

**Miami-Dade County / Department of Regulatory and Economic Resources  
Staff Report to Community Council No. 11**

PH: Z14-087 (15-2-CZ11-1)

March 17, 2015

Item No. B

<b>Recommendation Summary</b>	
<b>Commission District</b>	9
<b>Applicant</b>	AB at Hidden Lakes, LTD (LLLP)
<b>Summary of Requests</b>	The applicant is seeking to allow a district boundary change from IU-C to RU-3M.
<b>Location</b>	Lying west of SW 127 Avenue and north of SW 132 Street, Miami-Dade County, Florida.
<b>Property Size</b>	4.2 acres
<b>Existing Zoning</b>	IU-C, Conditional Industrial District
<b>Existing Land Use</b>	vacant
<b>2020-2030 CDMP Land Use Designation</b>	Medium Density Residential, 13 to 25, dua, <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311, District Boundary Change <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval, subject to the Boards acceptance of the covenant.</b>

This item was deferred from the February 10, 2015 meeting of Community Zoning Appeals Board (CZAB) #11, at the applicant's request.

**REQUEST:**

DISTRICT BOUNDARY CHANGE from IU-C to RU-3M

**PROJECT DESCRIPTION:**

The applicant seeks to rezone the 4.2-acre parcel from IU-C, Conditional Industrial District to RU-3M, Minimum Apartment House District.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	IU-C; vacant	Medium Density Residential (13 to 25, dua)
<b>North</b>	IU-C: vacant land, lake	Medium Density Residential (13 to 25, dua), Water
<b>South</b>	RU-3M: townhomes	Industrial and Office
<b>East</b>	GU: utility easement	Industrial and Office
<b>West</b>	IU-C: vacant land, lake	Industrial and Office

**NEIGHBORHOOD COMPATIBILITY:**

The properties to the north and west are zoned IU-C, and are currently made up of vacant parcels and an existing lake. The property to the south is zoned RU-3M and is developed with townhome residences.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to provide additional housing in this section of the County. However, although the proposed rezoning could have an impact on traffic on the abutting roadways, the increase does not exceed the Levels of Service for the surrounding roadways.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is located within the Urban Development Boundary (UDB) and is designated as **Medium Density Residential**. *This category allows a range in density ranging from 13 to 25 dwelling units per gross acre. The types of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.* This would allow the applicant to develop the 4.3 gross-acre parcel with a minimum of 55 and a maximum 107 residential units. The applicant is seeking a district boundary change from IU-C to RU-3M. The RU-3M zoning district allows development at a maximum of 12.9 units per net acre, which would allow the development of the parcel with a maximum of 54 residential units.

The applicant has indicated the intent to develop the property with 42, townhouse type units under the RU-3M zoning district regulations. The proposed RU-3M development with 42 residential units would be below the minimum density threshold recommended by the Comprehensive Development Master Plan (CDMP), Land Use Element interpretative text for properties designated on CDMP Land Use Plan (LUP) map for Medium-Density Residential use.

The CDMP Land Use Element interpretative text states that *in order to efficiently use, and not prematurely deplete, the finite development capacity that exists inside the Plan's Urban Development Boundary (UDB), land should not be developed at densities lower than the minimum established for each category.* However, said text states that *exceptions to the minimums may exist outside transportation or transit corridors where such an exception would serve the interest of compatibility or protect the public health, or safety, or protect important resources.* The subject property, located at the intersection of SW 127 Avenue and SW 132 Street, is not within, or within proximity to any transportation or transit corridors designated on the CDMP LUP map. Further, staff notes that the subject property abuts properties to the south that are developed under the RU-3M zoning district regulations, which for the reasons that will be expanded upon in the zoning analysis, is similar to, and more compatible with the proposed townhouse development. As such, staff opines that the subject property qualifies for an exception to the minimum density requirement.

The Medium Density designation of the property was approved in the October 2012, CDMP Amendment Cycle, at which time the applicant proffered a declaration of restrictions, which among other things, required prospective purchasers to be notified that the property was located within one mile of the Kendall-Tamiami Executive Airport and adjacent to Environmentally Endangered Lands (EEL); the property is subject to Florida Fish and Wildlife Commission's

Burrowing Owl Nest Protection Guidelines and Procedures in Urban Areas; and that no Certificate of Occupancy be issued within eighteen (18) months of the land use amendment. The applicant has proffered a declaration of restrictions with the current zoning application, which reiterates the aforementioned restrictions. Therefore, subject to the Board's acceptance of the proffered declaration of restrictions, staff opines that approval of the applicant's request to rezone the property to RU-3M is **consistent** the CDMP Land Use Element interpretative text under Gross Residential Density, the restrictions contained in the CDMP Covenant, and the Medium-High Density Residential designation of the subject property on the LUP map.

### **ZONING ANALYSIS:**

When the applicant's request to rezone the 4.2-acre parcel to RU-3M, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be **consistent** with the Medium Density Residential designation of the parcel on the CDMP Land Use Plan map. Based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the approval of the application meets the traffic concurrency criteria for an Initial Development Order and will generate 34 PM daily peak hour trips, which is below the acceptable Levels of Service for the surrounding roadways. Therefore, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources. Additionally, staff notes that the memorandum from the Division of Environmental and Regulatory Management (DERM) of said Department indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County. Further, staff notes that the Miami-Dade County Public School has not objected to the application.

Staff notes that the memorandum from the Miami-Dade Aviation Department (MDAD) indicates that the subject property is either partially or fully impacted by the two of the restrictive zones as outlined in the Code of Miami-Dade County, that pertain to the Kendall-Tamiami Executive (TMB) Airport Zoning. Specifically, the proposed residential development is impacted by Outer District (OLZ) regulations, which among other things require residential construction to incorporate at least a 25 decibel (db) Noise Level Reduction into the design/construction of residential structures. The applicant has indicated the intent to proffer a covenant that states that a 25 decibel noise level reduction will be incorporated into the design/construction of the structure.

The subject property abuts SW 127 Avenue, which is a section line roadway to the east and SW 132 Street to the south and approximately one mile east of the Kendall-Tamiami Executive Airport. The property to the south of the subject parcel is developed with a townhouse residences and is zoned RU-3M, which was approved pursuant to Resolution #CZAB11-14-03. As such, staff opines that the proposed 2-story townhouse development is similar in scale and intensity, and therefore, is **compatible** to the existing RU-3M parcels to the south. **Staff therefore, recommends approval, subject to the Board's acceptance of the proffered declarations of restrictions, under Section 33-311, District Boundary Change.**

**ACCESS, CIRCULATION AND PARKING:** N/A

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

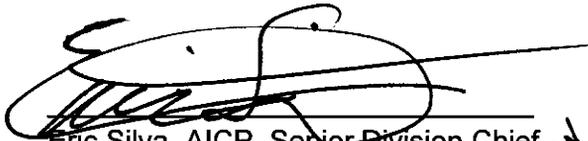
**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval, subject to the Board's acceptance of the proffered declaration of restrictions.**

**CONDITIONS FOR APPROVAL:** None.

ES:MW:NN:EJ:CH



Eric Silva, AICP, Senior Division Chief  
Development Services Division  
Miami-Dade County Department of  
Regulatory and Economic Resources

MM

## ZONING RECOMMENDATION ADDENDUM

*AB at Hidden Lakes, LTD (LLL)  
Z14-087*

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
Division of Environmental and Regulatory Management (RER)	No objection*
Platting and Traffic Review Section (RER)	No objection*
Parks, Recreation and Open Spaces	No objection
Miami-Dade Aviation Department	No objection*
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

### COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

<b>Medium Density Residential</b> <i>(Pg. I-30)</i>	<i>This category allows a range in density ranging from 13 to 25 dwelling units per gross acre. The types of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.</i>
<b>Gross Residential Density</b> <i>(Pg. I-29)</i>	<i>In order to efficiently use, and not prematurely deplete, the finite development capacity that exists inside the Plan's Urban Development Boundary (UDB), land should not be developed at densities lower than the minimum established for each category. Exceptions to the minimums may exist outside transportation or transit corridors where such an exception would serve the interest of compatibility or protect the public health, or safety, or protect important resources. For purposes of this paragraph, transportation and transit corridors are land areas located within 660 feet of planned Major Roadways identified on the LUP map, and within one-quarter mile from existing rail transit stations, express busway stops, future transit corridors and planned transit centers identified in the CDMP.</i>
<b>Policy LU-4A</b> <i>(Page I-9)</i>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

### PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311 District Boundary Change</b>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) <i>Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</i></p>
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## ZONING RECOMMENDATION ADDENDUM

*AB at Hidden Lakes, LTD (LLLP)  
Z14-087*

	<p>(1) <i>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;</i></p> <p>(2) <i>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;</i></p> <p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>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;</i></p> <p>(5) <i>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.</i></p>
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**B. AB AT HIDDEN LAKES LTD (LLLP)**  
**(Applicant)**

**15-2-CZ11-1 (14-087)**  
**Area 11/District 09**  
**Hearing Date: 03/17/15**

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

If so, who are the interested parties? **None**

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1981	Robert Rudnick, Tr.,	- Zone change from GU to IU-C.	BCC	Approved with Condition(s)
1998	Hidden Lake Group	- Special Exception to permit Site plan approval for a warehouse, office, hotel & restaurant development. - Unusual Use to permit a lake fill and a lake excavation. - Unusual Use to permit outdoor dining in conjunction with a proposed restaurant.	C11	Approved with Condition(s)
2007	AB AT HIDDEN LAKE, LTD (LLLP)	- Zone change from IU-C to BU-1A. - Modification of condition of resolution.	C11	Approved with Condition(s)
2011	AB AT HIDDEN LAKE, LTD LLLP	- Deletion of condition of resolution.	C11	Approved with Condition(s)

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.

**MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 11  
MOTION SLIP**

#1

APPLICANT'S NAME: AB AT HIDDEN LAKES LTD (LLLP)

REPRESENTATIVE: JAVIER VAZQUEZ

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
15-2-CZ11-1 (14-087)		CZAB11	3	15

**REC: Approval, subject to the Board's acceptance of the covenant.**

WITHDRAW:  APPLICATION       ITEM(S): \_\_\_\_\_

DEFER:     INDEFINITELY       TO: 3/17/15       W/LEAVE TO AMEND

DENY:       WITH PREJUDICE       WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT       ACCEPT REVISED PLANS

APPROVE:     PER REQUEST       PER DEPARTMENT       PER D.I.C.

WITH CONDITIONS

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Andres F. <b>ALVAREZ</b>			X
VICE CHAIRWOMAN		Carolina <b>BLANCO</b>	X		
COUNCILMAN	<b>S</b>	Socrates <b>DE JESUS</b>	X		
COUNCILMAN	<b>M</b>	Alex <b>DIAZ</b>	X		
COUNCILMAN		Jose Miguel <b>SOTO</b>	X		
CHAIR WOMAN		Beatriz <b>SUAREZ</b>	X		
VOTE:			5	0	

EXHIBITS:  YES     NO

COUNTY ATTORNEY: Dennis Kerbel

# Memorandum



**Date:** September 2, 2014

**To:** Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources

**From:** Jose Gonzalez, P.E.  
Department of Regulatory and Economic Resources

**Subject:** C-11 #Z2014000087  
AB at Hidden Lake LTD (LLLP)  
NW corner of SW 127 Avenue and SW 132 Street  
DBC from IUC to RU3M  
(IU-C) (7.7 Acres)  
14-55-39

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

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The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

#### Potable Water Service

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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

Notwithstanding the foregoing, and 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 alternate means of sewage disposal. Use of an alternate 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.

#### Stormwater Management

A DERM Surface Water Management General Permit is be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

The proposed development order, if approved, shall not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

The applicant is advised that a Class II Permit will be required if the proposed surface water management system will have an overflow outfall to the adjacent lake.

#### Natural Forest Communities

The subject properties lie south of a County-designated Natural Forest Community (NFC). Natural Forest Communities (NFC's) are upland natural areas (Pine Rockland and Hardwood Hammocks) that, meet one or more of the following criteria: the presence of endangered, threatened, rare or endemic plant species; low percentage of site covered by exotic plant species; high overall plant diversity; wildlife habitat values; and geological features. As such, the tree and understory resources contained in these communities are accorded heightened protection by Section 24-49 of the County Code.

This NFC is the Nixon Smiley Pineland, which is owned and managed by the Miami-Dade County Environmentally Endangered Lands (EEL) Program and is subject to the EEL Ordinance for preservation and management consistent with the purposes set forth in Chapter 24-50 of the Miami-Dade County Code.

In order to avoid damage to protected plants and substrate, the parking of heavy machinery, staging of construction materials and/or any other development related activities shall not be allowed inside or directly adjacent to the EEL Preserve. The following information is provided as an advisory comment. Please be aware that management of the pineland will include the use of periodic prescribed burning, which reduces the threat of wildfire and maintains the ecological integrity of the habitat. Prescribed burning, which may occur as frequently as every three years, is beneficial to wildlife and the rare plant species present in the pineland. Like other developments in the area, the subject properties lie within the potential smoke dispersion corridor. Consequently, the sites may be affected by periodic smoke events from prescribed burns or unexpected wildfires.

According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants. Additionally, per Section 24-49.9 of the Code of Miami-Dade County, all prohibited plant species shall be removed from the subject properties prior to development, and their sale, propagation, planting, importation or transportation is prohibited.

Please contact Tim Joyner of the Natural Resources Planning Section 305-372-6548 for further information about the removal of prohibited plants and Cynthia Guerra of the Environmentally Endangered Lands (EEL) Program 305-372-6687 for information about the Nixon Smiley Pineland.

#### Tree Preservation

There are no tree resources issues on the subject properties.

#### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, 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.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

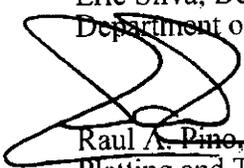
cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** December 2, 2014

**To:** Eric Silva, Development Coordinator  
Department of Regulatory and Economic Resources

**From:**  Raul A. Pino, PLS, Chief  
Platting and Traffic Review Section  
Department of Regulatory and Economic Resources

**Subject:** Z2014000087  
Name: AB at Hidden Lakes Ltd.  
Location: Lying West of SW 127 Avenue & North of SW 132 Street  
Section 14 Township 55 South Range 39 East

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The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections subject to the following:

That the applicant comply with Condition #5 of Resolution No. CZAB11-40-07 with regard to the installation of a traffic signal at the intersection of SW 127 Avenue and SW 128 Street.

Driveway access onto SW 127<sup>th</sup> Avenue is to be designed as right in/right out in anticipation of the widening of SW 127<sup>th</sup> Avenue with median where a full opening will not be granted.

The site as presently designed does not meet the minimum requirements for gated entrance and/or entrance feature, therefore they will not be permitted.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **34 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9814	SW 137 Ave s/o SW 120 St to SW 136 St	C	C
9784	SW 127 Ave s/o SW 104 St to SW 120 St	D	D
F-2246	Fla Tnpk s/o SW 88 St to SR 874	B	B
9760	SW 120 St w/o SW 122 Ave bet SW 117 Ave to SW 137 Ave	D	D
9750	SW 117 Ave s/o SW 112 St bet SW 103 St & SW 136 St	D	D
9752	SW 117 Ave s/o SW 136 St to SW 152 St	C	C
9850	SW 152 St w/o SW 117 Ave to SW 124 Ave	D	D
F-2254	Fla Tnpk n/o SW 168 St bet Quail Roost & Coral Reef	B	B
9852	SW 152 St w/o SW 127 Ave bet SW 124 Ave & SW 137 Ave	E	E
9816	SW 137 Ave s/o SW 136 St to SW 152 St	C	C
9762	SW 120 St w/o SW 137 Ave to SW 147 Ave	C	C

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

# Memorandum



**Date:** August 21, 2014

**To:** Eric Silva, Development Coordinator  
Regulatory and Economic Resources Department

**From:**   
Paul Mauriello, Deputy Director, Waste Operations  
Public Works and Waste Management Department

**Subject:** AB at Hidden Lake, Ltd. (#14\_087)

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The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

**Application:** *AB at Hidden Lake, Ltd.* is requesting a district boundary change from Industrial, conditional (IU-C) to Minimum Apartment House, 12.9 units per acre (RU-3M) and a non-use variance of floor area ratio requirements to develop 88 residential dwelling units. The proposed composition includes 66 three-bedroom units and 22 four-bedroom units, distributed among 11 buildings.

**Size:** The subject property is 7.7 acres.

**Location:** The subject property is vacant, approximately located at the northwest corner of SW 127<sup>th</sup> Avenue and SW 128<sup>th</sup> Street, in Miami-Dade County, Florida.

## **Analysis:**

### **1. Solid Waste Disposal**

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) 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 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly 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.

## 2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the development of an 88 unit apartment complex will meet the County Code definition of multi-family residential establishments.

Per the Code, the following is required of multi-family residential establishments located in unincorporated Miami-Dade County:

"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." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

## 3. Recycling

Regarding multi-family units, Section 15-2.2a of the Code requires "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."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2b of the Code states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-514-6666.

## 4. Waste Storage/Setout Considerations

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

## 5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should 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.

# Memorandum



**Date:** November 18, 2014

**To:** Jack Osterholt, Deputy Mayor  
Director, Regulatory and Economic Resources Department

**From:** Maria I. Nardi, Chief *M.I.N.*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2014000087: AB AT HIDDEN LAKES LTD (LLLP)  
Revised Plans Submitted Dated Stamped Received 11/14/2014

**Application Name:** AB AT HIDDEN LAKES LTD (LLLP)

**Project Location:** The site is located in that area WEST OF SW 127 AVENUE & NORTH OF SW 132 STREET, Miami-Dade County.

**Proposed Development:** The request is for a district boundary change from IU-C to RU-3M for development of 88 townhomes. The site plan includes private recreation area including a park and extensive walking opportunities along the adjacent lake.

**Impact and demand:** This application proposes a development of 88 dwelling units with an estimated population of 241 and an impact to the Level of Service (LOS) of approximately .66 acres. The site is located in Park Benefit District 2 which has a surplus of 491.32 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 2 which has a surplus capacity of 491.32 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

**Table A - County Parks (local only)  
Within a 3 Mile Radius of Application Area.**

Park Facility	Classification	Acreage
Sabal Chase Park	NEIGHBORHOOD PARK	12.32
Sgt. Joseph Delancy Park	COMMUNITY PARK	10.78
Walter A.White Park	NEIGHBORHOOD PARK	1.75
Richmond Triangle Park	MINI-PARK	0.73
Fairwood Park	NEIGHBORHOOD PARK	10.00
Calusa Club Estates Park	NEIGHBORHOOD PARK	6.57
Kings Meadow Park	NEIGHBORHOOD PARK	5.79
Sugarwood Park	NEIGHBORHOOD PARK	8.00
Hammocks Community Park	COMMUNITY PARK	14.84
Arvida Park	NEIGHBORHOOD PARK	8.00
Devon Aire Park	COMMUNITY PARK	12.50

Oak Creek Park	NEIGHBORHOOD PARK	5.03
Deerwood Bonita Lakes Park	COMMUNITY PARK	11.04
Kings Grant Park	NEIGHBORHOOD PARK	6.50
Three Lakes Park	SINGLE PURPOSE PARK	15.00
Rock Ridge Park	NEIGHBORHOOD PARK	4.70
Kendall Soccer Park	SINGLE PURPOSE PARK	41.97
Colonial Drive Park	COMMUNITY PARK	13.10
Wild Lime Park	COMMUNITY PARK	11.86

**Recommendation:** Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

## **Furney, Susan (RER)**

---

**From:** Castillo, Guillermo (MDFR)  
**Sent:** Thursday, December 11, 2014 11:25 AM  
**To:** Henderson, Cassandra (RER)  
**Cc:** Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)  
**Subject:** MDFR comments on Advertisement for Zonin Hearing Z2014000087

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- No objection to the site plan with a November 14, 2014 RER received date.

Thank you,

Guillermo E. Castillo, Principal Planner  
Planning Section  
Miami Dade Fire Rescue Department  
9300 NW 41 St., Miami - FL 33178  
786-331-4545 Direct Phone  
786-331-4540 Main Phone  
786-331-5259 Fax Number  
[Castilo@miamidade.gov](mailto:Castilo@miamidade.gov)  
[www.miamidade.gov](http://www.miamidade.gov)  
"Delivering Excellence Every Day"

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND  
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

AB AT HIDDEN LAKES LTD (LLLP)

LYING WEST OF SW 127 AVENUE  
& NORTH OF SW 132 STREET,  
MIAMI-DADE COUNTY, FLORIDA.

---

**APPLICANT**

---

**ADDRESS**

Z2014000087

---

**HEARING NUMBER**

**HISTORY:**

**NC OPEN:**

FOLIO: 30-5914-080-0070: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD REGULATIONS CASES.

FOLIO: 30-5914-080-0060: CASE #201402007071, WAS OPENED ON SEPTEMBER 18, 2014, FOR FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1) [GRASS EXCEEDING 1FT ON THE NW CORNER OF SW 127 AVE AND SW 132 ST. A WARNING LETTER WAS ISSUED THE SAME DAY. THE CASE IS PENDING THE FOLLOW-UP INSPECTION BY THE NEIGHBORHOOD COMPLIANCE OFFICER.

FOLIO: 30-5914-080-0050: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD REGULATIONS CASES.

**NC CLOSED:**

FOLIO: 30-5914-080-0060: CASE #201402008863, WAS OPENED ON SEPTEMBER 18, 2014, FOR FAILURE TO MOW AND CLEAR A VACANT LOT. UPON INSPECTION BY THE NEIGHBORHOOD COMPLIANCE OFFICER, THE LOT HAD BEEN PREVIOUSLY CUT AND NO OBSTRUCTION OF VISIBILITY OF TRAFFIC WAS OBSERVED. THE CASE HAS BEEN CLOSED.

**BLDG:** THERE ARE NO CURRENT OPEN OR CLOSED BUILDING REGULATIONS CASES OBSERVED.

AB AT HIDDEN LAKES LTD (LLLP)

**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: AB at Hidden Lake LTD (LLLP)

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>See Attached</u>	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the 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 \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____



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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

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 other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (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 any 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.

Signature: \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this 8 day of July, 2014. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_

(Notary Public)



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.

**EXHIBIT  
PARTNERS & PERCENTAGES OF INTEREST**

1. AB at Hidden Lake, LTD. (LLLP)
  - (a) Pedro Adrian & Adria Adrian – 66.50%
  - (b) Alvaro L. Adrian & Vivian A. Adrian – 28.50%
  - (c) AB At Hidden Lake, Inc. – 5%
    - (i) Alvaro L. Adrian & Vivian A. Adrian – 100%

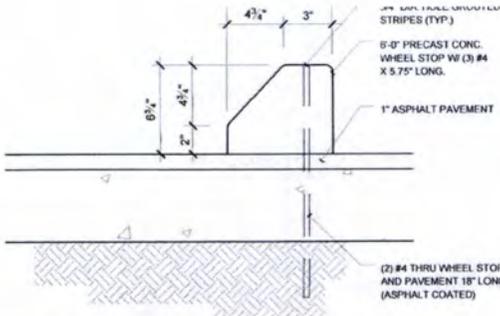


23

# STANDARD AND ACCESSIBLE PARKING SPACE FOR MIAMI-DADE COUNTY

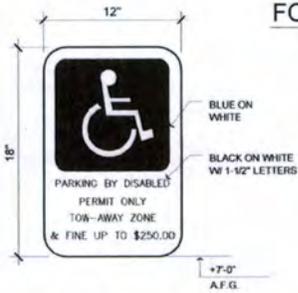
## WOOD FENCE DETAIL

SCALE: N.T.S.



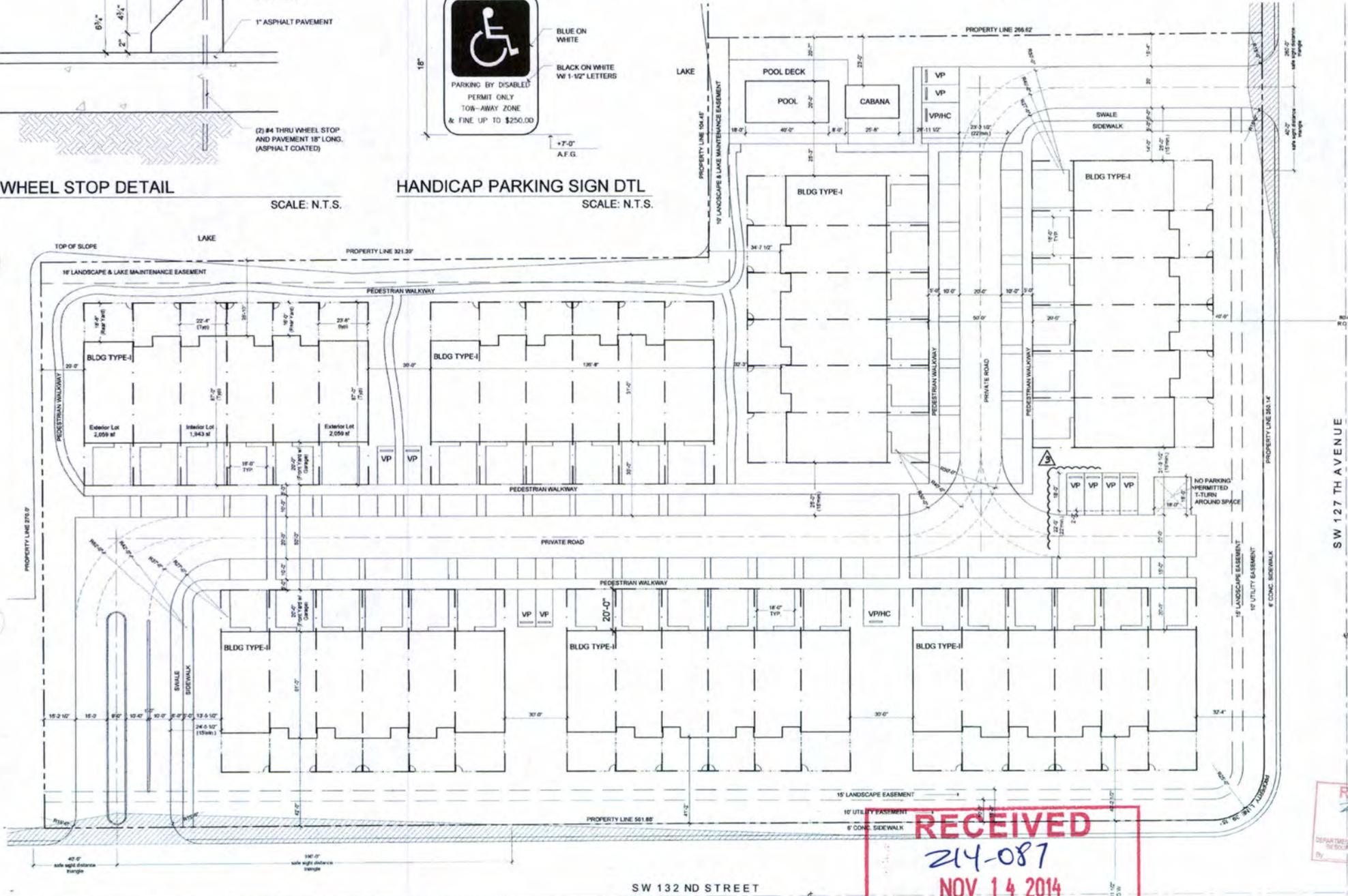
### WHEEL STOP DETAIL

SCALE: N.T.S.



### HANDICAP PARKING SIGN DTL

SCALE: N.T.S.



## ENLARGED SITE PLAN

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 NOV 14 2014  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND ECONOMIC  
 RESOURCES DEVELOPMENT SERVICES  
 By *[Signature]*

SW 127 TH AVENUE

HL

SITE DATA			
EXISTING ZONING	M-C		
PROPOSAL ZONING	RD-3M		
NET LAND	185,271 SQ. FT.	4.28 ACRES	%
DENSITY			
ALLOWED DENSITY	55	12.9 UAC	
PROPOSED DENSITY	42	9.8 UAC	
LOT SIZE			
MINIMUM LOT SIZE REQUIRED	1,250	--	--
MINIMUM LOT SIZE PROVIDED	1,945	--	--
UNIT SIZE			
MINIMUM AVERAGE UNIT SIZE REQUIRED	800	--	--
MINIMUM AVERAGE UNIT SIZE PROVIDED	2,093	--	--
PATIO LIVING AREA			
MINIMUM PATIO LIVING AREA REQUIRED PER UNIT	450	--	--
MINIMUM PATIO LIVING AREA PROVIDED PER UNIT	451	--	--
LANDSCAPE			
GREEN AREA REQUIRED (NET LAND X 20%)	55,913	1.28	30%
GREEN AREA PROVIDED	68,401	1.58	37%
PEDESTRIAN WALKS AND RECREATIONAL AREA	13,330	0.31	7%
COMMON GREEN OPEN SPACE	56,011	1.28	30%
		REQUIRED	PROVIDED
SE'TACKS			
FRONT (PROPERTY LINES)	30'-0"	29'-0"	
SIDE (INTERIOR STREET'S)	10'-0"	34'-0" TO 45'-11"	
SIDE (PROPERTY LINES)	10'-0"	20'-0" TO 22'-0"	
REAR (PROPERTY LINES)	10'-0"	34'-7" TO 38'-10"	
BETWEEN BUILDING (BETWEEN WINDOWS)	30'-0"	30'-0"	
PARKING REQUIREMENTS:			
TWO (2) PARKING SPACES - UNIT	84	84	
VISITOR PARKING (0.25 / UNIT)	11	12	
VISITOR HANDICAPPED PARKING - 17 x 10	--	10	
VISITOR REGULAR PARKING - 8' x 12'	--	170	
TOTAL PARKING	95	96	

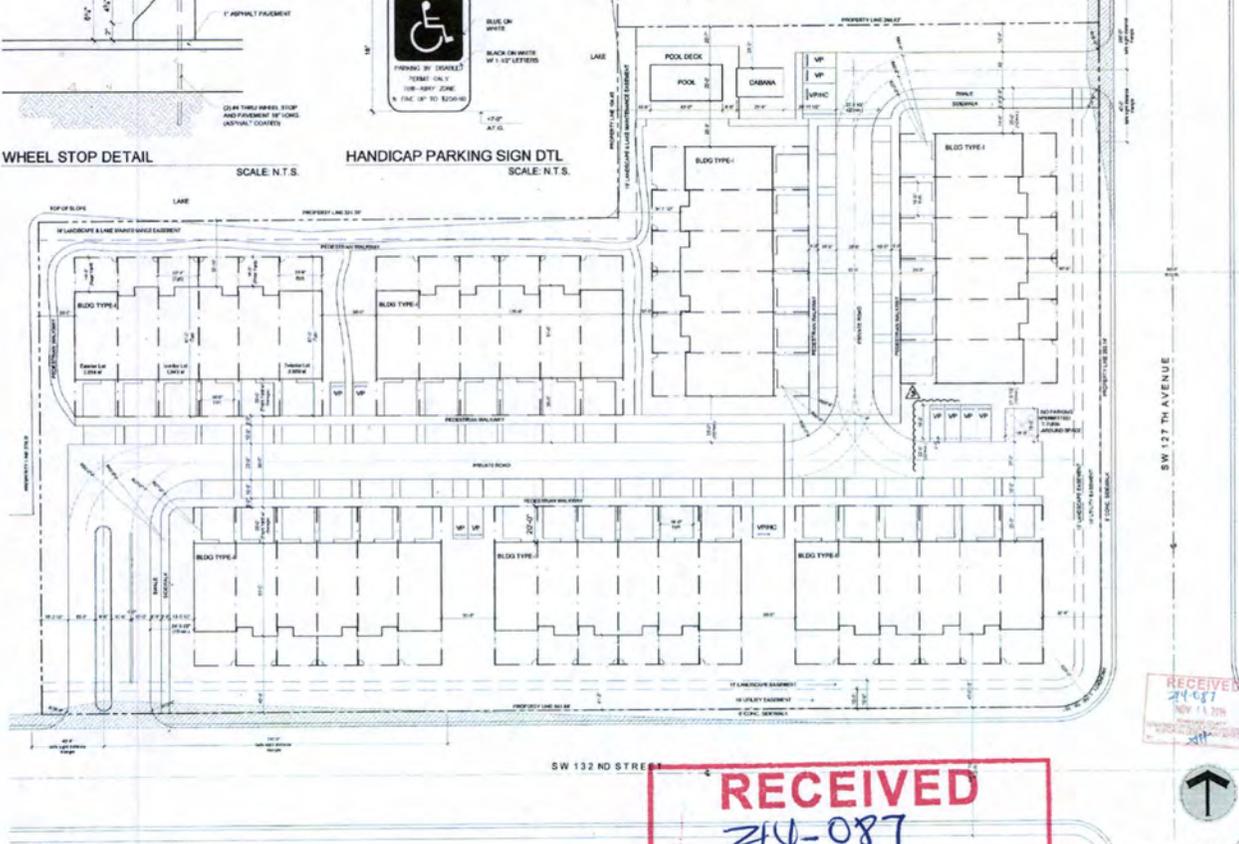
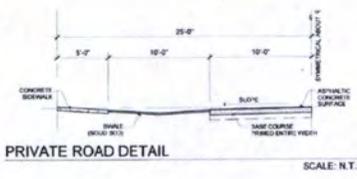
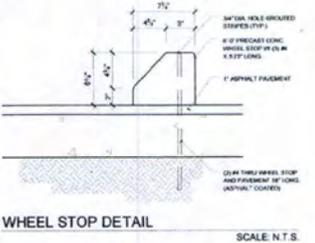
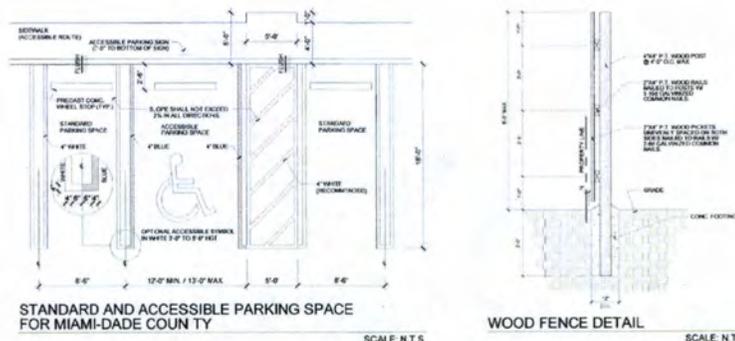
**NOTES:**

- SAFE BIGHT DISTANCE TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF 25 FEET OR MORE ABOVE THE PAVEMENT (25'-0" LEFT) & 80' (RIGHT).
- ENTRANCE FEATURE REVIEW UNDER SEPARATE APPLICATION.
- PHOTOMETRIC PLAN TO BE SUBMITTED AT TIME OF BLDG. PERMIT.
- ALL LAWN AND GREEN AREAS SHALL BE REGULATED BY SPRINKLER SYSTEMS TO COMPLY W/ 95-222 MARK. SHOP DRAWINGS AND APPROVED BY DADE COUNTY BUILDING DEPT.

**LEGAL DESCRIPTION**

LOT 3:  
LOT 6, BLOCK 1, OF "BATHAN LAKE OFFICE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 47, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT 7:  
LOT 7, BLOCK 1, OF "BATHAN LAKE OFFICE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 47, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



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2450 Southwest 137th Avenue  
Suite 212  
Miami, Florida 33175  
305.226.1340  
FL registration:  
AA-26-901922  
® 26-001183

**HIDDEN LAKES TOWNHOMES**  
Adrian Builders @ Hidden Lakes, Ltd.  
13280 S.W. 127th Avenue, Suite 108  
Miami, Florida 33175  
305.485.5301

Send: [Signature]  
Rev: 11/2014  
Rev. Marked, Approved: 11/15/14  
Revisions:  
1. No. Date Description No.  
2. 11/11/14  
3. 11/11/14  
4. 11/11/14  
5. 11/11/14  
6. 11/11/14  
Date: 07.05.14  
Scale: As Shown  
Job No: 14-1046  
Drawn by: M.K.R.  
Checked by: R.M.

SP-1

25



2450 Southwest 137th Avenue  
Suite 212  
Miami, Florida 33175  
305.226.1340  
FL Registration:  
AA-26-001927  
IB-76-001183

HIDDEN LAKES TOWNHOMES  
Adrian Builders @ Hidden Lakes, Ltd.  
13785 Southwest 34th Street, Suite 105  
Miami, Florida 33175  
305.483.3501

Seal: [Signature]  
Ray Marshall, Architect  
JH 15555

Revisions:  
Rev. Date Description By  
1.  
2.  
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Date: 11.06.14  
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Job No. 14-1046  
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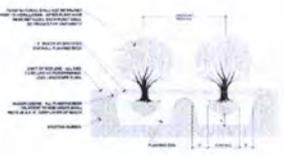
LP-1

LANDSCAPE LEGEND (CHAPTER 18A, LANDSCAPE CODE)			
ZONING DISTRICT:	RU-3M		
NET LOT AREA:	4.28 ACRES	188,315 S.F.	
<b>LAWN AREA CALCULATION</b>			
A. 55.913 TOTAL S.F. OF LANDSCAPED OPEN SPACE REQ'D BY CHAPTER 33			
REQUIRED	55,913	PROVIDED	89,421
B. MAXIMUM LAWN AREA (50%) PERMITTED = 66% X 188,315 S.F. = 33,548			
PERMITTED	33,548	PROVIDED	33,548
<b>TREES</b>			
A. NO. OF TREES REQUIRED PER NET LOT ACRE, (MIN. HGT. OF 12')	25		
LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS			
28 TREES X NET LOT ACRES = 120			
REQUIRED	120	PROVIDED	130
B. % PALMS ALLOWED: NO. TREES PROVIDED X 30%			
ALLOWED	36	PROVIDED	38
% PALMS PERMITTED TO COUNT AS STREET TREES ON 1' BASIS X 30%			
PERMITTED	23	PROVIDED	0
C. % NATIVES REQUIRED: NO. TREES PROVIDED X 30% = 36 (MIN. HGT. OF 8')			
REQUIRED	36	PROVIDED	130
D. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C. & 7' FROM PROP. LINE):			
2,068 LINEAR FEET ALONG STREET / 35' = 76 (MIN. HGT. OF 12')			
REQUIRED	76	PROVIDED	76
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAX AVERAGE SPACING OF 25' O.C.):	N/A	L.F. ALONG STREET / 25' = N/A	
REQUIRED	N/A	PROVIDED	N/A
<b>SHRUBS</b>			
A. NO. OF TREES REQUIRED X 10 = NO. OF SHRUBS ALLOWED			
REQUIRED 120 X 10 = 1,200		PROVIDED 226 X 10 = 2,260	
B. % OF SHRUBS REQUIRED X 30% = NO. OF NATIVE SHRUBS ALLOWED			
REQUIRED 36 X 30% = 108		PROVIDED 2,260	
<b>IRRIGATION</b>			
A. IRRIGATION PLAN IF REQUIRED BY CHAPTER 33			NOT APPLICABLE

**NOTES:**  
SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.  
AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.  
LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.  
A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT OF WAY. THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE EQUALS TO THE ELEVATION OF THE PUBLIC SIDEWALK OR THE CROWN OF ROAD.

**LANDSCAPE NOTES**  
1. ALL PLANTS MATERIAL SHALL BE FL. No. 1 OR BETTER IN GRADE AND QUALITY.  
2. THE SOIL MATERIAL TO BE PLANTED SHALL BE ST AUGUSTINE FLORITUM.  
3. A MINIMUM OF 30% OF THE REQUIRED TREES AND/OR SHRUBS SHALL BE NATIVE SPECIES.  
4. A MAXIMUM OF 20% OF THE NATIVE TREES OR SHRUBS SHALL BE NATIVE SPECIES.  
5. A MINIMUM OF 30% OF THE REQUIRED SHRUBS SHALL BE NATIVE SPECIES.  
6. ANY SHRUBS LOCATED WITHIN THE SAFE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30" IN HEIGHT

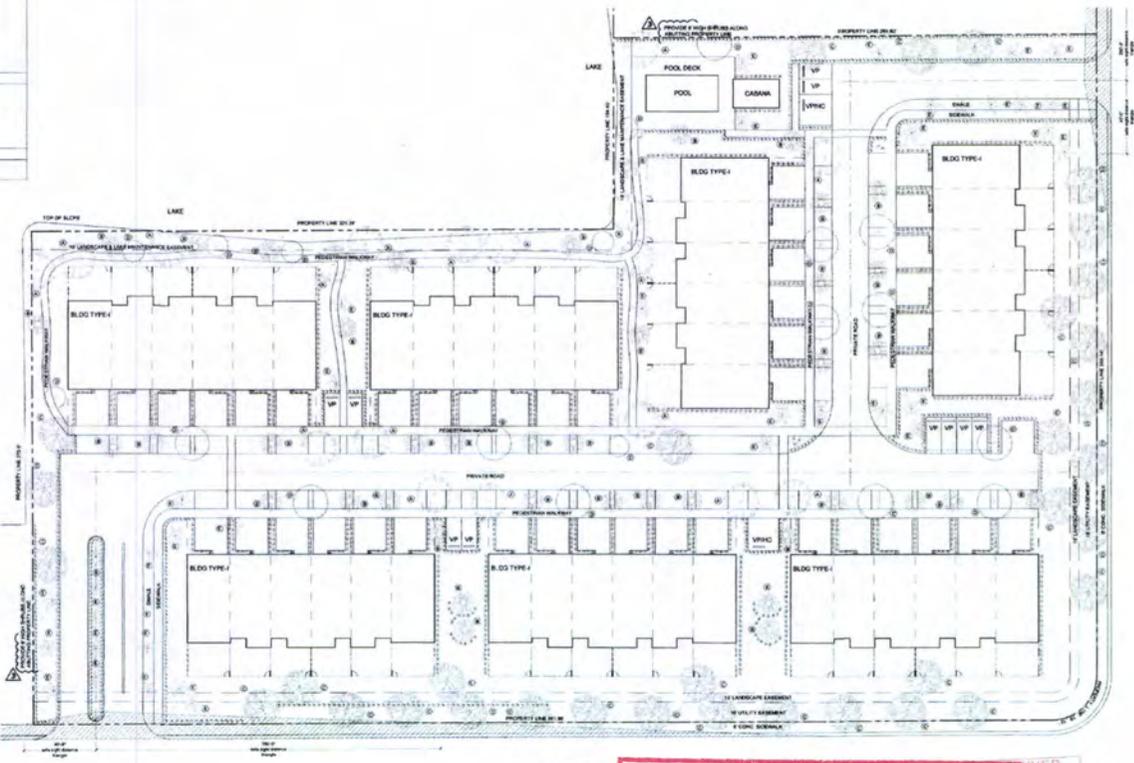
PLANT SCHEDULE							
SYMB	QTY.	NEW	BOTANICAL NAME	COMMON NAME	NATIVE	MIN @ PLANTING TIME	CAL. (MIN)
<b>TREES</b>							
(A)	45	YES	SIMARUBA GLAUCA	PARADISE TREE	YES	12' HGT X 8' SPHD. MIN	2"
(B)	68	YES	BURSERA SIMARUBA	GUAMO LIMBO	YES	12' HGT X 8' SPHD. MIN	2"
(C)	35	YES	QUERCUS VIRGINIANA	LAKE OAK	YES	12' HGT X 8' SPHD. MIN	3"
(D)	25	YES	CONOCARPUS ERECTUS	BUTTERNUT	YES	12' HGT X 8' SPHD. MIN	2"
(E)	38	YES	ROYSTONIA ELATA	FLORIDA ROYAL PALM	YES	12' HGT X 8' SPHD. MIN	8"
<b>SHRUBS</b>							
(F)	580	YES	FIGUS MICROCARPA	GREEN ISLAND FIGUS	YES	18" MIN - 24" MAX. HGT	18" MIN
(G)	470	YES	LANIANA OVALIFOLIA	COOL LANIANA	YES	18" MIN - 24" MAX. SPHD.	18" MIN
(H)	470	YES	ELLEATTARIA CARDAMOMUM	CARDAMON GINGER	YES	18" MIN - 24" MAX. HGT	18" MIN
(I)	580	YES	NEOMARCA CODERUELA	MARICA IRIS	YES	18" MIN - 24" MAX. HGT	18" MIN



TYPICAL SHRUBS PLANTING DTL. SCALE: N.T.S.



LARGE TREES PLANTING DTL. SCALE: N.T.S.



LANDSCAPING PLAN

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RESOURCES DEVELOPMENT SERVICES  
By: [Signature]



SCALE: 1"=30'

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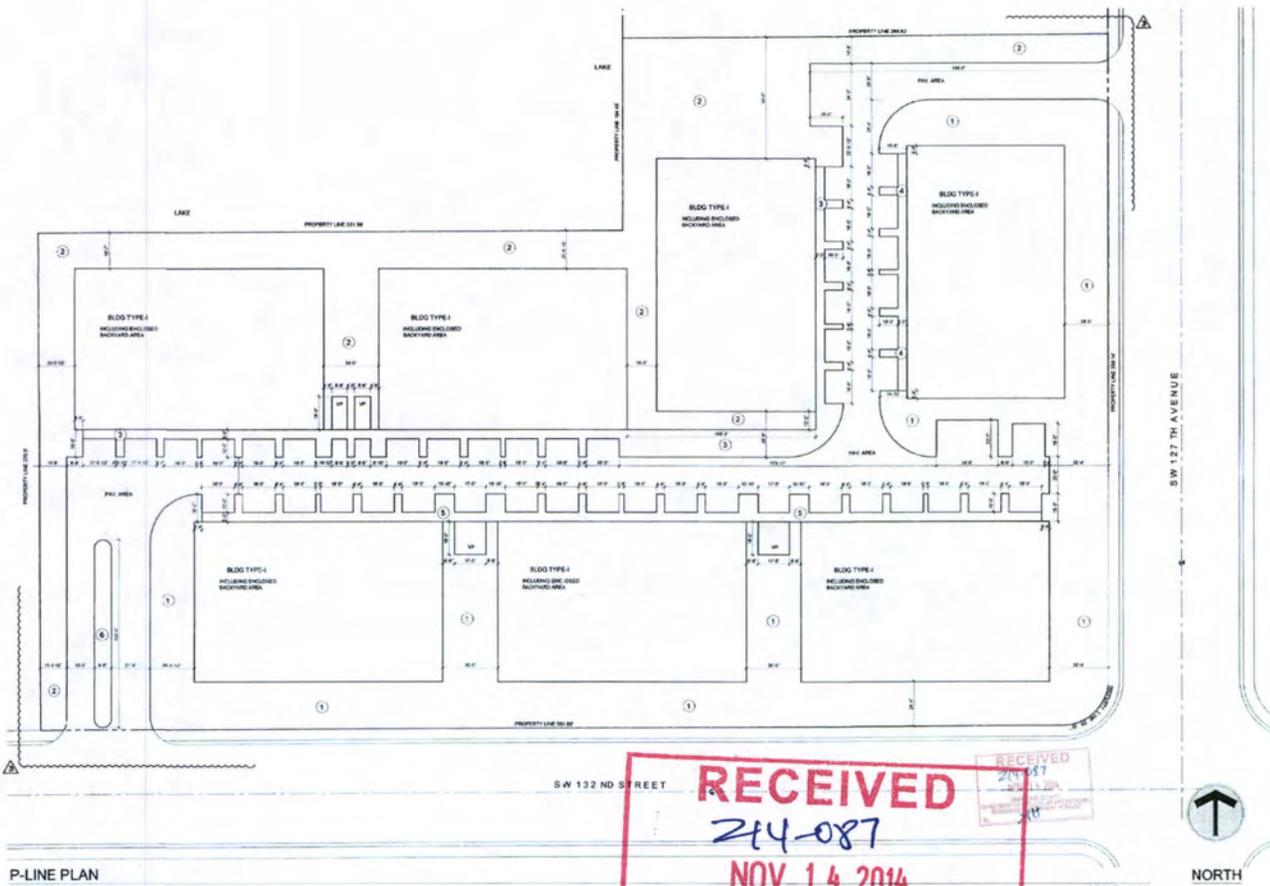
2450 Southwest 137th Avenue  
Suite 212  
Miami, Florida 33175  
305.226.1340

FL registration:  
AA 26-001927  
IB 26-001183

**HIDDEN LAKES TOWNHOMES**  
Adrian Builders @ Hidden Lakes, Ltd.

13780 Lakeside Parkway, Suite 108  
Miami, Florida 33175  
305-485-5501

P-LINE AREAS	
ZONE	AREA
①	35,317
②	26,210
③	4,793
④	840
⑤	3,340
⑥	901
TOTAL	66,409



P-LINE PLAN

SCALE: 1"=30'



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RESOURCES DEVELOPMENT SERVICES  
By *AB*



Rev. 11/11/11

Revisions:  
No. Date Description By  
1  
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3  
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5  
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11.06.14  
As Shown  
14.10.04  
M.R.R.  
Checked by: R.M.

LP-2

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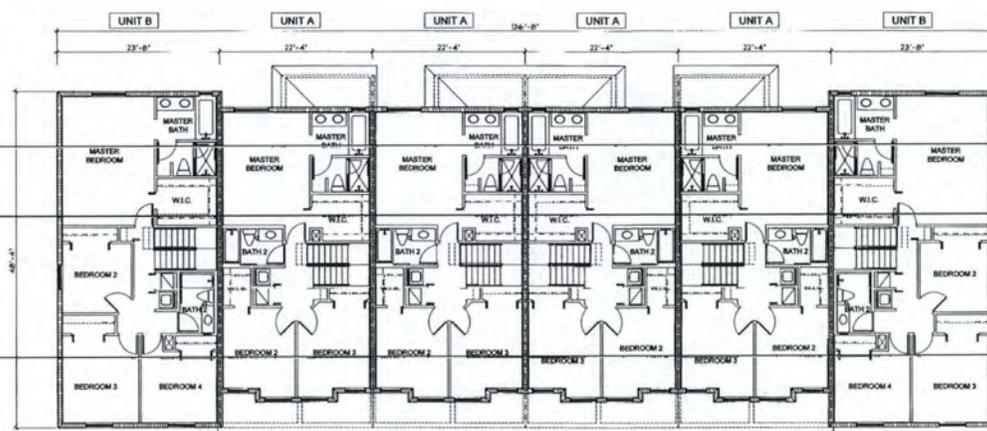
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305.226.1340

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IB :26-001183

HIDDEN LAKES TOWNHOMES  
Adrian Builders @ Hidden Lakes, Ltd.

12750 Collier Blvd, Suite 101  
Miami, Florida 33175  
305-485-5501



SECOND FLOOR PLAN / BLDG. TYPE I (6 UNIT)

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



GROUND FLOOR PLAN / BLDG. TYPE I (6 UNIT)

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

AREA TABULATIONS	
BUILDING TYPE I (6 UNIT)	
FIRST FLOOR	6,449.00 SQ. FT.
SECOND FLOOR	6,215.00 SQ. FT.
<b>TOTAL</b>	<b>12,664.00 SQ. FT.</b>

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Ray Martinez, Architect  
A# 11555

Revisions:	No.	Date	Drawn/Checked	By
	1			
	2			
	3			
	4			
	5			
	6			

Date: 11.05.14  
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Job No: 14-1046  
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Checked by: E.M.

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BUILDING TYPE I

A-1

88



LanMar DESIGN GROUP

Architecture • Planning

2450 Southwest 137th Avenue  
Suite 212  
Miami, Florida 33175  
305.226.1340

FL registration:  
ARC 0001727  
IB 026-001183

HIDDEN LAKES TOWNHOMES  
Adrian Builders @ Hidden Lakes, Ltd  
13780 Southwest 26th Street, Suite 108  
Miami, Florida 33187  
305.485.5501

Seal:   
NOV 12 2014

Ray Martinez, Architect  
AR 11585

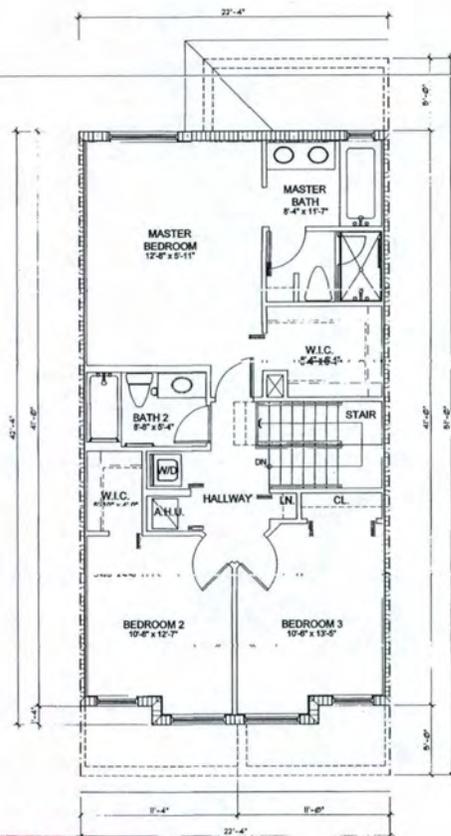
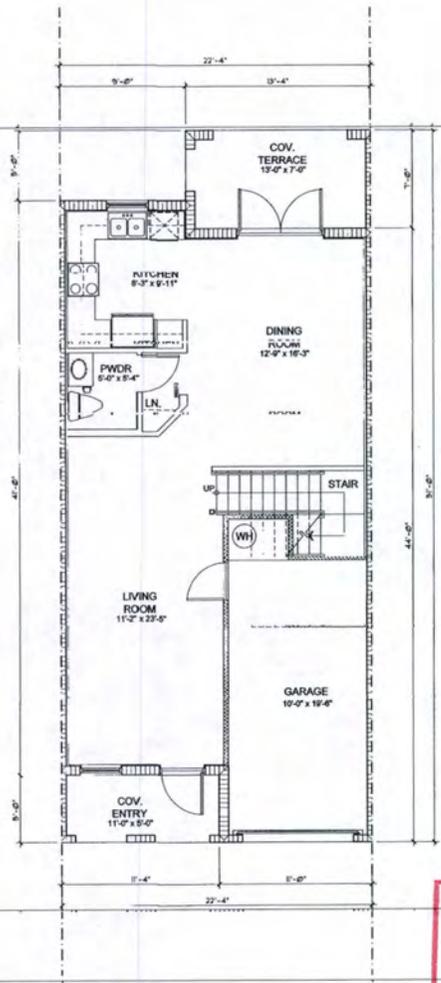
Revisions:	No.	Date	Desc/Section	By
1				
2				
3				
4				
5				
6				

Date: 11.06.14  
Scale: As Shown  
Job No. 14-1046  
Drawn by: M.R.R.  
Checked by: R.M.

UNIT A

A-3.1

AREA TABULATIONS	
A/C SPACE GROUND FLOOR:	78,000 SQ. FT.
A/C SPACE SECOND FLOOR:	87,000 SQ. FT.
COVERED ENTRY:	57,000 SQ. FT.
COVERED TERRACE:	34,500 SQ. FT.
GARAGE SPACE:	225,000 SQ. FT.
<b>TOTAL</b>	<b>1,972,000 SQ. FT.</b>



**RECEIVED**  
214-087  
NOV 14 2014  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND ECONOMIC  
RESOURCES DEVELOPMENT SERVICES

**RECEIVED**  
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 By *AB*



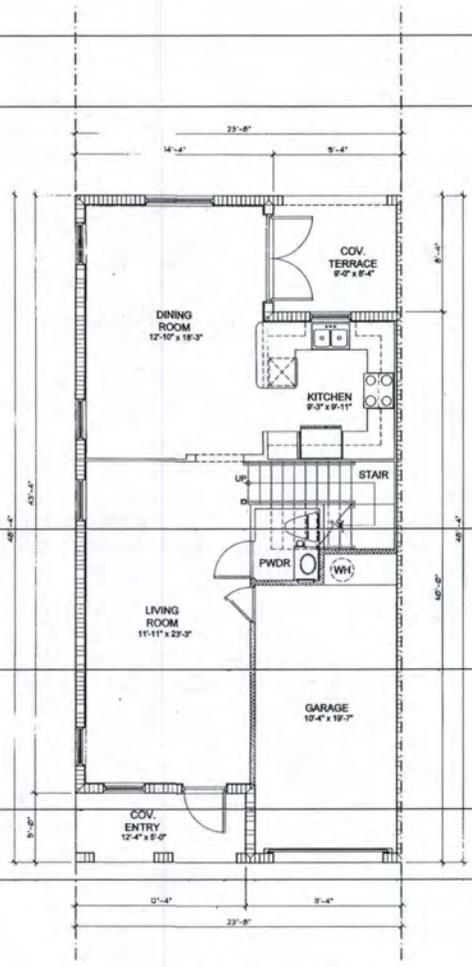
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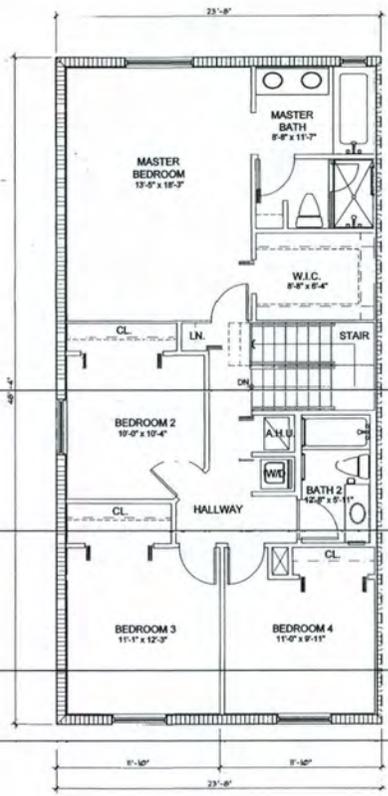
FL registration:  
 AK26-001927  
 B: 26-001183

**AREA TABULATIONS**

A/C SPACE GROUND FLOOR:	112,600 SQ. FT.
A/C SPACE SECOND FLOOR:	109,600 SQ. FT.
COVERED ENTRY:	62,600 SQ. FT.
COVERED TERRACE:	16,600 SQ. FT.
GARAGE SPACE:	232,600 SQ. FT.
<b>TOTAL</b>	<b>222,600 SQ. FT.</b>



**GROUND FLOOR PLAN / UNIT B**  
 SCALE: 1/8"=1'-0"



**SECOND FLOOR PLAN / UNIT B**  
 SCALE: 1/8"=1'-0"

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HIDDEN LAKES TOWNHOMES  
 Adrian Builders @ Hidden Lakes, Ltd.

13786 Southwest 24th Street, Suite 108  
 Miami, Florida 33175  
 305.485.5001

NOV 13 2014

By: *[Signature]*  
 AD 11333

Revisions:

No.	Date	Description	By
1			
2			
3			
4			
5			
6			

Date: 11.06.14  
 Scale: As Shown  
 Job No: 14-1046  
 Drawn by: M.R.R.  
 Checked by: K.M.

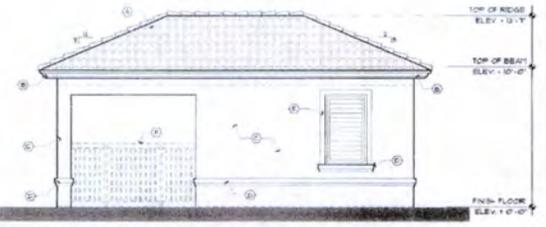
UNIT B

A-3.2

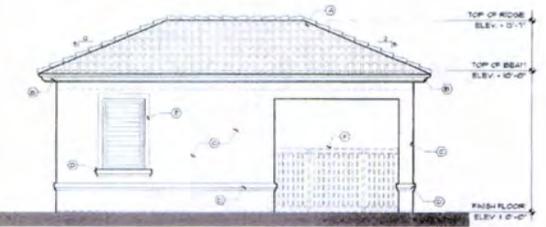
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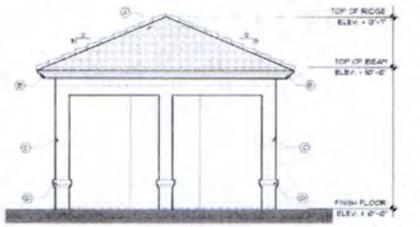
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 By *AD*



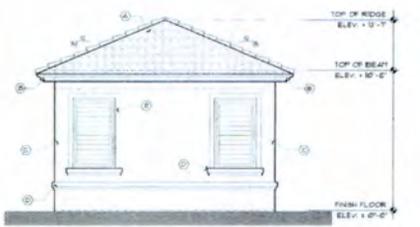
RIGHT ELEVATION - CABANA  
 SCALE: 1/4"=1'-0"



LEFT ELEVATION - CABANA  
 SCALE: 1/4"=1'-0"

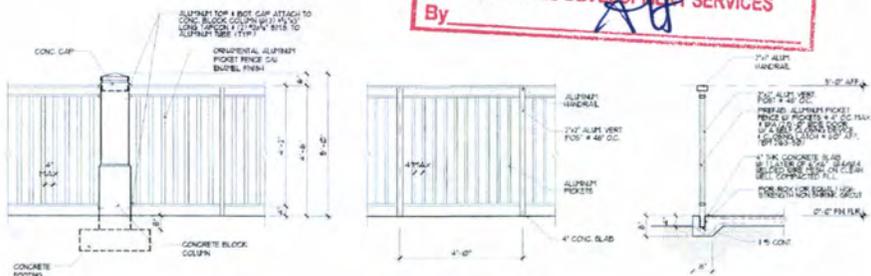


REAR ELEVATION - CABANA  
 SCALE: 1/4"=1'-0"



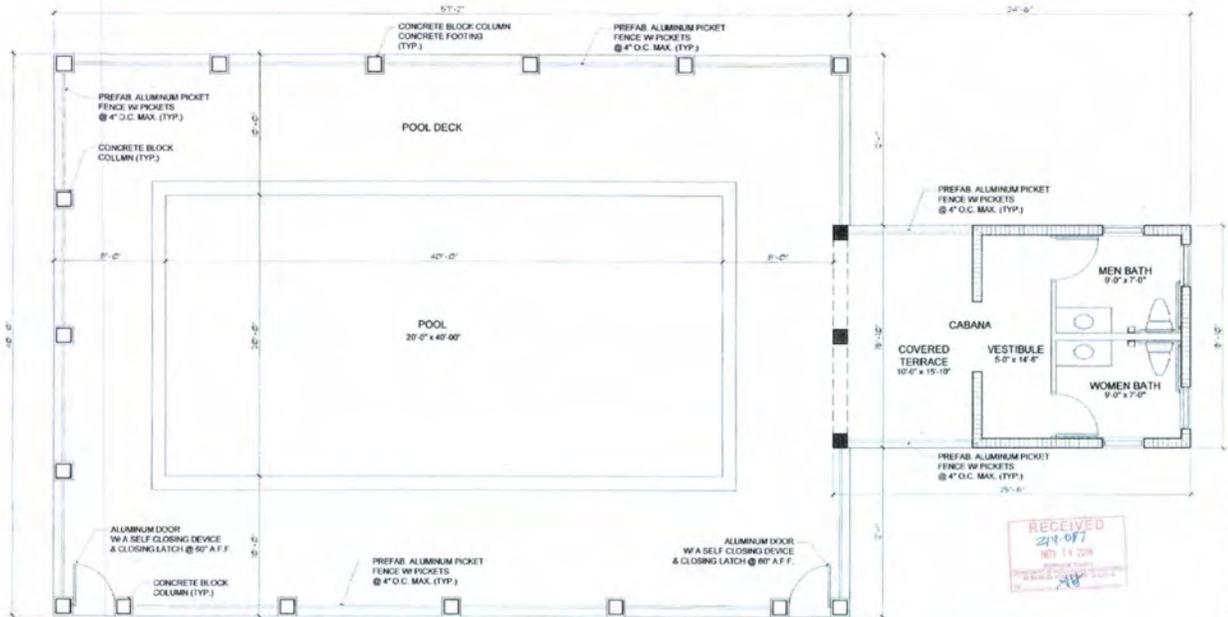
FRONT ELEVATION - CABANA  
 SCALE: 1/4"=1'-0"

- LEGEND:**
- (A) SPANISH 12" ROOF TILE (TYP.)
  - (B) 1/2" x 6" FASCIA ON 2x6 WOOD SUBFASCIA PAINTED
  - (C) LIGHT TEXTURE STUCCO FINISH
  - (D) 1/2" THICK SMOOTH FINISH STUCCO BANDING
  - (E) 3/4" THICK SMOOTH FINISH STUCCO BANDING
  - (F) ORNAMENTAL ALUMINUM PICKET FENCE 6x6 ENAMEL FINISH



POOL FENCE DETAIL

SCALE: N.T.S.



FLOOR PLAN

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



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 Architecture • Planning

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 Miami, Florida 33175  
 305.226.1340  
 FL registration  
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 B-26-001183

**HIDDEN LAKES TOWNHOMES**  
 Adrian Builders @ Hidden Lakes, Ltd.  
 13780 Southwest 26th Street, Suite 108  
 Miami, FL 33175  
 305.485.5551

Seal

Reg. Professional Architect  
 AR 11555

Revision	No.	Date	Description	By
1				
2				
3				
4				
5				

Date: 11.06.14  
 Scale: As Shown  
 Job No.: 14-1086  
 Drawn by: M.R.R.  
 Checked by: R.M.

CABANA & POOL DECK

A-4

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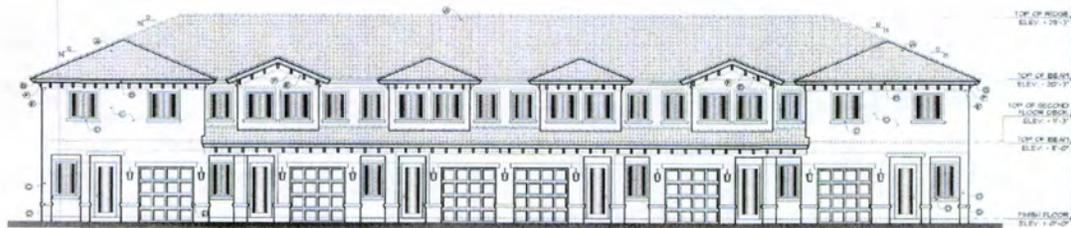
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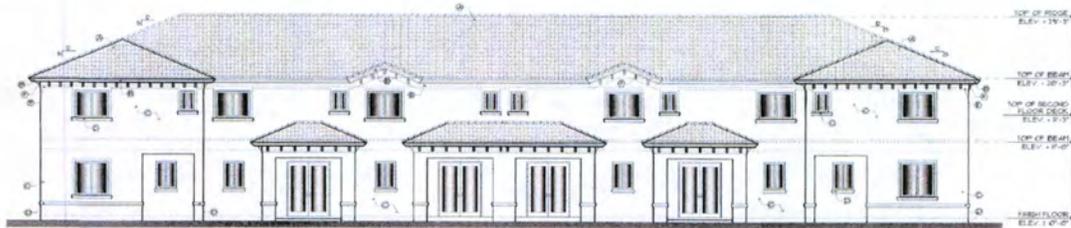
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 Miami, Florida 33175  
 305.226.1340  
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 B-35-0011883

HIDDEN LAKES TOWNHOMES  
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 Miami, Florida 33175  
 305.485.5001



FRONT ELEVATION / BLDG. TYPE I (6 UNIT)

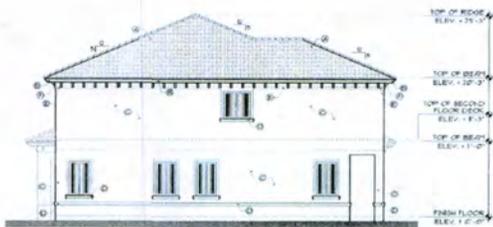
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REAR ELEVATION / BLDG. TYPE I (6 UNIT)

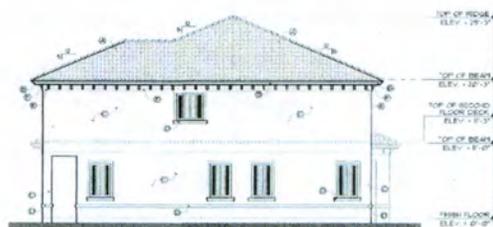
SCALE: 1/8"=1'-0"

- LEGEND:**
- (A) SPANISH W/ ROOF TILE (TYP.)
  - (B) PAINTED FASCIA ON 2X6 GOOD SUBPASCIA PAINTED
  - (C) LIGHT TEXTURE STUCCO FINISH
  - (D) 3/4" THICK 8100TH FINISH STUCCO BANDING
  - (E) 3/4" THICK 8100TH FINISH STUCCO BANDING
  - (F) DECORATIVE OUT-LOOKERS



LEFT ELEVATION / BLDG. TYPE I (6 UNIT)

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



RIGHT ELEVATION / BLDG. TYPE I (6 UNIT)

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

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 By *AS*



Key: M/W/AS, A/W/W  
 #11135

Revising:

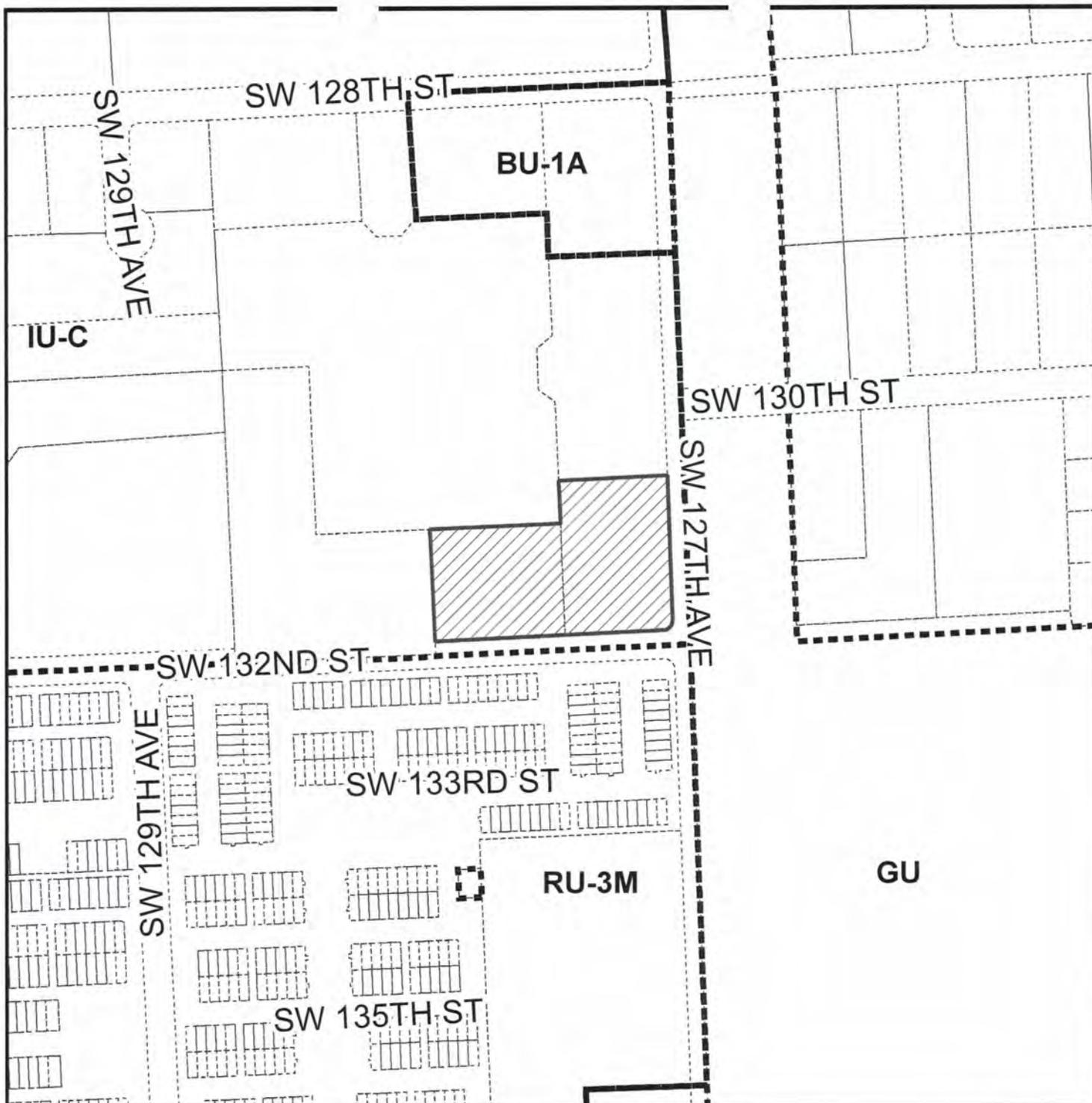
No.	Date	By/Checked	Rev
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6			

Date: 11.06.14  
 Scale: As Shown  
 App No: 14-1046  
 Drawn by: M.R.E.  
 Checked by: R.M.

BUILDING TYPE I

A-2

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**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2014000087**



Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: ECESPEDES  
 Scale: NTS

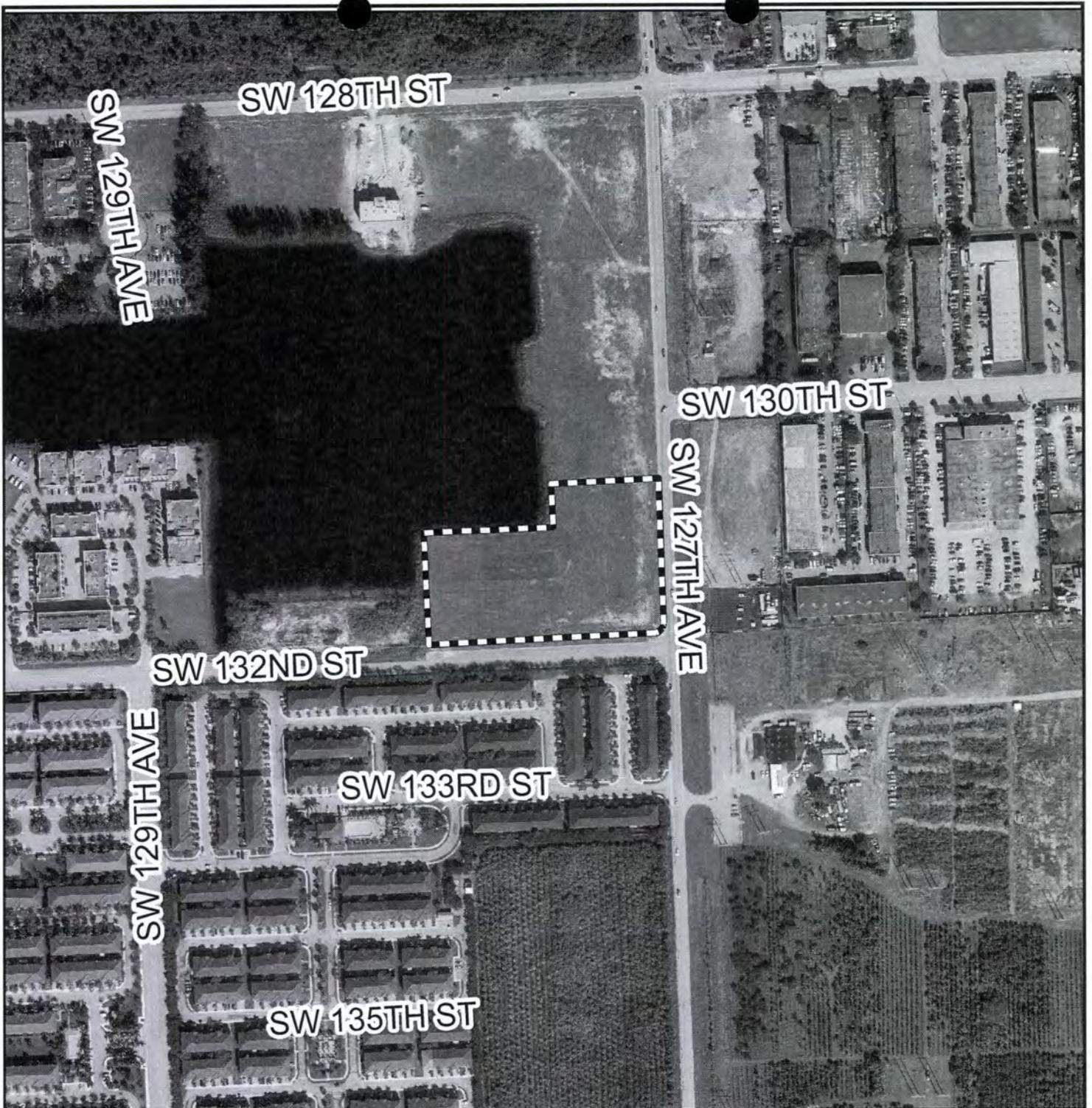
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY
		32



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2014**

Process Number  
**Z2014000087**

**Legend**

-  MDC STL Index Poly
-  Subject Property
-  Zoning

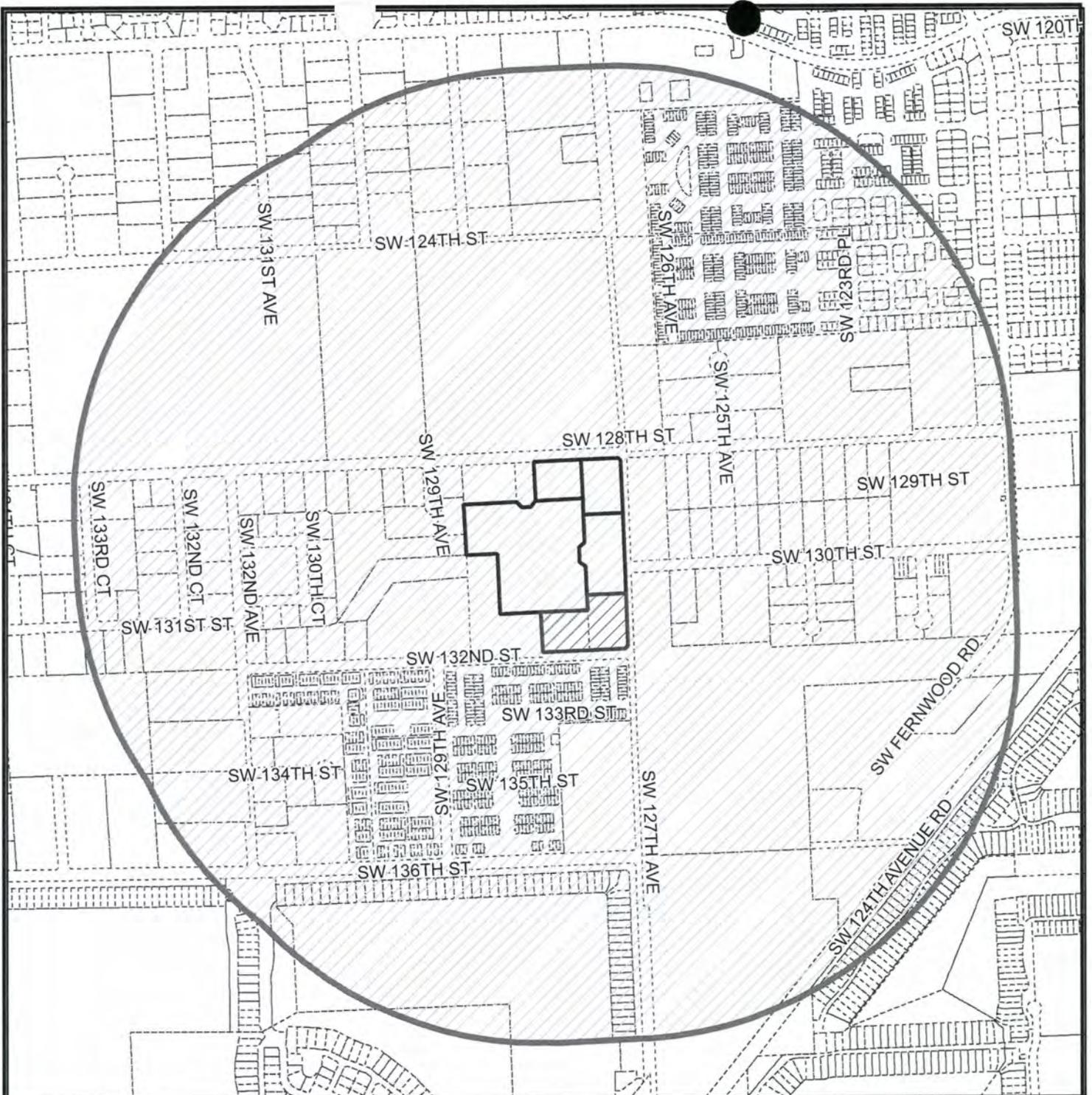


Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: ECESPEDES  
 Scale: NTS



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY
		33



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: E.CESPEDES  
 Scale: NTS

Process Number  
**Z2014000087**  
 RADIUS: 2640

**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Street (Centerline)
-  Property Boundaries



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY
		34



**MIAMI-DADE COUNTY**

**CDMP MAP**

Process Number

**Z2014000087**



Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY

This instrument was prepared by:

Javier L. Vazquez  
Berger Singerman  
1450 Brickell Avenue, Suite 1900  
Miami, FL 33131

AB at Hidden  
Lake, Ltd (LLLP)  
CZAB11 3/17/15  
Z14-087

(Space reserved for Clerk)

---

### DECLARATION OF RESTRICTIONS

*WHEREAS*, AB at Hidden Lake, Ltd. (LLLP), a Florida Limited Liability Partnership, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion; and

*WHEREAS*, the Owner has applied for a district boundary change from IU-C to RU-3M (the "Application") identified as Hearing #Z2014000087; and

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

- (1) **SITE PLAN.** The Property shall be developed substantially in accordance with the plan submitted for the hearing entitled "Hidden Lakes Townhomes," as prepared by Lan Mar Design Group, date stamped received November 14, 2014, consisting of 8 sheets.
- (2) **MIAMI EXECUTIVE AIRPORT.** Any prospective purchaser of a residential dwelling within the Property shall be notified that the subject property lies approximately 1 mile east of Miami Executive Airport ("TMB") (formerly the Kendall-Tamiami Executive Airport).
- (3) **EEL.** Prospective purchasers shall also be notified that the property is adjacent to Environmentally Endangered Lands (EEL) Preserves subject to preservation and management, including periodic burns, consistent with the regulations of the Environmentally Endangered Lands Program in Chapter 24, Article IV, Division 3 of the Code of Miami-Dade County, as may be amended from time to time.

(Public Hearing)

Section-Township-Range: 14/55/39  
Folio number: 30-5914-080-0070/0060

DR

- (4) **Burrowing Owls.** Owner has been made aware by the Florida Fish and Wildlife Commission that the potential exists for the property to support burrowing owls. Prior to development activities, a burrowing owl survey shall be conducted to ensure that no active burrowing owl burrows exist onsite. If burrowing owls are present, Owner agrees to implement the FWC's Burrowing Owl Nest Protection Guidelines and Procedures in Urban Areas.
- (5) **25 Decibel Reduction.** The Owner shall incorporate at least a 25 decibel (db) Noise Level Reduction (NLR) into the design and construction of any dwelling unit on the property. If compliance with the building code requirements of the County in effect at the time of construction of any unit does not effect a 25 db NLR within such unit, the Owner shall nonetheless incorporate at least a 25 db NLR into the unit.
- (6) **Land Use Restrictive Zones.** Owner has been made aware by the Miami-Dade Aviation Department that the property is either partially or fully impacted by the restrictions of certain land use restrictive zones.
- (7) **Avigation Easement and Notices.**

- (a) The Owner , for the use and benefit of the public, hereby grants and conveys to Miami-Dade County an Avigation Easement and right-of-way for the free and unobstructed flight, and passage, operations, and the effects thereof, of all types of aircraft ("aircraft" being defined for the purpose of this Avigation Easement as any contrivance now known or hereafter invented, used, or designated for navigation of, or flight in or through the air) by whomever owned or operated, in and through the airspace above and over the surface of the Property, along with such noise, vibration, odors, vapors, fumes, fuel particles (which are incident to normal operations of said aircraft), smoke, dust, feelings of anxiety or fear, interference with sleep and communications, and any and all other effects as may be alleged to be incident to or caused by the aircraft engines and the operation of aircraft for navigation of or flight or passage in and through said airspace, and for the use of said airspace by aircraft for approaching, landing upon, taking off from, maneuvering about or operating at, on, or about Miami Executive Airport ("TMB" formally known as Kendall-Tamiami Executive Airport) and for all other uses allowed or authorized at TMB.

(Public Hearing)

- (b) In furtherance of the easement and rights herein granted, the Owner expressly agrees to the contents of the provisions in the notice and instruments set forth in Paragraph (d) below and agrees to restrict the height of structures, objects of natural growth, and other obstructions on the Property to such a height so as to comply with Miami-Dade Code Chapter 33, Article XL and Federal Aviation Regulations, Part 77 as currently in effect and as may be modified from time to time in the future. Additionally, the Owner covenants at all times hereafter, that it will not (i) take any action or cause or allow any electronic, electromagnetic, smoke, vapor, fume, light, or other emissions, (ii) allow any obstruction to exist, or (iii) construct any structure on the Property which in any of the foregoing cases would conflict with or interfere with or infringe the rights granted to the County hereunder, including the full use and enjoyment of this Avigation Easement.
- (c) The Owner expressly agrees to prevent any use of the Property described herein that would interfere with or adversely affect the operation or maintenance of TMB or of the aircraft using TMB, or otherwise constitute an airport hazard.
- (d) Notice Requirements.

The Owner, its successors, and assigns shall include the following notice (the "Notice") in every contract for the sale or lease of any dwelling unit within the Property:

THIS PROPERTY IS LOCATED IN CLOSE PROXIMITY TO THE KENDALL TAMiami EXECUTIVE AIRPORT ("TMB") AND ADJACENT TO ENVIRONMENTALLY ENDANGERED LANDS (EEL) PRESERVES.

THE UNDERSIGNED, ON BEHALF OF ITSELF AND ITS SUCCESSORS, LESSEES, AND ASSIGNS, AGREES BY TAKING TITLE TO SAID PROPERTY, THEY DO NOT OBJECT TO ITS PROXIMITY TO KENDALL TAMiami EXECUTIVE AIRPORT AND HEREBY ACKNOWLEDGE SAID OPERATION WILL INCLUDE FREQUENT AND DIRECT OVERFLIGHTS, CREATING NOISE DURING DAYTIME AND NIGHTTIME HOURS.

REGARDING THE EEL PRESERVE, THE UNDERSIGNED ACKNOWLEDGES SAID PROPERTY IS SUBJECT TO PRESERVATION AND MANAGEMENT, INCLUDING PERIODIC BURNS, CONSISTENT WITH THE REGULATIONS OF

(Public Hearing)

THE ENVIRONMENTALLY ENDANGERED LANDS PROGRAM IN CHAPTER 24, ARTICLE IV, DIVISION 3 OF THE CODE OF MIAMI-DADE COUNTY.

AS A RESULT, THE UNDERSIGNED MAY BE AFFECTED BY NOISE OR SMOKE GENERATED BY THE AIRPORT AND EEL USES. THE UNDERSIGNED, ON BEHALF OF ITSELF AND ITS SUCCESSORS, LESSEES, AND ASSIGNS, HEREBY ACKNOWLEDGES AND AGREES THAT SUCH AIRPORT AND EEL USES DO NOT CONSTITUTE AND SHALL NOT BE DEEMED A NUISANCE BY THE UNDERSIGNED OR ITS SUCCESSORS, LESSEES, OR ASSIGNS.

(8) The Owner expressly acknowledges and agrees that the property is located in close proximity to the Miami Executive Airport (“TMB”) (formerly known as Kendall-Tamiami Executive Airport) and specifically, portions of the property are located within what are currently designated as the Outer District or the Outer Landing District (“OLZ”) and the No School Zone (“NSZ”) of the TMB. The Owner expressly acknowledges and agrees that regardless of how such designations may change, the Property and future residents may experience frequent and direct overflights at low altitudes creating noise during daytime and nighttime hours. The Owner acknowledges and agrees that TMB may need to modify or expand its runways and taxiways, and the Owner waives any objections to any future construction of new runways or taxiways or expansion of the runways or taxiways at TMB and any future alternations, re-alignments, or re-numbering of the runways and taxiways. The Owner further agrees and acknowledges that it does not object to the presence of TMB or the twenty-four hours per day operation of aircraft from its runways and hereby waives any right to object to or challenge the twenty-four hours per day operation of the airport and any improvements thereto, including without limitation, the construction or future expansion of the runways at TMB and any future alterations, re-alignments, or renumbering of the runways and taxiways. The Owner further agrees that neither the Owner, nor its lessees, will ever request, support or participate in any effort to impose mandatory noise abatement procedures at TMB.

(9) Miscellaneous.

(a) **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly

(Public Hearing)

authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

- (b) **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.
- (c) **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then-owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.
- (d) **Modification, Amendment, Release.** This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new

(Public Hearing)

municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

- (e) **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
- (f) **Authorization for Miami-Dade County to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.
- (g) **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.
- (h) **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.
- (i) **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

(Public Hearing)

- (j) **Recording.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Regulatory and Economic Resources Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.
- (k) **Acceptance of Declaration.** Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.
- (l) **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

[Signature Page Follow]

(Public Hearing)

Signed, sealed and acknowledged on this 6<sup>th</sup> day of Feb., 2015.

Witnesses:

AB at Hidden Lake, Ltd (LLP), a Florida  
Limited Liability Partnership

[Signature]  
Tavira L. Vazquez  
Print Name

[Signature]  
AB at Hidden Lake, Inc., General Partner  
By: Alvaro L. Adrian, President

[Signature]  
Lillian Rodriguez  
Print Name

STATE OF FLORIDA     )  
  ) SS  
COUNTY OF DADE     )

The foregoing instrument was acknowledged before me this 6 day of ~~FEBRUARY~~ FEBRUARY 2015 by ALVARO L. ADRIAN, as PRESIDENT of AB at Hidden Lake, Ltd. (LLP). He personally appeared before me, is personally known to me or produced \_\_\_\_\_ as identification and did not take an oath.

(NOTARIAL SEAL)



Notary: [Signature]  
Print Name: MILAUDY DAVILA

Notary, Public, State of Florida

My commission expires: APRIL 26, 2015

(Public Hearing)

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Community Council No. 11**

PH: Z14-087 (15-2-CZ11-1)

February 10, 2015

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	9
<b>Applicant</b>	AB at Hidden Lakes, LTD (LLLP)
<b>Summary of Requests</b>	The applicant is seeking to allow a district boundary change from IU-C to RU-3M.
<b>Location</b>	Lying west of SW 127 Avenue and north of SW 132 Street, Miami-Dade County, Florida.
<b>Property Size</b>	4.2 acres
<b>Existing Zoning</b>	IU-C, Conditional Industrial District
<b>Existing Land Use</b>	vacant
<b>2020-2030 CDMP Land Use Designation</b>	Medium Density Residential, 13 to 25, dua, (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311, District Boundary Change (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval, subject to the Boards acceptance of the covenant.</b>

**REQUEST:**

DISTRICT BOUNDARY CHANGE from IU-C to RU-3M

**PROJECT DESCRIPTION:**

The applicant seeks to rezone the 4.2-acre parcel from IU-C, Conditional Industrial District to RU-3M, Minimum Apartment House District.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	IU-C; vacant	Medium Density Residential (13 to 25, dua)
<b>North</b>	IU-C: vacant land, lake	Medium Density Residential (13 to 25, dua), Water
<b>South</b>	RU-3M: townhomes	Industrial and Office
<b>East</b>	GU: utility easement	Industrial and Office
<b>West</b>	IU-C: vacant land, lake	Industrial and Office

**NEIGHBORHOOD COMPATIBILITY:**

The properties to the north and west are zoned IU-C, and are currently made up of vacant parcels and an existing lake. The property to the south is zoned RU-3M and is developed with townhome residences.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to provide additional housing in this section of the County. However, although the proposed rezoning could have an impact on traffic on the abutting roadways, the increase does not exceed the Levels of Service for the surrounding roadways.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is located within the Urban Development Boundary (UDB) and is designated as **Medium Density Residential**. *This category allows a range in density ranging from 13 to 25 dwelling units per gross acre. The types of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.* This would allow the applicant to develop the 4.3 gross-acre parcel with a minimum of 55 and a maximum 107 residential units. The applicant is seeking a district boundary change from IU-C to RU-3M. The RU-3M zoning district allows development at a maximum of 12.9 units per net acre, which would allow the development of the parcel with a maximum of 54 residential units.

The applicant has indicated the intent to develop the property with 42, townhouse type units under the RU-3M zoning district regulations. The proposed RU-3M development with 42 residential units would be below the minimum density threshold recommended by the Comprehensive Development Master Plan (CDMP), Land Use Element interpretative text for properties designated on CDMP Land Use Plan (LUP) map for Medium-Density Residential use.

The CDMP Land Use Element interpretative text states that *in order to efficiently use, and not prematurely deplete, the finite development capacity that exists inside the Plan's Urban Development Boundary (UDB), land should not be developed at densities lower than the minimum established for each category.* However, said text states that *exceptions to the minimums may exist outside transportation or transit corridors where such an exception would serve the interest of compatibility or protect the public health, or safety, or protect important resources.* The subject property, located at the intersection of SW 127 Avenue and SW 132 Street, is not within, or within proximity to any transportation or transit corridors designated on the CDMP LUP map. Further, staff notes that the subject property abuts properties to the south that are developed under the RU-3M zoning district regulations, which for the reasons that will be expanded upon in the zoning analysis, is similar to, and more compatible with the proposed townhouse development. As such, staff opines that the subject property qualifies for an exception to the minimum density requirement.

The Medium Density designation of the property was approved in the October 2012, CDMP Amendment Cycle, at which time the applicant proffered a declaration of restrictions, which among other things, required prospective purchasers to be notified that the property was located within one mile of the Kendall-Tamiami Executive Airport and adjacent to Environmentally Endangered Lands (EEL); the property is subject to Florida Fish and Wildlife Commission's Burrowing Owl Nest Protection Guidelines and Procedures in Urban Areas; and that no Certificate of Occupancy be issued within eighteen (18) months of the land use amendment. The applicant has proffered a declaration of restrictions with the current zoning application, which reiterates the aforementioned restrictions. Therefore, subject to the Board's acceptance of the proffered declaration of restrictions, staff opines that approval of the applicant's request to rezone the property to RU-3M is **consistent** the CDMP Land Use Element interpretative text

under Gross Residential Density, the restrictions contained in the CDMP Covenant, and the Medium-High Density Residential designation of the subject property on the LUP map.

**ZONING ANALYSIS:**

When the applicant's request to rezone the 4.2-acre parcel to RU-3M, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be **consistent** with the Medium Density Residential designation of the parcel on the CDMP Land Use Plan map. Based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the approval of the application meets the traffic concurrency criteria for an Initial Development Order and will generate 34 PM daily peak hour trips, which is below the acceptable Levels of Service for the surrounding roadways. Therefore, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources. Additionally, staff notes that the memorandum from the Division of Environmental and Regulatory Management (DERM) of said Department indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County. Further, staff notes that the Miami-Dade County Public School has not objected to the application.

Staff notes that the memorandum from the Miami-Dade Aviation Department (MDAD) indicates that the subject property is either partially or fully impacted by the two of the restrictive zones as outlined in the Code of Miami-Dade County, that pertain to the Kendall-Tamiami Executive (TMB) Airport Zoning. Specifically, the proposed residential development is impacted by Outer District (OLZ) regulations, which among other things require residential construction to incorporate at least a 25 decibel (db) Noise Level Reduction into the design/construction of residential structures. The applicant has indicated the intent to proffer a covenant that states that a 25 decibel noise level reduction will be incorporated into the design/construction of the structure.

The subject property abuts SW 127 Avenue, which is a section line roadway to the east and SW 132 Street to the south and approximately one mile east of the Kendall-Tamiami Executive Airport. The property to the south of the subject parcel is developed with a townhouse residences and is zoned RU-3M, which was approved pursuant to Resolution #CZAB11-14-03. As such, staff opines that the proposed 2-story townhouse development is similar in scale and intensity, and therefore, is **compatible** to the existing RU-3M parcels to the south. **Staff therefore, recommends approval, subject to the Board's acceptance of the proffered declarations of restrictions, under Section 33-311, District Boundary Change.**

**ACCESS, CIRCULATION AND PARKING:** N/A

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

Approval, subject to the Board's acceptance of the proffered declarations of restrictions.

**CONDITIONS FOR APPROVAL:** None.

ES:MW:NN:EJ:CH

A large, stylized handwritten signature in black ink, appearing to read 'Eric Silva', is written over a horizontal line. To the right of the signature, the initials 'NNW' are written vertically.

Eric Silva, AICP, Senior Division Chief  
Development Services Division  
Miami-Dade County Department of  
Regulatory and Economic Resources

## ZONING RECOMMENDATION ADDENDUM

*AB at Hidden Lakes, LTD (LLLP)*  
Z14-087

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
Division of Environmental and Regulatory Management (RER)	No objection*
Platting and Traffic Review Section (RER)	No objection*
Parks, Recreation and Open Spaces	No objection
Miami-Dade Aviation Department	No objection*
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

### COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

<b>Medium Density Residential</b> <i>(Pg. I-30)</i>	<i>This category allows a range in density ranging from 13 to 25 dwelling units per gross acre. The types of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.</i>
<b>Gross Residential Density</b> <i>(Pg. I-29)</i>	<i>In order to efficiently use, and not prematurely deplete, the finite development capacity that exists inside the Plan's Urban Development Boundary (UDB), land should not be developed at densities lower than the minimum established for each category. Exceptions to the minimums may exist outside transportation or transit corridors where such an exception would serve the interest of compatibility or protect the public health, or safety, or protect important resources. For purposes of this paragraph, transportation and transit corridors are land areas located within 660 feet of planned Major Roadways identified on the LUP map, and within one-quarter mile from existing rail transit stations, express busway stops, future transit corridors and planned transit centers identified in the CDMP.</i>
<b>Policy LU-4A</b> <i>(Page I-9)</i>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

### PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311 District Boundary Change</b>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) <b>Section 33-311</b> provides that the Board shall take into consideration, among other factors the extent to which:</p>
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## ZONING RECOMMENDATION ADDENDUM

*AB at Hidden Lakes, LTD (LLLP)*  
*Z14-087*

	<p>(1) <i>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;</i></p> <p>(2) <i>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;</i></p> <p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>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;</i></p> <p>(5) <i>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.</i></p>
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**1. AB AT HIDDEN LAKES LTD (LLLP)**  
**(Applicant)**

**15-2-CZ11-1 (14-087)**  
**Area 11/District 09**  
**Hearing Date: 02/10/15**

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

If so, who are the interested parties? **None**

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1981	Robert Rudnick, Tr.,	- Zone change from GU to IU-C.	BCC	Approved with Condition(s)
1998	Hidden Lake Group	- Special Exception to permit Site plan approval for a warehouse, office, hotel & restaurant development. - Unusual Use to permit a lake fill and a lake excavation. - Unusual Use to permit outdoor dining in conjunction with a proposed restaurant.	C11	Approved with Condition(s)
2007	AB AT HIDDEN LAKE, LTD (LLLP)	- Zone change from IU-C to BU-1A. - Modification of condition of resolution.	C11	Approved with Condition(s)
2011	AB AT HIDDEN LAKE, LTD LLLP	- Deletion of condition of resolution.	C11	Approved with Condition(s)

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.

# Memorandum



**Date:** September 2, 2014

**To:** Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources

**From:** Jose Gonzalez, P.E.  
Department of Regulatory and Economic Resources

**Subject:** C-11 #Z2014000087  
AB at Hidden Lake LTD (LLLP)  
NW corner of SW 127 Avenue and SW 132 Street  
DBC from IUC to RU3M  
(IU-C) (7.7 Acres)  
14-55-39

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

#### Potable Water Service

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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

Notwithstanding the foregoing, and 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 alternate means of sewage disposal. Use of an alternate 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.

#### Stormwater Management

A DERM Surface Water Management General Permit is be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

The proposed development order, if approved, shall not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

The applicant is advised that a Class II Permit will be required if the proposed surface water management system will have an overflow outfall to the adjacent lake.

#### Natural Forest Communities

The subject properties lie south of a County-designated Natural Forest Community (NFC). Natural Forest Communities (NFC's) are upland natural areas (Pine Rockland and Hardwood Hammocks) that, meet one or more of the following criteria: the presence of endangered, threatened, rare or endemic plant species; low percentage of site covered by exotic plant species; high overall plant diversity; wildlife habitat values; and geological features. As such, the tree and understory resources contained in these communities are accorded heightened protection by Section 24-49 of the County Code.

This NFC is the Nixon Smiley Pineland, which is owned and managed by the Miami-Dade County Environmentally Endangered Lands (EEL) Program and is subject to the EEL Ordinance for preservation and management consistent with the purposes set forth in Chapter 24-50 of the Miami-Dade County Code.

In order to avoid damage to protected plants and substrate, the parking of heavy machinery, staging of construction materials and/or any other development related activities shall not be allowed inside or directly adjacent to the EEL Preserve. The following information is provided as an advisory comment. Please be aware that management of the pineland will include the use of periodic prescribed burning, which reduces the threat of wildfire and maintains the ecological integrity of the habitat. Prescribed burning, which may occur as frequently as every three years, is beneficial to wildlife and the rare plant species present in the pineland. Like other developments in the area, the subject properties lie within the potential smoke dispersion corridor. Consequently, the sites may be affected by periodic smoke events from prescribed burns or unexpected wildfires.

According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants. Additionally, per Section 24-49.9 of the Code of Miami-Dade County, all prohibited plant species shall be removed from the subject properties prior to development, and their sale, propagation, planting, importation or transportation is prohibited.

Please contact Tim Joyner of the Natural Resources Planning Section 305-372-6548 for further information about the removal of prohibited plants and Cynthia Guerra of the Environmentally Endangered Lands (EEL) Program 305-372-6687 for information about the Nixon Smiley Pineland.

#### Tree Preservation

There are no tree resources issues on the subject properties.

#### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, 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.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

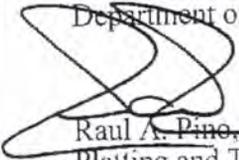
cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** December 2, 2014

**To:** Eric Silva, Development Coordinator  
Department of Regulatory and Economic Resources

**From:**   
Raul A. Pino, PLS, Chief  
Platting and Traffic Review Section  
Department of Regulatory and Economic Resources

**Subject:** Z2014000087  
Name: AB at Hidden Lakes Ltd.  
Location: Lying West of SW 127 Avenue & North of SW 132 Street  
Section 14 Township 55 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections subject to the following:

That the applicant comply with Condition #5 of Resolution No. CZAB11-40-07 with regard to the installation of a traffic signal at the intersection of SW 127 Avenue and SW 128 Street.

Driveway access onto SW 127<sup>th</sup> Avenue is to be designed as right in/right out in anticipation of the widening of SW 127<sup>th</sup> Avenue with median where a full opening will not be granted.

The site as presently designed does not meet the minimum requirements for gated entrance and/or entrance feature, therefore they will not be permitted.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **34 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		I.OS present	LOS w/project
9814	SW 137 Ave s/o SW 120 St to SW 136 St	C	C
9784	SW 127 Ave s/o SW 104 St to SW 120 St	D	D
F-2246	Fla Tnpk s/o SW 88 St to SR 874	B	B
9760	SW 120 St w/o SW 122 Ave bet SW 117 Ave to SW 137 Ave	D	D
9750	SW 117 Ave s/o SW 112 St bet SW 103 St & SW 136 St	D	D
9752	SW 117 Ave s/o SW 136 St to SW 152 St	C	C
9850	SW 152 St w/o SW 117 Ave to SW 124 Ave	D	D
F-2254	Fla Tnpk n/o SW 168 St bet Quail Roost & Coral Reef	B	B
9852	SW 152 St w/o SW 127 Ave bet SW 124 Ave & SW 137 Ave	E	E
9816	SW 137 Ave s/o SW 136 St to SW 152 St	C	C
9762	SW 120 St w/o SW 137 Ave to SW 147 Ave	C	C

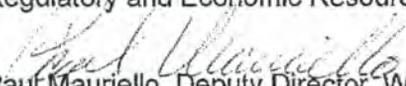
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

# Memorandum



**Date:** August 21, 2014

**To:** Eric Silva, Development Coordinator  
Regulatory and Economic Resources Department

**From:**   
Paul Mauriello, Deputy Director, Waste Operations  
Public Works and Waste Management Department

**Subject:** AB at Hidden Lake, Ltd. (#14\_087)

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The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

**Application:** *AB at Hidden Lake, Ltd.* is requesting a district boundary change from Industrial, conditional (IU-C) to Minimum Apartment House, 12.9 units per acre (RU-3M) and a non-use variance of floor area ratio requirements to develop 88 residential dwelling units. The proposed composition includes 66 three-bedroom units and 22 four-bedroom units, distributed among 11 buildings.

**Size:** The subject property is 7.7 acres.

**Location:** The subject property is vacant, approximately located at the northwest corner of SW 127<sup>th</sup> Avenue and SW 128<sup>th</sup> Street, in Miami-Dade County, Florida.

## **Analysis:**

### 1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) 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 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly 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.

## 2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the development of an 88 unit apartment complex will meet the County Code definition of multi-family residential establishments.

Per the Code, the following is required of multi-family residential establishments located in unincorporated Miami-Dade County:

"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." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

## 3. Recycling

Regarding multi-family units, **Section 15-2.2a** of the Code requires "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."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

**Section 15-2.2b** of the Code states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-514-6666.

## 4. Waste Storage/Setout Considerations

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

## 5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should 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.

# Memorandum



**Date:** November 18, 2014

**To:** Jack Osterholt, Deputy Mayor  
Director, Regulatory and Economic Resources Department

**From:** Maria I. Nardi, Chief *M.I.N.*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2014000087: AB AT HIDDEN LAKES LTD (LLLP)  
Revised Plans Submitted Dated Stamped Received 11/14/2014

**Application Name:** AB AT HIDDEN LAKES LTD (LLLP)

**Project Location:** The site is located in that area WEST OF SW 127 AVENUE & NORTH OF SW 132 STREET, Miami-Dade County.

**Proposed Development:** The request is for a district boundary change from IU-C to RU-3M for development of 88 townhomes. The site plan includes private recreation area including a park and extensive walking opportunities along the adjacent lake.

**Impact and demand:** This application proposes a development of 88 dwelling units with an estimated population of 241 and an impact to the Level of Service (LOS) of approximately .66 acres. The site is located in Park Benefit District 2 which has a surplus of 491.32 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 2 which has a surplus capacity of 491.32 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

**Table A - County Parks (local only)  
Within a 3 Mile Radius of Application Area.**

Park Facility	Classification	Acreage
Sabal Chase Park	NEIGHBORHOOD PARK	12.32
Sgt. Joseph Delancy Park	COMMUNITY PARK	10.78
Walter A.White Park	NEIGHBORHOOD PARK	1.75
Richmond Triangle Park	MINI-PARK	0.73
Fairwood Park	NEIGHBORHOOD PARK	10.00
Calusa Club Estates Park	NEIGHBORHOOD PARK	6.57
Kings Meadow Park	NEIGHBORHOOD PARK	5.79
Sugarwood Park	NEIGHBORHOOD PARK	8.00
Hammocks Community Park	COMMUNITY PARK	14.84
Arvida Park	NEIGHBORHOOD PARK	8.00
Devon Aire Park	COMMUNITY PARK	12.50

Oak Creek Park	NEIGHBORHOOD PARK	5.03
Deerwood Bonita Lakes Park	COMMUNITY PARK	11.04
Kings Grant Park	NEIGHBORHOOD PARK	6.50
Three Lakes Park	SINGLE PURPOSE PARK	15.00
Rock Ridge Park	NEIGHBORHOOD PARK	4.70
Kendall Soccer Park	SINGLE PURPOSE PARK	41.97
Colonial Drive Park	COMMUNITY PARK	13.10
Wild Lime Park	COMMUNITY PARK	11.86

**Recommendation:** Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

## **Furney, Susan (RER)**

---

**From:** Castillo, Guillermo (MDFR)  
**Sent:** Thursday, December 11, 2014 11:25 AM  
**To:** Henderson, Cassandra (RER)  
**Cc:** Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)  
**Subject:** MDFR comments on Advertisement for Zonin Hearing Z2014000087

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- No objection to the site plan with a November 14, 2014 RER received date.

Thank you,

Guillermo E. Castillo, Principal Planner  
Planning Section  
Miami Dade Fire Rescue Department  
9300 NW 41 St., Miami - FL 33178  
786-331-4545 Direct Phone  
786-331-4540 Main Phone  
786-331-5259 Fax Number  
[Castilo@miamidade.gov](mailto:Castilo@miamidade.gov)  
[www.miamidade.gov](http://www.miamidade.gov)  
"Delivering Excellence Every Day"

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND  
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

AB AT HIDDEN LAKES LTD (LLLP)

LYING WEST OF SW 127 AVENUE  
& NORTH OF SW 132 STREET,  
MIAMI-DADE COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

---

Z2014000087

---

HEARING NUMBER

**HISTORY:**

NC OPEN:

FOLIO: 30-5914-080-0070: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD REGULATIONS CASES.

FOLIO: 30-5914-080-0060: CASE #201402007071, WAS OPENED ON SEPTEMBER 18, 2014, FOR FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1) [GRASS EXCEEDING 1FT ON THE NW CORNER OF SW 127 AVE AND SW 132 ST. A WARNING LETTER WAS ISSUED THE SAME DAY. THE CASE IS PENDING THE FOLLOW-UP INSPECTION BY THE NEIGHBORHOOD COMPLIANCE OFFICER.

FOLIO: 30-5914-080-0050: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD REGULATIONS CASES.

NC CLOSED:

FOLIO: 30-5914-080-0060: CASE #201402008863, WAS OPENED ON SEPTEMBER 18, 2014, FOR FAILURE TO MOW AND CLEAR A VACANT LOT. UPON INSPECTION BY THE NEIGHBORHOOD COMPLIANCE OFFICER, THE LOT HAD BEEN PREVIOUSLY CUT AND NO OBSTRUCTION OF VISIBILITY OF TRAFFIC WAS OBSERVED. THE CASE HAS BEEN CLOSED.

BLDG: THERE ARE NO CURRENT OPEN OR CLOSED BUILDING REGULATIONS CASES OBSERVED.

AB AT HIDDEN LAKES LTD (LLLP)

**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: AB at Hidden Lake LTD (LLLP)

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>See Attached</u>	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the 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 \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>



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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>

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 other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (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.

_____	<b>RECEIVED</b> <i>214081</i> <b>AUG 06 2014</b> <small>MIAMI-DADE COUNTY  DEPARTMENT OF REGULATORY AND ECONOMIC  RESOURCES DEVELOPMENT SERVICES</small> By <i>ATG</i>	_____
_____		_____
_____		_____
_____		_____
_____		_____

**NOTICE:** For any 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.

Signature: \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this 8 day of July 20 14. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
(Notary Public)

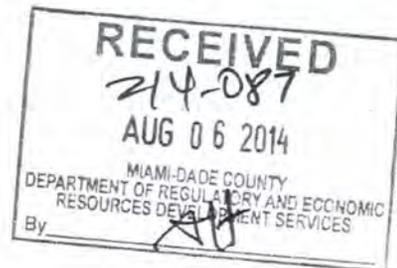
My commission expires: \_\_\_\_\_



\*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.

**EXHIBIT  
PARTNERS & PERCENTAGES OF INTEREST**

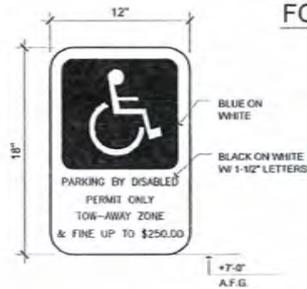
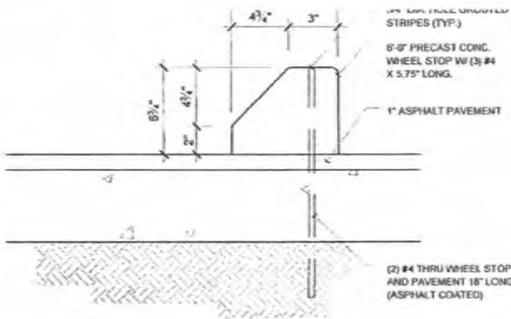
1. AB at Hidden Lake, LTD. (LLLP)
  - (a) Pedro Adrian & Adria Adrian – 66.50%
  - (b) Alvaro L. Adrian & Vivian A. Adrian – 28.50%
  - (c) AB At Hidden Lake, Inc. – 5%
    - (i) Alvaro L. Adrian & Vivian A. Adrian – 100%



STANDARD AND ACCESSIBLE PARKING SPACE FOR MIAMI-DADE COUNTY

WOOD FENCE DETAIL

SCALE: N.T.S.

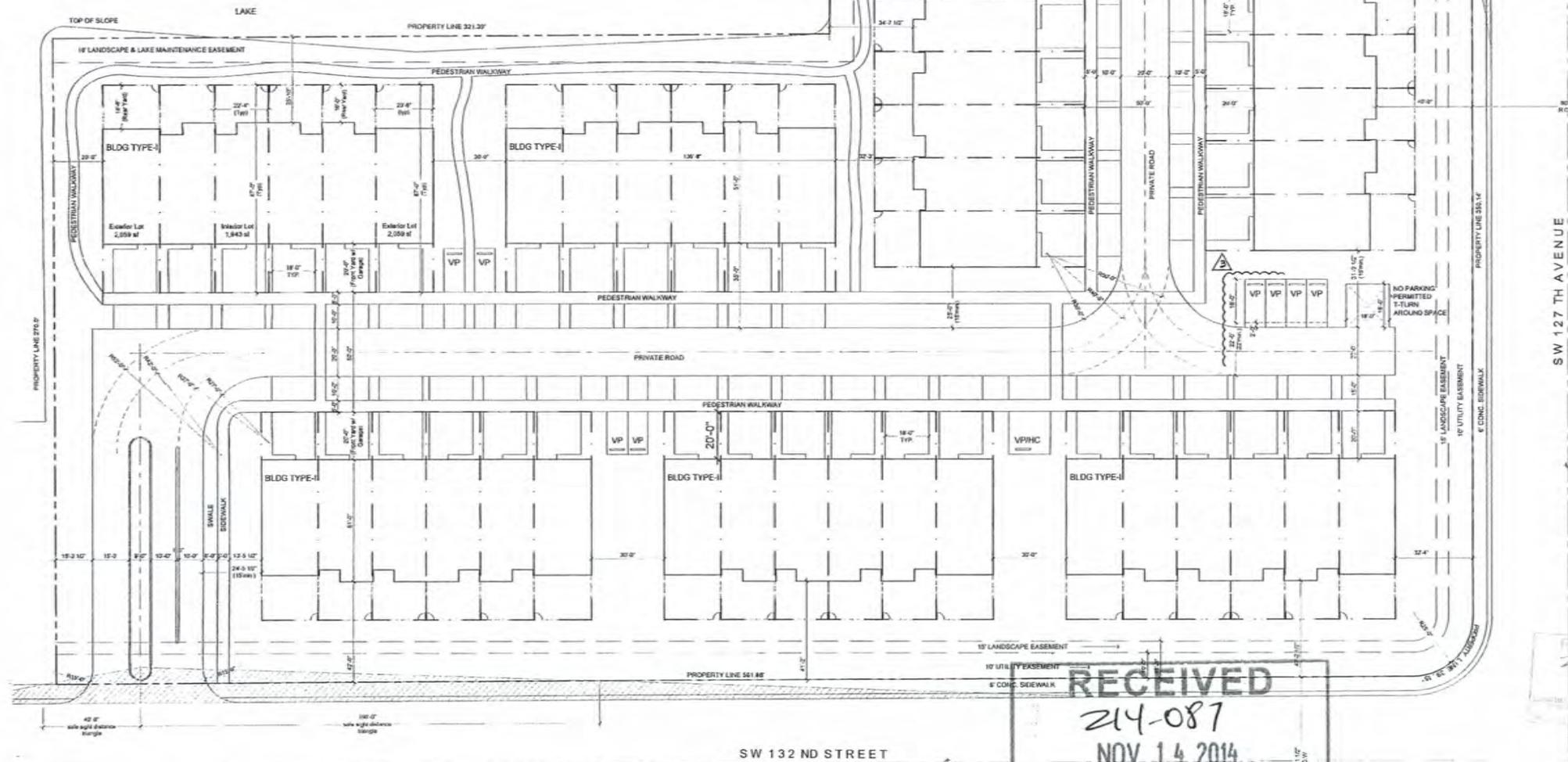


WHEEL STOP DETAIL

SCALE: N.T.S.

HANDICAP PARKING SIGN DTL

SCALE: N.T.S.



ENLARGED SITE PLAN

**RECEIVED**  
 214-087  
 NOV 14 2014  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND ECONOMIC  
 RESOURCES DEVELOPMENT SERVICES  
 By *[Signature]*

SW 127 TH AVENUE

SW 132 ND STREET

23

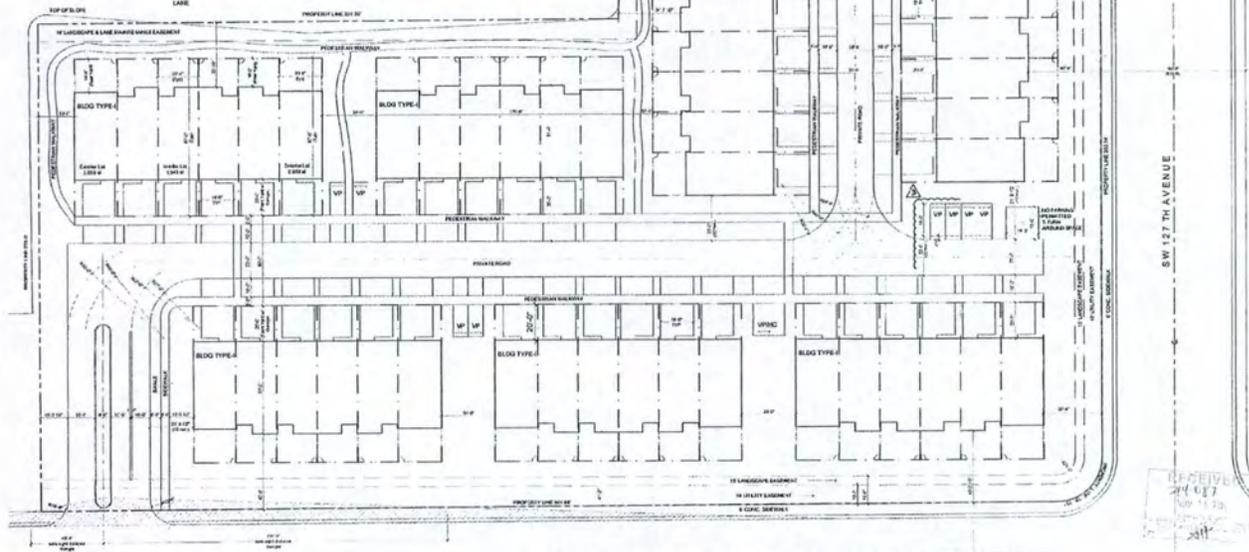
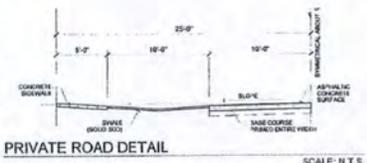
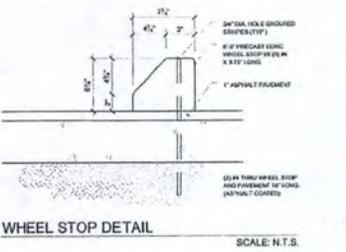
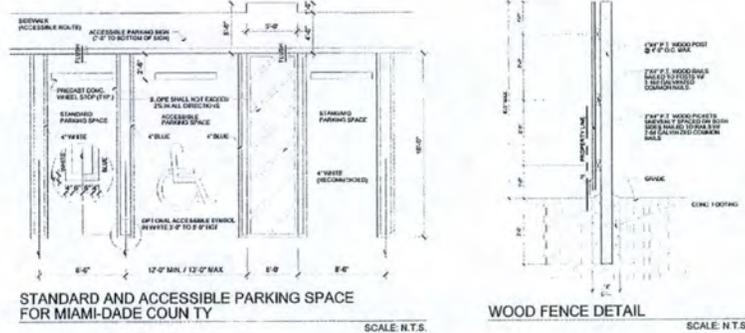
SITE DATA			
EXISTING ZONING	R-1C		
PROPOSED ZONING	R-20M		
NET LAND	50,375 SQ. FT.	4.58 ACRES	
<b>DENSITY</b>			
ALLOWED DENSITY	35	12.8 UAC	
PROPOSED DENSITY	42	8.8 UAC	
<b>LOT SIZE</b>			
MINIMUM LOT SIZE REQUIRED	1,280		
MINIMUM LOT SIZE PROVIDED	1,940		
<b>UNIT SIZE</b>			
MINIMUM AVERAGE UNIT SIZE REQUIRED	600		
MINIMUM AVERAGE UNIT SIZE PROVIDED	2,033		
<b>PATHO LIVING AREA</b>			
MINIMUM PATHO LIVING AREA REQUIRED PER UNIT	400		
MINIMUM PATHO LIVING AREA PROVIDED PER UNIT	491		
<b>LANDSCAPE</b>			
GREEN AREA REQUIRED (NET LAND X 20%)	65,913	1.28 ACRES	30%
GREEN AREA PROVIDED	69,401	1.59 ACRES	37%
PEDESTRIAN WALKS AND RECREATIONAL AREA	13,390	0.31 ACRES	7%
COMMON GREEN OPEN SPACE	68,011	1.38 ACRES	30%
<b>REQUIRED   PROVIDED</b>			
<b>SETBACKS</b>			
FRONT (PROPERTY LINES)	30'-0"	20'-0"	
SIDE (INTERIOR SIDING)	10'-0"	24'-7 1/2" @ 3'-0"	
SIDE (PROPERTY LINES)	10'-0"	30'-0" @ 2'-0"	
REAR (PROPERTY LINES)	10'-0"	24'-7 1/2" @ 3'-0"	
BETWEEN BUILDING (BETWEEN WINDOWS)	30'-0"	30'-0"	
<b>PARKING REQUIREMENTS:</b>			
TWO (2) PARKING SPACES - UNIT	84	84	
VISITOR PARKING (0.25 UNIT)	11	12	
VISITOR HANDICAPPED PARKING - 17' x 11'	-	20	
VISITOR REGULAR PARKING - 8'6" x 18'	-	100	
TOTAL PARKING	95	116	

- NOTES:**
1. SAFE SIGHT DISTANCE TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF 2.5 FEET OR MORE ABOVE THE PAVEMENT @ 200'-0" (1:4.5 @ 80'-0" MIN).
  2. ENTRANCE FEATURE REVIEW UNDER SEPARATE APPLICATION.
  3. PHOTOGRAPHIC PLAN TO BE SUBMITTED AT TIME OF BLDG. PERMIT.
  4. ALL LAWN AND GREEN AREAS SHALL BE IRRIGATED BY SPRINKLER SYSTEMS TO COMPLY W/ 15-222 M.M.S.F., SHOP DRAWINGS AND APPROVED BY DADE COUNTY BUILDING DEPT.

**LEGAL DESCRIPTION**

**LOT 3:**  
LOT 3, BLOCK 1, OF "HIDDEN LAKES OFFICE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**LOT 7:**  
LOT 7, BLOCK 1, OF "HIDDEN LAKES OFFICE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



**RECEIVED**  
24-087  
NOV 14 2014  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND ECONOMIC  
RESOURCES DEVELOPMENT SERVICES  
By: *ATJ*



2450 Southeast 137th Avenue  
Suite 212  
Miami, Florida 33175  
305.726.1340

FL registration:  
AA-26-001922  
IB: 28-001183

**HIDDEN LAKES TOWNHOMES**  
Adrian Builders @ Hidden Lakes, Ltd.  
12750 Southeast 26th Street, Suite 100  
Miami, Florida 33175  
305-488-5501

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

Revisions:

No.	Date	By	Checked
1			
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4			

DATE: 07.05.14  
AS SHOWN: 14-1046  
DRAWN BY: M.R.K.  
CHECKED BY: R.M.

SP-1

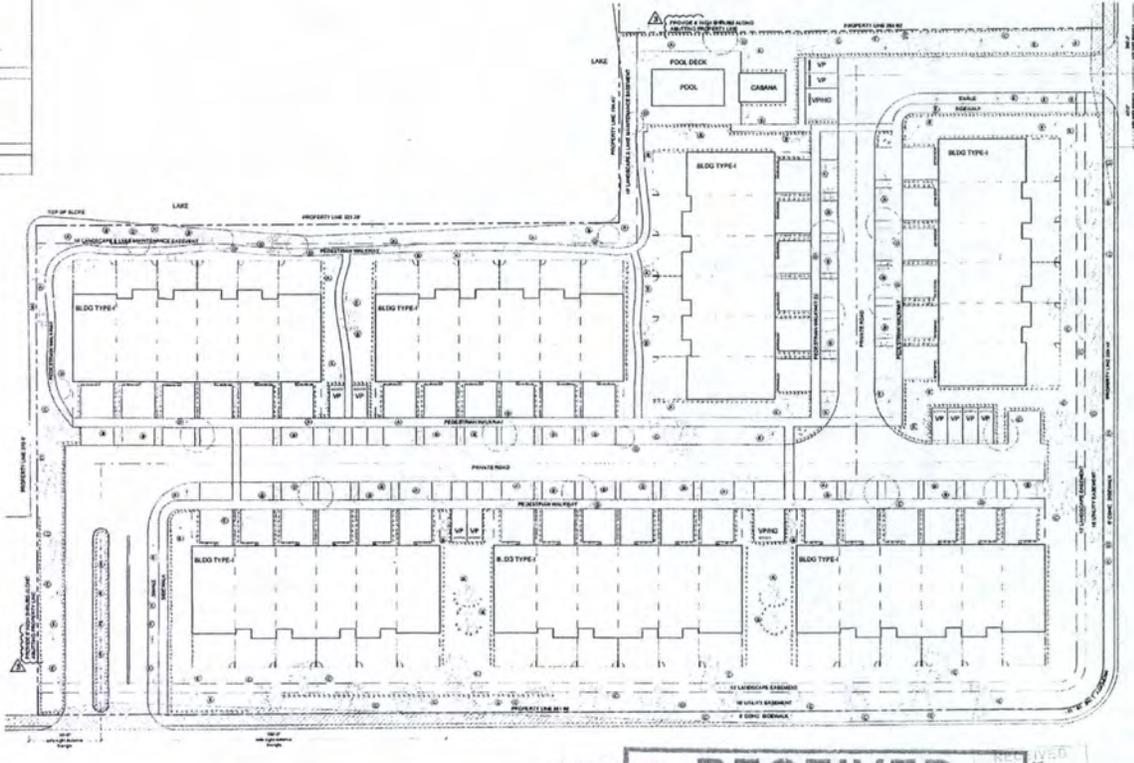
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LANDSCAPE LEGEND (CHAPTER 18A, LANDSCAPE CODE)			
ZONING DISTRICT:	R13-M		
NET LOT AREA:	4.28 ACRES		186,375 S.F.
<b>LAWN AREA CALCULATION</b>			
A. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQ'D BY CHAPTER 33:	55,913		
REQUIRED:	55,913	PROVIDED:	59,451
B. MAXIMUM LAWN AREA (50% PERMITTED) = 66% X 85,813 S.F. = 56,644			
PERMITTED:	33,548	PROVIDED:	33,548
<b>TREES</b>			
A. NO. OF TREES REQUIRED PER NET LOT ACRE, (MIN. HGT. OF 12')	28		
LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS	26	TREES X NET LOT ACRES =	120
REQUIRED:	120	PROVIDED:	120
B. % PALMS ALLOWED: 1/3 TREES PROVIDED X 30%	30%	ALLOWED:	36
% PALMS PERMITTED TO COUNT AS STREET TREES ON 1:1 BASIS X 30%	30%	PERMITTED:	0
C. % NATIVES REQUIRED: 1/3 TREES PROVIDED X 30% = 39 (MIN. HGT. OF 8')	39	REQUIRED:	130
D. STREET TREES (MAXIMUM AVERAGE SPACING OF 30' O.C. & 7' FROM PROP. LINE):	2,068	LINEAR FEET ALONG STREET / 20' = 70 (MIN. HGT. OF 12')	
REQUIRED:	70	PROVIDED:	70
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES			
MAX. AVERAGE SPACING OF 21' O.C.:	N/A	L.F. ALONG STREET / 21' =	N/A
REQUIRED:	N/A	PROVIDED:	N/A
<b>SHRUBS</b>			
A. NO. OF TREES REQUIRED X 15 = NO. OF SHRUBS ALLOWED	1,800	REQUIRED:	208 X 10 = 2,080
B. NO. OF SHRUBS REQUIRED X 30% = NO. OF NATIVE SHRUBS ALLOWED	624	REQUIRED:	624
PROVIDED:	2,068		
<b>IRRIGATION</b>			
A. IRRIGATION PLAN IF REQUIRED BY CHAPTER 33		NOT APPLICABLE	

**NOTES:**  
 SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ADJOINING THE PROPERTY.  
 AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.  
 LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION FROM TO FINAL INSPECTION.  
 A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPT.  
 THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE EQUALS TO THE ELEVATION OF THE PUBLIC SIDEWALK OR THE CROWN OF ROAD.

- LANDSCAPE NOTES**
- ALL PLANTS MATERIAL SHALL BE FL. NO. 1 OR BETTER IN GRADE AND QUALITY.
  - THE SOIL MATERIAL TO BE PLANTED SHALL BE ST. AUGUSTINE FLORITAMA.
  - A MINIMUM OF 30% OF THE REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES.
  - A MAXIMUM OF 20% OF THE NATIVE TREES CAN BE SMALL PALMETTO (CABBAGE PALM).
  - A MINIMUM OF 30% OF THE REQUIRED SHRUBS SHALL BE NATIVE SPECIES.
  - ANY SHRUBS LOCATED WITHIN THE SAFE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30" IN HEIGHT.

PLANT SCHEDULE							
SYMB.	QTY.	NEW	BOTANICAL NAME	COMMON NAME	NATIVE	MIN. @ PLANTING TIME	CAL. (MIN.)
<b>TREES</b>							
(A)	42	YES	SMILAXIA GLAUCA	PARADISE TREE	YES	12' HGT. X 8' SPRD. MHI	2"
(B)	88	YES	BURSERIA SIMARUBA	GUMBO LIMBO	YES	12' HGT. X 8' SPRD. MHI	2"
(C)	35	YES	QUERCUS VIRGINIANA	LIVE OAK	YES	12' HGT. X 8' SPRD. MHI	2"
(D)	23	YES	CONOCARPUS ERECTUS	BUTTWOOD	YES	12' HGT. X 8' SPRD. MHI	2"
(E)	28	YES	ROYSTONIA ELATA	FLORIDA ROYAL PALM	YES	12' HGT. X 8' SPRD. MHI	2"
<b>SHRUBS</b>							
(F)	360	YES	FIGUS MICROCARPA	GREEN ISLAND FIGUS	YES	18" MIN - 24" MAX. HGT.	18" MIN
(G)	470	YES	LANTANA CATAWPA	GOLD LANTANA	YES	18" MIN - 24" MAX. HGT.	18" MIN
(H)	470	YES	ELAEAGNUS CAROLINENSIS	CARDAMOM GINGER	YES	18" MIN - 24" MAX. HGT.	18" MIN
(I)	360	YES	NEOMARICA COERULEA	MARICA IRIS	YES	18" MIN - 24" MAX. HGT.	18" MIN



SW 132 ND STREET

**RECEIVED**  
24-087

NOV 14 2014

MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND ECONOMIC  
RESOURCES DEVELOPMENT SERVICES

By *[Signature]*

**LM**  
**LanMar**  
 DESIGN GROUP  
 Architecture • Planning

2450 Southwest 137th Avenue  
 Suite 212  
 Miami, Florida 33175  
 305.226.1340

FL registration:  
 AA-26-001927  
 B : 26-001183

**HIDDEN LAKES TOWNHOMES**  
 Adrian Builders @ Hidden Lakes, Ltd.  
 13780 Southwest 26th Street, Suite 108  
 Miami, Florida 33175  
 305-445-5021

Soil: *[Handwritten]*

Revisions:

No.	Date	Description	By
1			
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Date: 11.06.14  
 Scale: As Shown  
 Job No: 14-1046  
 Drawn by: M.R.K.  
 Checked by: R.A.

**LP-1**

25

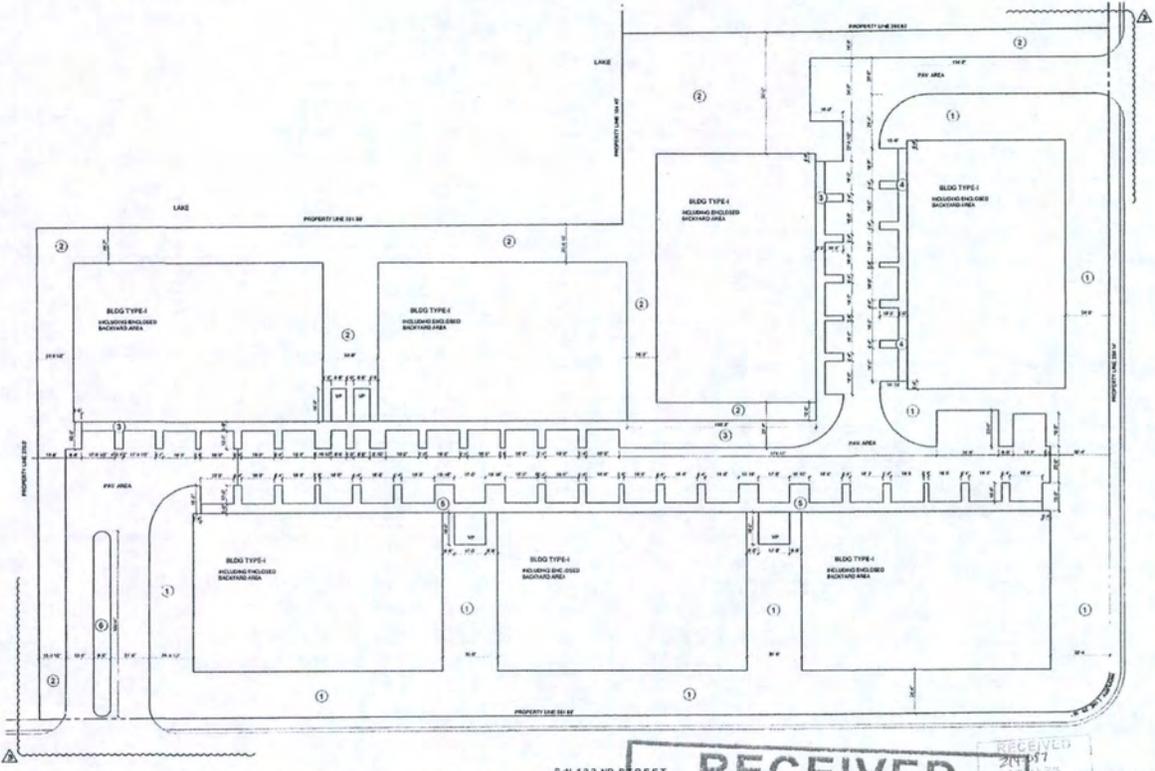


**LanMar**  
DESIGN GROUP

Architecture • Planning  
2450 Southeast 137th Avenue  
Suite 212  
Miami, Florida 33175  
305.226.1340  
FL registration:  
ARC-26-001922  
IB: 26-001183

HIDDEN LAKES TOWNHOMES  
Adrian Builders @ Hidden Lakes, Ltd.  
13780 Southwest 26th Street, Suite 108  
Miami, Florida 33175  
305.483.5501

P-LINE AREAS	
ZONE	AREA
(1)	33,317
(2)	26,210
(3)	4,793
(4)	840
(5)	2,340
(6)	901
TOTAL	69,409



P-LINE PLAN

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214-087  
NOV 14 2014  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND ECONOMIC  
RESOURCES DEVELOPMENT SERVICES  
By *[Signature]*

SCALE: 1"=30'



Seal: *[Signature]*  
Ray Hultman Architect  
AS 15555  
Revisions:  
No. Date Description By  
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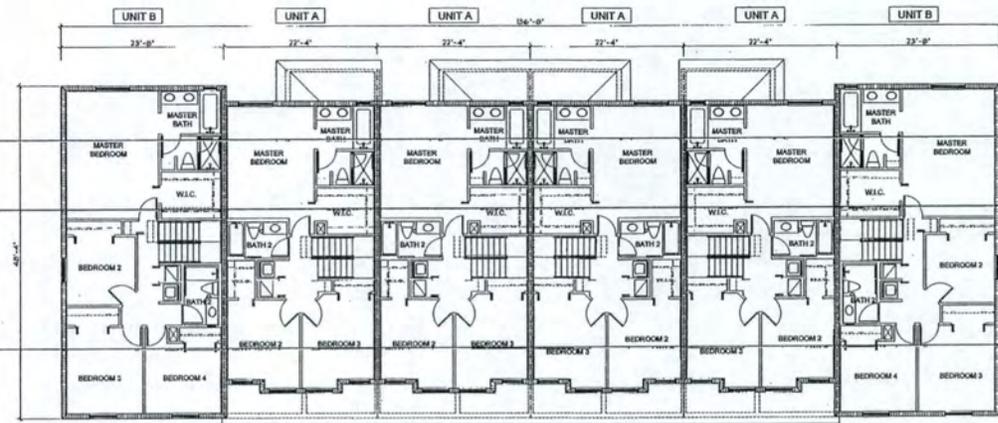
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DESIGN GROUP

Architecture • Planning  
2450 Southwest 137th Avenue  
Suite 212  
Miami, Florida 33175  
305.226.1340

FL registration:  
AA-26-001927  
IB -26-001183

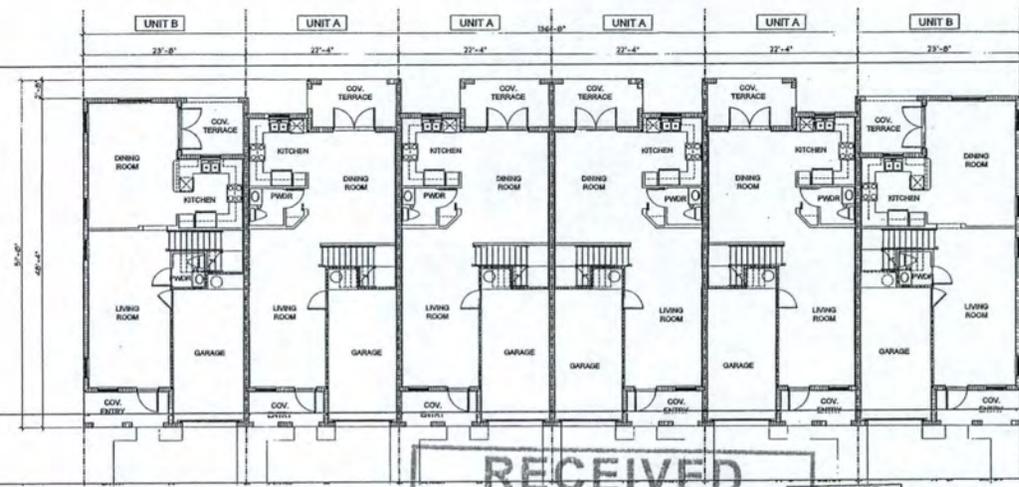
HIDDEN LAKES TOWNHOMES  
Adrian Builders @ Hidden Lakes, Ltd.  
13780 Southwest 26th Street, Suite 101  
Miami, Florida 33175  
305-459-5501

AREA TABULATIONS	
BUILDING TYPE - I (6 UNIT)	
FIRST FLOOR	6,445.00 SQ. FT.
SECOND FLOOR	6,815.00 SQ. FT.
<b>TOTAL</b>	<b>12,860.00 SQ. FT.</b>



SECOND FLOOR PLAN / BLDG. TYPE I (6 UNIT)

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



GROUND FLOOR PLAN / BLDG. TYPE I (6 UNIT)

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

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NOV 12 2014

Rev. Matthew, Andrew  
AR 11555

No.	Date	Description	By
1			
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Date: 11.06.14  
Scale: As Shown  
Job No: 14-1046  
Drawn by: M.R.R.  
Checked by: R.M.

BUILDING TYPE I

A-1

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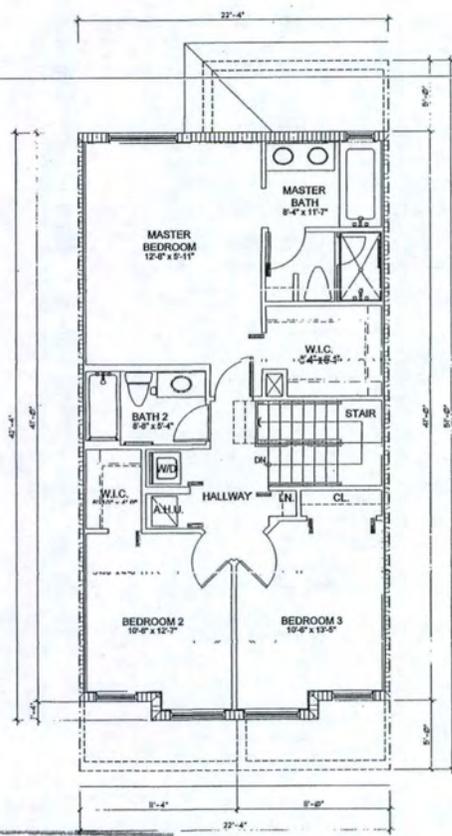
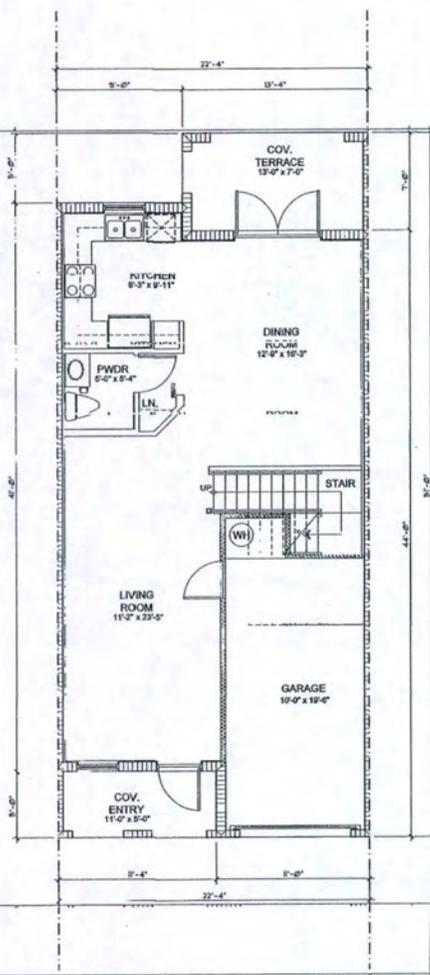


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IB 26-001183

HIDDEN LAKES ITOWN HOMES  
Adrian Builders @ Hidden Lakes, Ltd  
13750 Southwest 24th Street, Suite 1C8  
Miami, Florida 33175  
305.483.5501

**AREA TABULATIONS**

A/C SPACE GROUND FLOOR:	79,800 SQ. FT.
A/C SPACE SECOND FLOOR:	87,600 SQ. FT.
COVERED ENTRY:	57,600 SQ. FT.
COVERED TERRACE:	33,600 SQ. FT.
GARAGE SPACE:	225,600 SQ. FT.
<b>TOTAL</b>	<b>(512,600 SQ. FT.)</b>



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RESOURCES DEVELOPMENT SERVICES

Scale:   
NOV 12 2014  
Ray Morrison, Architect  
AR 11555

Revisions:

No.	Date	Description	By
1			
2			
3			
4			
5			

Date: 11.06.14  
Scale: As Shown  
Job No. 14-1046  
Drawn by: M.R.K.  
Checked by: R.M.

UNIT A

A-3.1

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28

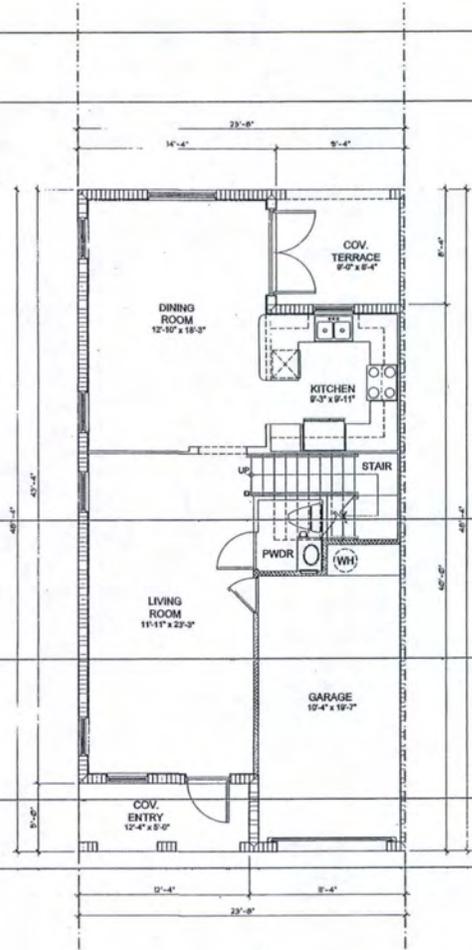
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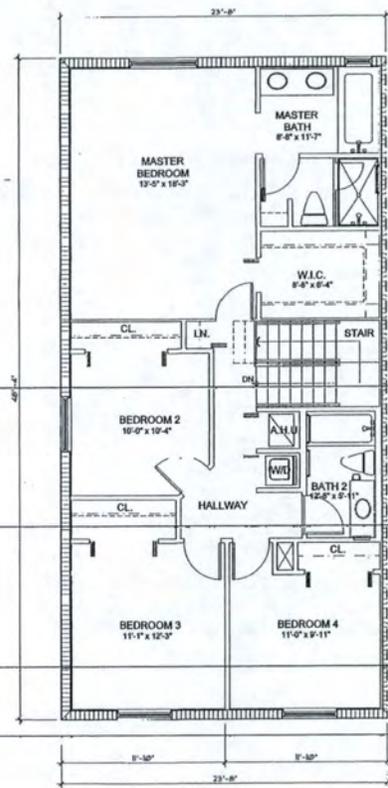
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 Suite 212  
 Miami, Florida 33175  
 305.226.1340  
 FL registration:  
 AA-26-001927  
 B-26-001183

**AREA TABULATIONS**

A/C SPACE GROUND FLOOR	112,000 SQ. FT.
A/C SPACE SECOND FLOOR	10,890,000 SQ. FT.
COVERED ENTRY	6,200 SQ. FT.
COVERED TERRACE	10,800 SQ. FT.
GARAGE SPACE	233,000 SQ. FT.
<b>TOTAL</b>	<b>2,279,000 SQ. FT.</b>



GROUND FLOOR PLAN / UNIT B  
 SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN / UNIT B  
 SCALE: 1/8"=1'-0"

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HIDDEN LAKES TOWNHOMES  
 Adrian Builders @ Hidden Lakes, Ltd.  
 13700 SW 10th St., Suite 108  
 Miami, Florida 33175  
 305-482-5501

Drawn by: *[Signature]*  
 NOV 13 2014  
 Rev: 11333

Revisions:

No.	Date	By	Description
1			
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Date: 11.06.14  
 Scale: As Shown  
 Job No. 14-1046  
 Drawn by: M.R.R.  
 Checked by: R.M.

UNIT B

A-3.2

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 By *AB*

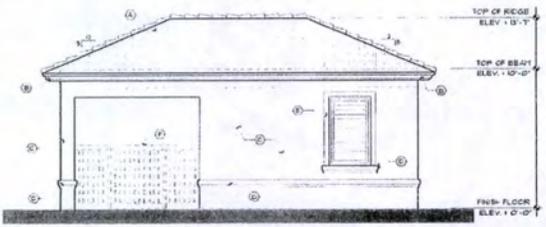


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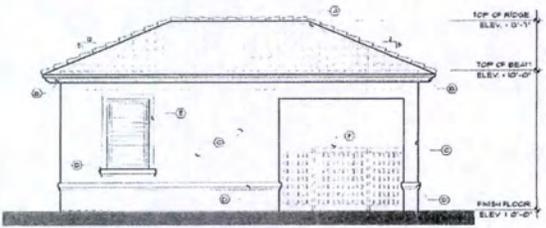
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 Suite 212  
 Miami, Florida 33175  
 305 226 1340

FL registration:  
 AA-26-001927  
 B# 26-001183

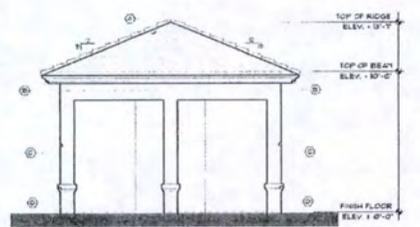
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 13780 Southwest 23th Street, Suite 108  
 Miami, Florida 33175  
 305 488 5501



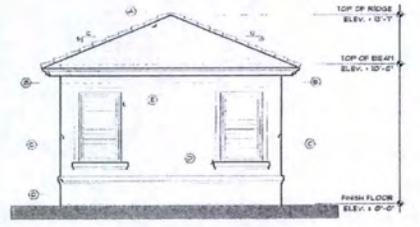
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 SCALE: 1/4"=1'-0"



LEFT ELEVATION - CABANA  
 SCALE: 1/4"=1'-0"

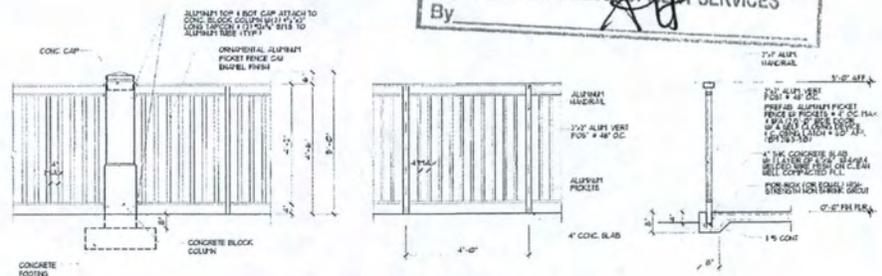


REAR ELEVATION - CABANA  
 SCALE: 1/4"=1'-0"

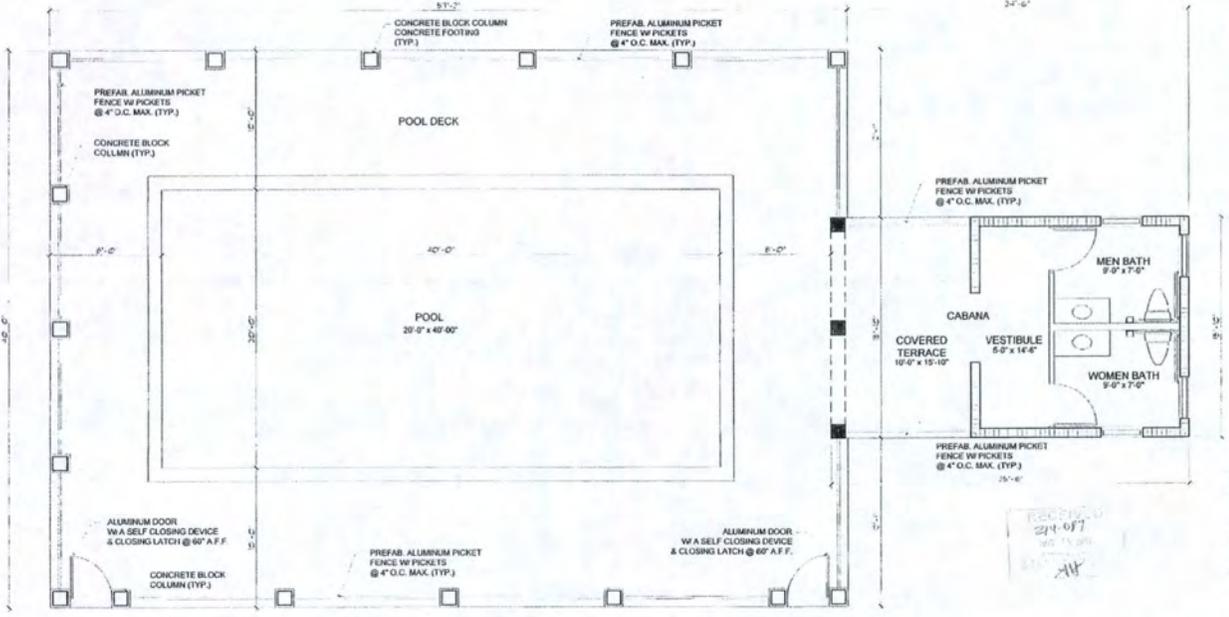


FRONT ELEVATION - CABANA  
 SCALE: 1/4"=1'-0"

- LEGEND:**
- 1 BRUSHED 12" ROOF TILE (TYP.)
  - 2 2x6 ED. FASCIA ON 2x6 WOOD SUBFASCIA PAINTED
  - 3 LIGHT TEXTURE STUCCO FINISH
  - 4 1/2" THICK SMOOTH FINISH STUCCO BANDING
  - 5 1/2" THICK SMOOTH FINISH STUCCO BANDING
  - 6 ORNAMENTAL ALUMINUM PICKET FENCE C-60 ENAMEL FINISH



POOL FENCE DETAIL  
 SCALE: N.T.S.



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

CABANA & POOL DECK



By: *AB*  
 All 11555

Revisions	No.	Date	Description	By
1				
2				
3				
4				
5				
6				

Date: 11.06.14  
 Scale: As Shown  
 Job No.: 14-1046  
 Drawn by: M.R.R.  
 Checked by: R.M.

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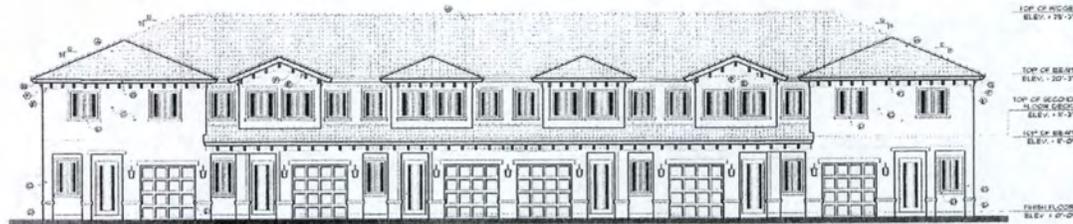
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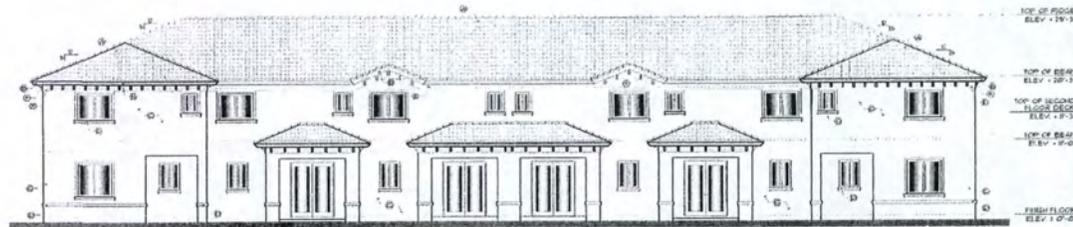
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Miami, Florida 33175  
305.226.1240  
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AA-15-031927  
# 24-001183



FRONT ELEVATION / BLDG. TYPE I (6 UNIT)

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

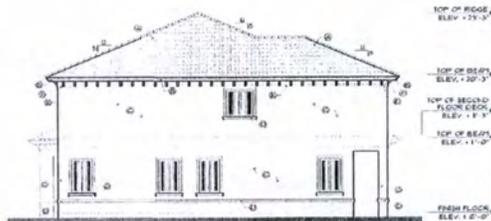


REAR ELEVATION / BLDG. TYPE I (6 UNIT)

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

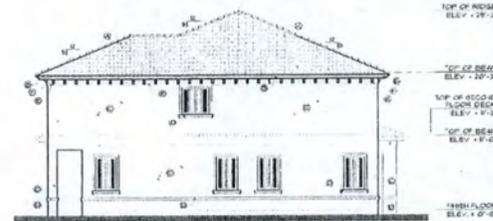
**LEGEND:**

- (A) SPANISH 'S' ROOF TILE (TYP.)
- (B) 1X6 LD. FASCIA ON 2X6 WOOD SUBFASCIA PAINTED
- (C) LIGHT TEXTURE STUCCO FINISH
- (D) 1/2" THICK, SMOOTH FINISH STUCCO BANDING
- (E) 3/4" THICK, SMOOTH FINISH STUCCO BANDING
- (F) 6" DECORATIVE OUT-LOOKERS



LEFT ELEVATION / BLDG. TYPE I (6 UNIT)

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



RIGHT ELEVATION / BLDG. TYPE I (6 UNIT)

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

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NOV 14 2014  
By *AA*

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Adrian Builders @ Hidden Lakes, Ltd.  
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Miami, Florida 33175  
305-485-5501

BUILDING TYPE I

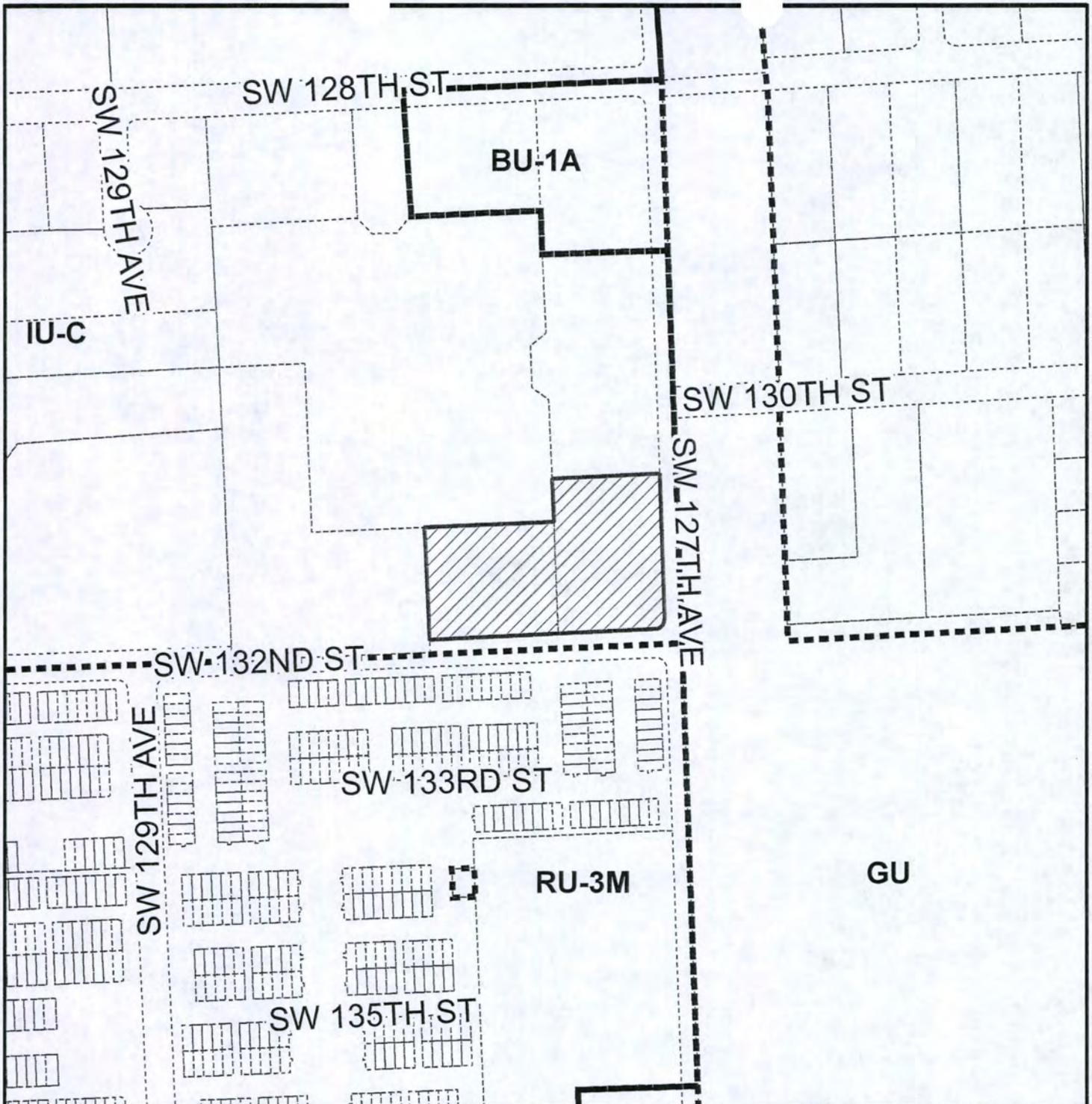


By: *M. Anderson*  
AE-11555

Reviewed by: *M. Anderson*

Date: 11.05.14  
Scale: As Shown  
Job No.: 046  
Drawn by: M.R.E.  
Checked by: R.M.

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**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number

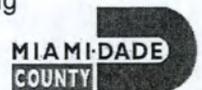
**Z2014000087**



Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLL)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: ECESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY
		31



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2014**

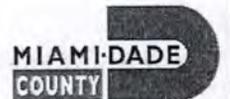
Process Number  
**Z2014000087**

**Legend**

-  MDC STL Index Poly
-  Subject Property
-  Zoning



Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: ECESPEDES  
 Scale: NTS



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		32





**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2014000087**



Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY



Miami-Dade County  
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2014000087

BOARD: C11

LOCATION OF SIGN: LYING WEST OF SW 127 AVENUE & NORTH OF SW 132 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 02-FEB-15

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

SIGNATURE: Cleveland Thompson  
PRINT NAME: CLEVELAND THOMPSON

HEARING NO. 15-2-CZ11-1 (14-87)

14-55-39  
Council Area 11  
Comm. Dist. 9

APPLICANT: AB AT HIDDEN LAKES, LTD (LLLP)

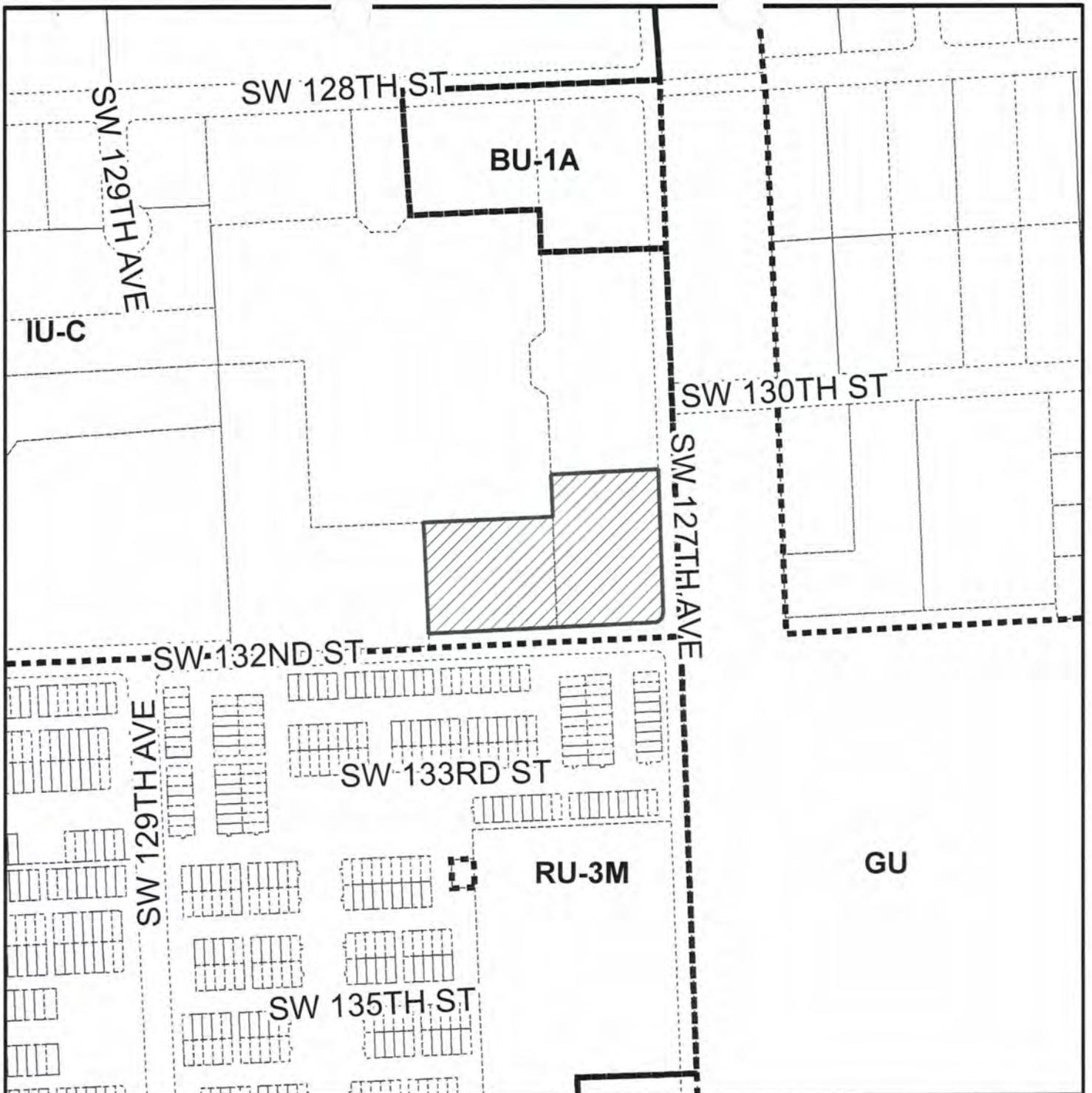
DISTRICT BOUNDARY CHANGE from IU-C to RU-3M.

LOCATION: Lying West of SW 127 Avenue & North of SW 132 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4.28 Acres

IU-C (Industry-Controlled)

RU-3M (Minimum Apt. House 12.9 units/net acre)



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2014000087**



Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: ECESPEDES  
 Scale: NTS

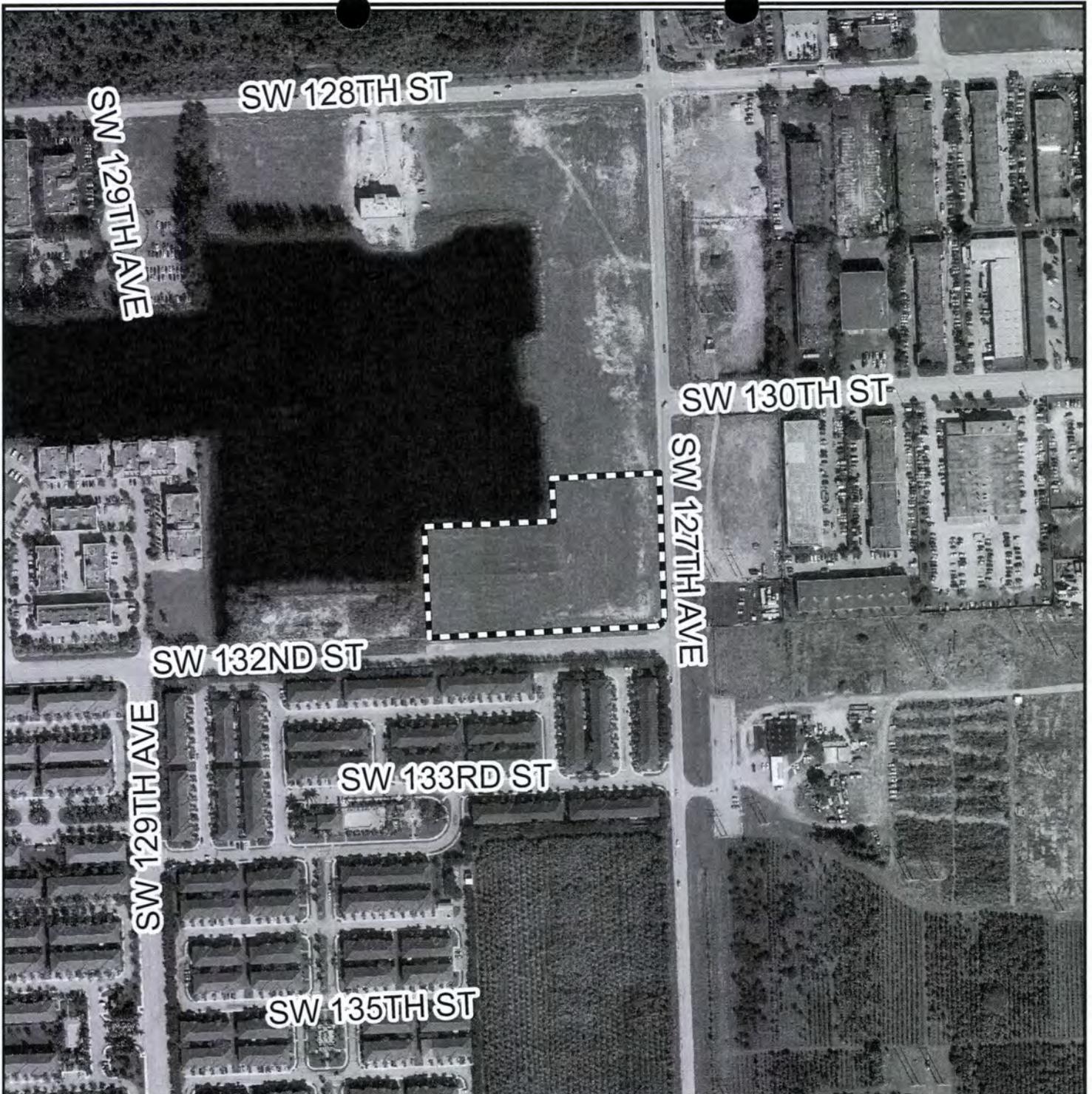
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2014**

Process Number  
**Z2014000087**

**Legend**

-  MDC STL Index Poly
-  Subject Property
-  Zoning

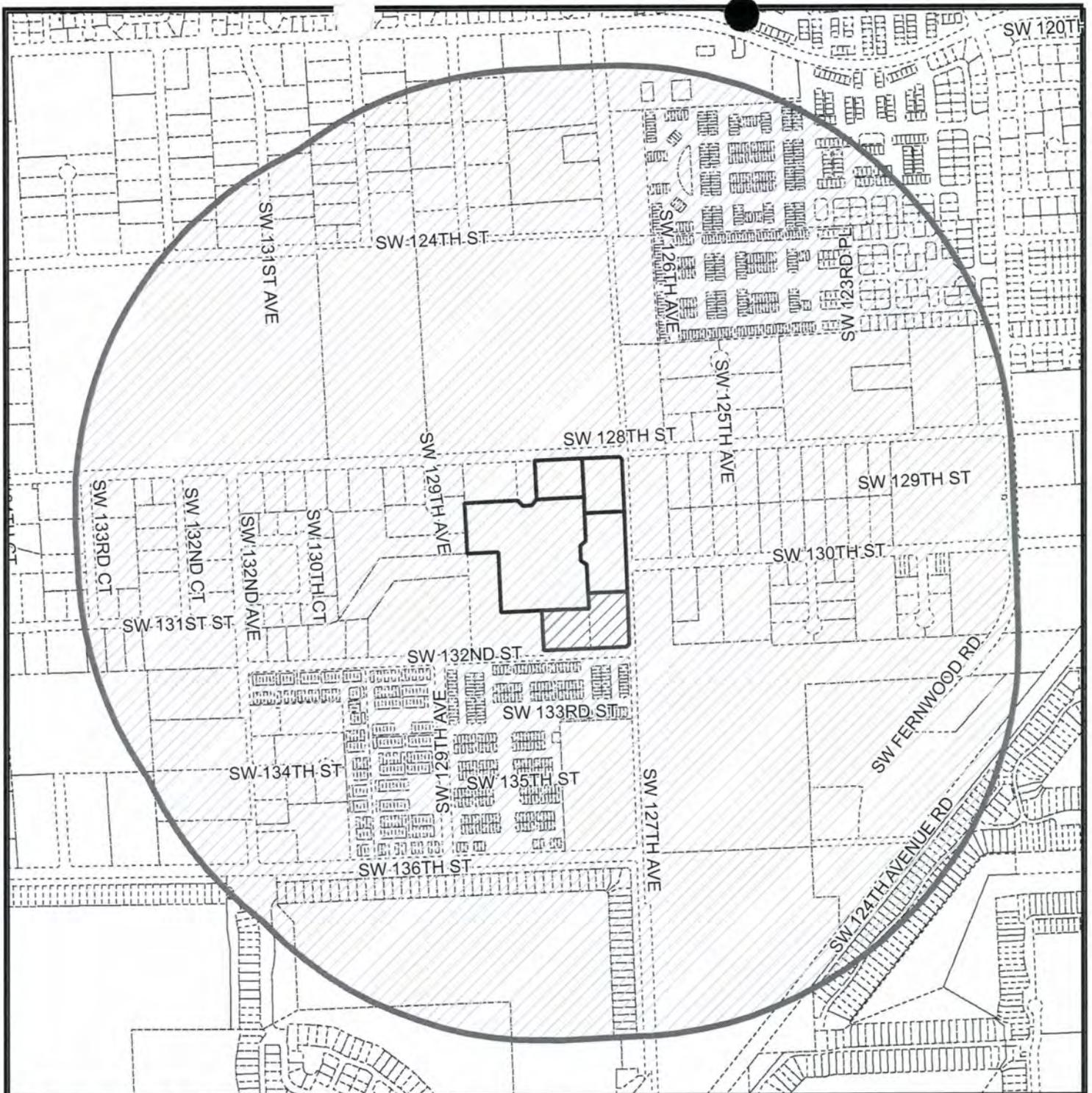


Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: ECESPEDES  
 Scale: NTS



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: E.CESPEDES  
 Scale: NTS

Process Number

**Z2014000087**

RADIUS: 2640

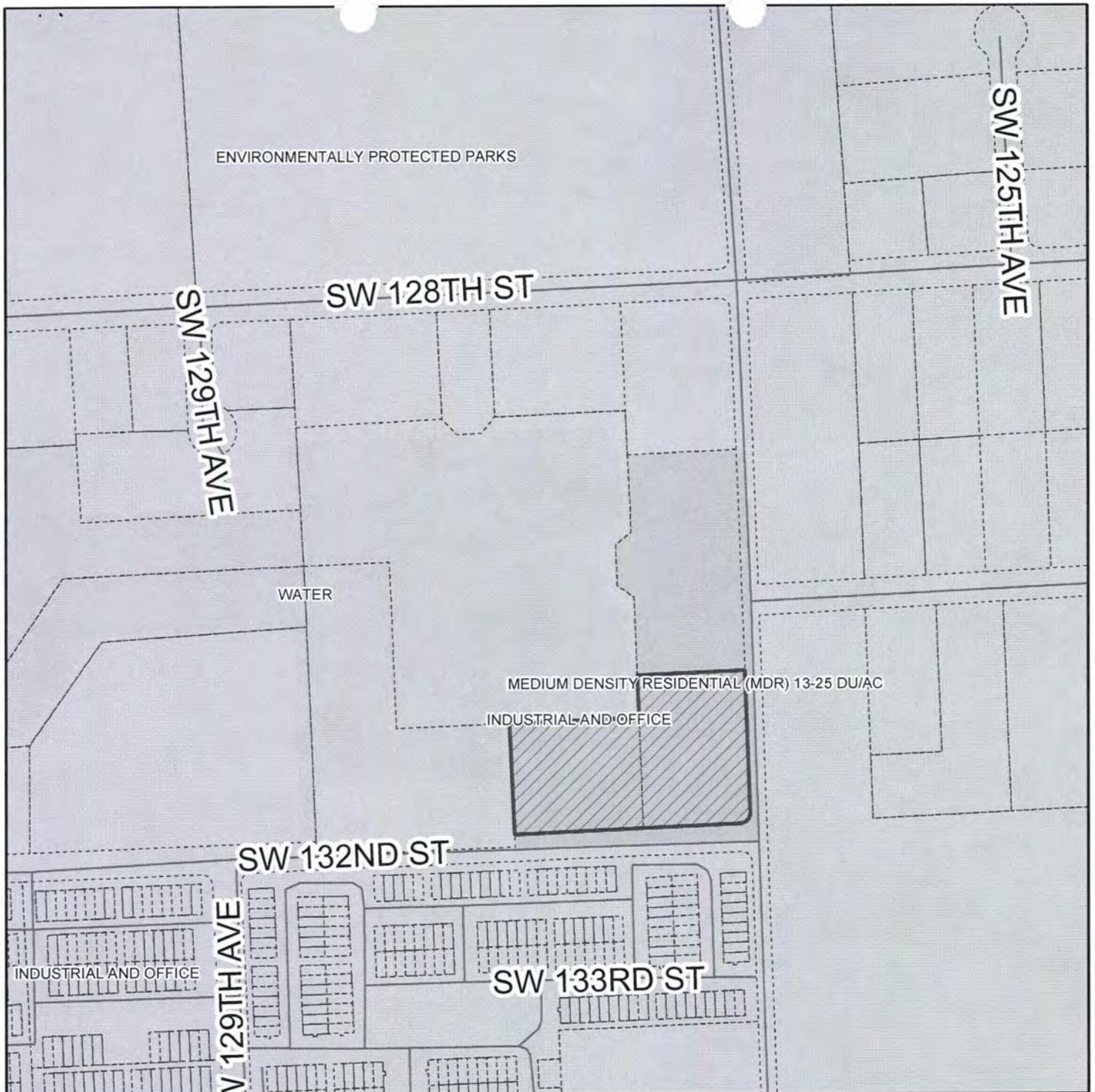
**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Street (Centerline)
-  Property Boundaries



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2014000087**



Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY

# Memorandum



**Date:** September 18, 2014

**To:** Mark R. Woener, AICP, Assistant Director for Planning  
Department of Regulatory and Economic Resources

**From:** Paul Mauriello, AICP, Deputy Director, Waste Operations  
Public Works and Waste Management Department

**Subject:** Solid Waste Disposal Concurrency Determination

A handwritten signature in cursive script, appearing to read "Paul Mauriello", written in dark ink over the typed name in the "From:" field.

---

The Public Works and Waste Management Department 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 or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of sixteen (16) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2029-30 or eleven (11) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract provider 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 issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2015), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

## Attachment

c: Aneisha Daniel, Assistant Director, Administration  
Asok Ganguli, Assistant Director, Technical Services  
Michael Fernandez, Assistant Director, Disposal Operations  
Bolanle Shorunke-Jean, Division Director, Fiscal Management & Planning

Public Works and Waste Management Department (PWWM)  
 Disposal Facility Available Capacity  
 From Fiscal Year 2014-15 Through Fiscal Year 2029-30

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL		
OCT. 1, 2014 TO SEPT. 30, 2015	1,600,000	2,653,758	168,800	2,484,958	5,898,281	352,300	5,545,981	1,607,926	166,400	1,441,526	250,000	937,500	662,500
OCT. 1, 2015 TO SEPT. 30, 2016	1,600,000	2,484,958	168,800	2,316,158	5,545,981	352,300	5,193,681	1,441,526	166,400	1,275,126	250,000	937,500	662,500
OCT. 1, 2016 TO SEPT. 30, 2017	1,600,000	2,316,158	168,800	2,147,358	5,193,681	352,300	4,841,381	1,275,126	166,400	1,108,726	250,000	937,500	662,500
OCT. 1, 2017 TO SEPT. 30, 2018	1,600,000	2,147,358	168,800	1,978,558	4,841,381	352,300	4,489,081	1,108,726	166,400	942,326	250,000	937,500	662,500
OCT. 1, 2018 TO SEPT. 30, 2019	1,600,000	1,978,558	168,800	1,809,758	4,489,081	352,300	4,136,781	942,326	166,400	775,926	250,000	937,500	662,500
OCT. 1, 2019 TO SEPT. 30, 2020	1,600,000	1,809,758	168,800	1,640,958	4,136,781	352,300	3,784,481	775,926	166,400	609,526	250,000	937,500	662,500
OCT. 1, 2020 TO SEPT. 30, 2021	1,600,000	1,640,958	168,800	1,472,158	3,784,481	352,300	3,432,181	609,526	166,400	443,126	250,000	937,500	662,500
OCT. 1, 2021 TO SEPT. 30, 2022	1,600,000	1,472,158	168,800	1,303,358	3,432,181	352,300	3,079,881	443,126	166,400	276,726	250,000	937,500	662,500
OCT. 1, 2022 TO SEPT. 30, 2023	1,600,000	1,303,358	168,800	1,134,558	3,079,881	352,300	2,727,581	276,726	166,400	110,326	250,000	937,500	662,500
OCT. 1, 2023 TO SEPT. 30, 2024	1,600,000	1,134,558	168,800	965,758	2,727,581	352,300	2,375,281	110,326	110,326	0	306,074	937,500	662,500
OCT. 1, 2024 TO SEPT. 30, 2025	1,600,000	965,758	168,800	796,958	2,375,281	352,300	2,022,981	0	0	0	416,400	937,500	662,500
OCT. 1, 2025 TO SEPT. 30, 2026	1,600,000	796,958	168,800	628,158	2,022,981	352,300	1,670,681	0	0	0	416,400	937,500	662,500
OCT. 1, 2026 TO SEPT. 30, 2027	1,600,000	628,158	168,800	459,358	1,670,681	352,300	1,318,381	0	0	0	416,400	937,500	662,500
OCT. 1, 2027 TO SEPT. 30, 2028	1,600,000	459,358	168,800	290,558	1,318,381	352,300	966,081	0	0	0	416,400	937,500	662,500
OCT. 1, 2028 TO SEPT. 30, 2029	1,600,000	290,558	168,800	121,758	966,081	352,300	613,781	0	0	0	416,400	937,500	662,500
OCT. 1, 2029 TO SEPT. 30, 2030	1,600,000	121,758	121,758	0	613,781	352,300	261,481	0	0	0	463,442	937,500	662,500
REMAINING YEARS				15			16			9		16	

ANNUAL DISPOSAL (in tons)	
RESOURCES RECOVERY ASHFILL	168,800
SOUTH DADE LANDFILL	352,300
NORTH DADE LANDFILL	166,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	<u>937,500</u>

\* Ashfill capacity is for Cell 20.

\*\* South Dade includes Cells 4 and 5. Assumes unders from Resources Recovery 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 to WMI.

\*\*\*\* Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2015 and the contract contains two 5-year renewal terms. The Department anticipates contract renewal in 2015.

\*\*\*\*\* All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2013, survey with actual tons from July 2013, through August 2013, and projected tons for September 2013.

# Memorandum



**Date:** October 1, 2014

**To:** Jack Osterholt, Director/Deputy Mayor  
Department of Regulatory and Economic Resources

**From:** Ysela Llort, Director  
Miami-Dade Transit 

**Subject:** FY15 Blanket Concurrency Approval for Transit

---

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the August 2014 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2014 to September 30, 2015, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

c: Albert A. Hernandez, P.E., MDT  
Monica D. Cejas, P.E., MDT  
Gerald E. Bryan, MDT  
Eric Zahn, MDT  
Nilia Cartaya, MDT  
Douglas K. Robinson, MDT  
Jaqueline Carranza, MDT  
Mark R. Woerner, RER  
Helen A. Brown, RER

# Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning  
Department of Planning and Zoning

From: Manuel C. Mena, Chief  
MDFR Fire Prevention Division

Subject: Concurrency Approval

---

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.

MCM:skr

Received by  
Zoning Agenda Coordinator

JUL 27 2010

cc: Control File

# Memorandum



**Date:** September 5, 2012  
**To:** Jack Kardys, Director  
Park and Recreation Department  
**From:** *Mark R. Woerner*  
Mark R. Woerner, AICP, Assistant Director for Planning  
Department of Regulatory and Economic Resources  
**Subject:** Blanket Concurrency Approval for Recreation and Open Space

---

The blanket level of service/concurrency authorization for recreation and open space issued by your department last year will expire on September 30, 2012. This authorization must be re-issued prior to September 30, 2012, so that the Department of Regulatory and Economic Resources (DRER) may continue reviewing concurrency applications for recreation and open space concurrency requirements on your behalf. If such authorization is not received, DRER will have to refer all zoning and permit applications to your department for concurrency review.

Park and Recreation's re-authorization for blanket concurrency authorization should be effective for a one-year period beginning on October 1, 2012 and should be based on sufficient surplus capacity to sustain projected development for one year. If there is not sufficient surplus capacity for one year, please advise this department immediately.

If you or any member of your staff needs further information on this request, please contact Helen A. Brown, Concurrency Administrator at (305) 375-2835. Thank you for your attentions to this matter.

MRW:NS:hab

cc: James Byers, Zoning Division Chief, West Dade Office, DRER  
Ronald Connally, Supervisor, Zoning Hearings/Administrative Review Section, DRER  
Nick Nitti, Supervisor, Zoning Evaluation Section, DRER  
Helen A. Brown, Concurrency Administrator, DRER

# Memorandum



**Date:** September 18, 2014

**To:** Mark R. Woerner, Assistant Director for Planning  
Regulatory and Economic Resources Department

**From:** *GW*  
*9/18* Jack Kardys  
Director, Parks, Recreation and Open Spaces Department

**Subject:** Blanket Concurrency Approval for Recreation and Open Space

---

This memorandum updates the blanket concurrency approval memo of September 9, 2013. 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. 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 evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2015. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

c: Helen Brown, Metropolitan Planning, RER  
Maria I. Nardi, Chief, Planning and Research Division, MDPROS



Miami-Dade County  
 Park and Recreation Department  
 LOS-2014

Report # 4 Table 34  
 Local Recreation Open Space Level of Service

PBD	Estimated 2014 UMSA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public Local Park Acres	Concurrency* Acres	TOTAL LOCAL	School Acres	Private Open Space Acres	Recreation Open S Acreage	Surplus (Deficient) Acres	Percentage of Standan %
1	380,115	1,045.32	343.95	291.00	634.95	299.82	267	1201.77	156.45	1.15
2	599,360	1,648.24	715.26	595.00	1310.26	356.3	473	2139.56	491.32	1.30
3	161,032	442.84	251.88	232.93	484.81	96.62	89	670.43	227.59	1.51
<b>Total</b>	<b>1,140,507</b>	<b>3,136.39</b>	<b>1311.09</b>	<b>1118.93</b>	<b>2430.02</b>	<b>752.74</b>	<b>829</b>	<b>4011.76</b>	<b>875.37</b>	<b>1.28</b>

Note:  
 Public Local Park Acres is Miami-DadeParks Only  
 Private Recreation Open Space Updated 1/9/09  
 \*Concurrency Acres are District park Acres utilized for local Recreation



HEARING NO. 15-2-CZ11-1 (14-87)

14-55-39  
Council Area 11  
Comm. Dist. 9

APPLICANT: AB AT HIDDEN LAKES, LTD (LLLP)

DISTRICT BOUNDARY CHANGE from IU-C to RU-3M.

SUBJECT PROPERTY: Lots 6 & 7 of BATTAH LAKE OFFICE PARK, PB 159-47.

LOCATION: Lying West of SW 127 Avenue & North of SW 132 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4.28 Acres

IU-C (Industry-Controlled)

RU-3M (Minimum Apt. House 12.9 units/net acre)

HEARING NO. 15-2-CZ11-1 (14-87)

14-55-39  
Council Area 11  
Comm. Dist. 9

APPLICANT: AB AT HIDDEN LAKES, LTD (LLLP)

DISTRICT BOUNDARY CHANGE from IU-C to RU-3M.

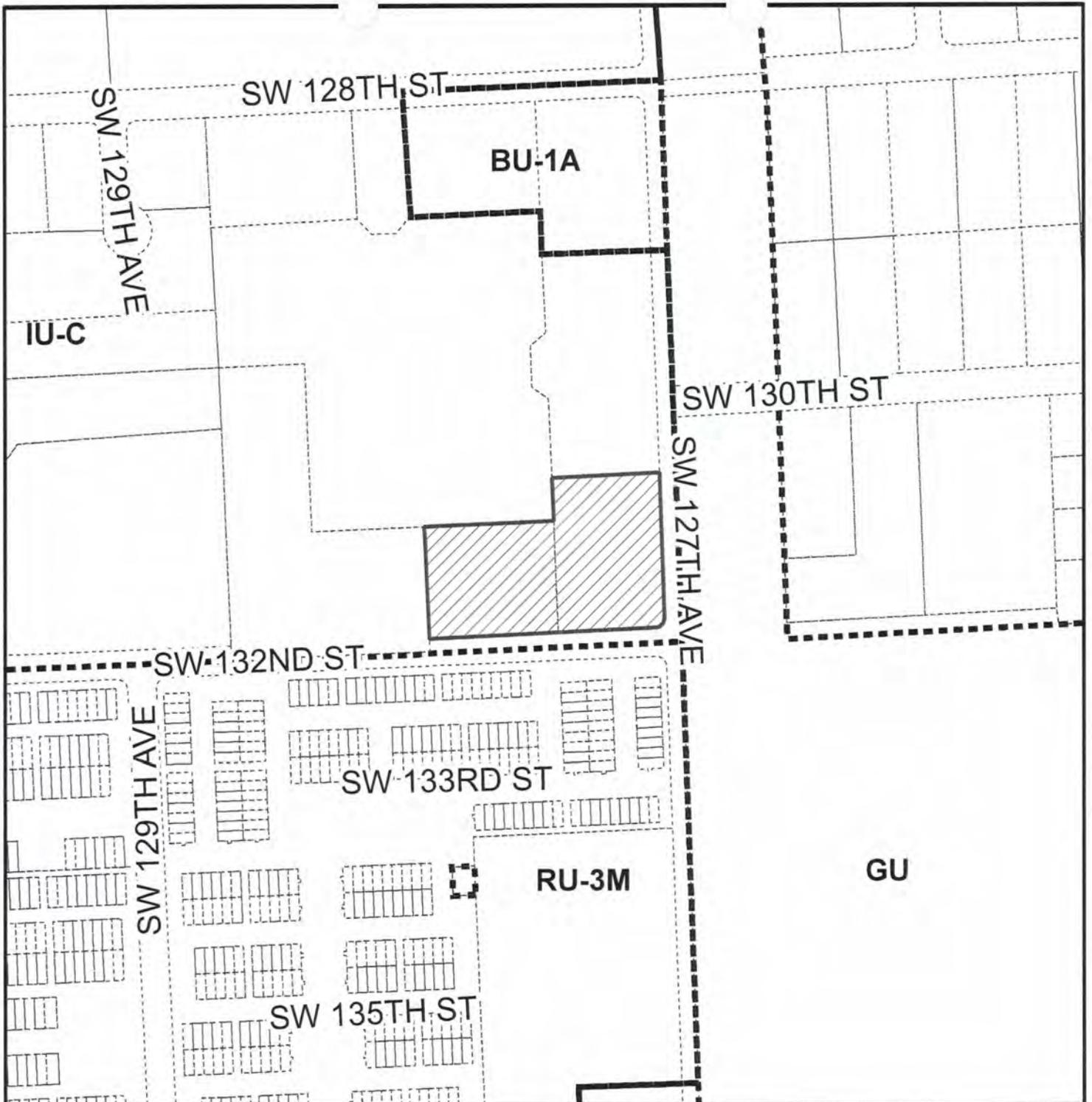
LOCATION: Lying West of SW 127 Avenue & North of SW 132 Street, MIAMI-DADE COUNTY,  
FLORIDA.

SIZE OF PROPERTY: 4.28 Acres

IU-C (Industry-Controlled)

RU-3M (Minimum Apt. House 12.9 units/net acre)

AA



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2014000087**



Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: ECESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY



**MIAMI-DADE COUNTY**

**AERIAL YEAR 2014**

Process Number

**Z2014000087**

**Legend**

 MDC STL Index Poly

 Subject Property

 Zoning

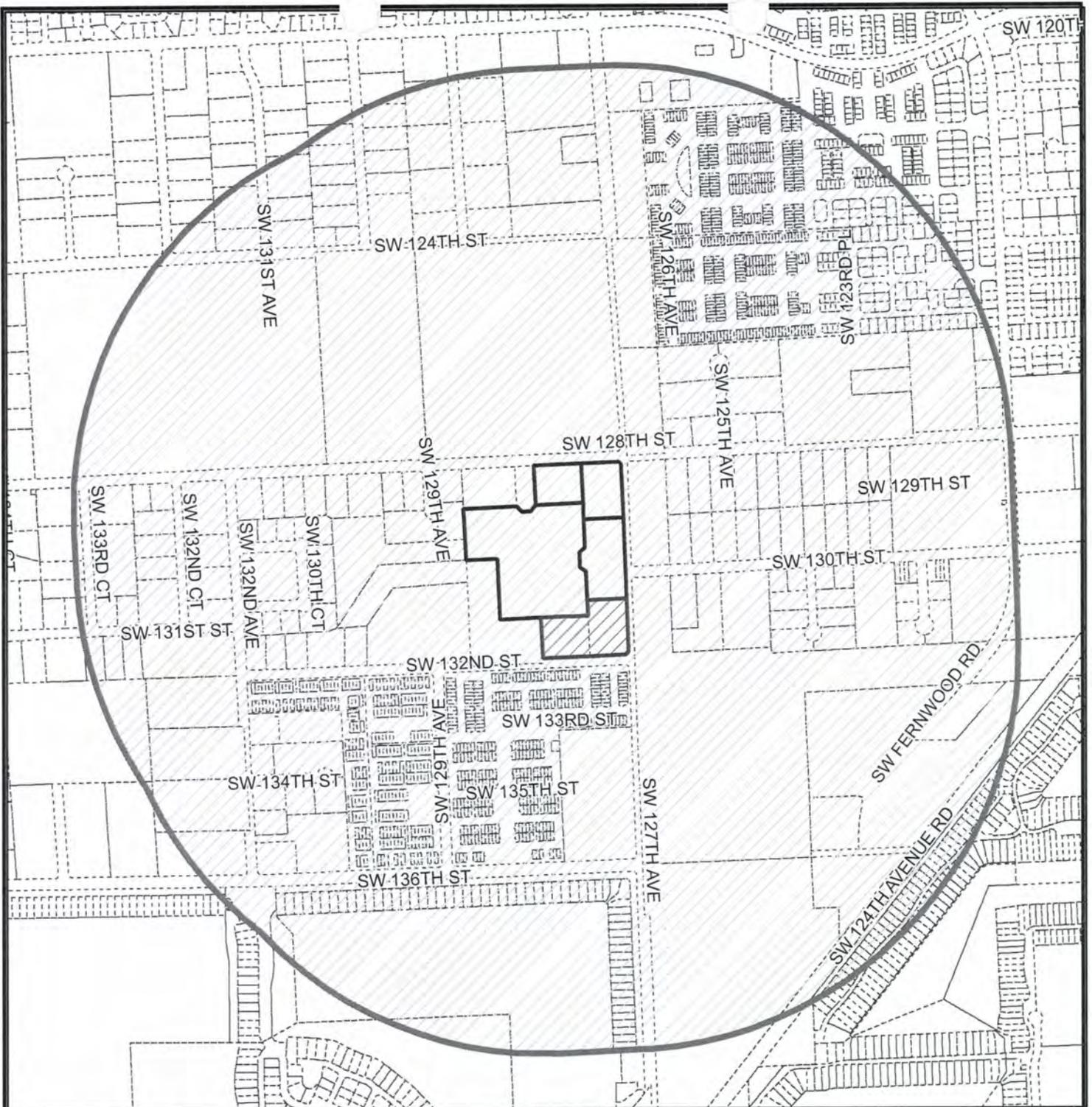


Section: 14 Township: 55 Range: 39  
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 Zoning Board: C11  
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 Drafter ID: ECESPEDES  
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SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: E.CESPEDES  
 Scale: NTS

Process Number

**Z2014000087**

RADIUS: 2640

**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Street (Centerline)
-  Property Boundaries



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2014000087**



Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2014000087 - AB at Hidden Lakes Ltd LLLP**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



**EMERGENCY**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>1953</b>	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	3	5	9
	41 SICK OR INJURED PERSON	5	12	11
	49 FIRE	0	1	0
<b>TOTAL FOR GRID 1953</b>		<b>9</b>	<b>18</b>	<b>20</b>
<b>1954</b>	15 MEET AN OFFICER	0	1	1
	17 TRAFFIC ACCIDENT	2	16	7
	18 HIT AND RUN	1	0	0
	29 ROBBERY	0	1	0
	32 ASSAULT	1	1	2
	41 SICK OR INJURED PERSON	11	26	24
	44 ATTEMPTED SUICIDE	1	0	1
	49 FIRE	0	5	0
<b>TOTAL FOR GRID 1954</b>		<b>23</b>	<b>50</b>	<b>35</b>
<b>1986</b>	15 MEET AN OFFICER	0	1	0
	17 TRAFFIC ACCIDENT	1	2	3
	41 SICK OR INJURED PERSON	2	13	12
	49 FIRE	0	1	0
<b>TOTAL FOR GRID 1986</b>		<b>10</b>	<b>17</b>	<b>15</b>
<b>1987</b>	14 CONDUCT INVESTIGATION	0	3	0
	15 MEET AN OFFICER	0	2	0
	17 TRAFFIC ACCIDENT	1	2	0
	32 ASSAULT	0	0	1
	41 SICK OR INJURED PERSON	3	3	4
	49 FIRE	0	3	0
<b>TOTAL FOR GRID 1987</b>		<b>4</b>	<b>13</b>	<b>5</b>
		Reported: 16	Reported: 30	Reported: 21
		Not Reported: 30	Not Reported: 68	Not Reported: 54
<b>TOTAL EMERGENCY</b>		<b>46</b>	<b>98</b>	<b>75</b>



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2014000087 - AB at Hidden Lakes Ltd LLLP**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



**PRIORITY**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>1953</b>	14 CONDUCT INVESTIGATION	1	4	5
	18 HIT AND RUN	0	0	1
	26 BURGLARY	0	1	0
	27 LARCENY	0	1	0
	32 ASSAULT	0	3	4
	34 DISTURBANCE	1	0	2
	49 FIRE	2	0	1
<b>TOTAL FOR GRID 1953</b>		<b>4</b>	<b>9</b>	<b>13</b>
<b>1954</b>	14 CONDUCT INVESTIGATION	5	6	0
	17 TRAFFIC ACCIDENT	1	0	0
	26 BURGLARY	1	4	4
	32 ASSAULT	2	1	6
	34 DISTURBANCE	3	6	10
	47 BOMB OR EXPLOSIVE ALERT	2	1	0
	49 FIRE	0	1	1
<b>TOTAL FOR GRID 1954</b>		<b>14</b>	<b>19</b>	<b>21</b>
<b>1986</b>	14 CONDUCT INVESTIGATION	3	2	3
	17 TRAFFIC ACCIDENT	1	0	0
	26 BURGLARY	2	2	0
	32 ASSAULT	4	5	5
	34 DISTURBANCE	4	3	4
	49 FIRE	0	0	1
<b>TOTAL FOR GRID 1986</b>		<b>14</b>	<b>12</b>	<b>13</b>
<b>1987</b>	14 CONDUCT INVESTIGATION	1	0	2
	17 TRAFFIC ACCIDENT	1	0	0
	32 ASSAULT	0	1	2
	34 DISTURBANCE	0	3	1
	49 FIRE	0	1	0
<b>TOTAL FOR GRID 1987</b>		<b>2</b>	<b>5</b>	<b>5</b>
		Reported: 11 Not Reported: 23	Reported: 9 Not Reported: 36	Reported: 10 Not Reported: 42
<b>TOTAL PRIORITY</b>		<b>34</b>	<b>45</b>	<b>52</b>



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2014000087 - AB at Hidden Lakes Ltd LLLP**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



**ROUTINE**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>1953</b>	13 SPECIAL INFORMATION/ASSIGNMENT	18	19	39
	14 CONDUCT INVESTIGATION	20	42	52
	15 MEET AN OFFICER	3	2	2
	17 TRAFFIC ACCIDENT	44	61	115
	18 HIT AND RUN	1	5	19
	19 TRAFFIC STOP	17	50	112
	20 TRAFFIC DETAIL	2	10	15
	21 LOST OR STOLEN TAG	3	0	8
	22 AUTO THEFT	0	2	8
	25 BURGLAR ALARM RINGING	97	163	185
	26 BURGLARY	5	16	18
	27 LARCENY	26	17	20
	28 VANDALISM	6	3	4
	29 ROBBERY	1	0	3
	32 ASSAULT	4	9	9
	34 DISTURBANCE	21	43	40
	36 MISSING PERSON	0	0	2
	37 SUSPICIOUS VEHICLE	1	9	10
	38 SUSPICIOUS PERSON	2	7	6
	39 PRISONER	1	4	4
41 SICK OR INJURED PERSON	5	1	4	
43 BAKER ACT	1	0	1	
49 FIRE	3	1	1	
52 NARCOTICS INVESTIGATION	2	2	5	
54 FRAUD	10	9	15	
<b>TOTAL FOR GRID 1953</b>		<b>293</b>	<b>475</b>	<b>697</b>
<b>1954</b>	13 SPECIAL INFORMATION/ASSIGNMENT	24	60	37
	14 CONDUCT INVESTIGATION	45	72	77
	15 MEET AN OFFICER	4	8	7
	16 D.U.I.	0	0	3
	17 TRAFFIC ACCIDENT	81	110	68
	18 HIT AND RUN	7	13	5
	19 TRAFFIC STOP	36	61	66
	20 TRAFFIC DETAIL	10	22	13
	21 LOST OR STOLEN TAG	2	5	8
	22 AUTO THEFT	1	5	6
	25 BURGLAR ALARM RINGING	177	273	262
	26 BURGLARY	14	31	36
	27 LARCENY	16	20	26



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2014000087 - AB at Hidden Lakes Ltd LLLP**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>1954</b>	28 VANDALISM	2	10	9
	29 ROBBERY	2	0	1
	32 ASSAULT	4	9	16
	33 SEX OFFENSE	1	2	1
	34 DISTURBANCE	59	94	108
	36 MISSING PERSON	0	10	6
	37 SUSPICIOUS VEHICLE	8	16	7
	38 SUSPICIOUS PERSON	2	4	14
	39 PRISONER	1	3	2
	41 SICK OR INJURED PERSON	2	11	10
	43 BAKER ACT	5	8	4
	45 DEAD ON ARRIVAL	0	1	1
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
	49 FIRE	1	3	3
	52 NARCOTICS INVESTIGATION	5	7	6
54 FRAUD	13	15	16	
<b>TOTAL FOR GRID 1954</b>		<b>522</b>	<b>873</b>	<b>819</b>
<b>1986</b>	13 SPECIAL INFORMATION/ASSIGNMENT	28	30	31
	14 CONDUCT INVESTIGATION	25	44	46
	15 MEET AN OFFICER	0	0	1
	16 D.U.I.	0	0	1
	17 TRAFFIC ACCIDENT	9	19	21
	18 HIT AND RUN	2	8	2
	19 TRAFFIC STOP	11	23	54
	20 TRAFFIC DETAIL	3	1	7
	21 LOST OR STOLEN TAG	1	3	3
	22 AUTO THEFT	3	6	7
	25 BURGLAR ALARM RINGING	77	172	173
	26 BURGLARY	6	24	15
	27 LARCENY	12	11	8
	28 VANDALISM	0	5	9
	29 ROBBERY	0	0	2
	32 ASSAULT	5	5	7
	33 SEX OFFENSE	0	1	1
	34 DISTURBANCE	34	95	72
	36 MISSING PERSON	2	1	7
	37 SUSPICIOUS VEHICLE	2	12	5
	38 SUSPICIOUS PERSON	2	5	1
39 PRISONER	2	5	3	
41 SICK OR INJURED PERSON	4	5	7	



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z201400087 - AB at Hidden Lakes Ltd LLLP**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>1986</b>	43 BAKER ACT	5	1	2
	45 DEAD ON ARRIVAL	1	0	2
	48 EXPLOSION	1	0	0
	49 FIRE	1	0	2
	52 NARCOTICS INVESTIGATION	2	3	2
	54 FRAUD	7	6	5
	55 WEAPONS VIOLATION	0	1	0
<b>TOTAL FOR GRID 1986</b>		<b>245</b>	<b>486</b>	<b>496</b>
<b>1987</b>	13 SPECIAL INFORMATION/ASSIGNMENT	12	20	19
	14 CONDUCT INVESTIGATION	13	36	27
	15 MEET AN OFFICER	2	2	1
	17 TRAFFIC ACCIDENT	20	31	18
	18 HIT AND RUN	2	1	5
	19 TRAFFIC STOP	11	19	17
	20 TRAFFIC DETAIL	1	8	7
	21 LOST OR STOLEN TAG	6	10	10
	22 AUTO THEFT	6	8	12
	25 BURGLAR ALARM RINGING	120	196	195
	26 BURGLARY	5	20	12
	27 LARCENY	4	8	12
	28 VANDALISM	2	2	6
	32 ASSAULT	8	7	5
	34 DISTURBANCE	26	28	36
	37 SUSPICIOUS VEHICLE	2	6	9
	38 SUSPICIOUS PERSON	1	2	2
	39 PRISONER	2	2	1
	41 SICK OR INJURED PERSON	0	0	7
	43 BAKER ACT	1	2	1
	45 DEAD ON ARRIVAL	0	1	0
	48 EXPLOSION	0	1	0
	49 FIRE	1	0	0
	52 NARCOTICS INVESTIGATION	1	3	2
	53 ABDUCTION	0	0	1
54 FRAUD	3	8	4	
<b>TOTAL FOR GRID 1987</b>		<b>249</b>	<b>421</b>	<b>409</b>
		Reported: 685	Reported: 1099	Reported: 1228
		Not Reported: 624	Not Reported: 1156	Not Reported: 1193
<b>TOTAL ROUTINE</b>		<b>1309</b>	<b>2255</b>	<b>2421</b>
<b>GRAND TOTAL</b>		<b>1389</b>	<b>2398</b>	<b>2548</b>



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
Report Filters



**Complaint Date Range:** Jan 1, 2014 - Dec 31, 2014

**Grid:** 1953, 1986, 1954, 1987

**Signal:** 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION

**Agency:** MIAMI-DADE

**District:**

**Call Type:** PRIORITY, ROUTINE, EMERGENCY

**Primary Unit:** Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exists

**CDW Package**

# Memorandum



**Date:** September 18, 2014

**To:** Mark R. Woerner, Assistant Director for Planning  
Regulatory and Economic Resources Department

**From:** *ON 9/18* Jack Kardys  
Director, Parks, Recreation and Open Spaces Department

**Subject:** Blanket Concurrency Approval for Recreation and Open Space

---

This memorandum updates the blanket concurrency approval memo of September 9, 2013. 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. 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 evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2015. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

c: Helen Brown, Metropolitan Planning, RER  
Maria I. Nardi, Chief, Planning and Research Division, MDPROS



Miami-Dade County  
 Park and Recreation Department  
 LOS-2014

**Report # 4 Table 34**  
**Local Recreation Open Space Level of Service**

PBD	Estimated 2014 UMSA Population	Standard @ 2.76 Acres Per 1000 People (Acres)	Public local Park Acres	Concurrency* Acres	TOTAL LOCAL	School Acres	Private Open Space Acres	Recreation Open S Acreage	Surplus (Deficient) Acres	Percentage of Standan %
1	380,115	1,045.32	343.95	291.00	634.95	299.82	267	1201.77	156.45	1.15
2	599,360	1,648.24	715.26	595.00	1310.26	358.3	473	2139.56	491.32	1.30
3	161,032	442.84	251.88	232.93	484.81	96.62	89	670.43	227.59	1.51
<b>Total</b>	<b>1,140,507</b>	<b>3,136.39</b>	<b>1311.09</b>	<b>1118.83</b>	<b>2430.02</b>	<b>752.74</b>	<b>829</b>	<b>4011.76</b>	<b>875.37</b>	<b>1.28</b>

Note:

Public Local Park Acres is Miami-DadeParks Only

Private Recreation Open Space Updated 1/9/09

\*Concurrency Acres are District park Acres utilized for local Recreation

# Memorandum



**Date:** September 18, 2014

**To:** Mark R. Woener, AICP, Assistant Director for Planning  
Department of Regulatory and Economic Resources

**From:** Paul Mauriello, AICP, Deputy Director, Waste Operations  
Public Works and Waste Management Department

**Subject:** Solid Waste Disposal Concurrency Determination

A handwritten signature in cursive script, appearing to read "Paul Mauriello".

The Public Works and Waste Management Department 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 or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of sixteen (16) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2029-30 or eleven (11) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract provider 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 issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2015), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

## Attachment

c: Aneisha Daniel, Assistant Director, Administration  
Asok Ganguli, Assistant Director, Technical Services  
Michael Fernandez, Assistant Director, Disposal Operations  
Bolante Shorunke-Jean, Division Director, Fiscal Management & Planning

**Public Works and Waste Management Department (PWWM)  
Disposal Facility Available Capacity  
From Fiscal Year 2014-15 Through Fiscal Year 2029-30**

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL		
OCT. 1, 2014 TO SEPT. 30, 2015	1,600,000	2,653,758	168,800	2,484,958	5,898,281	352,300	5,545,981	1,607,926	166,400	1,441,526	250,000	937,500	662,500
OCT. 1, 2015 TO SEPT. 30, 2016	1,600,000	2,484,958	168,800	2,316,158	5,545,981	352,300	5,193,681	1,441,526	166,400	1,275,126	250,000	937,500	662,500
OCT. 1, 2016 TO SEPT. 30, 2017	1,600,000	2,316,158	168,800	2,147,358	5,193,681	352,300	4,841,381	1,275,126	166,400	1,108,726	250,000	937,500	662,500
OCT. 1, 2017 TO SEPT. 30, 2018	1,600,000	2,147,358	168,800	1,978,558	4,841,381	352,300	4,489,081	1,108,726	166,400	942,326	250,000	937,500	662,500
OCT. 1, 2018 TO SEPT. 30, 2019	1,600,000	1,978,558	168,800	1,809,758	4,489,081	352,300	4,136,781	942,326	166,400	775,926	250,000	937,500	662,500
OCT. 1, 2019 TO SEPT. 30, 2020	1,600,000	1,809,758	168,800	1,640,958	4,136,781	352,300	3,784,481	775,926	166,400	609,526	250,000	937,500	662,500
OCT. 1, 2020 TO SEPT. 30, 2021	1,600,000	1,640,958	168,800	1,472,158	3,784,481	352,300	3,432,181	609,526	166,400	443,126	250,000	937,500	662,500
OCT. 1, 2021 TO SEPT. 30, 2022	1,600,000	1,472,158	168,800	1,303,358	3,432,181	352,300	3,079,881	443,126	166,400	276,726	250,000	937,500	662,500
OCT. 1, 2022 TO SEPT. 30, 2023	1,600,000	1,303,358	168,800	1,134,558	3,079,881	352,300	2,727,581	276,726	166,400	110,326	250,000	937,500	662,500
OCT. 1, 2023 TO SEPT. 30, 2024	1,600,000	1,134,558	168,800	965,758	2,727,581	352,300	2,375,281	110,326	110,326	0	306,074	937,500	662,500
OCT. 1, 2024 TO SEPT. 30, 2025	1,600,000	965,758	168,800	796,958	2,375,281	352,300	2,022,981	0	0	0	416,400	937,500	662,500
OCT. 1, 2025 TO SEPT. 30, 2026	1,600,000	796,958	168,800	628,158	2,022,981	352,300	1,670,681	0	0	0	416,400	937,500	662,500
OCT. 1, 2026 TO SEPT. 30, 2027	1,600,000	628,158	168,800	459,358	1,670,681	352,300	1,318,381	0	0	0	416,400	937,500	662,500
OCT. 1, 2027 TO SEPT. 30, 2028	1,600,000	459,358	168,800	290,558	1,318,381	352,300	966,081	0	0	0	416,400	937,500	662,500
OCT. 1, 2028 TO SEPT. 30, 2029	1,600,000	290,558	168,800	121,758	966,081	352,300	613,781	0	0	0	416,400	937,500	662,500
OCT. 1, 2029 TO SEPT. 30, 2030	1,600,000	121,758	121,758	0	613,781	352,300	261,481	0	0	0	463,442	937,500	662,500
REMAINING YEARS				15			16			9		16	

ANNUAL DISPOSAL (In tons)	
RESOURCES RECOVERY ASHFILL	168,800
SOUTH DADE LANDFILL	352,300
NORTH DADE LANDFILL	166,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	<u>937,500</u>

\* Ashfill capacity is for Cell 20.

\*\* South Dade Includes Cells 4 and 5. Assumes unders from Resources Recovery 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 to WMI.

\*\*\*\* Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2015 and the contract contains two 5-year renewal terms. The Department anticipates contract renewal in 2015.

\*\*\*\*\* All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2013, survey with actual tons from July 2013, through August 2013, and projected tons for September 2013.

# Memorandum



**Date:** October 1, 2014

**To:** Jack Osterholt, Director/Deputy Mayor  
Department of Regulatory and Economic Resources

**From:** Ysela Llort, Director  
Miami-Dade Transit 

**Subject:** FY15 Blanket Concurrency Approval for Transit

---

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the August 2014 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2014 to September 30, 2015, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

c: Albert A. Hernandez, P.E., MDT  
Monica D. Cejas, P.E., MDT  
Gerald E. Bryan, MDT  
Eric Zahn, MDT  
Nilia Cartaya, MDT  
Douglas K. Robinson, MDT  
Jaqueline Carranza, MDT  
Mark R. Woerner, RER  
Helen A. Brown, RER

# Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning  
Department of Planning and Zoning

From: Manuel G. Mena, Chief  
MDFR Fire Prevention Division

Subject: Concurrency Approval

---

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.

MCM:skr

Received by  
Zoning Agenda Coordinator

JUL 27 2010

cc: Control File

# Memorandum



**Date:** September 5, 2012  
**To:** Jack Kardys, Director  
Park and Recreation Department  
**From:** *Mark R. Woerner*  
Mark R. Woerner, AICP, Assistant Director for Planning  
Department of Regulatory and Economic Resources  
**Subject:** Blanket Concurrency Approval for Recreation and Open Space

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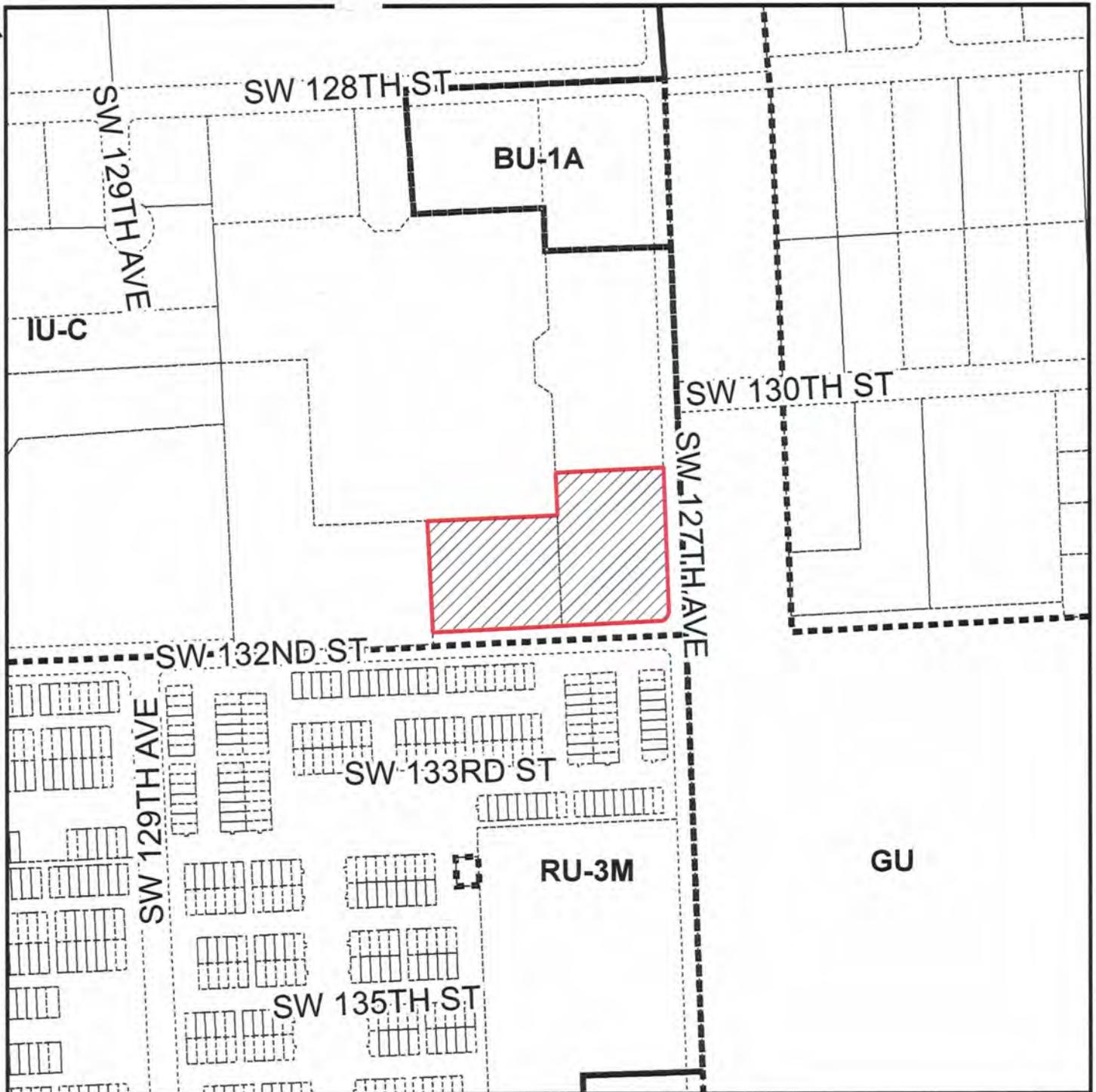
The blanket level of service/concurrency authorization for recreation and open space issued by your department last year will expire on September 30, 2012. This authorization must be re-issued prior to September 30, 2012, so that the Department of Regulatory and Economic Resources (DRER) may continue reviewing concurrency applications for recreation and open space concurrency requirements on your behalf. If such authorization is not received, DRER will have to refer all zoning and permit applications to your department for concurrency review.

Park and Recreation's re-authorization for blanket concurrency authorization should be effective for a one-year period beginning on October 1, 2012 and should be based on sufficient surplus capacity to sustain projected development for one year. If there is not sufficient surplus capacity for one year, please advise this department immediately.

If you or any member of your staff needs further information on this request, please contact Helen A. Brown, Concurrency Administrator at (305) 375-2835. Thank you for your attentions to this matter.

MRW:NS:hab

cc: James Byers, Zoning Division Chief, West Dade Office, DRER  
Ronald Connally, Supervisor, Zoning Hearings/Administrative Review Section, DRER  
Nick Nitti, Supervisor, Zoning Evaluation Section, DRER  
Helen A. Brown, Concurrency Administrator, DRER



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2014000087**



Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: ECESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2014**

Process Number

**Z2014000087**

**Legend**

-  MDC STL Index Poly
-  Subject Property
-  Zoning



Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: ECESPEDES  
 Scale: NTS



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY





**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2014000087**



Section: 14 Township: 55 Range: 39  
 Applicant: AB AT HIDDEN LAKES LTD (LLLP)  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY