 55 units per net acre. The CDMP Gross Residential Density interpretative text provides that Severable Use Rights (SURs) may be transferred to parcels within the Urban Development Boundary. When Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without use of SURs, would exceed the Plan density limit. Further, Section 33B-45 of the Miami-Dade County Code states that the developer of a parcel of land may develop, in addition to the number of dwelling units authorized in each zoning district, one (1) dwelling unit for each severable use right, provided that the total development proposed does not exceed specific limitations outlined in said section. RU-4 zoning allows up to 50 dwelling units per net acre. However, with the use of SUR's, the density may be increased to 55 dwelling units per net acre. The applicant intends to proffer a covenant restricting the development to the plans submitted in conjunction with this application and indicating that the required number of SUR's will be submitted to the Department prior to final plat approval. The development of the South Parcel with 335 dwelling units with SURS will not exceed the numerical threshold permitted by the CDMP that would allow a maximum development of 366 units on this site. As such, the

development of the South Parcel with 335 dwelling units is deemed to be **consistent** with the Master Plan.

According to the Master Plan's interpretative text, a specific objective in designing developments to occur in the Office/Residential categories, in this case the South Parcel, is that the development should be compatible with any existing, zoned, or Plan-designated adjoining or adjacent residential uses. In addition, the Master Plan's Medium High Residential category authorizes apartment buildings ranging from 25 to 60 dwelling units per gross acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and the impact of the development on surrounding areas. Staff is of the opinion that, as proposed, the intensity and scale of the two, 57' high 6-story towers and 29' high 2-story townhouse proposed on the South Parcel are not out of character with and are **compatible** with the 5-story, 43'-4" high apartment buildings existing on the North Parcel of the subject property and townhouses found in the area. Although the new 6-story structures are higher than the existing, staff opines that the 14' height difference is minor and is not a visual detriment to the surrounding residential community. Staff notes that there are mid-rise apartments in the area, especially along the Miami Gardens Drive corridor extending between NW 57 Avenue and NW 87 Avenue, with heights not exceeding 5 stories, and which are close in height and scale to the proposed 6-story buildings. In staff's opinion, the proposed 57' apartment height is not an obvious departure from the existing building scale and intensity of the surrounding area that is mainly characterized by mid-rise and low-rise structures. Further, the proposed townhouse building has a similar scale and would be architecturally compatible with existing townhouses in the area. The submitted site plan indicates a garage on the South Parcel that will be able to house the parking needs of its future residents; therefore, auto spillage into adjacent residential areas will not be a concern. Moreover, the site plan indicates that the building footprints of those structures proposed on the South Parcel will accommodate the requested density and still permit a significant area for open space that includes a clubhouse with gymnasium, swimming pool, and a green area for active recreation.

In analyzing this application, staff recognizes that the property is located within a transition area adjacent to an activity node (see attached Exhibit A). The CDMP text states that:

> Intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. Activity nodes shall be occupied by any nonresidential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes. In addition, of the various residential densities that may be approved in a section through density averaging or on an individual site basis, the higher density residential uses should be located at or near the activity nodes.
>
> Areas abutting and adjacent to activity nodes should serve as transition areas suitable for eligible higher residential densities, public and semi-public uses including day care and congregate living uses. Among the long-standing concepts embodied in Dade County's CDMP are the following:
>
> - Rejuvenate decayed areas by promoting redevelopment, rehabilitation, infilling and the development of activity centers containing a mixture of land uses.

- Promote development of concentrated activity centers of different sizes and character to provide economies of scale and efficiencies of transportation and other services for both the public and private sectors.

- Redirect higher density development towards activity centers or areas of high countywide accessibility.

The subject site is located adjacent to an activity node and the CDMP provides that authorized higher density development, should be located at or near activity nodes, and that transition areas (where the subject site is located) are eligible for higher residential densities. In accordance with the CDMP's Housing Element, in 1995 the Department estimated a need for 1758 multi-family rental units between the years 2005 and 2015 in census tracts 101.17 and 101.18 where the subject property is located (see attached Exhibit B).

In addition, the CDMP establishes a framework for the housing needs of the current and future population of Miami-Dade County, and in particular, addresses the need for moderately priced housing. The Housing Element in the text recognizes that this need must be met primarily by the private sector. Regarding housing in Miami-Dade County the text states that the County must:

> Identify and provide more affordable housing opportunities from within the existing housing stock and ensure its efficient use through rehabilitation, infill development, and adaptive conversion of non-residential structures to housing use throughout Dade County.
>
> Foster a diversity of affordable housing types within areas defined by the County's Comprehensive Development Master Plan to include single-family detached housing, single-family attached and duplex housing, multi-family housing and mobile or manufactured homes.
>
> Assist the private sector in providing affordable housing products in sufficient numbers throughout the County by the year 2015, (approximately 272,000 units), keeping in mind the housing needs of existing and future residents as well as making an appropriate percentage (about 49 percent) of new affordable housing available to very low, low and moderate income residents.
>
> This Element addresses needs that must be met primarily by the private sector. Housing is different. Local governments today build little or no new housing. Instead they provide plans, programs, and development regulations (zoning, building codes, etc.) to guide the private sector in the development of new housing.

The applicant is proposing the construction of a moderately priced rental housing development. Housing, especially moderately priced housing needs as stated in the CDMP text, must be primarily met by the private sector. Noting the increase in population growth in Miami-Dade County (1.5% per year equivalent to 30,000 people) it is the County's responsibility to guide individuals in the private sector that are willing to construct housing,

especially moderately priced housing, to meet the needs of low and moderate-income families. The Land Use Element as well as the entire CDMP text establish the County's future zoning and land use patterns. It reflects, and seeks to promote activity in the private land market, and to influence the location and intensity of future development activity. Moderately priced housing must meet the growing needs of the community and the private sector must offer a variety of housing types to accommodate these needs.

The subject site is located within the urban development boundary and abuts Miami Gardens Drive, which is served by mass transit. The residents of the moderately priced housing project, which are transit dependent persons, will benefit from the proximity of their homes to a mass transit route (bus route 38 serves this area) and there is an existing bus stop located on the northwest corner of the site. The applicant has indicated his intent to work with Miami-Dade Transit in order to provide an additional bus stop as necessary along NW 186th street or NW 68th Avenue.

The CDMP text states that:

> The County shall promote increased affordable housing development opportunities within proximity to areas served by mass transit.
>
> Dade County, with private sector assistance, shall provide mass transit service appropriate for the mix and intensity of development of urban centers identified in the Land Use Element.
>
> New residential and non-residential developments, subdivisions and replats shall provide for buildings that front the transit street, or provide streets or pedestrian connections that intersect with the transit street in close proximity to bus stops not more than 700 feet apart and, as appropriate, shall provide for new bus stops and/or pullouts.
>
> The Land Use Element is at the same time both reactive and proactive. It not only reflects previously adopted plans and established land use and zoning patterns, it also establishes the County's policy regarding future zoning and land use patterns. Similarly, while it reflects existing urban service capacities and constraints, it also establishes locations where future service improvements will have to follow. It also both reflects, and seeks to promote, activity in the private land market. Recent development trends are carefully considered, however, the Land Use Element endeavors to assert County influence on locations and intensity of future development activity.

Requests #3 and #4 on the North Parcel seek to modify a previously approved site plan, and to eliminate 3 agreements that encumber the property. Said requests can be analyzed under Section 33-311(A)(7) (Generalized Modification Standards) of the Zoning Code that states that the Board shall hear applications to **modify or eliminate** any conditions or part thereof which have been imposed by any final decision adopted by resolution; provided, that the modification or elimination would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned considering its present and future development. The site plan modification and agreement deletions would enable the applicant to connect the South Parcel portion of the development with the existing development on the North Parcel in order to act as a unified

development. This will afford residents from the existing and new development to access all of the open space, swimming pools, tennis courts and recreation buildings found on both sides of the subject parcel. The proposed buildings on the South Parcel are sited and designed in a manner that allows for the reservation of open space used for active or passive recreation. All parking for the units will be provided on-site to avoid auto spillage onto surrounding properties. The proposed 6-story apartments and 2-story townhouse building are not out of character with the established multi-family trend of development along Miami Gardens Drive consisting of 2-story apartment buildings and 2 through 5 story mid-rise apartment buildings and condominiums. As previously indicated in this analysis, the proposal is also compatible with the existing 5-story buildings on the North Parcel of the subject property. As such, staff recommends approval with conditions of requests #3 and #4 under Section 33-311 (A)(7) (Generalized Modification Standards). However, the standards under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing) provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of a previously approved Resolution or Restrictive Covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification standards are applicable to this application. As such, staff is unable to analyze requests #3 and #4 of this application under said standards due to the lack of required information and said requests should be denied without prejudice under same. As such, staff recommends approval with conditions of requests #3 and #4 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of requests #3 and #4 under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing).

When analyzing request #5 under Section 33-311(A)(15) (Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Family Housing Developments), staff notes that said request does not meet all the criteria set forth under said Section. Said Section indicates that a study shall be provided by the applicant showing any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure(s) constructed pursuant to the underlying district regulations, or will have no more than a de minimus impact on the use and enjoyment of the adjoining parcel of land. Staff notes that the applicant has not provided this information. As such, request #5 cannot be properly analyzed under Section 33-311(A)(15) (Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Family Housing Developments) and is recommended by staff for denial without prejudice under said Section of the Code. When analyzing request #5 under Section 33-311(A)(4)(c), the Alternative Non-Use Variance standards, staff is of the opinion that request #5 does not meet the unnecessary zoning hardship criteria and cannot be approved under the Alternative Non-use Variance Standards since the property can be utilized in accordance with code requirements and the applicant has not demonstrated a zoning hardship. When the entire request is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance standards, staff is of the opinion that the request to permit the garage setback 20' from the south property line and 15' from the east property line where 25' is required would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. In staff's opinion, the 15' and 20' setbacks permit the accommodation of trees and shrubs that can buffer the structure from surrounding properties. Further, there is a parking lot and an open field buffering the existing high school to the east of the garage in addition to the 15' setback

proposed by the applicant. The 20' rear setback will not negatively impact the existing church and residential uses to the south. As such, staff recommends approval with conditions of request #5 under Section 33-311(A)(4)(b) (Non-Use Variance Standard) and denial without prejudice under Section 33-311(A)(15) (Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Housing Developments) and Section 33-311(A)(4)(c) (Alternative Non-Use Variance Standard).

When request #6 is analyzed under Section 33-311(A)(4)(c) (Alternative Non-use Variance Standard), staff is of the opinion that request #6 does not meet the unnecessary zoning hardship criteria and cannot be approved under the Alternative Non-use Variance Standards since the property can be utilized in accordance with code requirements and the applicant has not demonstrated a zoning hardship. When said request is analyzed under Section 33-311(A)(4)(b) (Non-Use Variance Standard), staff is of the opinion that the spacing of 20' between buildings in lieu of the required 30' would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. The 20' spacing only affects those portions of the apartment buildings that front the small townhouse building (Proposed Bldg. "C"). Most of the proposed buildings will be amply spaced from each other and have substantial open space to mitigate the spacing request. As such, request #6 is recommended for approval with conditions under Section 33-311(A)(4)(b) (Non-Use Variance Standard) and denial without prejudice under Section 33-311(A)(4)(c) (Alternative Non-Use Variance Standard).

The unusual use (request #2) to permit gated entrances, guardhouses and a decorative fountain is supported by staff. These elements will provide focal points and identity to the development. In staff's opinion, this request would not have an unfavorable effect on the economy of Miami-Dade County, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development. As such, staff recommends approval with conditions of request #2 under Section 33-311(A)(3) (Special Exceptions, Unusual and New Uses).

This application will provide much needed housing for the community, will allow a diversity of rental units, will not displace families who currently reside on the property, will permit the same number of units on the North Parcel and will improve the appearance of the area by providing substantial landscaping. The approval will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. When considering the overall intention of the CDMP, and the goals, objectives and policies of same, the current proposal helps to meet a public need, is adjacent to mass transit, provides much needed moderately priced housing, and is located adjacent to an activity node where these uses are encouraged. As previously noted, if this application is approved the applicant will be permitted a total of 655 units. However, should the modification on the North Parcel not be granted the applicant can still rely on the 1985 approval which runs with the land and be permitted a total of 735 units. As such, staff is of the opinion that this application would

permit a development that would be **consistent** with the CDMP and **compatible** with the area.

RECOMMENDATION: Approval of the district boundary change from BU-1A to RU-4 (request #1) with the Board's acceptance of the proffered covenant; approval with conditions of request #2 under Section 33-311(A)(3)(Special Exceptions, Unusual Uses and New Uses); approval with conditions of requests #3 and #4 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of requests #3 and #4 under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing); approval with conditions of requests #5 and #6 under Section 33-311(A)(4)(b) (Non-Use Variance Standard) and denial without prejudice of requests #5 and #6 under Section 33-311(A)(4)(c) (Alternative Non-Use Variance Standard), and denial without prejudice of request #5 under Section 33-311(A)(15) (Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Family Housing Developments).

B. *MULTI-YEAR CAPITAL IMPROVEMENTS PROGRAM*

The General Services Administration department has reviewed this application with respect to its compatibility with the County's current Capital Budget and Multi-Year Capital Plan. This plan is prepared pursuant to state growth management legislation and the Miami-Dade County code. This application does not conflict with the current plan.

II. *ENVIRONMENTAL IMPACT*

A. *STORMWATER MANAGEMENT*

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for on-site flood protection from the 5-year / 1-day storm and sufficient on-site retention of the stormwater runoff of a 25 year / 3-day storm event. Pollution control devices shall be required at all drainage inlet structures.

The subject property is located within the Western C-9 Basin, and thus qualifies for a Surface Water Management Individual Permit, which shall be required for the construction and operation of the required surface water management system. This permit must be obtained prior to re-development of site, final plat and public works approval of paving and drainage plans. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

B. *HAZARDOUS WASTE*

A review of DERM records indicates that there are no records of current or historical contamination, assessment, or remediation issues on the subject property. A search within 500 feet of the property was conducted and the following sites were identified as having current or historical contamination issues:

Dry Clean USA
18468 NW 67 Avenue
IW5-3394
Dry cleaning solvent contaminated site. Currently in a state administered cleanup program.

C. *AIR QUALITY PRESERVATION*

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

D. *WETLANDS*

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-5 and 24-48 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

E. *TREE PRESERVATION*

Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

F. *ENFORCEMENT HISTORY*

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary

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

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

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also

evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

III. IMPACT ON THE ECONOMY

It is estimated that for the proposed 335 multi-family rental units rented at $700.00 per unit per month, the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	$1,553,789.	$ 670,522.	$2,224,311.
Total Costs	1,272,384.	526,901.	1,799,285.
Net Fiscal Impact	$ 281,405.	$ 143,621.	$425,026.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of $281,405.00 and a net surplus of $143,621.00 to the School Board, for a combined total for both jurisdictions of $425,026.00.

A. POTABLE WATER SUPPLY

The subject property is located within the franchised water service area of the Miami-Dade Water & Sewer Department (MDWASD). Public water exists within the property in the form of an 8-inch network. Connection of the proposed development to the public water supply system shall be required. The applicant shall connect to an existing twenty-four (24)-in. w.m. in Miami Gardens Dr. and NW 68 Ave. and extend a sixteen (16)-in. w.m. southeasterly in NW 68 Ave. to be interconnected to an existing sixteen (16)-in. w.m. S/O SW corner of the property. Any public w.m. extension within the property shall be twelve (12)-in. min. in diameter with two (2) points of connection and the system shall be looped, in order to avoid dead end mains. Existing water mains within the property, if in conflict with the proposed development must be removed and relocated. Cutting and plugging of existing mains shall be done by M-DWASD's forces at owner's expense. Easements associated with mains to be removed shall be closed and vacated before starting construction.The estimated demand for this project is 67,000 gallons per day (gpd). This figure does not include irrigation demands.

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

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

Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the

requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

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

B. *SEWER SERVICE*

The subject property is located within the franchised sewer service area of the Miami-Dade Water & Sewer Department (MDWASD). Public sanitary sewers abut the site in the forms of a 12-inch force main and an 8-inch gravity main located along the west side of the property. This system directs the flow to pump station 30-0406, located at 18201 NW 68th Avenue, and then to pump station 30-1310. The flow is then directed to the North District Treatment Plant. All mentioned pump stations are currently working within the mandated criteria set forth in the First Partial Consent Decree. Connection of the proposed development on the site to the public sanitary sewer system will be required. The applicant shall connect to an existing eight (8)-in. gravity sewer in NW 68 Ave. and extend same northwesterly in NW 68 Ave to a point located 20' south of the south r/w line of NW 186 St., at full depth Any public gravity sewer within the property shall be eight (8)-in. min. in diameter.

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

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

C. *POLICE*

The Miami-Dade Police Department (MDPD) welcomes the proposed residential development in our community. As with any new development that is being considered, we request the opportunity to examine the proposed project and provide feedback to the developer's representative at the next Developmental Impact Committee (DIC) meeting.

The Department's goal is to provide timely and efficient police service to the citizens of Miami-Dade County, now, and in the future. The proposed facility location would be serviced by our Northwest District (Police District 1), located at 5975 Miami Lakes Drive East, Miami Lakes, Florida. The current staffing for the Northwest Station stands at

approximately 139 sworn officers. Based upon statistical analysis, our average emergency response time is 4.5 minutes.

Growth in residential development within a district results in increased demands for police services. The demands for service typically vary based upon the specific demographics of the area and traffic volume. Service demands normally are evaluated once neighborhoods are established, and re-evaluated on an ongoing basis utilizing the budgetary process. Historically, departmentwide personnel, in conjunction with the ability to adjust sworn assignments, have permitted extension and maintenance of the current level of police services to newly established developments of any size

A careful review of the application shows that the predicted impact on Miami-Dade Police Department (MDPD) resources may be significant, based upon the increase in residential dwelling units. This development will also increase traffic volume. As the project is phased in over the buildout period, additional sworn personnel resources may be required to maintain the current level of service to the area. These resources would be requested through the annual budgetary process.

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

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

    a. Section 21-276, Burglar Alarms.

    b. Section 28-15(g), Required Improvements.

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

    d. Section 33-147, Numbering buildings.

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

2. A Crime Prevention Through Environmental Design (CPTED) study coordinated and conducted through the police, and other appropriate departments respectively, with the developer may be very beneficial. CPTED is premised on the concept that the proper design and effective use of the built environment can lead to a reduction in crime, thereby increasing the quality of life. For further assistance regarding a CPTED study, please contact the Department's Community Affairs Bureau at 305-471-1716.

3. All burglar alarm systems require an annual registration with MDPD by the <u>user</u>. This includes all systems even if they are not monitored by an alarm monitoring company. Locations that have more than one alarm system require separate registration for each system. Information brochures are available at MDPD district stations.

4. Each building should have address numbers conspicuously mounted not less than three inches in height and be easily observable from the roadway. Buildings that

back on to an alleyway should also have address numbers on the rear of the buildings.

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

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

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

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

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

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

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

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

Additional Comments:

Miami-Dade County Commissioner constituents have voiced concerns at town-hall meetings about increasing traffic volume and other quality-of-life issues associated with new land development. In this regard, Sergeant Jay Gore of our Northwest District, who is thoroughly familiar with the area and neighborhood involved with the proposed development, along with the designated MDPD representative to the DIC, Sergeant Rigo Rivas, visited the site and reviewed the plans for the proposed project. The following recommendations should be addressed on the revised plans:

a. Landscaping – The proposed landscaping plan was not included with the submitted package and therefore could not be evaluated.

b. Traffic – The proposed entrance design into the complex from NW 68 Avenue does not adequately provide entry for southbound traffic desiring to execute a left turn.

c. Traffic – The site plan does not accurately depict the existing conditions at the north entrance/exit from NW 186 Street. If the existing entrance/exit is modified it could have an impact on traffic conditions. Any proposed changes to the entrance/exit will have to be submitted for review.

d. Parking Garage – Parking garages such as the proposed parking garage poses a safety concern when it's inadequately safeguarded. Adequate levels of lighting and monitored surveillance systems can deter crime and provide the security staff with an immediate indication that an unwanted event might be occurring.

   Incorporating the physical location of the security office into the parking garage design could be a significant crime deterrent and provides residents with desirable sense of security.

   The proposed parking garage will be located adjacent to an existing high school, and if left unprotected will likely provide a haven for truants and other types of unlawful activities.

   The perimeter of the parking garage shows a 15' separation from the property line along the east side and 20' along the south side. Unused areas such as those depicted are likely not to be patrolled and provide an environment for criminal activity. The use of lighting and thorny plants can discourage unwanted individuals from accessing those particular areas.

e. Stairwells – The stairwells at the existing buildings are not properly maintained. Ground level doors are improperly left unlocked and provide for undetected entry into the building. Burglars, for instance, are known to use such entrances into a building.

D. FIRE

Service Impact/Demand

Based on Site Plan information, this project is expected to generate approximately one hundred and seventy five (175) fire and rescue calls annually, considered as of high impact for the MDFR Service. The desired travel time to the project is 5 minutes for the first-in unit. A suspected fire within this project would be designated as a high-rise dispatch assignment, which requires three (3) suppression units, telesqurts or tankers, one (1) aerial, one (1) rescue as well as a command vehicle. This assignment requires 20 firefighters and officers.

Required fire flow for this project is 2,000 gpm with hydrant spacing no further than every 300 feet. Generally, for this type of development 12-14 inch mains are required. However, MDFR's Fire and Water Engineering Bureau, located at 11805 SW 26th Street, (786) 315-2771, determines the number, size and placement of water mains and hydrants. Proper main extensions can be provided by Miami-Dade Water and Sewer Department.

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

Existing Services

The following units would respond to incidents at the application site:

Station	Address	Equipment	Staff	Response Time
51	4775 NW 199th St., Honey Hill	Rescue	3	4-5 min.
44	7700 NW 186th St., Palm Springs North	Rescue, ALS Suppression	4	5-6 min.
1	16699 NW 67th Ave. Miami Lakes	Rescue, ALS Suppression	7	5-6 min.
11	18705 NW 27th Ave. Carol City	Rescue, 50' Squrt	7	9-10 min.

Increased response time may result because of congestion on the following roadways:

NW 186th Street

Planned Service Expansions

The following stations/units are planned in the vicinity of this project:

Station	Address/Vicinity	Est. Completion Date	Response Time
"O"	NW 170th St. & 92nd Ave.	2012	8 min.

Site Plan Review

MDFR's Fire Water & Engineering reviewed and approved the application on 02-01-05. You will find also their comments on the Sheet A1.1 of the abovementioned DIC# 04-424.

- Approved under the following conditions:

1 - Provide emergency lock box elevator, with switch lever for emergency vehicle access at the main entrance and emergency access entrance on NW 68th Ave, as well as on the exit on 186th Street.
2 - Provide emergency vehicle turn around in the parking place adjacent to the Recreation Gymnasium.

Additional corrections and substantial changes to this plan must be approved by MDFR's Fire Water & Engineering.

Site Requirements

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

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

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

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

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

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

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

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

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

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

9. Set-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction the set-up sites will consist of a stabilized subgrade, which meets the standards of the Miami-Dade County Public Works Department, and Grass Pavers" or an equally

acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.

10. Maintenance of fire lanes provided by the owner.

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

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

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

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

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

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

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

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

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

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

E. ***PARKS***

Identify Impact And Demand

The 335 new dwelling units will produce a population of 802 people, according to current population estimates prepared by the Research Division of the Planning Division of the Planning and Zoning Department. This population generates a need for 2.20 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

1. Community: The nearest community park is Country Village Park, 17 acres in size, located at 6550 NW 188th Terrace, approximately one-quarter mile from this project.

2. Neighborhood: The nearest neighborhood park is Monterrey Park, 5.24 acres in size, located at NW 183rd Street and NW 53rd Avenue, approximately 1.5 miles from this project

3. District: The nearest district park is Amelia Earhart Park, 515.00 acres in size, located at 11900 NW 42 Avenue, approximately 6 miles from this application.

Facilities

1. Community: Country Village Park is undergoing development. Its plan includes 2 lighted soccer fields, 2 lighted basketball courts, recreation center, open play areas, picnic shelters, tot lot, parking lot, and walkways.

2. Neighborhood: Monterrey Park is not yet developed at this time. Plans are being made for its development.

3. District: Amelia Earhart Park is undergoing additional development. Currently it contains a skate park area, a dog park area, open play areas, picnic shelters, lakes, special event area, farm village area, and a beach side swimming area

Manpower

1. Country Village Park is not manned at this time, but, as development proceeds and the recreation center is complete, staff will be added.
2. Monterrey Park is not manned; a roving crew maintains it.
3. Amelia Earhart Park has two recreation specialists, two recreation leaders, one account clerk, one landscape foreman, five park attendants, five park service aides, one automotive equipment operator, three security guards, and six additional part-time employees

Concurrency/Capacity Status

This application is located in Park Benefit District 1, which has a surplus of 625.85 acres of local parkland. Therefore, there is an adequate level of service for this application.

Site Plan Critique & Quality Of Life Issues

The site plan shows an open central area with recreation building, pool and deck area. I recommend that additional facilities be considered for this area, such as gazebos or picnic shelters, basketball court, volleyball court, or a tot lot playground.

F. ***SCHOOLS***

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

G. ***SOLID WASTE MANAGEMENT***

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills (one owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility and associated ash monofill, and three regional transfer facilities. The Department does not assess or adjust estimated capacity requirements based on the impacts of individual

developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 12, 2003, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

This project proposes a multi-family development of 655 units. Chapter 15 of the Miami-Dade Code entitled Solid Waste Management requires the following of commercial and multi-family developments located in unincorporated Miami-Dade County:

Section 15-2 – "every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department."

Section 15-2.3 – As it relates to the multi-family uses, **Section15-2.2** requires that "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below.

Recyclable Materials: Multi-family
(1) Newspaper
(2) Glass (flint, emerald, amber)
(3) Aluminum cans
(4) Steel cans

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

Section 15-4 – requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami Dade County Code.

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the revising of waste vehicles and hence, provide for the safe circulation of service vehicles:

a. cul-de-sac with a minimum 49 foot turning radius (no "dead-ends).
b. "T" shaped turnaround 60 feet long by 10 feet wide.
c. Paved throughway of adequate width (minimum 15 feet).

In addition any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accord with standard street

specifications with sufficient width and turning radii to permit large vehicles to access the alleyways. Additionally there should be no "dead-end" alleyways developed. Finally we are requesting that a sufficient waste set-out zone be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.) that would interrupt or preclude waste collection.

V. *IMPACT ON TRANSPORTATION FACILITIES AND ACCESSIBILITY*

A. *ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY*

1. **Trip Generation**
   93 additional PM Peak Hour trip ends

2. **Cardinal Distribution**

North	6.0 %	East	34.0 %
South	44.0 %	West	16.0 %

B. *EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION*

1. Location:	NW 68 Ave.	NW 186 St.	NW 67 Ave.
2. Description:	Arterial	Arterial	Arterial
No. of lanes:	3	4	4
Right of way:	75 feet	110 feet	110 feet
Maintenance:	Miami Dade	Miami-Dade	Miami-Dade

C. *IMPACT ON EXISTING ROADWAYS*

Station 2518 located on NW 186th Street e/o of I-75 has a maximum capacity of LOS "E", of 2580 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2254 vehicles and 148 vehicles have been assigned to this section of road from previously approved Development Orders. Station 2518 with its 2402 PHP and assigned vehicles for is at LOS "C". The 13 vehicles generated by this development when combined with the 2402 assigned equals 2415 and LOS "C" where the range of LOS "C" is from 2271 to 2540 vehicles.

Station 2517 located on NW 186th Street w/o 67th Avenue has a maximum capacity of LOS "E" of 5140 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2579 vehicles and 2215 vehicles have been assigned to this section of road from previously approved Development Orders. Station 2517 with its 4794 PHP and assigned vehicles is at LOS "D". The 22 vehicles generated by this development when combined with the 4794 equals 4816 and LOS "D" where the range of LOS "D" is from 4771 to 5120 vehicles.

Station 9230 on NW 67th Avenue s/o SR 826 has a maximum capacity of LOS "E" of 6800 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 3951 vehicles and 1713 vehicles have been assigned to this section of road from previously approved Development Orders. Station 9230 with its 3951 PHP and assigned vehicles is at LOS "D". The 58 vehicles generated by this development when combined with the 5664 equals 5722 and LOS "E" where the range of LOS "E" is from 5481 to 6800 vehicles.

D. *REQUIRED SITE PLAN IMPROVEMENTS*

- The land may be required to be platted.
- Before the property is plated or a building permit is obtained, the developer shall provide to the Public Works Department, at the SPCC, a property survey showing existing improvements to NW 68th Avenue from NW 186th Street to a point at least fifty feet South of the South property line.
- A dedicated right turn lane, minimum of 175 feet in length and 75 feet of transition, shall be constructed South of the southernmost traffic lane at the proposed main entrance and east of the west property line along NW 68th Avenue, in accordance to the Miami Dade County Public Works Department and Florida Department of Transportation standards.
- A southbound bypass lane to provide a dedicated left turn lane, minimum of 175 feet in length and 75 feet of transition, shall be constructed north of the centerline of the proposed main entrance along NW 68th Avenue. Additionally, 75 feet of transition lane, back to the existing traffic lane, shall be provided in accordance to the Miami Dade County Public Works Department and Florida Department of Transportation standards. The improvements above may require shifting of the northbound traffic lane to the East.
- The main entrance, along NW 68th Avenue is not a part of this application, shall have a permanent guard, to allow visitors in or denied entrance. Provisions to turn around, for visitors not allowed into the site, were not provided on the submitted plans.
- Entrance into the recreation and gymnasium area shall be restricted to members only.
- Public access must be provided that satisfies the needs for both traffic circulation and Fire Rescue vehicles.
- A Public Works permit is required for construction in the public right of way.
- Sidewalks shall be of concrete and must be continue across private drives.
- A property owners association will be required for the maintenance of private drives, common areas, lakes, landscaping and walls/fences.

E. *SITE PLAN CRITIQUE*

Site Plan is acceptable subject to the following modifications:

- Entrance features are not reviewed or approved as part of this application.
- Contribution for traffic signals may be required.
- Existing entrance on NW 186th Street shall be "Exit Only"
- All landscaping, walls, fences, Entrance Features, etc. will be subject to the safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works Manual.

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

F. *MASS TRANSIT*

The area is currently served by the following Metrobus routes and frequencies (in minutes):

Route	Peak	Non-Peak	Night	Sat	Sun
83	15	30	60	30	30
91	30	60	n/a	n/a	n/a
Ludlam Max	20	n/a	n/a	n/a	n/a

The 2005 Transportation Improvement Program (TIP) proposes under Primary State Highways and Intermodal Project Detail, the resurfacing of Miami Gardens Drive From I-75 to NW 68 Avenue and from NW 68 Avenue to NW 57 Avenue.

The 2025 Long Range Transportation Plan (LRTP) proposes under Priority IV-Unfunded Projects, Miami Gardens Drive from I-75 to NW 57 Avenue widen from 4 to 6 lanes.

The 2004 Transit Development Plan (TDP) shows in the 2009 Recommended Service Plan the following improvements:

Rt. 83 – All night service every 60 minutes seven days a week (2007). Extend Sunday service into Miami Lakes (2009).

Rt. 91 – Improve mid-day and weekend headways from 60 to 30 minutes. Re-structure route to service the future Northeast Terminal (2005). Improve peak headways from 30 to 15 minutes (2006).

Based on the information presented, MDT has no objection to this project. However, provisions must be made by the developer for future/existing transit amenities such as pull-out bays, shelters, etc. The specific location for the placement of these amenities should be coordinated with MDT's Service and Mobility Planning Division.

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

G. *AVIATION*

Miami-Dade Aviation department has determined that the DIC Zoning application No 04-424 (Jose Milton, Et Al) is clear of any restrictive zoning as depicted in the proposed zoning ordinance for Opa-Locka Airport and would be compatible with airport operations.

DATE TYPED: 02/11/05
DATE REVISED: 03/04/05
DATE FINALIZED: 03/15/05

Conditions

The following conditions pertain to requests #2-#6:

1. That a full set of plans be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Country Club Towers Second Phase II", as prepared by Salvador Cruxent, Architect, dated stamped received 1-31-05.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan that indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That the applicant obtain a Certificate of Use from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

6. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained within this report.

7. That all the conditions of Resolution # 4-ZAB-98-85 remain in full force and effect except as modified herein.

8. That the applicant coordinate with Miami Dade Transit to provide one bus stop on N.W. 186 Street and one on N.W. 68th Avenue.

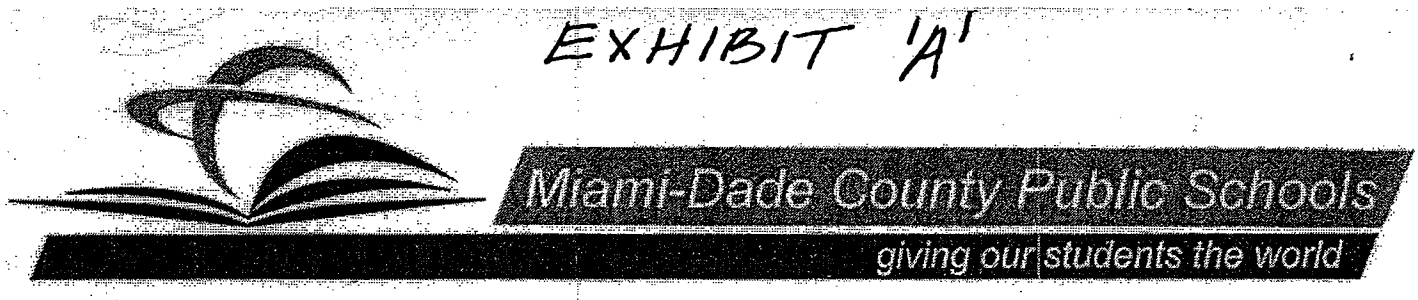
9. That the 1-story recreation/gymnasium facility proposed on the South Parcel comply with Section 33-207.6 of the Zoning Code of Miami-Dade County.

10. That the applicant submit to the Department thirty (30) Severable Use Rights (SUR's) at time of plat.

11. That the residential development of said property shall not exceed a total of 655 dwelling units comprising a maximum dwelling unit count of 320 units on the North parcel and 335 units on the South Parcel.

EXHIBIT 'A'

EXHIBIT 'A'



Superintendent of Schools
Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

Miami-Dade County School Board
Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

February 28, 2005
REVISED

Mr. Nicholas D. Nitti, Coordinator
Educational Facilities Review
Department of Planning & Zoning
Stephen P. Clark Center, 11th Floor
111 N.W. 1st Street
Miami, Florida 33128

Re: Jose Milton and the Village Shopping Center Trust - Application No. 04-424 (CC05)
18255-18345 NW 68 Avenue and 6790 NW 186 Street

Dear Mr. Nitti:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the updated (revised on February 28, 2005) School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Palm Springs North Elementary School, Lawton Chiles Middle School and American Senior High School currently operating at 143%, 142% and 151% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Palm Springs North Elementary School, Lawton Chiles Middle School and American Senior High School to 146%, 144% and 153% (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on February 9, 2005, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Pursuant to the recently approved 5-year work plan, please note the attached analysis depicts the various relief schools planned in the area. Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + $600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 335-unit development is estimated to generate approximately $820,080 ($2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

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

Sincerely,

Ivan M. Rodriguez, R.A.
Director II

IMR:am
L663
Attachment

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

UPDATED
SCHOOL IMPACT REVIEW ANALYSIS
(February 28, 2005)

APPLICATION:	No. 04-424, Jose Milton and the Village Shopping Center Trust (CC05)
REQUEST:	Zone change from BU-1A, Limited Business District to RU-4, High Density Apartment House District
ACRES:	19.312 acres
MSA/Multiplier:	3.1/.43
LOCATION:	18255-18345 NW 68 Avenue and 6790 NW 186 Street
UNITS:	251 multi-family apartment units –currently zoned for 404 multifamily units (covenant for unity of title to joint property proffered to County), 655 multi-family units proposed therefore the additional impact is 251 multi-family units
ESTIMATED STUDENT POPULATION:	108 students*
ELEMENTARY:	50
MIDDLE:	27
SENIOR:	31

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Palm Springs North Elementary – 17615 NW 82 Ave.
MIDDLE:	Lawton Chiles Middle – 8190 NW 197 St.
SENIOR HIGH:	American Senior – 18350 NW 67 Ave..

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Palm Springs No. Elementary	1687/ 1737*	787	214%/ 221%*	390	143%/ 146%*
Lawton Chiles Middle	2000/ 2027*	1028	195%/ 197%*	376	142%/ 144%*
American Senior	3002/ 3039*	1870	161%/ 163%*	119	151%/ 153%*

* increased student population as a result of the proposed development

Note:

1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis, however is hereby attached in this package.
2) Figures above reflect the impact of the class size amendment.
3) Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA
(Information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

School	Status	Projected Occupancy Date
State School "NN-1" (Lawton Chiles and Lake Stevens Middle School Relief) (1,662 student stations)	Design	August 2006
Classroom Addition at Lawton Chiles Middle (242 student stations)	Construction	August 2005
Classroom addition at American Sr. High	Construction	August 2005

Proposed Relief Schools

School	Funding Year
S/S "X1" – New Elementary School (Palm Springs North Elementary School Relief) (826 student stations)	FY 07-08
S/S "LLL" – New Senior High School (Carol City and American Senior High Schools Relief) (3600 student stations)	FY 06-07

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $629,964.

CAPITAL COSTS: Based on the State's February-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	50	x	$ 13,502	=	$ 675,100
MIDDLE	27	x	$ 15,480	=	$ 417,960
SENIOR	31	x	$ 20,485	=	$ 635,035
Total Potential Capital Cost					$ 1,728,095

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Miami-Dade County Public Schools
Charter School Operations

Existing Charter Schools

1. Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
2. ASPIRA Eugenio Maria de Hostos Youth Leadership, 3660 North Miami Avenue, Miami, FL 33127
3. ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
4. ASPIRA Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
5. Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
6. Coral Reef Montessori Academy, 10803 SW 216 Street, Miami, FL 33157
7. Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
8. Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
9. Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
10. Downtown Miami Charter School, 2031 NW 3 Avenue, Miami, FL 33128
11. Florida International Academy, 7830 Biscayne Boulevard, Miami, FL 33138
12. Theodore R. & Thelma A. Gibson Charter School, 3634 Grand Avenue, Miami, FL 33133
13. Keys Gate Charter School, 2000 SE 28 Avenue, Homestead, FL 33035
14. Liberty City Charter School, 6700 NW 5 Avenue, Miami, FL 33150
15. Mater Academy, 7700 NW 98 Street, Hialeah Gardens, FL 33016
16. Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
17. Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
18. Mater Academy East, 450 SW 4 Street, Miami, FL 33130
19. M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
20. North County Charter School, 3400 NW 135 Street, Miami, FL 33054
21. North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
22. Northeast Academy, 3400 NW 135 Street, Miami, FL 33054
23. Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
24. Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
25. Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
26. Rosa Parks Community School/Overtown, 430 NW 9 Street, Miami, FL 33136
27. Ryder Elementary Charter School, 6380 NW 33 Street, Miami, FL 33122
28. Sandor Wiener School of Opportunity
    Main Campus: 20000 NW 47 Court, Opa-Locka, FL 33055
    Kendall Campus: 11025 SW 84 Street, Miami, FL 33173
29. Spiral Tech Elementary Charter School, 12400 SW 72 Street, Miami, FL 33183
30. Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
31. Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33016

Approved Contracts for 2004-2005

32. Academy of Arts & Minds, 3136 Commodore Plaza, Miami, FL 33133
33. Belen Language Academy, 10600 Caribbean Blvd., FL 33189 *
34. International Studies Charter High, 3280 South Miami Avenue, Miami, FL 33127
35. Las Palmas Charter School, 14250 SW 202 Avenue, Miami, FL 33196
36. Miami Children's Museum Charter School, 450 SW 4 Street, Miami, FL 33130 (temporary location)

Approved Contracts for 2004-2005 (Continued)

37. Miami Community Charter School, 101 SW Redland Road, FL 33034*
38. Pinecrest Preparatory Academy Charter High School (two locations)
    Main Campus (Kendall Greens): SW 50 Street & 150 Avenue, Miami, FL 33193 and
    Holy Cross Campus: 12425 SW 72 Street, Miami, FL 33183
39. School for Integrated Academics and Technologies (SIATech) (two locations)
    Main Campus: 3050 NW 183 Street, Miami, FL 33056, and
    Homestead Campus: 12350 SW 285 Street, Homestead, FL 33033
40. Somerset Academy, 8750 NW 21 Ter., Miami, FL 33172 and
    2601 NW 112 Avenue, Miami, FL 33172 (temporary locations for 2004-2005)
    SW 117 Avenue and 232 Street, Miami, FL 33170 (permanent location)
41. Somerset Academy Charter Middle School
    2601 NW 112 Avenue, Miami, FL 33172 and
    8750 NW 21 Ter, Miami, FL 33172 (temporary locations for 2004-2005)
    SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent)
42. Somerset Academy Charter High School, 11100 NW 27 Street, Miami, FL 33172 and
    2601 NW 112 Avenue, Miami, FL 33172 (temporary locations)
    SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent location)
43. Sweet Home Charter School, 17201 SW 103 Avenue, Miami, FL 33157 (temporary location)
    SW 190 Street and 112 Avenue, Miami, FL 33157*

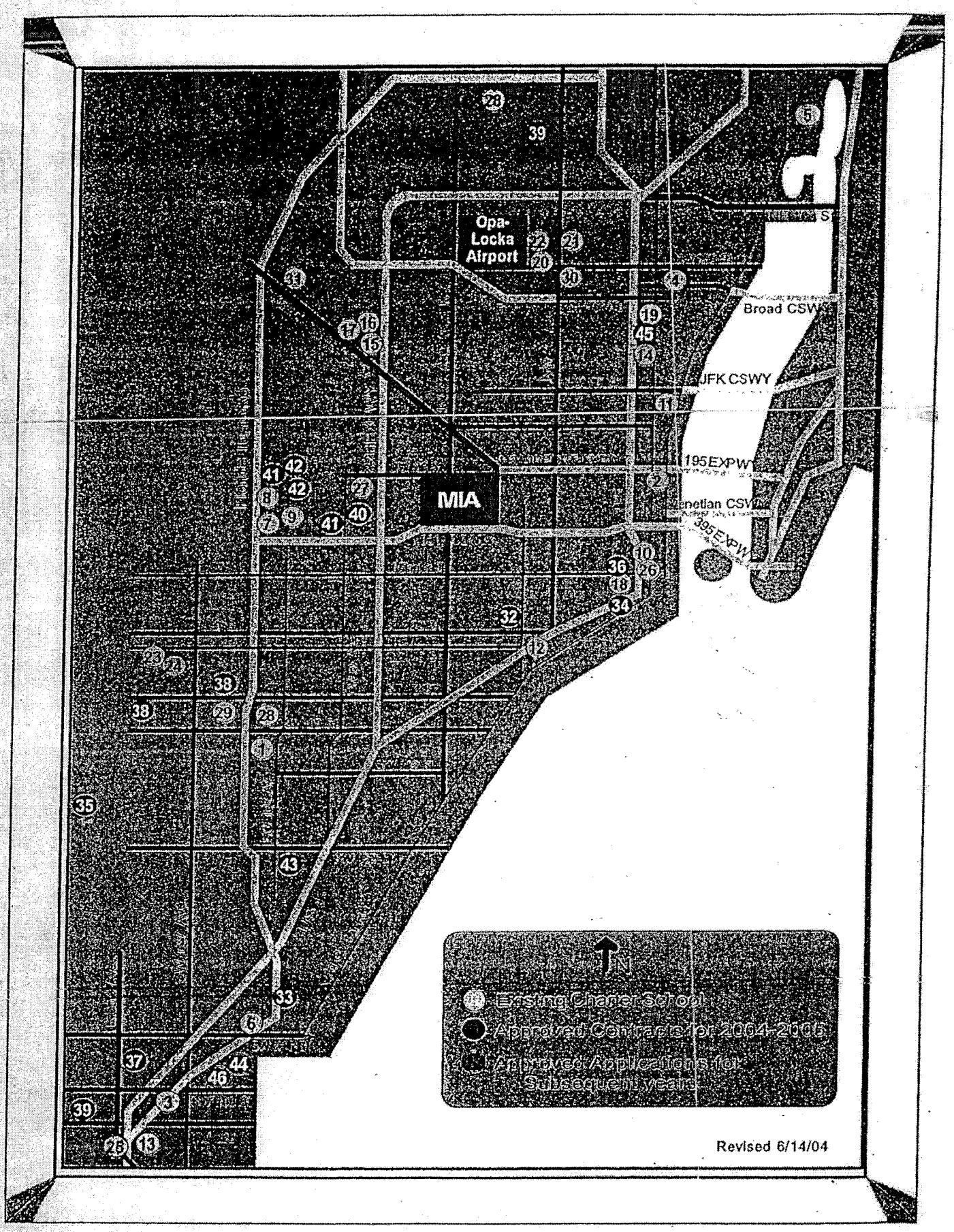
* Locations pending final School Board approval.

Approved Contracts for Subsequent Years

44. Dr. Joseph Coatz Grace Community Charter School, SW 246 Street & 112 Avenue, Miami, FL
45. Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue, Miami Shores, FL 33168
46. Summerville Charter School, SW 246 Street and 117 Avenue, Miami, FL

Pending Approval

47. Mater Academy South Charter School, Sweetwater area
48. Mater Gardens Academy Elementary School, Hialeah Gardens area
49. Mater Gardens Academy Middle School, Hialeah Gardens area
50. Mater Springs Academy Elementary School (location to be determined)
51. Mater Springs Academy Middle School (location to be determined)
52. Miami-Dade Charter Foundation (4 sites - locations to be determined)
53. North Miami/Florida International University Charter Senior High School, NE 151 St. & Biscayne, North Miami, FL
54. Sabal Palm Charter High School, Hialeah area
55. Somerset Academy (6 sites - locations to be determined)
56. Spirit City Academy (location to be determined)
57. Sunset Academy (location to be determined)
58. The City of North Miami/Florida International University Charter School (location to be determined)


Opa-Locka Airport
MIA
Broad CSWY
JFK CSWY
195EXPW
395EXPW
Existing Charter School
Approved Contracts for 2004-2005
Approved Applications for Subsequent years
Revised 6/14/04

46

APPLICATION NO. Z04-424
JOSE MILTON & VILLAGE SHOPPING CENTER TRUST

Respectfully Submited,

DIC Executive Council
March 09, 2005

Pedro G. Hernandez, P.E. Assistant County Manager		AYE
Alfredo Suarez, Assistant Fire Chief Miami-Dade Fire Rescue Department		AYE
Jose Luis Mesa, Director Metropolitan Planning Organization Secretariat		Absent
Diane O'Quinn Williams, Director Department of Planning and Zoning	Diane O'Quinn	AYE
Aristides Rivera, P.E., P.L.S., Director Public Works Department		Absent
John W. Renfrow, P.E., Director Department of Environmental Resources Mgmt	John W Renfrow	AYE
Jorge S. Rodriguez, P.E., Assistant Director Miami-Dade Water and Sewer Department		AYE

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

CHECKED BY [illegible] AMOUNT OF FEE 2,340.51

RECEIPT # 12005156078

DATE HEARD: 3/31/05

BY CZAB # 5905

RECEIVED
APR 0 6 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

DATE RECEIVED STAMP

****

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

RE: Hearing No. **P.H. 04-424**

Filed in the name of (Applicant) **Village Shopping Center Trust, LLC and Country Club Trust, LLC**

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: **See Exhibit "A"**

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

Appellant (name): **Village Shopping Center Trust, LLC and Country Club Trust, LLC** hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

The denial of the application was not based on substantial competent evidence. The proposal is both consistent with the property's land use designation and compatible with the existing and foreseeable development surrounding the property.

48

APPELLANT MUST SIGN THIS PAGE

Date: 5th day of April, year 2005

Signed _____

Jose Milton

Print Name

3211 Ponce De Leon Blvd. #301

Mailing Address

Coral Gables, Fl. 33134

305-460-6300 305-447-6760

Phone Fax

REPRESENTATIVE'S AFFIDAVIT

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

Village Shopping Center Trust, LLC

Representing

_____

Signature

Juan J. Mayol, Jr., Esq.

Print Name

701 Brickell Avenue, Suite 3000

Address

Miami	**FL**	**33131**
City	State	Zip

(305) 789-7787

Telephone Number

Subscribed and Sworn to before me on the 5 day of April, year 2005

_____

Notary Public

(stamp/seal)

MERCEDES ARROJAS
MY COMMISSION # DD 242245
EXPIRES: December 16, 2007
Bonded Thru Notary Public Underwriters

Commission expires:

APPELLANT MUST SIGN THIS PAGE

Date: 5 day of April, year 2005

Signed _____

JOSE MILTON
Print Name

3211 PONCE DE LEON BLVD. #301
Mailing Address
CORAL GABLES, FL. 33134

305 460-6300 305-447-6760
Phone Fax

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

Country Club Trust, LLC
Representing

_____
Signature

Juan J. Mayol, Jr., Esq.
Print Name

701 Brickell Avenue, Suite 3000
Address

Miami **FL** **33131**
City State Zip

(305) 789-7787
Telephone Number

Subscribed and Sworn to before me on the 5 day of April, year 2005

_____
Notary Public

(stamp/seal)

Commission expires:

MERCEDES ARROJAS
MY COMMISSION # DD 242245
EXPIRES: December 16, 2007
Bonded Thru Notary Public Underwriters

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

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared **Juan J. Mayol, Jr.** (Attorney for the Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

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

(Check all that apply)

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

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

Further Appellant says not.

Witnesses:

Signature

ROBERT LOSADA
Print Name

Signature

Inés MARRERO-PRIEGUES
Print Name

Appellant's signature

JUAN J. MAYOL, JR.
Print Name

Sworn to and subscribed before me on the 5 day of April, year 2005.

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

Notary
(Stamp/Seal)
Commission Expires

MERCEDES ARROJAS
MY COMMISSION # DD 242245
EXPIRES: December 16, 2007
Bonded Thru Notary Public Underwriters

51

LEGAL DESCRIPTION
EXHIBIT "A"

TRACT "A", COUNTRY CLUB TOWERS SUBDIVISION, PLAT BOOK 117, PAGE 2, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

TRACT "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER, PLAT BOOK 99, PAGE 61, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RESOLUTION NO. CZAB5-9-05

WHEREAS, **JOSE MILTON & VILLAGE SHOPPING CENTER TRUST** applied for the following:

(1) BU-1A to RU-4

REQUEST #1 ON THE SOUTHERN PARCEL

(2) UNUSUAL USE for entrance features – to wit: gated entrances, guardhouses and a decorative fountain.

REQUEST #2 ON THE NORTHERN & SOUTHERN PARCELS

(3) MODIFICATION of Condition #3 of Resolution Z-190-71, passed and adopted by the Board of county Commissioners and last modified by Resolution 4-ZAB-98-85, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Apartments Conversion for Country Club Towers,' as prepared by Salvador M. Cruxent, Architect, dated 12-20-84 and consisting of 3 pages."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Towers Second Phase II,' as prepared by Salvador M. Cruxent, Architect, dated, signed & sealed 1/31/05 consisting of 11 sheets and landscape plans prepared by EGS 2 Corp., dated signed and sealed 2/17/05 and consisting of 8 sheets."

The purpose of request #3 is to permit the applicant to submit new site plans for a residential apartment development on the southern parcel and showing pedestrian and vehicular connectivity to the existing development on the northern parcel.

(4) DELETION of 3 Agreements as recorded in Official Record Book 7397, Pages 597 through 609 and Pages 620 through 625.

The purpose of request #4 is to allow the applicant to release the aforementioned agreements from the subject property, which tied the residential parcel to a site plan.

REQUESTS #3 & #4 ON THE NORTHERN PARCEL

(5) Applicant is requesting to permit a proposed parking garage setback 20' from the south and 15' from the east property lines (25' required for both).

(6) Applicant is requesting to permit all buildings spaced 20' from each other (30' required where doors, windows or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site).

REQUESTS #5 & #6 ON THE SOUTHERN PARCEL

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 & #4 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #5 & #6 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: NORTHERN TRACT: Tract "A", COUNTRY CLUB TOWERS SUBDIVISION, Plat book 117, Page 2. AND: SOUTHERN TRACT: Tract " A", COUNTRY CLUB OF MIAMI VILLAGE CENTER, Plat book 99, Page 61.

LOCATION: 6790 N.W. 186 Street & 18255-18345 N.W. 68 Avenue, Miami-Dade County, Florida

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 5 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter and to the recommendation of the Developmental Impact Committee, it is the opinion of this Board that the requested district boundary change to RU-4 (Item #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the requested unusual use (Item #2) modification (Item #3), deletion (Item #4), and the requests to permit a proposed parking garage setback 20' from the south and 15' from the east property lines (Item #5), and to permit all buildings spaced 20' from each other (Item #6) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance,

and that the requested unusual use (Item #2) would have an adverse impact upon the public interest and should be denied without prejudice, and

WHEREAS, a motion to deny Items #1-6 without prejudice was offered by Leonardo A. Perez, seconded by Roberto P. Serrano, and upon a poll of the members present the vote was as follows:

Sharon Franklin	nay	Archie E. McKay Jr.	aye
Richard Friedman	nay	Leonardo A. Perez	aye
Juan A. Garcia	nay	Roberto P. Serrano	aye

Paul O'Dell aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 5, that the requested district boundary change to RU-4 be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the requested unusual use (Item #2) modification (Item #3), deletion (Item #4), and the requests to permit a proposed parking garage setback 20′ from the south and 15′ from the east property lines (Item #5), and to permit all buildings spaced 20′ from each other (Item #6) be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 31st day of March, 2005.

Hearing No. 05-3-CZ5-2
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

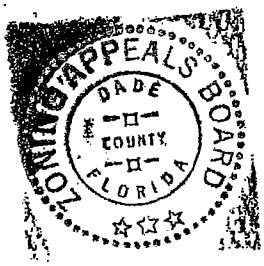
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 5, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB5-9-05 adopted by said Community Zoning Appeals Board at its meeting held on the 31st day of March, 2005.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of April, 2005.

Earl Jones

Earl Jones, Deputy Clerk (3230
Miami-Dade County Department of Planning and Zoning

SEAL



DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Country Club Trust, LLC., a Florida limited liability company

NAME AND ADDRESS		Percentage of Stock
JOSE MILTON		100%
3211 PONCE DE LEON BLVD. #301		
CORAL GABLES, FLORIDA 33134		

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS		Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS		Percentage of Ownership

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

NAME OF PURCHASER: None

NAME AND ADDRESS (if applicable)		Percentage of Interest

Date of contract: _____

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

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

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

Signature: Jose Keller

Sworn to and subscribed before me this 29 day of March 2005. Affiant is personally known to me or has produced _____ as identification.

Yvonne A. Bodden
(Notary Public)

YVONNE A. BODDEN
MY COMMISSION # DD 282023
EXPIRES: March 4, 2008
Bonded Thru Notary Public Underwriters

My commission expires _____

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

2713477_v1

DATE: 05/02/05

TEAM METRO

ENFORCEMENT HISTORY

VILLAGE SHOPPING CENTER TRUST LLC. AND CONTRY CLUB TRUST, LLC (F.K.A. JOSE MILTON & VILLAGE SHOPPING CENTER TRUST)	6790 N.W. 186 STREET, AND 18255-18345 N.W. 68 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2004000424

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

02/09/05 INSPECTION REVEALED CITATION#949561 WAS ISSUED FOR FAILURE TO MAINTAIN ENTRANCE FEATURE. THE CITATION WAS APPEALED AND WILL BE HEARD AT SMA HEARINGS ON 02/23/05. THE VIOLATION WAS CORRECTED. MR.MILTON WITHDREW THE APPEAL AND PAID THE CITATION ON 02/23/05. NO OTHER ENFORCEMENT HISTORY IS ON RECORD.

03-14/05- No other enforcement history is on file.

JOSE MILTON & VILLAGE SHOPPING CENTER TRUST
6790 NW 186 ST AND 18255-18345 NW 68 AVE, MIAMI-DADE COUNTY, FLORIDA

CFELIU

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Village Shopping Center Trust, LLC., a Florida limited liability company

NAME AND ADDRESS		Percentage of Stock
JOSE MILTON		100%
3211 PONCE DE LEON BLVD. #301		
CORAL GABLES, FLORIDA 33134		

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS		Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS		Percentage of Ownership

60

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

NAME OF PURCHASER: None

NAME AND ADDRESS (if applicable)		Percentage of Interest

Date of contract: _____

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

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

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

Signature: ✓ Joe Walter

*Sworn to and subscribed before me this 29 day of March. Affiant is personally known to me or has produced _____ as identification.

Yvonne A. Bodden
(Notary Public)

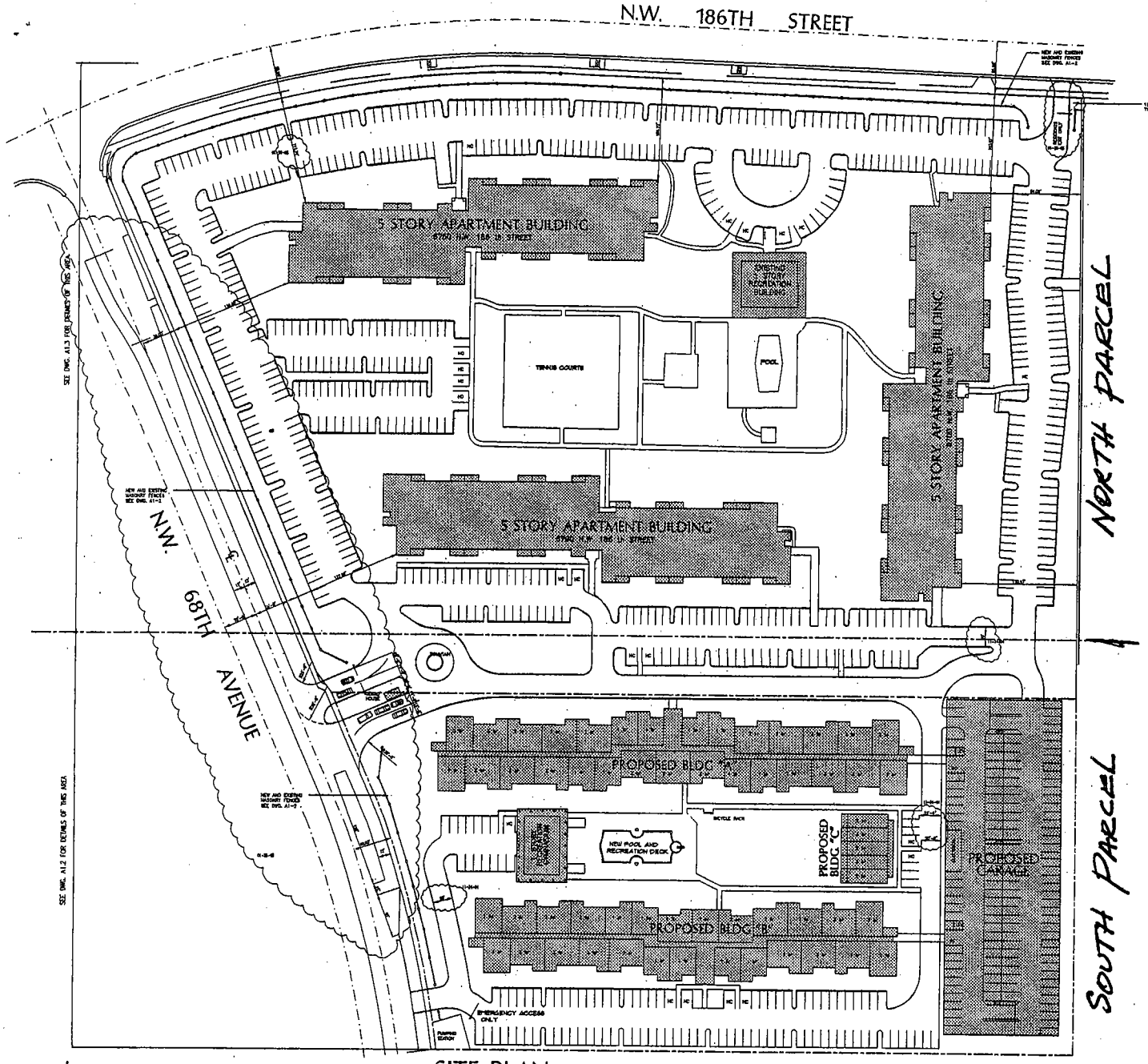
YVONNE A. BODDEN
MY COMMISSION # DD 282023
EXPIRES: March 4, 2008
Bonded Thru Notary Public Underwriters

My commission expires _____

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

2713477_v1

61



SITE PLAN

SCALE: 1" = 50'-0"

ZONING DATA

LEGAL DESCRIPTION: TRACT "A", COUNTRY CLUB TOWERS SUBDIVISION
PLAT BOOK 93, PAGE 2
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
CONTAINING [illegible] SQ. FT. ([illegible] ACRES)

TRACT "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER
PLAT BOOK 99, PAGE 81
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
CONTAINING [illegible] SQ. FT. (6.3 ACRES)

TOTAL NET LAND: [illegible] SQ. FT. ([illegible] ACRES)

GROSS BUILDING LOT COVERAGE:

BUILDING # 6	[illegible]	SQ. FT.	(EXISTING)
BUILDING # 6	[illegible]	SQ. FT.	(EXISTING)
BUILDING # 6	[illegible]	SQ. FT.	(EXISTING)
EXISTING RECREATION	[illegible]	SQ. FT.	(EXISTING)
BUILDING " A "	[illegible]	SQ. FT.	(PROPOSED)
BUILDING " B "	[illegible]	SQ. FT.	(PROPOSED)
BUILDING " C "	[illegible]	SQ. FT.	(PROPOSED)
RECREATION	[illegible]	SQ. FT.	(PROPOSED)
GATE HOUSE	[illegible]	SQ. FT.	(PROPOSED)
GARAGE	[illegible]	SQ. FT.	(PROPOSED)
TOTAL	[illegible]	SQ. FT.	

GROSS BUILDING LOT COVERAGE: [illegible] SQ. FT. / [illegible] SQ. FT. [illegible] %

TOTAL BUILDING AREA:

			HEIGHT	
BUILDING # 6	[illegible]	SQ. FT.	[illegible] FLOORS [illegible]	(EXISTING)
BUILDING # 6	[illegible]	SQ. FT.	[illegible] FLOORS [illegible]	(EXISTING)
BUILDING # 6	[illegible]	SQ. FT.	[illegible] FLOORS [illegible]	(EXISTING)
EXISTING RECREATION	[illegible]	SQ. FT.	1 FLOOR [illegible]	(EXISTING)
BUILDING " A "	[illegible]	SQ. FT.	6 FLOORS [illegible]	(PROPOSED)
BUILDING " B "	[illegible]	SQ. FT.	6 FLOORS [illegible]	(PROPOSED)
BUILDING " C "	[illegible]	SQ. FT.	3 FLOORS [illegible]	(PROPOSED)
RECREATION	[illegible]	SQ. FT.	1 FLOOR [illegible]	(PROPOSED)
GATE HOUSE	[illegible]	SQ. FT.	1 FLOOR [illegible]	(PROPOSED)
TOTAL	[illegible]	SQ. FT.		

01-28-05

FLOOR AREA RATIO: [illegible] / [illegible] = [illegible]

TOTAL LANDSCAPE AREA: [illegible] SQUARE FEET AND [illegible]

ADDITIONAL % OF LANDSCAPE REQUIRED BY CHAPTER 33: [illegible] %

TREES REQUIRED BY CHAPTER 18A ( ) TREES REQUIRED BY CHAPTER 33 ( )

TOTAL TREES REQUIRED ( ) TOTAL TREES PROVIDED ( )

( ) SEE LANDSCAPING PLANS

ALL LANDSCAPED AREAS WILL BE PROVIDED WITH A COMPLETE SPRINKLER SYSTEM WITH A 100% COVERAGE

TOTAL PARKING AREA [illegible] SQUARE FEET AND [illegible]

TOTAL BALKS [illegible] SQUARE FEET AND [illegible]

TOTAL DRIVES [illegible] SQUARE FEET AND [illegible]

TOTAL NUMBER OF BUILDINGS:

SIX APARTMENT BUILDINGS, ONE GARAGE, TWO RECREATION BUILDINGS, AND ONE GATE HOUSE

APARTMENT BREAKDOWN:

	ONE-BR. UNITS	TWO-BR. UNITS	THREE-BR. UNITS	TOTALS	
6 TOWER BUILDING	[illegible]	[illegible]	[illegible]	[illegible]	(EXISTING)
6 TOWER BUILDING	[illegible]	[illegible]	[illegible]	[illegible]	(EXISTING)
6 TOWER BUILDING	[illegible]	[illegible]	[illegible]	[illegible]	(EXISTING)
BUILDING " A "	[illegible]	[illegible]	-	[illegible]	(PROPOSED)
BUILDING " B "	[illegible]	[illegible]	-	[illegible]	(PROPOSED)
BUILDING " C "	-	[illegible]	-	[illegible]	(PROPOSED)
TOTALS	[illegible]	[illegible]	[illegible]	[illegible]	

DENSITY:
TRACT "A", COUNTRY CLUB TOWERS SUBDIVISION [illegible] / [illegible] = [illegible] UNITS PER ACRE

DENSITY:
TRACT "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER [illegible] / [illegible] = [illegible] UNITS PER ACRE

DENSITY (BOTH TRACTS): [illegible] / [illegible] = [illegible] UNITS PER ACRE

PARKING REQUIREMENTS:

ONE BEDROOM UNITS:	[illegible] X 1.5 = [illegible]	[illegible] SPACES	
TWO BEDROOM UNITS:	[illegible] X 1.75 = [illegible]	[illegible] SPACES	
THREE BEDROOM UNITS:	[illegible] X [illegible] = [illegible]	[illegible] SPACES	
TOTAL REQUIRED:	[illegible]	[illegible] SPACES	
TOTAL PROVIDED:	[illegible]	[illegible] SPACES (1)	
ON-SITE	[illegible]	[illegible] SPACES	
GARAGE	[illegible]	[illegible] SPACES	

(1) INCLUDING [illegible] HANDICAPPED SPACES

BUILDING HEIGHTS:

BUILDING # 6	6 FLOORS 43'-4"	(EXISTING)	
BUILDING # 6	6 FLOORS 43'-4"	(EXISTING)	
BUILDING # 6	6 FLOORS 43'-4"	(EXISTING)	
EXISTING RECREATION	1 FLOOR 24'-0"	(EXISTING)	
BUILDING " A "	6 FLOORS [illegible]	(PROPOSED)	
BUILDING " B "	6 FLOORS [illegible]	(PROPOSED)	
BUILDING " C "	3 FLOORS [illegible]	(PROPOSED)	
GARAGE	3 FLOORS [illegible]	(PROPOSED)	
RECREATION	1 FLOOR [illegible]	(PROPOSED)	
GATE HOUSE	1 FLOOR [illegible]	(PROPOSED)	

SCuxent
1-31-05

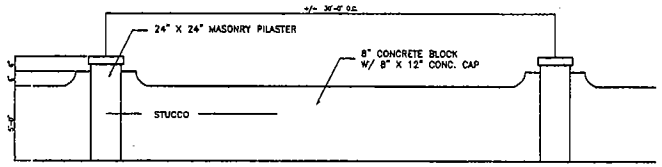
SALVADOR M
CRUXENT
ARCHITECT
3311 PONCE DE LEON BLVD
SUITE 201
CORAL GABLES, FLORIDA 33
(305) 569-9535

COUNTRY CLUB TOWERS SECOND PHASE II

16255 N.W. 68 th AVENUE MIAMI, FLORIDA

REVISIONS
03-16-04
10-14-04
11-24-04
01-28-05

PROJECT: CCT PHASE II
FILE NO: A1.1
SCALE: 1"=50'-0"
DATE: 08-12-03
SHEET NO. A1.1
OF 11



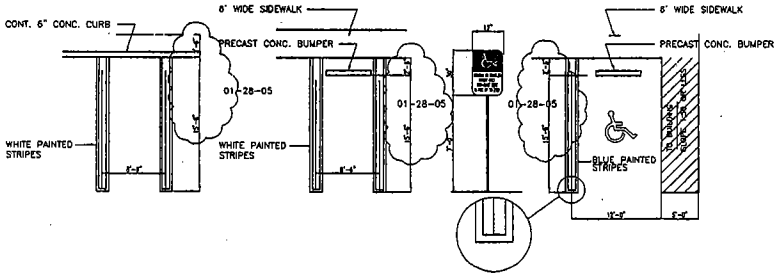
MASONRY FENCE DETAIL

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

ALONG PROPERTY LINES FACING STREETS
5 FEET HIGH CHAIN LINK AT ALL OTHER PROPERTY LINES

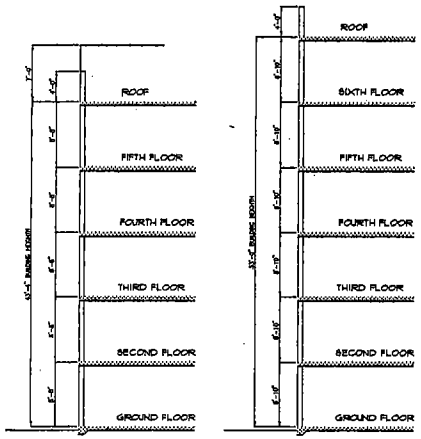
BICYCLE RACK DETAIL

(HUNTCO MODEL BR-13 OR EQUAL)



TYPICAL PARKING STALL DETAIL N.T.S.

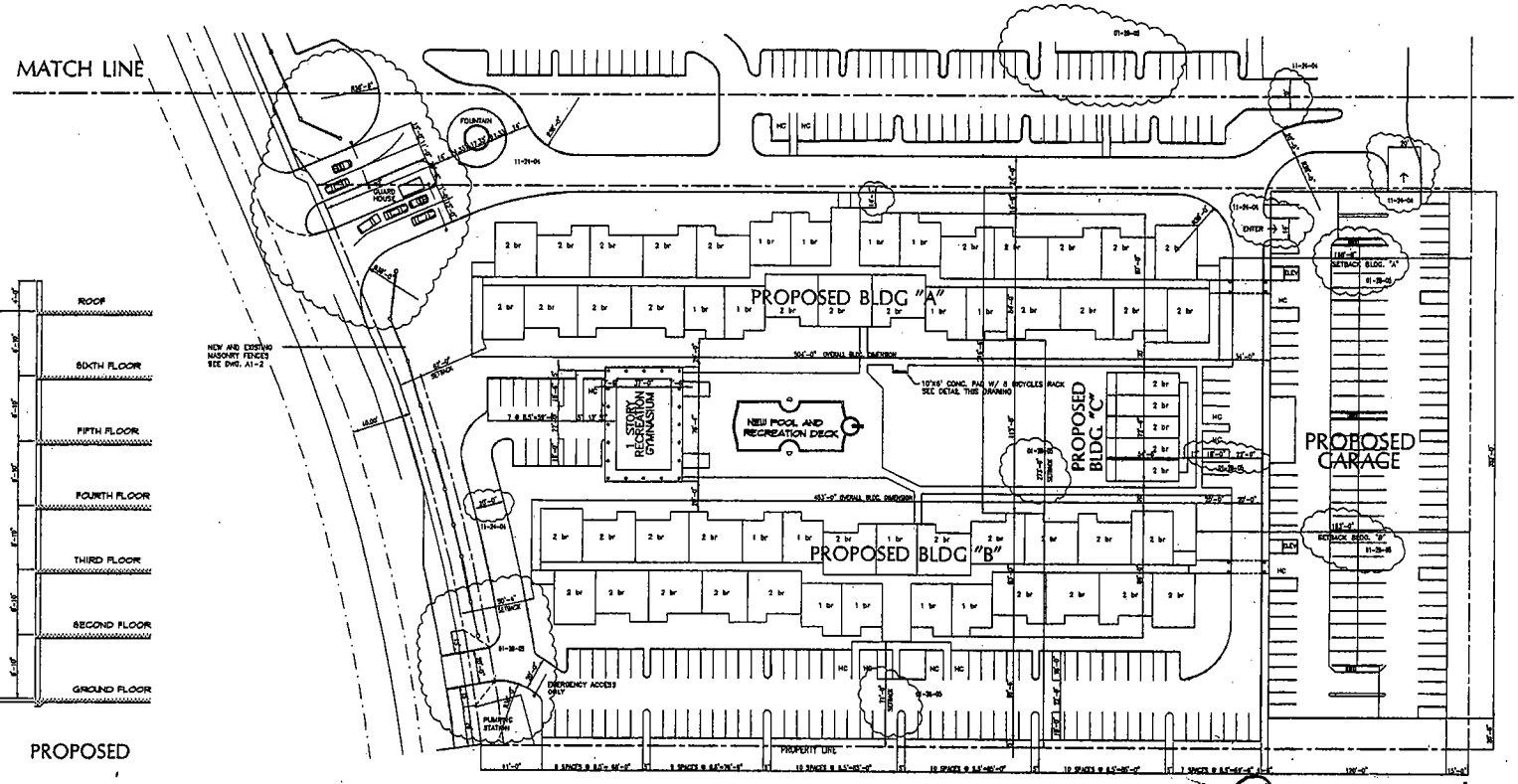
HANDICAPPED PARKING STALL DETAIL N.T.S.



EXISTING PROPOSED

TYPICAL BUILDINGS SECTIONS

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



PARTIAL SITE PLAN

SCALE: 1" = 40'-0"

S Curcuel
1-31-05

SALVADOR
CRUXEN
ARCHITEC
3211 PONCE DE LEON BL
SUITE 304
CORAL GABLES, FLORIDA
(305) 529-9930

COUNTRY CLUB TOWERS SECOND PHASE II

18255 NW. 68 th AVENUE MIAMI, FLORIDA

REVISIONS
03-16-04
10-14-04
11-24-04
01-28-05

PROJECT: CCT PHASE II
FILE NO: PARTIALSITEPLA
SCALE: 1"=40'-0"
DATE: 08-12-03
SHEET NO. A1.2
OF 11

N.W. 186TH STREET

N.W. 68TH AVENUE

EXISTING 5 STORY APARTMENT BUILDING
6750 N.W. 186 th STREET

EXISTING 1 STORY RECREATION BUILDING

TENNIS COURTS

POOL

EXISTING 5 STORY APARTMENT BUILDING
6700 N.W. 186 th STREET

EXISTING 5 STORY APARTMENT BUILDING
6790 N.W. 186 th STREET

MATCH LINE

NEW AND EXISTING MASONRY FENCES SEE DWG. A1-2

15' VISION TRIANGLE TYPICAL MINIMUM

6 BICYCLES RACK SEE DETAIL DRAWING A1-2

SEE DRAWING A1.2 FOR TYPICAL PARKING STALL DETAILS

NOTE
CLOUDED PARKING AREAS ARE PROPOSED NEW OR RELOCATED

PARTIAL SITE PLAN

SCALE: 1" = 80'-0"

SCuxen
1-31-05

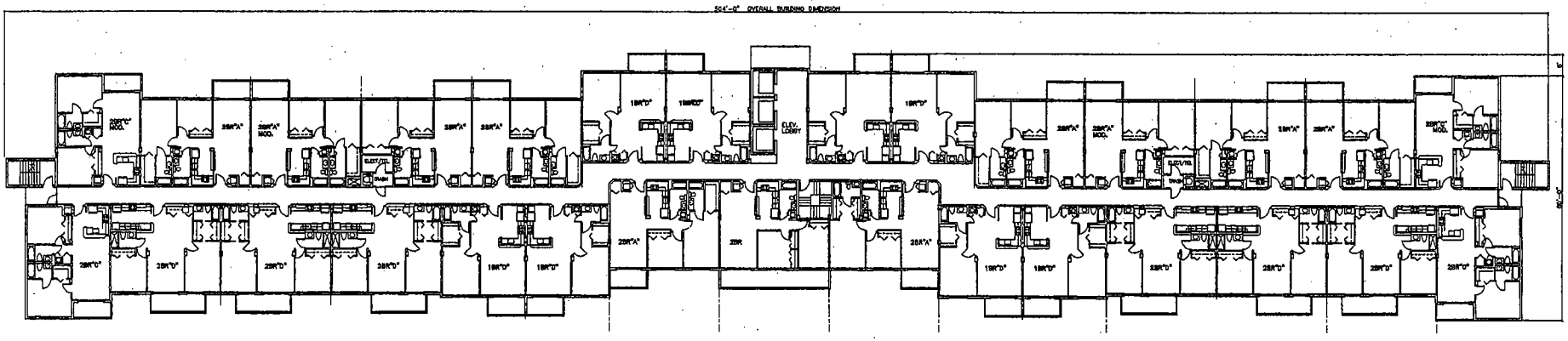
SALVADOR CRUXEN ARCHITECTS
3211 PONCE DE LEON BLVD. SUITE 204
CORAL GABLES, FLORIDA
(305) 569-9835

COUNTRY CLUB TOWERS SECOND PHASE II

18255 N.W. 68 th AVENUE MIAMI, FLORIDA

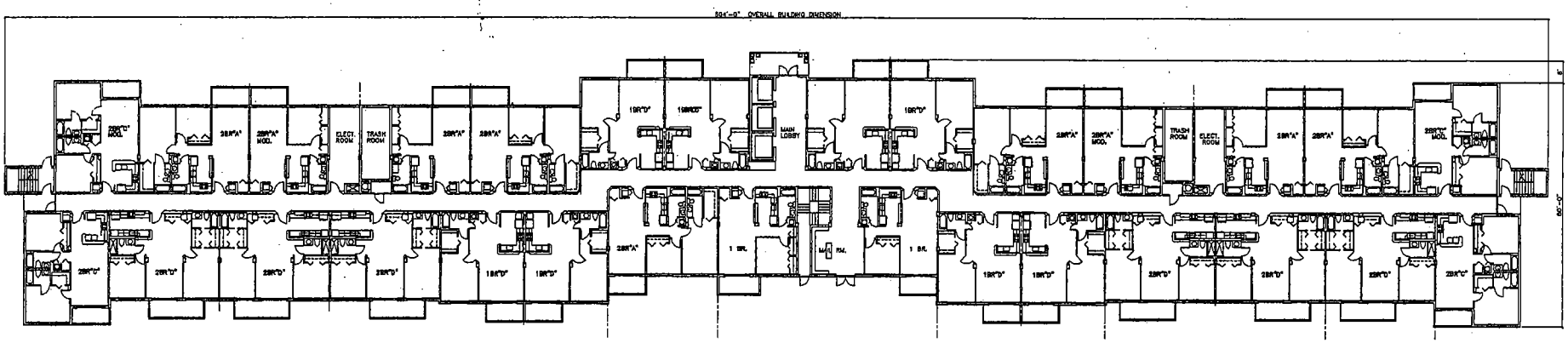
REVISIONS
03-16-04
10-14-04
11-24-04
01-28-05

PROJECT: CCT PHASE II
FILE NO: PARTIALSITEPLA
SCALE: 1"=40'-0"
DATE: 08-12-03
SHEET NO. A1.3
OF 11



TYPICAL FLOOR PLAN - PROPOSED BUILDING ' A '

SCALE: 1/16" = 1'-0"



GROUND FLOOR PLAN - PROPOSED BUILDING ' A '

SCALE: 1/16" = 1'-0"

SALVADOR M
CRUXENT
ARCHITECT
3311 PONCE DE LEON BLVD
SUITE 204
CORAL GABLES, FLORIDA 33
(305) 350-0320

COUNTRY CLUB TOWERS SECOND PHASE II

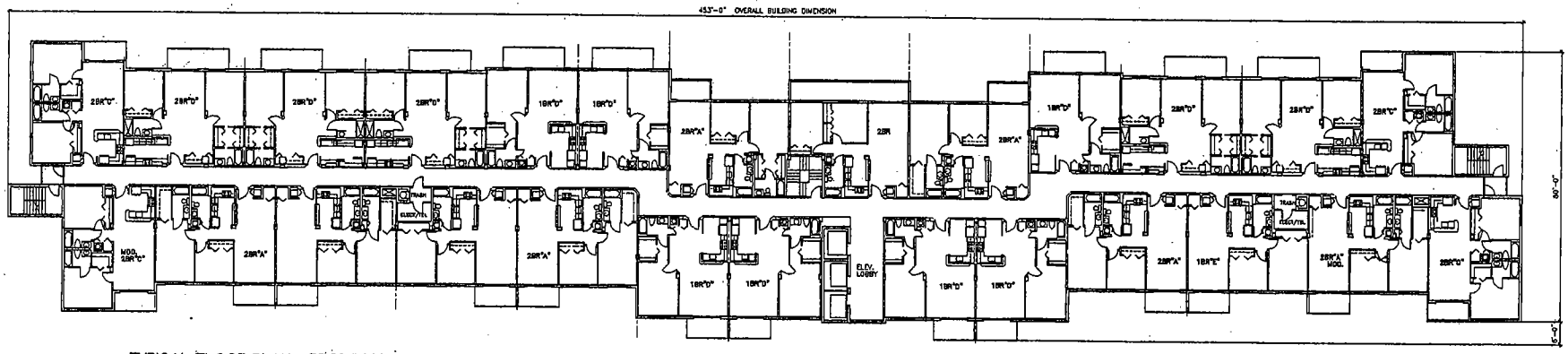
18255 N.W. 68 th AVENUE

MIAMI, FLORIDA

REVISIONS
02-10-04
10-14-04

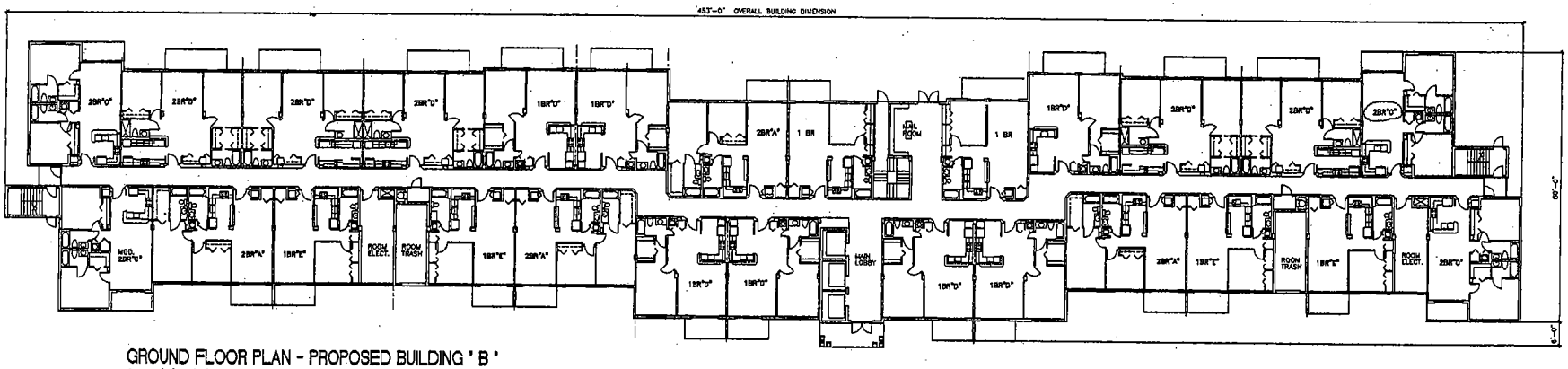
PROJECT: COUNTRY CLUB TOWER
FILE NO. A2.1
SCALE 1/16"=1'-0"
DATE 10-29-03
SHEET NO.
A2.1
OF 11

Saucedo
1-21-05



TYPICAL FLOOR PLAN - PROPOSED BUILDING ' B '

SCALE: 1/16" = 1'-0"



GROUND FLOOR PLAN - PROPOSED BUILDING ' B '

SCALE: 1/16" = 1'-0"

Saveen
1-31-05

SALVADOR M
CRUXENT
ARCHITECT
3211 PONCE DE LEON BLVD.
SUITE 204
CORAL GABLES, FLORIDA 3313
(305) 529-0030

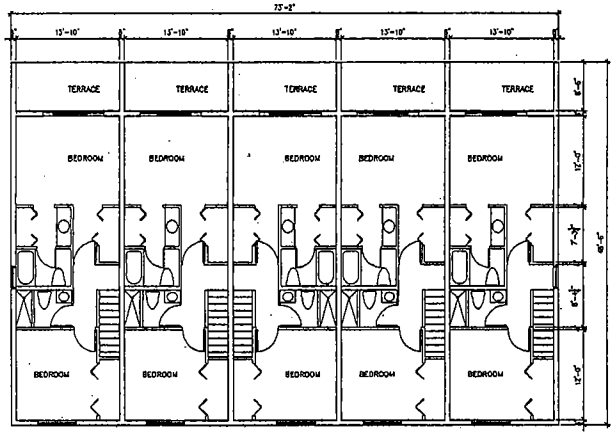
COUNTRY CLUB TOWERS SECOND PHASE II

16255 N.W. 68 th AVENUE

MIAMI, FLORIDA

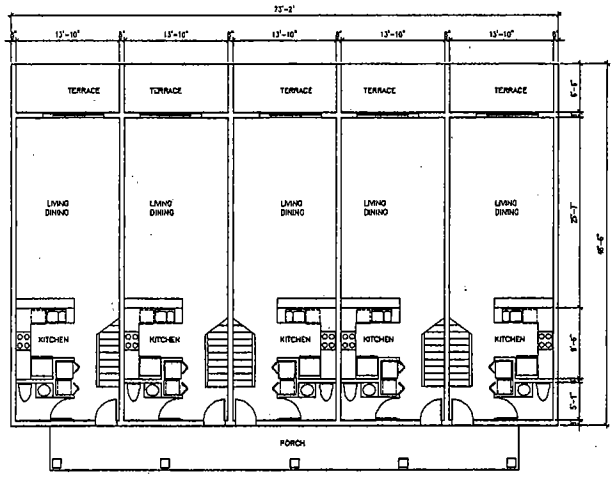
REVISIONS
09-16-04
10-14-04

PROJECT: COUNTRY CLUB TOWERS
FILE NO. A2-2
SCALE: 1/16"=1'-0"
DATE: 10-29-03
SHEET NO.
A2.2
OF 11



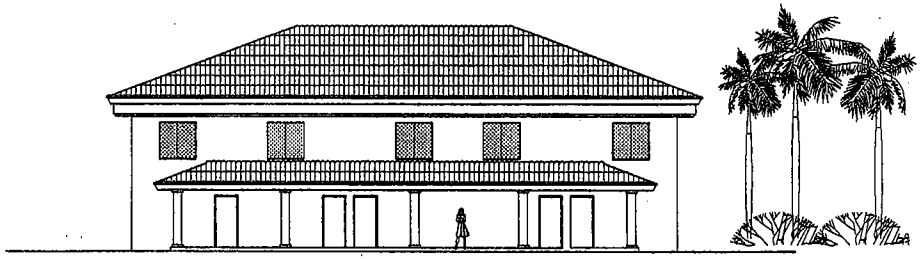
SECOND FLOOR PLAN - PROPOSED BUILDING ' C '
SCALE: 1/16" = 1'-0"

11-24-04

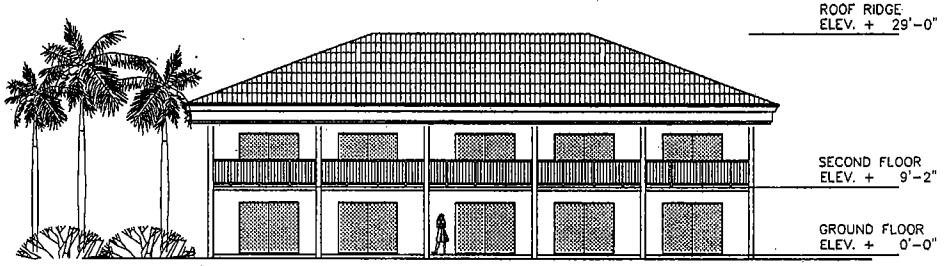


GROUND FLOOR PLAN - PROPOSED BUILDING ' C '
SCALE: 1/16" = 1'-0"

11-24-04



EAST ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"

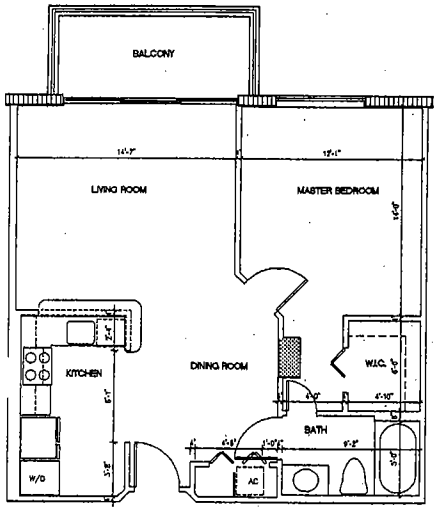
SCurrent
1-31-05

SALVADOR M
CRUXENT
ARCHITECT
3211 PONCE DE LEON BLVD
SUITE 304
CORAL GABLES, FLORIDA 331
(305) 269-9536

COUNTRY CLUB TOWERS SECOND PHASE II
18255 N.W. 68 th AVENUE
MIAMI, FLORIDA

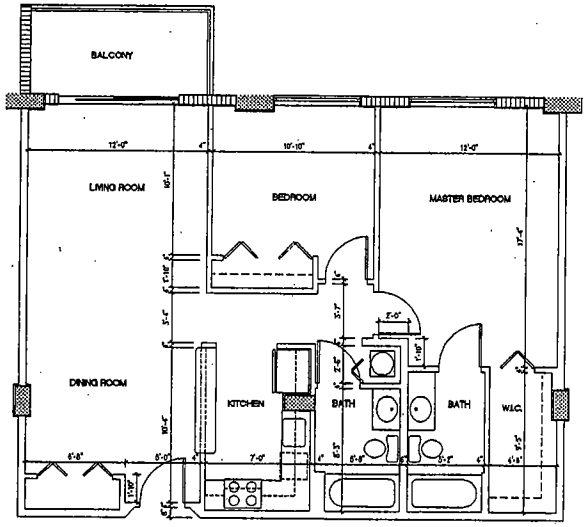
REVISIONS
10-14-04
11-24-04

PROJECT: COUNTRY CLUB TOWER
FILE NO. A2.3
SCALE 1/4"=1'-0"
DATE 12-01-03
SHEET NO.
A2.3
OF 11



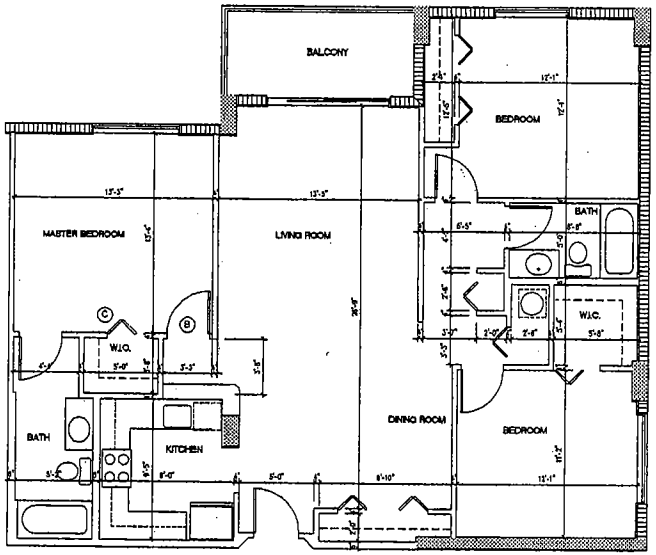
TYPICAL FLOOR PLAN MODEL "A"

SCALE : 1/4" = 1'-0" ONE BEDROOM 745 S.F.



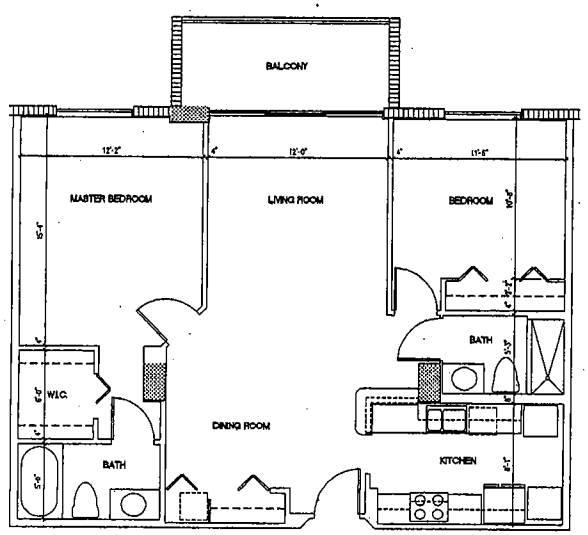
TYPICAL FLOOR PLAN MODEL "B"

SCALE : 1/4" = 1'-0" TWO BEDROOM 999 S.F.



TYPICAL FLOOR PLAN MODEL "C"

SCALE : 1/4" = 1'-0" THREE BEDROOM 1,347 S.F.



TYPICAL FLOOR PLAN MODEL "D"

SCALE : 1/4" = 1'-0" TWO BEDROOM 1,025 S.F.

SCexed
1-31-05

SALVADOR M
CRUXENT
ARCHITECT
3211 PONCE DE LEON BLVD.
SUITE 304
CORAL GABLES, FLORIDA 331
(305) 529-9336

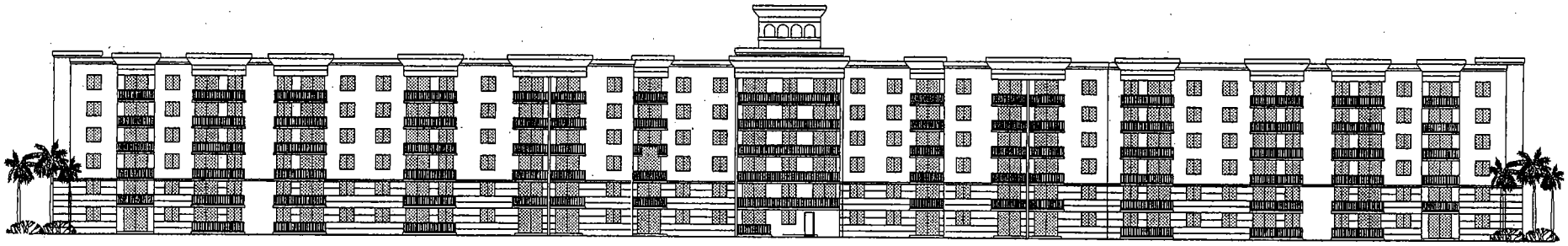
COUNTRY CLUB TOWERS SECOND PHASE II

MIAMI, FLORIDA

18255 N.W. 68 th AVENUE

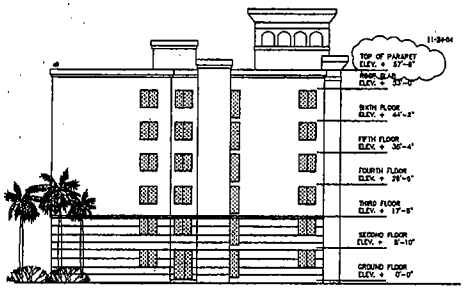
REVISIONS
03-16-04
10-14-04

PROJECT: COUNTRY CLUB TOWERS
FILE NO. UNITS
SCALE: 1/4"=1'-0"
DATE: 08-12-03
SHEET NO.
A3.1
OF 11



SOUTH ELEVATION - BUILDING " A "

SCALE: 1/16" = 1'-0"



EAST ELEVATION

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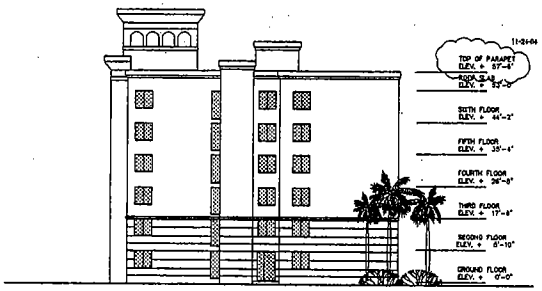

WEST ELEVATION

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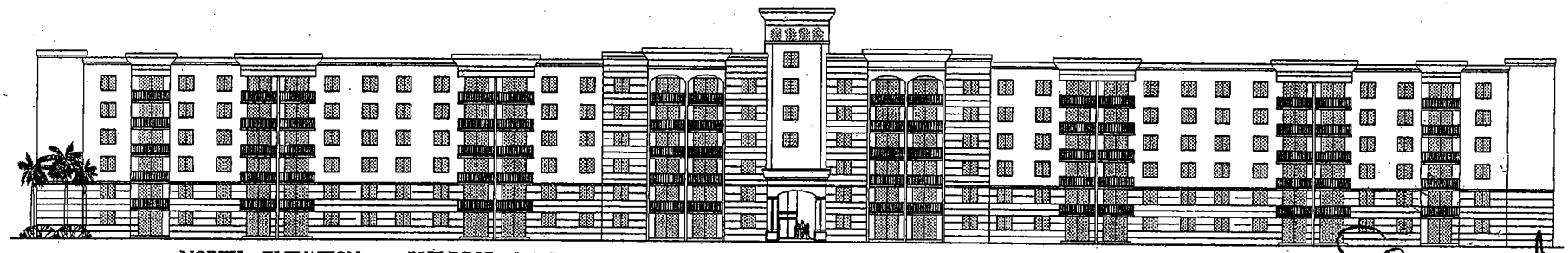

NORTH ELEVATION - BUILDING " A "

SCALE: 1/16" = 1'-0"

Scusent
1-31-05

SALVADOR M. CRUXENT
ARCHITECT

OWNER: J. MILTON & ASSOCIATES

COUNTRY CLUB TOWERS - PHASE II
6700 N.W. 186th STREET
MIAMI, FLORIDA

REVISIONS
10-18-04
10-14-04
11-24-04

PROJECT: COUNTRY CLUB
FILE NO: UNA-01
SCALE: 1/16"=1'-0"
DATE: 08-20-04
SHEET NO.
A4.1
OF 11

NORTH ELEVATION - BUILDING " B "

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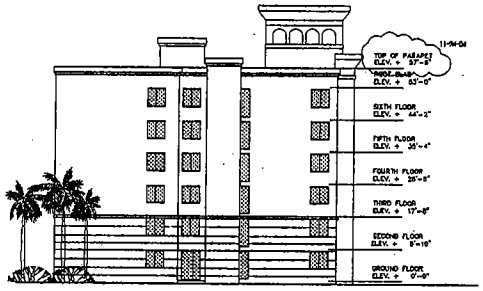

EAST ELEVATION

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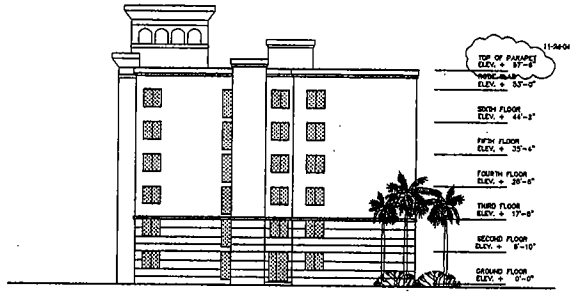


WEST ELEVATION

SCALE: 1/16" = 1'-0"

SOUTH ELEVATION - BUILDING " B "

SCALE: 1/16" = 1'-0"

S Cruxent
1-31-05

70

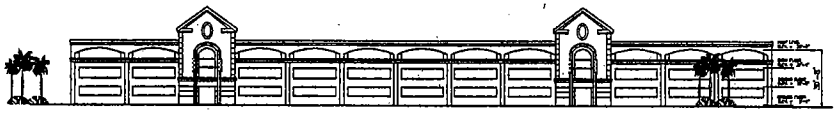
SALVADOR M. CRUXENT
ARCHITECT

OWNER: A. MELTON & ASSOCIATES

COUNTRY CLUB TOWERS - PHASE II
MIAMI, FLORIDA
6700 N.W. 186th STREET

REVISIONS
08-18-04
10-14-04
11-24-04

PROJECT COORDINATE
FILE NO. A43
SCALE 1/16"=1'-0"
DATE 10-28-03
SHEET NO.
A4.2
OF 11



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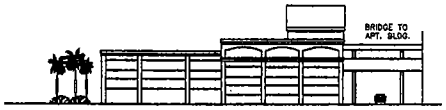
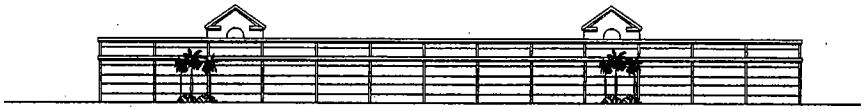
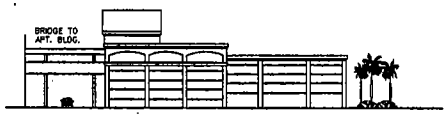


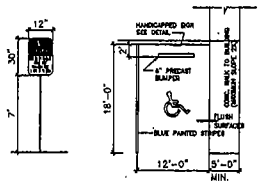
NORTH ELEVATION



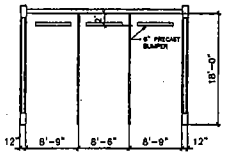
EAST ELEVATION



SOUTH ELEVATION

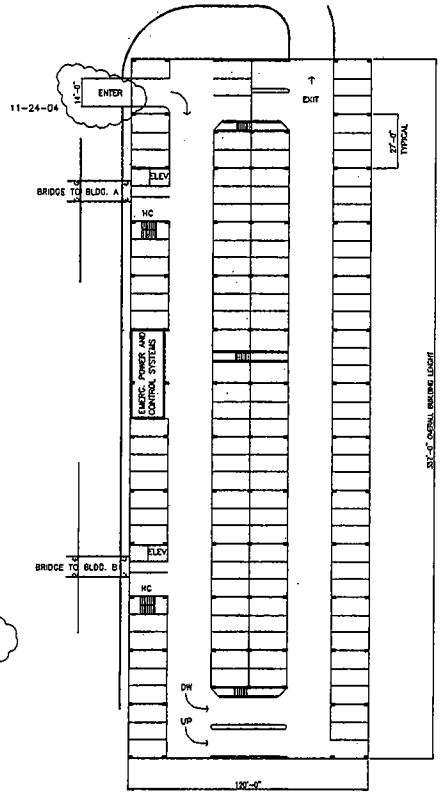


ACCESSIBLE PARKING



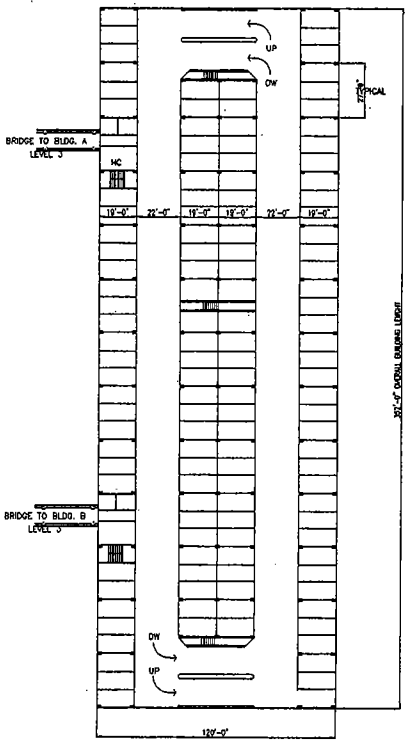
STANDARD PARKING

TYPICAL PARKING STALL DETAILS
SCALE: 1" = 10'-0"
11-24-04



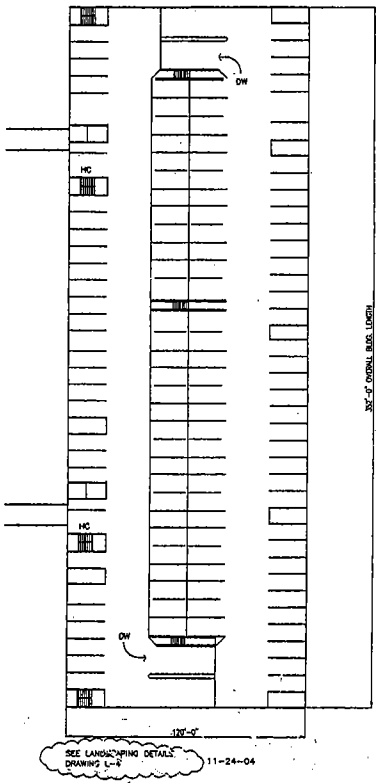
GROUND FLOOR PLAN

128 SPACES



TYPICAL FLOOR PLAN - LEVELS 2 & 3

134 SPACES PER LEVEL .(268 SPACES TOTAL)



ROOF PLAN - LEVEL 4

83 SPACES

GARAGE PLANS AND ELEVATIONS

SCALE: 1" = 30'-0"

Scurcu
1-31-05

SALVADOR M
CRUXENT
ARCHITECT

3211 PONCE DE LEON BLVD.
SUITE 301
CORAL GABLES, FLORIDA 331
(305) 669-0606

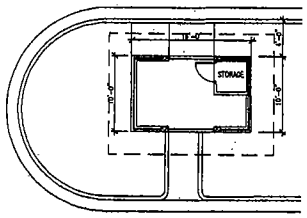
COUNTRY CLUB TOWERS SECOND PHASE II

18255 N.W. 68 th AVENUE

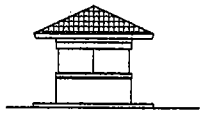
MIAMI, FLORIDA

REVISIONS
10-14-04
11-24-04

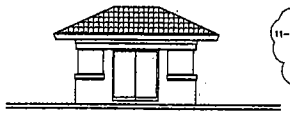
PROJECT: CCT PHASE II
FILE NO: A5.1
SCALE: 1"=30'-0"
DATE: 12-07-03
SHEET NO.
A5.1
OF 11



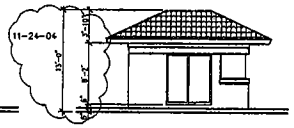
FLOOR PLAN



WEST & EAST ELEVATION



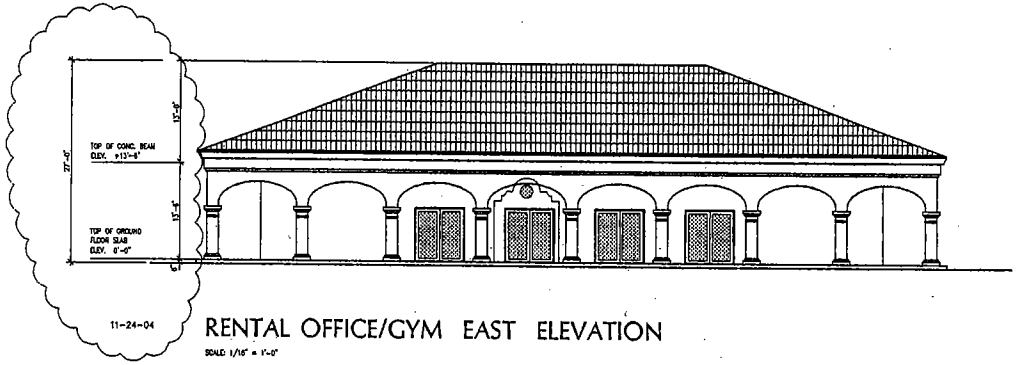
NORTH ELEVATION



SOUTH ELEVATION

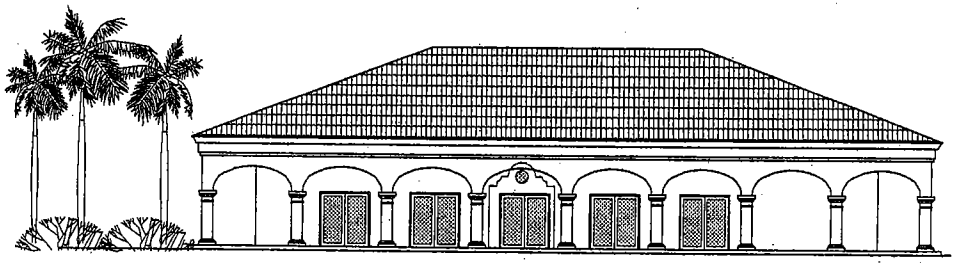
GUARD HOUSE DETAILS

SCALE: 1/16" = 1'-0"



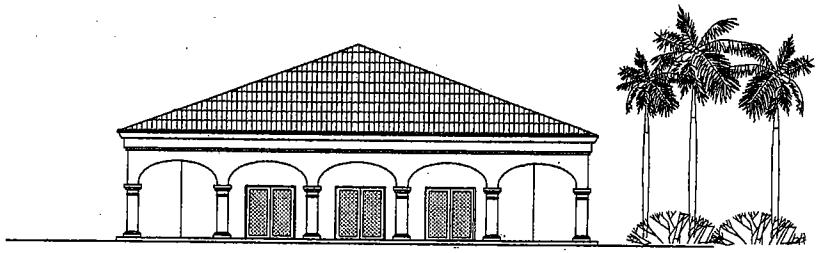
RENTAL OFFICE/GYM EAST ELEVATION

SCALE: 1/16" = 1'-0"



RENTAL OFFICE/GYM WEST ELEVATION

SCALE: 1/16" = 1'-0"



RENTAL OFFICE/GYM NORTH ELEVATION
(SOUTH EQUAL BUT REVERSED)

SCALE: 1/16" = 1'-0"

SCurent
1-31-05

SALVADOR M. CRUXENT
ARCHITECT
3211 PONCE DE LEON BLVD.
SUITE 304
CORAL GABLES, FLORIDA 33134
(305) 569-9828

COUNTRY CLUB TOWERS SECOND PHASE II

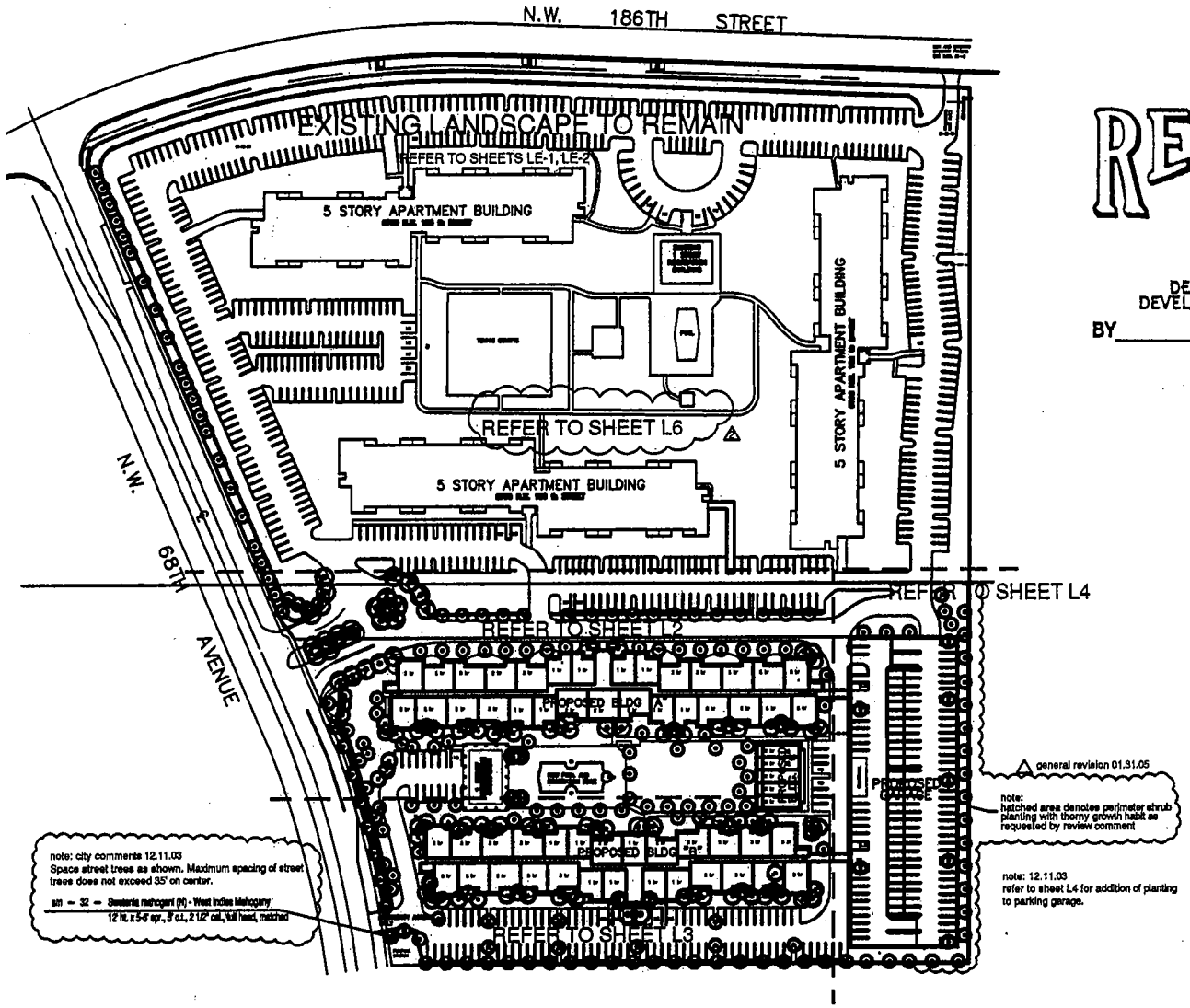
18255 N.W. 68 th AVENUE MIAMI, FLORIDA

REVISIONS
03-16-04
10-14-04
11-24-04

PROJECT: CCT PHASE II
FILE NO: A5.2
SCALE: 1/8"=1'-0"
DATE: 08-12-03
SHEET NO.
A5.2
OF 11

Phase II Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



overall site plan

50'

RECEIVED

FEB 2 2 2005

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY

02.17.0

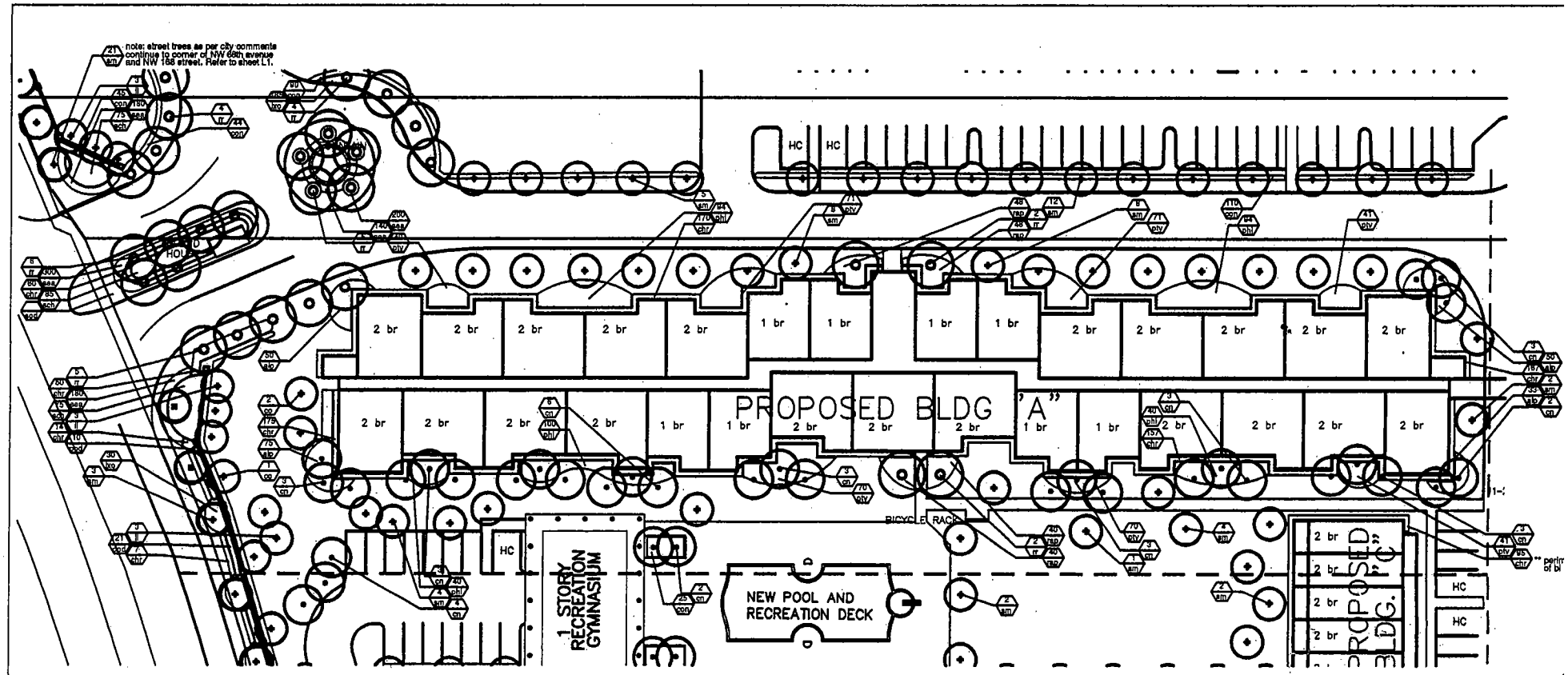
general revision 02.17.0
general revision 01.31.0
general revision 01.06.04
city comments 12.11.03
12.5.03
11.03.03
8.25.03
8.7.03
5.15.03
0302

EGS2corp.
landscape architecture.

L1

Phase II Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



PLANT LIST –

		Trees:
cn	= 36	– Cocos nucifera 'Green Malayan'
		4-14' g.w. staggered hts.
co	= 3	– Chrysophyllum oliviforme (N) - Satin Leaf
		10' ht. x 5-6' spr. 5' c.t. 2" cal. full head
l	= 9	– Ligustrum lucidum - Glossy Privet
		10' ht. x 5-6' spr. 5' c.t. 2" cal. full head
rr	= 28	– Roystonia regia
		14' g.w. matched
sm	= 69	– Swietenia mahogani (N) - West Indies Mahogany
		10' ht. x 5-6' spr. 5' c.t. 2" cal. full head

PLANT LIST –

		Shrubs and Groundcovers
alp	= 208	– Alpinia z. 'Variegata' - Variegated Ginger
		3 gal. 16-18" ht. x spr. full 2' o.c.
chr	= 815	– Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum
		3 gal. 24" ht. x 14-16"spr. full 2' o.c.
con	= 281	– Conocarpus er. 'sericeus' (N) - Silver Buttonwood
		3 gal. 24" ht. x 14-16" spr. full 2' o.c.
iso	= 195	– Ixora c. 'Nora Grant' - Pink Ixora
		3 gal. 16-18" ht. x spr. full 2' o.c.
phi	= 368	– Philodendron selloum - Split Leaf Philodendron
		3 gal. 16-18" ht. x spr. full 2' o.c.
pod	= 31	– Podocarpus macrophyllus - Yew
		3 gal. 16-18" ht. x spr. full 2' o.c.

pto	= 404	– Pittosporum t. 'Variegata' - Variegated Pittosporum
		3 gal. 16-18" ht. x spr. full 2' o.c.
rap	= 178	– Raphiolepis in. 'Dwarf Pink' - Dwarf Pink India Hawthorne
		3 gal. 16-18" ht. x spr. full 2' o.c.
sch	= 235	– Schefflera a. 'Variegata' - Dwarf Variegated Schefflera
		3 gal. 16-18" ht. x spr. full 2' o.c.
sea	= 1000	– Seasonal Flowers - Same
		6" pots full 12" o.c.
sod	=	– St. Augustine Floratam
		solid sod

planting plan

20'

02.17.0

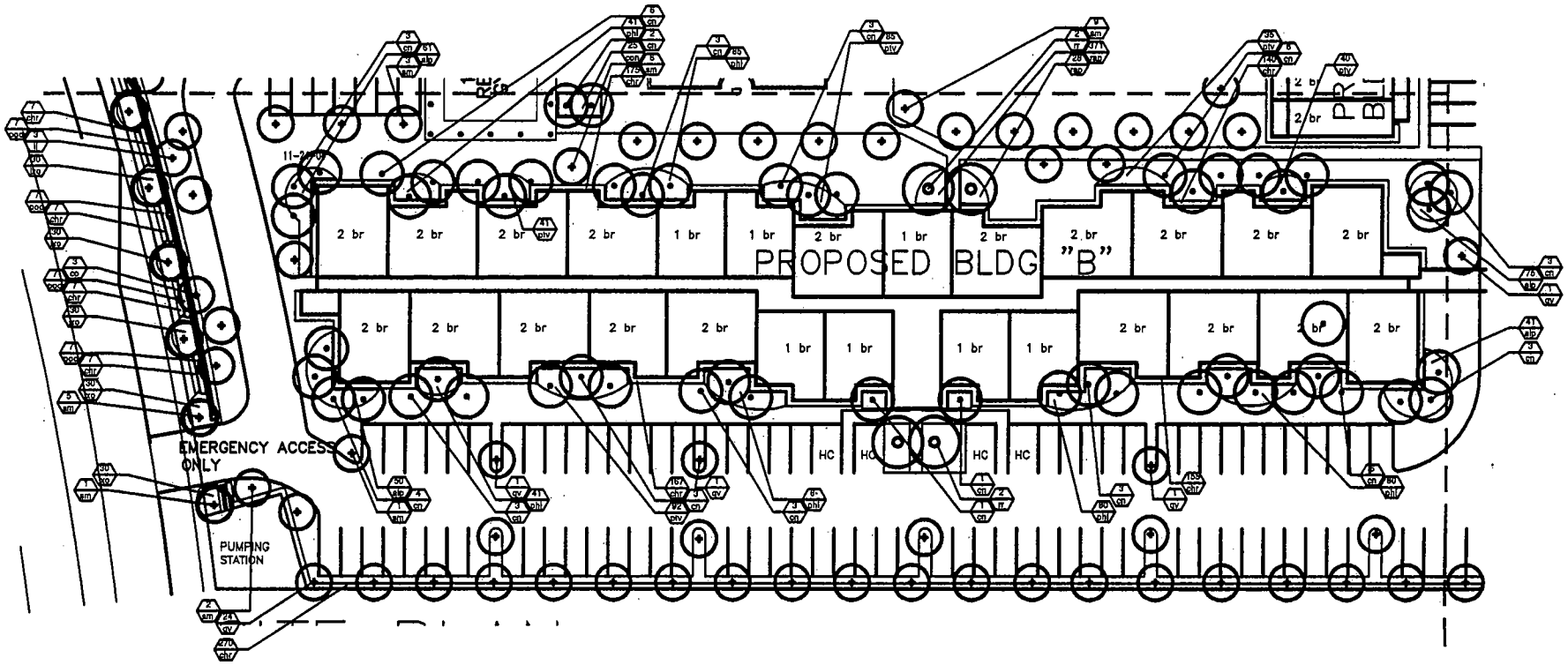
general revision 02.17.05
general revision 01.06.05
city comments 12.11.03
12.5.03
11.03.03
[illegible].25.03
[illegible].7.03
[illegible] 5.15.03

EGS2corp.
landscape architecture

L2

Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



PLANT LIST –

		Trees:	
cn	= 53	=	Cocos nucifera 'Green Malayan'
			4-14' g.w. staggered hts.
co	= 3	=	Chrysophyllum oliviforme (N) - Satin Leaf
			10' ht. x 6-8' spr. 8' c.t. 2" cal. full head
l	= 3	=	Ligustrum lucidum - Glossy Privet
			10' ht. x 6-8' spr. 8' c.t. 2" cal. full head
qv	= 28	=	Quercus virginiana (N) - Live Oak
			10' ht. x 6-8' spr. 8' c.t. 2" cal. full head
rr	= 4	=	Roystonia regia
			14' g.w. matched
sm	= 27	=	Swietenia mahogani (N) - West Indies Mahogany
			10' ht. x 6-8' spr. 8' c.t. 2" cal. full head

PLANT LIST –

		Shrubs and Groundcovers	
alp	= 227	=	Alpinia z.'Variegata' - Variegated Ginger
			3 gal. 16-18" ht. x spr. full 2' o.c.
chr	= 788	=	Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum
			3 gal. 24" ht. x 14-16"spr. full 2' o.c.
con	= 25	=	Conocarpus er. 'sericeus' (N) - Silver Buttonwood
			3 gal. 24" ht. x 14-16" spr. full 2' o.c.
bo	= 160	=	bora o. 'Nora Grant' - Pink bora
			3 gal. 16-18" ht. x spr. full 2' o.c.
phl	= 255	=	Philodendron selloum - Split Leaf Philodendron
			3 gal. 16-18" ht. x spr. full 2' o.c.
pod	= 28	=	Podocarpus macrophyllus - Yew
			3 gal. 16-18" ht. x spr. full 2' o.c.
pty	= 180	=	Pittosporum t. 'Variegata' - Variegated Pittosporum
			3 gal. 16-18" ht. x spr. full 2' o.c.
rsp	= 56	=	Raphiolepis in. 'Dwarf Pink' - Dwarf Pink India Hawthorne
			3 gal. 16-18" ht. x spr. full 2' o.c.
sod	=	=	St. Augustine Floratam
			solid sod

planting plan

20'

02.17.

△ general revision 02.17.05

△ general revision 01.31.05

general revision 01.06.04

city comments 12.11.03

12.5.03

11.03.03

6.25.03

6.7.03

6.15.03

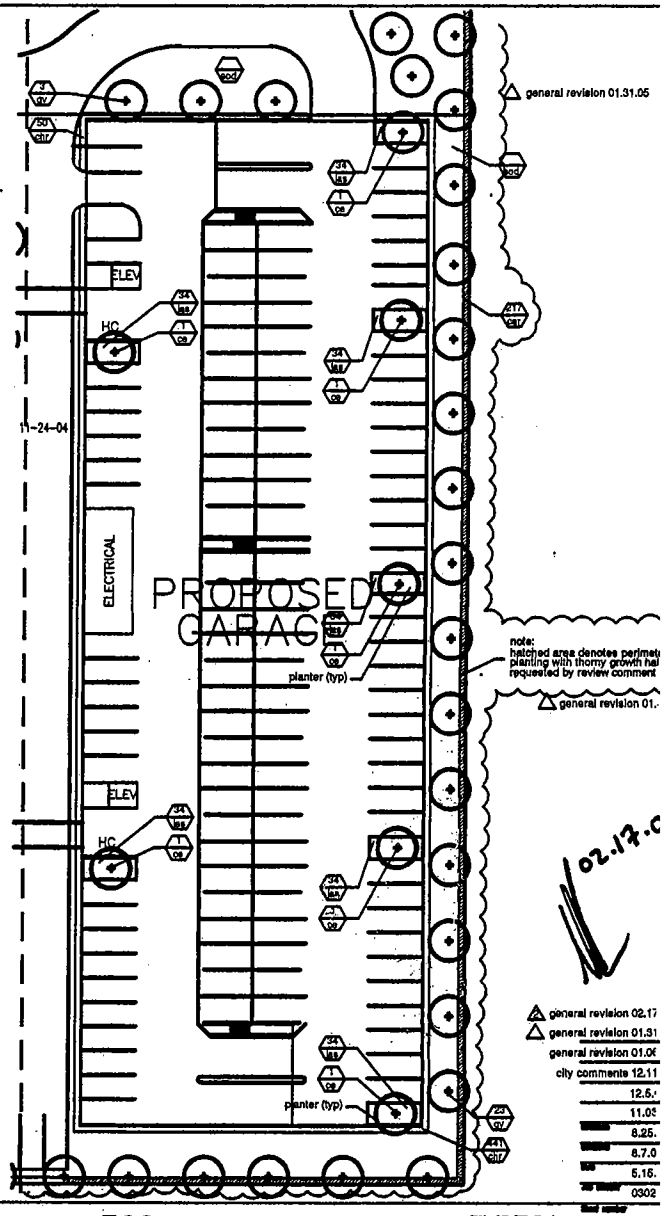
0302

EGS2 corp.
landscape architecture

L3

Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



PLANT LIST –

Trees:

co – 7 – Conocarpus erectus - Green Buttonwood (N)
10' ht. x 5-6' spr., 4" c.t., full head, matched

qv – 28 – Quercus virginiana (N) - Live Oak
10' ht. x 5-6' spr. 8" c.t. 2" cal. full head

PLANT LIST –

Shrubs and Groundcovers

chr – 491 – Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum
5 gal. 24" ht. x 14-15"spr. full 2' o.c.

jas – 238 – Jasminium volubile - Wax Jasmine
3 gal. 24" ht. x 14-15"spr. full 2' o.c.

sod – – St. Augustine Floratam
solid sod

car. – 217 – Carissa macrocarpa - Natal Plum
5 gal. 3' ht. x 24"spr. space 30" o.c.

general revision 01.31.05

note: 12.11.03
addition of planters to garage.

planting plan

20'

EGS2 corp.
landscape architecture

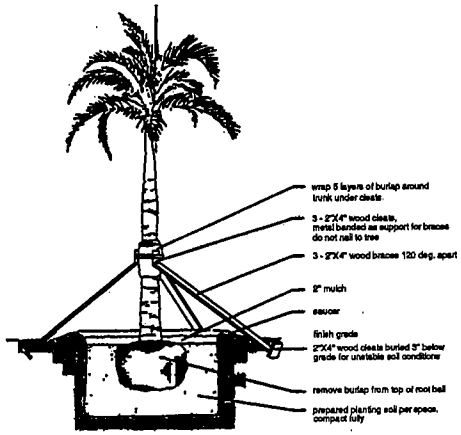
L4

Country Club Towers Apartment Complex
NW 68th Avenue and 186th Street Miami, Florida

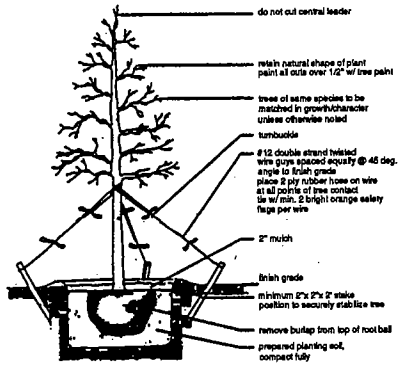
plant specifications

1. Landscape Contractor shall be familiar w/ all work required by these drawings. This shall include all grading plans and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor.
2. All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition: February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.
3. All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.
4. Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
5. Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and details shall be after settlement.
6. Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
7. Landscape Contractor shall locate and verify all underground utilities prior to digging.
8. All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
9. Any wire guys and/or fabric straps shall be flagged w/ fluorescent colored tape as shown in details.
10. All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation., (or approved equal) according to manufacturers recommendations.
11. All other plants shall be fertilized at installation w/ "Osmacote" time release pellets (or approved equal) according to manufacturers recommendations.
12. All trees in sod areas to have a 30" ring covered w/ a 3" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).
13. Sod shall be St. Augustine "Flor-Tam" (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving , gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.
14. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
15. Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
16. Discrepancies shall be brought to the attention of the Landscape Architect.
17. No changes shall be made without the prior consent of the Landscape Architect.
18. All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.
19. Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
20. Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, filter fabric, drainage mat, protection board, mulch, crane and other equip., etc.
21. All plant material shall meet or exceed specifications listed, but not be limited to, plant materials, planting soil and placement.
22. All planted beds shall recieve 100% coverage by a fully automatic irrigation system as per plans.
23. Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
24. All areas labelled mulch/gravel to recieve a 2" layer of material over a weed barrier material.

plant details



palm/large tree planting detail



small tree planting detail

general revision 01.31.05

landscape legend

Zoning District RU4 Net Lot Area 19.312 acres 841,261 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 22, as indicated on site plan: Net Lot Area = 841,261 s.f. x 40 % = 336,504 s.f.	336,504	361,934
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 531 x 10 s.f. per parking space =	5310	5310
C. Total s.f. of landscaped open space required by Chapter 33: A+B =	341,814	367,244
LAWN AREA CALCULATION		
A. 341,814 total s.f. of landscaped open space required by chapter 33	341,814	367,244
B. Maximum lawn area (sod) permitted = 30 % x 341,814 s.f. =	102,544	102,544
TREES		
A. No. trees required per net lot acre 28 28 trees x 19.312 Net Lot Acres	541	541
Less existing number of trees meeting minimum requirements		123
B. % Palms allowed: No trees provided x 30%	162	128
Less existing number of trees meeting minimum requirements		34
C. % Natives Required: No. trees provided x 30%	162	241
D. Street Trees (maximum average spacing of 25' o.c. - palms): 1580 linear feet along street / 35	45	28
Less existing number of trees meeting minimum requirements		20
E. Street Trees located directly beneath power lines (maximum average spacing of 25' o.c.): x linear feet along street/25 =	n/a	na/
SHRUBS		
A. No. trees required 580 x 10 = No. of shrubs required	5800	7792
B. % Natives required: No. shrubs required 5800 x 30%	1770	7792

All areas to be 100% covered by fully automatic irrigation system

02.17.0

general revision 02.17.0
general revision 01.31.0
general revision 01.08.0
city comments 12.11.0
12.5.0
11.03
8.25.
8.7.0
5.15.
0302

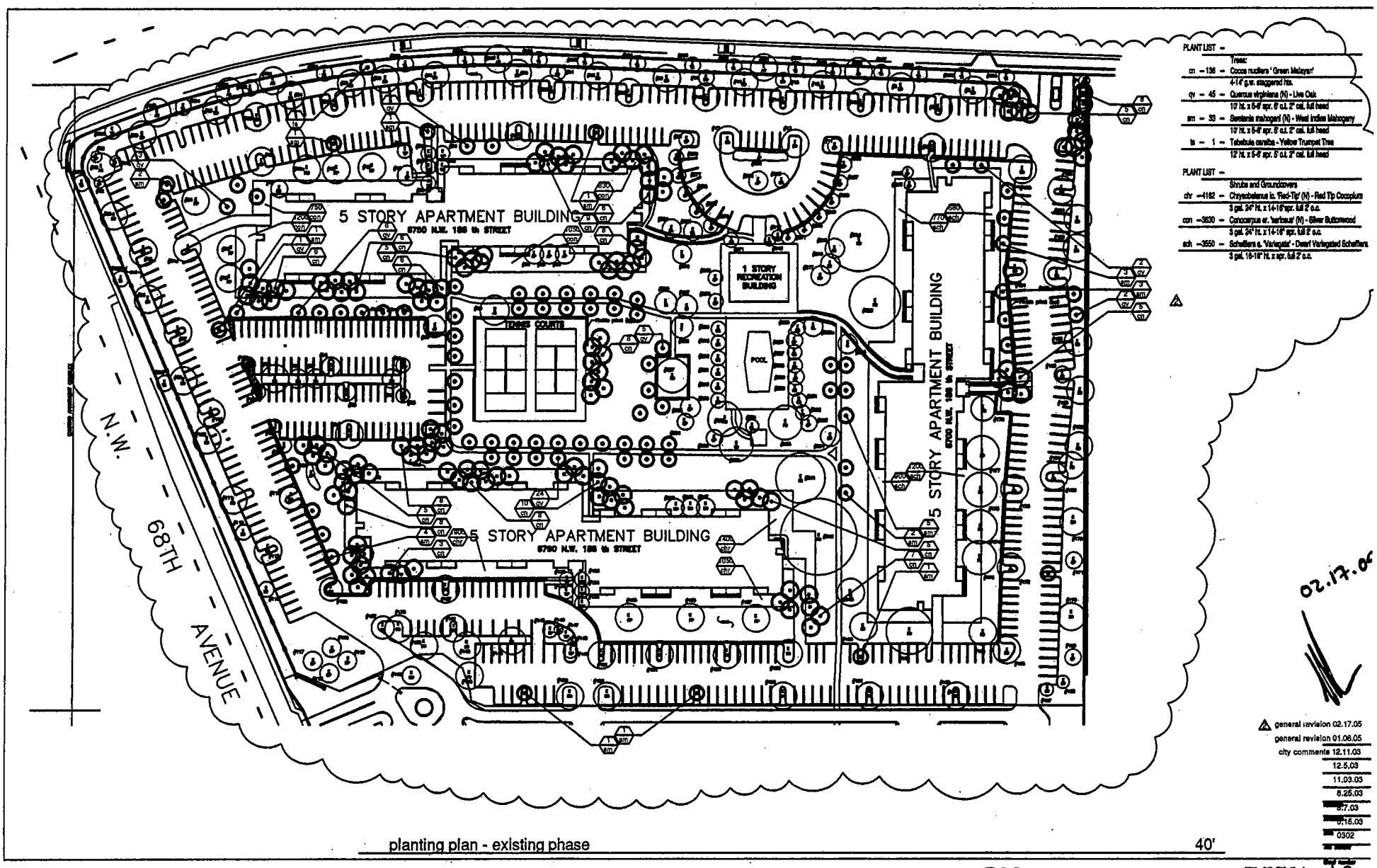
plant specifications, details and tabular data

EGS2 corp.
landscape architecture

L5

Phase II Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



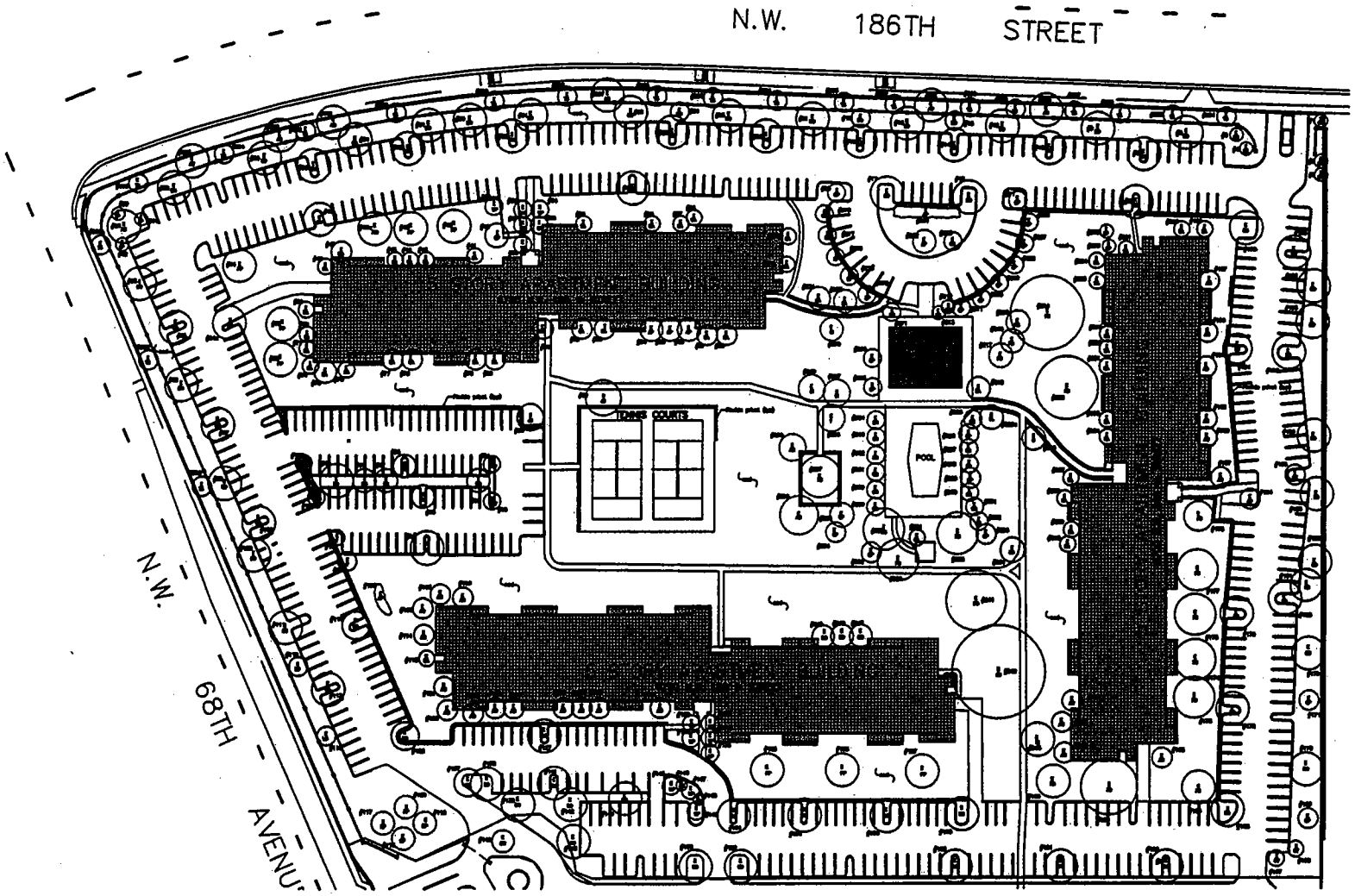
planting plan - existing phase

EGS2corp.
landscape architecture

L6

Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



phase I existing vegetation plan

20'

existing tree legend

existing tree species

existing palm species

existing shrub species

general revision 02.17

02.02.05

10.27.04

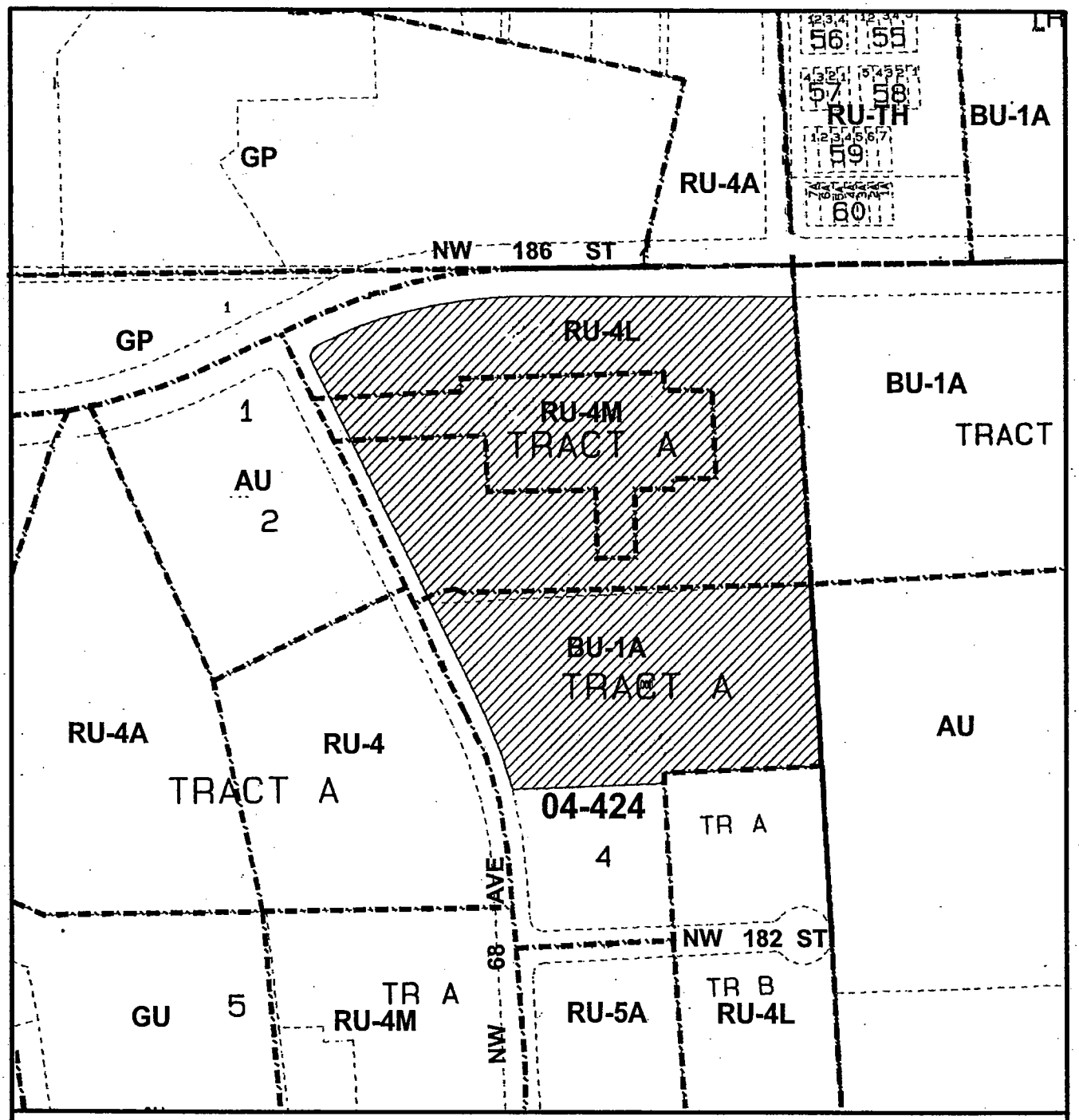
12.8.03

11.03.03

phase I existing vegetation plan

EGS2corp.
landscape architecture

LE-1



MIAMI-DADE COUNTY
HEARING MAP

S C A L E 0 200' N

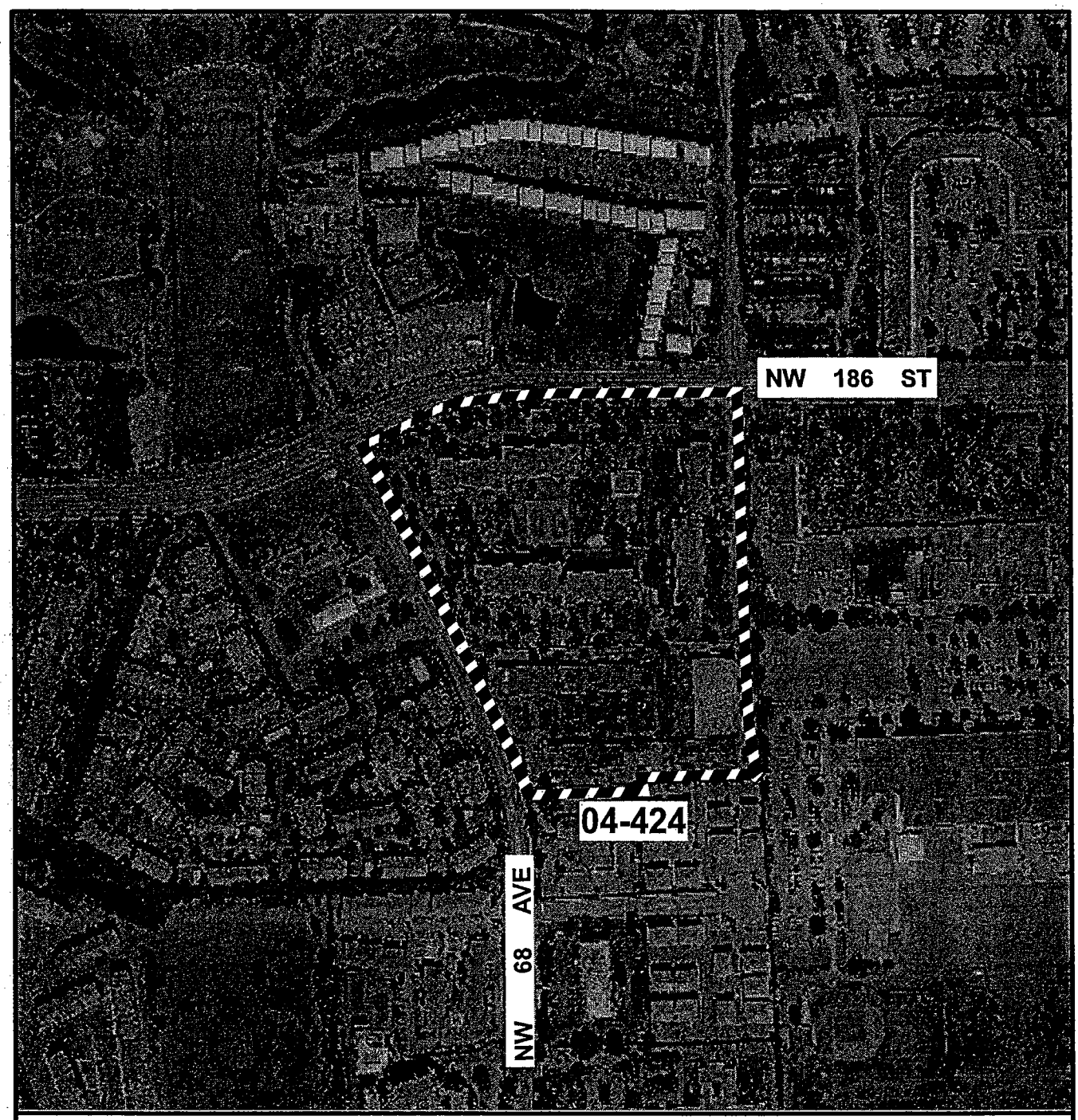
SUBJECT PROPERTY

Section: 11 Township: 52 Range: 40
Process Number: 04-424
Applicant: JOSE MILTON & VILLAGE SHOPPING CENTER TRUST.
District Number: 13
Zoning Board: C05
Drafter : CIRO
Scale: 1:200'

MIAMI-DADE COUNTY

G: ZONING DRAFTING. 04-424.11/04
REVISED 02-22-05

80



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 11 Township: 52 Range: 40
Process Number: 04-424
Applicant: JOSE MILTON & VILLAGE SHOPPING CENTER TRUST.
District Number: 13
Zoning Board: C05
Drafter : CIRO
Scale: NTS.

MIAMI-DADE COUNTY

G: ZONING DRAFTING, 04-424.11/04
REVISED 02-22-05

2. JOSE MILTON & VILLAGE SHOPPING CENTER TRUST **05-3-CZ5-2 (04-424)**
(Applicant) **Area 5/District 13**
Hearing Date: 3/31/05

Property Owner (if different from applicant) **Same.**
Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑
Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1966	Bailey	Zone change from AU to RU-4L, BU-1A, and RU-5A.	BCC	Approved w/conds.
1971	Country Club of Miami Corp.	- Zone change from BU-1A to RU-4M, and RU-4L. - Special exception to permit multi-family development	ZAB	Approved w/conds.
1971	Country Club of Miami Corp.	- Zone change from BU-1A to RU-4M and RU-4L. - Special exception to permit multi-family development.	BCC	Approved w/conds.
1974	American Housing System Corp.	- Variance to permit higher density of units per acre. - Modific. of a condition of prev. resolution. - Special exception to permit development higher than permitted.	BCC	Approved in part
1975	Robert K. Quest	Use variance & variance to permit a liquor store in a BU-1A district to be spaced less than permitted from a religious facility and a school.	ZAB	Approved w/conds.
1976	Robert K. Quest	Use variance & variance to permit a liquor store in a BU-1A district to be spaced less than permitted from a religious facility and a school.	BCC	Denied Appeal Sustain ZAB
1985	Jose Milton	- Modification of a condition of a previous resolution. - Use variance to permit a higer density of units per acre.	ZAB	Approved
1988	Edward McCarthy as Archibishop of Miami	- Use variance for a religious facility - Variance for parking spaces.	ZAB	Approved
2004	Jose Milton Trust	- Zone change from BU-1A to RU-4. - Unusual use for entrance features. - Modification/Delete. - Non-Use variance.	CZAB-5	Denied without prejudice
2004	Jose Milton Trust	- Zone change from BU-1A to RU-4. - Unusual use for entrance features. - Modification/Delete. - Non-Use variance.	BCC	withdrawn

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

DEVELOPMENTAL IMPACT COMMITTEE
RECOMMENDATION TO COMMUNITY ZONING APPEALS BOARD No. 5

APPLICANT: Jose Milton, et al

PH: 04-424

SECTION: 11-52-40

DATE: March 31, 2005

COMMISSION DISTRICT: 12

ITEM NO.: 2

==========

A. INTRODUCTION

- **REQUESTS:**

(1) BU-1A to RU-4

REQUEST #1 ON THE SOUTHERN PARCEL

(2) UNUSUAL USE for entrance features – to wit: gated entrances, guardhouses and a decorative fountain.

(3) MODIFICATION of Condition #3 of Resolution Z-190-71, passed and adopted by the Board of County Commissioners and last modified by Resolution 4-ZAB-98-85, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Apartments Conversion for Country Club Towers,' as prepared by Salvador M. Cruxent, Architect, dated 12-20-94 and consisting of 3 pages."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Towers Second Phase II,' as prepared by Salvador M. Cruxent, Architect, dated, signed & sealed 2/17/05 and consisting of 8 sheets."

The purpose of request #3 is to permit the applicant to submit new site plans for a residential apartment development on the southern parcel and showing pedestrian and vehicular connectivity to the existing development on the northern parcel.

REQUESTS #2 and #3 ON THE NORTHERN & SOUTHERN PARCELS

(4) DELETION of 3 Agreements as recorded in Official Record Book 7397, Pages 597 through 609 and Pages 620 through 625.

The purpose of request #4 is to allow the applicant to release the aforementioned agreements from the subject property which tied the residential parcel to a site plan.

REQUESTS #4 ON THE NORTHERN PARCEL

(5) Applicant is requesting to permit a proposed garage setback 20' from the south and 15' from the east property lines (25' required for both).

(6) Applicant is requesting to permit all buildings spaced 20' from each other (30' required where doors, windows or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site).

REQUESTS #5 & #6 ON THE SOUTHERN PARCEL

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 & #4 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #5 & #6 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUMMARY OF REQUESTS:

The applicant is requesting a district boundary change from BU-1A, Limited Business District, to RU-4, High Density Apartment House District, on a 6.11-acre parcel (South Parcel) in order to permit the development of a 335-unit multi-family apartment complex. The applicant is also requesting the deletion of three agreements and a modification of previously approved plans for the 13.204-acre, RU-4L and RU-4M zoned property (North Parcel) in order to submit revised plans indicating an existing 320-unit multi-family apartment complex and pedestrian and auto connections between the North and South parcels. The applicant is also requesting an unusual use to permit entrance features and a fountain; to permit a proposed garage setback 20' from the south property line and 15' from the east property line where 25' is required from both; and to permit all buildings to be spaced 20' from each other where 30' is required where doors, windows, or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site. The subject property consists of approximately 19.314 acres and is located on the southeast corner of NW 68 Avenue and NW 186 Street. If approved, the total number of units on the property would be 655 (335 proposed and 320 existing).

- **LOCATION:** Southeast corner of NW 68 Avenue and NW 186 Street, Miami-Dade County.
- **SIZE:** 19.321 Acres
- **IMPACT:**

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

B. ZONING HEARINGS HISTORY:

In 1966, pursuant to Resolution Z-50-66, the Board of County Commissioners (BCC) approved a zone change from AU, Agriculture District, to RU-4L, Limited Apartment House District, BU-1A, Limited Business District, and RU-5A, Semi-Professional Office District. In 1971, pursuant to Resolution Z-190-71, the BCC approved a zone change from BU-1A to RU-4M, Modified Apartment House District and RU-4L along with a special exception to permit site plan approval for a multiple-family development. In 1974, pursuant to Resolution Z-255-74, the BCC approved

a use-variance to permit a density of 24.54 units per acre where 23 units per acre is permitted along with a special exception to permit a development with 5 stories where 4 stories is permitted and a height of 51' where 50' is permitted. In 1985, pursuant to Resolution 4-ZAB-98-85, the Zoning Appeals Board approved a modification to a previous Resolution and a use-variance to permit 30.9 units per acre. In 2004 pursuant to Resolution CZAB5-4-04, the Community Zoning Appeals Board 5 denied without prejudice a rezoning from BU-1A to RU-4 Apartment House District, a modification of a previously approved site plan and an unusual use for entrance features on the subject property. This application was appealed by the applicant to the BCC and pursuant to Resolution Z-19-04 was subsequently withdrawn.

C. NEIGHBORHOOD CHARACTERISTICS:

SUBJECT PROPERTY	EXISTING ZONING	EXISTING LAND USE PLAN DESIGNATION
	BU-1A, RU-4L and RU-4M, apartments and shopping center	Office/Residential on the BU-1A zoned portion, (6.11 acres/South Parcel) and Medium Density, 13 to 25 dwelling units per gross acre on the RU-4M and RU-4L portion (13.204 acres/North Parcel)

SURROUNDING PROPERTY

NORTH	GP & RU-4A, 2-story apartments, Country Club of Miami Golf Course	Business and Office
SOUTH	BU-1A and RU-4L, church and 2-story apartments	Office/Residential
EAST	BU-1A and AU, shopping center and school	Business and Office and Medium Density, 13 to 25 units per gross acre
WEST	AU and RU-4, church and 2-story townhouses	Medium-High Density, 25 to 60 dwelling units per gross acre and Medium Density, 13 to 25 dwelling units per gross acre

The subject property is located in the Country Club of Miami area of Miami-Dade County. The site is characterized by multi-family developments consisting of 2-story apartments and 2-story townhouses. However, some 5-story apartment buildings are concentrated along NW 186 Street, between NW 67 Avenue and NW 77 Avenue.

D. SITE AND BUILDINGS:

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

E. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change** the Board shall take into consideration, among other factors the extent to which:

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;

(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(3). Special exceptions, unusual and new uses. The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by regulations are only permitted upon approval after public hearing; provided the applied for

exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Section 33-311(A)(4)(b)-Non-Use Variances from other than Airport Regulations. Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c) - Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Section 33-311(A)(7) - The Board shall hear applications to **modify** or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs under this section has been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Section 33-311(A)(15) Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Family Housing Developments. This subsection provides for the establishment of an alternative site development option, after public hearing, for three-unit or four-unit apartment house, multiple-family apartment house use and multiple-family housing developments, when such uses are permitted by the applicable district regulations, in the RU-3, RU-3M, RU-4L, RU-4M, RU-4, RU-4A, and RU-5 zoning districts, in accordance with the standards established herein. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

F. NEIGHBORHOOD SERVICES:

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

G. RECOMMENDATION:

Approval with conditions, subject to the Board's acceptance of the proffered covenant. Said covenant, which among other things, provides that the development of the subject site be substantially in accordance with the submitted site plan and provides that the owners will purchase Severable Use Rights to effectuate the approved site plan if necessary. The Executive Council also conditioned the approval that the covenant be revised to include a restriction that the gymnasium building located adjacent to NW 68 Avenue be for residents only.

The Executive Council is of the opinion that the proposed zone change on the south parcel will be in keeping with the Comprehensive Development Master Plan (CDMP) Office/Residential designation for that parcel and with the Medium Density Residential designation on the north parcel. In addition, the Council found that the approval will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. When considering the overall intention of the CDMP, and the goals, objectives and policies of same, the current proposal helps to meet a public need, is adjacent to mass transit, provides much needed affordable housing, and is located adjacent to an activity node where these uses are encouraged. As such, the Executive Council finds that this application, with the acceptance of the revised proffered covenant, will permit a residential development which is **consistent** with the CDMP and **compatible** with the surrounding area and would not be contrary to the public interest.

PROJECT DESCRIPTION

The northerly 13.204-acre portion of the subject property (North Parcel) is currently zoned RU-4M and RU-4L and is developed with a 320-unit residential complex consisting of three, 5-story apartment buildings. In 1985, the North Parcel received a use variance and site plan approval permitting the conversion of the 320 previously approved residential units to 400 residential units, and a use variance request to permit a density of 30.9 units per acre to allow 80 additional units. Staff notes that mathematically the 30.9 units per acre density would theoretically permit 88

additional units for a total of 408 units. However, the approved density was limited to the additional 80 units for a total of 400 units in order to allow the existing oversized apartments to be converted into smaller rentable units. The application was for interior modifications only to convert 3-bedroom apartments to rent into 1 and 2 bedroom and studio units resulting in the same number of bedrooms (565), and no exterior building alterations were contemplated at that time. Staff notes, however, that the 80-unit conversion did not take place subsequent to the 1985 public hearing and the use variance has not been utilized. The southerly 6.11 acres of the subject property (South Parcel) is zoned BU-1A and currently developed with a retail complex known as the Country Club of Miami Village Center. As part of the rezoning of the South Parcel to RU-4 and in accordance with the submitted site plan, the applicant will demolish the existing decayed retail center and redevelop the site with 335 residential units in two, 6-story apartment towers, 5 townhouses and a detached parking garage.

The site plan submitted for the entire 19.314-acre property indicates a multi-family development consisting of three existing 5-story apartment buildings, five proposed 2-story townhouses and two proposed 6-story apartment buildings and a 4-level parking garage. The existing apartment buildings located on the North Parcel are currently comprised of three-rectangular shaped buildings arranged around a landscaped courtyard fitted with a 1-story recreation building and swimming pool. Parking for the existing and new buildings is and will be located along the entire perimeter of the parcel. On the South Parcel, two apartment towers 6 stories in height are arranged parallel to each other with a multi-level parking garage flanking both buildings. Five 2-story townhouses as well as a 1-story recreation/gymnasium facility, pool and parking spaces serving the townhouses and recreation building are placed in a green located between the apartment buildings. Additional parking for residents and visitors to the apartment buildings will be available in a parking lot that is located along the South Parcel's south property line. Access into the development occurs off a gated entrance feature located adjacent to NW 68 Avenue. Once inside, a boulevard provides access to the parking areas for the existing 5-story apartment buildings, the new 6-story apartment buildings, townhouses, and the one story recreation facility. An exit from the residential complex is provided off NW 186 Street as well. If developed, the unified 19.314-acre multi-family parcel will consist of a total of 655 apartment units made up of the 320 existing apartments and 335 new apartments on the South Parcel. The development will include numerous pedestrian and vehicular connections providing interconnectivity to all areas of the new, much larger residential complex. The applicant intends to proffer a covenant limiting the development to a maximum of 655 units and tying the development of the site to the submitted plans.

COMMENTS AND MAJOR CONCERNS

Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

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

I. CONFORMANCE WITH ALL APPLICABLE PLANS

A. RELEVANCE TO THE COMPERHENSIVE DEVELOPMENT MASTER PLAN

APPLICABLE CDMP GOALS, OBJECTIVES AND POLICIES

Land Use Objective 3

Assist the private sector in providing affordable housing products in sufficient numbers throughout the County by the year 2015, (approximately 272,000 units), keeping in mind the housing needs of existing and future residents as well as making an appropriate percentage (about 49 percent) of new affordable housing available to very low, low and moderate income residents.

Land Use Objective 5

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

Land Use Element Goal

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

Land Use Policy 2A

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

Land Use Policy 5B

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

Land Use Policy 1C

Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

Land Use Policy 2C

Foster a diversity of affordable housing types within areas by the County's Comprehensive Development Master Plan to include single-family detached housing single-family attached and duplex housing, multi-family housing and mobile or manufactured homes.

Land Use Policy 1G

To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

Land Use Element I-45

The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SURs) in accordance with provisions of Chapter 33-B Code of Metropolitan Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy 8C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

Land Use Element I-24

Severable Use Rights (SURs) may be transferred to parcels within the Urban Development Boundary. When Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without use of SURs, would exceed the Plan density limit.

Land Use Policy 9C

Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SURs) from lands which are allocated SURs in Chapter 33B, Code of Miami-Dade County, to land located within the Urban Development Boundary as designated on the LUP map.

Land Use Policy 9M

By 1998, Miami-Dade County shall develop an urban design manual establishing design guidelines. This manual shall provide additional criteria for use in review of all new residential, commercial and industrial development in unincorporated Miami-Dade County.
The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Medium Density Residential**, 13 to 25 dwelling units per gross acre (13.204 acres/North Parcel) and **Office/Residential** (6.11 acres/South Parcel).

Land Use Element I-20.1

The CDMP text describes each land use category shown on the Land Use Plan (LUP) map, and explains how each category and the Map are to be interpreted and used. Adherence to the LUP map and this text is a principal, but not the sole, vehicle through which many of the goals, objectives and policies of all elements of the CDMP are implemented.

Land Use Element I-21

Intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. Activity nodes shall be occupied by any nonresidential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes. In addition, of the various residential densities which may be approved in a section through density averaging or on an individual site basis, the higher density residential uses should be located at or near the activity nodes. Areas abutting and adjacent to activity nodes should serve as transition areas suitable for eligible higher residential densities, public and semi-public uses including day care and congregate living uses.

Land Use Element Concepts

Rejuvenate decayed areas by promoting redevelopment, rehabilitation, infilling and the development of activity centers containing a mixture of land uses.

Promote development of concentrated activity centers of different sizes and character to provide economies of scale and efficiencies of transportation and other services for both the public and private sectors.

Redirect higher density development towards activity centers or areas of high countywide accessibility.

Housing Element Goal II

Identify and provide more affordable housing opportunities from within the existing housing stock and ensure its efficient use through rehabilitation, infill development, and adaptive conversion of non-residential structures to housing use throughout Dade County.

Housing Element Policy 2C

Foster a diversity of affordable housing types within areas defined by the County's Comprehensive Development Master Plan to include single-family detached housing, single-family attached and duplex housing, multi-family housing and mobile or manufactured homes.

Housing Element Objective 3

Assist the private sector in providing affordable housing products in sufficient numbers throughout the County by the year 2015, (approximately 272,000 units), keeping in mind the housing needs of existing and future residents as well as making an appropriate percentage (about 49 percent) of new affordable housing available to very low, low and moderate income residents.

Housing Element III-1

This Element addresses needs that must be met primarily by the private sector. Housing is different. Local governments today build little or no new housing. Instead they provide plans, programs, and development regulations (zoning, building codes, etc.) to guide the private sector in the development of new housing.

Transportation Element 4A

Dade County, with private sector assistance, shall provide mass transit service appropriate for the mix and intensity of development of urban centers identified in the Land Use Element.

Transportation Element 5D

The County shall promote increased affordable housing development opportunities within proximity to areas served by mass transit.

Land Use Element Policy 7C

New residential and non-residential developments, subdivisions and replats shall provide for buildings that front the transit street, or provide streets or pedestrian connections that intersect with the transit street in close proximity to bus stops not more than 700 feet apart and, as appropriate, shall provide for new bus stops and/or pullouts.

Land Use Element I-1

The Land Use Element is at the same time both reactive and proactive. It not only reflects previously adopted plans and established land use and zoning patterns, it also establishes the County's policy regarding future zoning and land use patterns. Similarly, while it reflects existing urban service capacities and constraints, it also establishes locations where future service improvements will have to follow. It also both reflects, and seeks to promote, activity in the private land market. Recent development trends are carefully considered, however, the Land Use Element endeavors to assert County influence on locations and intensity of future development activity.

Medium Density Residential

This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.

Medium-High Density Residential

This category authorizes apartment buildings ranging from 25 to 60 dwelling units per gross acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and the impact of the development on surrounding areas.

Office/Residential

Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of

services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.

Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which would be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Within the Office/Residential category, business uses ancillary and to serve the on-site use(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses.

Uses and Zoning Not Specifically Depicted

Some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". The limitations referenced in this paragraph pertain to existing zoning districts and uses.

Uses and Zoning Not Specifically Depicted on the LUP Map

Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Metropolitan Dade County, Florida. The criteria for determining that an existing use or zoning is inconsistent with the plan are as follows: 1) Such use or zoning does not conform with the conditions, criteria or standards for approval of such a use or zoning in the applicable LUP map category; and 2) The use or zoning is or would be incompatible or has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the

neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. Also deemed to be consistent with this Plan are uses and zoning which have been approved by a final judicial decree that has declared this Plan to be invalid or unconstitutional as applied to a specific piece of property. The presence of an existing use or zoning will not prevent the County from initiating action to change zoning in furtherance of the Plan map, objectives or policies where the foregoing criteria are met. The limitations outlined in this paragraph pertain to existing zoning and uses. All approval of new land uses must be consistent with the LUP map and the specific land use provisions of the various LUP map categories, and the objectives and policies of this Plan. However, changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning.

Other Land Uses Not Addressed

Certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water, and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.

Educational Element

Objective 1

Work towards the reduction of the overcrowding which currently exists in the Miami-Dade County Public School System while striving to attain an optimum level of service. Strive to provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools does not exceed 145% of enhanced program capacity. Additionally, by 2005 the countywide enrollment in Miami-Dade County's public schools does not exceed 125% enhanced program capacity, and by 2015 does not exceed 100%. This numeric objective is adopted solely as a guideline for school facility planning and shall not be used as a Level of Service Standard or as a basis for denial of development orders.

Educational Policy 1.2

Collect impact fees from new development for transfer to the Miami-Dade County Public School System to offset the impacts of these additional students on the capital facilities of the school system.

Educational Policy 1.4

Cooperate with the Miami-Dade County Public School System in their efforts to provide public school facilities to the students of Miami-Dade County which operate on optimum capacity, in so far as funding is available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

Educational Policy 1.5

Cooperate with the Miami-Dade County Public School System in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of collecting Impact Fees, in so far as funding is available.

DEPARTMENT OF PLANNING AND ZONING DIRECTOR'S EVALUATION

The applicant, Jose Milton et al, is requesting a zone change from BU-1A, Limited Business District, to RU-4, High Density Apartment House District, on a 6.11-acre parcel (South Parcel) in order to permit the development of a multi-family apartment complex consisting of a parking garage, 5 townhouses and two, 6-story buildings housing a total of 330 residential units. The applicant is also requesting the deletion of 3 agreements and a modification of previously approved plans for a 13.204-acre, RU-4L and RU-4M zoned property (North Parcel) in order to submit revised plans indicating an existing 320-unit apartment complex and pedestrian and auto connections between the North and South parcels. The applicant is requesting an unusual use to permit entrance features a guardhouse and a fountain; to permit a garage with non-conforming setbacks; and to permit all buildings spaced 20' from each other where 30' is required where doors, windows or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site. RU-4 zoning permits the development of multi-family housing at a maximum density of 50 units per net acre, with building heights that may be proposed to any height except as controlled by the shadow provisions, floor area ratio, setbacks and airport regulations of the code. The unified multi-family development will be approximately 19.314 acres in size and is located in the southeast corner of NW 68 Avenue and NW 186 Street.

The Department of Environmental Resources Management (DERM) does **not object** to this application. Said Department indicates that the application meets the minimum requirements of Chapter 24 of the Code. Further, DERM has conducted a concurrency review for the proposal and has determined that same meets all applicable Level Of Service (LOS) standards as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained in their memorandum for this hearing. The Public Works Department offers **no objections** to this application and has indicated that the proposal will generate 93 additional PM Peak Hour trips. This application does meet the criteria for traffic concurrency for an Initial Development Order. However, no vehicle trips have been reserved by this application and as such, the proposal will be subject to the payment of Road Impact Fees. The Police Department offers **no objections** to this application, and has indicated in their memorandum for this hearing that based upon statistical analysis, the average response time to reach the proposed development is 4.5 minutes. Said Department's review of the application shows that the predicted impact on Miami-Dade Police Department (MDPD) resources may be significant, based upon the increase in residential dwelling units. This development will increase traffic volume. As the development is phased in over the build out period, additional sworn personnel resources may be required to maintain the current level

of service to the area. These resources would be requested through the annual budgetary process. The Fire Department does **not object** to this application as well. Based on site plan information, this project is expected to generate approximately one hundred and seventy-five (175) fire and rescue calls annually. The desired travel time to the project is 5 minutes for the first-in unit. A suspected fire within this project would be designated as a high-rise dispatch assignment that requires three (3) suppression units, telesqurts or tanker, one (1) aerial, one (1) rescue as well as a command vehicle. This assignment requires 20 firefighters and officers.

Miami-Dade County Public Schools has met with the applicant's legal counsel on February 09, 2005, to discuss the impact of the proposed development on public schools. According to the School Board, the proposed residential development will impact Palm Springs North Elementary, Lawton Chiles Middle School and American Senior High School currently operating at 143%, 142% and 151% utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Palm Springs North Elementary School, Lawton Chiles Middle School and American Senior High School to 146%, 144% and 153%. Staff notes that Objective 1 of the CDMP Educational Element provides that the County will work towards the reduction of the overcrowding which currently exists in the Miami-Dade County Public School System while striving to attain an optimum level of service. Further, the County should strive to provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools does not exceed 145% of enhanced program capacity. Additionally, by 2005 the countywide enrollment in Miami-Dade County's public schools should not exceed 125% enhanced program capacity, and by 2015 should not exceed 100%. This numeric objective is adopted solely as a guideline for school facility planning and shall not be used as a Level of Service Standard or as a basis for denial of development orders. Further, the Educational Element 1.2 provides that impact fees shall be collected from new development for transfer to the Miami-Dade County Public School System to offset the impacts of additional students resulting from new development and redevelopment on the capital facilities of the school system. Also, Educational Policy 1.4 provides that the County should cooperate with the Miami-Dade County Public School System in their efforts to provide public school facilities to the students of Miami-Dade County which operate on optimum capacity, in so far as funding is available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program. In order to mitigate the impact of the proposed development on affected schools, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. The School Board has indicated in their memorandum for this hearing that there are planned relief schools in the area that will also help to mitigate the student impact generated by the proposal. These schools are a new elementary school with 826 new student stations to help relief overcrowding at Palms Spring North Elementary Scholl and a new Senior High School with 3,600 new student stations to help relief overcrowding at Carol City and American Senior High School. Further relief from overcrowding is planned by the addition of new classroom space in Lawton Chiles and Lake Stevens Middle Schools for a total of 1,662 new student stations and with new classroom additions to American Senior High School. The applicant's impact fee funds and proffered covenant providing additional monies above the school impact in conjunction with the planned relief schools and new classroom additions to existing neighborhood schools mitigating the student impact address the enumerated Educational Element Policies provided above. As such, the proposal is deemed be **consistent** with Educational Element Objective 1 and Educational Policies 1.2 and 1.4.

The CDMP designates the 6.11 acres of the southerly portion of the subject property (South Parcel) for Office/Residential. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. In ascertaining the density permitted on the South Parcel, staff notes that the northerly 13.02 acres of the subject site (North Parcel) is designated for Medium Density Residential use on the 2005-2015 Adopted Comprehensive Development Master Plan (CDMP) Land Use Plan map. This residential category would permit a maximum density of 25 units per gross acre. The 6.11-acre portion that is designated Office/Residential (South Parcel) can potentially be developed at one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway. One density category higher than the designated Medium Density Residential portion to the north would be the Medium-High Density Residential designation, which allows a maximum residential density of 60 units per gross acre. Staff notes that the proposed townhouse and 6-story multi-family development is **compatible** with the established trend of multi-family development along Miami Gardens Drive consisting of 2 and 5-story apartment complexes and townhouses that are located to the north, west and south of the subject property. Since the compatibility criteria provided by the Comprehensive Development Master Plan (CDMP) has been met by the proposed multi-family on the South Parcel, said portion of the development can be developed at a maximum of 60 units per gross acre for a total of 366 units. Additionally, staff notes that although the existing BU-1A zoning is consistent with the CDMP, the CDMP states that changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning. The residential rezoning of the BU-1A portion of the property to RU-4 would make the zoning substantially more consistent with the CDMP since the LUP map designates the BU-1A parcel for office/residential uses and not for business use. Staff notes that RU-4 zoning would permit a maximum of 305 units at a density of 50 units per acre on the 6.11-acre South Parcel. The applicant will be purchasing thirty (30) Severable Use Rights (SURs) in order to develop said Parcel with 335 units at a density of 55 units per net acre. The CDMP Gross Residential Density interpretative text provides that Severable Use Rights (SURs) may be transferred to parcels within the Urban Development Boundary. When Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without use of SURs, would exceed the Plan density limit. Further, Section 33B-45 of the Miami-Dade County Code states that the developer of a parcel of land may develop, in addition to the number of dwelling units authorized in each zoning district, one (1) dwelling unit for each severable use right, provided that the total development proposed does not exceed specific limitations outlined in said section. RU-4 zoning allows up to 50 dwelling units per net acre. However, with the use of SUR's, the density may be increased to 55 dwelling units per net acre. The applicant intends to proffer a covenant restricting the development to the plans submitted in conjunction with this application and indicating that the required number of SUR's will be submitted to the Department prior to final plat approval. The development of the South Parcel with 335 dwelling units with SURS will not exceed the numerical threshold permitted by the CDMP that would allow a maximum development of 366 units on this site. As such, the

development of the South Parcel with 335 dwelling units is deemed to be **consistent** with the Master Plan.

According to the Master Plan's interpretative text, a specific objective in designing developments to occur in the Office/Residential categories, in this case the South Parcel, is that the development should be compatible with any existing, zoned, or Plan-designated adjoining or adjacent residential uses. In addition, the Master Plan's Medium High Residential category authorizes apartment buildings ranging from 25 to 60 dwelling units per gross acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and the impact of the development on surrounding areas. Staff is of the opinion that, as proposed, the intensity and scale of the two, 57' high 6-story towers and 29' high 2-story townhouse proposed on the South Parcel are not out of character with and are **compatible** with the 5-story, 43'-4" high apartment buildings existing on the North Parcel of the subject property and townhouses found in the area. Although the new 6-story structures are higher than the existing, staff opines that the 14' height difference is minor and is not a visual detriment to the surrounding residential community. Staff notes that there are mid-rise apartments in the area, especially along the Miami Gardens Drive corridor extending between NW 57 Avenue and NW 87 Avenue, with heights not exceeding 5 stories, and which are close in height and scale to the proposed 6-story buildings. In staff's opinion, the proposed 57' apartment height is not an obvious departure from the existing building scale and intensity of the surrounding area that is mainly characterized by mid-rise and low-rise structures. Further, the proposed townhouse building has a similar scale and would be architecturally compatible with existing townhouses in the area. The submitted site plan indicates a garage on the South Parcel that will be able to house the parking needs of its future residents; therefore, auto spillage into adjacent residential areas will not be a concern. Moreover, the site plan indicates that the building footprints of those structures proposed on the South Parcel will accommodate the requested density and still permit a significant area for open space that includes a clubhouse with gymnasium, swimming pool, and a green area for active recreation.

In analyzing this application, staff recognizes that the property is located within a transition area adjacent to an activity node (see attached Exhibit A). The CDMP text states that:

> Intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. Activity nodes shall be occupied by any nonresidential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes. In addition, of the various residential densities that may be approved in a section through density averaging or on an individual site basis, the higher density residential uses should be located at or near the activity nodes.
>
> Areas abutting and adjacent to activity nodes should serve as transition areas suitable for eligible higher residential densities, public and semi-public uses including day care and congregate living uses. Among the long-standing concepts embodied in Dade County's CDMP are the following:
>
> - Rejuvenate decayed areas by promoting redevelopment, rehabilitation, infilling and the development of activity centers containing a mixture of land uses..

- Promote development of concentrated activity centers of different sizes and character to provide economies of scale and efficiencies of transportation and other services for both the public and private sectors.

- Redirect higher density development towards activity centers or areas of high countywide accessibility.

The subject site is located adjacent to an activity node and the CDMP provides that authorized higher density development, should be located at or near activity nodes, and that transition areas (where the subject site is located) are eligible for higher residential densities. In accordance with the CDMP's Housing Element, in 1995 the Department estimated a need for 1758 multi-family rental units between the years 2005 and 2015 in census tracts 101.17 and 101.18 where the subject property is located (see attached Exhibit B).

In addition, the CDMP establishes a framework for the housing needs of the current and future population of Miami-Dade County, and in particular, addresses the need for moderately priced housing. The Housing Element in the text recognizes that this need must be met primarily by the private sector. Regarding housing in Miami-Dade County the text states that the County must:

> Identify and provide more affordable housing opportunities from within the existing housing stock and ensure its efficient use through rehabilitation, infill development, and adaptive conversion of non-residential structures to housing use throughout Dade County.
>
> Foster a diversity of affordable housing types within areas defined by the County's Comprehensive Development Master Plan to include single-family detached housing, single-family attached and duplex housing, multi-family housing and mobile or manufactured homes.
>
> Assist the private sector in providing affordable housing products in sufficient numbers throughout the County by the year 2015, (approximately 272,000 units), keeping in mind the housing needs of existing and future residents as well as making an appropriate percentage (about 49 percent) of new affordable housing available to very low, low and moderate income residents.
>
> This Element addresses needs that must be met primarily by the private sector. Housing is different. Local governments today build little or no new housing. Instead they provide plans, programs, and development regulations (zoning, building codes, etc.) to guide the private sector in the development of new housing.

The applicant is proposing the construction of a moderately priced rental housing development. Housing, especially moderately priced housing needs as stated in the CDMP text, must be primarily met by the private sector. Noting the increase in population growth in Miami-Dade County (1.5% per year equivalent to 30,000 people) it is the County's responsibility to guide individuals in the private sector that are willing to construct housing,

especially moderately priced housing, to meet the needs of low and moderate-income families. The Land Use Element as well as the entire CDMP text establish the County's future zoning and land use patterns. It reflects, and seeks to promote activity in the private land market, and to influence the location and intensity of future development activity. Moderately priced housing must meet the growing needs of the community and the private sector must offer a variety of housing types to accommodate these needs.

The subject site is located within the urban development boundary and abuts Miami Gardens Drive, which is served by mass transit. The residents of the moderately priced housing project, which are transit dependent persons, will benefit from the proximity of their homes to a mass transit route (bus route 38 serves this area) and there is an existing bus stop located on the northwest corner of the site. The applicant has indicated his intent to work with Miami-Dade Transit in order to provide an additional bus stop as necessary along NW 186th street or NW 68th Avenue.

The CDMP text states that:

> The County shall promote increased affordable housing development opportunities within proximity to areas served by mass transit.
>
> Dade County, with private sector assistance, shall provide mass transit service appropriate for the mix and intensity of development of urban centers identified in the Land Use Element.
>
> New residential and non-residential developments, subdivisions and replats shall provide for buildings that front the transit street, or provide streets or pedestrian connections that intersect with the transit street in close proximity to bus stops not more than 700 feet apart and, as appropriate, shall provide for new bus stops and/or pullouts.
>
> The Land Use Element is at the same time both reactive and proactive. It not only reflects previously adopted plans and established land use and zoning patterns, it also establishes the County's policy regarding future zoning and land use patterns. Similarly, while it reflects existing urban service capacities and constraints, it also establishes locations where future service improvements will have to follow. It also both reflects, and seeks to promote, activity in the private land market. Recent development trends are carefully considered, however, the Land Use Element endeavors to assert County influence on locations and intensity of future development activity.

Requests #3 and #4 on the North Parcel seek to modify a previously approved site plan, and to eliminate 3 agreements that encumber the property. Said requests can be analyzed under Section 33-311(A)(7) (Generalized Modification Standards) of the Zoning Code that states that the Board shall hear applications to **modify or eliminate** any conditions or part thereof which have been imposed by any final decision adopted by resolution; provided, that the modification or elimination would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned considering its present and future development. The site plan modification and agreement deletions would enable the applicant to connect the South Parcel portion of the development with the existing development on the North Parcel in order to act as a unified

development. This will afford residents from the existing and new development to access all of the open space, swimming pools, tennis courts and recreation buildings found on both sides of the subject parcel. The proposed buildings on the South Parcel are sited and designed in a manner that allows for the reservation of open space used for active or passive recreation. All parking for the units will be provided on-site to avoid auto spillage onto surrounding properties. The proposed 6-story apartments and 2-story townhouse building are not out of character with the established multi-family trend of development along Miami Gardens Drive consisting of 2-story apartment buildings and 2 through 5 story mid-rise apartment buildings and condominiums. As previously indicated in this analysis, the proposal is also compatible with the existing 5-story buildings on the North Parcel of the subject property. As such, staff recommends approval with conditions of requests #3 and #4 under Section 33-311 (A)(7) (Generalized Modification Standards). However, the standards under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing) provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of a previously approved Resolution or Restrictive Covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification standards are applicable to this application. As such, staff is unable to analyze requests #3 and #4 of this application under said standards due to the lack of required information and said requests should be denied without prejudice under same. As such, staff recommends approval with conditions of requests #3 and #4 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of requests #3 and #4 under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing).

When analyzing request #5 under Section 33-311(A)(15) (Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Family Housing Developments), staff notes that said request does not meet all the criteria set forth under said Section. Said Section indicates that a study shall be provided by the applicant showing any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure(s) constructed pursuant to the underlying district regulations, or will have no more than a de minimus impact on the use and enjoyment of the adjoining parcel of land. Staff notes that the applicant has not provided this information. As such, request #5 cannot be properly analyzed under Section 33-311(A)(15) (Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Family Housing Developments) and is recommended by staff for denial without prejudice under said Section of the Code. When analyzing request #5 under Section 33-311(A)(4)(c), the Alternative Non-Use Variance standards, staff is of the opinion that request #5 does not meet the unnecessary zoning hardship criteria and cannot be approved under the Alternative Non-use Variance Standards since the property can be utilized in accordance with code requirements and the applicant has not demonstrated a zoning hardship. When the entire request is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance standards, staff is of the opinion that the request to permit the garage setback 20' from the south property line and 15' from the east property line where 25' is required would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. In staff's opinion, the 15' and 20' setbacks permit the accommodation of trees and shrubs that can buffer the structure from surrounding properties. Further, there is a parking lot and an open field buffering the existing high school to the east of the garage in addition to the 15' setback

proposed by the applicant. The 20' rear setback will not negatively impact the existing church and residential uses to the south. As such, staff recommends approval with conditions of request #5 under Section 33-311(A)(4)(b) (Non-Use Variance Standard) and denial without prejudice under Section 33-311(A)(15) (Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Housing Developments) and Section 33-311(A)(4)(c) (Alternative Non-Use Variance Standard).

When request #6 is analyzed under Section 33-311(A)(4)(c) (Alternative Non-use Variance Standard), staff is of the opinion that request #6 does not meet the unnecessary zoning hardship criteria and cannot be approved under the Alternative Non-use Variance Standards since the property can be utilized in accordance with code requirements and the applicant has not demonstrated a zoning hardship. When said request is analyzed under Section 33-311(A)(4)(b) (Non-Use Variance Standard), staff is of the opinion that the spacing of 20' between buildings in lieu of the required 30' would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. The 20' spacing only affects those portions of the apartment buildings that front the small townhouse building (Proposed Bldg. "C"). Most of the proposed buildings will be amply spaced from each other and have substantial open space to mitigate the spacing request. As such, request #6 is recommended for approval with conditions under Section 33-311(A)(4)(b) (Non-Use Variance Standard) and denial without prejudice under Section 33-311(A)(4)(c) (Alternative Non-Use Variance Standard).

The unusual use (request #2) to permit gated entrances, guardhouses and a decorative fountain is supported by staff. These elements will provide focal points and identity to the development. In staff's opinion, this request would not have an unfavorable effect on the economy of Miami-Dade County, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development. As such, staff recommends approval with conditions of request #2 under Section 33-311(A)(3) (Special Exceptions, Unusual and New Uses).

This application will provide much needed housing for the community, will allow a diversity of rental units, will not displace families who currently reside on the property, will permit the same number of units on the North Parcel and will improve the appearance of the area by providing substantial landscaping. The approval will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. When considering the overall intention of the CDMP, and the goals, objectives and policies of same, the current proposal helps to meet a public need, is adjacent to mass transit, provides much needed moderately priced housing, and is located adjacent to an activity node where these uses are encouraged. As previously noted, if this application is approved the applicant will be permitted a total of 655 units. However, should the modification on the North Parcel not be granted the applicant can still rely on the 1985 approval which runs with the land and be permitted a total of 735 units. As such, staff is of the opinion that this application would

permit a development that would be **consistent** with the CDMP and **compatible** with the area.

RECOMMENDATION: Approval of the district boundary change from BU-1A to RU-4 (request #1) with the Board's acceptance of the proffered covenant; approval with conditions of request #2 under Section 33-311(A)(3)(Special Exceptions, Unusual Uses and New Uses); approval with conditions of requests #3 and #4 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of requests #3 and #4 under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing); approval with conditions of requests #5 and #6 under Section 33-311(A)(4)(b) (Non-Use Variance Standard) and denial without prejudice of requests #5 and #6 under Section 33-311(A)(4)(c) (Alternative Non-Use Variance Standard), and denial without prejudice of request #5 under Section 33-311(A)(15) (Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Family Housing Developments).

B. *MULTI-YEAR CAPITAL IMPROVEMENTS PROGRAM*

The General Services Administration department has reviewed this application with respect to its compatibility with the County's current Capital Budget and Multi-Year Capital Plan. This plan is prepared pursuant to state growth management legislation and the Miami-Dade County code. This application does not conflict with the current plan.

II. *ENVIRONMENTAL IMPACT*

A. *STORMWATER MANAGEMENT*

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for on-site flood protection from the 5-year / 1-day storm and sufficient on-site retention of the stormwater runoff of a 25 year / 3-day storm event. Pollution control devices shall be required at all drainage inlet structures.

The subject property is located within the Western C-9 Basin, and thus qualifies for a Surface Water Management Individual Permit, which shall be required for the construction and operation of the required surface water management system. This permit must be obtained prior to re-development of site, final plat and public works approval of paving and drainage plans. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

B. *HAZARDOUS WASTE*

A review of DERM records indicates that there are no records of current or historical contamination, assessment, or remediation issues on the subject property. A search within 500 feet of the property was conducted and the following sites were identified as having current or historical contamination issues:

Dry Clean USA
18468 NW 67 Avenue
IW5-3394
Dry cleaning solvent contaminated site. Currently in a state administered cleanup program.

C. *AIR QUALITY PRESERVATION*

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

D. *WETLANDS*

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-5 and 24-48 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

E. *TREE PRESERVATION*

Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

F. *ENFORCEMENT HISTORY*

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary

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

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

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also

evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

III. IMPACT ON THE ECONOMY

It is estimated that for the proposed 335 multi-family rental units rented at $700.00 per unit per month, the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	$1,553,789.	$ 670,522.	$2,224,311.
Total Costs	1,272,384.	526,901.	1,799,285.
Net Fiscal Impact	$ 281,405.	$ 143,621.	$425,026.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of $281,405.00 and a net surplus of $143,621.00 to the School Board, for a combined total for both jurisdictions of $425,026.00.

A. POTABLE WATER SUPPLY

The subject property is located within the franchised water service area of the Miami-Dade Water & Sewer Department (MDWASD). Public water exists within the property in the form of an 8-inch network. Connection of the proposed development to the public water supply system shall be required. The applicant shall connect to an existing twenty-four (24)-in. w.m. in Miami Gardens Dr. and NW 68 Ave. and extend a sixteen (16)-in. w.m. southeasterly in NW 68 Ave. to be interconnected to an existing sixteen (16)-in. w.m. S/O SW corner of the property. Any public w.m. extension within the property shall be twelve (12)-in. min. in diameter with two (2) points of connection and the system shall be looped, in order to avoid dead end mains. Existing water mains within the property, if in conflict with the proposed development must be removed and relocated. Cutting and plugging of existing mains shall be done by M-DWASD's forces at owner's expense. Easements associated with mains to be removed shall be closed and vacated before starting construction.The estimated demand for this project is 67,000 gallons per day (gpd). This figure does not include irrigation demands.

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

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

Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the

requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

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

B. *SEWER SERVICE*

The subject property is located within the franchised sewer service area of the Miami-Dade Water & Sewer Department (MDWASD). Public sanitary sewers abut the site in the forms of a 12-inch force main and an 8-inch gravity main located along the west side of the property. This system directs the flow to pump station 30-0406, located at 18201 NW 68th Avenue, and then to pump station 30-1310. The flow is then directed to the North District Treatment Plant. All mentioned pump stations are currently working within the mandated criteria set forth in the First Partial Consent Decree. Connection of the proposed development on the site to the public sanitary sewer system will be required. The applicant shall connect to an existing eight (8)-in. gravity sewer in NW 68 Ave. and extend same northwesterly in NW 68 Ave to a point located 20' south of the south r/w line of NW 186 St., at full depth Any public gravity sewer within the property shall be eight (8)-in. min. in diameter.

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

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

C. *POLICE*

The Miami-Dade Police Department (MDPD) welcomes the proposed residential development in our community. As with any new development that is being considered, we request the opportunity to examine the proposed project and provide feedback to the developer's representative at the next Developmental Impact Committee (DIC) meeting.

The Department's goal is to provide timely and efficient police service to the citizens of Miami-Dade County, now, and in the future. The proposed facility location would be serviced by our Northwest District (Police District 1), located at 5975 Miami Lakes Drive East, Miami Lakes, Florida. The current staffing for the Northwest Station stands at

approximately 139 sworn officers. Based upon statistical analysis, our average emergency response time is 4.5 minutes.

Growth in residential development within a district results in increased demands for police services. The demands for service typically vary based upon the specific demographics of the area and traffic volume. Service demands normally are evaluated once neighborhoods are established, and re-evaluated on an ongoing basis utilizing the budgetary process. Historically, departmentwide personnel, in conjunction with the ability to adjust sworn assignments, have permitted extension and maintenance of the current level of police services to newly established developments of any size

A careful review of the application shows that the predicted impact on Miami-Dade Police Department (MDPD) resources may be significant, based upon the increase in residential dwelling units. This development will also increase traffic volume. As the project is phased in over the buildout period, additional sworn personnel resources may be required to maintain the current level of service to the area. These resources would be requested through the annual budgetary process.

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

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

    a. Section 21-276, Burglar Alarms.

    b. Section 28-15(g), Required Improvements.

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

    d. Section 33-147, Numbering buildings.

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

2. A Crime Prevention Through Environmental Design (CPTED) study coordinated and conducted through the police, and other appropriate departments respectively, with the developer may be very beneficial. CPTED is premised on the concept that the proper design and effective use of the built environment can lead to a reduction in crime, thereby increasing the quality of life. For further assistance regarding a CPTED study, please contact the Department's Community Affairs Bureau at 305-471-1716.

3. All burglar alarm systems require an annual registration with MDPD by the <u>user</u>. This includes all systems even if they are not monitored by an alarm monitoring company. Locations that have more than one alarm system require separate registration for each system. Information brochures are available at MDPD district stations.

4. Each building should have address numbers conspicuously mounted not less than three inches in height and be easily observable from the roadway. Buildings that

back on to an alleyway should also have address numbers on the rear of the buildings.

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

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

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

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

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

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

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

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

Additional Comments:

Miami-Dade County Commissioner constituents have voiced concerns at town-hall meetings about increasing traffic volume and other quality-of-life issues associated with new land development. In this regard, Sergeant Jay Gore of our Northwest District, who is thoroughly familiar with the area and neighborhood involved with the proposed development, along with the designated MDPD representative to the DIC, Sergeant Rigo Rivas, visited the site and reviewed the plans for the proposed project. The following recommendations should be addressed on the revised plans:

a. Landscaping – The proposed landscaping plan was not included with the submitted package and therefore could not be evaluated.

b. Traffic – The proposed entrance design into the complex from NW 68 Avenue does not adequately provide entry for southbound traffic desiring to execute a left turn.

c. Traffic – The site plan does not accurately depict the existing conditions at the north entrance/exit from NW 186 Street. If the existing entrance/exit is modified it could have an impact on traffic conditions. Any proposed changes to the entrance/exit will have to be submitted for review.

d. Parking Garage – Parking garages such as the proposed parking garage poses a safety concern when it's inadequately safeguarded. Adequate levels of lighting and monitored surveillance systems can deter crime and provide the security staff with an immediate indication that an unwanted event might be occurring.

   Incorporating the physical location of the security office into the parking garage design could be a significant crime deterrent and provides residents with desirable sense of security.

   The proposed parking garage will be located adjacent to an existing high school, and if left unprotected will likely provide a haven for truants and other types of unlawful activities.

   The perimeter of the parking garage shows a 15' separation from the property line along the east side and 20' along the south side. Unused areas such as those depicted are likely not to be patrolled and provide an environment for criminal activity. The use of lighting and thorny plants can discourage unwanted individuals from accessing those particular areas.

e. Stairwells – The stairwells at the existing buildings are not properly maintained. Ground level doors are improperly left unlocked and provide for undetected entry into the building. Burglars, for instance, are known to use such entrances into a building.

D. FIRE

Service Impact/Demand

Based on Site Plan information, this project is expected to generate approximately one hundred and seventy five (175) fire and rescue calls annually, considered as of high impact for the MDFR Service. The desired travel time to the project is 5 minutes for the first-in unit. A suspected fire within this project would be designated as a high-rise dispatch assignment, which requires three (3) suppression units, telesqurts or tankers, one (1) aerial, one (1) rescue as well as a command vehicle. This assignment requires 20 firefighters and officers.

Required fire flow for this project is 2,000 gpm with hydrant spacing no further than every 300 feet. Generally, for this type of development 12-14 inch mains are required. However, MDFR's Fire and Water Engineering Bureau, located at 11805 SW 26th Street, (786) 315-2771, determines the number, size and placement of water mains and hydrants. Proper main extensions can be provided by Miami-Dade Water and Sewer Department.

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

Existing Services

The following units would respond to incidents at the application site:

Station	Address	Equipment	Staff	Response Time
51	4775 NW 199th St., Honey Hill	Rescue	3	4-5 min.
44	7700 NW 186th St., Palm Springs North	Rescue, ALS Suppression	4	5-6 min.
1	16699 NW 67th Ave. Miami Lakes	Rescue, ALS Suppression	7	5-6 min.
11	18705 NW 27th Ave. Carol City	Rescue, 50' Squrt	7	9-10 min.

Increased response time may result because of congestion on the following roadways:

NW 186th Street

Planned Service Expansions

The following stations/units are planned in the vicinity of this project:

Station	Address/Vicinity	Est. Completion Date	Response Time
"O"	NW 170th St. & 92nd Ave.	2012	8 min.

Site Plan Review

MDFR's Fire Water & Engineering reviewed and approved the application on 02-01-05. You will find also their comments on the Sheet A1.1 of the abovementioned DIC# 04-424.

- Approved under the following conditions:

1 - Provide emergency lock box elevator, with switch lever for emergency vehicle access at the main entrance and emergency access entrance on NW 68th Ave, as well as on the exit on 186th Street.
2 - Provide emergency vehicle turn around in the parking place adjacent to the Recreation Gymnasium.

Additional corrections and substantial changes to this plan must be approved by MDFR's Fire Water & Engineering.

Site Requirements

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

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

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

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

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

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

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

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

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

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

9. Set-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction the set-up sites will consist of a stabilized subgrade, which meets the standards of the Miami-Dade County Public Works Department, and Grass Pavers" or an equally

acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.

10. Maintenance of fire lanes provided by the owner.

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

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

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

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

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

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

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

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

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

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

E. ***PARKS***

Identify Impact And Demand

The 335 new dwelling units will produce a population of 802 people, according to current population estimates prepared by the Research Division of the Planning Division of the Planning and Zoning Department. This population generates a need for 2.20 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

1. Community: The nearest community park is Country Village Park, 17 acres in size, located at 6550 NW 188th Terrace, approximately one-quarter mile from this project.

2. Neighborhood: The nearest neighborhood park is Monterrey Park, 5.24 acres in size, located at NW 183rd Street and NW 53rd Avenue, approximately 1.5 miles from this project

3. District: The nearest district park is Amelia Earhart Park, 515.00 acres in size, located at 11900 NW 42 Avenue, approximately 6 miles from this application.

Facilities

1. Community: Country Village Park is undergoing development. Its plan includes 2 lighted soccer fields, 2 lighted basketball courts, recreation center, open play areas, picnic shelters, tot lot, parking lot, and walkways.

2. Neighborhood: Monterrey Park is not yet developed at this time. Plans are being made for its development.

3. District: Amelia Earhart Park is undergoing additional development. Currently it contains a skate park area, a dog park area, open play areas, picnic shelters, lakes, special event area, farm village area, and a beach side swimming area

Manpower

1. Country Village Park is not manned at this time, but, as development proceeds and the recreation center is complete, staff will be added.
2. Monterrey Park is not manned; a roving crew maintains it.
3. Amelia Earhart Park has two recreation specialists, two recreation leaders, one account clerk, one landscape foreman, five park attendants, five park service aides, one automotive equipment operator, three security guards, and six additional part-time employees

Concurrency/Capacity Status

This application is located in Park Benefit District 1, which has a surplus of 625.85 acres of local parkland. Therefore, there is an adequate level of service for this application.

Site Plan Critique & Quality Of Life Issues

The site plan shows an open central area with recreation building, pool and deck area. I recommend that additional facilities be considered for this area, such as gazebos or picnic shelters, basketball court, volleyball court, or a tot lot playground.

F. ***SCHOOLS***

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

G. ***SOLID WASTE MANAGEMENT***

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills (one owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility and associated ash monofill, and three regional transfer facilities. The Department does not assess or adjust estimated capacity requirements based on the impacts of individual

developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 12, 2003, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

This project proposes a multi-family development of 655 units. Chapter 15 of the Miami-Dade Code entitled Solid Waste Management requires the following of commercial and multi-family developments located in unincorporated Miami-Dade County:

Section 15-2 – "every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department."

Section 15-2.3 – As it relates to the multi-family uses, **Section15-2.2** requires that "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below.

Recyclable Materials: Multi-family
(1) Newspaper
(2) Glass (flint, emerald, amber)
(3) Aluminum cans
(4) Steel cans

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

Section 15-4 – requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami Dade County Code.

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the revising of waste vehicles and hence, provide for the safe circulation of service vehicles:

a. cul-de-sac with a minimum 49 foot turning radius (no "dead-ends).
b. "T" shaped turnaround 60 feet long by 10 feet wide.
c. Paved throughway of adequate width (minimum 15 feet).

In addition any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accord with standard street

specifications with sufficient width and turning radii to permit large vehicles to access the alleyways. Additionally there should be no "dead-end" alleyways developed. Finally we are requesting that a sufficient waste set-out zone be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.) that would interrupt or preclude waste collection.

V. *IMPACT ON TRANSPORTATION FACILITIES AND ACCESSIBILITY*

A. *ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY*

1. **Trip Generation**
   93 additional PM Peak Hour trip ends

2. **Cardinal Distribution**

North	6.0 %	East	34.0 %
South	44.0 %	West	16.0 %

B. *EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION*

1. Location:	NW 68 Ave.	NW 186 St.	NW 67 Ave.
2. Description:	Arterial	Arterial	Arterial
No. of lanes:	3	4	4
Right of way:	75 feet	110 feet	110 feet
Maintenance:	Miami Dade	Miami-Dade	Miami-Dade

C. *IMPACT ON EXISTING ROADWAYS*

Station 2518 located on NW 186th Street e/o of I-75 has a maximum capacity of LOS "E", of 2580 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2254 vehicles and 148 vehicles have been assigned to this section of road from previously approved Development Orders. Station 2518 with its 2402 PHP and assigned vehicles for is at LOS "C". The 13 vehicles generated by this development when combined with the 2402 assigned equals 2415 and LOS "C" where the range of LOS "C" is from 2271 to 2540 vehicles.

Station 2517 located on NW 186th Street w/o 67th Avenue has a maximum capacity of LOS "E" of 5140 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2579 vehicles and 2215 vehicles have been assigned to this section of road from previously approved Development Orders. Station 2517 with its 4794 PHP and assigned vehicles is at LOS "D". The 22 vehicles generated by this development when combined with the 4794 equals 4816 and LOS "D" where the range of LOS "D" is from 4771 to 5120 vehicles.

Station 9230 on NW 67th Avenue s/o SR 826 has a maximum capacity of LOS "E" of 6800 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 3951 vehicles and 1713 vehicles have been assigned to this section of road from previously approved Development Orders. Station 9230 with its 3951 PHP and assigned vehicles is at LOS "D". The 58 vehicles generated by this development when combined with the 5664 equals 5722 and LOS "E" where the range of LOS "E" is from 5481 to 6800 vehicles.

D. *REQUIRED SITE PLAN IMPROVEMENTS*

- The land may be required to be platted.
- Before the property is plated or a building permit is obtained, the developer shall provide to the Public Works Department, at the SPCC, a property survey showing existing improvements to NW 68th Avenue from NW 186th Street to a point at least fifty feet South of the South property line.
- A dedicated right turn lane, minimum of 175 feet in length and 75 feet of transition, shall be constructed South of the southernmost traffic lane at the proposed main entrance and east of the west property line along NW 68th Avenue, in accordance to the Miami Dade County Public Works Department and Florida Department of Transportation standards.
- A southbound bypass lane to provide a dedicated left turn lane, minimum of 175 feet in length and 75 feet of transition, shall be constructed north of the centerline of the proposed main entrance along NW 68th Avenue. Additionally, 75 feet of transition lane, back to the existing traffic lane, shall be provided in accordance to the Miami Dade County Public Works Department and Florida Department of Transportation standards. The improvements above may require shifting of the northbound traffic lane to the East.
- The main entrance, along NW 68th Avenue is not a part of this application, shall have a permanent guard, to allow visitors in or denied entrance. Provisions to turn around, for visitors not allowed into the site, were not provided on the submitted plans.
- Entrance into the recreation and gymnasium area shall be restricted to members only.
- Public access must be provided that satisfies the needs for both traffic circulation and Fire Rescue vehicles.
- A Public Works permit is required for construction in the public right of way.
- Sidewalks shall be of concrete and must be continue across private drives.
- A property owners association will be required for the maintenance of private drives, common areas, lakes, landscaping and walls/fences.

E. *SITE PLAN CRITIQUE*

Site Plan is acceptable subject to the following modifications:

- Entrance features are not reviewed or approved as part of this application.
- Contribution for traffic signals may be required.
- Existing entrance on NW 186th Street shall be "Exit Only"
- All landscaping, walls, fences, Entrance Features, etc. will be subject to the safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works Manual.

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

F. *MASS TRANSIT*

The area is currently served by the following Metrobus routes and frequencies (in minutes):

Route	Peak	Non-Peak	Night	Sat	Sun
83	15	30	60	30	30
91	30	60	n/a	n/a	n/a
Ludlam Max	20	n/a	n/a	n/a	n/a

The 2005 Transportation Improvement Program (TIP) proposes under Primary State Highways and Intermodal Project Detail, the resurfacing of Miami Gardens Drive From I-75 to NW 68 Avenue and from NW 68 Avenue to NW 57 Avenue.

The 2025 Long Range Transportation Plan (LRTP) proposes under Priority IV-Unfunded Projects, Miami Gardens Drive from I-75 to NW 57 Avenue widen from 4 to 6 lanes.

The 2004 Transit Development Plan (TDP) shows in the 2009 Recommended Service Plan the following improvements:

Rt. 83 – All night service every 60 minutes seven days a week (2007). Extend Sunday service into Miami Lakes (2009).

Rt. 91 – Improve mid-day and weekend headways from 60 to 30 minutes. Re-structure route to service the future Northeast Terminal (2005). Improve peak headways from 30 to 15 minutes (2006).

Based on the information presented, MDT has no objection to this project. However, provisions must be made by the developer for future/existing transit amenities such as pull-out bays, shelters, etc. The specific location for the placement of these amenities should be coordinated with MDT's Service and Mobility Planning Division.

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

G. ***AVIATION***

Miami-Dade Aviation department has determined that the DIC Zoning application No 04-424 (Jose Milton, Et Al) is clear of any restrictive zoning as depicted in the proposed zoning ordinance for Opa-Locka Airport and would be compatible with airport operations.

DATE TYPED: 02/11/05
DATE REVISED: 03/04/05
DATE FINALIZED: 03/15/05

Conditions

The following conditions pertain to requests #2-#6:

1. That a full set of plans be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Country Club Towers Second Phase II", as prepared by Salvador Cruxent, Architect, dated stamped received 1-31-05.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan that indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That the applicant obtain a Certificate of Use from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

6. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained within this report.

7. That all the conditions of Resolution # 4-ZAB-98-85 remain in full force and effect except as modified herein.

8. That the applicant coordinate with Miami Dade Transit to provide one bus stop on N.W. 186 Street and one on N.W. 68th Avenue.

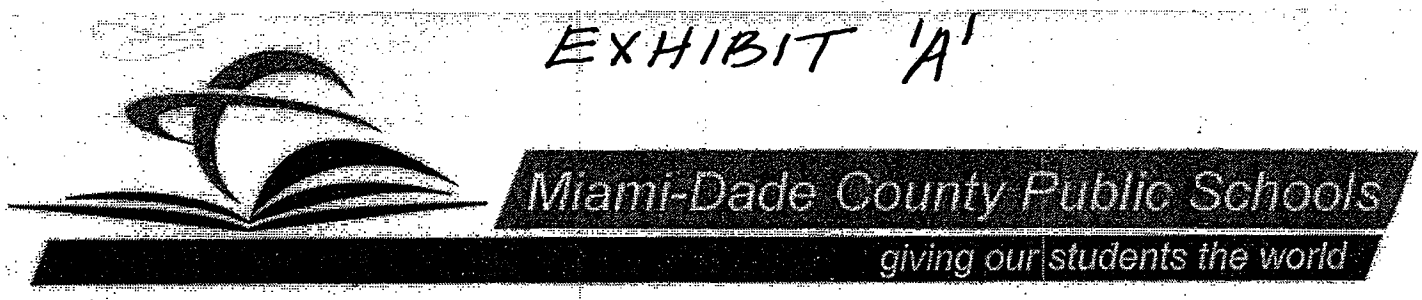
9. That the 1-story recreation/gymnasium facility proposed on the South Parcel comply with Section 33-207.6 of the Zoning Code of Miami-Dade County.

10. That the applicant submit to the Department thirty (30) Severable Use Rights (SUR's) at time of plat.

11. That the residential development of said property shall not exceed a total of 655 dwelling units comprising a maximum dwelling unit count of 320 units on the North parcel and 335 units on the South Parcel.

EXHIBIT 'A'

EXHIBIT 'A'



Superintendent of Schools
Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

Miami-Dade County School Board
Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

February 28, 2005
REVISED

Mr. Nicholas D. Nitti, Coordinator
Educational Facilities Review
Department of Planning & Zoning
Stephen P. Clark Center, 11th Floor
111 N.W. 1st Street
Miami, Florida 33128

Re: Jose Milton and the Village Shopping Center Trust - Application No. 04-424 (CC05)
18255-18345 NW 68 Avenue and 6790 NW 186 Street

Dear Mr. Nitti:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the updated (revised on February 28, 2005) School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Palm Springs North Elementary School, Lawton Chiles Middle School and American Senior High School currently operating at 143%, 142% and 151% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Palm Springs North Elementary School, Lawton Chiles Middle School and American Senior High School to 146%, 144% and 153% (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on February 9, 2005, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Pursuant to the recently approved 5-year work plan, please note the attached analysis depicts the various relief schools planned in the area. Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + $600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 335-unit development is estimated to generate approximately $820,080 ($2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

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

Sincerely,

Ivan M. Rodriguez, R.A.
Director II

IMR:am
L663
Attachment

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

UPDATED
SCHOOL IMPACT REVIEW ANALYSIS
(February 28, 2005)

APPLICATION:	No. 04-424, Jose Milton and the Village Shopping Center Trust (CC05)
REQUEST:	Zone change from BU-1A, Limited Business District to RU-4, High Density Apartment House District
ACRES:	19.312 acres
MSA/Multiplier:	3.1/.43
LOCATION:	18255-18345 NW 68 Avenue and 6790 NW 186 Street
UNITS:	251 multi-family apartment units –currently zoned for 404 multifamily units (covenant for unity of title to joint property proffered to County), 655 multi-family units proposed therefore the additional impact is 251 multi-family units
ESTIMATED STUDENT POPULATION:	108 students*
ELEMENTARY:	50
MIDDLE:	27
SENIOR:	31

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Palm Springs North Elementary – 17615 NW 82 Ave.
MIDDLE:	Lawton Chiles Middle – 8190 NW 197 St.
SENIOR HIGH:	American Senior – 18350 NW 67 Ave..

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Palm Springs No. Elementary	1687/ 1737*	787	214%/ 221%*	390	143%/ 146%*
Lawton Chiles Middle	2000/ 2027*	1028	195%/ 197%*	376	142%/ 144%*
American Senior	3002/ 3039*	1870	161%/ 163%*	119	151%/ 153%*

* Increased student population as a result of the proposed development

Note:

1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis, however is hereby attached in this package.
2) Figures above reflect the impact of the class size amendment.
3) Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA
(Information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

School	Status	Projected Occupancy Date
State School "NN-1" (Lawton Chiles and Lake Stevens Middle School Relief) (1,662 student stations)	Design	August 2006
Classroom Addition at Lawton Chiles Middle (242 student stations)	Construction	August 2005
Classroom addition at American Sr. High	Construction	August 2005

Proposed Relief Schools

School	Funding Year
S/S "X1" – New Elementary School (Palm Springs North Elementary School Relief) (826 student stations)	FY 07-08
S/S "LLL" – New Senior High School (Carol City and American Senior High Schools Relief) (3600 student stations)	FY 06-07

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $629,964.

CAPITAL COSTS: Based on the State's February-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	50	x	$ 13,502	=	$ 675,100
MIDDLE	27	x	$ 15,480	=	$ 417,960
SENIOR	31	x	$ 20,485	=	$ 635,035
Total Potential Capital Cost					$ 1,728,095

* Based on information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

HEARING NO. 05-3-CZ5-2 (04-424)
APPLICANTS: JOSE MILTON & VILLAGE SHOPPING CENTER TRUST

(1) BU-1A to RU-4

REQUEST #1 ON THE SOUTHERN PARCEL

(2) UNUSUAL USE for entrance features – to wit: gated entrances, guardhouses and a decorative fountain.

REQUEST #2 ON THE NORTHERN & SOUTHERN PARCELS

(3) MODIFICATION of Condition #3 of Resolution Z-190-71, passed and adopted by the Board of county Commissioners and last modified by Resolution 4-ZAB-98-85, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Apartments Conversion for Country Club Towers,' as prepared by Salvador M. Cruxent, Architect, dated 12-20-84 and consisting of 3 pages."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Towers Second Phase II,' as prepared by Salvador M. Cruxent, Architect, dated, signed & sealed 1/31/05 consisting of 11 sheets and landscape plans prepared by EGS2 Corp., dated signed and sealed 2/17/05 and consisting of 8 sheets."

The purpose of request #3 is to permit the applicant to submit new site plans for a residential apartment development on the southern parcel and showing pedestrian and vehicular connectivity to the existing development on the northern parcel.

(4) DELETION of 3 Agreements as recorded in Official Record Book 7397, Pages 597 through 609 and Pages 620 through 625.

The purpose of request #4 is to allow the applicant to release the aforementioned agreements from the subject property which tied the residential parcel to a site plan.

REQUESTS #3 & #4 ON THE NORTHERN PARCEL

(5) Applicant is requesting to permit a proposed parking garage setback 20' from the south and 15' from the east property lines (25' required for both).

(6) Applicant is requesting to permit all buildings spaced 20' from each other (30' required where doors, windows or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site).

REQUESTS #5 & #6 ON THE SOUTHERN PARCEL

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 & #4 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #5 & #6 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: NORTHERN TRACT: Tract "A", COUNTRY CLUB TOWERS SUBDIVISION, Plat book 117, Page 2. AND: SOUTHERN TRACT: Tract "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER, Plat book 99, Page 61.

LOCATION: 6790 N.W. 186 Street & 18255-18345 N.W. 68 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130,** within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 8 day of March 2005.

3/8 05-3-02/526813M

Miami-Dade County Public Schools
Charter School Operations

Existing Charter Schools

1. Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
2. ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
3. ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
4. ASPIRA Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
5. Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
6. Coral Reef Montessori Academy, 10883 SW 216 Street, Miami, FL 33157
7. Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
8. Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
9. Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
10. Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
11. Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
12. Theodore R. & Thelma A. Gibson Charter School, 3634 Grand Avenue, Miami, FL 33133
13. Keys Gate Charter School, 2000 SE 8 Avenue, Homestead, FL 33035
14. Liberty City Charter School, 6700 NW 5 Avenue, Miami, FL 33150
15. Mater Academy, 7700 NW 98 Street, Hialeah Gardens, FL 33016
16. Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
17. Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
18. Mater Academy East, 450 SW 4 Street, Miami, FL 33130
19. M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
20. North County Charter School, 3400 NW 135 Street, Miami, FL 33054
21. North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
22. Northeast Academy, 3400 NW 135 Street, Miami, FL 33054
23. Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
24. Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
25. Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
26. Rosa Parks Community School/Overtown, 430 NW 9 Street, Miami, FL 33136
27. Ryder Elementary Charter School, 6350 NW 33 Street, Miami, FL 33122
28. Sandor Wiener School of Opportunity
    - Main Campus: 20000 NW 47 Court, Opa-Locka, FL 33055
    - Kendall Campus: 11025 SW 84 Street, Miami, FL 33173
29. Spiral Tech Elementary Charter School, 12400 SW 72 Street, Miami, FL 33183
30. Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
31. Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018

Approved Contracts for 2004-2005

32. Academy of Arts & Minds, 3136 Commodore Plaza, Miami, FL 33133
33. Balere Language Academy, 10600 Caribbean Blvd., FL 33189 *
34. International Studies Charter High, 3280 South Miami Avenue, Miami, FL 33127
35. Las Palmas Charter School, 14250 SW 202 Avenue, Miami, FL 33196
36. Miami Children's Museum Charter School, 450 SW 4 Street, Miami, FL 33130 (temporary location)

Approved Contracts for 2004-2005 (Continued)

37. Miami Community Charter School, 101 SW Redland Road, FL 33034*
38. Pinecrest Preparatory Academy Charter High School (two locations)
    - Main Campus (Kendall Greens): SW 80 Street & 150 Avenue, Miami, FL 33193 and
    - Holy Cross Campus: 12425 SW 72 Street, Miami, FL 33183
39. School for Integrated Academics and Technologies (SIATech) (two locations)
    - Main Campus: 3050 NW 183 Street, Miami, FL 33056, and
    - Homestead Campus: 12350 SW 285 Street, Homestead, FL 33033
40. Somerset Academy, 8750 NW 21 Terr., Miami, FL 33172 and
    - 2601 NW 112 Avenue, Miami, FL 33172 (temporary locations for 2004-2005)
    - SW 117 Avenue and 232 Street, Miami, FL 33170 (permanent location)
41. Somerset Academy Charter Middle School
    - 2601 NW 112 Avenue, Miami, FL 33172 and
    - 8750 NW 21 Terr, Miami, FL 33172 (temporary locations for 2004-2005)
    - SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent)
42. Somerset Academy Charter High School, 11100 NW 27 Street, Miami, FL 33172 and
    - 2601 NW 112 Avenue, Miami, FL 33172 (temporary locations)
    - SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent location)
43. Sweet Home Charter School, 17201 SW 103 Avenue, Miami, FL 33157 (temporary location)
    - SW 190 Street and 112 Avenue, Miami, FL 33157*

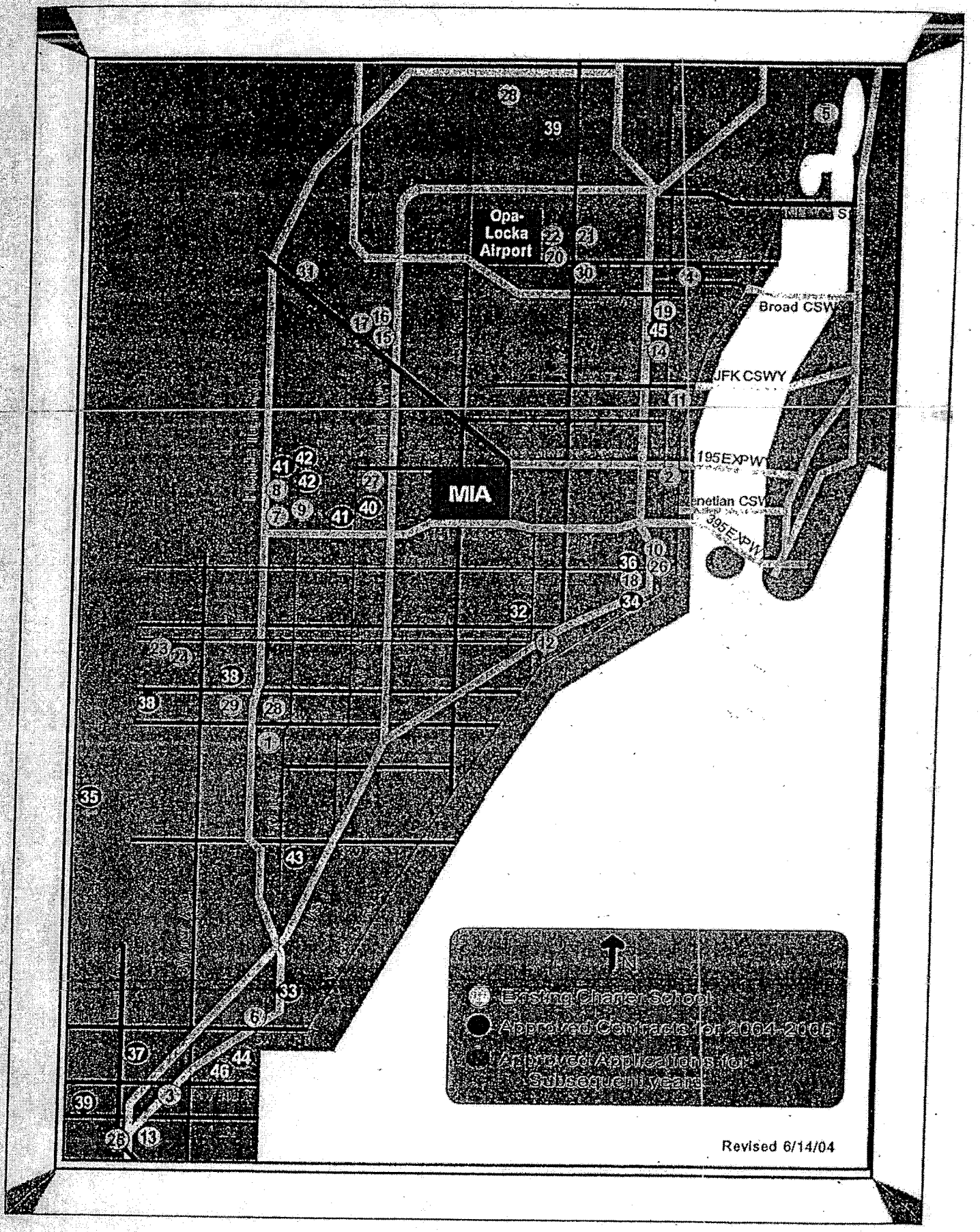
* Locations pending final School Board approval.

Approved Contracts for Subsequent years

44. Dr. Joseph Coats Grace Community Charter School, SW 246 Street & 112 Avenue, Miami, FL
45. Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue, Miami Shores, FL 33168
46. Summerville Charter School, SW 245 Street and 117 Avenue, Miami, FL

Approved Applications

47. Mater Academy South Charter School, Sweetwater area
48. Mater Gardens Academy Elementary School, Hialeah Gardens area
49. Mater Gardens Academy Middle School, Hialeah Gardens area
50. Mater Springs Academy Elementary School (location to be determined)
51. Mater Springs Academy Middle School (location to be determined)
52. Miami-Dade Charter Foundation (4 sites - locations to be determined)
53. North Miami/Florida International University Charter Senior High School, NE 151 St. & Biscayne, North Miami, FL
54. Sabal Palm Charter High School, Hialeah area
55. Somerset Academy (6 sites - locations to be determined)
56. Spirit City Academy (location to be determined)
57. Sunset Academy (location to be determined)
58. The City of North Miami/Florida International University Charter School (location to be determined)


Opa-Locka Airport
MIA
Broad CSWY
JFK CSWY
195EXPWY
Venetian CSWY
395EXPWY
N
Existing Charter School
Approved Contracts for 2004-2005
Approved Applications for Subsequent years
Revised 6/14/04

APPLICATION NO. Z04-424
JOSE MILTON & VILLAGE SHOPPING CENTER TRUST

Respectfully Submited,

DIC Executive Council
March 09, 2005

Pedro G. Hernandez, P.E. Assistant County Manager		AYE
Alfredo Suarez, Assistant Fire Chief Miami-Dade Fire Rescue Department		AYE
Jose Luis Mesa, Director Metropolitan Planning Organization Secretariat		Absent
Diane O'Quinn Williams, Director Department of Planning and Zoning	Diane O'Quinn	AYE
Aristides Rivera, P.E., P.L.S., Director Public Works Department		Absent
John W. Renfrow, P.E., Director Department of Environmental Resources Mgmt	John W Renfrow	AYE
Jorge S. Rodriguez, P.E., Assistant Director Miami-Dade Water and Sewer Department		AYE

TEAM METRO

ENFORCEMENT HISTORY

WILL BE DISTRIBUTED

AT A LATER DATE

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Not applicable.

NAME AND ADDRESS	Percentage of Stock

RECEIVED
NOV 15 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: Village Shopping Center Trust

NAME AND ADDRESS	Percentage of Stock
Mr. Jose Milton	100%

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Not applicable.

NAME AND ADDRESS	Percentage of Stock

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

NAME OF PURCHASER: Not applicable.

NAME AND ADDRESS

Percentage of Stock

RECEIVED
NOV 15 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Date of contract:

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

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

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

VILLAGE SHOPPING CENTER TRUST

Date 11/03/04

JOSE MILTON, TRUSTEE

Sworn to and subscribed before me this 4th day of Nov., 2004. Affiant is personally known to me or has produced as identification.

(Notary Public)

YVONNE A. BODDEN
MY COMMISSION # DD 282023
EXPIRES: March 4, 2008
Bonded Thru Notary Public Underwriters

My commission expires

Date 11/3/04

Jose Milton

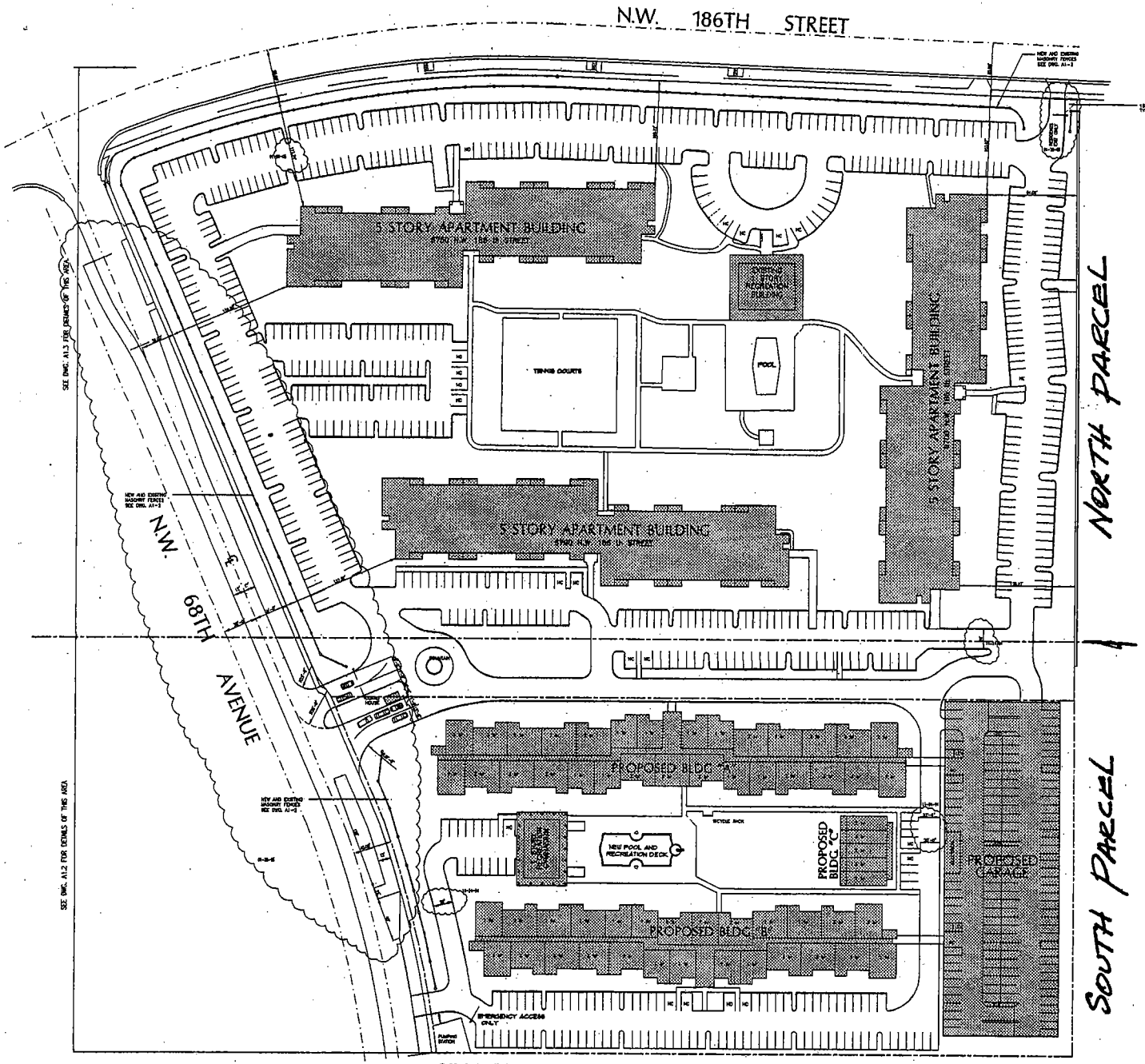
Sworn to and subscribed before me this 4th day of Nov., 2004. Affiant is personally known to me or has produced as identification.

(Notary Public)

My commission expires Mar. 4 2008

YVONNE A. BODDEN
MY COMMISSION # DD 282023
EXPIRES: March 4, 2008
Bonded Thru Notary Public Underwriters

MIAMI 812867.1 7330118687
11/3/04 3:31 PM



SITE PLAN

SCALE: 1" = 50'-0"

ZONING DATA

LEGAL DESCRIPTION: TRACT "A", COUNTRY CLUB TOWERS SUBDIVISION
PLAT BOOK 71, PAGE 3
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
CONTAINING 878,361 SQ. FT. (9.384 ACRES)

TRACT "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER
PLAT BOOK 99, PAGE 61
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
CONTAINING 368,[illegible] SQ. FT. (8.5 ACRES)

TOTAL NET LAND: 841,361 SQ. FT. (19.33 ACRES)

GROSS BUILDING LOT COVERAGE:

BUILDING # 6 (1969)	32,693	SQ. FT.	(EXISTING)
BUILDING # 6 (1969)	28,395	SQ. FT.	(EXISTING)
BUILDING # 6 (1969)	32,269	SQ. FT.	(EXISTING)
EXISTING RECREATION	9,219	SQ. FT.	(EXISTING)
BUILDING " A "	36,395	SQ. FT.	(PROPOSED)
BUILDING " B "	33,264	SQ. FT.	(PROPOSED)
BUILDING " C "	3,874	SQ. FT.	(PROPOSED)
RECREATION	3,990	SQ. FT.	(PROPOSED)
GATE HOUSE	126	SQ. FT.	(PROPOSED)
GARAGE	49,369	SQ. FT.	(PROPOSED)
TOTAL	238,594	SQ. FT.	

GROSS BUILDING LOT COVERAGE: 238,594 SQ. FT. / 841,361 SQ. FT. 28.35 %

TOTAL BUILDING AREA:

BUILDING # 6 (1969)	139,369	SQ. FT.	9 FLOORS 43'-4" (EXISTING)
BUILDING # 6 (1969)	141,348	SQ. FT.	9 FLOORS 43'-4" (EXISTING)
BUILDING # 6 (1969)	141,938	SQ. FT.	9 FLOORS 43'-4" (EXISTING)
EXISTING RECREATION	2,838	SQ. FT.	1 FLOOR 16'-0" (EXISTING)
BUILDING " A "	395,474	SQ. FT.	6 FLOORS 63'-6" (PROPOSED)
BUILDING " B "	363,346	SQ. FT.	6 FLOORS 63'-6" (PROPOSED)
BUILDING " C "	6,969	SQ. FT.	2 FLOORS 26'-6" (PROPOSED)
RECREATION	2,369	SQ. FT.	1 FLOOR 27'-6" (PROPOSED)
		SQ. FT.	
GATE HOUSE	126		1 FLOOR 9'-0" (PROPOSED)
TOTAL	894,755	SQ. FT.	

HEIGHT
01-28-05

FLOOR AREA RATIO: 894,755 / 841,361 = 1.063

TOTAL LANDSCAPE AREA: 267,344 SQUARE FEET AND 43.00
ADDITIONAL % OF LANDSCAPE REQUIRED BY CHAPTER 33 %
TREES REQUIRED BY CHAPTER 33A ( ) TREES REQUIRED BY CHAPTER 33 ( )
TOTAL TREES REQUIRED ( ) TOTAL TREES PROVIDED ( )
( ) SEE LANDSCAPING PLANS

ALL LANDSCAPED AREAS WILL BE PROVIDED WITH A COMPLETE SPRINKLER SYSTEM WITH A 100% COVERAGE

TOTAL PARKING AREA 11,418 SQUARE FEET AND 13.30
TOTAL WALKS 3,990 SQUARE FEET AND 1.46
TOTAL DRIVES 131,400 SQUARE FEET AND 8.36

TOTAL NUMBER OF BUILDINGS
SIX APARTMENT BUILDINGS, ONE GARAGE, TWO RECREATION BUILDINGS, AND ONE GATE HOUSE

APARTMENT BREAKDOWN:

	ONE-BR. UNITS	TWO-BR. UNITS	THREE-BR. UNITS	TOTALS	
6 (1969) BUILDING	36	56	18	109	(EXISTING)
6 (1969) BUILDING	36	66	18	120	(EXISTING)
6 (1969) BUILDING	36	66	18	120	(EXISTING)
BUILDING " A "	48	126	-	174	(PROPOSED)
BUILDING " B "	42	132	-	174	(PROPOSED)
BUILDING " C "	-	9	-	9	(PROPOSED)
TOTALS	197	439	54	690	

DENSITY:
TRACT "A", COUNTRY CLUB TOWERS SUBDIVISION 690 / 19.3384 = 34.3 UNITS PER ACRE

DENSITY:
TRACT "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER 320 / 8.11 = 39.5 UNITS PER ACRE

DENSITY (BOTH TRACTS): 690 / 19.34 = 35.6 UNITS PER ACRE

PARKING REQUIREMENTS:

ONE BEDROOM UNITS:	197 X 1.5 = 295.5	SPACES
TWO BEDROOM UNITS:	439 X 1.75 = 768.25	SPACES
THREE BEDROOM UNITS:	54 X 2.00 = 108.0	SPACES
TOTAL REQUIRED:	1171.75	SPACES
TOTAL PROVIDED:	1171.0	SPACES (1)
ON-SITE	666.0	SPACES
GARAGE	505.0	SPACES

(1) INCLUDING 36 HANDICAPPED SPACES

BUILDING HEIGHTS:

BUILDING # 6 (1969)	9 FLOORS 43'-4"	(EXISTING)
BUILDING # 6 (1969)	9 FLOORS 43'-4"	(EXISTING)
BUILDING # 6 (1969)	9 FLOORS 43'-4"	(EXISTING)
EXISTING RECREATION	1 FLOOR 24'-0"	(EXISTING)
BUILDING " A "	6 FLOORS 63'-6"	(PROPOSED)
BUILDING " B "	6 FLOORS 63'-6"	(PROPOSED)
BUILDING " C "	2 FLOORS 26'-6"	(PROPOSED)
GARAGE	3 FLOORS 36'-0"	(PROPOSED)
RECREATION	1 FLOOR 27'-6"	(PROPOSED)
GATE HOUSE	1 FLOOR 9'-0"	(PROPOSED)

Schwartz
1-31-05

50

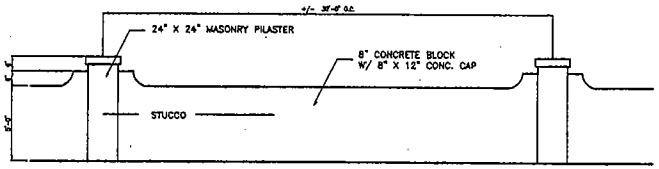
SALVADOR M
CRUXENT
ARCHITECT
3211 PONCE DE LEON BLVD.
SUITE 301
CORAL GABLES, FLORIDA 331
(305) 444-6636

COUNTRY CLUB TOWERS SECOND PHASE II

18255 N.W. 68 th AVENUE MIAMI, FLORIDA

REVISIONS
03-18-04
10-14-04
11-24-04
01-28-05

PROJECT: CCT PHASE II
FILE NO: A1.1
SCALE: 1"=50'-0"
DATE: 08-12-03
SHEET NO. A1.1
OF 11



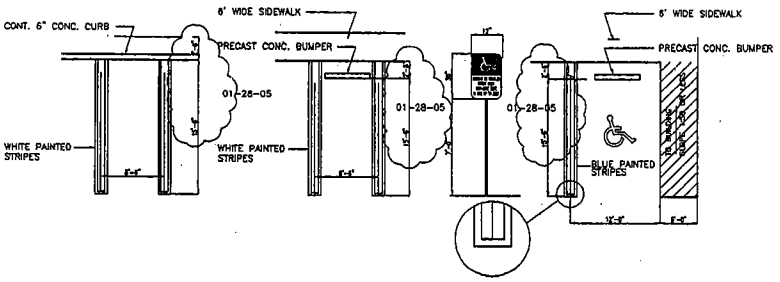
MASONRY FENCE DETAL

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

ALONG PROPERTY LINES FACING STREETS
6 FEET HIGH CHAIN LINK AT ALL OTHER PROPERTY LINES

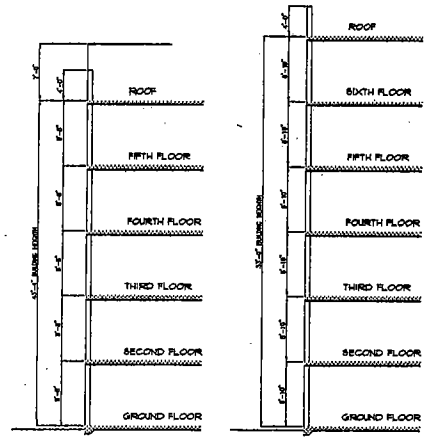
BICYCLE RACK DETAIL

(HUNTCO MODEL BR-13 OR EQUAL)



TYPICAL PARKING STALL DETAIL N.T.S.

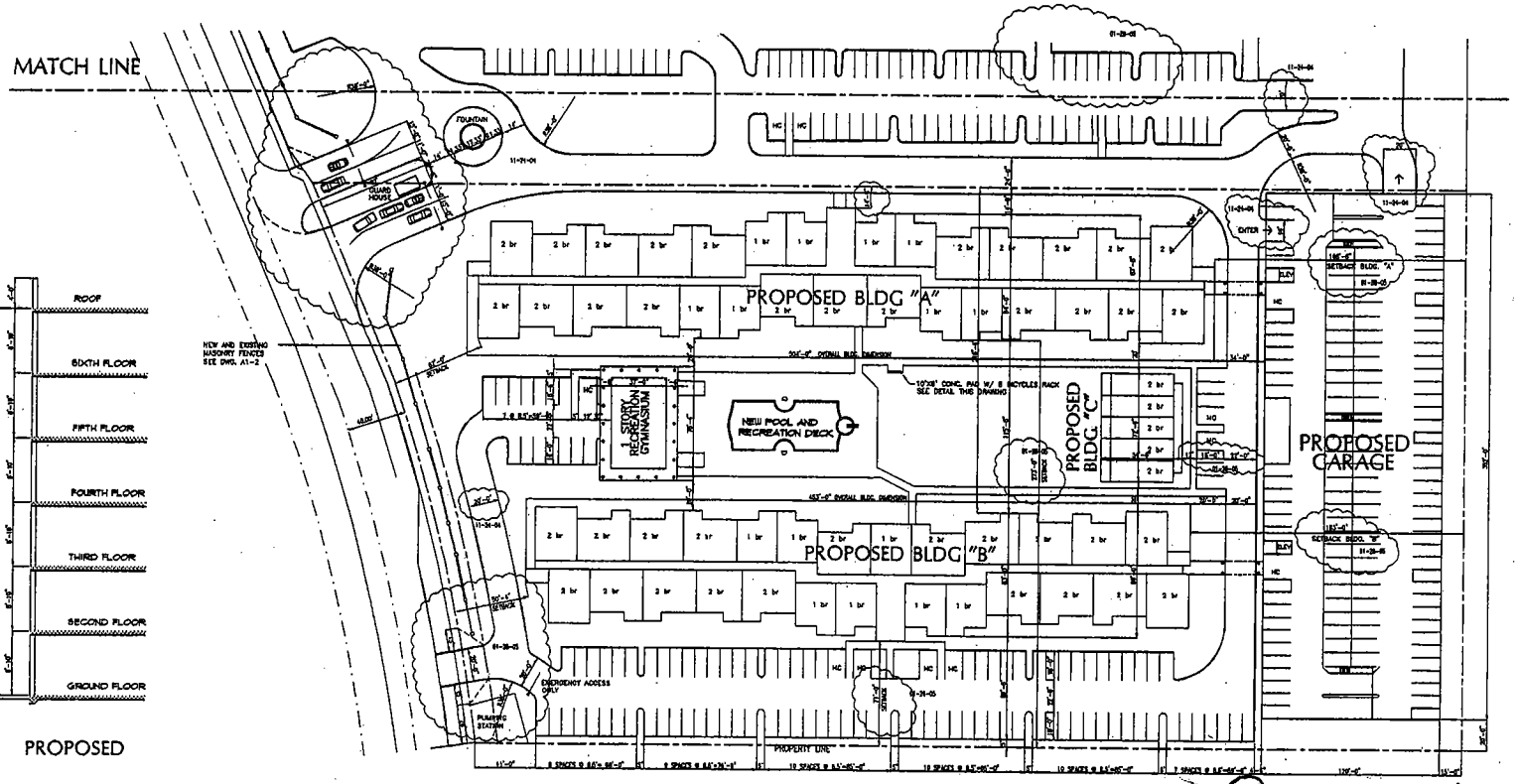
HANDICAPPED PARKING STALL DETAIL N.T.S.



EXISTING PROPOSED

TYPICAL BUILDINGS SECTIONS

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



PARTIAL SITE PLAN

SCALE: 1" = 40'-0"

S Cruxent
1-31-05

SALVADOR M. CRUXENT ARCHITECT
3211 PONCE DE LEON BLVD. SUITE 304
CORAL GABLES, FLORIDA 33134
(305) 529-8830

COUNTRY CLUB TOWERS SECOND PHASE II

18255 NW. 68 th AVENUE MIAMI, FLORIDA

REVISIONS
03-16-04
10-14-04
11-24-04
01-28-05

PROJECT: CCT PHASE II
FILE NO: PARTIALSITEPLAN1
SCALE: 1"=40'-0"
DATE: 08-12-03
SHEET NO. A1.2
OF 11

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N.W. 186TH STREET

N.W. 68TH AVENUE

EXISTING 5 STORY APARTMENT BUILDING
6750 N.W. 186 th STREET

EXISTING 1 STORY RECREATION BUILDING

TENNIS COURTS

POOL

EXISTING 5 STORY APARTMENT BUILDING
6700 N.W. 186 th STREET

EXISTING 5 STORY APARTMENT BUILDING
6790 N.W. 186 th STREET

LOADING BAY

NEW AND EXISTING MASONRY FENCES SEE DWG. A1-2

15' VISION TRIANGLE TYPICAL MINIMUM

5 BICYCLES EACH SEE DETAIL DRAWING A1.2

SEE DRAWING A1.2 FOR TYPICAL PARKING STALL DETAILS

RESIDENTS CET ONLY

MATCH LINE

NOTE
CLOUDED PARKING AREAS ARE PROPOSED NEW OR RELOCATED

PARTIAL SITE PLAN

SCALE: 1" = 50'-0"

SCWenn
1-31-05

SALVADOR I
CRUXEN
ARCHITEC
3211 PONCE DE LEON BL
SUITE 204
CORAL GABLES, FLORIDA
(305) 569-1838

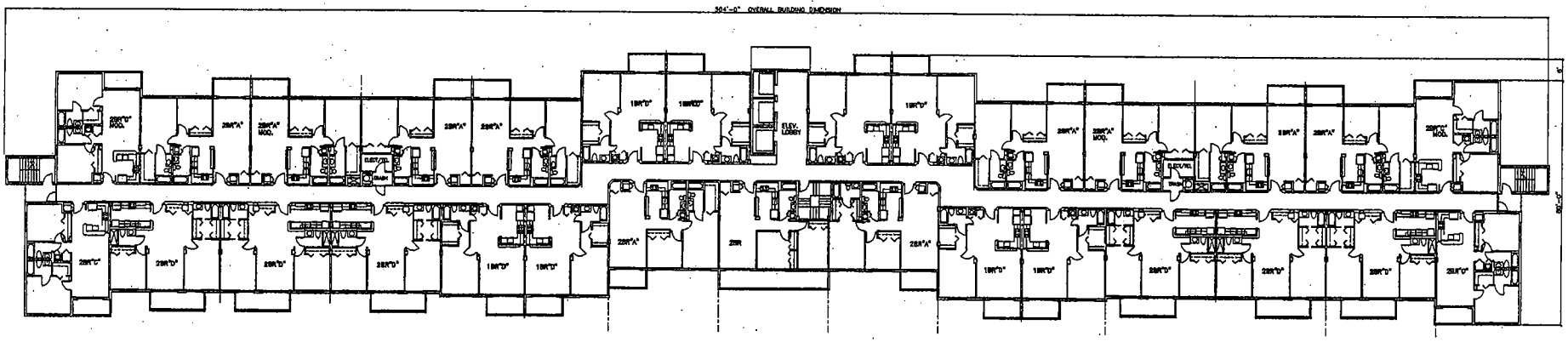
COUNTRY CLUB TOWERS SECOND PHASE II

18255 N.W. 68 th AVENUE MIAMI, FLORIDA

REVISIONS
03-16-04
10-14-04
11-24-04
01-28-05

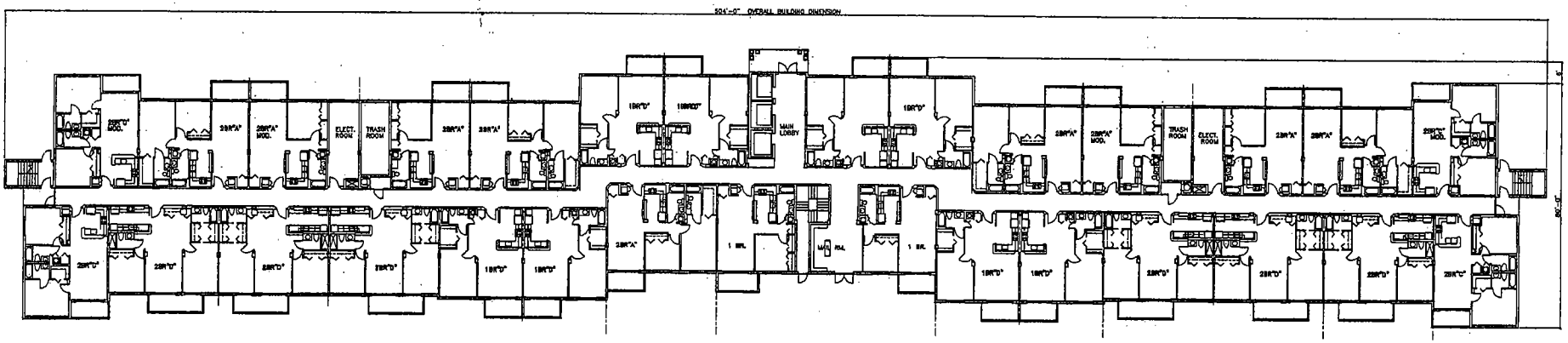
PROJECT: CCT PHASE II
FILE NO: PARTIALSITEPLA
SCALE: 1"=40'-0"
DATE: 08-12-03
SHEET NO. A1.3
OF 11

53



TYPICAL FLOOR PLAN - PROPOSED BUILDING ' A '

SCALE: 1/16" = 1'-0"



GROUND FLOOR PLAN - PROPOSED BUILDING ' A '

SCALE: 1/16" = 1'-0"

SALVADOR M. CRUXENT ARCHITECT

3211 PONCE DE LEON BLVD. SUITE 204
CORAL GABLES, FLORIDA 33134
(305) 350-0005

COUNTRY CLUB TOWERS SECOND PHASE II

MIAMI, FLORIDA

18255 N.W. 68 th AVENUE

REVISIONS
03-10-04
10-14-04

PROJECT: COUNTRY CLUB TOWERS

FILE NO. A2.1

SCALE 1/16"=1'-0"

DATE 10-28-03

SHEET NO.

A2.1

OF 11

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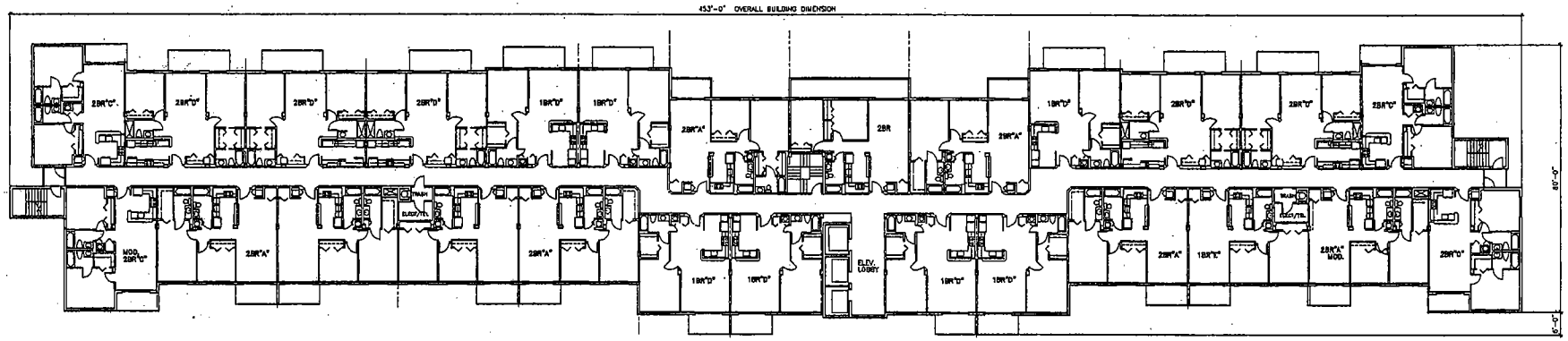
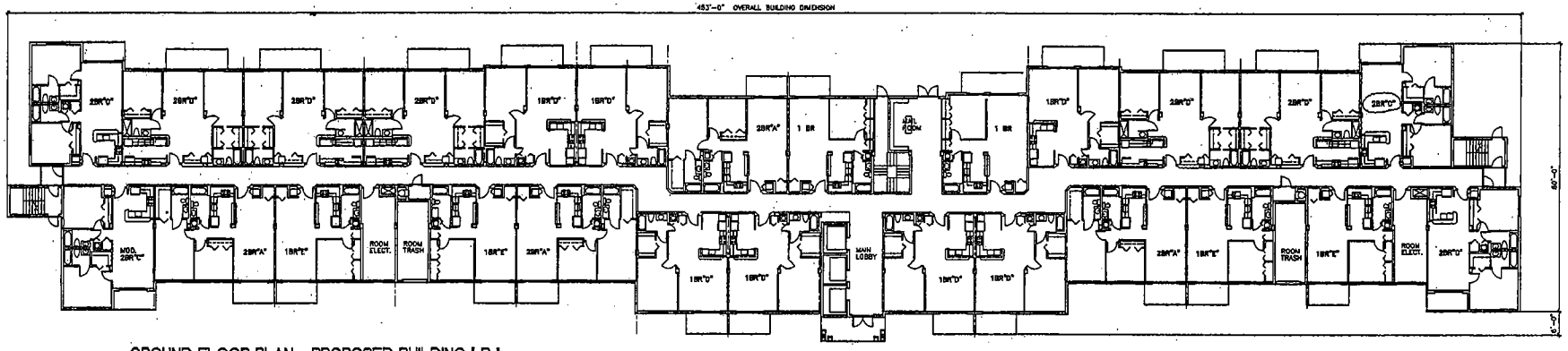
1-21-05



TYPICAL FLOOR PLAN - PROPOSED BUILDING " B "

SCALE: 1/16" = 1'-0"



GROUND FLOOR PLAN - PROPOSED BUILDING " B "

SCALE: 1/16" = 1'-0"

SALVADOR M. CRUXENT ARCHITECT
2311 PONCE DE LEON BLVD. SUITE 304
CORAL GABLES, FLORIDA 33134
(305) 592-2200

COUNTRY CLUB TOWERS SECOND PHASE II

16255 N.W. 68 th AVENUE MIAMI, FLORIDA

REVISIONS
03-16-04
10-14-04

PROJECT: COUNTRY CLUB TOWERS II
FILE NO: A3-2
SCALE: 1/16"=1'-0"
DATE: 10-29-03
SHEET NO. A2.2
OF 11

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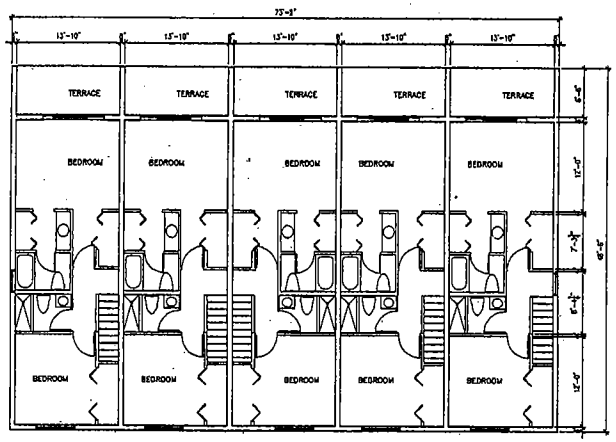
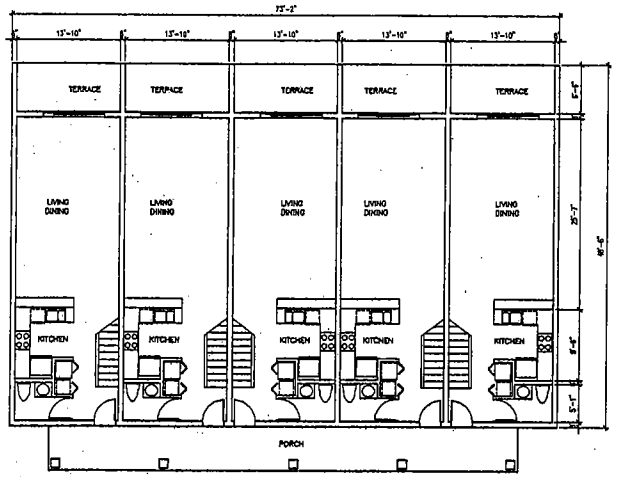
1-31-05

55



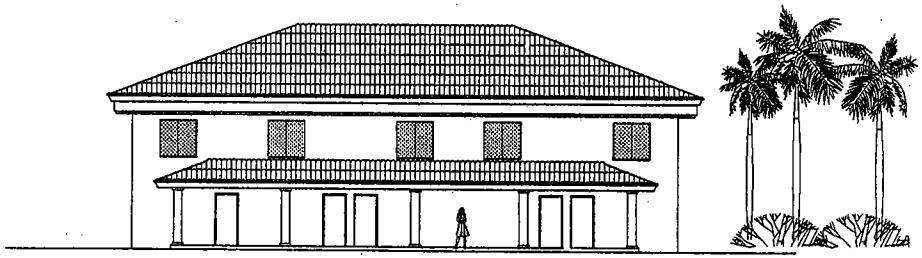
SECOND FLOOR PLAN - PROPOSED BUILDING ' C '
SCALE: 1/16" = 1'-0"

11-24-04

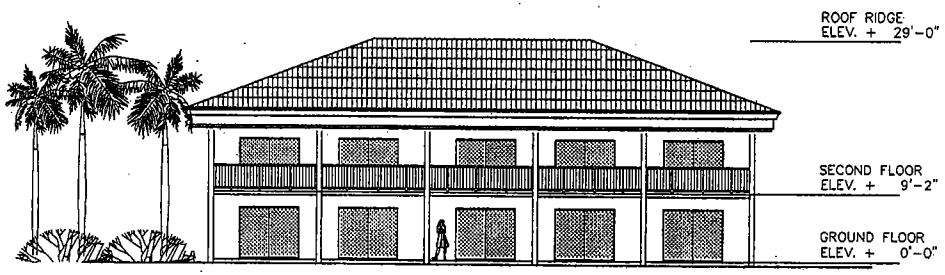


GROUND FLOOR PLAN - PROPOSED BUILDING ' C '
SCALE: 1/16" = 1'-0"

11-24-04



EAST ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"

SCruxent
1-31-05

SALVADOR M. CRUXENT ARCHITECT
3211 PONCE DE LEON BLVD. SUITE 304
CORAL GABLES, FLORIDA 33134
(305) 529-9530

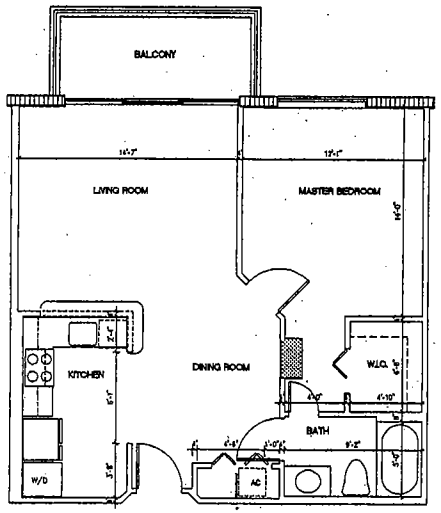
COUNTRY CLUB TOWERS SECOND PHASE II

18255 NW. 68 th AVENUE

MIAMI, FLORIDA

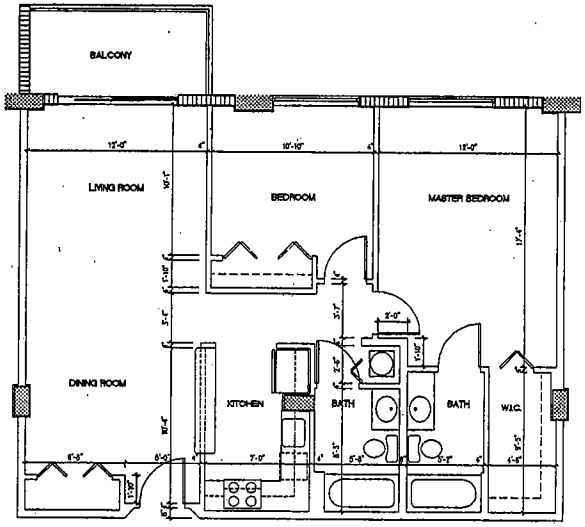
REVISIONS
10-14-04
11-24-04

PROJECT: COUNTRY CLUB TOWERS
FILE NO: A2.3
SCALE: 1/4"=1'-0"
DATE: 12-07-03
SHEET NO.
A2.3
OF 11



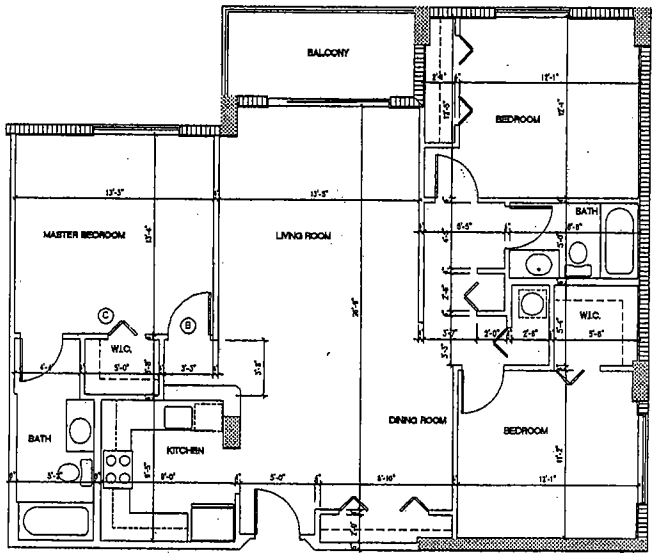
TYPICAL FLOOR PLAN MODEL "A"

SCALE : 1/4" = 1'-0" ONE BEDROOM 745 S.F.



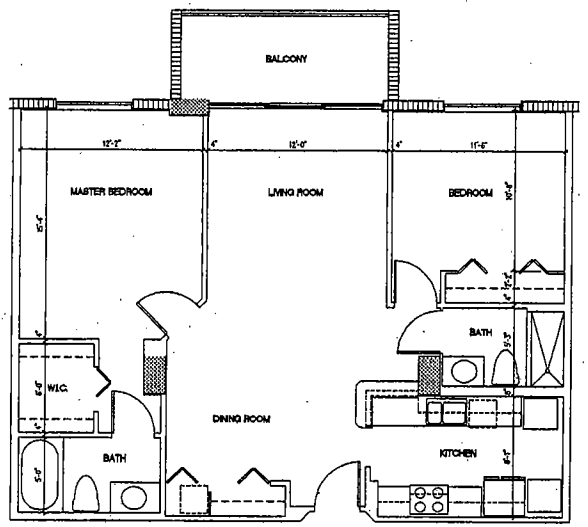
TYPICAL FLOOR PLAN MODEL "B"

SCALE : 1/4" = 1'-0" TWO BEDROOM 999 S.F.



TYPICAL FLOOR PLAN MODEL "C"

SCALE : 1/4" = 1'-0" THREE BEDROOM 1,347 S.F.



TYPICAL FLOOR PLAN MODEL "D"

SCALE : 1/4" = 1'-0" TWO BEDROOM 1,025 S.F.

SCuxent
1-31-05

56

SALVADOR M
CRUXENT
ARCHITECT

COUNTRY CLUB TOWERS SECOND PHASE II

MIAMI, FLORIDA

18255 N.W. 68 th AVENUE

REVISIONS
03-16-04
10-14-04

PROJECT: COUNTRY CLUB TOWERS
FILE NO.: UNITB
SCALE: 1/4"=1'-0"
DATE: 08-12-03
SHEET NO.
A3.1
OF 11

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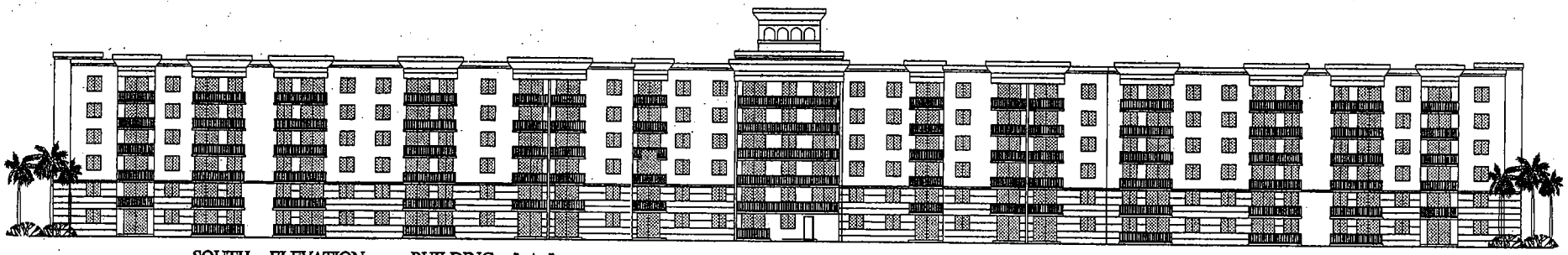
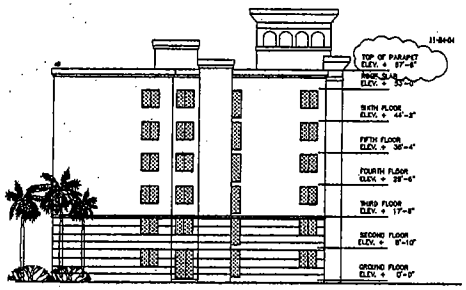


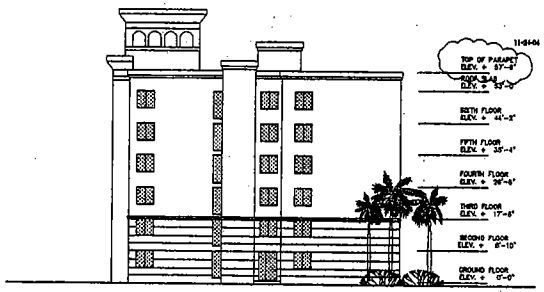
SOUTH ELEVATION - BUILDING " A "

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

NORTH ELEVATION - BUILDING " A "

SCALE: 1/16" = 1'-0"

Scurent
1-31-05

SALVADOR M. CRUXENT ARCHITECT

COUNTRY CLUB TOWERS - PHASE II

6700 N.W. 186th STREET

MIAMI, FLORIDA

REVISIONS

PROJECT: COUNTRY CLUB

FILE NO.: UNA-A1

SCALE: 1/16"=1'-0"

DATE: 10-29-01

SHEET NO.

A4.1

OF 11

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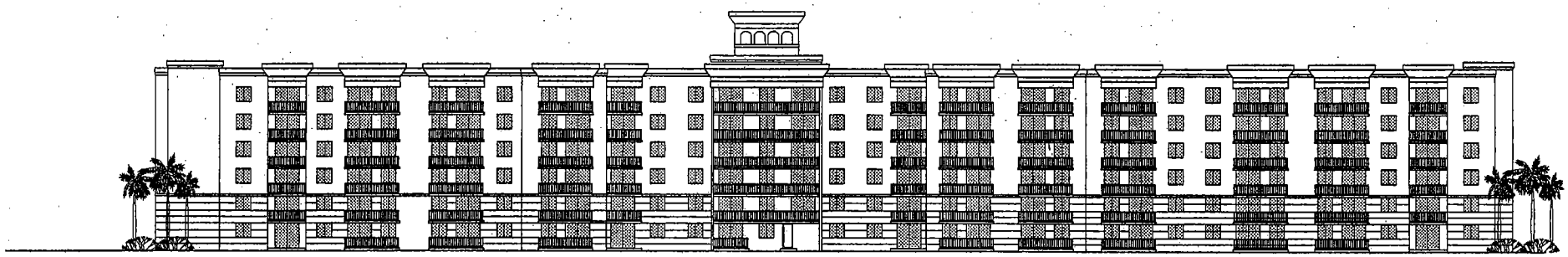
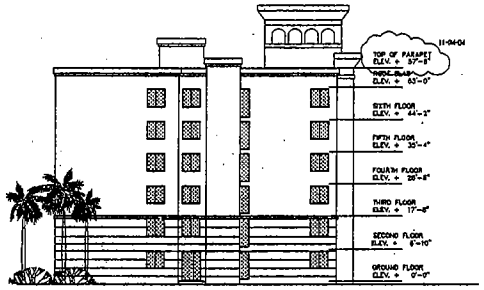


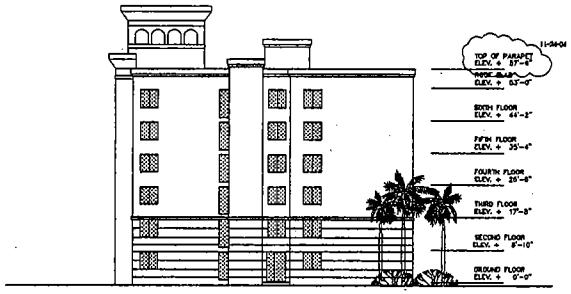
NORTH ELEVATION - BUILDING " B "

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

SOUTH ELEVATION - BUILDING " B "

SCALE: 1/16" = 1'-0"

S Cruxent
1-31-05

SALVADOR M
CRUXENT
ARCHITECT

OWNER: J. MILTON & ASSOCIATES

COUNTRY CLUB TOWERS - PHASE II

MIAMI, FLORIDA

6700 N.W. 186th STREET

REVISIONS

08-16-04
10-14-04
11-24-04

PROJECT COTTAGE

FILE NO. A4.3

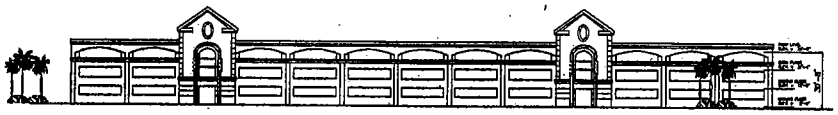
SCALE 1/16"=1'-0"

DATE 10-28-03

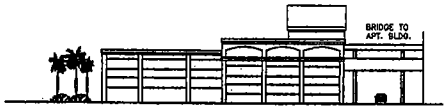
SHEET NO.

A4.2

OF 11

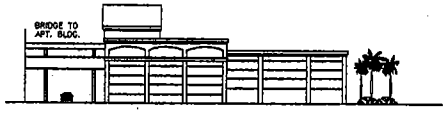


WEST ELEVATION

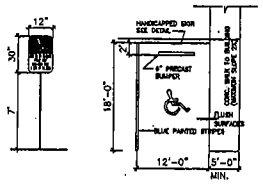


NORTH ELEVATION

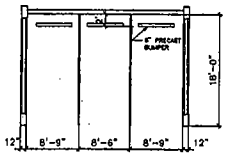
EAST ELEVATION



SOUTH ELEVATION



ACCESSIBLE PARKING

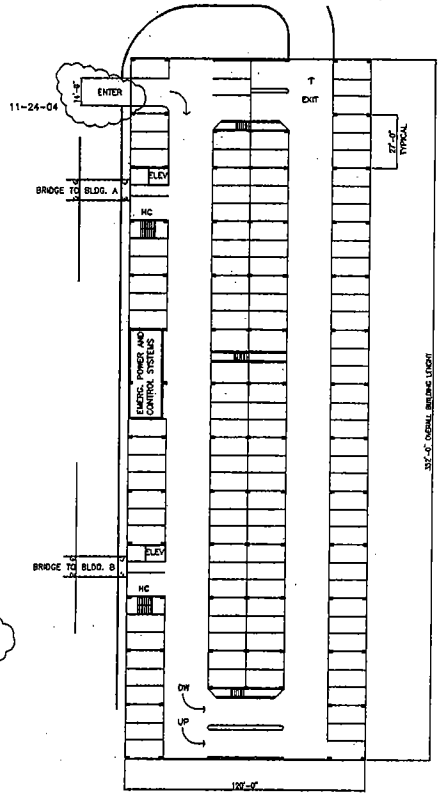


STANDARD PARKING

TYPICAL PARKING STALL DETAILS

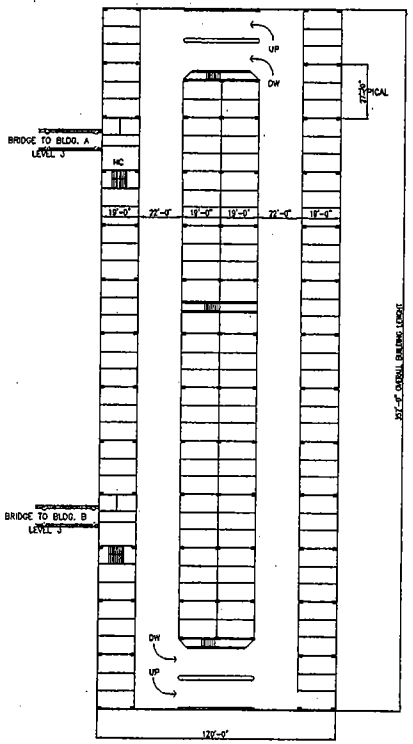
SCALE: 1" = 10'-0"

11-24-04



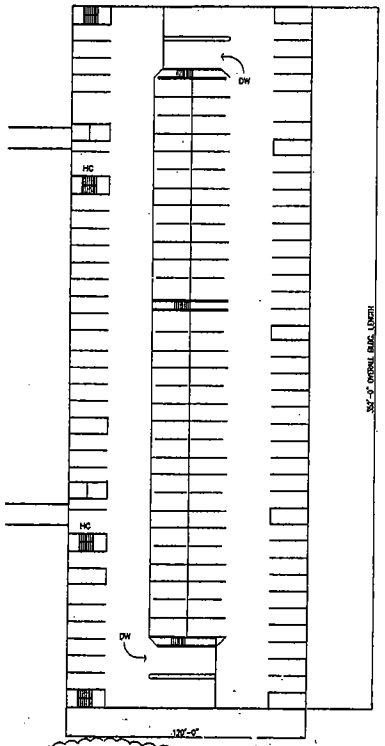
GROUND FLOOR PLAN

126 SPACES



TYPICAL FLOOR PLAN - LEVELS 2 & 3

134 SPACES PER LEVEL (268 SPACES TOTAL)



SEE LANDSCAPING DETAILS
DRAWING L-4

11-24-04

ROOF PLAN - LEVEL 4

63 SPACES

GARAGE PLANS AND ELEVATIONS

SCALE: 1" = 30'-0"

Scurent
1-31-05

59

SALVADOR M.
CRUXENT
ARCHITECT

3811 PONCE DE LEON BLVD.
SUITE 204
CORAL GABLES, FLORIDA 33134
(305) 568-5636

COUNTRY CLUB TOWERS SECOND PHASE II

18255 N.W. 68 th AVENUE

MIAMI, FLORIDA

REVISIONS
10-14-04
11-24-04

PROJECT: CCT PHASE II

FILE NO: A5.1

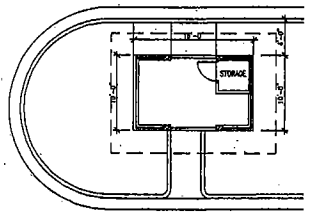
SCALE: 1"=30'-0"

DATE: 12-07-03

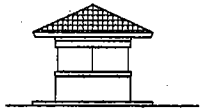
SHEET NO.

A5.1

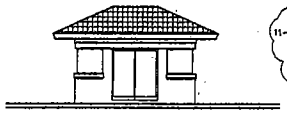
OF 11



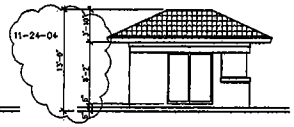
FLOOR PLAN



WEST & EAST ELEVATION



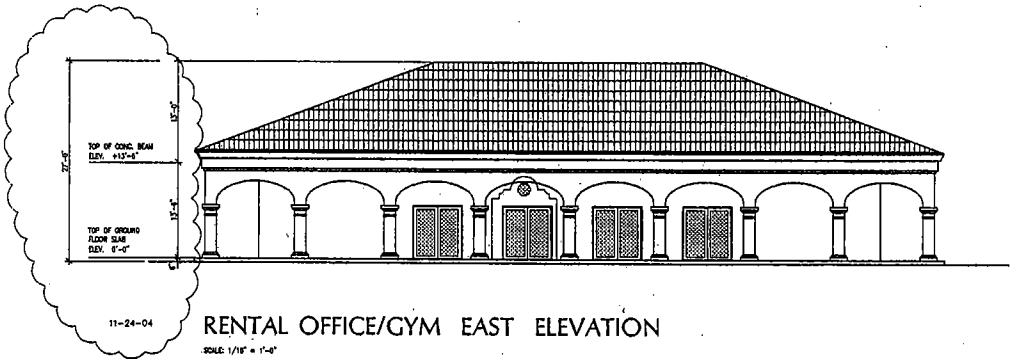
NORTH ELEVATION



SOUTH ELEVATION

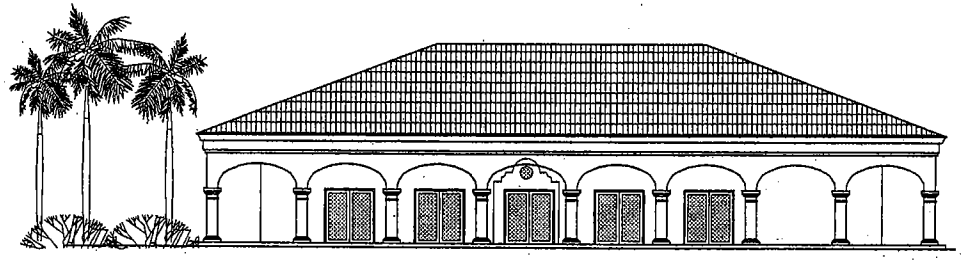
GUARD HOUSE DETAILS

SCALE: 1/16" = 1'-0"



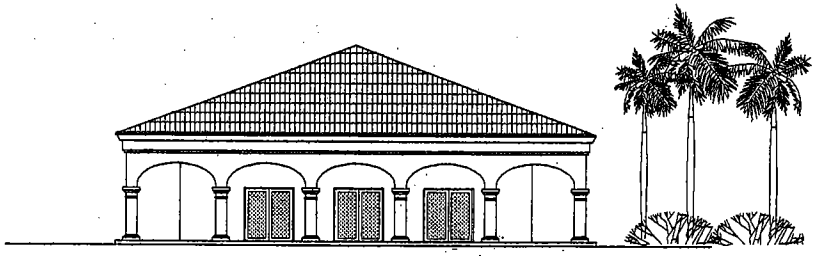
RENTAL OFFICE/GYM EAST ELEVATION

SCALE: 1/16" = 1'-0"



RENTAL OFFICE/GYM WEST ELEVATION

SCALE: 1/16" = 1'-0"



RENTAL OFFICE/GYM NORTH ELEVATION
(SOUTH EQUAL BUT REVERSED)

SCALE: 1/16" = 1'-0"

SCruxent
1-31-05

SALVADOR M
CRUXENT
ARCHITECT

3211 PONCE DE LEON BLVD
SUITE 304
CORAL GABLES, FLORIDA 331
(305) 558-9525

COUNTRY CLUB TOWERS SECOND PHASE II

MIAMI, FLORIDA

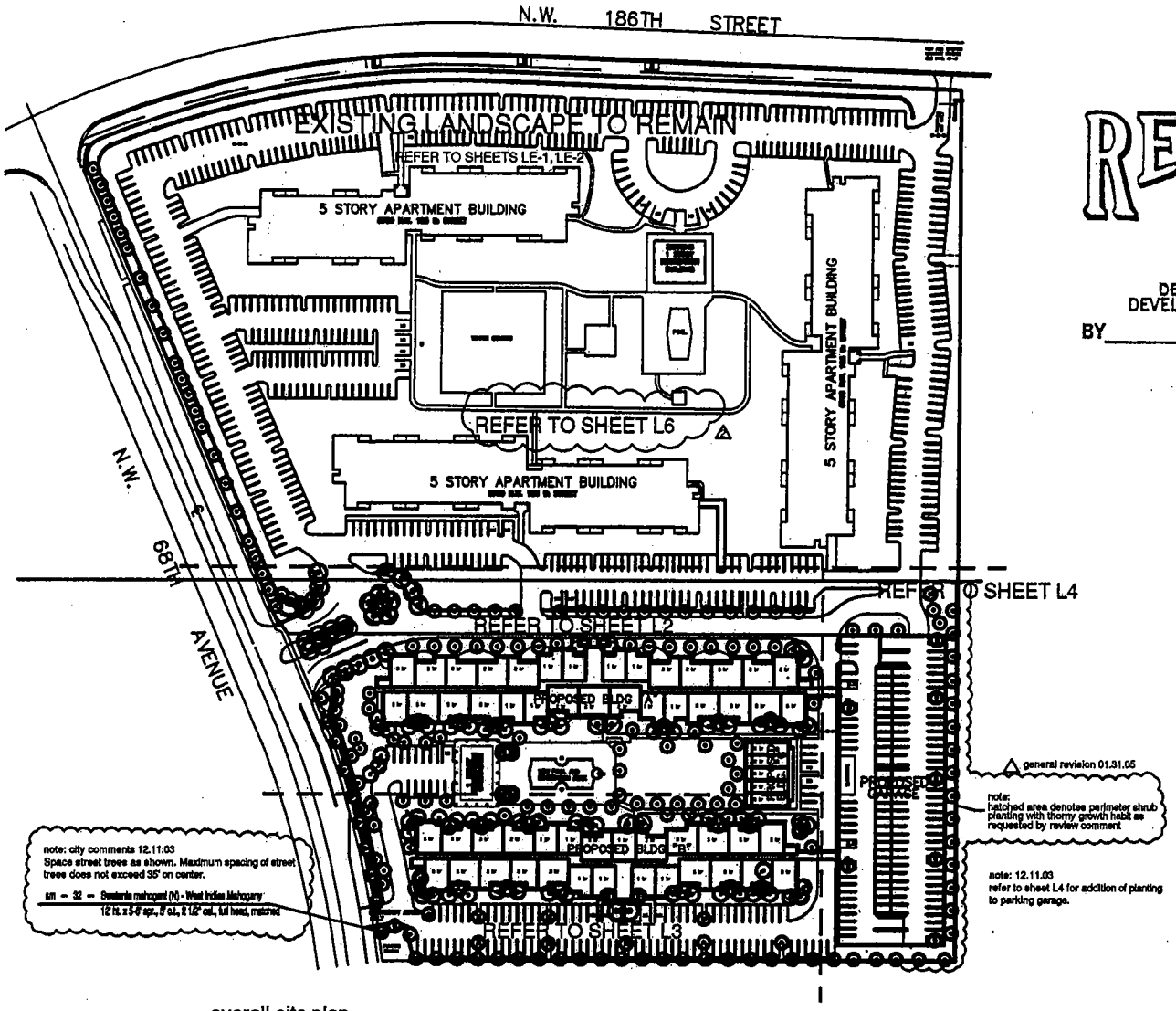
18255 NW. 68 th. AVENUE

REVISIONS
03-16-04
10-14-04
11-24-04

PROJECT: CCT PHASE II
FILE NO: A5.2
SCALE: 1/8"=1'-0"
DATE: 08-12-03
SHEET NO.
A5.2
OF 11

Phase II Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



overall site plan

50'

RECEIVED

FEB 2 2 2005

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY_____

02.17.0

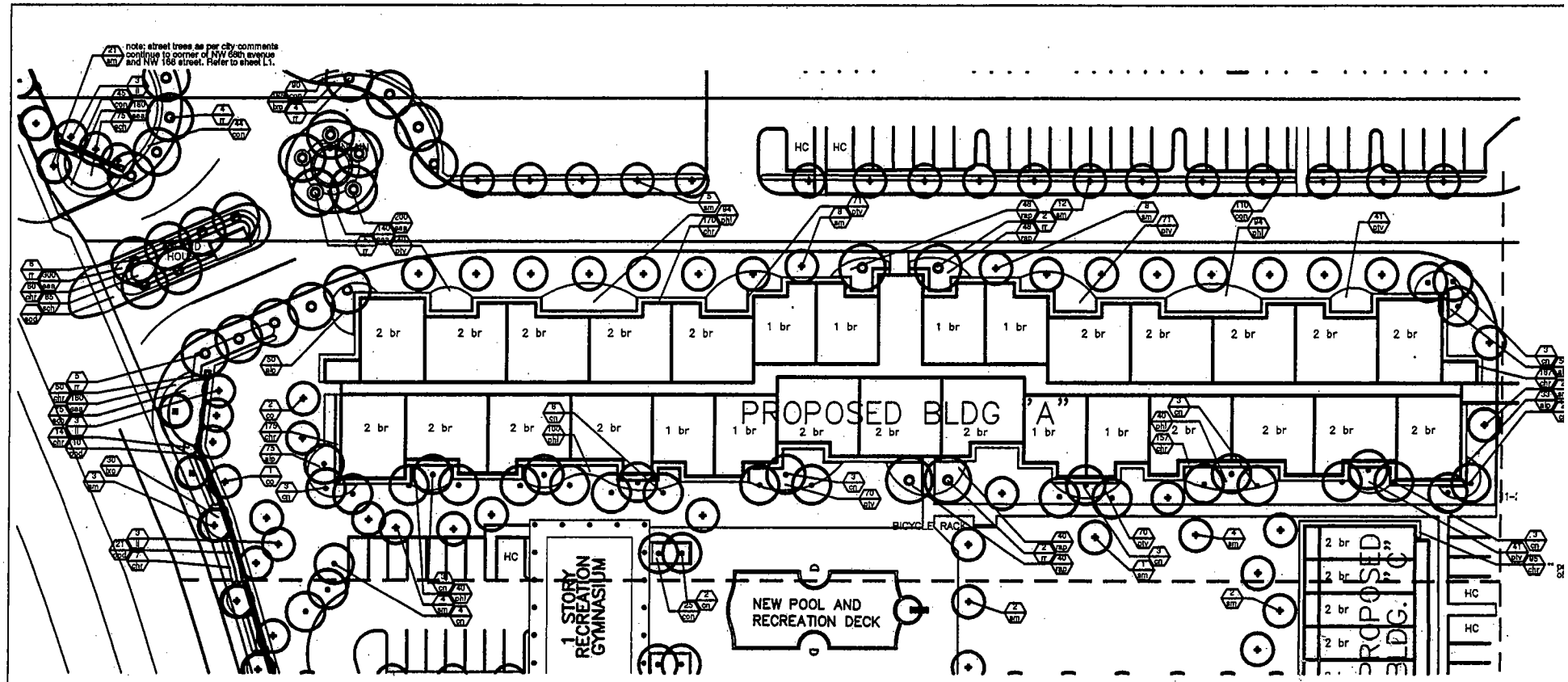
general revision 02.17.05
general revision 01.31.05
general revision 01.06.04
city comments 12.11.03
12.5.03
11.03.03
8.25.03
8.7.03
8.15.03
0302

EGS2corp.
landscape architecture

L1

Phase II Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



PLANT LIST –

Trees:

cn – 35	–	Cocos nucifera 'Green Malayan'
		4-14' g.w. staggered hts.
co – 3	–	Chrysophyllum oliviforme (N) - Satin Leaf
		10' ht. x 5-6' spr. 5' c.t. 2" cal. full head
l – 9	–	Ligustrum lucidum - Glossy Privet
		10' ht. x 5-6' spr. 5' c.t. 2" cal. full head
rr – 29	–	Roystonia regia
		14' g.w. matched
sm – 69	–	Swietenia mahogani (N) - West Indies Mahogany
		10' ht. x 5-6' spr. 5' c.t. 2" cal. full head

PLANT LIST –

Shrubs and Groundcovers

alp – 208	–	Alpinia z.'Variegata' - Variegated Ginger
		3 gal. 16-18" ht. x spr. full 2' o.c.
chr – 815	–	Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum
		3 gal. 24" ht. x 14-16" spr. full 2' o.c.
con – 261	–	Conocarpus er. 'sericeus' (N) - Silver Buttonwood
		3 gal. 24" ht. x 14-16" spr. full 2' o.c.
bro – 195	–	Ixora a. 'Nora Grant' - Pink Ixora
		3 gal. 16-18" ht. x spr. full 2' o.c.
phi – 368	–	Philodendron selloum - Split Leaf Philodendron
		3 gal. 16-18" ht. x spr. full 2' o.c.
pod – 31	–	Podocarpus macrophylus - Yew
		3 gal. 16-18" ht. x spr. full 2' o.c.
pty – 404	–	Pittosporum t. 'Variegata' - Variegated Pittosporum
		3 gal. 16-18" ht. x spr. full 2' o.c.
rap – 178	–	Raphiolepis ia. 'Dwarf Pink' - Dwarf Pink India Hawthorne
		3 gal. 16-18" ht. x spr. full 2' o.c.
sch – 236	–	Schefflera a. 'Variegata' - Dwarf Variegated Schefflera
		3 gal. 16-18" ht. x spr. full 2' o.c.
ses – 1000	–	Seasonal Flowers - Same
		8" pots full 12" o.c.
sod –	–	St. Augustine Floratam
		solid sod

planting plan

20'

02.17.0

general revision 02.17.05
general revision 01.06.05
city comments 12.11.03
12.5.03
11.03.03
[redacted]
[redacted]
5.15.03

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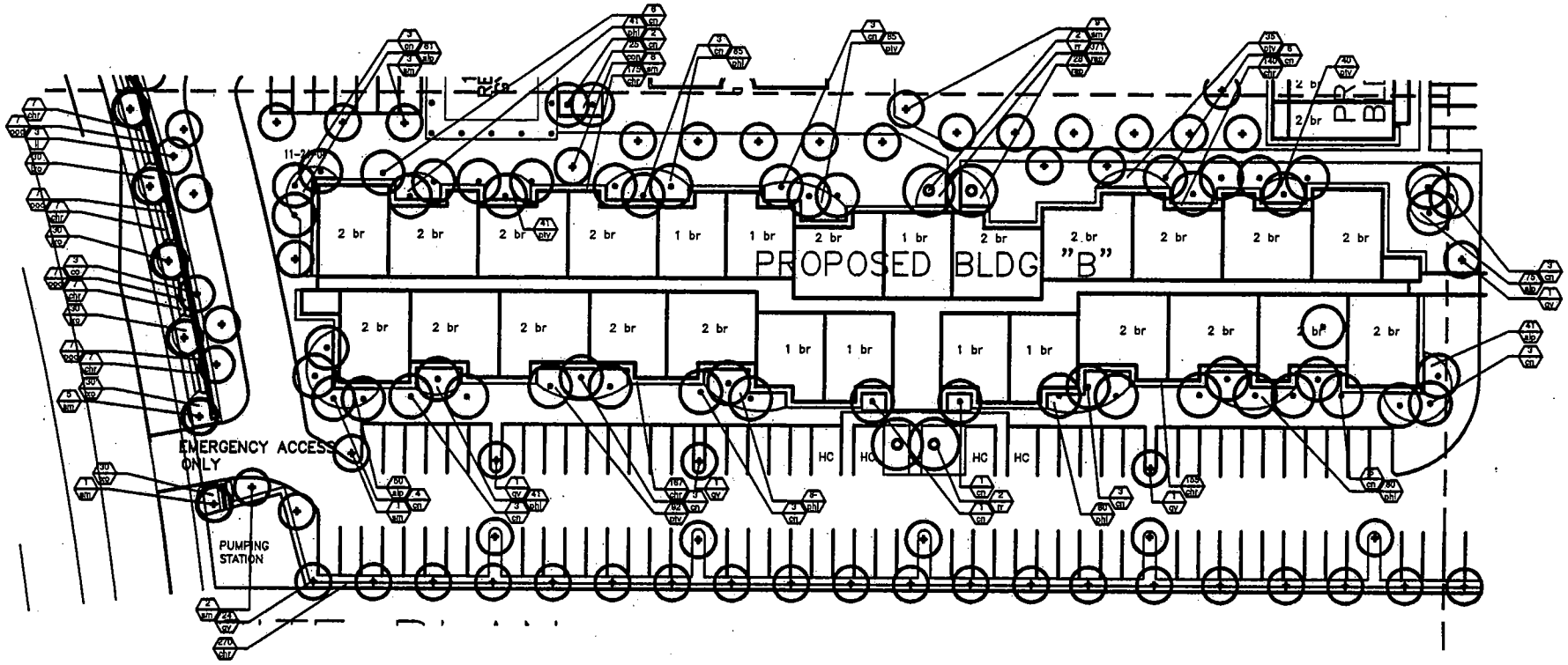
landscape architecture

L2

Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



PLANT LIST –

		Trees:
cn	= 53	Cocos nucifera ' Green Malayan'
		4-14' g.w. staggered hts.
co	= 3	Chrysophyllum oliviforme (N) - Satin Leaf
		10' ht. x 5-6' spr. 6' c.t. 2" cal. full head
l	= 3	Ligustrum lucidum - Glossy Privet
		10' ht. x 5-6' spr. 6' c.t. 2" cal. full head
qv	= 28	Quercus virginiana (N) - Live Oak
		10' ht. x 5-6' spr. 6' c.t. 2" cal. full head
rr	= 4	Roystonia regia
		14' g.w. matched
sm	= 27	Swietenia mahogani (N) - West Indies Mahogany
		10' ht. x 5-6' spr. 6' c.t. 2" cal. full head

PLANT LIST –

		Shrubs and Groundcovers
alp	= 227	Alpinia z.'Variegata' - Variegated Ginger
		3 gal. 16-18" ht. x spr. full 2' o.c.
chr	= 768	Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Coccoplum
		3 gal. 24" ht. x 14-16"spr. full 2' o.c.
con	= 25	Conocarpus er. 'verlocour' (N) - Silver Buttonwood
		3 gal. 24" ht. x 14-16" spr. full 2' o.c.
bo	= 150	bora c. 'Nora Grant' - Pink bora
		3 gal. 16-18" ht. x spr. full 2' o.c.
phi	= 256	Philodendron selloum - Split Leaf Philodendron
		3 gal. 16-18" ht. x spr. full 2' o.c.
pod	= 28	Podocarpus macrophylus - Yew
		3 gal. 16-18" ht. x spr. full 2' o.c.
pbr	= 180	Pittosporum t. 'Variegata' - Variegated Pittosporum
		3 gal. 16-18" ht. x spr. full 2' o.c.
rap	= 56	Raphiolepis in. 'Dwarf Pink' - Dwarf Pink India Hawthorne
		3 gal. 16-18" ht. x spr. full 2' o.c.
sod	=	St. Augustine Floratam
		solid sod

planting plan

20'

02.17.0

△ general revision 02.17.06

△ general revision 01.31.06

general revision 01.06.04

city comments 12.11.03

12.5.03

11.03.03

8.25.03

8.7.03

5.15.03

0302

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landscape architecture

L3

Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida

PLANT LIST –

Trees:

co – 7 –	Conocarpus erectus - Green Buttonwood (N)	10' ht. x 5-6' spr., 4" c.t., full head, matched
qv – 26 –	Quercus virginiana (N) - Live Oak	10' ht. x 5-6' spr. 5" c.t. 2" cal. full head

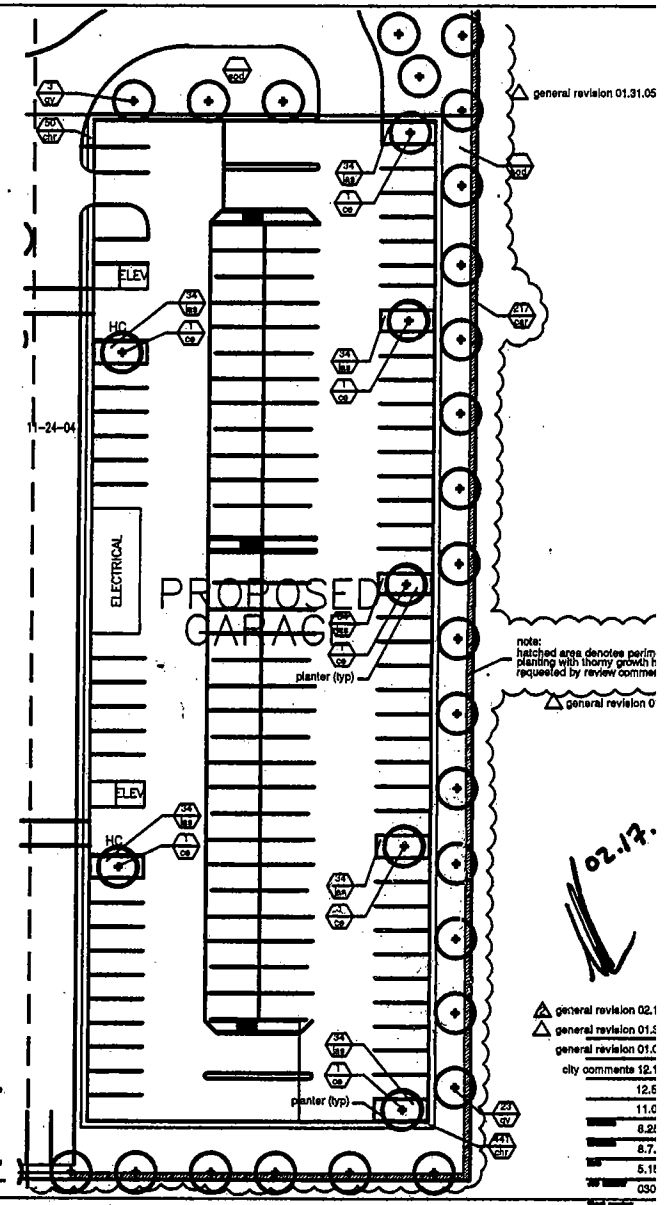
PLANT LIST –

Shrubs and Groundcovers

chr – 491 –	Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum	3 gal. 24" ht. x 14-16"spr. full 2' o.c.
jas – 238 –	Jasminium volubile - Wax Jasmine	3 gal. 24" ht. x 14-16"spr. full 2' o.c.
sod – –	St. Augustine Floratam	solid sod
car. – 217 –	Carissa macrocarpa - Natal Plum	3 gal. 3' ht. x 24"spr. space 30" o.c.

general revision 01.31.05

note: 12.11.03
addition of planters to garage



planting plan

EGS2corp.
landscape architecture

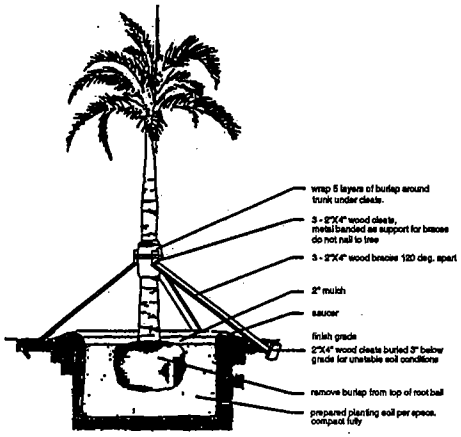
L4

Country Club Towers Apartment Complex
NW 68th Avenue and 186th Street Miami, Florida

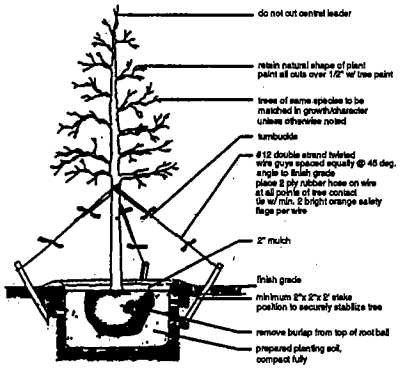
plant specifications

1. Landscape Contractor shall be familiar w/ all work required by these drawings. This shall include all grading plans and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor.
2. All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition: February 1996, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.
3. All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.
4. Planting soil shall be weed free and consist of 50% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
5. Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and details shall be after settlement.
6. Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
7. Landscape Contractor shall locate and verify all underground utilities prior to digging.
8. All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
9. Any wire guys and/or fabric straps shall be flagged w/ flourescent colored tape as shown in details.
10. All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation., (or approved equal) according to manufacturers recommendations.
11. All other plants shall be fertilized at installation w/ "Osmocote" time release pellets (or approved equal) according to manufacturers recommendations.
12. All trees in sod areas to have a 50" ring covered w/ a 2" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).
13. Sod shall be St. Augustine 'Floratam' (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving , gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.
14. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
15. Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
16. Discrepancies shall be brought to the attention of the Landscape Architect.
17. No changes shall be made without the prior consent of the Landscape Architect.
18. All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.
19. Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
20. Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, filter fabric, drainage mat, protection board, mulch, crane and other equip., etc..
21. All plant material shall meet or exceed specifications listed, but not be limited to, plant materials, planting soil and placement.
22. All planted beds shall recieve 100% coverage by a fully automatic irrigation system as per plans.
23. Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
24. All areas labelled mulch/gravel to recieve a 2" layer of material over a weed barrier material.

plant details



palm/large tree planting detail



small tree planting detail

landscape legend

Zoning District BU4 Net Lot Area 19.312 acres 841,251 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net Lot Area = 841,251 s.f. x 40 % = 336,504 s.f.	336,504	361,934
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 531 x 10 s.f. per parking space =	5310	5310
C. Total s.f. of landscaped open space required by Chapter 33: A+B =	341,814	367,244
LAWN AREA CALCULATION		
A. 341,814 total s.f. of landscaped open space required by chapter 33	341,814	367,244
B. Maximum lawn area (sod) permitted = 30 % x 341,814 s.f. =	102,544	102,544
TREES		
A. No. trees required per net lot acre 28 — 28 trees x 19.312 Net Lot Acres	541	541
Less existing number of trees meeting minimum requirements		125
B. % Palms allowed: No trees provided x 30%	162	128
Less existing number of trees meeting minimum requirements		34
C. % Natives Required: No. trees provided x 30%	162	241
D. Street Trees (maximum average spacing of 25' o.c. - palms): 1160 linear feet along street / 35	49	29
Less existing number of trees meeting minimum requirements		20
E. Street Trees located directly beneath power lines (maximum average spacing of 25' o.c.): x linear feet along street/25 =	n/a	n/a
SHRUBS		
A. No. trees required 580 x 10 = No. of shrubs required	5800	7792
B. % Natives required: No. shrubs required 5800 x 30%	1770	7792

All areas to be 100% covered by fully automatic irrigation system

plant specifications, details and tabular data

EGS2 corp.
landscape architecture

L5

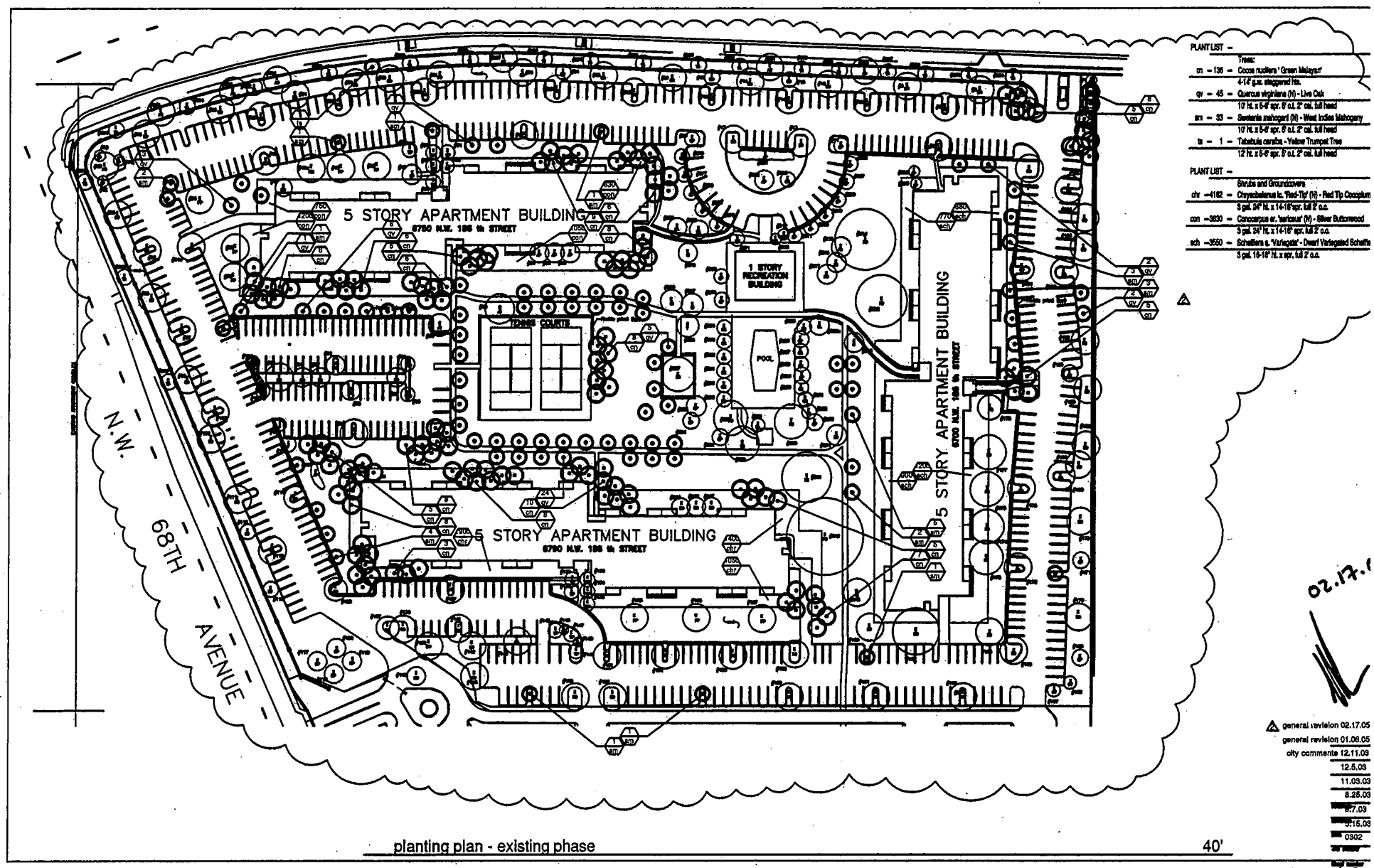
general revision 01.31.05

02.17.0

general revision 02.17.05
general revision 01.31.05
general revision 01.06.04
city comments 12.11.03
12.5.03
11.03.0
8.25.03
8.7.03
5.15.03
0302

Phase II Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



planting plan - existing phase

40'

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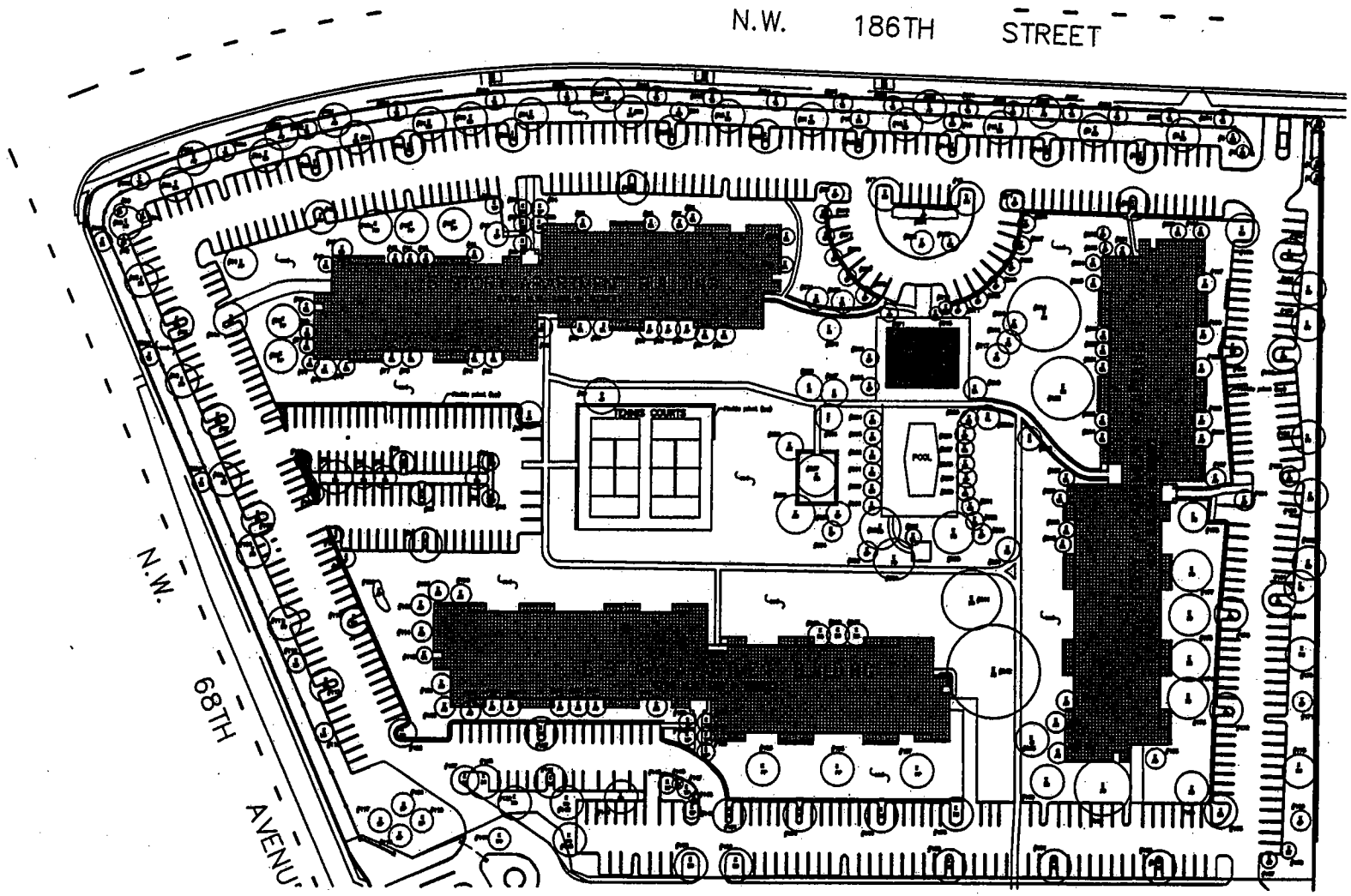
landscape architecture

L6

Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



phase I existing vegetation plan

20'

existing tree legend

existing tree species

existing palm species

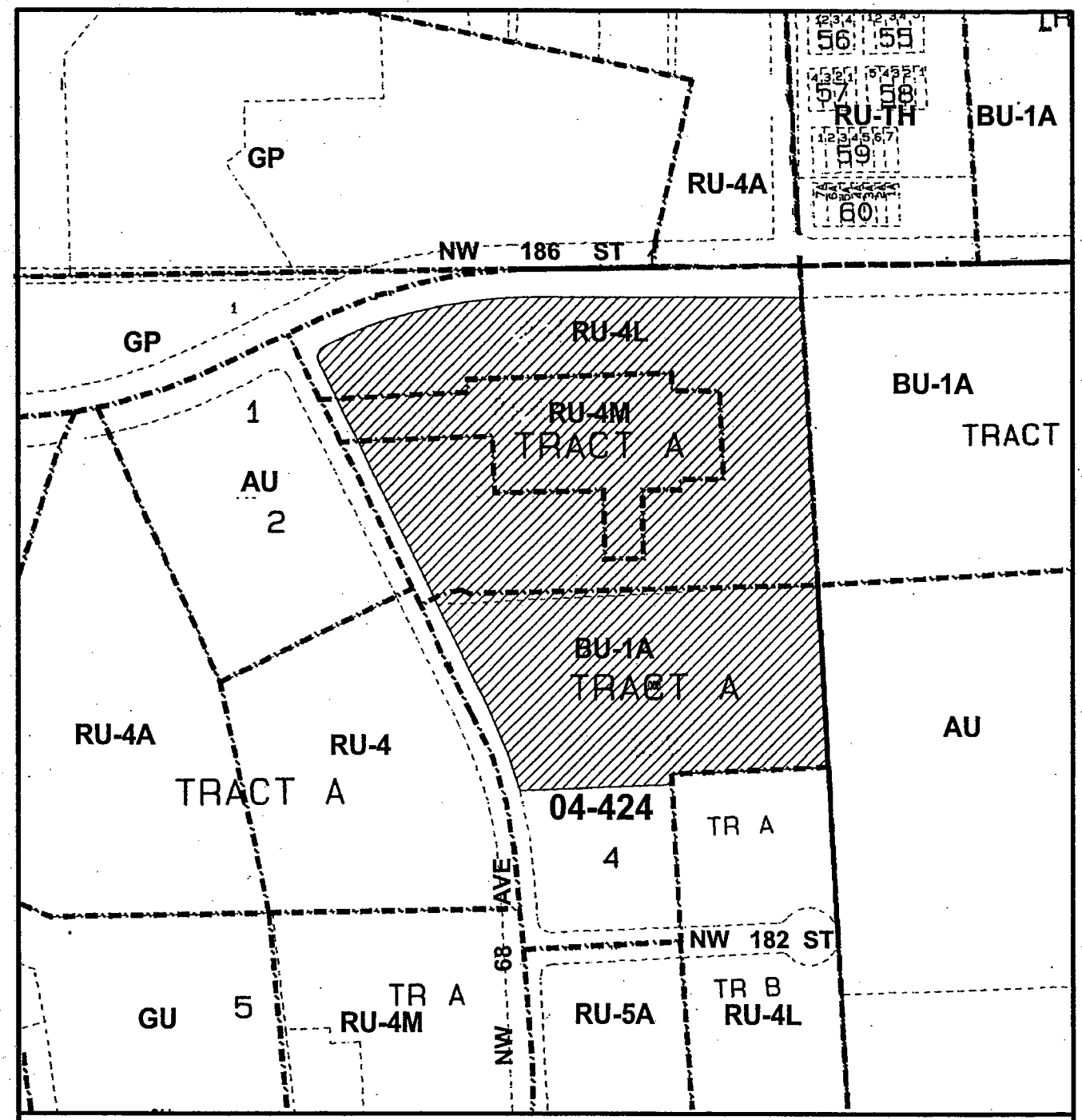
existing shrub species

general revision 02.17.05

phase I existing vegetation plan

EGS2 corp.
landscape architecture

LE-1



MIAMI-DADE COUNTY
HEARING MAP

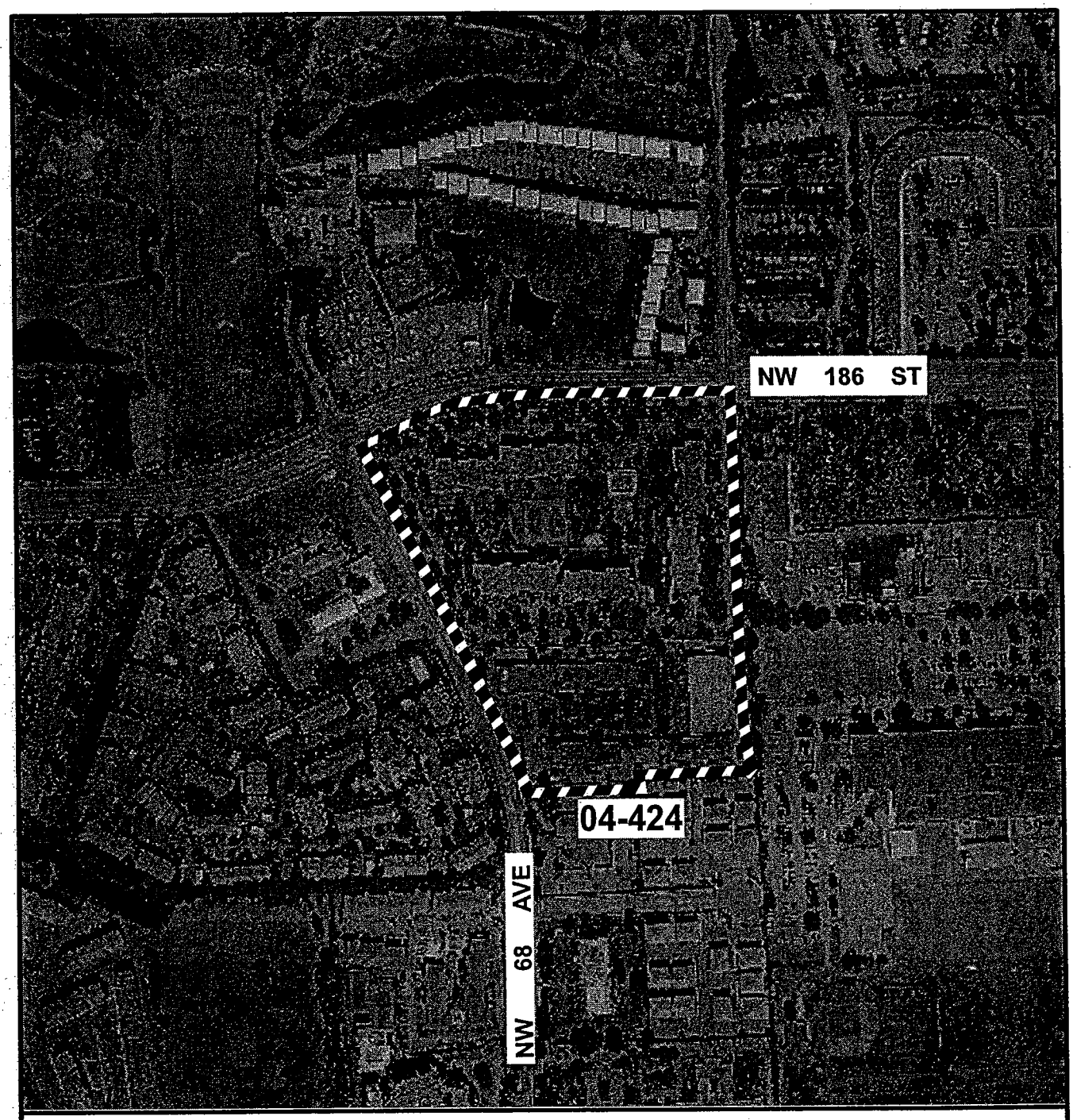
S C A L E 0 200' N

SUBJECT PROPERTY

Section: 11 Township: 52 Range: 40
Process Number: 04-424
Applicant: JOSE MILTON & VILLAGE SHOPPING CENTER TRUST.
District Number: 13
Zoning Board: C05
Drafter : CIRO
Scale: 1:200'

MIAMI-DADE COUNTY

G: ZONING DRAFTING. 04-424.11/04
REVISED 02-22-05



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 11 Township: 52 Range: 40
Process Number: 04-424
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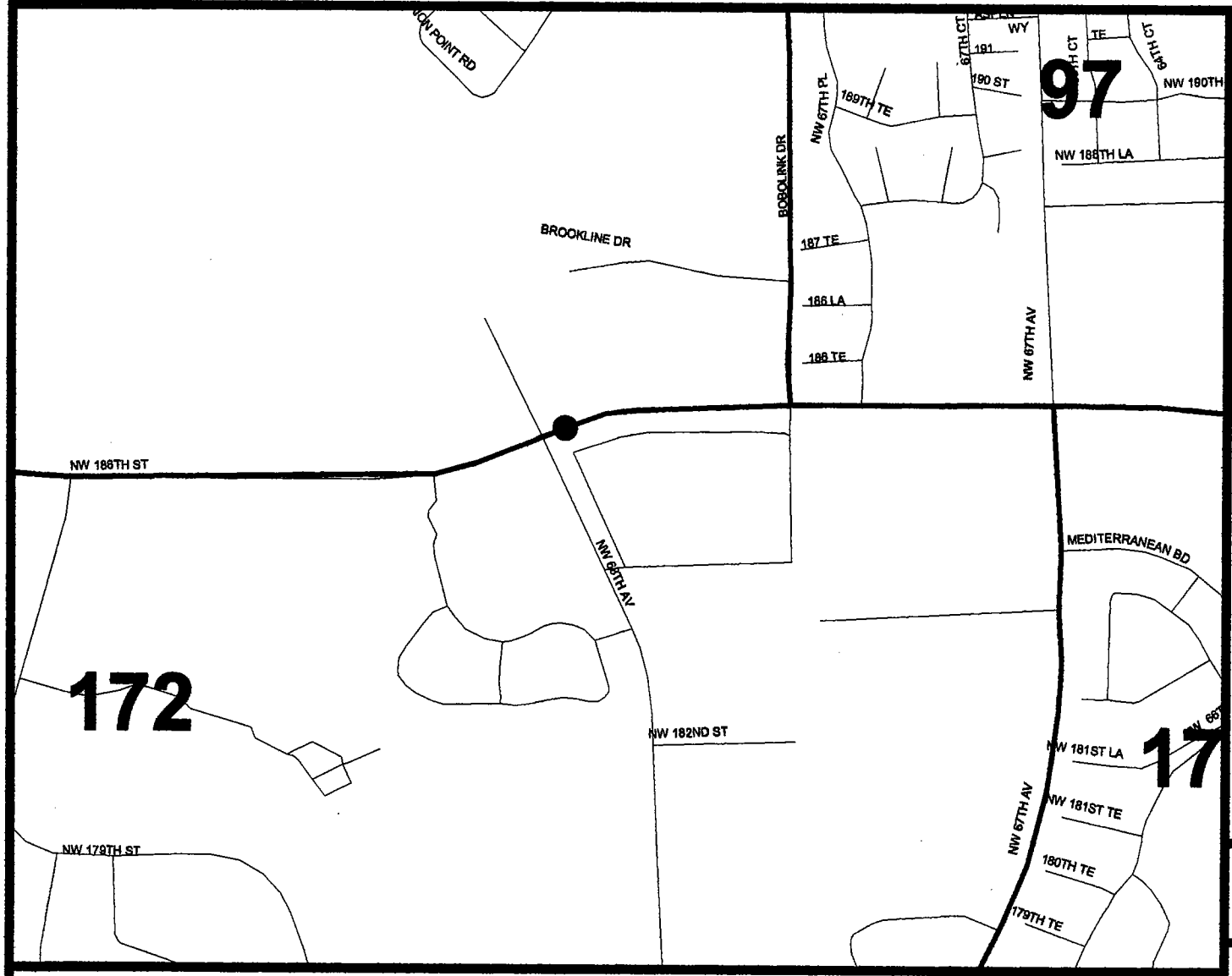
Scale: NTS.

MIAMI-DADE COUNTY

G: ZONING DRAFTING. 04-424.11/04
REVISED 02-22-05

Miami-Dade Police Department
Address
Jose Milton & Village Shopping Center Trust; Hearing # 04-424

C-05



Police Grids Boundaries

MDPD Crime Analysis System
January 4, 2005
Data in this document represents successfully geocoded attributes.

Miami-Dade Police Department
Address Query for Events occurring at 6790 NW 186
For 2002-12-31 Thru 2004-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-12-31" and Dis.Complaint Date < "2005-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "6790 NW 186" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
6790 NW 186 ST	M	0172	1	02/21/2003	0098013B	2	32	23:55:00	23:56:00	23:56:00	M1104
6790 NW 186 ST	M	0172	1	02/21/2003			15	23:55:00	23:56:00	23:57:00	
6790 NW 186 ST	M	0172	1	02/21/2003		2	15DL	23:58:00	23:58:00	23:58:00	M1104
6790 NW 186 ST	M	0172	1	02/26/2003	0106591B		52	16:25:44	16:52:10	16:52:10	M7230
6790 NW 186 ST	M	0172	1	02/26/2003			15	16:52:53	16:52:53	16:52:53	M7230
6790 NW 186 ST	M	0172	1	02/27/2003	0107889B		54	10:21:26	10:21:26	10:21:26	
6790 NW 186 ST	M	0172	1	04/07/2003	0183894B	3	49	08:09:45	08:10:22	08:13:19	M2200
6790 NW 186 ST	M	0172	1	04/07/2003		3	15	08:13:18	08:13:18	08:13:19	
6790 NW 186 ST	M	0172	1	04/27/2003	0223614B		34	15:24:56	15:52:47	15:52:47	M3103
6790 NW 186 ST	M	0172	1	04/27/2003			15	15:47:10	15:47:10	15:52:00	
6790 NW 186 ST	M	0172	1	05/02/2003	0232736B		28V	08:53:28	08:53:28	08:53:28	
6790 NW 186 ST	M	0172	1	05/02/2003	0233820B		26V	18:26:05	18:26:05	18:26:05	
6790 NW 186 ST	M	0172	1	05/19/2003	0268209B		25A	22:22:30	22:39:11	22:45:00	M3301
6790 NW 186 ST	M	0172	1	05/29/2003	0286673B		27	16:33:41	16:36:03	16:51:02	M3104
6790 NW 186 ST	M	0172	1	06/09/2003	0307336B		26V	06:52:02	07:02:36	07:11:00	M2180
6790 NW 186 ST	M	0172	1	06/16/2003	0322135B		32	14:45:09	14:45:09	14:45:09	
6790 NW 186 ST	M	0172	1	06/28/2003	0345011B		26V	05:10:08	06:34:37	06:44:18	M2180
6790 NW 186 ST	M	0172	1	08/03/2003	0415356B		34	21:21:34	23:11:15	23:15:00	M1102
6790 NW 186 ST	M	0172	1	08/03/2003			15	23:11:42	23:11:42	23:15:00	
6790 NW 186 ST	M	0172	1	09/19/2003	0504500B		17	14:24:12	14:27:58	14:45:00	M3180
6790 NW 186 ST	M	0172	1	10/19/2003		2	26	04:51:11	04:51:11	04:51:11	M1102
6790 NW 186 ST	M	0172	3	12/13/2003	0665702B		14	23:53:08	23:53:47	23:54:18	M7230
6790 NW 186 ST	M	0172	3	12/13/2003			15	23:54:14	23:54:14	23:54:18	
6790 NW 186 ST	M	0172	3	12/13/2003			15	23:54:39	23:54:39	23:59:39	M1105
6790 NW 186 ST	M	0172	1	01/16/2004	0030051C		39	20:21:33	20:21:33	20:21:33	M7236
6790 NW 186 ST	M	0172	3	01/24/2004	0044061C		34	06:09:58	06:28:51	06:28:51	M2104
6790 NW 186 ST	M	0172	3	01/24/2004			15	06:29:01	06:29:01	06:29:01	M2104
6790 NW 186 ST	M	0172	1	02/15/2004	0087050C		28V	12:06:22	12:06:22	12:06:22	
6790 NW 186 ST	Q	0172	3	03/01/2004			13	16:17:51	16:17:51	16:17:51	Z3402
6790 NW 186 ST	Q	0172	3	03/08/2004			13	16:16:18	16:16:18	16:16:18	Z3402
6790 NW 186 ST	Q	0172	1	03/09/2004			13	11:20:26	11:20:26	11:20:26	Z3306
6790 NW 186 ST	M	0172	3	03/11/2004	0136135C		27	10:26:14	10:26:14	10:26:14	M2050
6790 NW 186 ST	Q	0172	1	03/16/2004			13	11:22:07	11:22:07	11:22:07	Z3306
6790 NW 186 ST	M	0172	1	05/13/2004	0259743C		14	17:43:48	17:43:48	17:43:48	
6790 NW 186 ST	M	0172	3	05/13/2004	0258552C	2	32	03:15:03	03:15:25	03:15:25	M1100
6790 NW 186 ST	M	0172	3	05/13/2004			15	03:16:05	03:16:05	03:16:05	M1100
6790 NW 186 ST	M	0172	3	05/13/2004		2	15	03:16:49	03:16:49	03:20:33	
6790 NW 186 ST	M	0172	3	05/13/2004		2	15	03:18:53	03:18:53	03:18:55	
6790 NW 186 ST	M	0172	3	05/24/2004	0280198C		20	07:12:35	07:13:26	07:20:26	M2180
6790 NW 186 ST	M	0172	1	05/30/2004	0292473C		20	08:26:54	08:33:31	08:33:00	M2180
6790 NW 186 ST	M	0172	1	05/30/2004			15	08:26:54	08:33:31	08:33:31	M2105
6790 NW 186 ST	M	0172	1	06/18/2004	0330279C		14	11:02:56	11:02:56	11:02:56	M2050
6790 NW 186 ST	M	0172	1	07/22/2004	0395156C		28	19:07:16	19:08:09	19:15:00	M3103
6790 NW 186 ST	M	0172	1	07/30/2004	0409083C	2	32	14:52:20	14:53:27	14:56:24	RB526
6790 NW 186 ST	M	0172	1	07/30/2004		2	15	14:53:41	14:53:41	15:07:41	
6790 NW 186 ST	M	0172	1	07/30/2004		2	15	14:56:23	14:56:23	14:56:24	

Miami-Dade Police Department
Address Query for Events occurring at 6790 NW 186
For 2002-12-31 Thru 2004-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-12-31" and Dis.Complaint Date < "2005-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "6790 NW 186" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
6790 NW 186 ST	M	0172	3	08/01/2004	0412461C		34	05:50:46	05:55:38	06:00:38	M1203
6790 NW 186 ST	M	0172	3	08/01/2004			15	05:55:41	05:55:41	06:00:41	M1202
6790 NW 186 ST	M	0172	3	08/04/2004	0418600C		14	15:58:59	16:13:30	16:18:00	M3505
6790 NW 186 ST	M	0172	1	08/28/2004	0463732C	2	34	21:02:23	21:03:27	21:05:18	M3108
6790 NW 186 ST	M	0172	1	08/28/2004		2	15	21:04:08	21:04:08	21:05:21	
6790 NW 186 ST	M	0172	1	08/28/2004		2	15	21:04:38	21:04:38	21:05:24	
6790 NW 186 ST	M	0172	1	08/28/2004		2	15	21:08:57	21:08:57	21:08:58	M3108
6790 NW 186 ST	M	0172	3	08/30/2004	0467204C		32	20:32:42	20:32:42	20:32:42	M3050
6790 NW 186 ST	M	0172	1	09/12/2004	0490720C		20	18:49:39	18:51:50	18:54:50	M3106
6790 NW 186 ST	M	0172	3	09/16/2004	0497874C		14	18:05:35	18:05:35	18:05:35	
6790 NW 186 ST	M	0172	3	09/22/2004	0507539C		20	08:03:55	08:20:24	08:20:24	M2302
6790 NW 186 ST	M	0172	3	09/22/2004			15	08:03:55	08:20:24	08:20:24	M2302
6790 NW 186 ST	M	0172	3	10/16/2004	0551268C		26V	10:36:55	10:36:55	10:36:55	
6790 NW 186 ST	M	0172	1	10/17/2004	0553164C	2	34	11:33:46	11:34:18	11:34:18	M2105
6790 NW 186 ST	M	0172	1	10/17/2004			15	11:33:46	11:34:18	11:34:18	M2105
6790 NW 186 ST	M	0172	1	10/17/2004			15	11:33:46	11:34:18	11:34:18	M2105
6790 NW 186 ST	M	0172	1	10/17/2004		2	15	11:34:30	11:34:30	11:34:30	M2103
6790 NW 186 ST	M	0172	1	10/17/2004		2	15	11:36:30	11:36:30	11:38:40	M2103
6790 NW 186 ST	M	0172	1	10/17/2004		2	15	11:37:00	11:37:00	11:37:25	M2105
6790 NW 186 ST	M	0172	3	10/18/2004			15	20:26:06	20:26:06	20:26:06	M3201
6790 NW 186 ST	M	0172	3	10/18/2004			15	20:26:53	20:26:53	20:26:00	M6320
6790 NW 186 ST	M	0172	3	10/18/2004			15DL	20:26:47	20:26:47	20:26:00	M2302
6790 NW 186 ST	M	0172	3	10/18/2004			15DL	20:27:02	20:27:02	20:27:02	M7521
6790 NW 186 ST	M	0172	3	10/18/2004			15DL	20:29:09	20:29:09	20:29:00	M3103
6790 NW 186 ST	M	0172	3	10/22/2004	0562579C		26V	17:46:54	17:46:54	17:46:54	
6790 NW 186 ST	M	0172	1	10/23/2004	0563596C		39	07:09:29	07:09:29	07:09:29	
6790 NW 186 ST	M	0172	1	12/22/2004	0673194C		20	00:24:01	00:48:33	00:58:33	M1502
6790 NW 186 ST #212	M	0172	1	04/27/2003	0223329B		34	11:49:47	12:37:28	12:37:28	M2207
6790 NW 186 ST #212	M	0172	1	04/27/2003			15	12:38:09	12:38:09	12:38:09	M2207
6790 NW 186 ST #218	M	0172	1	05/16/2004	0265244C		34D	14:03:49	14:23:22	14:34:00	M3105
6790 NW 186 ST #218	M	0172	1	05/16/2004			15	14:12:25	14:12:25	14:12:25	M2204
6790 NW 186 ST #218	M	0172	1	05/16/2004			15	14:23:27	14:23:27	14:34:00	M2204
6790 NW 186 ST #223/316	Q	0172	1	08/11/2003			13	20:25:19	20:25:19	20:25:19	Z4407
6790 NW 186 ST #301A	M	0172	1	02/07/2003	0070870B		54	17:22:00	17:22:00	17:22:00	M3050
6790 NW 186 ST #305	M	0172	3	03/26/2004			15	09:53:33	09:53:33	09:53:33	M6323
6790 NW 186 ST #403	M	0172	1	05/13/2004	0260245C		14DL	22:19:04	22:19:04	22:19:04	M0121
6790 NW 186 ST #403	M	0172	3	08/19/2004	0447131C		14DL	22:08:40	22:08:40	22:08:40	M2204
6790 NW 186 ST #403 INFO	M	0172	1	08/03/2004	0417450C		14DL	22:59:55	22:59:55	22:59:55	M2101
6790 NW 186 ST #404 BLDG 3	M	0172	3	09/13/2004	0491458C		34	08:14:26	08:37:13	09:17:00	M2101
6790 NW 186 ST #421 M2050 HAS	M	0172	1	02/16/2003			13	10:13:00	10:13:00	10:13:00	M2180
6790 NW 186 ST #520	M	0172	1	08/27/2004	0460892C		32	13:04:41	13:05:17	13:21:33	M2505
6790 NW 186 ST #523	M	0172	1	10/31/2004	0578630C		34	07:44:19	07:44:58	07:54:58	M2102
6790 NW 186 ST /#104	M	0172	3	07/29/2004	0407214C		14	14:39:37	14:39:37	14:39:37	
6790 NW 186 ST /#206	M	0172	1	02/19/2003	0093391B		26R	16:02:00	16:25:00	16:32:00	M3206
6790 NW 186 ST /#318-A	M	0172	1	10/19/2003	0560540B	2	26	02:41:00	02:42:31	02:42:31	M1102
6790 NW 186 ST /#318-A	M	0172	1	10/19/2003			15	02:43:21	02:43:21	02:43:21	M1303

Miami-Dade Police Department
Address Query for Events occurring at 6790 NW 186
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Miami-Dade Police Department

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Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
6790 NW 186 ST /#318-A	M	0172	1	10/19/2003		2	15	02:42:59	02:42:59	02:45:19	
6790 NW 186 ST /#318-A	M	0172	1	10/19/2003		2	15DL	02:44:08	02:44:08	02:44:08	M3501
6790 NW 186 ST /#417	M	0172	1	01/01/2003	0000348B		32	02:46:00	02:54:00	02:54:00	M1505
6790 NW 186 ST /#417	M	0172	1	01/01/2003			15	02:46:00	02:54:00	02:54:00	M1505
6790 NW 186 ST /#417	M	0172	1	01/01/2003			15	03:55:00	03:55:00	03:55:00	M1505
6790 NW 186 ST /#417	M	0172	1	01/01/2003			15	04:10:00	04:10:00	04:12:00	M1505
6790 NW 186 ST /#417	M	0172	1	01/01/2003			15	04:58:00	04:58:00	04:58:00	M1505
6790 NW 186 ST /514 A	M	0172	1	01/23/2003	0043214B		34	23:19:00	23:25:00	23:32:00	M1503
6790 NW 186 ST /APT 508	M	0172	1	04/16/2003			15	18:19:03	20:41:21	20:43:21	M3504
6790 NW 186 ST /APT 508	M	0172	1	04/16/2003			15	20:41:30	20:41:30	20:51:00	
6790 NW 186 ST /ASPT #316 W/M	Q	0172	1	06/17/2003			15	18:36:58	18:36:58	18:36:58	RB319
6790 NW 186 ST /BL 3,#404	M	0172	1	03/24/2003	0157016B		20	07:00:06	07:01:57	07:01:57	M2106
6790 NW 186 ST /SUBJ CK	M	0172	3	08/16/2004			13	10:58:25	10:58:25	10:58:25	M6322
6790 NW 186 ST 410-A	M	0172	3	02/23/2004	0102449C		28V	11:35:25	11:45:45	11:56:26	M2380
6790 NW 186 ST APT 106	M	0172	1	06/01/2003	0291943B		34	03:25:56	03:36:34	03:42:23	M1101
6790 NW 186 ST APT 106	M	0172	1	06/06/2003	0301401B		32	00:15:41	00:15:41	00:15:41	M1505
6790 NW 186 ST APT 222	Q	0172	1	10/28/2003			13	11:19:44	11:19:44	11:19:44	Z3106
6790 NW 186 ST APT 222	Q	0172	1	04/08/2004			13	15:21:17	15:21:17	15:21:17	Z3402
6790 NW 186 ST APT 223	Q	0172	1	03/09/2004			13	11:20:29	11:20:29	11:20:29	Z3306
6790 NW 186 ST APT 304A	M	0172	1	04/08/2003			13	20:02:41	20:02:41	20:02:41	M3302
6790 NW 186 ST APT 403	M	0172	1	06/08/2004	0311850C		14DL	23:09:20	23:09:20	23:09:20	M6212
6790 NW 186 ST APT 403	M	0172	3	09/01/2004	0471235C		14DL	23:15:57	23:15:57	23:15:57	M2204
6790 NW 186 ST APT 406	M	0172	1	04/13/2003	0197023B		34	22:17:37	23:45:41	23:45:41	M1100
6790 NW 186 ST APT 406	M	0172	1	04/13/2003			15	23:46:28	23:46:28	23:46:28	M1100
6790 NW 186 ST GV521L VEH CK	M	0172	3	12/18/2003			13	22:47:41	22:47:41	22:47:41	M1103
6790 NW 186 ST GV521L VEH CK	M	0172	3	12/18/2003			15	22:54:29	22:54:29	22:54:30	M1103
6790 NW 186 ST REF INFO	M	0172	3	10/22/2004			13	11:02:40	11:02:40	11:02:40	M2504
6790 NW 186 ST T73IBM	M	0172	3	12/27/2003	0690772B		21DL	12:06:18	12:06:18	12:06:18	M2103
6790 NW 186 ST VEH CK B89GKP	M	0172	1	02/17/2003			13	02:05:00	02:05:00	02:05:00	M1106
6790 NW 186 ST/ #403	M	0172	1	12/08/2004	0649063C		14	22:08:00	22:08:00	22:08:00	M6221
6790 NW 186 ST/# 106-BL#3	M	0000	0	09/06/2004	0478244C		38	04:23:42	04:31:38	04:39:50	M1502
6790 NW 186 ST/# 106-BL#3	M	0000	0	09/06/2004			15	04:32:09	04:32:09	04:40:01	
6790 NW 186 ST/# 207	M	0172	3	07/14/2004	0379740C		25A	15:13:03	15:13:56	15:24:00	M2303
6790 NW 186 ST/# 207	M	0172	3	07/14/2004			15	15:13:58	15:13:58	15:24:00	
6790 NW 186 ST/# 212	M	0172	1	03/10/2003	0129598B	3	44	09:56:18	09:56:51	09:56:51	M2106
6790 NW 186 ST/# 212	M	0172	1	03/10/2003			15	09:56:18	09:56:51	09:56:51	M2106
6790 NW 186 ST/# 212	M	0172	1	03/10/2003		3	15	09:58:25	09:58:25	10:01:50	M2106
6790 NW 186 ST/# 212	M	0172	1	03/10/2003		3	15	09:59:41	09:59:41	10:00:44	M2106
6790 NW 186 ST/# 212	M	0172	1	03/10/2003		3	15	10:02:12	10:02:12	10:03:09	M2106
6790 NW 186 ST/# 322	M	0172	1	02/06/2003	0069070B		14	17:59:00	17:59:00	18:06:00	M3105
6790 NW 186 ST/# 404	M	0172	1	03/18/2004	0149533C		14	09:38:54	09:39:17	09:39:17	M7524
6790 NW 186 ST/# 404	M	0172	3	12/04/2004	0641877C		34	23:59:25	00:48:05	00:48:05	M1205
6790 NW 186 ST/# 404	M	0172	3	12/05/2004			15	00:48:24	00:48:24	00:48:24	M1205
6790 NW 186 ST/# 412	M	0172	1	09/07/2004	0480686C		21	12:24:33	12:25:22	13:02:00	M2380
6790 NW 186 ST/# 506	M	0172	1	05/09/2003			14	17:09:22	17:11:39	17:22:00	M3105
6790 NW 186 ST/#104	M	0172	1	06/15/2003	0320612B		34	17:54:33	18:09:49	18:14:00	M3104

Miami-Dade Police Department
Address Query for Events occurring at 6790 NW 186
For 2002-12-31 Thru 2004-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-12-31" and Dis.Complaint Date < "2005-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "6790 NW 186" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
6790 NW 186 ST/#104	M	0172	1	06/15/2003			15	18:10:13	18:10:13	18:16:00	
6790 NW 186 ST/#104A	M	0172	1	07/01/2004	0356251C	2	34	19:42:19	19:43:27	19:45:24	M3503
6790 NW 186 ST/#104A	M	0172	1	07/01/2004		2	15	19:43:35	19:43:35	19:45:26	
6790 NW 186 ST/#105	M	0172	3	04/25/2004	0223469C		34	02:21:07	03:40:08	03:40:08	M1303
6790 NW 186 ST/#105	M	0172	3	04/25/2004			15	03:40:32	03:40:32	03:40:32	M1302
6790 NW 186 ST/#106	M	0172	1	02/09/2003	0074674B		14	15:17:00	15:19:00	15:29:00	M3103
6790 NW 186 ST/#110-A	M	0172	1	06/10/2003	0310843B	3	41	21:15:23	21:15:49	21:20:49	M3506
6790 NW 186 ST/#110-A	M	0172	1	06/10/2003		3	15	21:17:54	21:17:54	21:25:06	
6790 NW 186 ST/#111	M	0172	1	05/11/2004	0254778C		27	09:32:18	09:32:18	09:32:18	
6790 NW 186 ST/#111	M	0172	1	05/11/2004	0254863C		27	10:13:29	10:13:46	10:26:00	M2302
6790 NW 186 ST/#207	M	0172	1	11/24/2004	0623247C		25A	14:58:55	16:52:34	16:59:00	M3202
6790 NW 186 ST/#21	M	0172	1	04/03/2003	0177547B		25A	18:15:15	18:43:10	18:43:10	M3105
6790 NW 186 ST/#21	M	0172	1	04/03/2003			15	18:44:15	18:44:15	18:44:15	M3108
6790 NW 186 ST/#211	M	0172	1	10/11/2003	0546958B	2	32	22:59:16	22:59:50	23:02:46	M1102
6790 NW 186 ST/#211	M	0172	1	10/11/2003		2	15DL	23:00:08	23:00:08	23:03:13	
6790 NW 186 ST/#212	M	0172	1	09/19/2004	0503610C		14	20:01:51	00:06:03	00:14:01	M1201
6790 NW 186 ST/#212	M	0172	1	09/20/2004	0504596C		28	15:03:57	15:22:32	15:24:00	M3107
6790 NW 186 ST/#212	M	0172	1	09/20/2004			15	00:06:08	00:06:08	00:14:02	
6790 NW 186 ST/#212	M	0172	1	09/20/2004			15	15:22:52	15:22:52	15:24:00	
6790 NW 186 ST/#212	M	0172	3	10/30/2004	0576530C		34D	07:31:02	08:00:31	08:14:29	M2104
6790 NW 186 ST/#212	M	0172	3	10/30/2004	0576641C		34	09:31:28	09:32:43	09:32:43	M2104
6790 NW 186 ST/#212	M	0172	3	10/30/2004			15	09:32:57	09:32:57	09:32:57	M2503
6790 NW 186 ST/#212	M	0172	3	10/30/2004			15	09:33:16	09:33:16	09:42:00	
6790 NW 186 ST/#212	M	0172	3	10/30/2004			15	09:38:59	09:38:59	09:38:59	M2104
6790 NW 186 ST/#221	M	0172	1	04/03/2003	0177510B	2	49	18:24:41	18:25:12	18:25:12	M3108
6790 NW 186 ST/#221	M	0172	1	04/03/2003		2	15	18:28:04	18:28:04	18:28:04	M3108
6790 NW 186 ST/#3-404	M	0172	1	02/29/2004	0115246C		34	20:06:10	20:31:06	20:31:06	M3106
6790 NW 186 ST/#3-404	M	0172	1	02/29/2004			15	20:31:12	20:31:12	20:31:12	M3106
6790 NW 186 ST/#3-404	M	0172	1	02/29/2004			15	20:56:47	20:56:47	21:12:00	M3106
6790 NW 186 ST/#3-410	M	0172	3	06/20/2004	0333608C		34	00:38:04	00:42:26	00:52:26	M1204
6790 NW 186 ST/#3-410	M	0172	3	06/20/2004			15	00:42:59	00:42:59	00:52:59	M1205
6790 NW 186 ST/#301-A	M	0172	1	12/21/2004	0671915C		14	11:08:58	11:12:56	11:12:56	M2201
6790 NW 186 ST/#301-A	M	0172	1	12/21/2004			15	11:13:40	11:13:40	11:13:40	M2201
6790 NW 186 ST/#304-A	M	0172	1	07/29/2004	0406458C		14	04:09:37	04:10:30	04:10:30	M1301
6790 NW 186 ST/#304-A	M	0172	1	07/29/2004			15	04:21:34	04:21:34	04:24:14	M1103
6790 NW 186 ST/#304-A	M	0172	1	07/29/2004			15	04:26:15	04:26:15	04:26:15	M1301
6790 NW 186 ST/#304-A	M	0172	3	08/23/2004	0452949C		32	08:04:15	08:04:15	08:04:15	
6790 NW 186 ST/#305	M	0172	3	03/26/2004	0165380C		26JO	09:35:30	10:05:25	10:05:30	M6323
6790 NW 186 ST/#312	M	0172	3	12/18/2003			15	03:28:22	03:28:22	03:28:25	M1304
6790 NW 186 ST/#312	M	0172	3	12/18/2003			15	03:36:24	03:36:24	03:36:26	M1304
6790 NW 186 ST/#312	M	0172	3	12/18/2003		2	15	03:16:18	03:16:18	03:16:18	M1304
6790 NW 186 ST/#312	M	0172	3	12/18/2003		2	15	03:16:32	03:16:32	03:19:43	
6790 NW 186 ST/#316	M	0172	1	06/17/2003	0324550B		29	17:36:33	17:56:32	17:56:32	M7237
6790 NW 186 ST/#316	M	0172	1	06/17/2003			15	18:02:13	18:02:13	18:02:13	M7237
6790 NW 186 ST/#316 2154	M	0172	1	04/13/2003	0196863B	2	34	21:50:31	21:51:03	21:54:45	M3204
6790 NW 186 ST/#316 2154	M	0172	1	04/13/2003		2	15	21:51:16	21:51:16	21:57:52	

Miami-Dade Police Department
Address Query for Events occurring at 6790 NW 186
For 2002-12-31 Thru 2004-12-31

Miami-Dade Police Department *Crime Information Warehouse*

Detail Filter: Dis.Complaint Date >= "2002-12-31" and Dis.Complaint Date < "2005-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "6790 NW 186" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
6790 NW 186 ST/#316 BLDG 3	M	0172	1	06/02/2003	0294430B	2	26	14:10:59	14:12:02	14:12:02	M2301
6790 NW 186 ST/#316 BLDG 3	M	0172	1	06/02/2003		2	15	14:12:33	14:12:33	14:15:17	
6790 NW 186 ST/#316 BLDG 3	M	0172	1	06/02/2003		2	15	14:12:39	14:12:39	14:16:26	
6790 NW 186 ST/#316 BLDG 3	M	0172	1	06/02/2003		2	15	14:12:59	14:12:59	14:16:12	
6790 NW 186 ST/#316 BLDG 3	M	0172	1	06/02/2003		2	15	14:13:37	14:13:37	14:16:38	
6790 NW 186 ST/#316 BLDG 3	M	0172	1	06/02/2003		2	15	14:15:28	14:15:28	14:15:33	M2306
6790 NW 186 ST/#316 BLDG 3	M	0172	1	06/02/2003		2	15DL	14:13:57	14:13:57	14:14:02	
6790 NW 186 ST/#316 BLDG 3	M	0172	1	06/02/2003		2	15DL	14:15:12	14:15:12	14:15:12	M2301
6790 NW 186 ST/#317	M	0172	1	07/16/2003	0381233B		34	23:21:36	23:34:01	23:38:00	M1101
6790 NW 186 ST/#404	M	0172	1	10/31/2003	0583281B		54	09:18:53	09:25:38	09:25:38	M2105
6790 NW 186 ST/#410	M	0172	3	02/08/2004	0073133C		34	05:07:47	05:10:31	05:30:00	M1304
6790 NW 186 ST/#410	M	0172	3	02/08/2004			15	05:10:48	05:10:48	05:30:00	
6790 NW 186 ST/#410	M	0172	3	06/12/2004	0318135C		34	01:53:00	02:10:39	02:10:39	M1304
6790 NW 186 ST/#410	M	0172	3	06/12/2004			15	02:10:42	02:10:42	02:10:42	M1304
6790 NW 186 ST/#410	M	0172	3	06/20/2004	0333785C		34	02:14:02	02:26:12	02:38:12	M1205
6790 NW 186 ST/#410-A	M	0172	1	03/14/2003	0138938B		34	20:52:46	22:29:14	22:32:00	M1105
6790 NW 186 ST/#410-A	M	0172	1	03/14/2003			15	22:30:03	22:30:03	22:34:00	
6790 NW 186 ST/#417	M	0172	1	07/14/2003	0375639B		34	00:21:28	02:12:01	02:17:01	M1104
6790 NW 186 ST/#417	M	0172	1	07/15/2003	0377445B		34	00:56:31	01:09:16	01:14:00	M1506
6790 NW 186 ST/#417	M	0172	1	07/15/2003			15	01:09:50	01:09:50	01:14:00	
6790 NW 186 ST/#417	M	0172	1	09/08/2003	0484541B		26P	21:21:06	21:21:54	21:21:54	M7101
6790 NW 186 ST/#417	M	0172	1	09/08/2003			15	21:36:27	21:36:27	21:36:27	M7101
6790 NW 186 ST/#417	M	0172	3	03/14/2004		2	15	00:54:12	00:54:12	00:55:00	
6790 NW 186 ST/#417	M	0172	3	03/14/2004		2	15	00:54:38	00:54:38	01:13:11	
6790 NW 186 ST/#417	M	0172	3	03/14/2004		2	15	00:55:23	00:55:23	00:55:26	
6790 NW 186 ST/#511	M	0172	1	03/01/2003	0112651B		27	16:45:21	16:47:27	16:58:00	M3107
6790 NW 186 ST/#521	M	0172	1	07/15/2004	0381271C		14	11:36:08	11:36:22	11:51:00	M2103
6790 NW 186 ST/#521	M	0172	1	07/15/2004			15	11:36:43	11:36:43	11:52:00	
6790 NW 186 ST/108	M	0172	3	11/09/2004	0596633C		21	23:48:42	23:54:19	00:25:00	M1305
6790 NW 186 ST/115	M	0172	1	10/05/2003	0535075B		14	14:25:08	22:10:20	22:10:20	M1101
6790 NW 186 ST/115	M	0172	1	10/05/2003			15	21:47:44	21:47:44	21:47:44	M3208
6790 NW 186 ST/115	M	0172	1	10/05/2003			15	21:55:58	21:55:58	21:55:58	M3205
6790 NW 186 ST/115	M	0172	1	10/05/2003			15	22:10:39	22:10:39	22:10:39	M1101
6790 NW 186 ST/204A	M	0000	0	03/01/2003	0112378B	2	32	13:57:20	13:59:39	14:07:55	M2507
6790 NW 186 ST/204A	M	0000	0	03/01/2003		2	15	14:00:57	14:00:57	14:14:48	
6790 NW 186 ST/207	M	0172	1	09/05/2004			15	17:49:22	17:50:02	17:56:00	M3108
6790 NW 186 ST/218 A	M	0172	1	02/19/2003	0093629B		26R	17:54:00	18:17:00	18:27:00	M3205
6790 NW 186 ST/3-106	M	0172	3	12/02/2004	0637825C		14	21:31:18	21:38:32	21:43:00	M3306
6790 NW 186 ST/3-106	M	0172	3	12/02/2004			15	21:39:06	21:39:06	21:44:00	
6790 NW 186 ST/304	M	0172	1	03/29/2004	0171147C	3	32	11:42:53	11:44:39	11:45:29	M7522
6790 NW 186 ST/304	M	0172	1	03/29/2004		2	15	11:45:11	11:45:11	11:45:29	
6790 NW 186 ST/321	M	0172	1	12/31/2004	0691308C		14	21:53:20	22:34:14	22:38:23	M1101
6790 NW 186 ST/321	M	0172	1	12/31/2004			15	22:34:20	22:34:20	22:38:23	
6790 NW 186 ST/404 BL 3	M	0172	3	01/30/2004	0055337C		14	00:01:00	00:21:24	00:28:00	M1304
6790 NW 186 ST/404-BLDG 3	M	0172	1	11/04/2003	0591187B		54	09:13:50	09:25:13	09:34:00	M2380
6790 NW 186 ST/414A	M	0172	3	01/30/2004	0057057C		26R	21:27:42	21:37:39	21:43:00	M3507

Miami-Dade Police Department
Address Query for Events occurring at 6790 NW 186
For 2002-12-31 Thru 2004-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-12-31" and Dis.Complaint Date < "2005-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "6790 NW 186" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
6790 NW 186 ST/414A	M	0172	3	01/31/2004	0057667C		32	09:13:38	09:16:01	09:16:01	M2503
6790 NW 186 ST/414A	M	0172	3	01/31/2004			15	09:16:28	09:16:28	09:16:28	M2502
6790 NW 186 ST/4TH FLR	M	0172	1	02/24/2004	0105672C	2	34	23:08:53	23:09:44	23:14:20	M1501
6790 NW 186 ST/4TH FLR	M	0172	1	02/24/2004		2	15	23:09:46	23:09:46	23:14:20	
6790 NW 186 ST/522	M	0172	1	08/06/2004	0421270C		34D	00:52:16	01:00:57	01:05:00	M1102
6790 NW 186 ST/522	M	0172	1	08/06/2004			15	01:01:02	01:01:02	01:05:00	
6790 NW 186 ST/5TH FLOOR	M	0172	1	05/12/2004	0258089C		14	19:39:12	20:19:41	20:26:00	M3301
6790 NW 186 ST/APT 106	M	0172	1	08/04/2003	0416821B		14	17:52:28	17:52:52	17:52:52	M3105
6790 NW 186 ST/APT 106	M	0172	1	08/04/2003			15	17:53:14	17:53:14	17:53:14	M3105
6790 NW 186 ST/APT 109	M	0172	1	11/03/2003	0590616B		14	21:38:13	21:44:41	21:44:41	M3204
6790 NW 186 ST/APT 109	M	0172	1	11/03/2003			15DL	21:45:25	21:45:25	21:45:25	M3204
6790 NW 186 ST/APT 110 A	M	0172	1	05/15/2003	0258904B		32	10:12:05	10:12:57	10:12:57	M2104
6790 NW 186 ST/APT 110 A	M	0172	1	05/15/2003			15	10:20:38	10:20:38	10:20:38	M2104
6790 NW 186 ST/APT 110 A	M	0172	1	06/29/2003	0347551B	2	32	15:13:24	15:13:59	15:13:59	M3101
6790 NW 186 ST/APT 110 A	M	0172	1	06/29/2003			15	15:47:43	15:47:43	15:47:43	M3101
6790 NW 186 ST/APT 110 A	M	0172	1	06/29/2003		2	15	15:15:16	15:15:16	15:19:41	
6790 NW 186 ST/APT 111	M	0172	1	05/27/2003	0282324B		14	11:15:47	11:42:05	11:42:19	M2506
6790 NW 186 ST/APT 115	M	0172	3	11/11/2004	0600277C		14	23:14:59	23:16:49	23:22:00	M1304
6790 NW 186 ST/APT 115	M	0172	3	11/11/2004			15	23:16:55	23:16:55	23:25:42	
6790 NW 186 ST/APT 120	M	0172	1	04/05/2003	0180267B		14	01:57:32	02:12:56	02:12:56	M1202
6790 NW 186 ST/APT 120	M	0172	1	04/05/2003			15	02:13:17	02:13:17	02:13:17	M1202
6790 NW 186 ST/APT 201	M	0172	1	02/04/2004	0064779C		14	04:23:40	04:26:47	04:42:24	M1501
6790 NW 186 ST/APT 202	M	0172	1	11/15/2003	0612026B		34	07:33:06	07:41:10	07:50:00	M2204
6790 NW 186 ST/APT 206	M	0172	1	06/02/2003	0293731B		22	07:55:57	08:06:22	08:06:22	M2105
6790 NW 186 ST/APT 206	M	0172	1	06/02/2003			15	07:55:57	08:06:22	08:06:22	M2105
6790 NW 186 ST/APT 208	M	0172	1	02/13/2003	0082718B		14	21:56:00	22:31:00	22:42:00	M1101
6790 NW 186 ST/APT 212	M	0172	1	04/25/2003	0220320B		34	20:29:44	20:33:40	20:33:40	M3108
6790 NW 186 ST/APT 212	M	0172	1	04/25/2003			15	20:33:54	20:33:54	20:33:54	M3108
6790 NW 186 ST/APT 212	M	0172	1	02/20/2004	0097088C		34	16:43:48	16:58:58	17:16:00	M3503
6790 NW 186 ST/APT 212	M	0172	1	02/20/2004			15	16:59:20	16:59:20	17:16:00	
6790 NW 186 ST/APT 212	M	0172	1	11/02/2004	0583159C		32	16:29:47	17:25:53	17:25:53	M3302
6790 NW 186 ST/APT 212	M	0172	1	11/02/2004			15	17:26:14	17:26:14	17:26:14	M3302
6790 NW 186 ST/APT 214	M	0172	1	08/19/2003	0446312B	2	34	22:52:46	22:53:28	22:53:28	M3301
6790 NW 186 ST/APT 214	M	0172	1	08/19/2003			15	22:53:40	22:53:40	23:01:16	
6790 NW 186 ST/APT 214	M	0172	1	08/19/2003		2	15	22:56:56	22:56:56	00:10:00	
6790 NW 186 ST/APT 215	M	0172	1	01/16/2003	0028378B		14	04:32:00	04:51:00	05:00:00	M1304
6790 NW 186 ST/APT 215	M	0172	1	11/11/2003	0605804B		14	23:29:40	23:30:21	23:38:00	M1503
6790 NW 186 ST/APT 218	M	0172	1	06/23/2004	0340620C		34D	19:06:57	19:25:20	19:25:49	M3203
6790 NW 186 ST/APT 218	M	0172	1	06/23/2004			15	19:26:08	19:26:08	19:26:00	M3203
6790 NW 186 ST/APT 219	M	0172	1	08/18/2003	0444498B		34D	22:50:24	23:21:53	23:29:16	M1205
6790 NW 186 ST/APT 219	M	0172	1	08/18/2003			15	23:22:15	23:22:15	23:35:53	
6790 NW 186 ST/APT 219	M	0172	1	08/18/2003			15	23:56:01	23:56:01	00:02:00	M1205
6790 NW 186 ST/APT 219	M	0172	3	12/24/2003	0685760B	3	49	15:42:43	15:43:06	15:47:24	M3503
6790 NW 186 ST/APT 219	M	0172	3	12/24/2003		3	15	15:43:14	15:43:14	15:52:44	
6790 NW 186 ST/APT 219	M	0172	3	12/24/2003		3	15	15:51:39	15:51:39	15:51:44	M3503
6790 NW 186 ST/APT 219	M	0172	3	02/19/2004	0095803C	2	14	21:58:07	21:59:16	21:59:16	M3503

Miami-Dade Police Department
Address Query for Events occurring at 6790 NW 186
For 2002-12-31 Thru 2004-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-12-31" and Dis.Complaint Date < "2005-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "6790 NW 186" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
6790 NW 186 ST/APT 219	M	0172	3	02/19/2004			15	22:25:32	22:25:32	22:25:32	M3503
6790 NW 186 ST/APT 219	M	0172	3	02/19/2004		2	15	21:59:21	21:59:21	21:59:21	M3507
6790 NW 186 ST/APT 221	M	0172	1	04/17/2004	0208579C		28D	17:04:27	17:05:01	17:10:01	M3107
6790 NW 186 ST/APT 221	M	0172	3	07/14/2004	0379554C		22	13:11:51	13:12:01	13:29:08	M2380
6790 NW 186 ST/APT 223	M	0172	1	03/17/2003	0144842B	3	41	22:29:07	22:29:54	22:29:54	M1507
6790 NW 186 ST/APT 223	M	0172	1	06/16/2003	0322159B		32	14:43:24	14:48:08	14:58:08	M3107
6790 NW 186 ST/APT 223	Q	0172	1	08/12/2003			13	10:53:57	10:53:57	10:53:57	Z4201
6790 NW 186 ST/APT 301 A	M	0172	1	03/13/2003	0135979B		54	13:52:49	13:52:49	13:52:49	
6790 NW 186 ST/APT 302	M	0000	0	06/28/2003	0345577B		26V	13:06:34	13:13:53	13:16:00	M2205
6790 NW 186 ST/APT 303	M	0172	1	09/09/2004	0484502C		54	12:02:11	12:06:26	12:30:00	M2302
6790 NW 186 ST/APT 304-A	M	0172	1	04/07/2003	0185445B		32D	23:09:11	23:26:10	23:26:10	M1200
6790 NW 186 ST/APT 304-A	M	0172	1	04/07/2003			15	23:48:38	23:48:38	23:48:38	M1200
6790 NW 186 ST/APT 305	M	0172	1	09/02/2003	0471340B	2	34	02:24:03	02:24:46	02:24:46	M1205
6790 NW 186 ST/APT 305	M	0172	1	09/02/2003		2	15	02:24:03	02:24:46	02:24:46	M1205
6790 NW 186 ST/APT 305	M	0172	1	09/02/2003		2	15	02:28:13	02:28:13	02:28:15	
6790 NW 186 ST/APT 305	M	0172	1	09/02/2003		2	15	02:28:22	02:28:22	02:28:23	M1202
6790 NW 186 ST/APT 306	M	0172	3	12/09/2003	0655884B		18	06:47:03	07:02:57	07:07:57	M1505
6790 NW 186 ST/APT 310	M	0172	1	06/23/2004	0340678C		22	19:28:18	19:57:24	19:57:24	M3203
6790 NW 186 ST/APT 310	M	0172	1	06/23/2004			15DL	19:57:28	19:57:28	19:57:00	M3203
6790 NW 186 ST/APT 314	M	0172	1	07/03/2004	0360194C		14	21:50:10	22:37:58	22:43:00	M1101
6790 NW 186 ST/APT 314	M	0172	1	07/03/2004			15	22:38:15	22:38:15	22:43:00	
6790 NW 186 ST/APT 316	M	0172	3	08/27/2004	0461157C	2	34	15:43:40	15:45:21	15:53:59	M3505
6790 NW 186 ST/APT 316	M	0172	3	08/27/2004		2	15	15:45:36	15:45:36	15:54:28	
6790 NW 186 ST/APT 316	M	0172	1	09/10/2004	0486415C		34	11:02:49	11:14:00	11:14:00	M2301
6790 NW 186 ST/APT 316	M	0172	1	09/10/2004	0486688C		34D	14:27:32	14:36:48	14:48:00	M3108
6790 NW 186 ST/APT 316	M	0172	1	09/10/2004			15	11:32:54	11:32:54	11:32:54	M2301
6790 NW 186 ST/APT 316	M	0172	1	09/10/2004			15	14:37:40	14:37:40	14:51:00	
6790 NW 186 ST/APT 316	M	0172	1	10/31/2004	0578390C		34D	02:53:30	02:53:44	02:53:44	M1104
6790 NW 186 ST/APT 316	M	0172	1	10/31/2004			15	02:55:57	02:55:57	02:58:50	
6790 NW 186 ST/APT 316	M	0172	1	10/31/2004			15	02:56:02	02:56:02	02:56:02	M1104
6790 NW 186 ST/APT 316	M	0172	1	10/31/2004		2	15	02:53:58	02:53:58	03:00:47	
6790 NW 186 ST/APT 316	M	0172	3	11/24/2004	0623056C		32D	14:36:00	14:36:46	14:40:00	M2304
6790 NW 186 ST/APT 316	M	0172	3	11/24/2004			15	14:36:51	14:36:51	14:56:11	
6790 NW 186 ST/APT 316	M	0172	1	11/28/2004	0630085C		45	16:26:27	16:27:04	16:27:04	M3180
6790 NW 186 ST/APT 316	M	0172	1	11/28/2004			15	17:27:22	17:27:22	17:27:22	M3180
6790 NW 186 ST/APT 316	M	0172	1	11/28/2004			15	17:31:20	17:31:20	17:57:00	M3107
6790 NW 186 ST/APT 316	Q	0172	1	11/28/2004			15	17:05:05	17:05:05	17:05:05	03123
6790 NW 186 ST/APT 323	M	0172	1	03/30/2003	0168411B	2	34	00:16:29	00:17:46	00:20:46	M1303
6790 NW 186 ST/APT 323	M	0172	1	03/30/2003			15	00:28:24	00:28:24	00:28:29	
6790 NW 186 ST/APT 323-A	M	0172	1	08/15/2003	0438301B		14	18:05:12	18:17:16	18:21:00	M3303
6790 NW 186 ST/APT 323-A	M	0172	1	08/15/2003			15	18:17:33	18:17:33	18:21:00	
6790 NW 186 ST/APT 403	M	0172	1	12/15/2004	0661656C		14	18:55:40	19:08:23	19:38:50	M3501
6790 NW 186 ST/APT 404	M	0172	1	04/02/2003	0175391B	2	34	17:38:18	17:38:52	17:39:46	M3505
6790 NW 186 ST/APT 404	M	0172	1	04/02/2003		2	15	17:38:18	17:38:52	17:49:00	M3302
6790 NW 186 ST/APT 404	M	0172	1	12/28/2003	0692277B		34	05:05:18	05:24:41	05:26:10	M1202
6790 NW 186 ST/APT 404	M	0172	1	12/28/2003			15	05:22:50	05:22:50	05:31:40	

Miami-Dade Police Department
Address Query for Events occurring at 6790 NW 186
For 2002-12-31 Thru 2004-12-31

Miami-Dade Police Department *Crime Information Warehouse*

Detail Filter: Dis.Complaint Date >= "2002-12-31" and Dis.Complaint Date < "2005-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "6790 NW 186" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
6790 NW 186 ST/APT 404	M	0172	1	12/28/2003			15	05:26:09	05:26:09	05:26:10	
6790 NW 186 ST/APT 404	M	0172	3	03/08/2004			15	09:39:09	09:39:09	09:39:11	
6790 NW 186 ST/APT 404 BLDG 3	M	0172	1	07/11/2004	0373712C		34	07:53:04	07:54:08	07:59:00	M2206
6790 NW 186 ST/APT 404 BLDG 3	M	0172	1	07/11/2004			15	07:54:48	07:54:48	08:00:35	
6790 NW 186 ST/APT 409	M	0172	1	07/12/2004	0376762C		14	23:36:26	00:18:09	00:22:00	M1204
6790 NW 186 ST/APT 409	M	0172	1	07/13/2004			15	00:18:22	00:18:22	00:31:15	
6790 NW 186 ST/APT 409	M	0172	3	08/14/2004	0436675C	3	41	05:02:55	05:03:08	05:08:08	M1305
6790 NW 186 ST/APT 409	M	0172	3	08/14/2004		3	15	05:05:54	05:05:54	05:08:41	
6790 NW 186 ST/APT 410A	M	0172	3	02/19/2004	0094614C		28	11:35:31	11:35:31	11:35:31	
6790 NW 186 ST/APT 416	M	0172	1	09/09/2003	0485824B		26R	15:45:48	15:48:52	16:04:00	M3202
6790 NW 186 ST/APT 417	M	0172	1	03/20/2003	0149075B	3	41	03:52:29	03:52:54	03:56:52	M1507
6790 NW 186 ST/APT 417	M	0172	1	03/20/2003		3	15	03:55:15	03:55:15	03:59:11	
6790 NW 186 ST/APT 417	M	0172	1	08/03/2003	0414898B		34	16:47:52	17:47:42	17:54:00	M3101
6790 NW 186 ST/APT 417	M	0172	3	03/08/2004	0129603C	2	34	04:27:48	04:28:36	04:30:00	M1105
6790 NW 186 ST/APT 417	M	0172	3	03/08/2004			15	03:43:37	03:43:37	03:43:38	
6790 NW 186 ST/APT 417	M	0172	3	03/08/2004			15DL	04:32:07	04:32:07	04:32:10	M1205
6790 NW 186 ST/APT 417	M	0172	3	03/08/2004		2	15	04:29:28	04:29:28	04:32:28	M1106
6790 NW 186 ST/APT 417	M	0172	3	03/08/2004		2	15	04:29:39	04:29:39	04:31:21	
6790 NW 186 ST/APT 417	M	0172	1	06/22/2004	0337625C		34D	08:27:30	08:28:29	08:43:00	M2302
6790 NW 186 ST/APT 417	M	0172	1	06/22/2004			15	08:28:44	08:28:44	08:44:00	
6790 NW 186 ST/APT 417	M	0172	3	06/29/2004	0352521C		32	22:42:30	22:45:13	22:45:13	M3305
6790 NW 186 ST/APT 417	M	0172	3	06/29/2004			15	22:42:30	22:45:13	22:46:17	
6790 NW 186 ST/APT 417	M	0172	3	06/29/2004			15	22:45:24	22:45:24	22:55:00	M3305
6790 NW 186 ST/APT 417	M	0172	3	06/30/2004	0352701C		34D	00:55:21	01:14:32	01:18:07	M1505
6790 NW 186 ST/APT 417	M	0172	3	06/30/2004	0353101C	2	34	09:36:25	09:36:54	09:36:54	M1105
6790 NW 186 ST/APT 417	M	0172	3	06/30/2004			15	01:15:07	01:15:07	01:18:07	M1505
6790 NW 186 ST/APT 417	M	0172	3	06/30/2004			15	09:53:01	09:53:01	09:53:03	M2102
6790 NW 186 ST/APT 417	M	0172	3	06/30/2004			15	09:56:00	09:56:00	09:56:00	M2102
6790 NW 186 ST/APT 417	M	0172	3	06/30/2004		2	15DL	09:37:16	09:37:16	09:42:39	
6790 NW 186 ST/APT 417	M	0172	3	06/30/2004		2	15DL	09:37:35	09:37:35	09:37:35	M1105
6790 NW 186 ST/APT 417	M	0172	3	06/30/2004		2	15DL	09:40:33	09:40:33	09:40:38	
6790 NW 186 ST/APT 417	M	0172	3	06/30/2004		2	15DL	09:42:11	09:42:11	09:45:00	M3051
6790 NW 186 ST/APT 417	M	0172	3	06/30/2004		2	15DL	09:42:18	09:42:18	09:42:19	M2102
6790 NW 186 ST/APT 421	M	0172	1	07/04/2003	0358138B		14	19:08:35	19:08:44	19:08:44	M3100
6790 NW 186 ST/APT 421	M	0172	1	07/04/2003			15	19:16:14	19:16:14	19:16:14	M3100
6790 NW 186 ST/APT 423	M	0172	1	08/23/2004	0453745C		14	16:07:04	17:03:49	17:08:53	M3302
6790 NW 186 ST/APT 423	M	0172	1	08/23/2004			15	17:03:53	17:03:53	17:08:53	M3302
6790 NW 186 ST/APT 504	M	0172	1	07/10/2003	0368277B	3	41	03:13:02	03:13:28	03:19:11	M1102
6790 NW 186 ST/APT 506	M	0172	1	03/07/2003	0124152B		26R	15:24:01	15:54:13	16:07:00	M3103
6790 NW 186 ST/APT 506	M	0172	3	05/30/2004	0292234C	2	14	03:14:29	03:17:07	03:17:48	M1301
6790 NW 186 ST/APT 506	M	0172	3	05/30/2004		2	15	03:14:29	03:17:07	03:17:48	M1301
6790 NW 186 ST/APT 506	M	0172	3	05/30/2004		2	15	03:17:58	03:17:58	03:20:31	M1301
6790 NW 186 ST/APT 506	M	0172	3	05/30/2004		2	15	03:23:01	03:23:01	03:27:07	M1301
6790 NW 186 ST/APT 508	M	0172	1	04/12/2003	0193633B		14	04:36:08	04:38:55	04:38:55	M1305
6790 NW 186 ST/APT 510	M	0172	1	02/20/2003	0096032B		27	21:16:00	23:07:00	23:24:00	M1301
6790 NW 186 ST/APT 511	M	0172	1	01/23/2003	0041256B		34D	00:43:00	00:47:00	00:47:00	M1106

Miami-Dade Police Department
Address Query for Events occurring at 6790 NW 186
For 2002-12-31 Thru 2004-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-12-31" and Dis.Complaint Date < "2005-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "6790 NW 186" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
6790 NW 186 ST/APT 511	M	0172	1	01/23/2003			15	00:47:00	00:47:00	00:47:00	M1106
6790 NW 186 ST/APT 511	M	0172	1	03/26/2003	0161678B		22JO	16:08:14	16:10:10	16:23:00	M3207
6790 NW 186 ST/APT 514A	M	0172	1	01/17/2003	0030380B		34	00:46:00	01:40:00	01:40:00	M1305
6790 NW 186 ST/APT 514A	M	0172	1	01/17/2003			15	01:40:00	01:40:00	01:43:00	M1301
6790 NW 186 ST/APT 520	M	0172	1	10/22/2004	0561548C		26V	05:52:51	05:53:14	05:55:00	M2504
6790 NW 186 ST/APT 520	M	0172	1	10/22/2004	0562689C		26V	18:32:07	18:48:18	18:55:00	M3105
6790 NW 186 ST/BAR B QUE AREA	M	0172	1	05/29/2004	0291595C		34	20:01:25	20:03:33	20:03:33	M2102
6790 NW 186 ST/BAR B QUE AREA	M	0172	1	05/29/2004			15	20:04:04	20:04:04	20:04:04	M2102
6790 NW 186 ST/BL 2-#212	M	0172	1	10/03/2003	0530649B		27	15:22:28	15:53:34	15:53:34	M3050
6790 NW 186 ST/BL3#404	M	0172	1	03/28/2003	0166119B		34	19:45:58	21:43:16	21:48:49	M3504
6790 NW 186 ST/BL3#404	M	0172	1	03/28/2003			15	19:47:41	19:47:41	19:47:41	M3506
6790 NW 186 ST/BL3#404	M	0172	1	03/28/2003			15	21:43:49	21:43:49	21:48:49	M3504
6790 NW 186 ST/BLD 3	M	0172	3	11/27/2004	0628126C		20	14:15:25	14:33:03	14:40:03	M3180
6790 NW 186 ST/BLDG 1	M	0172	1	03/22/2004	0158716C	2	49	21:16:36	21:17:29	21:22:29	M3204
6790 NW 186 ST/BLDG 3 #404	M	0172	1	07/28/2004	0406054C		34	20:40:07	20:40:28	20:45:28	M3303
6790 NW 186 ST/BLDG 3 #404	M	0172	1	10/25/2004	0567351C		20	12:04:23	12:05:11	12:05:11	M2104
6790 NW 186 ST/BLDG 3 #404	M	0172	1	10/25/2004			15	12:04:23	12:05:11	12:05:11	M2104
6790 NW 186 ST/BLDG 3# 404	M	0172	1	03/06/2003	0121382B		20	08:53:38	09:26:07	09:26:07	M2107
6790 NW 186 ST/BLDG 3# 404	M	0172	1	03/06/2003			15	08:53:38	09:26:07	09:26:07	M2105
6790 NW 186 ST/BLDG 3# 404	M	0172	1	03/06/2003			15	08:53:38	09:26:07	09:26:07	M2107
6790 NW 186 ST/BLDG 3,# 404	M	0172	1	03/19/2003	0148452B		34	18:04:04	18:25:25	18:35:00	M3503
6790 NW 186 ST/BLDG 3,#510A	M	0172	1	03/02/2003		2	15	22:16:58	22:16:58	22:16:58	M3208
6790 NW 186 ST/BLDG 3,#510A	M	0172	1	03/02/2003		2	15	23:52:52	23:52:52	23:52:00	M3208
6790 NW 186 ST/BLDG 3-#322	M	0172	1	11/17/2003	0616363B	3	41	16:23:35	16:24:12	16:29:09	M3103
6790 NW 186 ST/BLDG 3-416	M	0172	1	10/09/2003	0543019B		14	22:46:54	22:54:00	23:01:00	M1105
6790 NW 186 ST/BLDG 3-416	M	0172	1	10/09/2003			15	23:03:15	23:03:15	23:10:00	M1105
6790 NW 186 ST/COUNTRY CLUB T(	M	0172	1	01/21/2003	0038757B		14	17:02:00	17:02:00	17:02:00	M3207
6790 NW 186 ST/COUNTRY CLUB T(	M	0172	1	01/21/2003			13	16:41:00	16:41:00	16:41:00	M3207
6790 NW 186 ST/COUNTRY CLUB T(	M	0172	1	01/21/2003			15	16:42:00	16:42:00	16:45:00	M3204
6790 NW 186 ST/COUNTRY CLUB T(	M	0172	1	01/21/2003			15	16:42:00	16:42:00	16:45:00	M3209
6790 NW 186 ST/COUNTRY CLUB T(	M	0172	1	01/21/2003			15	16:50:00	16:50:00	16:50:00	M3207
6790 NW 186 ST/COUNTRY CLUB T\	M	0172	1	01/19/2003	0035595B		37	21:14:00	21:52:00	21:57:00	M7521
6790 NW 186 ST/CS307336B/09 ER	M	0172	1	06/09/2003			22AT	07:21:51	07:21:51	07:21:51	M2180
6790 NW 186 ST/INVST	Q	0172	1	07/31/2004			13	19:03:35	19:03:35	19:03:35	03465
6790 NW 186 ST/SBJ CK 4X	M	0172	1	05/24/2004			13DL	16:44:27	16:44:27	16:44:27	M3101
:6790 NW 186 ST #302 1733	M	0098	1	01/19/2003		2	15	17:07:00	17:07:00	17:07:00	M3109
:6790 NW 186 ST 10:36	M	0172	1	07/02/2003	0353041B		26R	09:43:44	09:47:34	09:52:15	M2507
:6790 NW 186 ST 13:54	M	0172	1	09/09/2004	0484603C		14	13:00:29	13:08:01	13:13:01	M2301
:6790 NW 186 ST 13:54	M	0172	1	09/09/2004			15	13:08:09	13:08:09	13:17:00	
:6790 NW 186 ST APT 222 8:33	Q	0237	1	09/03/2003			13	07:36:16	07:36:16	07:36:16	05412

Miami-Dade Police Department
Address Query for Events occurring at 18345 NW 68
For Thru

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-12-31" and Dis.Complaint Date < "2005-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "18345 NW 68 " and Dis.Reporting Agency Code = substring ("030", 1 , 3) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit

0

MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2003 and 2004

Miami-Dade Police Department

Grid(s): 0137, 0172, 0272, 1442, 1444, 1476, 1700, 1713, 1785, 2168, 2339, 2727

		2003	2004
Grid 0172			
Part I			
130A	AGGRAVATED ASSAULT	47	25
2200	BURGLARY	82	88
110C	FONDLING	3	4
2400	MOTOR VEHICLE THEFT	99	100
090A	MURDER - NONNEG MANSLAUGHTER	1	0
230A	POCKET PICKING	0	1
230B	PURSE SNATCHING	1	0
110A	RAPE	2	4
1200	ROBBERY	22	24
230C	SHOPLIFTING	39	33
230G	SHOPLIFTING ALL OTHERS	117	144
230E	SHOPLIFTING FROM A COIN MACHINE	1	0
230F	SHOPLIFTING FROM A MOTOR VEHICLE	120	129
110B	SODOMY	1	2
Part I TOTAL		535	554
Part II			
2000	ARSON	2	4
260A	FRAUD CON/SWINDLE/FALSE PRET.	26	17
260B	FRAUD CREDIT CARD/ATM	8	11
260D	IMPERSONATION	28	24
1000	KIDNAPPING - ABDUCTION	1	2
350A	NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	54	60
130B	SIMPLE ASSAULT	103	104
130E	SIMPLE STALKING	0	1
Part II TOTAL		222	223
Grid 0172 TOTAL		757	777

Miami-Dade Police Department
Zoning Hearing Report - Dispatch Information
For 2003 and 2004

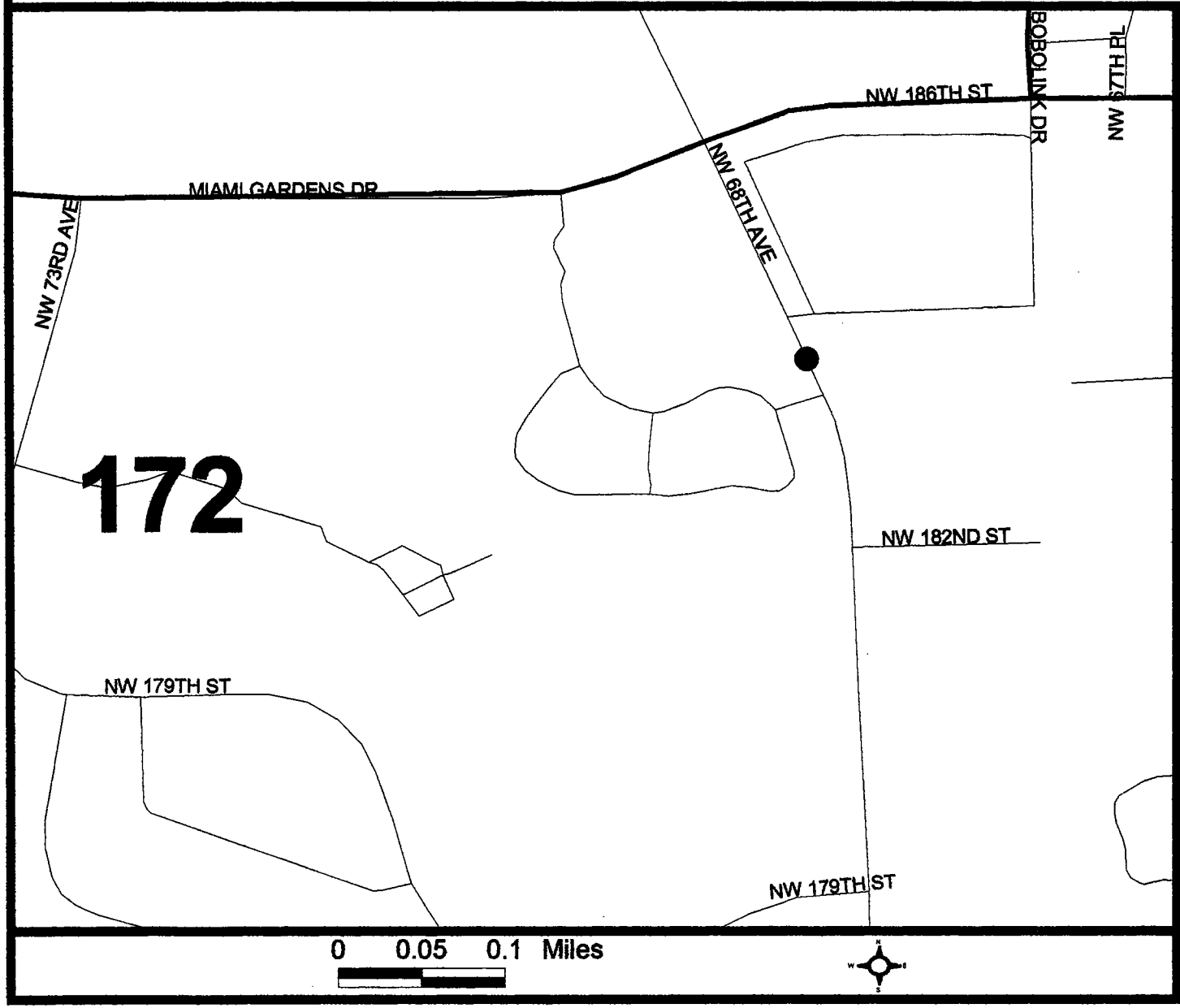
Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0137" , "0172" , "0272" , "1442" , "1444" , "1476" , "1700" , "1713" , "1785" , "2168" , "2339" , "2727")) and ((Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55") or ('ALL' in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")))) and Common

Grid	Signal Code	Signal Description	2003	2004
0172	13	SPECIAL INFORMATION/ASSIGNMENT	979	980
	14	CONDUCT INVESTIGATION	1,194	1,165
	15	MEET AN OFFICER	3,341	3,644
	16	D.U.I.	9	15
	17	TRAFFIC ACCIDENT	322	327
	18	HIT AND RUN	73	80
	19	TRAFFIC STOP	611	831
	20	TRAFFIC DETAIL	49	91
	21	LOST OR STOLEN TAG	83	85
	22	AUTO THEFT	179	155
	25	BURGLAR ALARM RINGING	522	362
	26	BURGLARY	285	268
	27	LARCENY	141	144
	28	VANDALISM	71	62
	29	ROBBERY	26	25
	30	SHOOTING	2	2
	32	ASSAULT	278	257
	33	SEX OFFENSE	21	28
	34	DISTURBANCE	866	1,033
	36	MISSING PERSON	67	54
	37	SUSPICIOUS VEHICLE	45	36
	38	SUSPICIOUS PERSON	78	66
	39	PRISONER	75	67
	41	SICK OR INJURED PERSON	125	112
	43	BAKER ACT	30	36
	44	ATTEMPTED SUICIDE	12	2

Miami-Dade Police Department
Address
Jose Milton & Village Shopping Center Trust; Hearing # 04-424

C-05



Police Grids Boundaries

MDPD Crime Analysis System
January 4, 2005
Data in this document represents successfully geocoded attributes.

MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2003 and 2004

Miami-Dade Police Department

Grid(s): 0137, 0172, 0272, 1442, 1444, 1476, 1700, 1713, 1785, 2168, 2339, 2727

		2003	2004
Grid 0172			
Part I			
130A	AGGRAVATED ASSAULT	47	25
2200	BURGLARY	82	88
110C	FONDLING	3	4
2400	MOTOR VEHICLE THEFT	99	100
090A	MURDER - NONNEG MANSLAUGHTER	1	0
230A	POCKET PICKING	0	1
230B	PURSE SNATCHING	1	0
110A	RAPE	2	4
1200	ROBBERY	22	24
230C	SHOPLIFTING	39	33
230G	SHOPLIFTING ALL OTHERS	117	144
230E	SHOPLIFTING FROM A COIN MACHINE	1	0
230F	SHOPLIFTING FROM A MOTOR VEHICLE	120	129
110B	SODOMY	1	2
Part I TOTAL		535	554
Part II			
2000	ARSON	2	4
260A	FRAUD CON/SWINDLE/FALSE PRET.	26	17
260B	FRAUD CREDIT CARD/ATM	8	11
260D	IMPERSONATION	28	24
1000	KIDNAPPING - ABDUCTION	1	2
350A	NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	54	60
130B	SIMPLE ASSAULT	103	104
130E	SIMPLE STALKING	0	1
Part II TOTAL		222	223
Grid 0172 TOTAL		757	777

Miami-Dade Police Department
Zoning Hearing Report - Dispatch Information
For 2003 and 2004

Miami-Dade Police Department

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Miami-Dade Police Department
Zoning Hearing Report - Dispatch Information
For 2003 and 2004

Miami-Dade Police Department

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Grid	Signal Code	Signal Description	2003	2004
0172	45	DEAD ON ARRIVAL	6	2
	47	BOMB OR EXPLOSIVE ALERT	3	1
	48	EXPLOSION	1	0
	49	FIRE	41	49
	52	NARCOTICS INVESTIGATION	70	72
	53	ABDUCTION	2	0
	54	FRAUD	80	75
	55	WEAPONS VIOLATION	1	1
Total Signals for Grid 0172 :			9,688	10,127

Memorandum

MIAMI-DADE COUNTY

Date: January 18, 2005

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

From: Roosevelt Bradley, Director
Miami-Dade Transit

Subject: FY05 Blanket Concurrency Approval for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the Level-of-Service Standards (LOS) for mass transit established in the above referenced County Rules and Regulations.

MDT continues with the development process for the North Corridor transit project along NW 27th Avenue from 62nd Street to the Broward County line. Please, ask your staff to continue to signal any application whose address is on NW 27th Avenue, between these two points, so that they may be reviewed by MDT staff.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2004 to September 30, 2005, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: George Navarrete
Mario G. Garcia

✓ l. Brown

Memorandum

MIAMI-DADE COUNTY

Date: December 2, 2004

To: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

From: Vivian Donnell Rodriguez, Director
Park and Recreation Department

Subject: Update for Blanket Concurrency Approval

RECEIVED
DEC 14 2004
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

This memorandum updates the blanket concurrency approval memo of September 18, 2003. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until November 30, 2005. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

MEMORANDUM

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

Original to Helen Brown
1 to Al Jones

107.07-17A METRO-DADE/GSA-MAT. MGT.

MEMORANDUM

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

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED
SEP 18 2003
ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING
BY

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

		RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill [3]	Tonnage [4]	SOUTH DADE Garbage [5]	NORTH DADE Trash [6]	WMI Garbage &Trash [7]	Trash [8]	Total [1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL	
* TOTAL @ 1.84M	853,000	69,000	14,000	936,000	(91% Garbage; 9% Trash, includes Tires)
		270,000		270,000	(RTI)
** TOTAL @ 1.72M	853,000	69,000	14,000	936,000	(91% Garbage; 9% Trash, includes Tires)
		270,000		270,000	(RTI)
*** TOTAL @ 1.71M	853,000	69,000	14,000	936,000	(91% Garbage; 9% Trash, includes Tires)
		270,000		270,000	(RTI)

TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS

GARBAGE 54.3%	997,000
TRASH 44.4%	816,000
SPECIAL (includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

2004 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space: Park Acres	Existing Local Open Space: School field Acres	Existing Local Open Space: 1/2 Private Acres	Total Local Open Space	Surplus (Deficit) Acres	Level of Service
1	332,396	29,396	361,792	994.92	1,044.49	491.02	85.32	1,620.83	625.91	1.629
2	520,177	23,003	543,180	1,493.75	1,476.12	461.33	139.79	2,077.24	583.49	1.390
3	141,699	38,253	179,952	494.86	578.93	177.20	6.90	763.03	268.17	1.541
TOT:	994,272	90,652	1,084,924	2,983.53	3,099.54	1,129.55	232.01	4,461.10	1,477.57	1.520