



**AGENDA
VIRTUAL ZONING HEARING
MONDAY, SEPTEMBER 21, 2020 – 7:00 PM**

THE VILLAGE OF PALMETTO BAY SHALL CONDUCT A VIRTUAL PUBLIC HEARING ON **MONDAY, SEPTEMBER 21, 2020 AT 7:00 P.M.** THE MEETING WILL BE STREAMED LIVE [ONLINE](#), ON [WBAY](#) AND ON [FACEBOOK](#).

1. CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER.

2. REQUESTS, PETITIONS, AND PUBLIC COMMENTS SUBMITTED

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this web address: <https://www.palmettobay-fl.gov/FormCenter/Public-Comments-Form-10/Public-Comments-Form-52>. Form submissions received prior to the meeting will be read before the item is heard. Form submissions received after 7:00 p.m. will be read at the end of the Village Council's Agenda.

Public comments forum (Option 2): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desktop, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a telephone. Telephone attendees may not participate in public comment as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop, or smart device. Attendees may not use a webcam whatsoever. In lieu if no availability to participate through the webinar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

<https://attendee.gotowebinar.com/register/6479106871719030797>

After registering, you will receive a confirmation email containing information about joining the webinar.

3. APPROVAL OF MINUTES:

A. Zoning Hearing (September 1, 2020)

4. PUBLIC HEARING ITEMS:

Item 1: The following item is being considered pursuant to Section(s) 30-50.23, 30-30.5, 30-110.2, and 30-120.2 of the Village's Land Development Code (*this item was continued from November 18, 2019 and July 27, 2020*):

Location: 16999 South Dixie Highway, Palmetto Bay, FL
Property Folio(s): 33-5033-004-0100; 33-5033-004-0140
Applicant: Dream Starts, LLC
Application: VPB-18-004
Request: REQUEST FOR APPROVAL OF A SITE PLAN FOR A MIXED-USE BUILDING ON TWO ADJOINING PARCELS ZONED DOWNTOWN URBAN VILLAGE (DUV), DOWNTOWN GENERAL SECTOR (DG), WITH GROUND-FLOOR COMERCIAL USE, AND OFFICE COMPONENT, A RESIDENTIAL COMPONENT, AND A SCHOOL COMPONENT, PURSUANT TO SECTION 30-50.23 DUV ZONING DISTRICT; SECTION 30-30.5, SITE PLAN APPROVAL; SECTION 30-110.2, PRIVATE SCHOOL FACILITIES; AND SECTION 30-120.2 PUBLIC CHARTER SCHOOL FACILITIES.

Item 2: The following item is being considered pursuant to Section(s) 30-30.4, 30-60.30, 30-30.5, and 30-50.17 of the Village's Land Development Code (*this item was continued from November 18, 2019 and July 27, 2020*):

Location: 16051 S. Dixie Hwy, Palmetto Bay, FL 33157
Property Folio: 33-5028-025-0010
Applicant: Eco-Site II
Application: VPB-19-008
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; GRANTING CONDITIONAL USE APPROVAL IN A BUSINESS DISTRICT - SPECIAL (B-2) ZONE FOR A TELECOMMUNICATION TOWER, PURSUANT TO SECTION 30-30.4 CONDITIONAL USE AND SECTION 30-60.30 TELECOMMUNICATION TOWERS, ANTENNAS AND SATELLITE DISHES; AND REQUEST FOR APPROVAL OF A SITE PLAN FOR THE INSTALLATION OF A CAMOUFLAGED 115-FOOT WIRELESS COMMUNICATION MONOTOWER, ON A 2,441 SQUARE-FOOT PARCEL LOCATED IN THE SOUTHEAST PORTION OF THE 17.92-ACRE SHOPPING CENTER LOCATED AT 16051 SOUTH DIXIE HIGHWAY, ZONED BUSINESS DISTRICT (B-2) PURSUANT TO SECTION 30-30.5 SITE PLAN APPROVAL; AND SECTION 30-50.17 B-2, BUSINESS DISTRICT.

Item 3: The following items on *First Reading* are being considered pursuant to Section(s) 30-30.8 and 30-10.5 of the Village's Land Development Code (*this item was continued from November 18, 2019, June 15, 2020, and July 27, 2020*):

Location: North of SW 152nd Street, South of SW 149th Terrace,
between SW 71st Court and SW 69th Court
Property Folio: 33-5023-000-0582
Applicant: Windsor Investments (Westminster Manor), LLC
Application: VPB-19-007

Requests: (1) AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE FUTURE LAND USE MAP, REFERRED TO IN SECTION 30-30.8, TO CHANGE THE FUTURE LAND USE DESIGNATION FROM “ENVIRONMENTAL PROTECTION” (“EP”) TO “ESTATE DENSITY RESIDENTIAL” (“EDR”); PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

(2) AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; AMENDING THE ZONING MAP, REFERRED TO IN SECTION 30-10.5 TO CHANGE THE ZONING DESIGNATION FROM “ESTATE-SINGLE FAMILY” (“E-1”), PERMITTING 1 SINGLE FAMILY RESIDENTIAL UNIT PER GROSS ACRE TO “ESTATE-SUBURBAN” (“E-S”), PERMITTING ONE DWELLING UNIT PER 25,000 GROSS SQUARE FEET OF LAND; PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

ITEM 3: THE APPLICANT HAS REQUESTED THAT THE ITEM BE CONTINUED TO THE NEXT IN-PERSON HEARING. THE REQUEST FOR CONTINUANCE LETTER IS ATTACHED TO THE AGENDA.

<p>Item 4: The following item is being considered pursuant to Section(s) 30-50.4 and 30-30.6 of the Village’s Land Development Code:</p>

Location: 16425 Old Cutler Road
Property Folio: 33-5026-003-0250
Applicant: Miracle Interior Design
Application: VPB-20-009

Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, REQUESTING A LOT SPLIT AND SITE PLAN APPROVAL FOR THE DEVELOPMENT OF TWO SINGLE-FAMILY HOMES ON A VACANT LOT IN THE ESTATE MODIFIED – SINGLE FAMILY (E-M) ZONING DISTRICT, WITH VARIANCES FOR MINIMUM LOT SIZE, MINIMUM LOT FRONTAGE, AND BUILDING SETBACKS, PURSUANT TO SECTION 30-50.4, ESTATE MODIFIED SINGLE-FAMILY DISTRICT; SECTION 30-80.1, SUBDIVISION PLAT APPROVAL; SECTION 30-30.6, VARIANCES; AND SECTION 30-30.5, SITE PLAN APPROVAL.

ITEM 4: APPLICANT HAS CONCURRED WITH STAFF THAT THE ITEM BE DEFERRED TO THE OCTOBER 19, 2020 ZONING HEARING.

5. COUNCIL COMMENTS

6. ADJOURNMENT

WE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, HEREBY COMMIT OURSELVES TO MAINTAINING CIVILITY IN OUR PUBLIC AND POLITICAL DISCOURSE AND PLEDGE TO THE FOLLOWING PRINCIPLES:

- **We will respect the right of all citizens in our community to hold different opinions;**
 - **We will avoid rhetoric intended to humiliate or question the wisdom of those whose opinions are different from ours;**
 - **We will strive to understand differing perspectives;**
 - **We will choose our words carefully;**
 - **We will speak truthfully without accusation and we will avoid distortion;**
 - **We will speak out against violence, prejudice, and incivility in all of their forms, whenever and wherever they occur.**
-
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NOTICE OF APPEAL RIGHTS

Decisions of the Village of Palmetto Bay Council (VPB) are appealed to the Circuit Court. Appeals to Circuit Court must be filed within 30 days of the execution of the Village of Palmetto Bay resolution. Pursuant to Florida Statutes 286.0105, the Village hereby advises the public that if a person decides to appeal any decision made by this Council with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. Further information and assistance may be obtained by contacting the Village Clerk at (305) 259-1234. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 375-5955.



**PUBLIC MEETING NOTICE -
(INSTRUCTIONS ON HOW TO ACCESS
THE MEETING AND HOW THE PUBLIC
CAN PARTICIPATE)**



VILLAGE OF PALMETTO BAY NOTICE OF VIRTUAL ZONING HEARING

NOTICE IS HEREBY GIVEN that on Monday, September 21, 2020 at 7:00 p.m. the Village of Palmetto Bay shall conduct a “virtual” Zoning Hearing. This meeting will be conducted using a teleconferencing platform and broadcast live. Members of the public may watch the virtual meeting via the Village’s official Facebook page and/or our Granicus web stream on www.palmettobay-fl.gov.

The following items are being heard and considered pursuant to the Village’s Land Development Code:

Item 1: The following item is being considered pursuant to Section(s) 30-50.23, 30-30.5, 30-110.2, and 30-120.2 of the Village’s Land Development Code (*this item was continued from the Zoning Hearings that occurred on November 18, 2019 and July 27, 2020*):

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(2) AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; AMENDING THE ZONING MAP, REFERRED TO IN SECTION 30-10.5 TO CHANGE

THE ZONING DESIGNATION FROM "ESTATE-SINGLE FAMILY" ("E-1"), PERMITTING 1 SINGLE_FAMILY RESIDENTIAL UNIT PER GROSS ACRE TO "ESTATE-SUBURBAN" ("E-S"), PERMITTING ONE DWELLING UNIT PER 25,000 GROSS SQUARE FEET OF LAND; PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

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PLEASE NOTE that pursuant to Governor DeSantis' Executive Order 20-193, in which he declared a public health emergency and a state of emergency, there is a recommendation to limit public gatherings. Any Florida Statute that requires a quorum to be present in person or requires a local government body to meet at a specific public place, is suspended, and the Village is authorized to hold public meetings through the use of communications media technology, subject to the rules pursuant to Section 120.54(5)(b)2, Florida Statutes. This notice provides instructions on how to access the meeting and how the public can participate.

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Any meeting may be opened and/or continued, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than twelve (12) hours prior to the proceedings.

If a person decides to appeal any decision made by the Village Council, with respect to any matter considered at a meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Missy Arocha
Village Clerk

www.palmettobay-fl.gov



MINUTES FOR APPROVAL

ITEM 3A



MINUTES
VIRTUAL ZONING HEARING
TUESDAY, SEPTEMBER 1, 2020 – 7:00 PM

1. CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER.

The zoning hearing was called to order at approximately 7:01 p.m.

The following members of the Village Council were present during roll call:
Mayor Karyn Cunningham
Councilmember Patrick
Councilmember Marsha Matson

The following Charter Officials were in attendance:
Village Attorney John C. Dellagloria
Interim Village Manager Gregory Truitt
Village Clerk Missy Arocha

Councilmember Fiore led the invocation.

The pledge of allegiance was led by the Village Council.

Mayor Cunningham disposed the decorum statement.

2. REQUESTS, PETITIONS, AND PUBLIC COMMENTS SUBMITTED

Clerk Arocha read public comments that were submitted by form. The public comments submitted by form are attached to the minutes as "Exhibit A".

3. RESOLUTION REQUIRING A PUBLIC HEARING (PUBLIC COMMENTS SUBMITTED)

- A.** A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, REQUESTING SITE PLAN APPROVAL FOR A MULTI-FAMILY DEVELOPMENT AT 17777 OLD CUTLER ROAD; ACCEPTING A SPECIAL WARRANTY DEED, A RESTRICTIVE COVENANT AND A COVENANT RUNNING WITH THE LAND; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Village Administration)*

Item 3A was moved by Councilmember Matson. Seconded by Councilmember Fiore.

Mr. Jerry Proctor, Esq. (9130 S. Dadeland Blvd., Suite 1700), counsel representing the applicant explained his views regarding part of the hearing package. He stated that the agenda package included a version of a proposed “covenants running with land” prepared by Village Attorney Dellagloria does not conform with the intent of Resolution 2016-28 previously negotiated between the Council and staff. He urged the Council that the version of the Declaration be entered into the record as the document that the applicant would be willing to execute in connection with the hearing for the site plan approval. He also explained that applicant, as property owner and required co-signer of the Declaration, did not agree with the covenants running with land agreement that was prepared by the Village Attorney.

Village Attorney Dellagloria responded by explaining that the documentation that Mr. Proctor referenced is not part of the agenda package and stated that the item could be discussed when the hearing occurs.

Mr. Quito Anderson, Esq., legal counsel representing the applicant explained that he concurred with the comments made by Mr. Proctor.

Village Attorney Dellagloria reported that the document he drafted as part of the agenda package was shared with Sara Harold and the team of Jerry Proctor. He provided a legal explanation of the document.

Mr. Anderson reported that applicant is not in agreement with the document and urged the Council to continue the meeting to a date in November 2020.

Councilmember Fiore reported that no public meetings should be held between the date of the election and the swearing-in of new elected officials. He reported that the Village Charter takes precedent and that no meetings should be held unless it's an emergency.

Attorney Dellagloria reported that Vice Mayor DuBois is conflicted of hearing this application and will not be participating. He already filed his recusal.

Discussion ensued between the Council and Village Attorney regarding dates being considered to hear the application in question.

Clerk Arocha reported that pursuant to section 5.1 of the the Village Charter that Council shall hold no meetings between the general election and the swearing in of those newly elected or re-elected

Council members except in the case of an emergency affecting life, health, property or the public peace.

Councilmember Fiore ***motioned*** to continue the item relating to requesting a site plan approval for a multi-family development at 17777 Old Cutler Road to the month of December 2020. The motion was ***seconded*** by Councilmember Matson.

Attorney Dellagloria reported that if the item is to be continued, a date and time must be selected.

Mr. Proctor reported that light of their request to have the matter proceed and not interfere with the Council's calendar, that it would be preferred to set a special council meeting for the first Monday night after December 7, 2020.

Discussion ensued between the Council and Village Attorney regarding the consideration of a date to continue the item. By consensus, the date of December 9, 2020 was selected.

Councilmember Matson ***motioned*** December 9, 2020 to be the date that the hearing shall be continued. The motion was ***seconded*** by Councilmember Fiore. The ***motion passed (2-1)***; Mayor Cunningham voting in opposition.

Item 3A was scheduled to be continued to a Special Council Meeting scheduled for December 9, 2020 at 7:00 PM.

Councilmember Fiore ***motioned*** to adjourn the meeting at 7:37 PM. The motion was ***seconded*** by Councilmember Matson. ***All voted in favor (3-0). The motion passed.***

The Zoning Hearing adjourned at 7:37 PM.

The meeting minutes were approved this 21st day of September 2020.

Prepared and written by:
Missy Arocha, Village Clerk

Attest:
Karyn Cunningham, Mayor



ITEM 1



To: Honorable Mayor and Village Council

Date: September 21, 2020

From: Gregory H. Truitt, Interim Village Manager

Re: VPB 18-004
Site Plan Request

REQUEST FOR APPROVAL OF A SITE PLAN FOR A MIXED-USE BUILDING ON TWO ADJOINING PARCELS ZONED DOWNTOWN URBAN VILLAGE (DUV), DOWNTOWN GENERAL SECTOR (DG), WITH GROUND-FLOOR COMMERCIAL USE, AND OFFICE COMPONENT, A RESIDENTIAL COMPONENT, AND A SCHOOL COMPONENT, PURSUANT TO SECTION 30-50.23 DUV ZONING DISTRICT; SECTION 30-30.5, SITE PLAN APPROVAL; AND SECTION 30-120.1 PUBLIC CHARTER SCHOOL FACILITIES

THIS IS A QUASI-JUDICIAL HEARING FOR APPROVAL OF A SITE PLAN FOR A MIXED USE WITH A SCHOOL AND DAYCARE IN THE DUV ZONING DISTRICT THAT IS CONTINUED FROM JANUARY 13, 2020

BACKGROUND AND ANALYSIS:

The request is to approve a site plan for a mixed-use building in the Downtown Urban Village (DUV), Downtown General (DG) Sector. The proposed site plan is for a five-story mixed use building with a 230-student capacity daycare and office space on the ground floor, a 220-student elementary school and residential units on the second floor, office and residential use on the 3rd and 4th floors, and residential and private amenities on the 5th floor.

The request is consistent with the Village Comprehensive Plan for the Franjo Activity Center by providing a mix of services, residential and office spaces, including a daycare with an enclosed playground and over 19,000 s.f. of private open space. In addition, the project is located within 1,000 feet of premium transit that can serve future residents, office lessees and students and their families. The project promotes compact land development by adhering to below the allowable density of 24 units per acre for the DUV DG Sector. The facades meet the design criteria of the DUV with storefront design on all sides of the building. The project promotes walkability along South Dixie Highway, with a 20-foot wide sidewalk and landscaping.

The proposed development requests a ground floor mixed-use parking reduction of 20%, and a 30% parking reduction due to proximity to premium transit. These requests are within the intent of the DUV Zoning District.

The proposal the criteria established in Section 30-50.23, *DUV Zoning District*, are met with six design considerations: 1) to provide a 15 foot rear setback when a 10 foot rear setback is provided; 2) Provide landscaping on pool deck; 3) Approve ground floor height of 18 feet, when 20 feet is required, as the overall height of the building meets overall height requirements, and a similar design consideration has been granted by Council; 4) Provide street furniture to enhance the sidewalk and walkability; 5) Provide bicycle parking, as required by Section 4.03 General Development Parameters. 25% of these spaces are to be along the primary street frontage on South Dixie Highway; and 6) Include 4 more handicap spaces

FISCAL IMPACT:

A positive fiscal impact is expected from the Village portion of the ad-valorem property tax on the 22,146 square feet of office space.

RECOMMENDATION:

Staff recommendation is to approve the site plan with the design considerations.

RESOLUTION

1 RESOLUTION NO. _____
2

3 ZONING APPLICATION VPB-18-004

4 A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL
5 APPROVING A SITE PLAN FOR A MIXED-USE BUILDING ON TWO
6 ADJOINING PARCELS, BOTH ZONED DOWNTOWN URBAN VILLAGE
7 (DUV), DOWNTOWN GENERAL SECTOR (DG), WITH GROUND-FLOOR
8 COMMERCIAL USE, AN OFFICE COMPONENT, A RESIDENTIAL
9 COMPONENT, AND A SCHOOL COMPONENT, PURSUANT TO §30-
10 50.23 DUV ZONING DISTRICT; §30-30.5, SITE PLAN APPROVAL; AND
11 §30-120.1 PUBLIC CHARTER SCHOOL FACILITIES OF THE VILLAGE
12 ZONING CODE
13

14 **WHEREAS**, The applicant, Alexis Tejada of “Dream Starts
15 Investments II, LLC” filed an application that was accepted by the Village of
16 Palmetto Bay on August 17, 2018 for a mixed-use development including
17 22,146 square feet of office space, 33,841 square feet of residential, 5,845
18 square feet for a preschool and 6,459 square feet for a charter school; and
19

20 **WHEREAS**, the application accepted by the Village was for a 0.91-
21 acre site that includes folios 33-5033-004-0100 and 33-5033-004-0140;
22 and
23

24 **WHEREAS**, the Village Council of the Village of Palmetto Bay
25 conducted a quasi-judicial hearing on the application at Village Hall, 9705
26 East Hibiscus Street on January 13, 2020; and
27

28 **WHEREAS**, the Mayor and Village Council finds, based on
29 substantial competent evidence in the record, that the application for the
30 modification to the approved site plan is consistent with the Village of
31 Palmetto Bay Comprehensive Plan and the applicable Land Development
32 Regulations; and
33

34 **WHEREAS**, based on the foregoing finding, the Mayor and Village
35 Council determined to grant the application, as provided in this resolution.
36
37

1 NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND
2 VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA,
3 AS FOLLOWS:
4

5 **Section 1.** A public hearing on the application was held on January
6 13, 2020 in accordance with the Village's "Quasi-judicial Hearing
7 Procedures". Pursuant to the testimony and evidence presented during the
8 hearing, the Village Council makes the following findings of fact,
9 conclusions of law and final order.
10

11 **Section 2. Findings of fact.**
12

13 1. The requested site plan is consistent with the Village's
14 Comprehensive Plan, as further specified in the analysis section of the
15 Village's staff report.
16

17 2. The rules that govern the conditions upon which such uses are
18 permitted to be constructed and operated are principally at Section 30-30.5
19 Site Plan Approval, Sections 30-50.23 Downtown Urban Village (DUV) and
20 30.120 Public Charter School Facilities of the Village's Land Development
21 Code. After review of the Code, as evidenced in the Village staff analysis
22 which is incorporated by reference into this resolution, and after hearing the
23 applicant and applicant's experts, the Village Council found the site plan
24 request consistent with those standards; and
25

26 3. The Village Council accepted the findings of Village Staff as it
27 relates to compliance with the following provisions of the Village's Code:
28 Sections 30-30.5, 30-50.23 and 30.120, and the accepted the findings of
29 the traffic study.
30

31 4. The Village adopts and incorporates by reference the Planning
32 & Zoning Division staff report, which expert report is considered competent
33 substantial evidence.
34

35 6. The applicant has agreed to all proposed modifications and
36 conditions in the section entitled Order.
37

1 7. The Village Council had no substantive disclosures regarding
2 ex-parte communications, and the applicant raised no objections as to the
3 form or content of any disclosures by the Council.
4

5 **Section 3. Conclusions of law.**
6

7 The site plan for the specific use was reviewed pursuant to Sections
8 30-30.5, 30-50.23, and 30-120 of Palmetto Bay's Code of Ordinances, and
9 was found to be consistent with conditions.
10

11 **Section 4. Order.**
12

13 The Village Council grants the site plan approval request as it would
14 be in keeping with the applicable Land Development Regulations with the
15 Village's Comprehensive Plan. The Village Council, pursuant to Section 30-
16 30.5(j)(1), 30-50.23 and 30-120 approves the plans entitled "Mixed Use
17 Development 16999 South Dixie Highway" as prepared by Dalima Studio
18 Architecture consisting of 16 sheets, dated August 27, 2018 with Sheet
19 1.00 modified and dated September 10, 2018, and as presented to Village
20 Council on January 13, 2020, together with design considerations and
21 conditions listed in this section. The applicant has agreed to the conditions
22 in the section entitled Order.
23

24 **Section 5. Design Considerations.**
25

- 26 1. First Floor Height: The ground story of the mixed-use building is 12-feet
27 where 14-feet minimum to 18-feet maximum is required.
28
- 29 2. Secondary massing as required in the DG Sector is met and accepted
30 through the project's vertical massing, horizontal canopy structure and
31 architectural as provided in the staff analysis, and as shown on the
32 plans.
33
- 34 3. Ground floor transparency along one of the building masses along the
35 SW 94th Court frontage is accepted, provided that part of the applicant's
36 Art In Public Places (AIPP) contribution will include appropriate art on

1 this wall as well as other AIPP works in the public realm of the US-1
2 and/or SW 170th Street frontages.
3

4 **Section 6. General Conditions**

- 5
- 6 1) Plans will be modified to provide bicycle parking per the requirements
7 of Section 4.03, and staff recommendations as contained in the staff
8 report.
 - 9 2) Plans will be modified to adjust parking spaces to include a total of 5
10 accessible parking spaces of which one is van accessible.
11
 - 12 3) Any scrivener's errors or omissions in the site plan that have not been
13 recommended for design considerations, must conform to applicable
14 code sections for permitting.
15
 - 16 4) Buses will not be permitted for pick-up or drop-off of children to the
17 school facilities. This condition will apply to all school buses as
18 defined by §1006.2, School Buses, Florida Statutes. Passenger vans
19 up to 19 feet in length and up to 2 axles are not subject to this
20 condition, and are permitted.
21
 - 22 5) The project shall comply with all Village Public Services Department
23 comments and the Village's traffic engineer.
24

25 **Section 7. Record.**

26

27 The record shall consist of the notice of hearing, the Village of
28 Palmetto Bay Staff Report, the applications, documents submitted by the
29 applicant and the applicants' representatives to the Village of Palmetto Bay
30 Division of Planning and Zoning in connection with the applications, the
31 testimony of sworn witnesses and documents presented at the quasi-
32 judicial hearing, and the tape and minutes of the hearing. The record shall
33 be maintained by the Village Clerk.
34

35 **Section 8.** This resolution shall take effect immediately upon
36 approval.
37

1 PASSED AND RESOLVED this 13rd day of January, 2020.

2

3 Attest:

4

5

6 _____
Missy Arocha
7 Village Clerk

_____ Karyn Cunningham
Mayor

8

9 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE
10 AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

11

12

13 _____
John Dellagloria
14 Village Attorney

15

16 **FINAL VOTE AT ADOPTION:**

17

18 Council Member Patrick Fiore _____

19

20 Council Member David Singer _____

21

22 Council Member Marsha Matson _____

23

24 Vice Mayor John DuBois _____

25

26 Mayor Karyn Cunningham _____

STAFF REPORT



Village of Palmetto Bay

Florida

STAFF ANALYSIS

FILE: VPB 18-004

HEARING DATE: January 13, 2020

APPLICANT : Dream Starts, LLC

COUNCIL DISTRICT: 3

REQUEST:

The request is to approve a site plan for a mixed-use building at the intersection of South Dixie Highway and SW 170th Street, that includes a balance of commercial uses, civic use, and residential use in a single project. The project is sited on two lots with a combined total of 0.91 net acres (1.46 gross acres) in the Downtown General (DG) Sector of the Downtown Urban Village (DUV) Zoning District. The applicant, Dream Starts, LLC proposes to provide in this mixed use:

- 31 residential units;
- 22,146 square feet of office space;
- Thumbelina Academy, a 230-student preschool;
- Masters Preparatory, a 220-student elementary school.

The preschool and elementary school are proposed to be located on the first and second floors. Schools are a permitted use in the DG Sector. Commercial offices will also be located on part of the 1st floor with the balance of office space on the 3rd and 4th floors. Residences will be on the 2nd through 5th floors. Open space will include a playground on the ground floor, as well as separate private open space amenities for residents on upper floors.

Sufficient on-site structured parking and on-street (perimeter) parking is included.

The proposed project is 5 stories in height.



Proposed project rendering from US-1 and SW 170th Street



Proposed project rendering from SW 170th St. and SW 94th Ct.

GENERAL INFORMATION

ADDRESS:

16999 South Dixie Highway
(folio #33-5033-004-0100)

16940-16950 South Dixie Highway
(folio #33-5033-004-0140)

LOCATION: Lindley Perrine Center

COMBINED LOT SIZE:

Net Lot Area: 39,563 sq. ft., 0.91 acres

Gross Lot Area: 63,583 sq. ft., 1.46 acres
(includes rights-of-way to centerline)

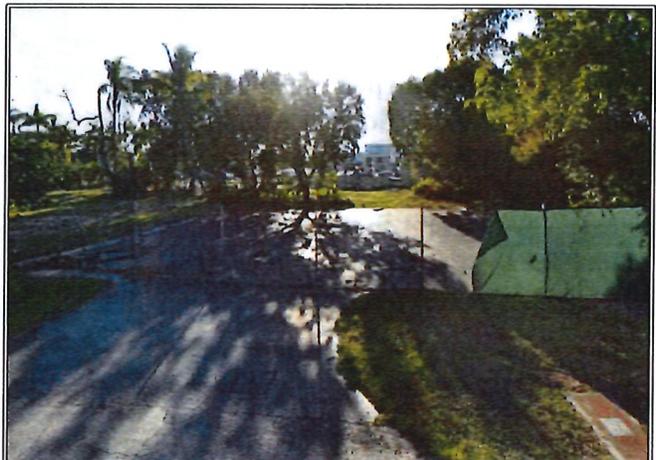


SUBJECT PROPERTIES:

- 16999 South Dixie Highway
- Vacant lot
- 0.55 acres (23,938 sq. ft.) lot.
- No violations
- *(photograph to right)*



- 16940-16950 SW 94th Court
- Vacant lot
- 0.36 acres (15,625 sq. f.t) lot
- No violations
- *(photograph to right)*



BACKGROUND

The request is made pursuant only to §30-50.23, *Downtown Urban Village*, specifically, §30-50.23 *Section 1.05 Urban design review procedure* that defines the application process and requirements for a proposed development in the DUV. Additionally, as this request includes a request siting of a charter school, additional requirements §30-120 of the Village code which define sufficiency of plans requirements, public hearing requirements, physical standards, and criteria for Council decision. The criteria for Council decision include: §30-120.4, *Physical Standards*, and §30-120.6, *Plan Review Standards*.

§30-50.23 Section 1.05 Urban design review procedure

A. Application process. All developments within the Village of Palmetto Bay Downtown Urban Village (DUV) shall be afforded the opportunity for site plan and architecture pre-application staff review. These informal meetings are to provide the applicant the opportunity to become familiar with the standards set forth in this code and to be advised on any site planning issues that may arise with regard to a development. Applicants are encouraged to present schematic plans of development with the idea being that all potential issues in the plan may be addressed before application submittal.

At any time, the applicant may submit an application for review by the department, Figure 1. Applications for site plan review shall be accompanied by exhibits prepared by a registered architect/landscape architect, submitted to the department and shall include the following illustrations at a minimum:

- Application;
- Survey;
- Identification of development site area on all regulating plans;
- Identification of street cross-sections within the site plan and the primary frontage for the site;
- Site plans illustrating all proposed development on the site, including a table that indicates all area/frontage calculations, parking, landscape and open spaces that are required;
- All floor plans, elevations and sections of all buildings, for each floor and all dimensions/percentage requirements, including a corresponding table of building heights, square footage by use and number of residential units within the development.

§30-30.5 Section 1.05 Site Plan Approval

(i) *Public hearing.* The village council shall hold a quasi-judicial public hearing on any site plan requiring same, at which time all interested parties shall be heard. Notice of the public hearing shall issue as provided in section 30-30.11.

(j) *Findings.*

- (1) *If a public hearing is required, then the granting or granting with conditions, modifications of approval by written resolution shall include findings of fact and conclusion of law related to the specific proposal. The resolution shall set forth with particularity in what respects the plan would or would not be in the public interest including, but not limited to the following:*
 - a. *In what respects the plan is or is not consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located.*
 - b. *In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.*

- c. *In what respects the plan is or is not in conformance with the village subdivision regulations and all other applicable village requirements including the design and construction of streets, utility facilities and other essential services.*
- d. *In what respects the plan is or is not consistent with good design standards in respect to all external relationships including but not limited to:*
 - i. *Relationship to adjoining properties.*
 - ii. *Internal circulation, both vehicular and pedestrian.*
 - iii. *Disposition of open space, use of screening, buffering and/or preservation of existing natural features, including trees.*
 - iv. *Building arrangements between buildings in the proposed development and those adjoining the site.*
- e. *In what respects the plan is or is not in conformance with the village policy in respect to sufficiency of ownership, guarantee for completion of all required improvements and the guarantee for continued maintenance.*
- f. *Upon the granting of approval, either as submitted or with changes and/or special conditions, the village shall upon application, issue a building permit for a portion, or all of the proposed development after it is found that the application is in compliance with the approved site plan, Florida Building Code, and all other village, county, state and federal requirements.*
- g. *If it shall appear, at any time, to the village, that the application and accompanying plans and documentation are, in any material respect, false or misleading, or that work is being done upon premises that differ materially from approved plans, the village may revoke the building permit, consistent with the Florida Building Code. Thereupon, it shall be the duty of the person holding the permit to surrender it to the village.*
- h. *Expiration of site plan development approval. Compliance with subsection 30-30.2(k) is required.*
- i. *Modifications. Any changes or amendments to an approved site plan shall require a re-submission in accordance with the provisions of this division.*
- j. *Appeals. Within 30 days of action taken by the village council, the applicant may appeal the decision pursuant to section 30-30.14.*
- k. *Transferability. In the event the property receiving site plan approval shall be sold, transferred, leased, or the ownership thereof changes in any way whatsoever, the site plan approval may be transferred. However, submittal of a new/modified application shall result in the expiration of the old application that had not yet been constructed*

Division 30-120, Public Charter School Facilities

Sec. 30-120.1. - Applicability, purpose and definitions.

- (a) *Provisions of this division relating to public charter school facilities as defined herein shall be applicable in the incorporated area of the village.*
- (b) *The purpose of this division is to provide standards for considering approval of public charter school facilities. Any use proposed for a public charter school site, other than the public charter school facility use provided for in this division, shall be subject to all other applicable provisions of the Code.*
- (c) *As used in this division, the term "public charter school" or "charter school" shall mean an educational institution which is authorized and maintained in accord with the provisions of F.S. Ch. 1002, as same may be amended from time to time, and as authorized by the Miami-Dade County School Board. The terms "child," "student," "pupil," and their plurals are used interchangeably in this division. For purposes*

of this division, student educational opportunities within a public charter school shall include one or more of the following:

- (a) Kindergarten. Preschool programs for children ages four through six years old.*
- (b) Elementary school. Educational programs for children in grades one through five.*
- (c) Middle school. Educational programs for children in grades six through eight.*
- (d) Senior high school. Educational programs for children in grades nine through 12.*

Sec. 30-120.2. - Public hearing required.

The establishment, expansion or modification of a charter school facility in existing or new buildings, is authorized in zoning districts that allow such use as a permitted use, after public hearing and upon a determination that the standards established in this division have been met.

Sec. 30-120.3. - Required information.

All public charter school facilities shall submit the following information to the village's department of community development for review by the department and for consideration at a public hearing:

- (1) Written information:*
 - a. Total size of the site.*
 - b. Maximum number of students to be served.*
 - c. Grades or age groups that will be served.*
 - d. Maximum number of teachers, administrative and clerical personnel.*
 - e. Maximum number of classrooms and total square footage of classroom space.*
 - f. Total square footage of non-classroom, administrative office space.*
 - g. Total square footage of non-classroom, student activity space.*
 - h. Amount and location of exterior recreational/play area in square footage.*
 - i. Maximum number and type of vehicles that will be used in conjunction with the operation of the facility.*
 - j. Number of parking spaces provided for staff, visitors and operations vehicles and justification that those spaces are sufficient for the facility.*
 - k. Number of drop-off and pick-up spaces provided for automobile and/or bus use and justification that those spaces/areas are sufficient for the transportation needs of the facility.*
 - l. Days and hours of operation; weekly and annually.*
 - m. An explanation of any such activities anticipated to be conducted in association with the charter school but typically conducted outside of the hours of operation of the charter school.*
 - n. Means of compliance with requirements of the Florida Building Code, the National Uniform Building Code; and the departmental requirements of the Miami-Dade County Fire Department, Miami-Dade County Department of Public Health, the Florida Department of Health and Rehabilitative Services, and any Federal or State regulations applicable to the specific application and occupancy.*
 - o. A copy of the charter approved by the Miami-Dade County Public School Board.*
 - p. Traffic impact study, conducted by the village with reimbursement of cost by the applicant.*
- (2) Graphic information. The following graphic information shall be prepared by a Florida registered design professional:*
 - a. A plan indicating existing zoning on the site and adjacent areas.*
 - b. A site plan indicating the following:*
 - i. Location of all structures.*
 - ii. Parking layout, automobile/bus stacking areas (parent pickup, school bus delivery/pickup, and special needs locations) drives and circulation.*

- iii. *Walkways.*
- iv. *Location of recreation areas and play equipment which shall include surrounding fences and/or walls.*
- v. *Any other features which can appropriately be shown in plan form.*
- c. *Floor plans and elevations of all proposed structures.*
- d. *Landscape plan listing quantities, size, and names of all plants.*

§30-120.4, Physical Standards

All charter school facilities shall meet the minimum requirements included herein:

- (a) *Outdoor areas. Outdoor recreation/play areas are not required. Where provided, the outdoor recreation/play area shall, whenever possible, be located so that the recreation/play area is not immediately adjacent to single family residences or section line roads, nor create incompatible impacts on other immediately adjacent properties. Adequate screening in the form of a wall or fence and landscaping shall be provided wherever the outdoor/play area abuts a property under different ownership.*
- (b) *Signs. Signs shall comply with district regulations as contained in the Code; provided, however, that the total square footage of all signs in any residential district shall not exceed six square feet in size.*
- (c) *Automobile stacking. Stacking space, defined as that space in which pickup and delivery of children can take place, may be provided in the form of specified parking stalls and/or areas clear of vehicular drive aisles. Stacking space shall be provided for a minimum of two automobiles for charter schools with 20 to 40 children; schools with 41 to 60 children shall provide four spaces; thereafter there shall be provided a space sufficient to stack five automobiles.*
- (d) *Bus stacking. Stacking space shall be provided to accommodate the transportation needs of the children to the facility without causing back up on to adjacent public rights-of-way or substantial disruption to adjacent uses.*
- (e) *Parking requirements. Parking requirements shall be as required by the Miami Dade County Public School Board for the type and size of school proposed.*
- (f) *Height. The building height shall not exceed the height permitted for the underlying zoning district.*
- (g) *Landscaping. Landscaping and trees shall be identified and provided in accordance with Division 30-100 of this Code for the underlying zoning district.*
- (h) *Charter school facilities as described herein shall be prohibited from operating on property abutting or containing a water body such as a pond, lake, canal, irrigation well, river, bay, or the ocean unless a safety barrier is provided which totally encloses or affords complete separation from such water hazards. Swimming pools and permanent wading pools in excess of 18 inches in depth shall be totally enclosed and separated from the balance of the property so as to prevent unrestricted admittance. All such barriers shall be a minimum of 48 inches in height and shall comply with the following standards:*
 - (1) *Gates. Gates shall be of the spring back type so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safety lock and shall be locked when the area is without adult supervision.*
 - (2) *Safety barriers. All safety barriers shall be constructed in accordance with the standards established in the Code, except that screen enclosures shall not constitute a safety barrier for these purposes.*
- (i) *Lot coverage and floor area ratio. The charter school facility shall not exceed the lot coverage and floor area ratio allowed by the underlying zoning district.*
- (j) *Building setbacks. The charter school facility shall comply with the setbacks established in section 30-60.6 of this Code for buildings of public assemblage as allowed by the underlying zoning district.*

Sec. 30-120.5. - Cessation of operation.

The owners of property where a charter school facility is proposed to be located shall at time of public hearing application submit a document in a form approved by the director suitable for recording in the public records assuring the following:

If the charter school facility is established, but fails to begin operation and/or the charter school fails after establishment, the property owner within 36 months shall cause:

If the charter school facility is established, but fails to begin operation and/or the charter school fails after establishment, the property owner within 36 months shall cause:

- (a) The operation to be transferred to another charter school operator or the school board, approved through applicable processes of the Miami-Dade County School Board, or*
- (b) The operation to be converted to an allowable use within the zoning district.*

§30-120.6, Plan Review Standards

- (a) Scale. The scale of the facility shall be compatible with the scale of surrounding uses.*
- (b) Compatibility. The design shall be compatible with the design, types of uses, and intensity of uses of the facility site, surrounding buildings, and/or adjacent uses. The applicant shall provide an explanation regarding any activities anticipated to be conducted in conjunction with the charter school.*
- (c) Buffers. Buffering elements shall be utilized for visual screening and substantial reduction of noise levels at all property lines where necessary to comply with section 30-60.11 of this Code.*
- (d) Landscaping. Landscape shall be preserved in its natural state insofar as is practicable by minimizing the removal of trees or the alteration of favorable characteristics of the site. Landscaping and trees shall be provided in accordance with this Division 30-100 of this Code for the underlying zoning district.*
- (e) Circulation. Pedestrian and automobile/bus circulation shall be separated insofar as is practicable. All circulation systems shall adequately serve the needs of the facility and be compatible and functional with circulation systems outside the facility. Automobile and bus stacking spaces shall be provided to accommodate the drop-off and pick-up needs without causing substantial disruption to adjacent rights-of-way or the surrounding uses.*
- (f) Service areas. Wherever service areas are provided, they shall be screened and so located as to be compatible with the adjacent properties.*
- (g) Parking areas. Parking areas shall be screened and so located as to be compatible with the adjacent properties.*
- (h) Operating time. The operational hours shall be compatible with the activities of other adjacent properties.*
- (i) Fences and walls. Outdoor recreation and/or play areas shall be enclosed with fences and/or walls at a minimum height of five feet.*
- (j) Traffic impact. Village's adopted roadway level of service is not exceeded.*

§30-120.7, Certificate of use.

The certificate of use shall automatically renew annually by the village upon compliance with all terms and conditions including maintenance of the facility in accordance with the approved plan and adopted zoning resolution. Said certificate of use is subject to cancellation upon violation of any of the conditions contained in this division or upon notification from the school board of revocation of the charter of the public charter school.

PROPOSED RESOLUTION

REQUEST FOR APPROVAL OF A SITE PLAN FOR A MIXED-USE BUILDING ON THREE ADJOINING PARCELS ZONED DOWNTOWN URBAN VILLAGE (DUV), DOWNTOWN GENERAL SECTOR (DG), WITH GROUND-FLOOR COMERCIAL USE, AND OFFICE COMPONENT, A RESIDENTIAL COMPONENT, AND A SCHOOL COMPONENT, PURSUANT TO SECTION 30-50.23 DUV ZONING DISTRICT; SECTION 30-30.5, SITE PLAN APPROVAL; AND SECTION 30-120.1 PUBLIC CHARTER SCHOOL FACILITIES

NEIGHBORHOOD CHARACTERISTICS

Comprehensive Plan

Subject Property:

The Village of Palmetto Bay 2025 Future Land Use Map shows that this property and surrounding properties are designated as the Franjo Activity Center (FAC)

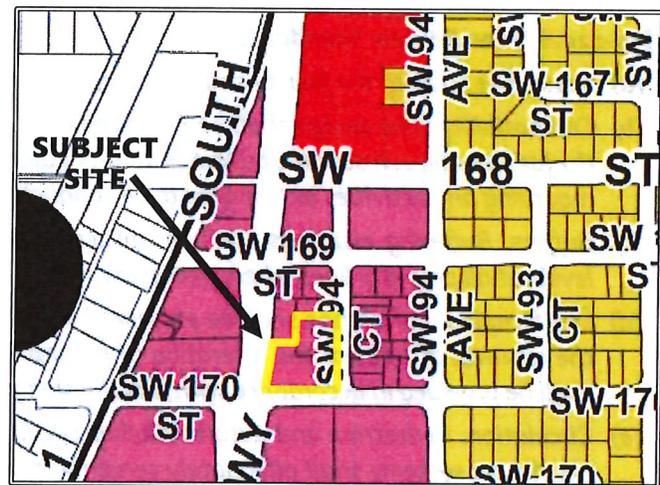
Surrounding Properties

North: Franjo Activity Center (FAC) (magenta)

South: Franjo Activity Center (FAC) (magenta)

East: Franjo Activity Center (FAC) (magenta)

West: Franjo Activity Center (FAC) (magenta)



Excerpt of Village of Palmetto Bay Adopted 2025
Future Land Use Map

The Franjo Activity Center (FAC) designation encourages development or redevelopment that seeks to facilitate multi-use and mixed-use projects that encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, provide for the efficient use of land and infrastructure, provide for urban civic open space, and give definition to a pedestrian urban form. The Franjo Activity Center is intended to support the achievement of a residential to non-residential balance that increases the opportunities for transportation demand management alternatives including but not limited to walking and transit, reduced vehicle miles traveled, and reduced single use trips. The Franjo Activity Center shall serve as a significant, multifamily, employment, office and commercial center of the Village.

Development within the Franjo Activity Center shall:

1. Focus on the effective mix of office, service, retail, entertainment, residential, community facilities, open space and transportation uses that will promote a lively, livable, and successful downtown area;
2. Encourage a pedestrian oriented core;
3. Promote mass transit and other forms of transportation as an alternative to the automobile that will link to the Miami-Dade mass transit system and the Village's local I-bus service or any predecessor service thereto;
4. Encourage the integration of transportation and transit systems with land use;

5. Allow for development and redevelopment activities at varying density and intensity ranges, and allow for the transfer of densities and intensities for properties within the boundaries of the FAC, as may be permitted by the Village;
6. Promote compact, innovative land development;
7. Promote creative siting of buildings, transportation routes, and open space to create vistas that will unite the downtown areas, link the downtown with the rest of Franjo Activity Center area, and

Total densities and intensities of development within the Franjo Activity Center shall be as follows:

- Residential Land Uses – 5,661 dwelling units, of which 1,246 are to be held in reserve by the Village to be allocated by the Village at the time of site plan approval;
- Commercial/Office/Retail – 1,500,000 square feet, of which 500,000 square feet are held in reserve to be allocated by the Village at the time of site plan approval.
- Urban Open Space/ Recreation Uses with a level of service within the FAC of .25 acres per 1,000 residents within the FAC.

Community facilities will continue to be permitted with the FAC designation. Industrial uses and those uses which are determined to be detrimental to the goals of the FAC Master Plan are prohibited.

The Village may use innovative land development regulations such as transit and pedestrian-oriented development, transfer development rights, development bonuses and minimum land use densities/intensities to ensure an appropriate land use pattern for the Franjo Activity Center. These regulations shall encourage the integration of transportation and transit systems with land use in order to promote effective multi-modal transportation.

(excerpt from Village of Palmetto Bay adopted Comprehensive Plan)

Zoning District

Subject Property:

Downtown Urban Village (DUV)
Neighborhood Village (DG) Sector (dark blue)

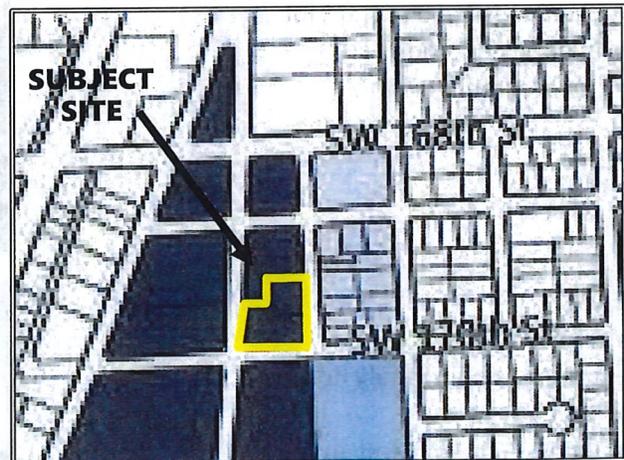
Surrounding Properties

North: Downtown Urban Village (DUV)
Downtown General (DG) Sector (dark blue)

South: Downtown Urban Village (DUV)
Downtown General (DG) Sector (dark blue)

East: Downtown Urban Village (DUV)
Neighborhood Village (NV) Sector (light blue)

West: Downtown Urban Village (DUV)
Downtown General (DG) Sector (dark blue)



Excerpt of DUV zoning map
Zoning District: Downtown Urban Village (DUV)

The purpose of the Downtown Urban Village (DUV) zoning district is to regulate and facilitate development of a community village center within the Village of Palmetto Bay, and to:

- Provide for appropriate building and architectural scale through the inception of development standards that provide for a varied building form that responds to the individual districts within the Downtown Urban Village (DUV);

- Promote and enhance commercial and civic street scene activity through adequate provisions for the inclusion of sufficient ground level retail commercial oriented uses and retail commercial architectural typologies;
- Promote and enhance the architectural character of the Downtown Urban Village (DUV) through the inception of provisions that promote high-quality urban design form, architectural and complete streets design standards within the Downtown Urban Village (DUV).

Surrounding Properties

East:

- 16969 SW 94th Court
- 1-story, single family home
- Built 2002
- 1,766 sq. ft. adjusted area
- 0.14 acres (6,248 sq. ft.) lot
- In good condition
- *(photograph to right)*



East:

- 16979 SW 94th Court
- 1-story, single family home
- Built 2002
- 1,729 sq. ft. adjusted area
- 0.12 acres (5,021 sq. ft.) lot
- In good condition
- *(photograph to right)*



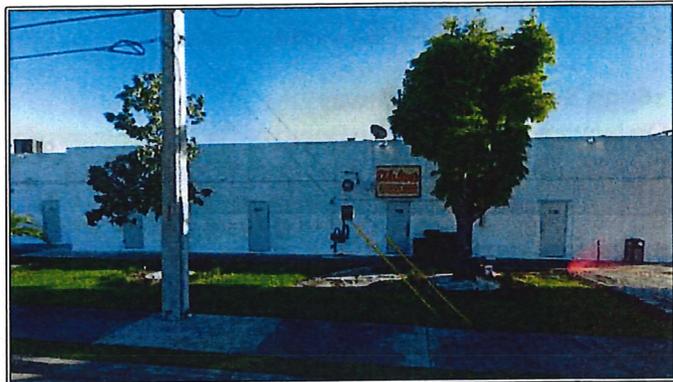
East:

- 16989 SW 94th Court
- 1-story, single family home
- Built 2002
- 1,275 sq. ft. adjusted area
- 0.12 acres (5,020 sq. ft.)
- In good condition
- *(photograph to right)*



South:

- 17005 South Dixie Highway
- 1-story commercial building
- Built 1977
- 31,398 sq. ft. adjusted area
- 1.91 acres (83,357 sq. ft.) lot
- In good condition
- *(photograph to right)*



West:

- 16935 South Dixie Highway
- 1-story single commercial
- Built 1968
- 2,156 sq. ft. adjusted area
- 0.18 acres (7,857 sq. ft.) lot
- In good condition
- *(photograph to right)*



West:

- 9515 SW 170th Street
- 2-story auto service center
- Built 1991
- 6,290 sq. ft. adjusted area
- 1.16 acre (50,536 sq. ft.)
- In good condition
- *(photograph to right)*



North:

- No address
- Portion of rental car parking lot
- 0.14 acres (6,307 sq. ft.) lot
- In good condition
- *(photograph to right)*



ZONING HEARING HISTORY

16999 South Dixie Highway

On November 3, 1961, the Board of County Commissioners of Dade County approved Resolution Z19161, which rezoned the lot from RU-2 to BU-1A.

On November 21, 1962 Resolution 2ZAB68862 was approved with conditions by the Board of County Commissioners of Dade County. The request was granted to allow for an educational building to be constructed with a variance for setbacks and a parking variance.

On December 14, 2015, the Village of Palmetto Bay Council approved Ordinance 2015-18, adopting comprehensive plan amendment to change the Future Land Use Map and corresponding text in the Future Land Use Element from: Low-Density Residential, Low-Medium Density Residential, Medium-Density Residential, Business-Office, Neighborhood Mixed-Use and Mixed-Use Corridor to: Franjo Activity Center (FAC) along with textual changes defining the intent of the designation as well as total densities and intensities.

On December 14, 2015, the Village of Palmetto Bay Council approved Ordinance 2015-19, adopting rezoning of the lands described by Attachment B, which is the same as the boundaries of the Franjo Activity Center (FAC) from: R-1, Single Family District; R-2, Two-Family Residential District; R-4L, Limited Apartment House District; R-4H, Hotel Motel District; R-O, Business-Office; MM, Mixed-Use Main Street; MN, Mixed-Use Neighborhood; and MC, Mixed-Use Commercial; to DUV, Downtown Urban Village.

On January 4, 2016, , the Village of Palmetto Bay Council approved Ordinance 2016-04, adopting rezoning of the lands described by Attachment B, from: R-1, Single-Family Residential; R-O, Business Office; MM, Mixed-Use Main Street; MN, Mixed-Use Neighborhood; and LW, Live-Work District; to DUV, Downtown Urban Village, and amending textual parts of the DUV code as provided in Appendix A.

16940 SW 94th Court

On March 8, 1984 Resolution Z6684 was approved by the Dade County Board of County Commissioners. This rezoned 1640 SW 94th Court from RU-2 to BU-1A in order to build a medical building.

On December 14, 2015, the Village of Palmetto Bay Council approved Ordinance 2015-18, adopting comprehensive plan amendment to change the Future Land Use Map and corresponding text in the Future Land Use Element from: Low-Density Residential, Low-Medium Density Residential, Medium-Density Residential, Business-Office, Neighborhood Mixed-Use and Mixed-Use Corridor to: Franjo Activity Center (FAC) along with textual changes defining the intent of the designation as well as total densities and intensities.

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PROJECT DESCRIPTION

The proposed project is a mixed-use building at the intersection of South Dixie Highway and SW 170th Street, that includes a balance of commercial uses, civic use, and residential use in a single project. The project is sited on two lots with a combined total of 0.91 net acres (1.46 gross acres) in the Downtown General (DG) Sector of the Downtown Urban Village (DUV) Zoning District. The mixed-use building and grounds include:

- 31 residential units;
- 22,146 square feet of office space;
- Thumbelina Academy, a 230-student preschool;
- Masters Preparatory, a 220-student elementary school.

The daycare and school are proposed to be located on the first and second floors. Schools are a permitted use in the DG Sector. Commercial offices will also be located on part of the 1st floor with the balance of office space on the 3rd and 4th floors. Residences will be on the 2nd through 5th floors. Open space will include a playground on the ground floor, as well as separate private open space amenities for residents on upper floors.

Sufficient on-site structured parking and on-street (perimeter) parking is included.

The proposed project is 5 stories in height.

The proposal is as described and shown in the plans and drawings submitted to the Village of Palmetto Bay and on August 27, 2018, with Sheet A1.00 revised in response to Village staff comments and dated September 10, 2018.



Proposed project rendering from US-1 and SW 170th Street



Proposed project rendering from SW 170th St. and SW 94th Ct.



Proposed project rendering from SW 170th Street



Proposed project rendering from SW 94th Court



Proposed project rendering from north side (façade only, grassed area shown is not part of site)

Data

Building Areas (all areas in square feet)						
Floor:	Residential	Office	Preschool	Playground	School	Gross Area
1 st Floor		6,000	5,845	5,206		17,051
2 nd Floor	6,414				6,459	12,873
3 rd Floor	6,414	8,073				14,599
4 th Floor	6,414	8,073				14,599
5 th Floor	14,599					14,599
Total	33,841	22,146	5,845	5,206	6,459	73,721

Building Height	5 stories	60'-0" to roof.
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Site Areas		
Site Area:	63,583 gross sq. ft.	1.46 acres
Lot Area:	43,072 net sq. ft.	0.99 acres
Lot Coverage	26,759 sq. ft.	62%
Public Open Space	0.0 sq. ft.	0%
Private Open Space	19,784 sq. ft. (46%)	15% required - consistent

Setbacks		
<u>Street</u>	<u>Street Hierarchy</u>	<u>Setback</u>
South Dixie Highway	'A' Street	10'
SW 170th Street	Priority 'B' Street	10'
SW 94 th Court	'B' Street	10'
Interior Side		5'
Interior Rear		-

Parking			
Required Parking:			
Residential (Units more than 750 sq. ft. 1.5 spaces/residential unit) = 31 units			47 spaces
Office (1 space per 400 gross square feet)			56 spaces
Elementary School (220 students)			9 spaces
Preschool (230 students) (per §30-70.8)			39 spaces
Gross Total			151 spaces
Mixed Use Incentive (-20%) (per §30-50.23-1.07.A.2)			-30 spaces
Proximity to Premium Transit (-30%) (per §30-50.23-1.07.A.1)			-45 spaces
			76 spaces
Provided Parking:			
On-site Surface:	0 spaces		0 spaces
On-site Interior:	106 std.	1 handicap	107 spaces[MA1]
Off-site, Perimeter On Street:	5 std.		5 spaces
Off-site within 1,000 ft. (Sec. 4.03(c))	0 spaces		0 spaces
			112 spaces

Residential Density		
Base Residential Density	35 residential units	24 RU/acre _{gross}
Requested Base Residential Density	31 residential units	21 RU/acre _{gross}
Requested Live-Work Units	0 live-work units	0 RU/acre _{gross}
Requested Residential Reserve Units	0 reserve units	0 RU/acre _{gross}

SITE PLAN REVIEW FINDINGS

The following findings have been made by staff pursuant to the requirements for Site Plan Review for a public hearing contained in Sec. 30-30.5(j)(1) a. through e. of the zoning ordinance of the Village of Palmetto Bay, Florida.

a. CONSISTENT WITH THE COMPREHENSIVE PLAN

Staff Findings on Consistency with the Village Comprehensive Plan

The site plan has been found to be consistent with the Village of Palmetto Bay, Florida adopted Comprehensive Plan. Consistent means compatible with the principles of, and furthering the objectives, policies, land uses, and intensities of the Village Comprehensive Plan. (*Sec. 30-40.1. – Definitions*) Specific policies that the site plan furthers are cited below, with Staff analysis of the specific policy in blue italics.

Land Use Policy 1.1.1

Franjo Activity Center, (FAC)

- a. Mix of office, service, retail, entertainment, residential, community facilities, open space and transportation uses that will promote a lively, livable, and successful downtown area;
 - b. Pedestrian oriented core;
 - c. Promote mass transit and alternative transportation;
 - d. Encourage the integration of transportation and transit systems with land use;
 - e. Development and redevelopment at varying density and intensity ranges;
 - f. Promote compact, innovative land development;
 - g. Promote creative siting of buildings, transportation routes, and open space to create vistas that will unite the downtown areas, link the downtown with the rest of Franjo Activity Center area;
 - h. Total densities and intensities of development to include 5,661 residential units, 1,500,000 sq. ft. of commercial/office/retail space, urban open space and recreational space toward a goal of 0.25 acres per 1,000 residents.
- *The project provides a mix of uses including a daycare with an enclosed playground, an elementary school, office spaces and varied residential options, and supporting Part a.*
 - *The project is located within 1,000 feet of the SW 168th Street stop of the South Dade Busway, allowing for mass transit access, and supporting Part c*
 - *The project promotes compact land development by adhering the allowable density of the DUV DG Sector, and supporting part f.*
 - *This development will include over 22,000 square feet of office space located with 31 residential units, and supporting Part h.*

Land Use Policy 1.3.2

Require that all new development and redevelopment maintain the adopted level-of-service standards for public facilities in this Plan concurrent with the build-out of planned projects.

Adopted level-of-service standards for water, wastewater, and drainage public facilities will be maintained through the permitting process. Transportation levels-of-service are acceptable. (see Transportation Policies below).

Land Use Policy 1.7.5

Provide landscaping within an average 50-foot right-of-way, whenever feasible adjacent to non-residential development.

Landscaping meets landscape requirements with average spacing of trees providing the required landscaping and pedestrian shade, while also addressing the practical requirements of parking.

Land Use Policy 1.7.8

Study opportunities to provide landscape pockets with automatic irrigation systems along arterial streets that do not currently have landscaping to soften the visual effect of the block wall.

The proposed site plan includes trees along each of the three fronting streets, as well as bushes to soften the visual effect of a building wall.

Transportation Policy 2A.1.1

The Village of Palmetto Bay recognizes the Urban Development Boundary (UDB) designated by Miami-Dade County and the Urban Infill Area UIA within its municipal limits. Pursuant thereto, the minimum acceptable peak-period LOS for all State and County roads within the UDB shall be the following:

1. All development applications within the Urban Infill Area Transportation Concurrency Exception Area are exempt from transportation concurrency requirements; however the following level of service thresholds are established for reviewing projects within the UIA TCEA: (1) Where no public mass transit service exists, roadways shall operate at or above Level of Service E (100% of capacity), (2) Where mass transit service having headways of 20 minutes or less is provided within a half-mile distance, roadways shall operate at Level of Service of 120% of capacity (3) Where extraordinary transit service, such as express bus service exists, parallel roadways within a half-mile shall operate at no greater than 150% of their capacity; and
2. Between the UDB and UIA: (1) Where no public mass transit service exists, roadways shall operate at or above Level of Service D (90% of capacity) (2) Where mass transit service having headways of 20 minutes or less is provided within a half-mile distance, roadways shall operate at Level of Service E (100% of capacity) (3) Where extraordinary transit service, such as express bus service exists, parallel roadways within a half-mile shall operate at no greater than 120% of their capacity

The applicant has submitted a traffic study by a licensed professional. The results of the study determined the project is expected to generate 336 net new weekday A.M. peak hour vehicular trips and 182 net new weekday P.M. peak hour vehicular trips. The results of the intersection capacity analyses indicate that the study intersections are expected to operate at adopted levels of service or better under all analysis conditions during the A.M. and P.M. peak hours.

The results of the vehicle accumulation analysis indicate that for the expected arrival and dismissal vehicles to be accommodated within the on-street drop-off/pick-up area and the additional on-site drop-off/pick-up area without extending onto SW 94th Court, two (2) arrival and four (4) dismissal periods are proposed. The first arrival group will serve the 220 elementary students from 7:00 A.M. to 7:30 A.M. The second arrival group will serve the 230 preschool students from 7:30 A.M. to 8:00 A.M. The first dismissal group will serve 115 preschool students. from 2:20 P.M. to 2:50 P.M. The second dismissal group will serve 115 preschool students from 2:50 P.M. to 3:20 P.M. The third dismissal group will serve 110 elementary students from 3:20 P.M. to 3:50 P.M. The second dismissal group will serve 110 elementary students from 3:50 P.M. to 4:20 P.M

Transportation Policy 2A.1.6

In connection with future development, all roadway, transit, bicycle and/or pedestrian improvements shall be built by respective developer(s), in accordance with the Village's adopted subdivision regulations, and in place prior to issuance of a final Certificate of Occupancy.

The site plan includes improvements to right-of-way public realm areas that include roadway, parking, and pedestrian facilities to be designed and constructed by the developer.

Transportation Objective 2A.5 Bicycle and Pedestrian Facilities

Increase the amount of pedestrian and bicycle activity within the Village by providing adequate facilities to promote friendly pedestrian and bicycle environments.

The project provides widened pedestrian facilities and will be required to provide at least 6 spaces for bicycle parking, with at least 2 of these spaces along South Dixie Highway.

Transportation Policy 2C.1.1

In connection with future development, require that adequate and safe internal circulation improvements take into consideration the provision that pedestrian and/or bicycle facilities be in place prior to issuance of final Certificate of Occupancy.

The site plan includes improvements to right-of-way public realm areas, such as sidewalk widening.

Recreation and Open Space Policy 7.1.3

Maintain a balance of active parks, passive parks, and natural areas to meet the needs and expectations of Village residents and seek future opportunities to increase the number of pocket parks and other urban open spaces distributed throughout the Village.

The project provides more than the required amount of private open space for its residents.

Recreation and Open Space Policy 7.1.8

Ensure that ample parks and open space is a key component in the development of the Palmetto Bay Village Center and the Franjo Road/US 1 Commercial Area mixed-use areas.

The project provides the required amount of playground space for the children in attendance at its schools.

a. CONSISTENT WITH THE PURPOSE AND INTENT OF THE ZONING DISTRICT

Consistency with the intent of the Zoning District and specifically with the DUV Sector, Section 2.02-B. Sector Plan – DG, of Sec. 30-50.23.1 - Downtown Urban Village. The DG Sector specifically provides: The Downtown General (DG) sector applies to the area of the Downtown Urban Village (DUV) immediately surrounding the Downtown Village (DV). The Downtown General (DG) serves as a transition from the large properties abutting US-1 into the area intended to become the main, ped/bike-friendly, transit-connected Downtown Urban Village (DUV).

1. This sector provides for flexible building types in the general form of flexible blocks and flex buildings, both of which may accommodate higher intensity commercial/retail at the ground level and offices or multi-unit residential on the floors above. More traditional 'urban big box' commercial uses may be accommodated in the Downtown General (DG) sector with a selection of other compatible uses, vertically integrated within the same building.
2. Landscaping should consist of a more urban scale and pattern of planting with street trees planted in tree grates and landscape islands.
3. Parking is permitted both on-site and off-site within the DG Sector. (Section 2.02 A. (p.19-20))

Staff Findings on Consistency with Intent of the Zoning District

Use:

The mixed-use project provides 1-bedroom, 2-bedroom and 3-bedroom apartments, a daycare with an enclosed playground, office spaces, and an elementary school. These uses are compatible with the anticipated vision for the DUV.

Density:

The Residential Density Plan per Section 2.06 allows for 24 dwelling units per acre on this site. The project site is 1.46 acres, which would allow for 35 units by right. The project proposes 31 units in total, consistent with the allowable density.

Intensity:

The total gross area of the building is proposed at an intensity of 2.28 Floor Area Ratio (FAR) based on gross floor area of all habitable floors.

Building Type:

The proposal is a Flexible Block type per Sec. 30-50.23.4. - Architecture standards Section 4.02 Permitted Building Types. A Flexible block is a potential mixed-use building type, occupied by one of or a combination of multi-family residential, commercial or offices at the ground floor and office/multi-family residential units on the floor(s) above. The building is intended to front more than two (2) street frontages and accommodate larger footprint commercial uses or structured parking within the envelope.

Bonuses or Other Special Permits:

The proposed development requests a ground floor mixed-use parking reduction of 20%, and a 30% parking reduction due to proximity to premium transit. The project is 880 feet, measured as a straight line to the SW 168th Street South Dade Busway stop. These requests are within the intent of the DUV Zoning District.

b. CONFORMANCE WITH ALL APPLICABLE REGULATIONS OF THE ZONING DISTRICT

Staff Findings on Conformance with Applicable Regulations of the Zoning District

The proposed site plan is in conformance with all applicable requirements of the Downtown General (DG) Sector of the Downtown Urban Village (DUV) Zoning District as established at the time of submittal, with design considerations. Design considerations have been reviewed, analyzed and recommended for acceptance with the Staff Recommendation on page 33.

Site Plan Review:	Acceptable with Design Considerations
Scale/Utilization of Site:	Acceptable
Location of Building(s):	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable with Design Consideration
Open Space:	Acceptable
Buffering:	Acceptable with Design Consideration
Access:	Acceptable
Visibility/Visual Screening:	Acceptable
Circulation:	Acceptable with Design Considerations

The proposed project is on two adjacent lots located on the north side of SW 170th Street along the east side of South Dixie Highway and wrapping around SW 94th Court. The site lies within the Downtown General (DG) Sector of the DUV Zoning District in the Village of Palmetto Bay. The intent of the DG Sector is described in §30-50.23 as:

The Downtown General (DG) sector applies to the area of the Downtown Urban Village (DUV) immediately surrounding the Downtown Village (DV). The Downtown General (DG) serves as a transition from the large properties abutting US-1 into the area intended to become the main, pedestrian and bike-friendly, transit-connected Downtown Urban Village (DUV).

1. This sector provides for flexible building types in the general form of flexible blocks and flex buildings, both of which may accommodate higher intensity commercial/retail at the ground level and offices or multi-unit residential on the floors above. More traditional 'urban big box' commercial uses may be accommodated in the Downtown General (DG) sector with a selection of other compatible uses, vertically integrated within the same building.
2. Landscaping should consist of a more urban scale and pattern of planting with street trees planted in tree grates and landscape islands.
3. Parking is permitted both on-site and off-site within the DG Sector. (§ 2.02 A. (p.19-20))

Block and Street Frontages § 2.05 (p.13)

The site is a flexible block as it fronts more than two street frontages and it is intended to accommodate a larger footprint for commercial uses or structured parking.

The categories of its two fronting streets are:

West:	South Dixie Highway	A Street
South:	SW 170th Street	Priority 'B' Street
East:	SW 94th Court	B Street

The site fronts three sides and is occupied by a combination of uses such as a preschool, school, office and residential uses making it a flexible block.

Uses (§ 2.07) (p.15)

The proposal is for a mixed-use project which is encouraged in the DUV. The proposed uses are daycare and professional office use on the 1st floor, school and residential use on 2nd floor, office and residential on the 3rd and 4th floors and residential on the 5th floor.

Multiple-family dwelling units are the only permitted residential use in the Downtown General Sector . Permitted uses in the DG Sector that are applicable to the requested site plan uses are Civic Uses, including Religious Facilities and Schools, General Retail/Personal Service, Neighborhood Proprietor Commercial Retail /Office and Services, and Office Uses.

The uses that are requested are consistent with DG Sector, DUV Zoning District requirements.

Urban Design Standards § 3.01, 3.02, (p.17-21))

DUV NV Sector Requirement	Required	Provided
Building Types	Flexible Block Flexible Building	Flexible Block
Frontage Types	Arcade Storefront Forecourt	Storefront
Minimum Lot Size	160-ft. x 160-ft.	Provided
Building Height	4 stories minimum 5 stories maximum 8 stories with bonus	5 stories
Uses by Story	1 st Floor: Commercial-Retail, Office, Residential 2 nd Floor and above: Commercial-Retail, Office, Residential	1 st Floor: Office/Daycare 2 nd Floor: Elementary School / Residential 3 rd Floor: Office/Residential 4 th Floor: Office/Residential 5 th Floor: Residential
STREETS & BUILDING PLACEMENT		
Uses at Street:		
South Dixie Highway	Commercial-Retail, Office, Residential	Preschool and School
SW 170th Street	Commercial-Retail, Office, Residential	Preschool and Office
SW 94th Court	N/A	Office
Build-To Line, Primary: up to 2 nd story		
South Dixie Highway	50 ft. from centerline	at build-to line - consistent
SW 170th Street	30 ft. from centerline	at build-to line - consistent
SW 94th Court	30 ft. from centerline	at build-to line - consistent
Build-To Line, Secondary: 3 rd story and above		
South Dixie Highway	65 ft. from centerline	Alternate architectural methods in lieu of secondary build-to line; see Design Considerations, page 33
SW 170th Street	45 ft. from centerline	
SW 94th Court	45 ft. from centerline	
Building Setback		
South Dixie Highway	0 ft. from build-to line	10' from property line; at build-to line 50 ft. from centerline of street
SW 170th Street	0 ft. from build-to line	10' from property line; at build-to line 30 ft. from centerline of street
SW 94th Court	0 ft. from build-to line	10' from property line; at build-to line 30 ft. from centerline of street
Interior Side (parking)	5' for parking structure	5' - consistent

Glazing at Street Level:		
South Dixie Highway	70% minimum	greater than 70%
SW 170th Street	70% minimum	greater than 70%
SW 94th Court	70% minimum	20% does not meet standard; see Design Considerations, page 33
Sidewalk:		
South Dixie Highway	16 ft.	20 ft. – consistent
SW 170th Street	10 ft.	10 ft. – consistent
SW 94th Court	10 ft.	10 ft. – consistent
Bike Lanes:		
South Dixie Highway	not applicable	not applicable
SW 170th Street	not applicable	not applicable
SW 94th Court	not applicable	not applicable

Encroachments (p. 21)

On front and side streets, the listed encroachments are allowed into the build-to line, according to the specified vertical clearance and horizontal projection. The requirements are not applicable to interior and rear sides.

Type	Vertical Clearance	Horizontal Projection	Provided
Signage	8 ft. min.	24 in. max.	not applicable
Lighting	8 ft. min.	24 in. max.	not applicable
Awning	10 ft. min.	6 ft. max.	not applicable
Balcony	12 ft. min.	6 ft. max.	not applicable
Window	12 ft. min.	4 ft. max.	not applicable

Parking Access and Setbacks (p. 21)

All off-street parking that does not occur within a parking structure, must be developed according to the requirements below.

Location	Required Setback	Provided
Front Street	8 ft. min.	not applicable
Side Street	10 ft. min.	not applicable
Interior Side	12 ft. min.	not applicable
Rear	12 ft. min.	not applicable

Parking Dimensional Requirements § 30-70.8 (p. 36-38)

Description	Vertical Clearance	Provided
90-Degree Parking Stall:		
Length	18 ft. min.	18' provided
Depth to Wall	18 ft. min.	18' provided
Width (parallel to aisle)	8½ ft. min.	8'6" provided
Drive Aisle Width	22 ft. min.	22' provided
45-Degree Parking Stall:		
Length	26.5 ft. min.	not applicable
Depth to Wall	18.7 ft. min.	not applicable

Width (parallel to aisle)	12 ft. min.	not applicable
Drive Aisle Width	12 ft min.	not applicable
60-Degree Parking Stall:		
Length	22.9 ft. min.	not applicable
Depth to Wall	19.8 ft. min.	not applicable
Width (parallel to aisle)	9.8 ft. min.	not applicable
Drive Aisle Width	17 ft min.	not applicable
75-Degree Parking Stall:		
Length	20.3 ft. min.	not applicable
Depth to Wall	19.6 ft. min.	not applicable
Width (parallel to aisle)	21 ft. min.	not applicable
Drive Aisle Width	24 feet (2-way)	not applicable
Parallel Parking Stall:		
Length	23 ft. min.	required at permitting
Width	8½ ft. min.	required at permitting
Driveway:		
Distance from intersection:		
Residential	35 ft. min.	not applicable
Commercial	50 ft. min	not applicable
Width (single-family residential)	10 ft. min. – 24 ft. max.	not applicable
Width (multi-family residential)	12 ft. min. – 20 ft. max.	not applicable
Width (commercial)	12 ft. min. – 30 ft. max.	not applicable

Other Parking Requirements:

- Backing out prohibited in any right-of-way not applicable
- Parking prohibited on driveway not applicable
- Mechanized parking allowed, and requires: not applicable
 - Queueing analysis
 - Not to be counted for more than 50% of requirement, except on lots under 15,000 sq. ft, where 100% may be mechanized
- Parking structures to be lined with 20-ft. minimum depth habitable building space along streets consistent
- Parking garages to be located at rear of lot facing side of rear of lot consistent
- Surface parking to be lined with habitable building space or decorative wall/landscaping along streets (minimum height 36-inches, maximum height 72-inches) not applicable
- Surface parking not to encroach into required yards not applicable
- All other requirements per Miami-Dade Public Works Manual
- Parking requirements may be met off-site: not applicable
 - Within a parking structure or surface lot
 - Within 1,000 ft. of nearest point of development parcel
 - Requires attached covenant

Parking Inventory Requirements (p. 37)

BUILDING TYPE	Required	Provided
Single-Family Residential		
Single-family detached	2 spaces / unit	not applicable
Rowhouse	2 spaces / unit	not applicable
Multi-Family Residential		
Units of 750 sq. ft. or less	1 space / unit	not applicable
Units of more than 750 sq. ft.	1½ spaces / unit	31 units = 47 spaces
Housing for Elderly		
All	½ space / unit	not applicable
Hotel / Motel		
Up to 40 Guest Rooms	1 space / unit	not applicable
After first 40 guest rooms	½ space / unit	not applicable
Retail		
All	1 space / 300 sq. ft.	not applicable
Offices / Health Care		
All	1 space / 400 sq. ft. gross floor area = 56 spaces	provided
Food and Drink Establishments		
All	1 space / 50 s.f. patron area	not applicable
Other		
All other uses	Per Sec. 30-70.8 (Parking shall equal the combined total of personnel and transportation vehicles)	230 daycare / 6 = 39 personnel
Daycare & K-5		220 elementary/25 = 9 personnel 48 spaces required
Village Parking Incentives Program § 1.07		
Gross Parking Requirement	151 spaces	see below
Proximity to premium transit	30% reduction	applicable
Ground Floor Mixed Use	20% reduction	applicable
Off-site on street within 1,000 ft. § 4.03(c)		not applicable
Net Parking Requirement	76 spaces	116 spaces
Bicycle		
1 bike space per 10 vehicle spaces required	58 / 10 = 6 bike spaces	Not shown: to be required with approval
25% of bike spaces along street frontage	6 x 25% = 2 spaces	Not shown: to be required with approval

Service Standards (p. 38)

- Where there is an alley present, provide all services in alley. not applicable
- Where not alley is present, all services (trash, etc.) are enclosed. in garage (not labeled)
- Services screened, and not to encroach on setbacks or landscape area not applicable
- All utilities underground replaced at time of development not applicable

Private Open Space Standards (p. 38)

Counted in form of courtyards, balconies, terraces, lawns, community gardens, amenity recreation decks, and landscape roof terraces.

PRIVATE OPEN SPACE	Required	Provided
15% of lot area	6,460 sq. ft.	19,784 sq. ft.

Landscape Standards (p. 38)

- Per Sec. 30-100.1
- Street trees at maximum of 25-ft. average spacings on center, and minimum caliper of 5 inches
- Tree openings on sidewalks covered by tree grates
- Landscape islands between groups of parallel parking spaces, irrigated, and covered with grass
- Continuous landscape strips irrigated and covered with grass. For compliance with development order, must provide dimensions and labels on landscape sheets

Frontage Standards (p. 39)

- Occupancy at build-to line by sector per prior table
- For building sites greater than 300 feet of frontage along a street, a pedestrian paseo shall be provided. Paseo standards are for: width = 15 feet minimum and spacing = 200 feet minimum.

Not applicable

Building size and Massing (p. 39)

Buildings to be constructed with variable massing, with horizontal and vertical extrusions:

MASSING CRITERIA	Required	Provided
Horizontal		
Maximum Continuous Frontage	250 ft.	187' ft. max.
Articulation	60 ft. min over 150 ft.	provided
Vertical		
Maximum Building Height	125 ft.	60 ft. to top of roof
Floor Heights:		
Flex Block / Flex Building		
Ground Story	14 ft. min. – 18 ft. max.	12-ft. – not consistent; see Design Considerations, page 33
2 nd Story and Above	9 ft. min. – 12 ft. max.	12' – consistent
Row House / Stacked Apartment		
Ground Story	10 ft. min. – 14 ft. max.	not applicable
2 nd Story and Above	8 ft. min. – 12 ft. max.	not applicable
Single Family House		
All Floors	9 ft. min. – 12 ft. max.	not applicable

Accessory Structures (p. 40)

- Permitted with Rowhouse or Single-Family House only
- Not permitted with Flex Building, in Flex Block, or with Stacked Apartment Building
- Permitted only in Urban Village (UV) and Neighborhood Village Sectors (NV)
- Subject to all required setbacks for sector
- Minimum separation from the principal building is 10 ft.
- Height not to exceed minimum allowable height of principal structure

Not applicable

Accessory Dwellings (p. 41)

- Permitted with Rowhouse, Stacked Apartment or Single-Family House only
- Not permitted with Flex Building or in Flex Block
- Subject to all required setbacks for sector
- Minimum separation from the principal building is 10 ft.
- Maximum area of unit is 600 sq. ft.
- Accessory dwelling not to have culinary facility within unit
- Height not to exceed 1 story

Not applicable

Lighting Standards (p. 41)

- To be provided in:
 - Driveways and parking areas
 - Sidewalks and pedestrian paseos
 - Commercial establishments entryways
 - Recreation areas
 - Multi-family common areas and entryways
- Pedestrian scale with a maximum height 18 ft. and a maximum spacing 60 ft.
- Type and style to be approved by Director, based on criteria of: uniformity of types, location right-of-way width, and light trespass
- Meet recommended luminance range, uniformity and trespass for each use or structure per the Illuminating Engineering Society of North America (IESNA) publication

Division 30-120. – Public Charter School Facilities

Charter School Facilities –Required Information §30-120.3		
All public charter school facilities shall submit the following information to the village's department of community development for review by the department and for consideration at a public hearing:		
(1)a	Total size of the site	PROVIDED
(1)b	Maximum number of students to be served.	PROVIDED
(1)c	Grades or age groups that will be served.	PROVIDED
(1)d	Maximum number of teachers, administrative and clerical personnel.	PROVIDED
(1)e	Maximum number of classrooms and total square footage of classroom space.	PROVIDED
(1)f	Total square footage of non-classroom administrative office space.	PROVIDED
(1)g	Total square footage of non-classroom student activity space	PROVIDED
(1)h	Amount and location of exterior recreational/play area in square footage.	PROVIDED
(1)i	Maximum number and type of vehicles that will be used in conjunction with the operation of the facility.	PROVIDED
(1)j	Number of parking spaces provided for staff, visitors and operations vehicles and justification that those spaces are sufficient for the facility.	PROVIDED
(1)k	Number of drop-off and pick-up spaces provided for automobile and/or bus use and justification that those spaces/areas are sufficient for the transportation needs of the facility.	PROVIDED
(1)l	Days and hours of operation; weekly and annually.	PROVIDED
(1)m	An explanation of any such activities anticipated to be conducted in association with the charter school but typically conducted outside of the hours of operation of the charter school.	PROVIDED
(1)n	Means of compliance with requirements of the Florida Building Code, the National Uniform Building Code; and the departmental requirements of the Miami-Dade County Fire Department, Miami-Dade County Department of Public Health, the Florida Department of Health and Rehabilitative Services, and any Federal or State regulations applicable to the specific application and occupancy.	TO BE PROVIDED AS PART OF BUILDING PERMIT PROCESS

Charter School Facilities –Required Information §30-120.3

All public charter school facilities shall submit the following information to the village's department of community development for review by the department and for consideration at a public hearing:

(1)o	A copy of the charter approved by the Miami-Dade County Public School Board.	LOCATION SPECIFIC CHARTER REQUIRES ZONING APPROVAL
(1)p	Traffic impact study conducted by the village with reimbursement of cost by the applicant.	PROVIDED
(2)a	A plan indicating existing zoning on the site and adjacent areas.	PROVIDED
(2)b i	Location of all structures.	PROVIDED
(2)b ii	Parking layout, automobile/bus stacking areas (parent pickup, school bus delivery/pickup, and special needs locations) drives and circulation.	PROVIDED
(2)b iii	Walkways.	PROVIDED
(2)b iv	Location of recreation areas and play equipment which shall include surrounding fences and/or walls.	PROVIDED
(2)b v	Any other features which can appropriately be shown in plan form.	N/A
(2)c	Floor plans and elevations of all proposed structures.	PROVIDED
(2)d	Landscape plan listing quantities, size, and names of all plants.	PROVIDED

Charter School Facilities – Physical Standards §30-120.4		Finding
All charter school facilities shall meet the minimum requirements included herein:		
(a)	Outdoor areas. Outdoor recreation/play areas are not required. Where provided, the outdoor recreation/play area shall, whenever possible, be located so that the recreation/play area is not immediately adjacent to single family residences or section line roads, nor create incompatible impacts on other immediately adjacent properties. Adequate screening in the form of a wall or fence and landscaping shall be provided wherever the outdoor/play area abuts a property under different ownership.	Playground is located within an area interior to the site with an 8-ft. high fence
(b)	Signs. Signs shall comply with district regulations as contained in the Code; provided, however, that the total square footage of all signs in any residential district shall not exceed six square feet in size.	To be provided with building permits
(c)	Automobile stacking. Stacking space, defined as that space in which pickup and delivery of children can take place, may be provided in the form of specified parking stalls and/or areas clear of vehicular drive aisles. Stacking space shall be provided for a minimum of two automobiles for charter schools with 20 to 40 children; schools with 41 to 60 children shall provide four spaces; thereafter there shall be provided a space sufficient to stack five automobiles.	There is sufficient room for stacking on SW 94 th Court for 5 vehicles
(d)	Bus stacking. Stacking space shall be provided to accommodate the transportation needs of the children to the facility without causing back up on to adjacent public rights-of-way or substantial disruption to adjacent uses.	Buses are not to be used
(e)	Height. The building height shall not exceed the height permitted for the underlying zoning district.	Height does not exceed zoning requirements
(f)	Landscaping. Landscaping and trees shall be identified and provided in accordance with Division 30-100 of this Code for the underlying zoning district.	Landscaping plan is acceptable
(g)	Water Bodies: Charter school facilities as described herein shall be prohibited from operating on property abutting or containing a water body such as a pond, lake, canal, irrigation well, river, bay, or the ocean unless a safety barrier is provided which totally encloses or affords complete separation from such water hazards. Swimming pools and permanent wading pools in excess of 18 inches in depth shall be totally enclosed and separated from the balance of the property so as to prevent unrestricted admittance. All such barriers shall be a minimum of 48 inches in height and shall comply with the following standards: (1) Gates. Gates shall be of the spring back type so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safety lock and shall be locked when the area is without adult supervision. (2) Safety barriers. All safety barriers shall be constructed in accordance with the standards established in the Code, except that screen enclosures shall not constitute a safety barrier for these purposes. (i) Lot coverage and floor area ratio. The charter school facility shall not exceed the lot coverage and floor area ratio allowed by the underlying zoning district. (ii) Building setbacks. The charter school facility shall comply with the setbacks established in section 30-60.6 of this Code for buildings of public assemblage as allowed by the underlying zoning district.	The facility does not abut or include a water body

Charter School Facilities – Plan Review Standards §30-120.6		Finding
(a)	Scale. The scale of the facility shall be compatible with the scale of surrounding uses.	Acceptable: the facility is in a building that is scaled to the DUV
(b)	Compatibility. The design shall be compatible with the design, types of uses, and intensity of uses of the facility site, surrounding buildings, and/or adjacent uses. The applicant shall provide an explanation regarding any activities anticipated to be conducted in conjunction with the charter school.	Acceptable: the building is compatible with DUV criteria
(c)	Buffers. Buffering elements shall be utilized for visual screening and substantial reduction of noise levels at all property lines where necessary to comply with section 30-60.11 of this Code	Landscape and trees wrap around US-1 and SW 170 th Street to provide visual screening
(d)	Landscaping. Landscape shall be preserved in its natural state insofar as is practicable by minimizing the removal of trees or the alteration of favorable characteristics of the site. Landscaping and trees shall be provided in accordance with this Division 30-100 of this Code for the underlying zoning district.	Current trees will be removed, and replaced with new trees
(e)	Circulation. Pedestrian and automobile/bus circulation shall be separated insofar as is practicable. All circulation systems shall adequately serve the needs of the facility and be compatible and functional with circulation systems outside the facility. Automobile and bus stacking spaces shall be provided to accommodate the drop-off and pick-up needs without causing substantial disruption to adjacent rights-of-way or the surrounding uses.	Pedestrian and auto circulation are separated, distinct and marked.
(f)	Service areas. Wherever service areas are provided, they shall be screened and so located as to be compatible with the adjacent properties.	Partially provided
(g)	Operating time. The operational hours shall be compatible with the activities of other adjacent properties.	The intent of the project is a mixed use: school hours & business hours partially overlap; residential hours are complementary
	Fences and walls. Outdoor recreation and/or play areas shall be enclosed with fences and/or walls at a minimum height of five feet.	Outdoor recreation areas are enclosed by building & fences.
	Traffic impact. Village's adopted roadway level of service is not exceeded.	Intersections are expected to operate at adopted level of service or better

c. CONFORMANCE WITH THE VILLAGE SUBDIVISION REGULATIONS AND ALL OTHER APPLICABLE VILLAGE REQUIREMENTS INCLUDING THE DESIGN AND CONSTRUCTION OF STREETS, UTILITY FACILITIES AND OTHER ESSENTIAL SERVICES.

Staff findings on consistency with Village regulations

The project is in conformance with the Village subdivision regulations and all other applicable Village requirements including Section 30-50.23 DUV Zoning District; Section 30-30.5, Site Plan Approval; and Section 30-120.1 Public Charter School Facilities. Refer to the analysis of Criterion b, above.

d. CONSISTENT WITH GOOD DESIGN STANDARDS IN RESPECT TO ALL EXTERNAL RELATIONSHIPS:

Staff findings on consistency with good design standards relative to external relationships.

- The proposal adjoins 2 vacant lots and is compatible with the existing built environment, as well as the DUV Zoning District.
- Vehicular internal circulation is acceptable.
- Pedestrian circulation is acceptable.
- Disposition of open space is acceptable.
- The use of screening and buffering is acceptable.
- Building arrangements between buildings in the proposed development are acceptable.

e. CONFORMANCE WITH THE VILLAGE POLICY IN RESPECT TO SUFFICIENCY OF OWNERSHIP, GUARANTEE FOR COMPLETION OF ALL REQUIRED IMPROVEMENTS AND THE GUARANTEE FOR CONTINUED MAINTENANCE.

Staff findings on sufficiency of ownership and guarantee for completion of improvements.

- The proposal is located on two adjoining properties for which the title has been unified.
- Completion of the required improvements, both off-site and on-site will be required as a condition of approval.
- Continued maintenance of on-site and off-site peripheral improvements, including landscape, will be required as a condition of approval (as a recorded covenant running with the land).

RECOMMENDATION

Staff recommends approval of the site plan, based on revised plans and drawings submitted to the Village of Palmetto Bay and on August 27, 2018, with page A1 dated September 10, 2018, with the following design considerations and conditions provided below:

Design Considerations

- 1. First Floor Height:** The ground story of the mixed-use building is 12-feet where 14-foot minimum to 18-foot maximum is required. The ground floor height is 2-feet (14%) lower than the minimum requirement, and while providing for adequate height for a high quality interior environment for the ground floor school and office uses, the lower height contributes to minimizing the overall height of the building at 60-feet to enhance transition to the east, which is zoned as the Neighborhood Village (NV) Sector of the DUV. The NV sector has a maximum height of 5 stories for a mixed-use build, but also 3 stories for a row house building type which can range in height from 26 feet minimum to 38 feet maximum. Staff recommends acceptance of the provided first floor height as a design consideration.
- 2. Secondary Massing:** Secondary massing in the DG Sector is required as a step-back of 15-feet in a horizontal direction of the build-to line above the 2nd floor. The building masses are substantially broken in vertical and horizontal directions using creative architectural methods that are consistent with the international design aesthetic of the proposal, including: an architectural canopy above the ground floor that also provides shade for pedestrians, vertical breaks between three building masses for the school and offices along US-1, the commercial and residential building on SW 170th Street, and the parking structure with roof-top amenities along SW 94th Court. Essentially, three building masses are established, that although interconnected, as vertically separated. In addition, extensive use of transparency in upper floors lightens building mass, and where one larger opaque wall is situated on the south façade, there are three distinct surfaces. Staff recommends acceptance of the provided first floor height as a design consideration.
- 3. Ground Floor Transparency:** TS-U1 transparency at 20% where 70% is required along SW 94th Court, which is classified as a TS-U1 Street, for the DUV code. (see conceptual rendering to right) SW 94th Court is the lowest priority street of the three street facades of the project; however, Village staff recognizes that sensitivity to the UV Sector neighborhood across from SW 94th Court should require conditions that relieve the massing of this surface of approximately 40-feet by 20-feet. Staff recommends acceptance of the provided first floor height as a design consideration, with the condition that if granted, part of the



Proposed project rendering from SW 94th Court, illustrating ground floor wall surface for design consideration and recommended condition

applicant's Art In Public Places (AIPP) contribution will include appropriate art on this wall as well as other AIPP works in the public realm of the US-1 and/or SW 170th Street frontages.

Conditions

Bicycle Parking: Provide bicycle parking per Section 4.03 in which 1 bicycle space for every 10 required parking spaces is required, with 25% of these spaces to be along the primary street frontage on South Dixie Highway. The gross total requirement for parking is 151 parking spaces. A total of 16 bicycle rack spaces are required. Four of these are to be along the primary street, US-1. Staff recommends that these be in close proximity to the pedestrian entrance from US-1.

Accessible Parking: Adjust parking spaces to include a total of 5 accessible parking spaces of which one is van accessible.

Buses: The site plan is provided without an area for bus stacking, and the applicant has stated that buses will not be used for pick-up or drop-off from school. As a condition of the approval, buses will not be permitted for pick-up or drop-off of children to the school facilities. This condition will apply to all school buses as defined by §1006.2, School Buses, Florida Statutes. Private passenger vans of up to 20 feet in length and up to 2 axles may be used. Passenger vans up to 19-feet in length and 7-feet in width^(a) and up to 2 axles are not subject to this condition, and are permitted.

(a) 19 feet in length and 7 feet in width are the dimensions the of the 'Passenger Car Design Vehicle' in the *Manual of Uniform Traffic Control Devices (MUTCD)* ("Green Book") for which the parking spaces and parking aisle widths of the parking and drop-off and pick-up area are dimensioned.

Errors and Omissions: Any scrivener's errors or omissions in the site plan that have not been recommended for design considerations, must conform to applicable code sections for permitting.



Mark Alvarez
Interim Planning and Zoning Director
Village of Palmetto Bay, Florida

APPLICATION

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)? yes no If yes, provide complete legal description of said contiguous property.

11. Is there an option to purchase or lease the subject property or property contiguous thereto? no yes (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

12. PRESENT ZONING CLASSIFICATION: 0200 COMMERCIAL MATERIAL

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

District Boundary(zone) Changes [Zone(s) requested]:
(Provide a separate legal description for each zone requested)

Unusual Use: N/A

Use Variance: _____

Non-Use Variance: _____

Alternative Site Development: Option: _____

Special Exception: _____

Modification of previous resolution/plan: _____

Modification of Declaration or Covenant: _____

14. Has a public hearing been held on this property within the eighteen (18) months? no yes. If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? no yes. If yes, give name to whom the violation notice was served; and describe the violation:

16. Describe structures on the property: VACANT LAND

17. Is there any existing use on the property? no yes. If yes, what use and when established?
Use: _____ Year: _____

Planning Staff Use Only

Prep. Rep.	Reviewed and Accepted by	Date
Request No.	District Complete By	Date

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), DEATH STAIRS INVESTMENTS, LLC, being first duly sworn, depose and say that (I am) (we are) owner tenant of the property described and which is the subject matter of the proposed hearing.

Signature _____ Signature _____

Sworn to and subscribed to before me, this _____ day of _____, Notary Public: _____ Commission Expires: _____

CORPORATION AFFIDAVIT

(I) (WE), ALEXIS A. TEJEDA, being first duly sworn, depose and say that (I am) (we are) the President Vice-President Secretary Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____ Authorized Signature _____

(Corp. Seal)

Office Held _____

Sworn to and subscribed to before me, This _____ day of _____, Notary Public: _____ Commission Expires: _____

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject matter of the proposed hearing.

By _____ % By _____ %

By _____ % By _____ %

Sworn to and subscribed to before me, This _____ day of _____, Notary Public: _____ Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature _____

Sworn to and subscribed to before me, This _____ day of _____, Notary Public: _____ Commission Expires: _____

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Public Hearing No. _____

Before me, the undersigned authority, personally appeared ALEXIS A TESEDA
hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes
and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address:
16301 NW 24th Ave Suite 2 Miami FL 33129
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:
DREAM STARTS INVESTMENT III LLC
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]
Signature

MARIO R. IBARNE
Print Name

[Signature]
Signature

Marydella Echevarria
Print Name

Affiant's signature

1
Print Name

Sworn to and subscribed before me on the _____ day of _____ 20____.

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

Notary

(Stamp/Seal)
Commission Expires:

Exhibit "A"

PARCEL I

From the intersection of the North and East lines, extended of Tract 4, of LINDLEY PERRINE CENTER, according to the Plat thereof, as recorded in Plat Book 38, Page 29 of the Public Records of Miami-Dade County, Florida, run South along the East line of said Tract 4, a distance of 151.48 feet for a point to begin, thence run West parallel with the North line of said Tract 4, one hundred and twenty five (125) feet, thence South 75 feet, thence East 125 feet, thence North 75 feet to the point of beginning.

PARCEL II

Beginning 100 feet North of the Southeast corner of Tract 4, thence North 50 feet, thence West 125 feet thence South 50 feet and thence East 125 feet to the point of beginning; all of the above being part of Tract 4 as shown on the revised plat of LINDLEY PERRINE CENTER, according to the plat thereof, as recorded in Plat Book 38, Page 29 of the Public Records of Miami-Dade County, Florida, less that portion beginning at the intersection of the North and East lines extended of the said Tract 4, thence South 226.48 feet along the East line of said Tract 4; thence West 125 feet parallel with the North line of said Tract 4, thence North 125 feet, thence East 25 feet, thence North 101.4 feet thence East 100 feet to the point of beginning.

PARCEL III

Being a strip of land representing a gap or hiatus between said Parcel I and Parcel II hereinabove, and which strip of land being described herein as Parcel III contiguous and adjacent to the Southerly boundary line of said Parcel I hereinabove and is contiguous and adjacent to the Northerly boundary line of said Parcel II above, and which strip of land being described herein as Parcel III is more particularly described as follows:

A strip of land 1.3 feet wide and 125.0 feet long lying West of the West right of way line of SW 94 Court, said line also being the East boundary line of Tract 4, REVISED PLAT OF LINDLEY PERRINE CENTER, according to the Plat thereof as recorded in Plat Book 38, Page 29 of the Public Records of Miami-Dade County, Florida, and between the South line of the following described parcel: from the intersection of North and East lines extended, of Tract 4, of said LINDLEY PERRINE CENTER, plat run South along the East line of said Tract 4 a distance of 151.48 feet to the Point of Beginning; thence run West parallel with the North line of said Tract 4 for 125.00 feet; thence South 75.00 feet; thence East 125.00 feet; thence North 75.00 feet to the Point of Beginning; and the North line of the following described parcel: begin 100.00 feet North of the Southeast corner of Tract 4, of said REVISED PLAT OF LINDLEY PERRINE CENTER plat; thence run North 50.0 feet thence West 125.00 feet; thence South 50.00 feet; thence East 125.00

feet to the Point of Beginning and bounded to the West by the northerly projection of the West line of the last described parcel.

PARCEL IV

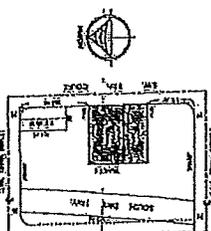
The South 201.12 feet of the West 125 feet of Tract 4; also the South 101.47 feet of the East 125 feet of Tract 4, of the Revised Plat of LINDLEY PERRINE CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 29 of the Public Records of Miami-Dade County, Florida LESS the following described land deeded by the Trustees of Perrine Baptist Church on July 17, 1952, as recorded in Deed Book 3628, at page 316, of the Public Records of Miami-Dade County Florida to-wit;

That part of Tract Four (4) of the Revised Plat of Lindley Perrine Center.

according to the Plat thereof recorded in Plat Book 38, at page 29, of the Public Records of Miami-Dade County, Florida, described as follows:

Commence at the point of intersection of the East and South Lines, extended of said Tract 4, and run North along the East line of said Tract 4 a distance of 101.47 feet, more or less, to a point which is the POB; thence run West parallel with the South line of said Tract 4 a distance of 125 feet, more or less to a point; thence run South parallel with the East line of said Tract 4 a distance of 1.47 feet more or less to a point; thence East Parallel with the North line of said Tract 4, a distance of 125 feet, more or less to a point on the East line of said Tract 4; thence run North along the East line of said Tract 4; thence run North along the east line of said Tract 4, a distance of 1.47 feet more or less, to the Point of Beginning.

Also less a 100 ft. Road right-of-way over a portion of the South 201.12 feet of the West 125 feet of Tract 4 of said Revised Plat of Lindley Perrine Center, according to the plat thereof, as recorded in Plat Book 38, Page 29, as shown on State Road Department Right-Of-Way Map, Section 8702-108, Road # 5, recorded in Plat Book 50, Page 89, of the Public Records of Dade County, Florida, which road right-of-way was acquired by Dade County pursuant to Eminent Domain Proceedings brought under Law 25838 and a Final Judgment entered in said cause filed December 10, 1951, recorded December 12, 1951, in Circuit Court Minute Book 201, page 589, Miami-Dade County, Florida.



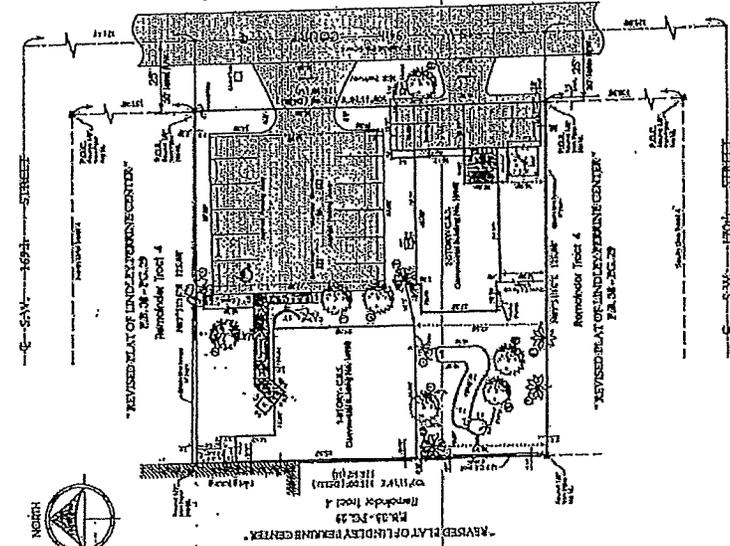
LEGAL DESCRIPTION:

Block 10, Lot 10, of the subdivision known as 'REVISOR PLAT OF LINDLEY BUNN CENTER'... (Detailed legal description text follows, including references to previous surveys and plat numbers.)

NO.	AREA								
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10

GENERAL NOTES:

1. The survey was conducted in accordance with the provisions of the Surveying Act of 1967... (Detailed general notes text follows.)



ONLINE LAND SURVEYORS, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 1827 HAWAIIAN AVENUE, SUITE 200, HONOLULU, HAWAII 96815
 PHONE: (808) 531-1111
 FAX: (808) 531-1112
 E-MAIL: ONLINE@ONLINE.SURVEYORS.HI

ALTA/ACSM LAND TITLE SURVEY
 CENTERED TO: [Blank space]
 DRAWN BY: [Blank space]
 CHECKED BY: [Blank space]
 DATE: [Blank space]

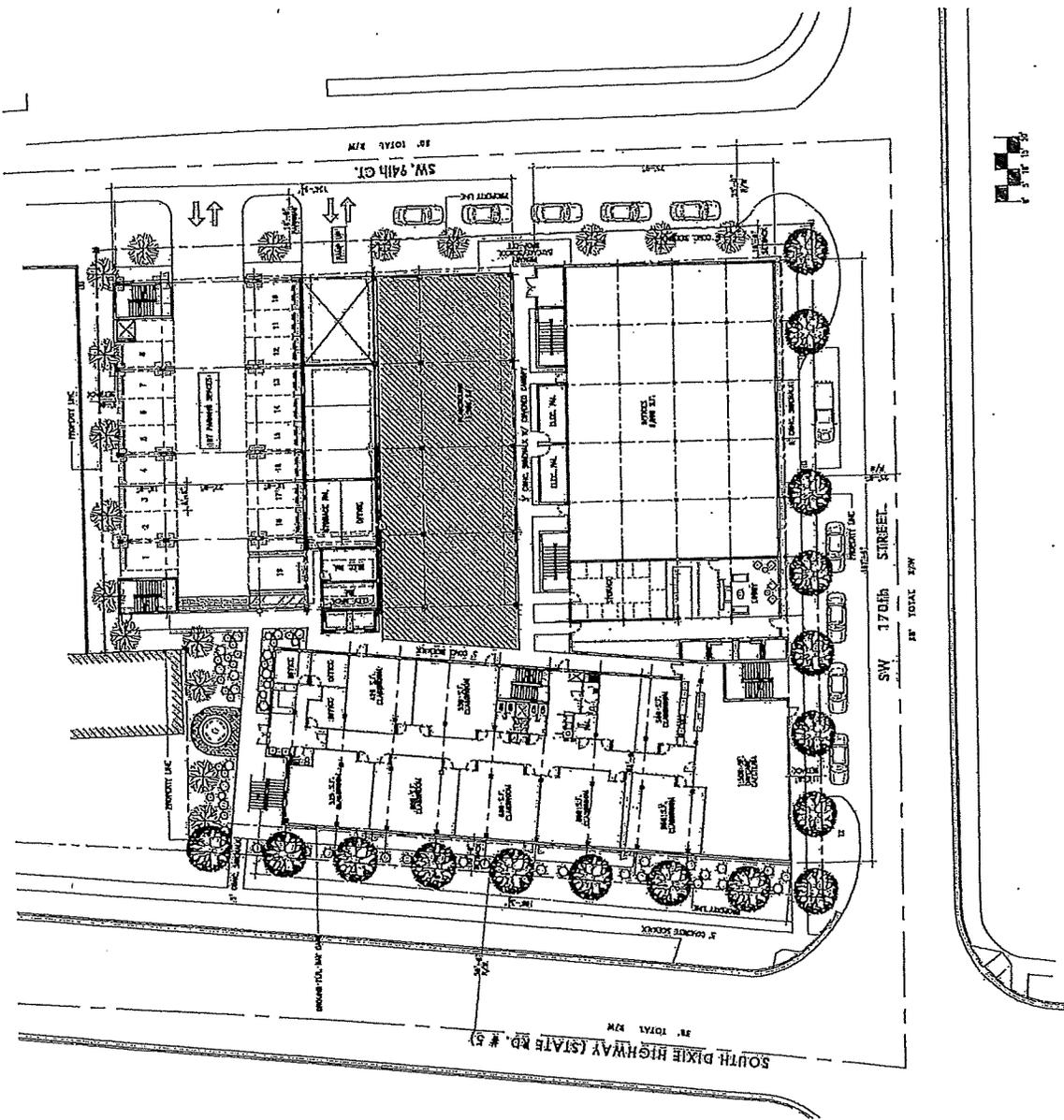
CERTIFICATE OF TITLE
 I, the undersigned, being a duly qualified and licensed Professional Surveyor and Mapper, do hereby certify that the foregoing is a true and correct copy of the original survey and map as shown to me by the owner of the land described in the foregoing plat, and that the same conform to the provisions of the Surveying Act of 1967, Chapter 205, Hawaii Revised Statutes.

 [Signature]

PLAT NO. 200-000000000-0000
 [Blank space for additional information]

DRAWINGS

<p>DAIWA ARCHITECTURE</p> <p>1122 BRICK COTTAGE ROAD MIAMI, FLORIDA 33130 TEL: 305.371.1111 WWW.DAIWA-ARCH.COM</p>	<p>Mixed Use Development 16999 South Dixie Highway Palmetto Bay, Florida</p>	<p>AMBERT L. KOSKOFF Florida Registered Architect No. 16123</p>	<p>REVISIONS</p>	<p>PROPOSED GROUND FLOOR PLAN</p>	<p>DATE: AUGUST 2018 AS NOTED DATE PLOT</p>	<p>PROJECT A1.01</p>



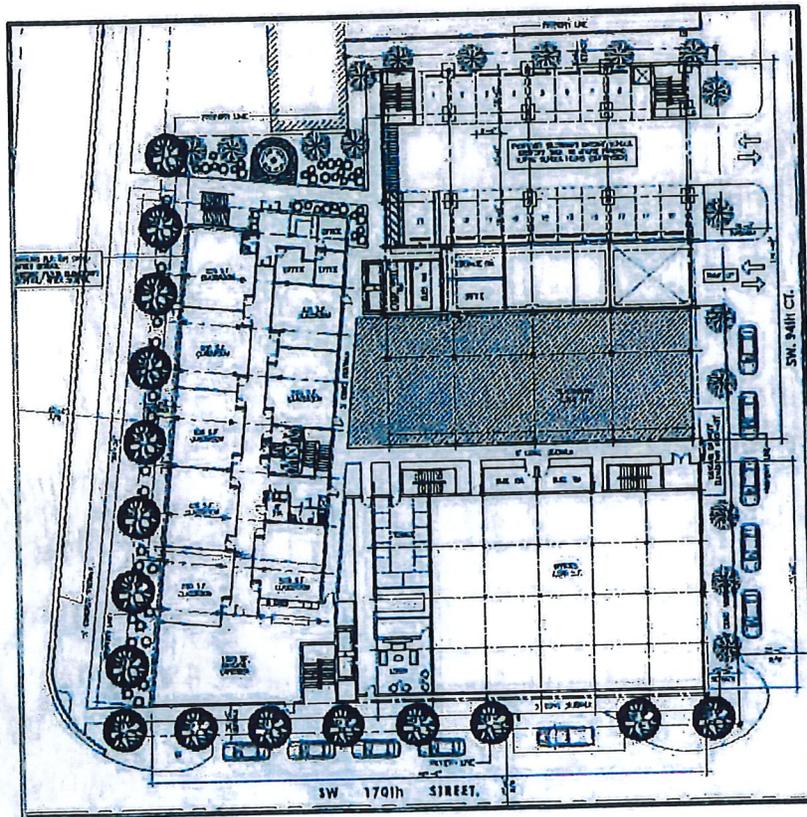
1 PROPOSED GROUND FLOOR PLAN
A1.01

NOT TO SCALE

TRAFFIC IMPACT REPORT

Traffic Impact Analysis

16999 South Dixie Highway
Palmetto Bay, Florida



Kimley»Horn

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October 2019
044649025

Traffic Impact Analysis

**16999 South Dixie Highway
Palmetto Bay, Florida**

Prepared for:
Village of Palmetto Bay

Prepared by:
Kimley-Horn and Associates, Inc.



Kimley»Horn

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October 2019
044649025

Adrian K. Dabkowski, P.E., PTOE
Florida Registration Number 78828
Kimley-Horn and Associates, Inc.
600 North Pine Island Road
Fort Lauderdale, FL 33324
CA # 00000696

EXECUTIVE SUMMARY

The property located within the northwest quadrant of the intersection of SW 170th Street and SW 94th Court located in Palmetto Bay, Florida is proposed to be redeveloped. The site proposed for redevelopment is currently occupied by 2,156 square feet of office space. The proposed redevelopment consists of 31 residential units, a 230-student day care, a 220-student elementary school, and 16,746 square feet of office space. The redevelopment is expected to be completed by year 2022.

Access to the residential and office components of the proposed redevelopment will be provided via two (2) full access driveways located along SW 94th Court north of SW 170th Street. The south driveway provides access to the parking garage and the north driveway provides access to a surface lot that will be used as a secondary day care and elementary school arrival and dismissal student drop-off and pick-up area. The primary student drop-off and pick-up is located along the west side of SW 94th Court north of SW 170th Street.

Trip generation calculations for the proposed redevelopment were performed using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. The project is expected to generate 336 net new weekday A.M. peak hour vehicular trips and 182 net new weekday P.M. peak hour vehicular trips.

The results of the intersection capacity analyses indicate that the study intersections are expected to operate at adopted levels of service or better under all analysis conditions during the A.M. and P.M. peak hours.

The results of the vehicle accumulation analysis indicate that for the expected arrival and dismissal vehicles to be accommodated within the on-street drop-off/pick-up area and the additional on-site drop-off/pick-up area without extending onto SW 94th Court, two (2) arrival and four (4) dismissal periods are proposed. The first arrival group will serve the 220 elementary students from 7:00 A.M. to 7:30 A.M. The second arrival group will serve the 230 day care students from 7:30 A.M. to 8:00 A.M. The first dismissal group will serve 115 day care students from 2:20 P.M. to 2:50 P.M. The second dismissal group will serve 115 day care students from 2:50 P.M. to 3:20 P.M. The third dismissal group will serve 110 elementary students from 3:20 P.M. to 3:50 P.M. The second dismissal group will serve 110 elementary students from 3:50 P.M. to 4:20 P.M.

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INTRODUCTION

The property located within the northwest quadrant of the intersection of SW 170th Street and SW 94th Court located in Palmetto Bay, Florida is proposed to be redeveloped. The site proposed for redevelopment is currently occupied by 2,156 square feet of office space. The proposed redevelopment consists of 31 residential units, a 230-student day care, a 220-student elementary school, and 16,746 square feet of office space. A project location map is provided as Figure 1. A conceptual site plan is included in Appendix A. The redevelopment is expected to be completed by year 2022.

Kimley-Horn and Associates, Inc. has completed this traffic impact analysis on behalf of the Village of Palmetto Bay. The purpose of the study is to assess the proposed redevelopment's impact on the surrounding transportation network and determine if adequate capacity is available to support future demand. This report summarizes the data collection, project trip generation and distribution, capacity analysis, and vehicle accumulation analysis. Methodology correspondence detailing the traffic study requirements is included in Appendix B.



Figure 1
Location Map
16999 South Dixie Highway
Palmetto Bay, Florida

EXISTING TRAFFIC

A.M. peak period (7:00 to 9:00 A.M.) and P.M. peak period (4:00 to 6:00 P.M.) turning movement counts were collected on September 10, 2019 (Tuesday) at the following intersections:

- SW 170th Street and S Dixie Highway/US 1 Southbound
- SW 170th Street and S Dixie Highway/US 1 Northbound
- SW 170th Street and SW 94th Court
- SW 169th Street and S Dixie Highway/US 1 Southbound
- SW 169th Street and S Dixie Highway/US 1 Northbound
- SW 169th Street and SW 94th Court
- SW 168th Street and S Dixie Highway/US 1 Southbound
- SW 168th Street and S Dixie Highway/US 1 Northbound
- SW 168th Street and SW 94th Court

All volumes were collected in 15-minute intervals. All traffic counts were adjusted to peak season conditions. Please note that the appropriate Florida Department of Transportation (FDOT) peak season factor for all study area intersections is 1.06. Signal timing information was obtained from the Miami-Dade County Department of Transportation and Public Works – Traffic Signals and Signs Division for all study area signalized intersections. The turning movement counts, FDOT peak season factor category report, and signal timing data are included in Appendix C. Figure 2 presents the existing turning movement volumes at the study intersections during the weekday A.M. and P.M. peak hours.

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N
NOT TO SCALE

Legend
 — Study Roadway
 ● Study Intersection
 XX A.M. Peak Hour Traffic
 (XX) P.M. Peak Hour Traffic

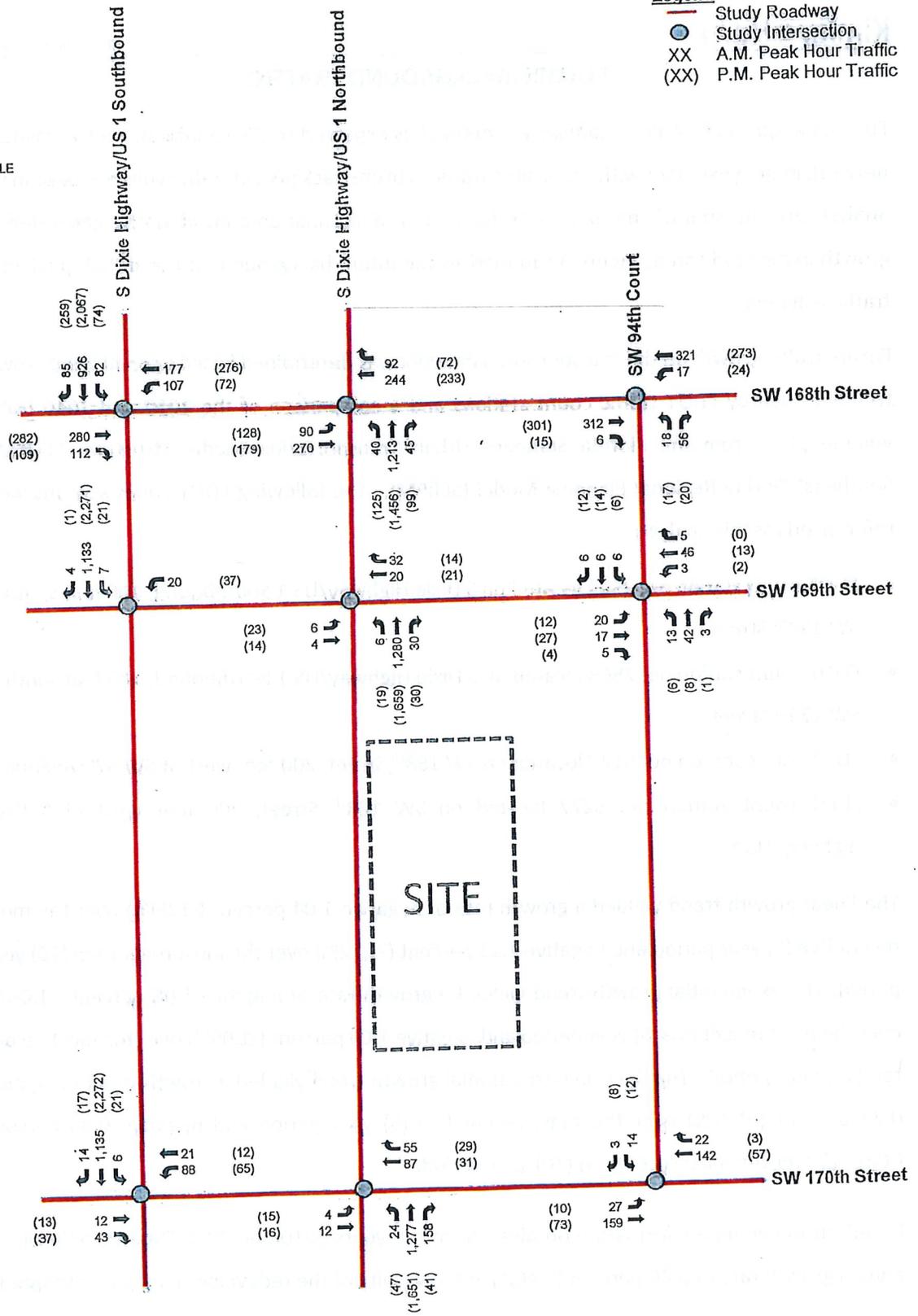


Figure 2
Existing Peak Hour Traffic Volumes
16999 South Dixie Highway
Palmetto Bay, Florida

FUTURE BACKGROUND TRAFFIC

Future background traffic conditions are defined as expected traffic conditions on the roadway network in the year 2022 without project traffic. Future background traffic volumes used in the analysis are the sum of the existing traffic and an additional amount of traffic generated by growth in the study area. Figure 3 summarizes the future background A.M. and P.M. peak hour traffic volumes.

Future traffic growth on the transportation network was determined based upon historic growth trends at nearby FDOT traffic count stations and a comparison of the 2010 and 2040 traffic volume plots from the Florida Standard Urban Transportation Model Structure (FSUTMS) Southeast Florida Regional Planning Model (SERPM). The following FDOT count stations were referenced for this analysis:

- FDOT count station no. 2562 located on S Dixie Highway/US 1 Southbound, 300 feet south of SW 174th Street
- FDOT count station no. 2563 located on S Dixie Highway/US 1 Northbound, 300 feet south of SW 174th Street
- FDOT count station no. 8127 located on SW 168th Street, 200 feet west of SW 87th Avenue
- FDOT count station no. 8277 located on SW 168th Street, 200 feet west of S Dixie Highway/US 1

The linear growth trend yielded a growth rate of negative 1.04 percent (-1.04%) over the most recent five (5) year period and negative 1.12 percent (-1.12%) over the most recent ten (10) year period. The exponential growth trend yielded a growth rate of negative 1.06 percent (-1.06%) over the most recent five (5) year period and negative 1.09 percent (-1.09%) over the most recent ten (10) year period. The decaying exponential growth trend yielded a growth rate of negative 0.77 percent (-0.77%) over the most recent five (5) year period and negative 0.96 percent (-0.96%) over the most recent ten (10) year period.

Based on the volume information obtained from the years 2010 and 2040 FSUTMS SERPM, an annual growth rate of 0.40 percent (0.40%) in the vicinity of the redevelopment was calculated.

The highest calculated growth rate is 0.40 percent (0.40%). However, to provide a conservative analysis, a growth rate of 0.50 percent (0.50%) was applied annually to existing traffic volumes for future (2022) background conditions. The worksheets used to analyze the historic growth trends along with the FSUTMS transportation model outputs are included in Appendix D.





- Legend**
- Study Roadway
 - Study Intersection
 - XX A.M. Peak Hour Traffic
 - (XX) P.M. Peak Hour Traffic

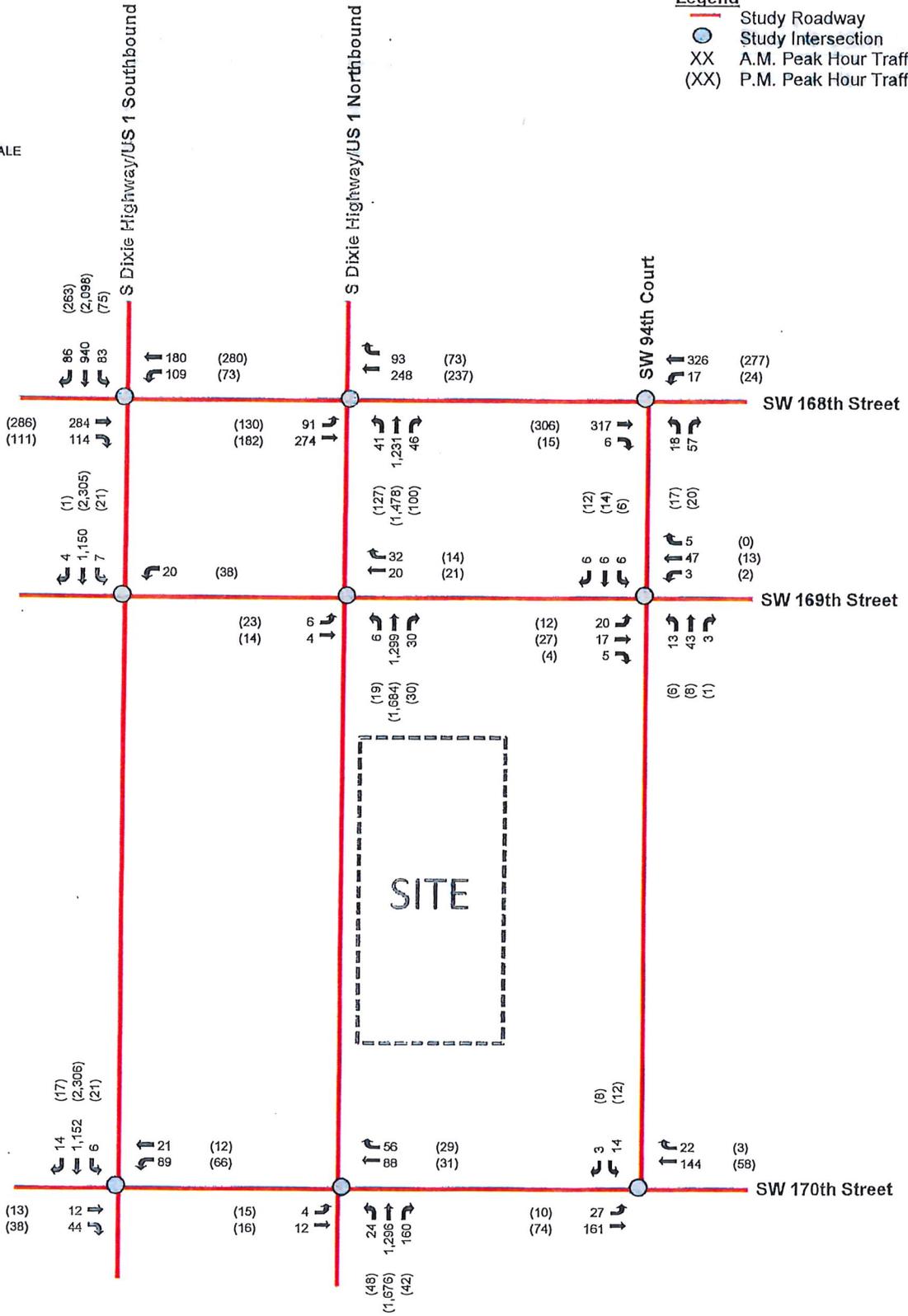


Figure 3
Future Background Peak Hour Traffic Volumes
16999 South Dixie Highway
Palmetto Bay, Florida

PROJECT TRAFFIC

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

Existing and Proposed Land Uses

The site proposed for redevelopment is currently occupied by 2,156 square feet of office space. The proposed redevelopment consists of 31 residential units, a 230-student day care, a 220-student elementary school, and 16,746 square feet of office space. The redevelopment is expected to be completed by year 2022.

Project Access

Access to the residential and office components of the proposed redevelopment will be provided via two (2) full access driveways located along SW 94th Court north of SW 170th Street. The south driveway provides access to the parking garage and the north driveway provides access to a surface lot that will be used as a secondary day care and elementary school arrival and dismissal student drop-off and pick-up area. The primary student drop-off and pick-up is located along the west side of SW 94th Court north of SW 170th Street.

Trip Generation

Trip generation calculations for the proposed redevelopment were performed using rates and/or equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. ITE Land Use Code (LUC) 712 (Small Office Building) was used for the existing development. LUC 221 (Multifamily Housing [Mid-Rise]), LUC 710 (General Office Building), LUC 565 (Day Care Center), and LUC 520 (Elementary School) were used for the proposed redevelopment. Project trips were estimated for the weekday A.M. and P.M. peak hours.

Multimodal Reduction

In order to account for the urban environment in which the project site is located, a multimodal (transit, bicycle, and pedestrian) reduction factor of 3.2 percent (3.2%) based on US Census *Means of Transportation to Work* data was applied to project traffic. It is expected that a portion of employees, residents, students, staff, and visitors will choose to walk, bike, or use public transit

to and from the proposed redevelopment. Miami-Dade Transit (MDT) and the Village of Palmetto Bay provide bus service in the vicinity of the project via the following routes:

- **MDT Route 1** operates along S Dixie Highway/US 1 and SW 97th Avenue within the vicinity of the project. This route operates with 40-minute headways in the northbound and southbound directions during the A.M. and P.M. peak hours.
- **MDT Route 31 Busway Local** operates along the South Miami-Dade Busway within the vicinity of the project. This route operates with 30-minute headways in the northbound and southbound directions during the A.M. and P.M. peak hours.
- **MDT Route 34 Express** operates along the South Miami-Dade Busway within the vicinity of the project. This route operates with 10-minute headways in the northbound and southbound directions during the A.M. and P.M. peak hours.
- **MDT Route 38 Busway Max** operates along the South Miami-Dade Busway within the vicinity of the project. This route operates with 10-minute headways in the northbound direction during the A.M. peak hour and in the southbound direction during the P.M. peak hour and with 15-minute headways in the northbound direction during the P.M. peak hour and in the southbound direction during the A.M. peak hour.
- **MDT Route 39 Express** operates along the South Miami-Dade Busway within the vicinity of the project. This route operates with 15-minute headways in the northbound and southbound directions during the A.M. and P.M. peak hours.
- **MDT Route 52** operates along S Dixie Highway/US 1 within the vicinity of the project. This route operates with approximately 30-minute headways in the northbound and southbound directions during the A.M. and P.M. peak hours.
- **MDT Route 287 Saga Bay Max** operates along the South Miami-Dade Busway and SW 168th Street within the vicinity of the project. This route operates with 35-minute headways in the northbound and southbound directions during the A.M. and P.M. peak hours.

- Palmetto Bay's IBUS Route B operates along SW 168th Street within the vicinity of the project. This route operates with 66 to 68-minute headways in the eastbound and westbound directions during the A.M. and P.M. peak hours.

Detailed route information and headway data is provided in Appendix E.

Internal Capture

A portion of trips generated by the redevelopment will be captured internally on the site. Internal capture rates were based upon values contained in ITE's *Trip Generation Handbook*, 3rd Edition. The expected internal capture rate for the proposed redevelopment is 2.9 percent (2.9%) during the A.M. peak hour and 11.0 percent (11.0%) during the P.M. peak hour. Internal capture calculations are contained in Appendix F.

Net New Project Trips

The project is expected to generate 336 net new weekday A.M. peak hour vehicular trips and 182 net new weekday P.M. peak hour vehicular trips. Table 1 summarizes the proposed trip generation for the redevelopment. Detailed trip generation calculations for the project are presented in Appendix F.

Table 1: Proposed Trip Generation				
A.M. (P.M.) Peak Hour Driveway Volume				
Land Use (ITE Code)	Scale	Net External Trips	Entering Trips	Exiting Trips
<i>Existing Development</i>				
Small Office Building (712)	2,156 square feet	4 (5)	3 (2)	1 (3)
<i>Proposed Redevelopment</i>				
Multifamily Housing (Mid-Rise) (221)	31 dwelling units	11 (8)	3 (5)	8 (3)
General Office Building (710)	16,746 square feet	38 (16)	34 (2)	4 (14)
Day Care Center (565)	230 students	152 (137)	80 (64)	72 (73)
Elementary School (520)	220 students	139 (26)	74 (13)	65 (13)
<i>Net New Redevelopment</i>				
Net New Vehicle Trips (vehicles per hour)		336 (182)	188 (82)	148 (100)

Trip Distribution and Assignment

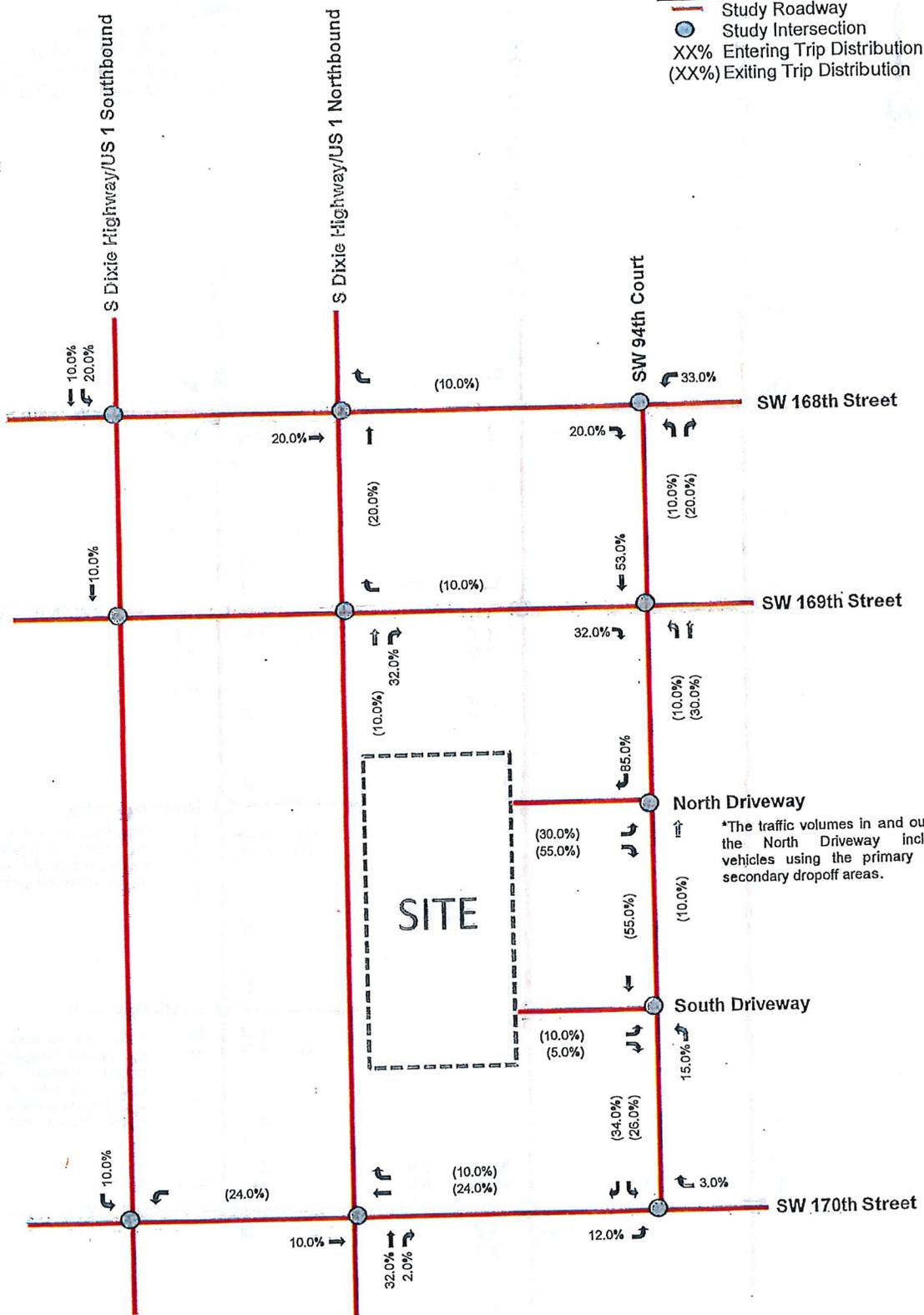
The likely distribution of project traffic was forecast for the trips expected to be generated by the proposed redevelopment. The trip distribution was based on an interpolated cardinal trip distribution for the project site’s traffic analysis zone (TAZ) for the years 2010 and 2040 for the project’s anticipated build-out year of 2022 obtained from the Miami-Dade Transportation Planning Organization’s (TPO’s) *Miami-Dade 2040 Long Range Transportation Plan Directional Trip Distribution* report. The cardinal trip distribution for TAZ 1143 is provided in Table 2. Detailed cardinal distribution calculations are contained in Appendix G.

Table 2: Cardinal Trip Distribution	
Cardinal Direction	Percentage of Trips
North-Northeast	30%
East-Northeast	3%
East-Southeast	3%
South-Southeast	5%
South-Southwest	18%
West-Southwest	11%
West-Northwest	13%
North-Northwest	17%
Total	100%

Figure 4 presents the project’s peak hour net new trip distribution and Figure 5 presents the project’s peak hour net new trip assignment.



- Legend**
- Study Roadway
 - Study Intersection
 - XX% Entering Trip Distribution
 - (XX%) Exiting Trip Distribution

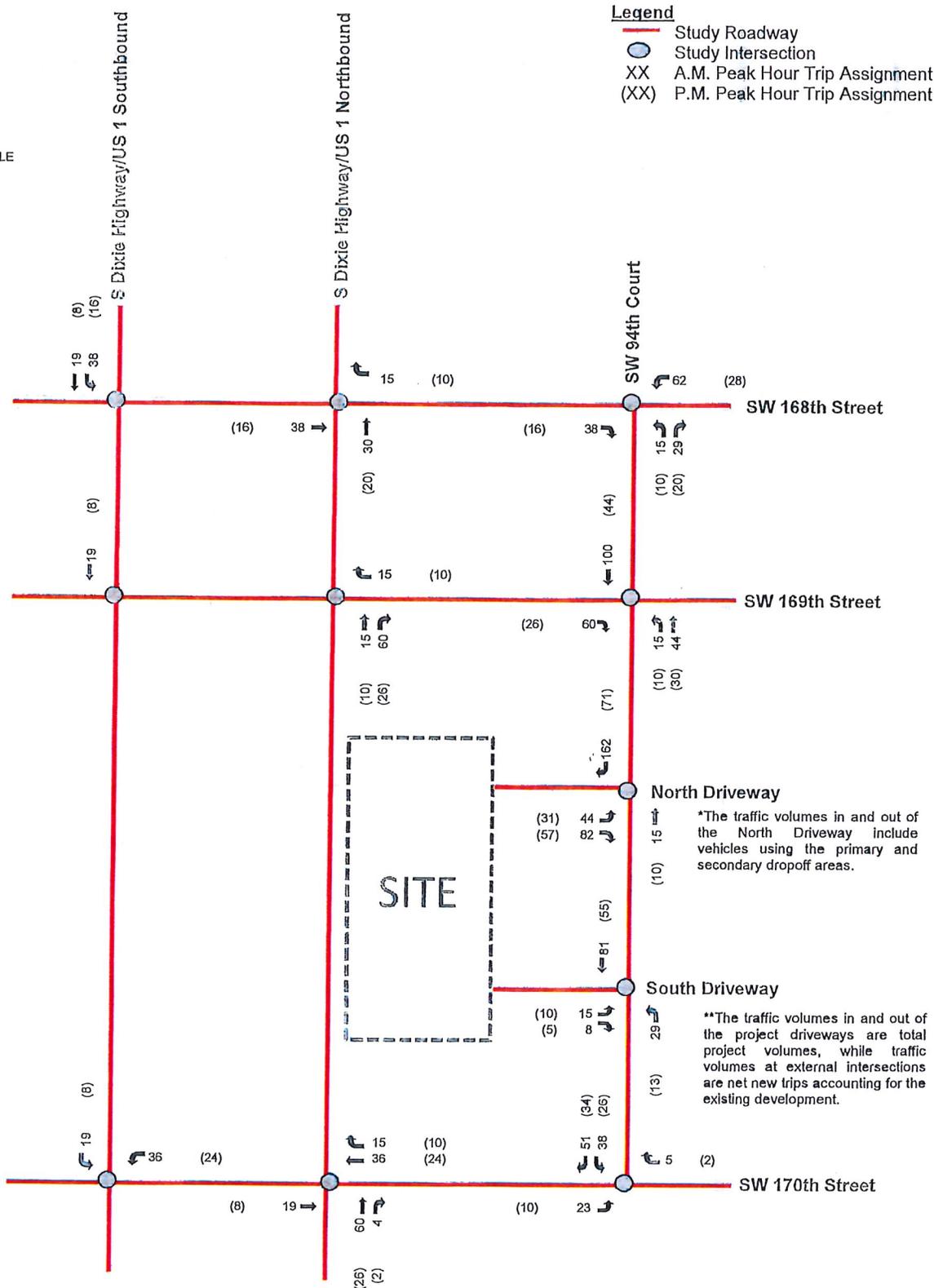


*The traffic volumes in and out of the North Driveway include vehicles using the primary and secondary dropoff areas.

Figure 4
Peak Hour Project Trip Distribution
16999 South Dixie Highway
Palmetto Bay, Florida



- Legend**
- Study Roadway
 - Study Intersection
 - XX A.M. Peak Hour Trip Assignment
 - (XX) P.M. Peak Hour Trip Assignment



*The traffic volumes in and out of the North Driveway include vehicles using the primary and secondary dropoff areas.

**The traffic volumes in and out of the project driveways are total project volumes, while traffic volumes at external intersections are net new trips accounting for the existing development.

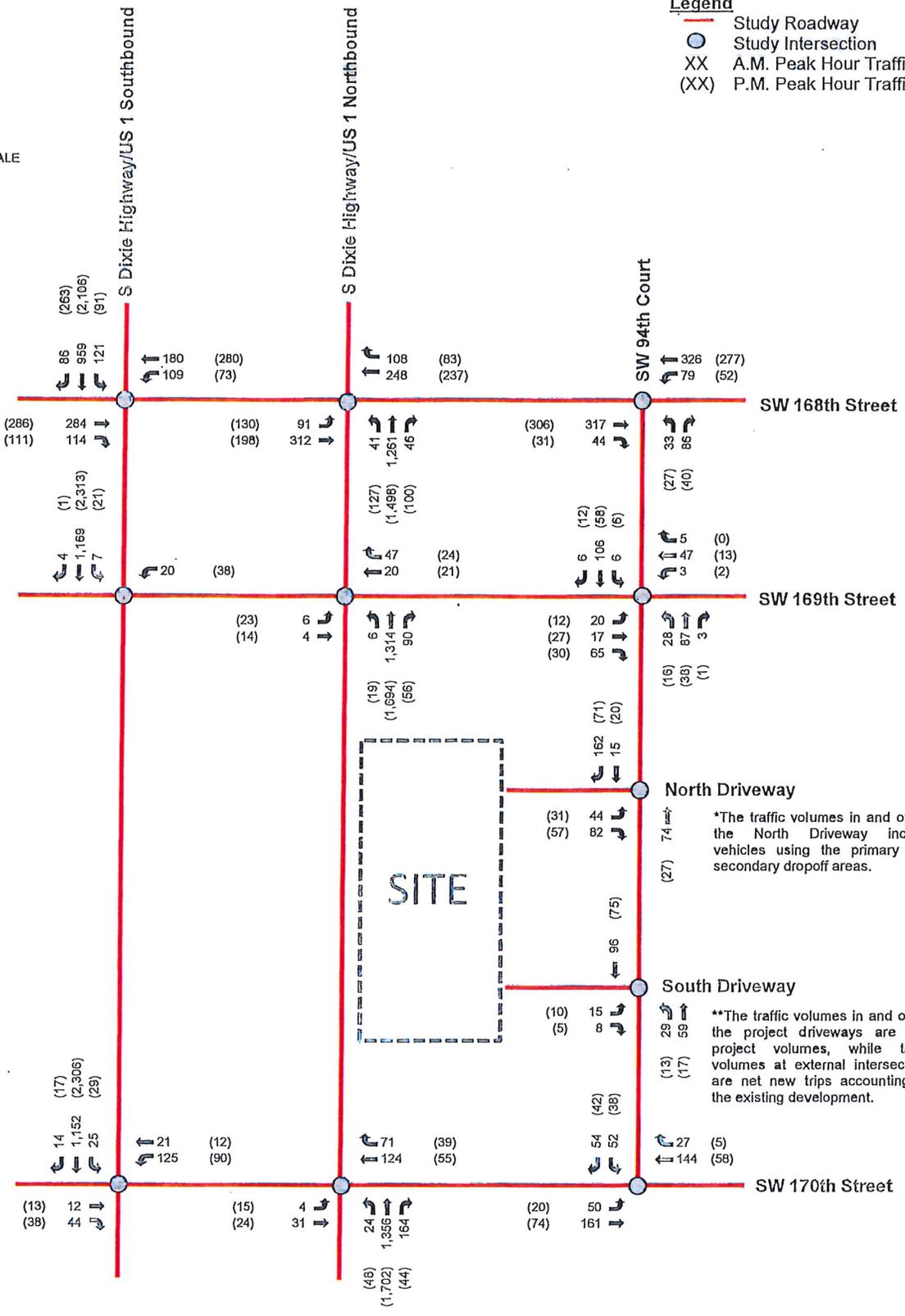
Figure 5
Peak Hour Project Trip Assignment
16999 South Dixie Highway
Palmetto Bay, Florida

FUTURE TOTAL TRAFFIC

Future total traffic conditions are defined as the expected traffic conditions in the year 2022 with project traffic. Future total traffic volumes considered in the analysis for this project are the sum of the year 2022 background traffic volumes and the expected project traffic volumes. The peak hour future total traffic volumes for the A.M. and P.M peak hours are shown in Figure 6. Volume development worksheets for the study intersections are included in Appendix H.



- Legend**
- Study Roadway
 - Study Intersection
 - XX A.M. Peak Hour Traffic
 - (XX) P.M. Peak Hour Traffic



*The traffic volumes in and out of the North Driveway include vehicles using the primary and secondary dropoff areas.

**The traffic volumes in and out of the project driveways are total project volumes, while traffic volumes at external intersections are net new trips accounting for the existing development.

Figure 6
Future Total Traffic Conditions
16999 South Dixie Highway
Palmetto Bay, Florida

INTERSECTION CAPACITY ANALYSIS

Operating conditions were analyzed for the study intersections. Three (3) scenarios (existing conditions, future background conditions, and future total conditions) were analyzed using Trafficware's *SYNCHRO 10* software, which applies methodologies outlined in the Transportation Research Board's (TRB's), *Highway Capacity Manual (HCM)*, 2000 and 6th Editions. Intersection capacity analysis worksheets for the study intersections are included in Appendix I. A summary of the intersection analyses is presented in Table 3 and Table 4.

Please note that as mass transit service with headways of 20 minutes or less and extraordinary transit service (MDT Routes 34 Express, 39 Express, and 38 Busway Max) operate within 0.25 miles of the study area intersections, LOS E+20% was utilized as the adopted level of service standard consistent with the Village of Palmetto Bay Comprehensive Plan.

Intersection capacity analyses indicate that the study intersections are expected to operate at adopted LOS or better under all analysis conditions during the A.M. and P.M. peak hours.

Table 3: A.M. Peak Hour Intersection Capacity Analysis						
Intersection	Traffic Control	Overall LOS/Delay	Approach LOS			
			EB	WB	NB	SB
<i>Existing Conditions (Future Background Conditions) (Future Total Conditions)</i>						
SW 170 th Street and S Dixie Highway/US 1 Southbound	Two-Way Stop-Controlled ⁽¹⁾	(2)	B (B) [B]	B (B) [B]	(3)	(4)
SW 170 th Street and S Dixie Highway/US 1 Northbound	Two-Way Stop-Controlled	(2)	C (C) [D]	D (D) [E+17%]	(4)	(3)
SW 170 th Street and SW 94 th Court	Two-Way Stop-Controlled	(2)	(4)	(4)	(3)	A (A) [B]
SW 169 th Street and S Dixie Highway/US 1 Southbound	Two-Way Stop-Controlled	(2)	(3)	B (B) [B]	(3)	(4)
SW 169 th Street and S Dixie Highway/US 1 Northbound	Two-Way Stop-Controlled ⁽¹⁾	(2)	B (B) [C]	B (C) [C]	(4)	(3)
SW 169 th Street and SW 94 th Court	Two-Way Stop-Controlled	(2)	(4)	(4)	A (A) [A]	A (A) [A]
SW 168 th Street and S Dixie Highway/US 1 Southbound	Signalized ⁽¹⁾	D/47.1 sec (D/48.6 sec) [D/48.6 sec]	F (F) [F]	C (C) [C]	(3)	B (B) [B]
SW 168 th Street and S Dixie Highway/US 1 Northbound	Signalized ⁽¹⁾	C/31.9 sec (C/32.2 sec) [C/34.8 sec]	C (C) [C]	F (F) [F]	B (B) [B]	(3)
SW 168 th Street and SW 94 th Court	Two-Way Stop-Controlled	(2)	(4)	(4)	A (A) [B]	(3)
South Driveway and SW 94 th Court	One-Way Stop-Controlled	(2)	(5) (5) [A]	(3)	(4)	(4)
North Driveway and SW 94 th Court	One-Way Stop-Controlled	(2)	(5) (5) [A]	(3)	(4)	(4)

- Notes: (1) Intersection geometry and/or operations cannot be analyzed in HCM 6th Edition nor HCM 2010. Therefore, HCM 2000 was used.
 (2) Overall intersection LOS is not defined, as intersection operated under stop-control conditions.
 (3) Approach does not exist.
 (4) Approach operates under free-flow conditions. LOS is not defined.
 (5) Approach does not exist under analysis scenario.

Table 4: P.M. Peak Hour Intersection Capacity Analysis

Intersection	Traffic Control	Overall LOS/Delay	Approach LOS			
			EB	WB	NB	SB
<i>Existing Conditions (Future Background Conditions) [Future Total Conditions]</i>						
SW 170 th Street and S Dixie Highway/US 1 Southbound	Two-Way Stop-Controlled ⁽¹⁾	(2)	C (C) [C]	B (B) [B]	(3)	(4)
SW 170 th Street and S Dixie Highway/US 1 Northbound	Two-Way Stop-Controlled	(2)	C (C) [D]	C (C) [D]	(4)	(3)
SW 170 th Street and SW 94 th Court	Two-Way Stop-Controlled	(2)	(4)	(4)	(3)	A (A) [A]
SW 169 th Street and S Dixie Highway/US 1 Southbound	Two-Way Stop-Controlled	(2)	(3)	B (B) [B]	(3)	(4)
SW 169 th Street and S Dixie Highway/US 1 Northbound	Two-Way Stop-Controlled ⁽¹⁾	(2)	C (C) [C]	C (C) [C]	(4)	(3)
SW 169 th Street and SW 94 th Court	Two-Way Stop-Controlled	(2)	(4)	(4)	A (A) [A]	A (A) [A]
SW 168 th Street and S Dixie Highway/US 1 Southbound	Signalized ⁽¹⁾	D/35.6 sec (D/36.5 sec) [D/36.8 sec]	F (F) [F]	D (D) [D]	(3)	C (C) [C]
SW 168 th Street and S Dixie Highway/US 1 Northbound	Signalized ⁽¹⁾	C/27.2 sec (C/27.4 sec) [C/28.6 sec]	C (C) [C]	F (F) [F]	B (B) [B]	(3)
SW 168 th Street and SW 94 th Court	Two-Way Stop-Controlled	(2)	(4)	(4)	A (A) [B]	(3)
South Driveway and SW 94 th Court	One-Way Stop-Controlled	(2)	(5) (5) [A]	(3)	(4)	(4)
North Driveway and SW 94 th Court	One-Way Stop-Controlled	(2)	(5) (5) [A]	(3)	(4)	(4)

- Notes: (1) Intersection geometry and/or operations cannot be analyzed in HCM 6th Edition nor HCM 2010. Therefore, HCM 2000 was used.
 (2) Overall intersection LOS is not defined, as intersection operated under stop-control conditions.
 (3) Approach does not exist.
 (4) Approach operates under free-flow conditions. LOS is not defined.
 (5) Approach does not exist under analysis scenario.

VEHICLE ACCUMULATION ANALYSIS

The anticipated on-site vehicle accumulation at the proposed day care and elementary school during the school arrival and dismissal periods was determined based on vehicle queuing data from a similar site, the Temple Beth Am Day School, Pinecrest, Florida. The proposed day care and elementary school will serve grades Pre-Kindergarten through 5 with a total enrollment of 450 students. The school is proposed to have two (2) arrival periods and four (4) dismissal periods staggered in 30-minute intervals. The detailed proposed arrival and dismissal schedules are provided in Tables 5 and 6.

Arrival Group	Grades	Enrollment	Schedule
1	1, 2, 3, 4, & 5	220	7:00 A.M. to 7:30 A.M.
2	Pre-K, K	230	7:30 A.M. to 8:00 A.M.

Dismissal Group	Grades	Enrollment	Schedule
1	Pre-K, K	115	2:20 P.M. to 2:50 P.M.
2	Pre-K, K	115	2:50 P.M. to 3:20 P.M.
3	1, 2, 3, 4, & 5	110	3:20 P.M. to 3:50 P.M.
4	1, 2, 3, 4, & 5	110	3:50 P.M. to 4:20 P.M.

Surrogate School Characteristics

The surrogate school, Temple Beth Am Day School, is located at 5950 N Kendall Dr, Pinecrest, Florida. The school serves grades Pre-Kindergarten through 5 with a total enrollment of 560 students. The school currently has two (2) arrival period and two (2) dismissal periods Monday through Thursday. The first arrival period begins at 8:10 A.M. followed by the second arrival period beginning at 8:45 A.M. The first dismissal period begins at 3:00 P.M. followed by the second dismissal period beginning at 3:15 P.M.

Accumulation Analysis

Expected accumulation for the proposed school was determined using accumulation data previously collected at the Temple Beth Am Day School. The complete accumulation assessment and all associated data used for this study is included in Appendix J. Accumulation data was collected at the surrogate school on Thursday, August 23, 2018. Table 7 provides a summary of the surrogate school’s accumulation.

School Enrollment		Drop-off/Pick-up Maximum Accumulation	Resulting Rate (vehicles/student)
Arrival	483	35	0.072
Dismissal	483	86	0.178

The appropriate rate was applied to the grade groups individually and then combined to represent the maximum expected accumulation for the two (2) arrival groups and four (4) dismissal groups used for the accumulation analysis, as shown in Tables 8 and 9.

Arrival Group	Grades	Enrollment	Applied Rate	Maximum Accumulation per Grade Group
1	1, 2, 3, 4, & 5	220	0.072	16
2	Pre-K, K	230	0.072	17

Dismissal Group	Grades	Enrollment	Applied Rate	Maximum Accumulation per Grade Group
1	Pre-K, K	115	0.178	20
2	Pre-K, K	115	0.178	20
3	1, 2, 3, 4, & 5	110	0.178	20
4	1, 2, 3, 4, & 5	110	0.178	20

Based on the information in Tables 6 and 7, the vehicle demand is expected to be accommodated within the school site, as the proposed school plan has a stacking capacity of 23 vehicles, with five (5) spaces provided on southbound SW 94th Court and 18 spaces provided on-site within the ground level parking area at the north driveway.

CONCLUSION

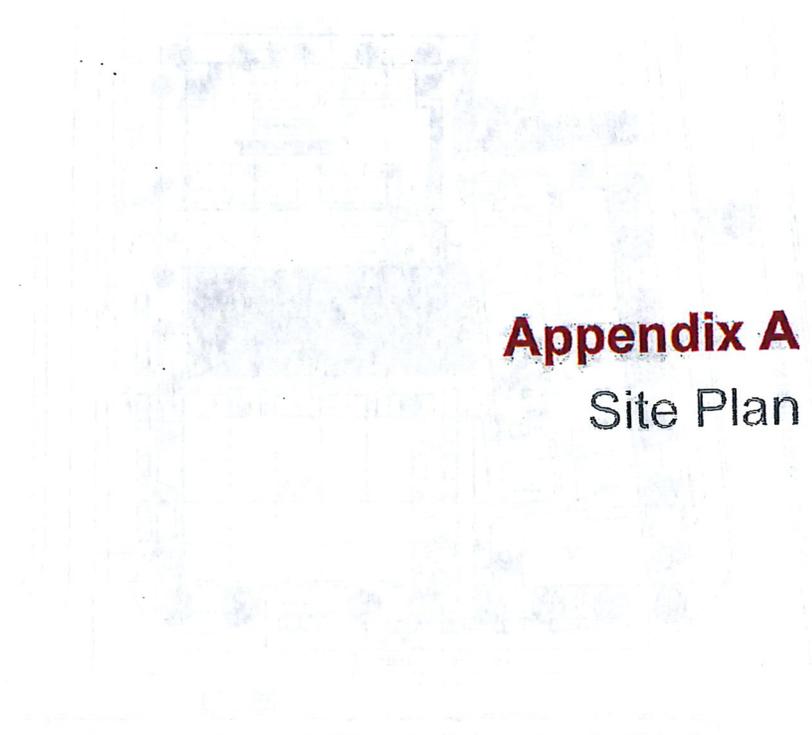
The property located within the northwest quadrant of the intersection of SW 170th Street and SW 94th Court located in Palmetto Bay, Florida is proposed to be redeveloped. The site proposed for redevelopment is currently occupied by 2,156 square feet of office space. The proposed redevelopment consists of 31 residential units, a 230-student day care, a 220-student elementary school, and 16,746 square feet of office space. The redevelopment is expected to be completed by year 2022.

Access to the residential and office components of the proposed redevelopment will be provided via two (2) full access driveways located along SW 94th Court north of SW 170th Street. The south driveway provides access to the parking garage and the north driveway provides access to a surface lot that will be used as a secondary day care and elementary school arrival and dismissal student drop-off and pick-up area. The primary student drop-off and pick-up is located along the west side of SW 94th Court north of SW 170th Street.

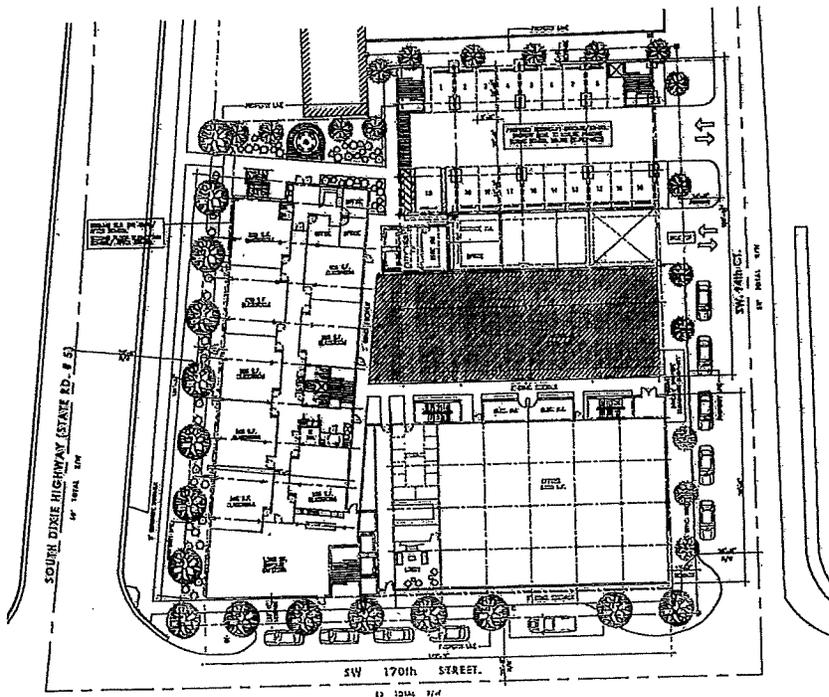
Trip generation calculations for the proposed redevelopment were performed using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. The project is expected to generate 336 net new weekday A.M. peak hour vehicular trips, and 182 net new weekday P.M. peak hour vehicular trips.

The results of the intersection capacity analyses indicate that the study intersections are expected to operate at adopted levels of service or better under all analysis conditions during the A.M. and P.M. peak hours.

The results of the vehicle accumulation analysis indicate that for the expected arrival and dismissal vehicles to be accommodated within the on-street drop-off/pick-up area and the additional on-site drop-off/pick-up area without extending onto SW 94th Court, two (2) arrival and four (4) dismissal periods are proposed. The first arrival group will serve the 220 elementary students from 7:00 A.M. to 7:30 A.M. The second arrival group will serve the 230 day care students from 7:30 A.M. to 8:00 A.M. The first dismissal group will serve 115 day care students from 2:20 P.M. to 2:50 P.M. The second dismissal group will serve 115 day care students from 2:50 P.M. to 3:20 P.M. The third dismissal group will serve 110 elementary students. from 3:20 P.M. to 3:50 P.M. The second dismissal group will serve 110 elementary students from 3:50 P.M. to 4:20 P.M.

A very faint, light blue site plan drawing is visible in the background. It shows a rectangular plot with internal lines suggesting a grid or building layout. The drawing is mostly illegible due to its low contrast.

Appendix A
Site Plan



DISMISSAL SCHEDULE

MORNING PROCEDURES

- BELL RINGS 8:00 AM. THERE WILL BE AT LEAST A 15-MINUTE AND 10-MINUTE WAIT FOR PARENTS AND STUDENTS.
- A BELL RINGS 8:15 AM. STUDENTS IN THE OFFICE OR IN ELEMENTARY SCHOOL SHOULD GET ON TO THEIR RESPECTIVE CLASSROOMS.
- CLASS STARTS APPROXIMATELY 8:20 AM.
- THE BUS DRIVER AND THE BUS MONITOR MUST BE AT THE BUS STOP BY 8:00 AM.
- PARENTS MUST BE AT THE BUS STOP BY 8:00 AM.
- STUDENTS MUST BE AT THE BUS STOP BY 8:00 AM.
- STUDENTS MUST BE AT THE BUS STOP BY 8:00 AM.

AFTERNOON PROCEDURES

- AT 3:00 PM THE ADMINISTRATION WILL BE PREPARED FOR STUDENTS.
- AT 3:00 PM STUDENTS, PARENTS AND BUS DRIVERS MUST BE PREPARED FOR STUDENTS.
- STUDENTS MUST BE AT THE BUS STOP BY 3:00 PM.
- STUDENTS MUST BE AT THE BUS STOP BY 3:00 PM.
- STUDENTS MUST BE AT THE BUS STOP BY 3:00 PM.
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- STUDENTS MUST BE AT THE BUS STOP BY 3:00 PM.
- STUDENTS MUST BE AT THE BUS STOP BY 3:00 PM.

STUDENT REGULATIONS

THE SCHOOL AUTHORITY HAS ADOPTED THE FOLLOWING REGULATIONS FOR STUDENTS:

DUV, Downtown General (DS) Sector Mixed Use Development 4899 South Dixie Highway Palmella Bay, Florida	
REVISIONS	
TRAFFIC PROCEDURE PLAN	
TP1.00	



Appendix B
Methodology Correspondence



MEMORANDUM

To: Mark Alvarez, Village of Palmetto Bay
Maria Mayela Pineda, Village of Palmetto Bay

From: Adrian K. Dabkowski, P.E., PTOE **AKD**
Alex Iliev, E.I. **ail**

Date: May 23, 2019

**Subject: 16999 South Dixie Highway
Traffic Study Methodology**

The purpose of this memorandum is to summarize the traffic study methodology for the redevelopment located at 16999 South Dixie Highway in Palmetto Bay, Florida. The proposed redevelopment is located on the east side of South Dixie Highway and west of SW 94th Court approximately between SW 169th Street and SW 170th Street in Palmetto Bay, Florida. Currently, the site proposed for redevelopment is a one (1) story, 2,156 square foot office building. The proposed redevelopment plan consists of 31 condominium units, 12,304 square feet of daycare and elementary school space, and 12,746 square feet of office space. A conceptual location map and site plan are provided in Attachment A. The following sections summarize our proposed methodology.

DATA COLLECTION

A.M. (7:00 A.M. to 9:00 A.M.) and P.M. (4:00 P.M. to 6:00 P.M.) peak period turning movement counts will be collected at all identified study intersections on a typical weekday (Tuesday, Wednesday, or Thursday). All traffic counts will be adjusted to peak season conditions using the appropriate Florida Department of Transportation (FDOT) peak season category factors. Turning movement counts will be collected in 15-minute intervals during the two (2) peak periods. Turning movement counts will also include pedestrians and bicyclists. Signal timing information will be obtained from Miami-Dade County Department of Transportation and Public Works – Traffic Signals and Signs Division. All traffic data collected will be provided in the Appendix of the traffic impact study.

TRIP GENERATION

Trip generation calculations for the proposed redevelopment were performed using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. The trip generation for the proposed land use was determined using ITE Land Use Code (LUC) 221 (multifamily housing [mid-rise]), LUC 710 (general office building), LUC 565 (day care center), and LUC 520 (elementary school).

A multimodal (public transit, bicycle, and pedestrian) factor based on US Census *Means of Transportation to Work* data was reviewed for the census tracts in the vicinity of the development. A multimodal factor of 3.2 percent (3.2%) was calculated using the Census data. It is expected that a portion of residents, guests, students, and office tenants will choose to walk, bicycle, or use public

transit to and from the proposed redevelopment. Detailed trip generation calculations and US Census *Means of Transportation to Work* data are included in Attachment B.

Internal capture is expected between the complementary land uses within the project. Internal capture trips for the project were determined based upon methodology contained in the *ITE's Trip Generation Handbook*, 3rd Edition. Internal capture rates of 2.9 percent (2.9%) for the A.M. peak hour trip generation and 11.0 percent (11.0%) for the P.M. peak hour trip generation are expected for the proposed redevelopment.

The redevelopment is expected to generate 336 weekday net new A.M. peak hour trips and 182 weekday net new P.M. peak hour trips. Detailed trip generation calculations and US Census *Means of Transportation to Work* data are included in Attachment B.

STUDY AREA

Based on the proposed development plan, the following intersections in addition to the project driveways are proposed to be analyzed.

1. SW 170th Street and South Dixie Highway/US 1 northbound
2. SW 170th Street and South Dixie Highway/US 1 southbound
3. SW 170th Street and SW 94th Court
4. SW 169th Street and South Dixie Highway/US 1 southbound
5. SW 169th Street and SW 94th Court

TRIP DISTRIBUTION

Trip distribution will be determined based on turning movements counts collected at the study area intersections. Additionally, the distribution will be based on an interpolated cardinal trip distribution for the project site's traffic analysis zones (TAZs) obtained from the Miami-Dade Metropolitan Planning Organization's (MPO) 2040 *Cost Feasible Plan* travel demand model 2010 and 2040 data. The trip distribution for the anticipated build-out year of 2022 was interpolated from the 2010 and 2040 data. The project is located within TAZ 1143. The detailed cardinal distribution is provided in Attachment C.

BACKGROUND GROWTH RATE/MAJOR COMMITTED DEVELOPMENT

A background growth rate will be calculated based on historic growth trends at nearby Florida Department of Transportation (FDOT) traffic count stations. Additionally, growth rates based on the MPO's projected 2010 and 2040 model network volumes will be examined. The higher of the two (2) growth rates will be used in the analysis. Documentation will be provided in the Appendix of the traffic impact study.

The Village's review of this document will determine any committed projects to include in background conditions. The Village will provide the corresponding approved traffic study for any committed projects identified.

CAPACITY ANALYSIS

Capacity analyses will be conducted for the A.M. and P.M. peak hours at the study intersections. Intersection analyses will be performed using *Synchro 10* traffic engineering analysis software which applies the Transportation Research Board's (TRB's), *Highway Capacity Manual* (HCM), 2000, 2010

and 6th Editions. Capacity analyses will be conducted for three (3) scenarios: existing, future build-out without project (future background conditions), and future build-out with project (future total conditions). A build-out year of 2022 will be used in the analysis.

The following figures will be included for the study intersections:

- Existing conditions
- Trip distribution
- Trip assignment
- Future background traffic conditions (with growth rate and committed development traffic)
- Future total traffic conditions (with project)

QUEUING ANALYSIS

A vehicle queuing analysis will be prepared during the weekday A.M. and P.M. peak hours at the proposed daycare and elementary school student drop-off/pick-up area. The trip generation for the daycare and elementary school prepared as part of the trip generation task will be utilized in the analysis. The queuing analysis will be conducted consistent with procedures described in Institute of Transportation Engineer's (ITE) *Transportation and Land Development*, 1988.

DOCUMENTATION

The results of the traffic analysis will be summarized in a report. The report will include supporting documents including signal timings, lane geometry, and software output sheets. The report will also include text and graphics necessary to summarize the assumptions and analysis.

Attachment A
Conceptual Site Plan

Attachment B
Trip Generation Calculations

AM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY AM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			MULTIMODAL REDUCTION			EXTERNAL TRIPS			INTERNAL CAPTURE			NET NEW EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
					Percent		In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total		
ITE Land Use Code	Rate or Equation	Total	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total						
1 Short Office Building	10 712	2.15%	3	1	4	83%	18%	3	1	4	3.2%	0	3	1	4	0.0%	0	3	1	4	0.0%	0	3	1	4	
ITE Land Use Code	Rate or Equation	Total	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	
712	Y=1.92(X)	4	3	1	4	3.1%	0	3	1	4	0.0%	0	3	1	4	0.0%	0	3	1	4	0.0%	0	3	1	4	

PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			MULTIMODAL REDUCTION			EXTERNAL TRIPS			INTERNAL CAPTURE			NET NEW EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
					Percent		In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total		
ITE Land Use Code	Rate or Equation	Total	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total						
1 Warehouse (400Ksqft)	10 221	3.1%	3	8	11	3.2%	0	3	8	11	0.0%	0	3	8	11	0.0%	0	3	8	11	0.0%	0	3	8	11	
2 General Office (400Ksqft)	10 710	15.74%	30	6	42	3.2%	1	35	6	41	7.3%	3	34	4	38	0.0%	0	34	4	38	0.0%	0	34	4	38	
3 Day Care Center	10 565	2.0%	65	75	140	3.2%	5	82	73	155	1.8%	3	80	72	152	0.0%	0	80	72	152	0.0%	0	72	152		
4 Daycare School	10 520	2.2%	79	68	147	3.2%	5	76	66	142	1.8%	3	74	65	139	0.0%	0	74	65	139	0.0%	0	74	65	139	
ITE Land Use Code	Rate or Equation	Total	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	
221	L(X) = 0.5314(X) - 0.65	11	3	8	11	3.2%	0	3	8	11	0.0%	0	3	8	11	0.0%	0	3	8	11	0.0%	0	3	8	11	
710	Y=0.64*(X)+28.49	42	30	6	42	3.2%	1	35	6	41	7.3%	3	34	4	38	0.0%	0	34	4	38	0.0%	0	34	4	38	
565	Y=0.66*(X)+8.42	140	65	75	140	3.2%	5	82	73	155	1.8%	3	80	72	152	0.0%	0	80	72	152	0.0%	0	72	152		
520	Y=0.67*(X)	147	79	68	147	3.2%	5	76	66	142	1.8%	3	74	65	139	0.0%	0	74	65	139	0.0%	0	74	65	139	
NET NEW TRIPS		188	148	140	336																					

PM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

G R O U P	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION			GROSS VOLUMES			MULTIMODAL REDUCTION			EXTERNAL TRIPS			INTERNAL CAPTURE			NET NEW EXTERNAL TRIPS			PASS-BY CAPTURE			NET NEW EXTERNAL TRIPS			
	Land Use	Reason	Code	Area	Units	Percent		In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total
						In	Out																							
1	General Office Building	10	712	2,156	ktf	32%	68%	2	3	5	3.2%	0	2	3	5	0.0%	0	2	3	5	0.0%	0	2	3	5	0.0%	0	2	3	5
2																														
3																														
4																														
5																														
6																														
7																														
8																														
9																														
10																														
11																														
12																														
13																														
14																														
15																														
ITE Land Use Code								Reason or Equation		Total:	2	3	5	0.0%	0	2	3	5	0.0%	0	2	3	5	0.0%	0	2	3	5		
712								Y=2.45(X)																						

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

G R O U P	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION			GROSS VOLUMES			MULTIMODAL REDUCTION			EXTERNAL TRIPS			INTERNAL CAPTURE			NET NEW EXTERNAL TRIPS			PASS-BY CAPTURE			NET NEW EXTERNAL TRIPS																						
	Land Use	Reason	Code	Area	Units	Percent		In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total																			
						In	Out																																										
1	Manufacturing (old site)	10	221	31	mt	51%	39%	9	5	14	3.2%	0	9	5	14	42.9%	6	5	3	8	0.0%	0	5	3	8																								
2	General Office Building	10	710	18,748	ktf	16%	64%	3	18	21	3.2%	1	3	17	20.0%	4	2	14	16	0.0%	0	2	14	16																									
3	Day Care Center	10	565	230	STU	47%	53%	71	81	152	3.2%	5	69	78	147	6.8%	10	64	73	137	0.0%	0	64	73	137																								
4	Elementary School	10	520	250	STU	48%	52%	18	19	37	3.2%	1	18	18	36	6.8%	10	13	13	26	0.0%	0	13	13	26																								
5																																																	
6																																																	
7																																																	
8																																																	
9																																																	
10																																																	
11																																																	
12																																																	
13																																																	
14																																																	
15																																																	
ITE Land Use Code								Reason or Equation		Total:	101	123	224	3.2%	7	59	113	217	11.0%	30	64	103	167	0.0%	0	64	103	167																					
221								LN(Y) = 0.53*LN(X) - 0.63																																									
710								LN(Y) = 0.55*LN(X) + 0.36																																									
565								LN(Y) = 0.67*LN(X) - 0.29																																									
520								Y=0.17(X)																																									
																						NET NEW TRIPS		82		160		112																					

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour based on
on the *Trip Generation Handbook*, 3rd Edition, published by the
Institute of Transportation Engineers

SUMMARY (EXISTING)					
GROSS TRIP GENERATION					
INPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	3	1	2	3
	Retail	0	0	0	0
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	0	0	0	0
	Hotel	0	0	0	0
	3	1	2	3	
INTERNAL TRIPS					
OUTPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	0	0	0	0
	Retail	0	0	0	0
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	0	0	0	0
	Hotel	0	0	0	0
	0	0	0	0	
OUTPUT	<i>Total % Reduction</i>	0.0%		0.0%	
	Office	0.0%			
	Retail				
	Restaurant				
	Cinema/Entertainment				
	Residential				
	Hotel				
EXTERNAL TRIPS					
OUTPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	3	1	2	3
	Retail	0	0	0	0
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	0	0	0	0
	Hotel	0	0	0	0
	3	1	2	3	

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour based on
on the *Trip Generation Handbook*, 3rd Edition, published by the
Institute of Transportation Engineers

SUMMARY (PROPOSED)

GROSS TRIP GENERATION					
INPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	35	6	3	17
	Retail	82	73	69	78
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	3	8	9	5
	Hotel	0	0	0	0
		120	87	81	100
INTERNAL TRIPS					
OUTPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	1	2	1	3
	Retail	2	1	5	5
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	0	0	4	2
	Hotel	0	0	0	0
		3	3	10	10
OUTPUT	<i>Total % Reduction</i>	2.9%		11.0%	
	Office	7.3%		20.0%	
	Retail	1.9%		6.8%	
	Restaurant				
	Cinema/Entertainment				
	Residential	0.0%		42.9%	
Hotel					
EXTERNAL TRIPS					
OUTPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	34	4	2	14
	Retail	80	72	64	73
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	3	8	5	3
	Hotel	0	0	0	0
		117	84	71	90



B08301

MEANS OF TRANSPORTATION TO WORK
 Universe: Workers 16 years and over
 2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

$$(70+0+7)/2,434=3.2\%$$

Census Tract 82.08, Miami-Dade County, Florida		
	Estimate	Margin of Error
Total:	2,434	+/-330
Car, truck, or van:	2,278	+/-347
Drove alone	1,618	+/-239
Carpooled:	660	+/-326
In 2-person carpool	197	+/-94
In 3-person carpool	150	+/-116
In 4-person carpool	298	+/-318
In 5- or 6-person carpool	15	+/-21
In 7-or-more-person carpool	0	+/-19
Public transportation (excluding taxicab):	70	+/-49
Bus or trolley bus	28	+/-31
Streetcar or trolley car (carro publico in Puerto Rico)	0	+/-19
Subway or elevated	42	+/-41
Railroad	0	+/-19
Ferryboat	0	+/-19
Taxicab	0	+/-19
Motorcycle	0	+/-19
Bicycle	0	+/-19
Walked	7	+/-11
Other means	9	+/-14
Worked at home	70	+/-55

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic

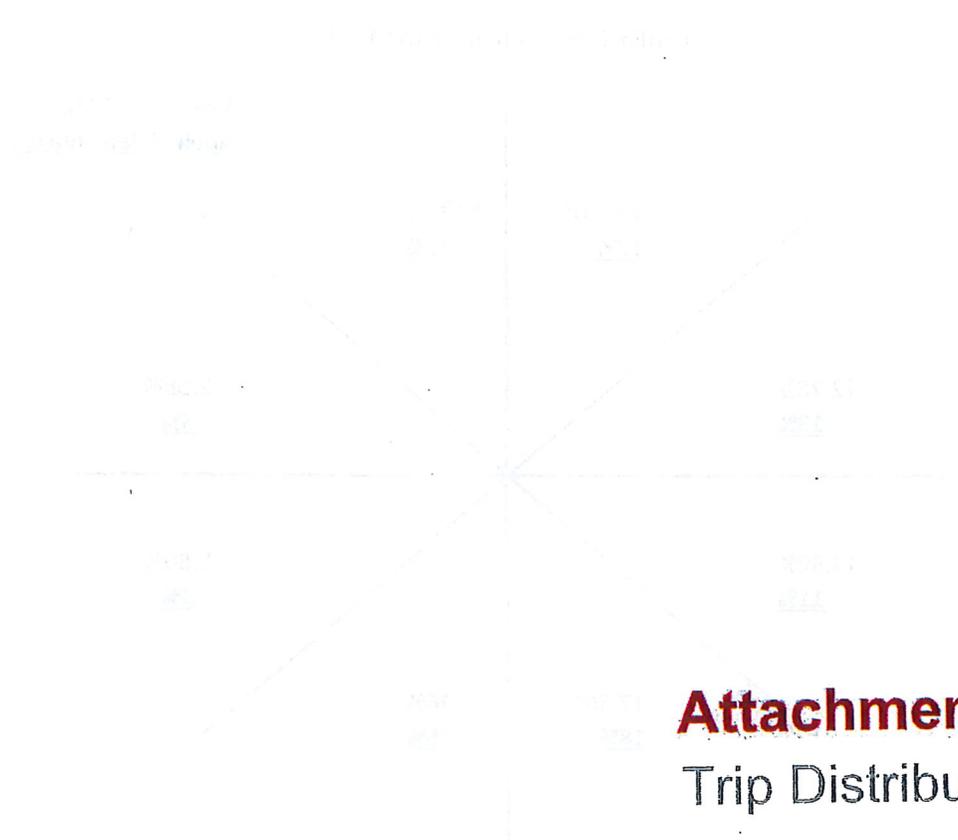
entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An 'L' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An 'L' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An 'U' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***L' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

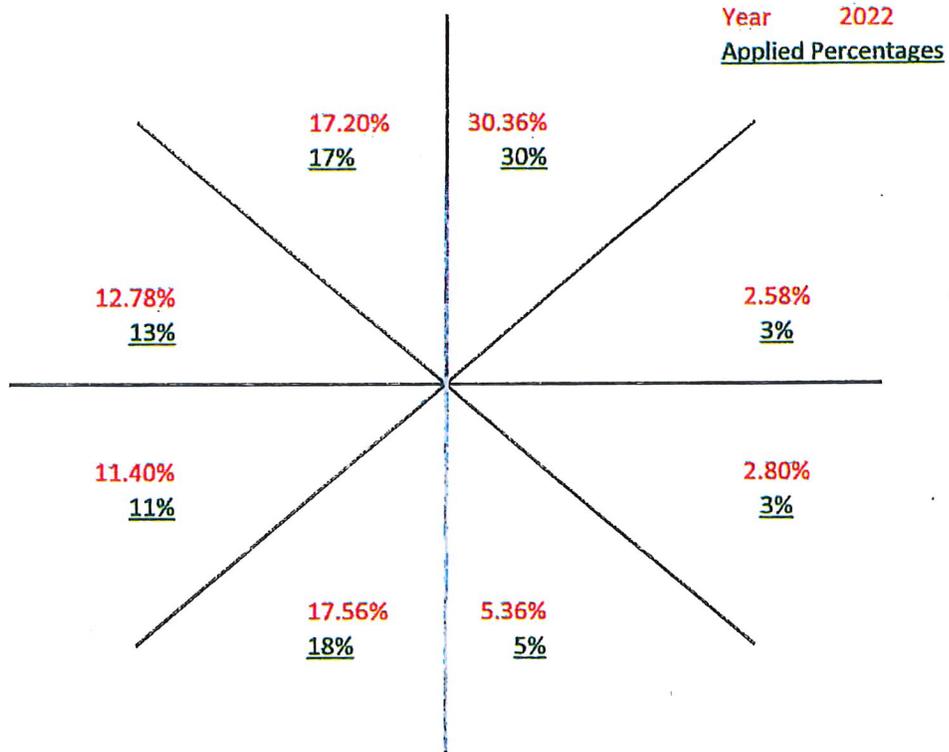


Attachment C

Trip Distribution

Origin	Destination	Distance	Volume	Weighted Distance
1	2	100	100	10000
1	3	200	200	40000
1	4	300	300	90000
2	1	100	100	10000
2	3	200	200	40000
2	4	300	300	90000
3	1	200	200	40000
3	2	100	100	10000
3	4	300	300	90000
4	1	300	300	90000
4	2	300	300	90000
4	3	200	200	40000
Total	Total	Total	Total	Total

Cardinal Distribution for TAZ 1143



Cardinal Trip Distribution

Cardinal Direction	Percentage of Trips		2022 Interpolated	2022 Rounded
	2010	2040		
North-Northeast	31.4%	28.80%	30.36%	30.00%
East-Northeast	2.9%	2.10%	2.58%	3.00%
East-Southeast	3.6%	1.60%	2.80%	3.00%
South-Southeast	6.4%	3.80%	5.36%	5.00%
South-Southwest	15.8%	20.20%	17.56%	18.00%
West-Southwest	10.0%	13.50%	11.40%	11.00%
West-Northwest	10.7%	15.90%	12.78%	13.00%
North-Northwest	19.2%	14.20%	17.20%	17.00%
Total	100.0%	100.1%	100.04%	100.00%

Directional Trip Distribution Report

MIAMI-DADE LONG RANGE TRANSPORTATION PLAN UPDATE TO THE YEAR 2040



Miami-Dade 2010 Directional Distribution Summary											
Origin TAZ			Cardinal Directions								Total
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
1128	4028	PERCENT	26.6	9.1	0.8	0.8	8.4	23.2	13.1	18.0	
1129	4029	TRIPS	642	178	178	13	212	561	313	553	2,650
1129	4029	PERCENT	24.2	6.7	6.7	0.5	8.0	21.2	11.8	20.9	
1130	4030	TRIPS	288	33	0	0	35	222	130	258	966
1130	4030	PERCENT	29.8	3.4	0.0	0.0	3.6	23.0	13.5	26.7	
1131	4031	TRIPS	1,042	43	0	0	204	683	751	901	3,624
1131	4031	PERCENT	28.8	1.2	0.0	0.0	5.6	18.9	20.7	24.9	
1132	4032	TRIPS	216	57	3	28	119	172	207	133	935
1132	4032	PERCENT	23.1	6.1	0.3	3.0	12.7	18.4	22.1	14.2	
1133	4033	TRIPS	293	10	0	0	56	165	264	266	1,054
1133	4033	PERCENT	27.8	1.0	0.0	0.0	5.3	15.7	25.1	25.2	
1134	4034	TRIPS	361	35	0	0	59	299	424	450	1,628
1134	4034	PERCENT	22.2	2.2	0.0	0.0	3.6	18.4	26.0	27.6	
1135	4035	TRIPS	2	0	0	0	0	3	1	3	9
1135	4035	PERCENT	22.2	0.0	0.0	0.0	0.0	33.3	11.1	33.3	
1136	4036	TRIPS	434	20	0	0	72	273	321	664	1,784
1136	4036	PERCENT	24.3	1.1	0.0	0.0	4.0	15.3	18.0	37.2	
1137	4037	TRIPS	151	0	0	0	42	176	118	220	707
1137	4037	PERCENT	21.4	0.0	0.0	0.0	5.9	24.9	16.7	31.1	
1138	4038	TRIPS	295	10	0	0	63	151	315	312	1,146
1138	4038	PERCENT	25.7	0.9	0.0	0.0	5.5	13.2	27.5	27.2	
1139	4039	TRIPS	115	0	0	28	109	231	260	277	1,020
1139	4039	PERCENT	11.3	0.0	0.0	2.8	10.7	22.7	25.5	27.2	
1140	4040	TRIPS	999	43	3	104	152	408	332	502	2,543
1140	4040	PERCENT	39.3	1.7	0.1	4.1	6.0	16.0	13.1	19.7	
1141	4041	TRIPS	470	25	10	36	95	131	208	367	1,342
1141	4041	PERCENT	35.0	1.9	0.8	2.7	7.1	9.8	15.5	27.4	
1142	4042	TRIPS	908	146	0	91	262	363	403	596	2,769
1142	4042	PERCENT	32.8	5.3	0.0	3.3	9.5	13.1	14.6	21.5	
1143	4043	TRIPS	1,255	115	142	254	631	401	427	768	3,993
1143	4043	PERCENT	31.4	2.9	3.6	6.4	15.8	10.0	10.7	19.2	
1144	4044	TRIPS	505	14	67	159	404	257	160	247	1,813
1144	4044	PERCENT	27.9	0.8	3.7	8.8	22.3	14.2	8.8	13.6	
1145	4045	TRIPS	1,446	175	159	550	1,577	637	558	727	5,829
1145	4045	PERCENT	24.8	3.0	2.7	9.4	27.1	10.9	9.6	12.5	
1146	4046	TRIPS	1,318	134	87	523	1,115	852	764	890	5,683
1146	4046	PERCENT	23.2	2.4	1.5	9.2	19.6	15.0	13.4	15.7	
1147	4047	TRIPS	1,202	213	130	89	721	416	506	737	4,014
1147	4047	PERCENT	30.0	5.3	3.2	2.2	18.0	10.4	12.6	18.4	
1148	4048	TRIPS	1,321	298	142	285	1,914	1,048	803	1,516	7,327
1148	4048	PERCENT	18.0	4.1	1.9	3.9	26.1	14.3	11.0	20.7	

Directional Trip Distribution Report

MIAMI-DADE LONG RANGE TRANSPORTATION PLAN UPDATE TO THE YEAR 2040



Miami-Dade 2040 Directional Distribution Summary

Origin TAZ			Cardinal Directions								Total
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
1128	4028	PERCENT	27.9	10.0	1.1	0.5	6.4	21.0	13.0	20.1	
1129	4029	TRIPS	760	141	73	12	145	588	359	578	2,656
1129	4029	PERCENT	28.6	5.3	2.8	0.5	5.5	22.1	13.5	21.8	
1130	4030	TRIPS	307	40	0	15	74	181	151	208	976
1130	4030	PERCENT	31.5	4.1	0.0	1.5	7.6	18.6	15.5	21.3	
1131	4031	TRIPS	1,125	56	4	0	193	794	716	895	3,783
1131	4031	PERCENT	29.7	1.5	0.1	0.0	5.1	21.0	18.9	23.7	
1132	4032	TRIPS	298	110	1	23	136	185	272	246	1,271
1132	4032	PERCENT	23.5	8.7	0.1	1.8	10.7	14.6	21.4	19.4	
1133	4033	TRIPS	289	4	0	0	43	172	237	289	1,034
1133	4033	PERCENT	28.0	0.4	0.0	0.0	4.2	16.6	22.9	28.0	
1134	4034	TRIPS	336	12	0	0	92	242	279	439	1,400
1134	4034	PERCENT	24.0	0.9	0.0	0.0	6.6	17.3	19.9	31.4	
1135	4035	TRIPS	2	0	0	0	0	12	1	7	22
1135	4035	PERCENT	9.1	0.0	0.0	0.0	0.0	54.6	4.6	31.8	
1136	4036	TRIPS	547	12	0	0	144	289	465	681	2,138
1136	4036	PERCENT	25.6	0.6	0.0	0.0	6.7	13.5	21.8	31.9	
1137	4037	TRIPS	96	5	0	0	41	86	155	156	539
1137	4037	PERCENT	17.8	0.9	0.0	0.0	7.6	16.0	28.8	28.9	
1138	4038	TRIPS	291	0	0	0	104	243	357	390	1,385
1138	4038	PERCENT	21.0	0.0	0.0	0.0	7.5	17.6	25.8	28.2	
1139	4039	TRIPS	193	0	0	23	115	304	218	313	1,166
1139	4039	PERCENT	16.6	0.0	0.0	2.0	9.9	26.1	18.7	26.8	
1140	4040	TRIPS	1,002	11	8	145	339	485	449	639	3,078
1140	4040	PERCENT	32.6	0.4	0.3	4.7	11.0	15.8	14.6	20.8	
1141	4041	TRIPS	466	40	4	27	168	255	208	328	1,496
1141	4041	PERCENT	31.2	2.7	0.3	1.8	11.2	17.1	13.9	21.9	
1142	4042	TRIPS	756	107	12	114	569	458	438	694	3,148
1142	4042	PERCENT	24.0	3.4	0.4	3.6	18.1	14.6	13.9	22.1	
1143	4043	TRIPS	1,803	134	100	236	1,263	845	993	888	6,262
1143	4043	PERCENT	28.8	2.1	1.6	3.8	20.2	13.5	15.9	14.2	
1144	4044	TRIPS	521	61	133	247	706	290	315	424	3,017
1144	4044	PERCENT	27.2	2.0	5.1	8.2	23.4	9.6	10.4	14.1	
1145	4045	TRIPS	2,289	326	226	557	2,297	1,095	1,214	1,281	9,285
1145	4045	PERCENT	24.7	3.5	2.4	6.0	24.7	11.8	13.1	13.8	
1146	4046	TRIPS	1,801	216	112	502	1,485	932	927	893	6,868
1146	4046	PERCENT	26.2	3.2	1.6	7.3	21.6	13.6	13.5	13.0	
1147	4047	TRIPS	1,315	112	118	94	1,099	494	556	1,038	4,826
1147	4047	PERCENT	27.3	2.3	2.5	2.0	22.8	10.2	11.5	21.5	
1148	4048	TRIPS	1,883	360	138	326	2,336	1,142	944	1,795	8,924
1148	4048	PERCENT	21.1	4.0	1.6	3.7	26.2	12.8	10.6	20.1	

Training Movement Counts

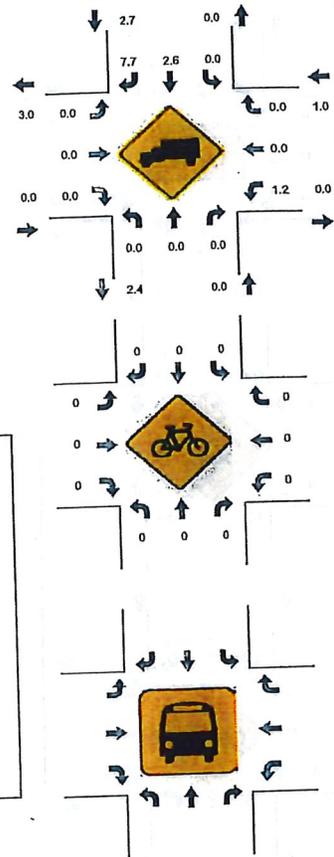
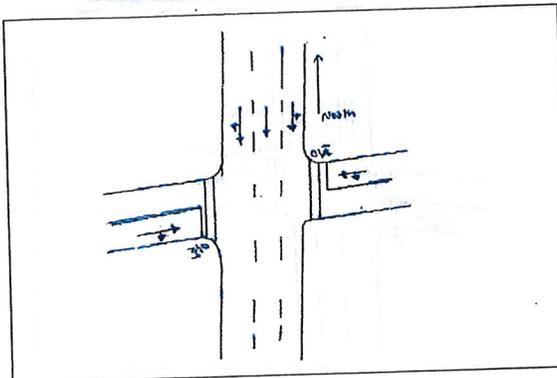
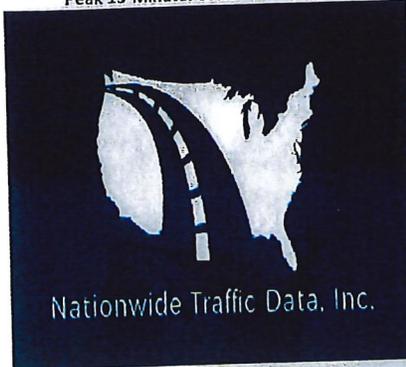
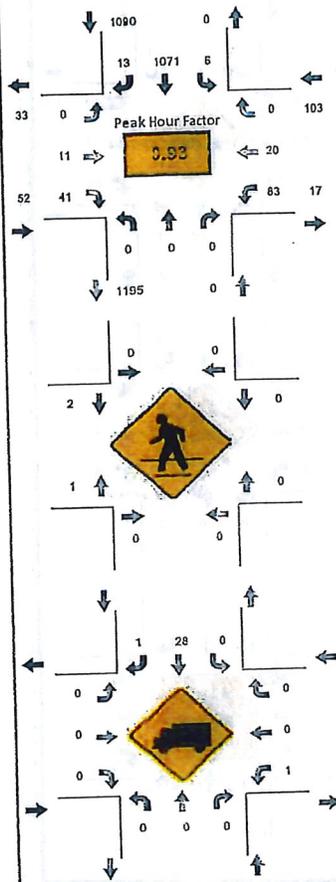
Appendix C
Traffic Data

Turning Movement Counts

LOCATION: S Dixie Hwy/US 1 SB & SW 170th St
 CITY/STATE: Palmetto Bay, FL

PROJECT ID: 19-1035-002
 DATE: 09/10/2019

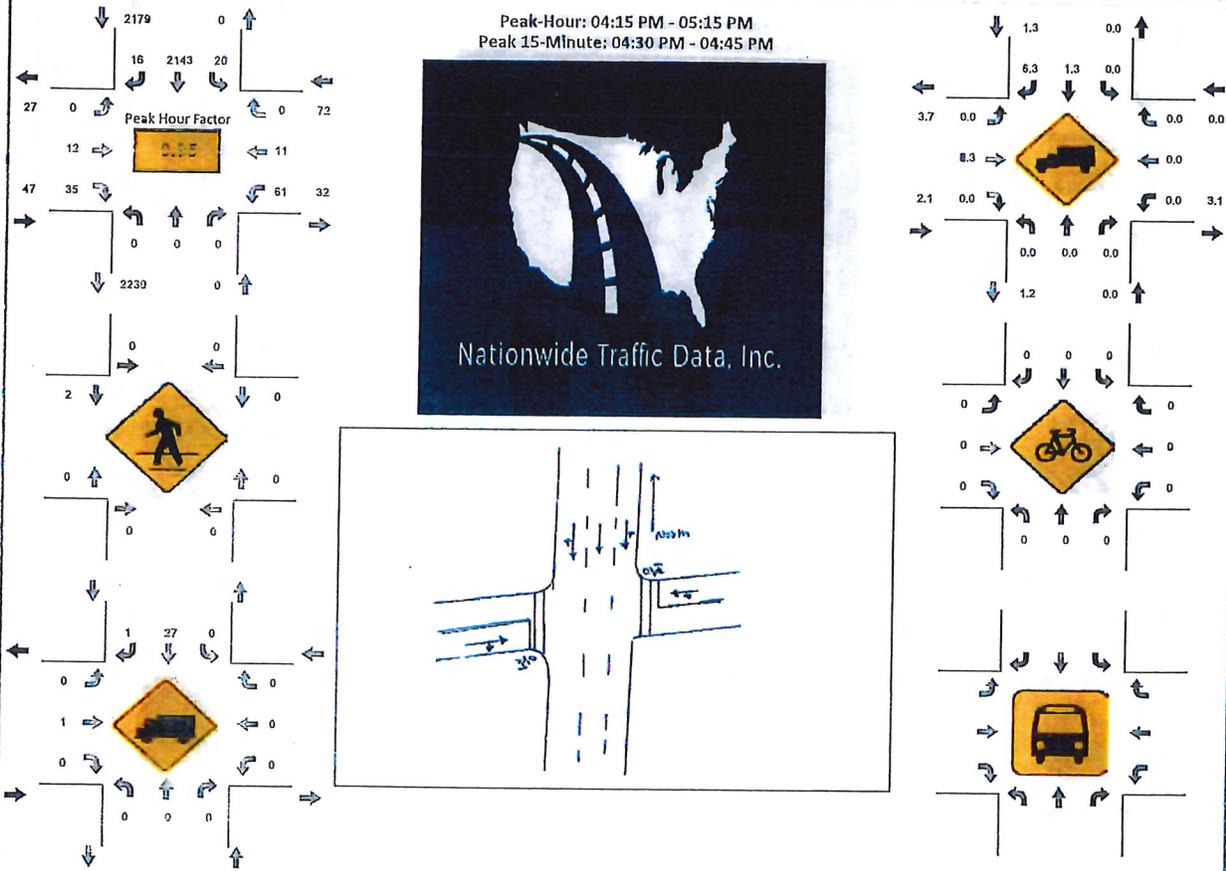
Peak-Hour: 08:00 AM - 09:00 AM
 Peak 15-Minute: 08:15 AM - 08:30 AM



15-Min Count Period Beginning At	S Dixie Hwy/US 1 SB Northbound					S Dixie Hwy/US 1 SB Southbound					SW 170th St Eastbound					SW 170th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	0	0	0	0	2	199	1	0	0	0	2	3	0	0	0	2	0	0	0	209	1012
07:15 AM	0	0	0	0	0	2	224	2	0	0	0	1	5	0	0	7	3	0	0	0	244	1093
07:30 AM	0	0	0	0	0	1	234	0	0	0	0	0	6	0	0	16	4	0	0	0	261	1184
07:45 AM	0	0	0	0	0	1	258	4	0	0	0	4	12	0	0	16	3	0	0	0	298	1235
08:00 AM	0	0	0	0	0	0	247	4	0	0	0	2	7	0	0	25	5	0	0	0	290	1245
08:15 AM	0	0	0	0	0	3	283	6	0	0	0	5	8	0	0	19	6	0	0	0	335	955
08:30 AM	0	0	0	0	0	1	255	3	0	0	0	1	16	0	0	28	5	0	0	0	312	620
08:45 AM	0	0	0	0	0	2	273	0	0	0	0	3	10	0	0	11	4	0	0	0	308	308
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	1408	
All Vehicles	0	0	0	0	0	12	1152	24	0	0	0	20	64	0	0	112	24	0	0	0	48	
Heavy Trucks	0	0	0	0	0	0	40	4	0	0	0	0	0	0	0	0	0	0	0	0	8	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

LOCATION: S Dixie Hwy/US 1 SB & SW 170th St
 CITY/STATE: Palmetto Bay, FL

PROJECT ID: 19-1035-002
 DATE: 09/10/2019

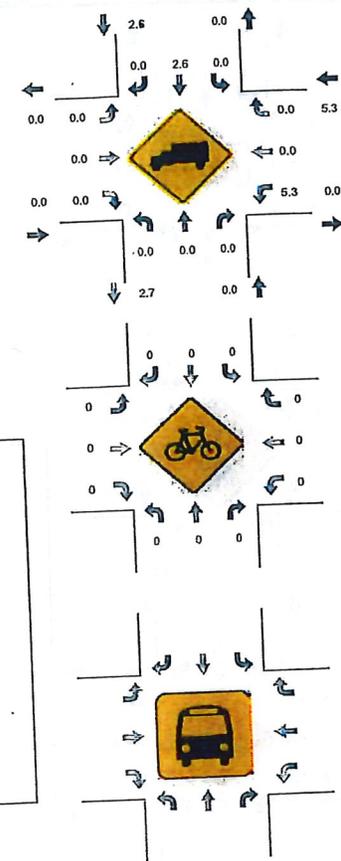
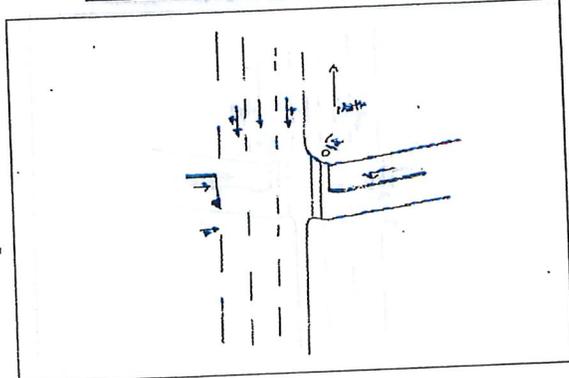
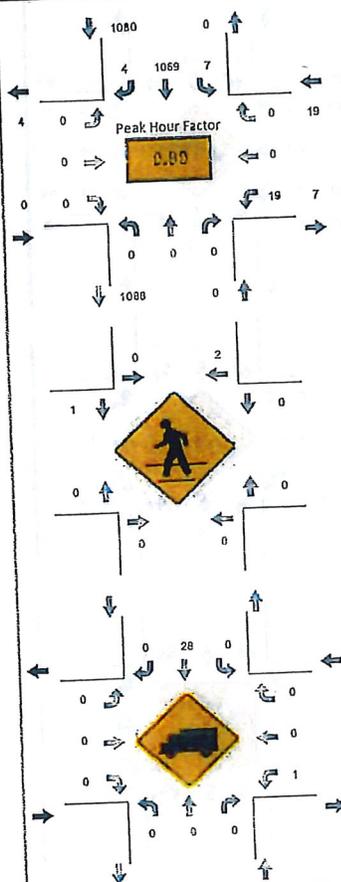


15-Min Count Period Beginning At	S Dixie Hwy/US 1 SB Northbound					S Dixie Hwy/US 1 SB Southbound					SW 170th St Eastbound					SW 170th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	0	0	0	0	9	521	5	0	0	0	2	5	0	0	15	5	0	0	0	562	2293
04:15 PM	0	0	0	0	0	9	517	5	0	0	0	3	5	0	0	18	3	0	0	0	588	2298
04:30 PM	0	0	0	0	0	2	584	4	0	0	0	3	8	0	0	18	3	0	0	0	602	2278
04:45 PM	0	0	0	0	0	2	506	4	0	0	0	4	10	0	0	13	2	0	0	0	541	2235
05:00 PM	0	0	0	0	0	7	528	3	0	0	0	2	11	0	0	12	3	0	0	0	567	2239
05:15 PM	0	0	0	0	0	6	537	3	0	0	0	2	7	0	0	12	1	0	0	0	568	1672
05:30 PM	0	0	0	0	0	6	518	3	0	0	0	1	14	0	0	15	2	0	0	0	559	1104
05:45 PM	0	0	0	0	0	6	516	3	0	0	0	0	9	0	0	10	1	0	0	0	545	545
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	0	0	0	0	0	38	2258	24	0	0	0	16	44	0	0	72	12	0	0	0	2460	
Heavy Trucks	0	0	0	0	0	0	44	4	0	0	0	4	0	0	0	0	0	0	0	0	52	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad																					0	
Stopped Buses																					0	

LOCATION: S Dixie Hwy/US 1 SB & SW 169th St
 CITY/STATE: Palmetto Bay, FL

PROJECT ID: 19-1035-004
 DATE: 09/10/2019

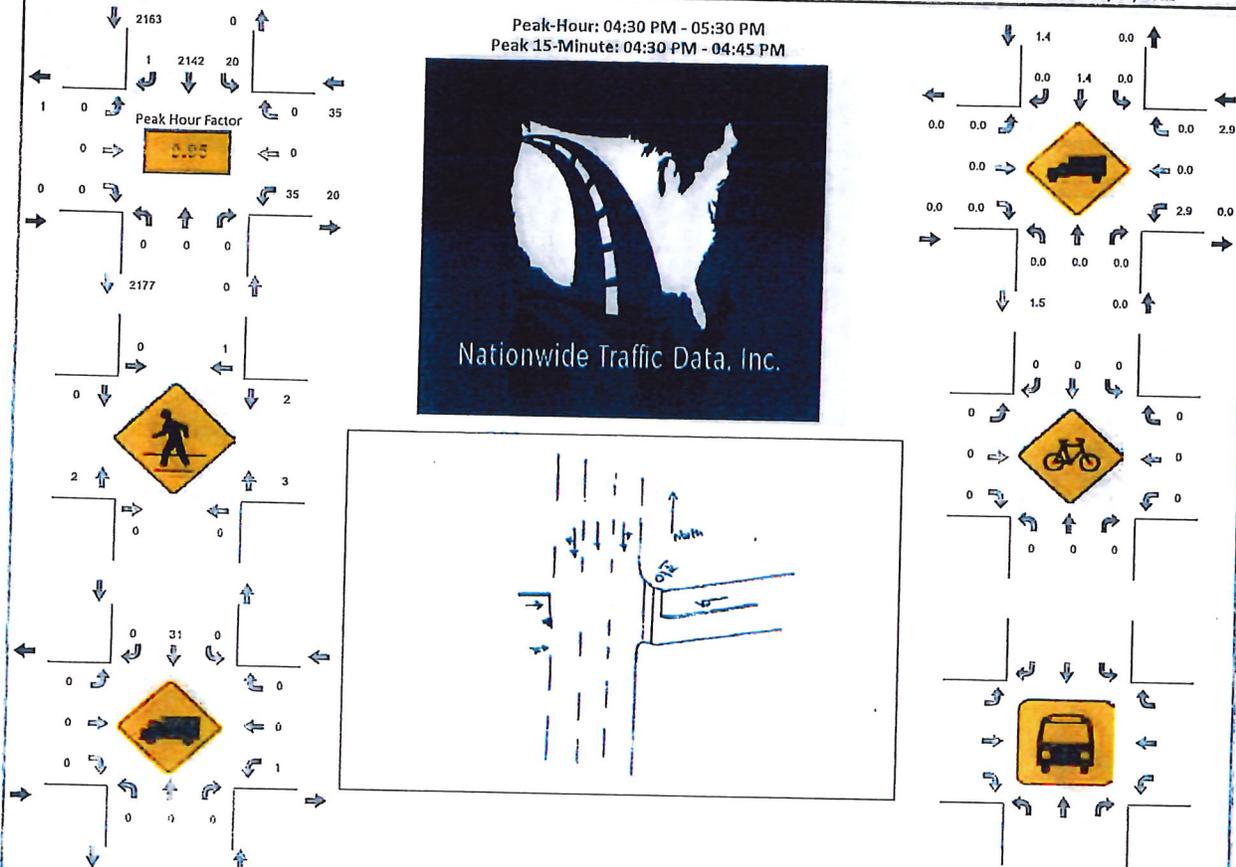
Peak-Hour: 08:00 AM - 09:00 AM
 Peak 15-Minute: 08:15 AM - 08:30 AM



15-Min Count Period Beginning At	S Dixie Hwy/US 1 SB Northbound					S Dixie Hwy/US 1 SB Southbound					SW 169th St Eastbound					SW 169th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	0	0	0	0	3	200	0	0	0	0	0	0	0	0	3	0	0	0	0	206	949
07:15 AM	0	0	0	0	0	3	228	1	0	0	0	0	0	0	0	2	0	0	0	0	232	992
07:30 AM	0	0	0	0	0	5	232	0	0	0	0	0	0	0	0	5	0	0	0	0	239	1066
07:45 AM	0	0	0	0	0	7	259	1	0	0	0	0	0	0	0	8	0	0	0	0	272	1085
08:00 AM	0	0	0	0	0	2	233	0	0	0	0	0	0	0	0	5	0	0	0	0	249	1099
08:15 AM	0	0	0	0	0	3	264	4	0	0	0	0	0	0	0	4	0	0	0	0	306	850
08:30 AM	0	0	0	0	0	1	277	1	0	0	0	0	0	0	0	2	0	0	0	0	258	544
08:45 AM	0	0	0	0	0	1	277	1	0	0	0	0	0	0	0	2	0	0	0	0	236	256
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	1236	
All Vehicles	0	0	0	0	0	12	1173	13	0	0	0	0	0	0	0	32	0	0	0	0	44	
Heavy Trucks	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
Pedestrians	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

LOCATION: S Dixie Hwy/US 1 SB & SW 169th St
 CITY/STATE: Palmetto Bay, FL

PROJECT ID: 19-1035-004
 DATE: 09/10/2019

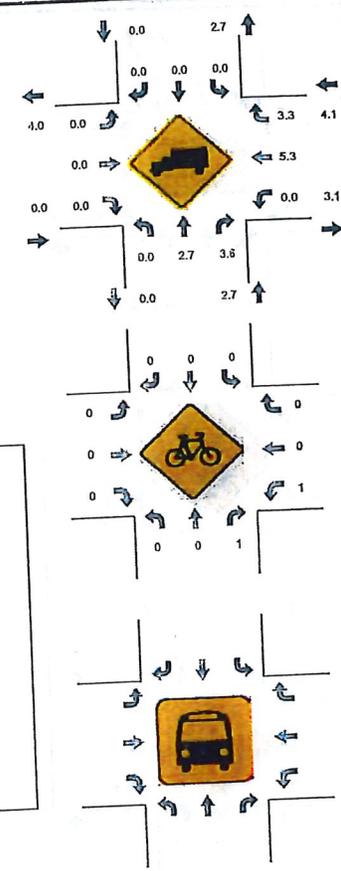
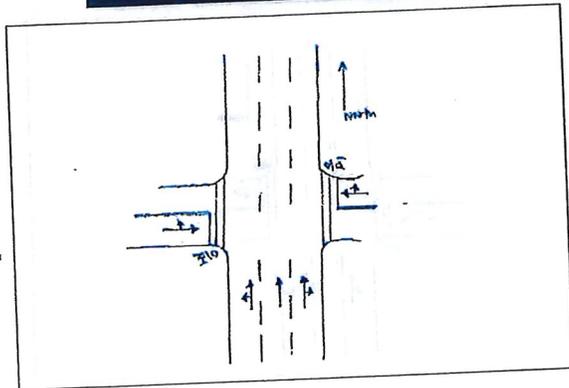
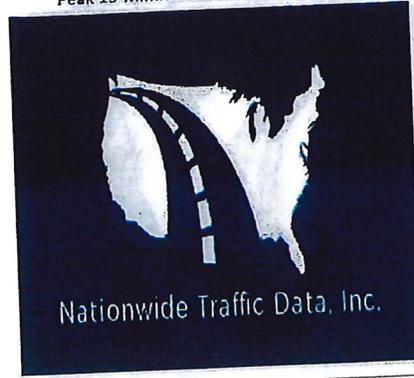
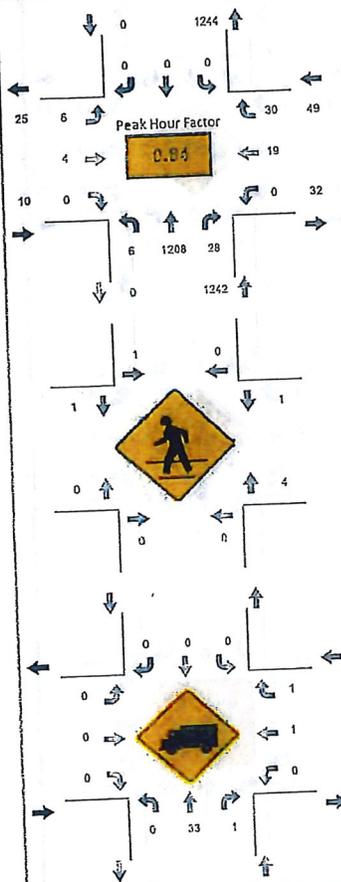


15-Min Count Period Beginning At	S Dixie Hwy/US 1 SB Northbound					S Dixie Hwy/US 1 SB Southbound					SW 169th St Eastbound					SW 169th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	0	0	0	0	4	537	0	0	0	0	0	0	0	0	10	1	0	0	0	552	2198
04:15 PM	0	0	0	0	0	7	544	0	0	0	0	1	0	0	0	8	0	0	0	0	560	2187
04:30 PM	0	0	0	0	0	1	545	0	0	0	3	3	0	0	0	15	0	0	0	0	551	2198
04:45 PM	0	0	0	0	0	7	545	0	0	0	3	3	0	0	0	5	0	0	0	0	555	2144
05:00 PM	0	0	0	0	0	6	545	0	0	0	5	3	0	0	0	9	0	0	0	0	541	2151
05:15 PM	0	0	0	0	0	5	545	0	0	0	5	3	0	0	0	6	0	0	0	0	571	1610
05:30 PM	0	0	0	0	0	5	512	0	0	0	0	2	5	0	0	3	0	0	0	0	527	1039
05:45 PM	0	0	0	0	0	3	502	0	0	0	0	0	1	0	0	6	0	0	0	0	512	512
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	0	0	0	0	0	28	2330	0	0	0	0	0	0	0	0	60	0	0	0	0			2362
Heavy Trucks	0	0	0	0	0	0	43	0	0	0	0	0	0	0	0	4	0	0	0	0	52	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

LOCATION: S Dixie Hwy/US 1 NB & SW 169th St
 CITY/STATE: Palmetto Bay, FL

PROJECT ID: 19-1035-006
 DATE: 09/10/2019

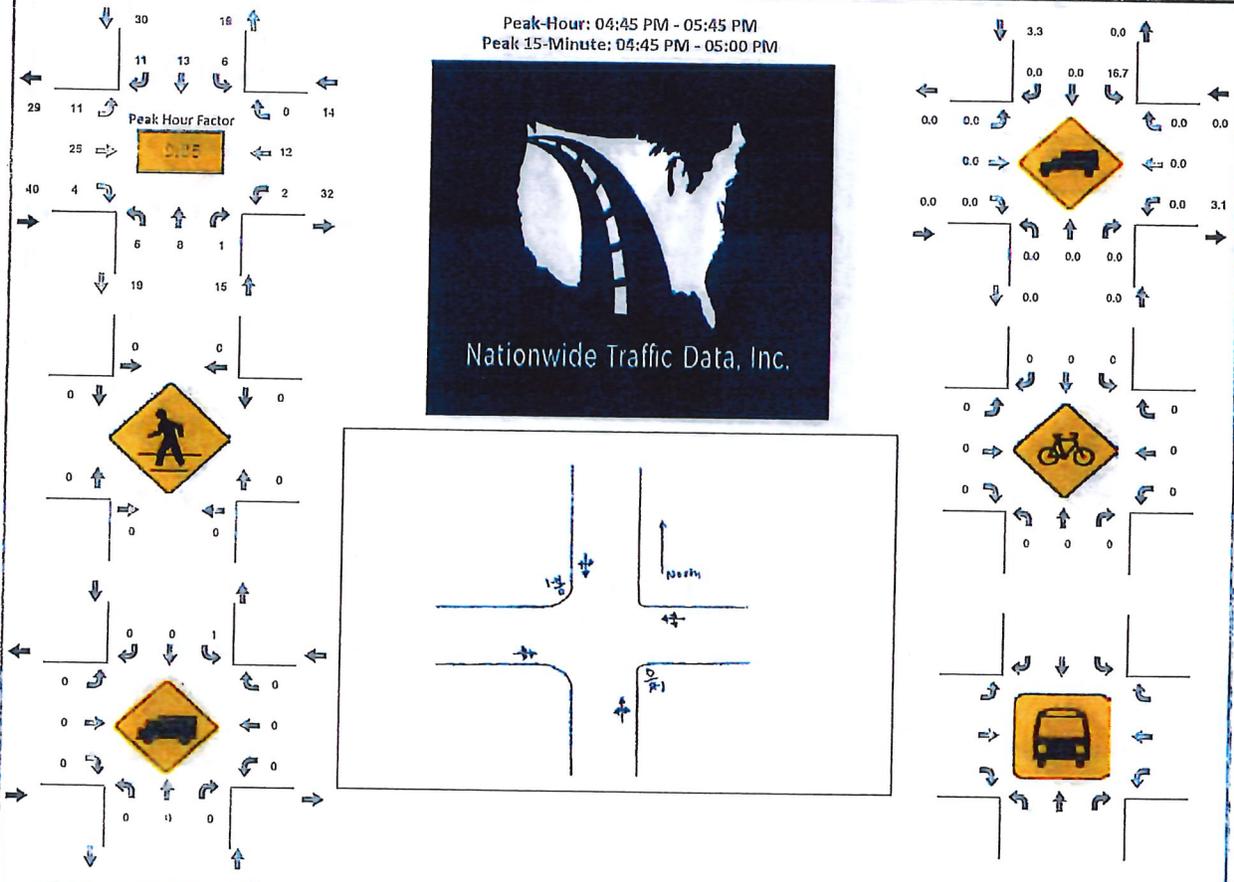
Peak-Hour: 08:00 AM - 09:00 AM
 Peak 15-Minute: 08:45 AM - 09:00 AM



15-Min Count Period	S Dixie Hwy/US 1 NB Northbound					S Dixie Hwy/US 1 NB Southbound					SW 169th St Eastbound					SW 169th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
Beginning At																						
07:00 AM	0	174	3	0		0	0	0	0		2	2	0	0		0	4	6	0		191	1016
07:15 AM	2	294	9	0		0	0	0	0		1	2	0	0		0	2	3	0		309	1123
07:30 AM	1	253	10	0		0	0	0	0		3	1	0	0		0	2	3	0		273	1136
07:45 AM	1	215	10	0		0	0	0	0		3	4	0	0		0	5	5	0		243	1159
08:00 AM	0	27	4	0		0	0	0	0		0	0	0	0		0	9	9	0		288	1301
08:15 AM	0	27	4	0		0	0	0	0		0	0	0	0		0	0	15	0		322	1003
08:30 AM	0	27	4	0		0	0	0	0		0	0	0	0		0	4	4	0		296	681
08:45 AM	0	27	4	0		0	0	0	0		2	1	0	0		0	3	2	0		385	385
Peak 15-Min Flowrates																						
	12	1454	44	0		0	0	0	0		0	0	0	0		0	36	60	0		1632	
All Vehicles																						56
Heavy Trucks	0	44	4			0	0	0	0		0	0	0	0		0	8	0	0			16
Pedestrians	0	0	0			0	0	0	0		0	0	0	0		4	0	0	0			3
Bicycles	0	0	0			0	0	0	0		0	0	0	0		0	0	0	0			
Railroad																						
Stopped Buses																						

LOCATION: SW 94th Ct & SW 169th St
CITY/STATE: Palmetto Bay, FL

PROJECT ID: 19-1035-005
DATE: 09/10/2019

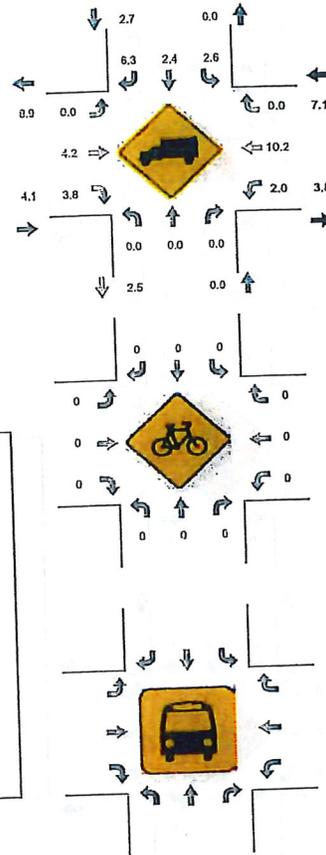
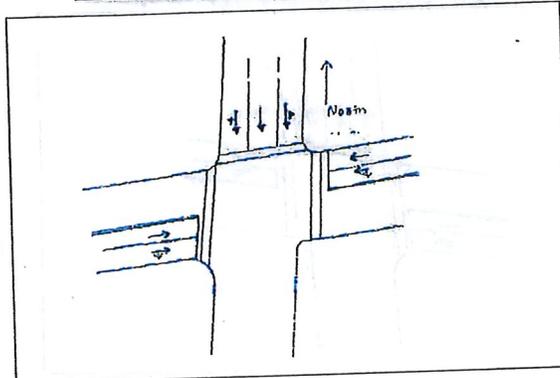
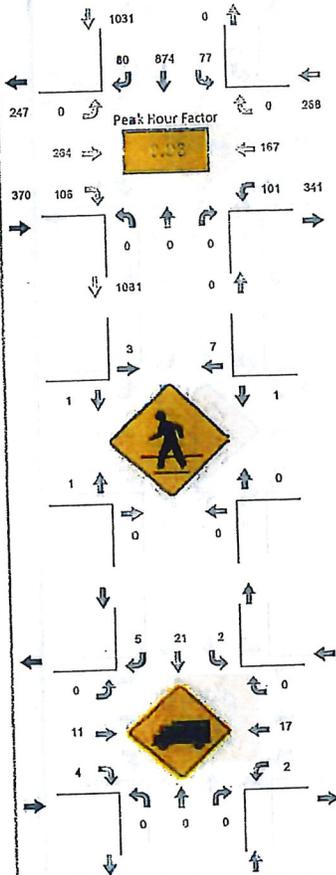


15-Min Count Period Beginning At	SW 94th Ct Northbound					SW 94th Ct Southbound					SW 169th St Eastbound					SW 169th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	1	1	0	0		0	1	2	0		0	5	3	0		0	4	0	0		17	88
04:15 PM	1	4	0	0		1	3	2	0		0	7	1	0		0	5	0	0		24	91
04:30 PM	0	0	0	0		1	2	5	0		5	4	1	0		0	0	0	0		18	92
04:45 PM	3	2	0	0		0	5	2	0		4	7	2	0		0	4	0	0		29	99
05:00 PM	2	1	0	0		0	1	1	0		2	7	2	0		0	2	0	0		20	89
05:15 PM	1	0	0	0		4	0	0	0		1	3	0	0		1	3	0	0		25	69
05:30 PM	0	0	0	0		2	0	0	0		1	3	0	0		1	3	0	0		25	44
05:45 PM	1	3	0	0		1	6	2	0		0	3	1	0		0	2	0	0		19	19
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	12	20	4	0		16	24	13	0		13	22	8	0		4	16	0	0		108	
Heavy Trucks	0	0	0	0		4	0	0	0		0	0	0	0		0	0	0	0		4	
Pedestrians	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Railroad	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Stopped Buses	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	

LOCATION: S Dixie Hwy/US 1 SB & SW 168th St
 CITY/STATE: Palmetto Bay, FL

PROJECT ID: 19-1035-007
 DATE: 09/10/2019

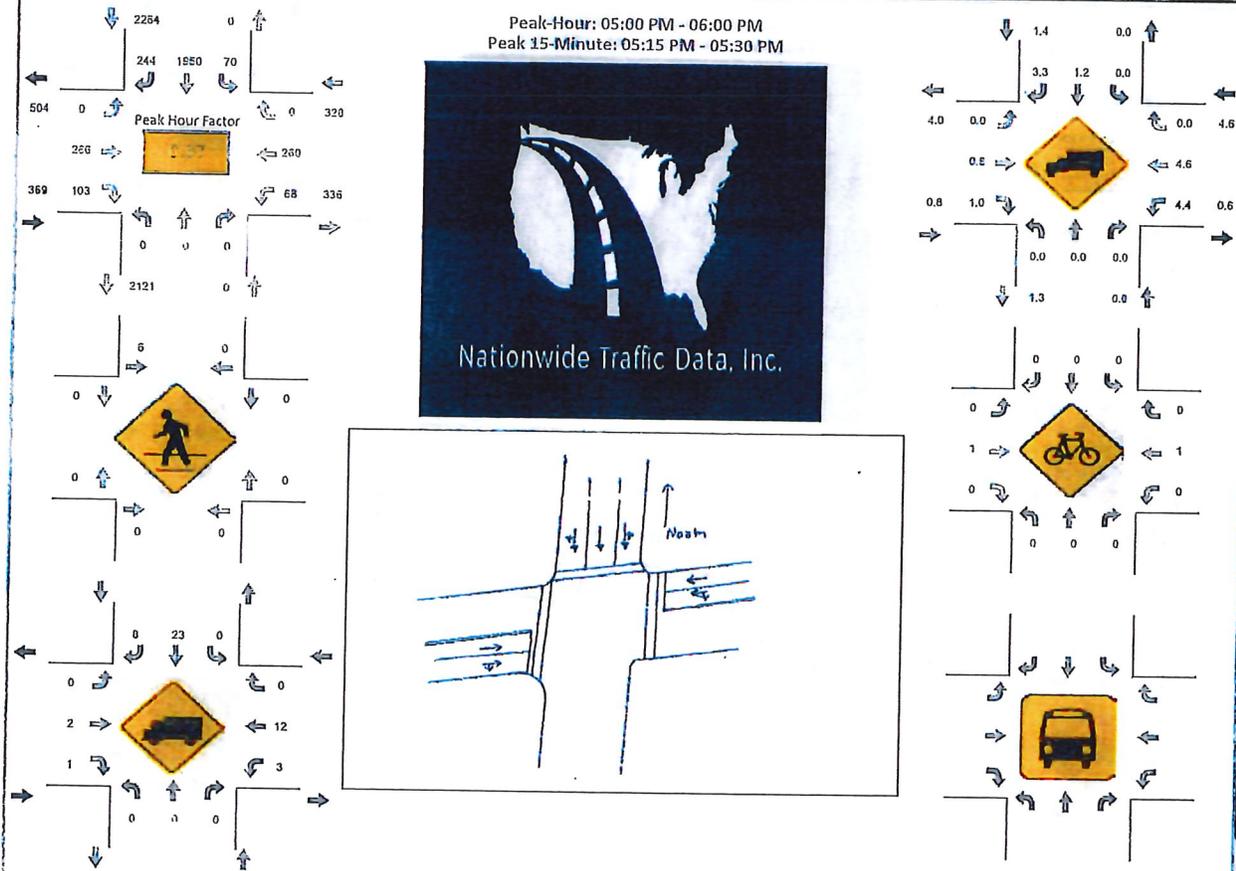
Peak-Hour: 08:00 AM - 09:00 AM
 Peak 15-Minute: 08:15 AM - 08:30 AM



15-Min Count Period Beginning At	S Dixie Hwy/US 1 SB Northbound					S Dixie Hwy/US 1 SB Southbound					SW 168th St Eastbound					SW 168th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	0	0	0	0	10	179	18	0	0	0	49	7	0	0	15	29	0	0	0	307	1404
07:15 AM	0	0	0	0	0	8	207	20	0	0	0	53	15	0	0	7	17	0	0	0	327	1497
07:30 AM	0	0	0	0	0	18	211	19	0	0	0	71	20	0	0	12	37	0	0	0	388	1619
07:45 AM	0	0	0	0	0	20	236	22	0	0	0	44	16	0	0	14	30	0	0	0	382	1637
08:00 AM	0	0	0	0	0	18	204	15	0	0	0	76	19	0	0	20	45	0	0	0	400	1669
08:15 AM	0	0	0	0	0	23	252	25	0	0	0	67	19	0	0	26	37	0	0	0	449	1269
08:30 AM	0	0	0	0	0	13	159	19	0	0	0	51	23	0	0	30	45	0	0	0	406	820
08:45 AM	0	0	0	0	0	25	220	3	0	0	0	50	15	0	0	25	40	0	0	0	414	414
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	0	0	0	0	0	92	1008	100	0	0	0	315	140	0	0	120	180	0	0	0	1556	
Heavy Trucks	0	0	0	0	0	8	40	8	0	0	0	18	8	0	0	4	28	0	0	0	112	
Pedestrians	0	0	0	0	0	0	16	0	0	0	0	4	0	0	0	0	4	0	0	0	24	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

LOCATION: S Dixie Hwy/US 1 SB & SW 168th St
 CITY/STATE: Palmetto Bay, FL

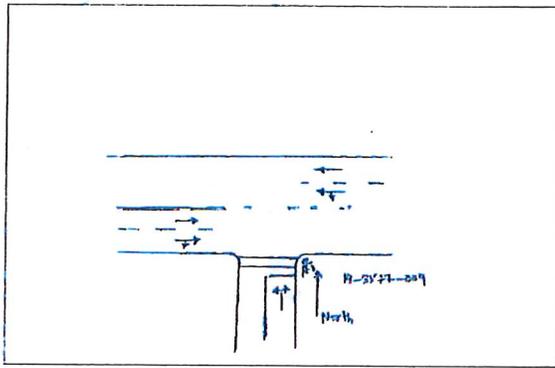
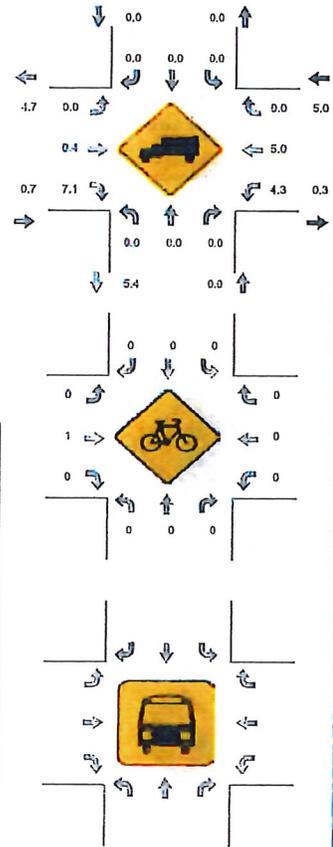
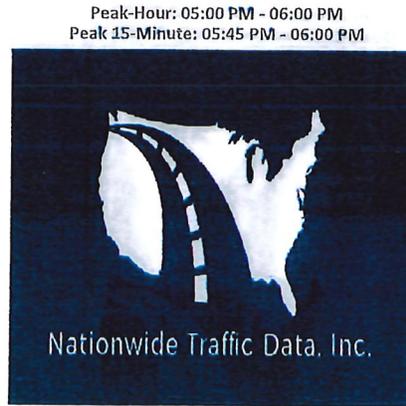
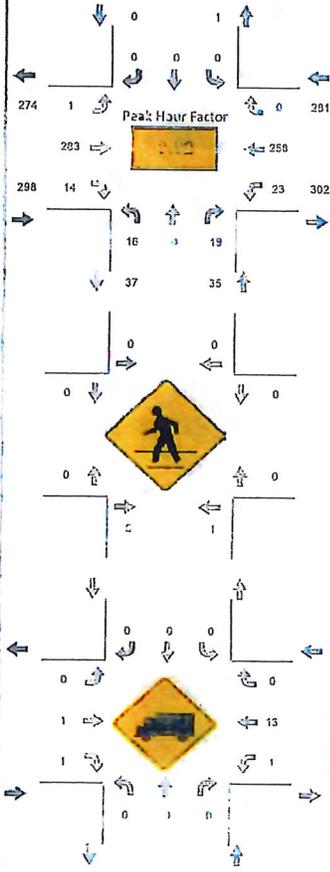
PROJECT ID: 19-1035-007
 DATE: 09/10/2019



15-Min Count Period Beginning At	S Dixie Hwy/US 1 SB Northbound					S Dixie Hwy/US 1 SB Southbound					SW 168th St Eastbound					SW 168th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	0	0	0	0	21	498	48	0	0	0	65	23	0	0	18	54	0	0	0	727	2931
04:15 PM	0	0	0	0	0	16	502	65	0	0	0	48	23	0	0	31	60	0	0	0	745	2930
04:30 PM	0	0	0	0	0	21	509	53	0	0	0	45	30	0	0	27	59	0	0	0	744	2945
04:45 PM	0	0	0	0	0	19	464	54	0	0	0	58	28	0	0	21	71	0	0	0	715	2930
05:00 PM	0	0	0	0	0	13	495	85	0	0	0	59	26	0	0	18	52	0	0	0	726	2961
05:15 PM	0	0	0	0	0	22	501	80	0	0	0	55	25	0	0	18	72	0	0	0	760	2235
05:30 PM	0	0	0	0	0	15	477	54	0	0	0	75	28	0	0	22	67	0	0	0	729	1475
05:45 PM	0	0	0	0	0	20	451	32	0	0	0	77	32	0	0	12	72	0	0	0	733	746
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	0	0	0	68	2004	200	0	0	0	308	116	0	0	88	263	0	0	0	3152	
Heavy Trucks	0	0	0	0	0	0	23	12	0	0	0	4	4	0	0	4	16	0	0	0	68	
Pedestrians	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	4	0	0	0	3	
Railroad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

LOCATION: SW 94th Ct & SW 168th St
 CITY/STATE: Palmetto Bay, FL

PROJECT ID: 19-1035-009
 DATE: 09/10/2019



15-Min Count Period Beginning At	SW 94th Ct Northbound					SW 94th Ct Southbound					SW 168th St Eastbound					SW 168th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	0	6	0	0	0	0	0	0	0	0	66	4	0	0	7	71	0	0	0	154	606
04:15 PM	3	0	4	0	0	0	0	0	0	0	0	61	0	0	0	12	75	0	0	0	155	586
04:30 PM	2	0	4	0	0	0	0	0	0	0	0	62	2	1	0	14	72	0	0	0	157	588
04:45 PM	5	0	6	0	0	0	0	0	0	0	0	58	2	1	0	10	58	0	0	0	140	588
05:00 PM	7	0	3	0	0	0	0	0	0	0	0	5	0	0	0	5	65	0	0	0	154	614
05:15 PM	7	0	4	0	0	0	0	0	0	0	0	7	0	0	0	5	7	0	0	0	157	480
05:30 PM	7	0	5	0	0	0	0	0	0	0	0	7	0	0	0	5	5	0	0	0	157	323
05:45 PM	7	0	4	0	0	0	0	0	0	0	0	8	0	0	0	5	60	0	0	0	162	166
Peak 15-Min Flowvelos	Northbound					Southbound					Eastbound					Westbound					Total	
Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*			
All Vehicles	24	0	32	0	0	0	0	0	0	0	0	235	23	4	0	32	282	0	0	0	738	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	4	16	0	0	0	28	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	4	
Railroad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Peak Season Category Report

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: COUNTY
 CATEGORY: 8701 MIAMI-DADE SOUTH

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2018 - 01/06/2018	1.01	1.05
2	01/07/2018 - 01/13/2018	1.01	1.05
3	01/14/2018 - 01/20/2018	1.00	1.04
4	01/21/2018 - 01/27/2018	0.99	1.03
* 5	01/28/2018 - 02/03/2018	0.98	1.02
* 6	02/04/2018 - 02/10/2018	0.97	1.01
* 7	02/11/2018 - 02/17/2018	0.96	1.00
* 8	02/18/2018 - 02/24/2018	0.96	1.00
* 9	02/25/2018 - 03/03/2018	0.96	1.00
*10	03/04/2018 - 03/10/2018	0.96	1.00
*11	03/11/2018 - 03/17/2018	0.96	1.00
*12	03/18/2018 - 03/24/2018	0.96	1.00
*13	03/25/2018 - 03/31/2018	0.96	1.00
*14	04/01/2018 - 04/07/2018	0.96	1.00
*15	04/08/2018 - 04/14/2018	0.96	1.00
*16	04/15/2018 - 04/21/2018	0.96	1.00
*17	04/22/2018 - 04/28/2018	0.98	1.02
18	04/29/2018 - 05/05/2018	0.99	1.03
19	05/06/2018 - 05/12/2018	1.01	1.05
20	05/13/2018 - 05/19/2018	1.02	1.06
21	05/20/2018 - 05/26/2018	1.03	1.07
22	05/27/2018 - 06/02/2018	1.03	1.07
23	06/03/2018 - 06/09/2018	1.04	1.08
24	06/10/2018 - 06/16/2018	1.04	1.08
25	06/17/2018 - 06/23/2018	1.04	1.08
26	06/24/2018 - 06/30/2018	1.04	1.08
27	07/01/2018 - 07/07/2018	1.05	1.09
28	07/08/2018 - 07/14/2018	1.05	1.09
29	07/15/2018 - 07/21/2018	1.05	1.09
30	07/22/2018 - 07/28/2018	1.04	1.08
31	07/29/2018 - 08/04/2018	1.03	1.07
32	08/05/2018 - 08/11/2018	1.02	1.06
33	08/12/2018 - 08/18/2018	1.01	1.05
34	08/19/2018 - 08/25/2018	1.01	1.05
35	08/26/2018 - 09/01/2018	1.02	1.06
36	09/02/2018 - 09/08/2018	1.02	1.06
37	09/09/2018 - 09/15/2018	1.02	1.06
38	09/16/2018 - 09/22/2018	1.01	1.05
39	09/23/2018 - 09/29/2018	1.01	1.05
40	09/30/2018 - 10/06/2018	1.00	1.04
41	10/07/2018 - 10/13/2018	1.00	1.04
42	10/14/2018 - 10/20/2018	0.99	1.03
43	10/21/2018 - 10/27/2018	1.00	1.04
44	10/28/2018 - 11/03/2018	1.00	1.04
45	11/04/2018 - 11/10/2018	1.01	1.05
46	11/11/2018 - 11/17/2018	1.01	1.05
47	11/18/2018 - 11/24/2018	1.01	1.05
48	11/25/2018 - 12/01/2018	1.01	1.05
49	12/02/2018 - 12/08/2018	1.01	1.05
50	12/09/2018 - 12/15/2018	1.01	1.05
51	12/16/2018 - 12/22/2018	1.01	1.05
52	12/23/2018 - 12/29/2018	1.00	1.04
53	12/30/2018 - 12/31/2018	1.00	1.04

* PEAK SEASON

28-FEB-2019 15:24:23

830UPD

6_8701_PKSEASON.TXT

Signal Timing Data

Miami-Dade, FL



2956 - US-1 & Richmond Dr - 2070-1C - Econolite Type - Cobalt

Configuration Controller Sequence

Phase Ring Sequence and Assignment (MM) 1-1-1

Hardware Alternate Sequence Enable: No

Phase Ring Sequence.....(Note: Sequences identical to the prior one are not printed)

	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
	B	B	B													

Sequence 1

Ring 1	| 2 | 3 | 4	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Ring 2	| 6 | . | .	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Phases In Use/Exclusive Ped (MM) 1-2

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Phases In Use		X	X	X		X										
Exclusive Ped																

Phase Competibility (MM) 1-1-2

Phase	
n/a	Barrier Mode

Phase and Overlap Descriptions

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Approach	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Movement						T										
Associated PED																
Overlap	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Approach	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Movement																

Administration (MM) 1-7-1

Enable Controller/Cabinet Interlock CRC No
 CRC (16 bit) 4A6C
 Enable Automatic Backup to Datakey No

Backup Prevent (MM) 1-1-3

Phases	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Timing Phases	1	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	2	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	3	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	4	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	5	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	6	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	7	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	8	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	9	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	10	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	11	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	12	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	13	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	14	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	15	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	16	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Simultaneous Gap (MM) 1-1-4

Phases	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Phase Must Gap With Phase	1	.	.	.	X	X	.	.	.	.	.	.	.	.	.	.
	2	.	.	X	X	.	.	.	.	.	.	.	.	.	.	.
	3	.	.	.	.	X	X	.	.	.	.	.	.	.	.	.
	4	.	.	.	.	X	X	.	.	.	.	.	.	.	.	.
	5	X	X	.	.	.	.	.	.	.	.	.	.	.	.	.
	6	X	X	.	.	.	.	.	.	.	.	.	.	.	.	.
	7	.	X	X	.	.	.	.	.	.	.	.	.	.	.	.
	8	.	X	X	.	.	.	.	.	.	.	.	.	.	.	.
	9	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	10	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	11	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	12	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	13	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	14	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	15	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	16	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Disable	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Load Switch Assignments (MM) 1-3

Phase / Overlap	Type	Dimming				Power Up	Auto		Flash Together
		Red	Yellow	Green	Dark		Red	Yellow	
1	0	.	.	.	.	+	.	.	.
2	2	V	.	.	.	+	Yel	.	X
3	3	V	.	.	.	+	Red	X	.
4	4	V	.	.	.	+	Red	X	.
5	0	.	.	.	.	+	.	.	.
6	6	V	.	.	.	+	Yel	.	X
7	0	.	.	.	.	+	.	.	.
8	1	O	.	.	.	+	Red	X	.
9	0	.	.	.	.	+	.	.	.
10	0	.	.	.	.	+	.	.	.
11	0	.	.	.	.	+	.	.	.
12	0	.	.	.	.	+	.	.	.
13	2	P	.	.	.	+	.	.	.
14	4	P	.	.	.	+	.	.	.
15	6	P	.	.	.	+	.	.	.
16	4	P	.	.	.	+	.	.	.

Miami-Dade, FL



2956 - US-1 & Richmond Dr - 2070-1C - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1
Plan 1 - "Phase Bank 1"

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N	N	N	N	N	N-T	N	N	N	N	N	N	N	N	N	N
Min Green	0	7	10	10	0	7	0	0	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	5	0	7	0	0	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	22	0	18	0	22	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	0.0	1.0	3.0	3.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	0	40	16	19	0	40	0	0	0	0	0	0	0	0	0	0
Max2	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0
Max3	0	142	28	20	0	142	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	0.0	4.8	4.0	4.0	0.0	4.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	0.0	2.0	2.0	3.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	1.0	3.0	3.0	0.0	1.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 2 - "Phase Bank 2"																
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N	N	N	N	N	N-T	N	N	N	N	N	N	N	N	N	N
Min Green	0	7	10	10	0	7	0	0	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	5	0	7	0	0	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	22	0	18	0	22	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	0.0	1.0	3.0	3.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	0	40	16	19	0	40	0	0	0	0	0	0	0	0	0	0
Max2	0	40	23	21	0	40	0	0	0	0	0	0	0	0	0	0
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	0.0	4.8	4.0	4.0	0.0	4.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	0.0	2.0	2.0	3.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	1.0	3.0	3.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 3 - "Phase Bank 3"

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N	N	N	N	N	N-T	N	N	N	N	N	N	N	N	N	N
Min Green	0	7	10	10	0	7	0	0	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	5	0	7	0	0	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	22	0	18	0	22	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	0.0	1.0	3.0	3.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	0	40	16	19	0	40	0	0	0	0	0	0	0	0	0	0
Max2	0	40	23	21	0	40	0	0	0	0	0	0	0	0	0	0
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	0.0	4.8	4.0	4.0	0.0	4.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	0.0	2.0	2.0	3.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	1.0	3.0	3.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 4 - "Phase Bank 4"

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N	N	N	N	N	N-T	N	N	N	N	N	N	N	N	N	N
Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynt Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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Controller Options

Controller Options (MM) 2-6-1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Flashing Grn Ph
Guar Passage																
Non-Act I		X				X										
Non-Act II																
Dual Entry																
Cond Service																
Cond Reservice																
Ped Re-Service																
Rest In Walk																
Flashing Walk																
Ped Clr-Yel				X												
Ped Clr-Red																
IGRN + Veh Ext																

Ped Clear Protect: Off Unit Red Revert: 2.0 MUTCD 3 Seconds Don't Walk: No

Pre-Timed Mode (MM) 2-7

Enable Pre-Timed Mode: Free Input Disables Pre-Timed: No

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Pre-Timed																

Phase Recall Options (MM) 2-8

Plan # 1

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Lock Detector																
Vehicle Recall																
Ped Recall		X				X										
Max Recall		X		X		X										
Soft Recall																
No Rest																
AI Calc																

Plan # 2

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Lock Detector																
Vehicle Recall																
Ped Recall		X				X										
Max Recall		X				X										
Soft Recall																
No Rest																
AI Calc																

Plan # 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Lock Detector																
Vehicle Recall																
Ped Recall		X				X										
Max Recall		X				X										
Soft Recall																
No Rest																
AI Calc																

Plan # 4

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Lock Detector																
Vehicle Recall																
Ped Recall																

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Coordination Options

Options (MM) 3-1

Manual Pattern	Auto	ECPI Coord	Yes
System Source	SYS	System Format	STD
Splits In	Seconds	Offsets In	Seconds
Transition	Smooth	Max Select	MAXINH
Dwell / Add Time	0		
Delay Coord Wk-LZ	No	Force Off	Fixed
Offset Reference	Yellow	Use Ped Time	Yes
Ped Recall	No	Ped Reservice	Yes
Local Zero	Yes	FO Added Ini	No
Override		Green	
Re-sync Count	0	Multisync	No

Auto Perm Minimum Green (Seconds) (MM) 3-4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Minimum Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Split Demand (MM) 3-5

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Demand 1																
Demand 2																

Demand	1	2
Detector	0	0
Call Time (Sec)	0	0
Cycle Count	0	0

Coordinator Pattern # 16
 Split Pattern 16 TS2 (Pat-Off) 5-1 Splits In Seconds
 Cycle 190 Std (COS) 201 Offsets In Seconds
 Offset Value 132s Dwell/Add Time 0
 Actuated Coord No Timing Plan 0
 Actuated Walk No Sequence 0
 Rest
 Phase No Action Plan 0
 Reservice
 Max Select None Force Off None

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description	N	N	N	N	N	N-T	N	N	N	N	N	N	N	N	N	N
Splits (Split Pat 16)	0	135	28	27	0	135	0	0	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4	Misc. Data
Ring Split Ext	0	0	0	0	Veh Perm 1 0 Veh Perm 2 0 Veh Perm 2 Dlspl 0
Ring Displacement	-	0	0	0	Split Demand 0 Split Demand 0 Crossing Arterial Pat
Split Sum	190s	135s	0s	0s	

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max.																
Time									X	X	X	X	X	X	X	X
Omit Phase																
Special Function Outputs																

Coordinator Pattern # 17
 Split Pattern 17 TS2 (Pat-Off) 5-2 Splits In Seconds
 Cycle 150 Std (COS) 209 Offsets In Seconds
 Offset Value 122s Dwell/Add Time 0
 Actuated Coord No Timing Plan 0
 Actuated Walk No Sequence 0
 Rest
 Phase No Action Plan 0
 Reservice
 Max Select None Force Off None

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description	N	N	N	N	N	N-T	N	N	N	N	N	N	N	N	N	N
Splits (Split Pat 17)	0	97	26	27	0	97	0	0	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4	Misc. Data
Ring Split Ext	0	0	0	0	Veh Perm 1 0 Veh Perm 2 0 Veh Perm 2 Dlspl 0
Ring Displacement	-	0	0	0	Split Demand 0 Split Demand 0 Crossing Arterial Pat
Split Sum	150s	97s	0s	0s	

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max.																
Time									X	X	X	X	X	X	X	X
Omit Phase																

Coordinator Pattern # 20

Split Pattern 20 TS2 (Pat-Off) 6-2 Splits In Seconds
 Cycle 200 Std (COS) 233 Offsets In Seconds
 Offset Value 0s Dwell/Add Time 0
 Actuated Coord No Timing Plan 0
 Actuated Walk Rest No Sequence 0
 Phase Reservice No Action Plan 0
 Max Select MAX 3 Force Off Float

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description	N	N	N	N	N	N-T	N	N	N	N	N	N	N	N	N	N
Splits (Split Pat 20)	0	142	28	30	0	142	0	0	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4	Misc. Data
Ring Split Ext	0	0	0	0	Veh Perm 1 0 Veh Perm 2 0 Veh Perm 2 Disp 0
Ring Displacement	-	0	0	0	Split Demand 0 Pat 1 Split Demand 0 Pat 2 Crossing Arterial Pat
Split Sum	200s	142s	0s	0s	

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time																
Omit Phase								X	X	X	X	X	X	X	X	X
Special Function Outputs																

Coordinator Pattern # 21

Split Pattern 21 TS2 (Pat-Off) 6-3 Splits In Seconds
 Cycle 140 Std (COS) 10 Offsets In Seconds
 Offset Value 82s Dwell/Add Time 0
 Actuated Coord No Timing Plan 0
 Actuated Walk Rest No Sequence 0
 Phase Reservice No Action Plan 0
 Max Select None Force Off None

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description	N	N	N	N	N	N-T	N	N	N	N	N	N	N	N	N	N
Splits (Split Pat 21)	0	89	25	26	0	89	0	0	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4	Misc. Data
Ring Split Ext	0	0	0	0	Veh Perm 1 0 Veh Perm 2 0 Veh Perm 2 Disp 0
Ring Displacement	-	0	0	0	Split Demand 0 Pat 1 Split Demand 0 Pat 2 Crossing Arterial Pat
Split Sum	140s	89s	0s	0s	

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time																
Omit Phase								X	X	X	X	X	X	X	X	X

Action Plan - 16 - "16"

Pattern 16 Override Sys No
 Timing Plan 0 Sequence 0
 Veh Detector Plan 0 Det Log None
 Flash No Red Rest No
 Veh Det Diag 0 Ped Det Diag 0
 Plan Plan
 Dimming Enable No Pmt Veh Priority No
 Ret
 Pmt Ped Priority No Pmt Queue Delay No
 Ret
 Pmt Cond Delay No

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Spec Func (1-8)																
Aux Func (1-3)																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
LP 1-15	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 16-30	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 31-45	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 46-60	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 61-75	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 76-90	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 91-100	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Action Plan - 17 - "17"

Pattern 17 Override Sys No
 Timing Plan 0 Sequence 0
 Veh Detector Plan 0 Det Log None
 Flash No Red Rest No
 Veh Det Diag 0 Ped Det Diag 0
 Plan Plan
 Dimming Enable No Pmt Veh Priority No
 Ret
 Pmt Ped Priority No Pmt Queue Delay No
 Ret
 Pmt Cond Delay No

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Spec Func (1-8)																
Aux Func (1-3)																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
LP 1-15	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 16-30	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 31-45	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 46-60	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 61-75	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 76-90	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 91-100	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Action Plan - 20 - "20"

Pattern 20 Override Sys No
 Timing Plan 0 Sequence 0
 Veh Detector Plan 0 Det Log None
 Flash No Red Rest No
 Veh Det Diag 0 Ped Det Diag Plan 0
 Dimming Enable No Pmt Veh Priority Ret No
 Pmt Ped Priority Ret No Pmt Queue Delay No

Pmt Cond Delay No

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Spec Func (1-8)																
Aux Func (1-3)																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
LP 1-15	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 16-30	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 31-45	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 46-60	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 61-75	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 76-90	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
LP 91-100	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Action Plan - 21 - "21"

Pattern 21 Override Sys No
 Timing Plan 0 Sequence 0
 Veh Detector Plan 0 Det Log None
 Flash No Red Rest No
 Veh Det Diag 0 Ped Det Diag Plan 0
 Dimming Enable No Pmt Veh Priority Ret No
 Pmt Ped Priority Ret No Pmt Queue Delay No

Pmt Cond Delay No

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Spec Func (1-8)																
Aux Func (1-3)																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
LP 1-15
LP 16-30
LP 31-45
LP 46-60
LP 61-75
LP 76-90
LP 91-100

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Time Base Day Plan/Schedule
Day Plan (MM) 5-3

Day Plan #1 - "1"

Event	Action Plan	Start Time
1	3	00:00
2	20	05:00
3	10	09:30
4	14	11:45
5	17	14:30
6	16	15:00
7	5	19:00
8	13	21:00
9	6	22:00

Day Plan #2 - "2"

Event	Action Plan	Start Time
1	3	00:00
2	4	05:00
3	7	06:00
4	22	06:30
5	10	07:45
6	11	10:00
7	17	11:00
8	11	13:30
9	5	19:30
10	13	21:00
11	6	22:00

Day Plan #3 - "3"

Event	Action Plan	Start Time
1	3	00:00
2	4	05:00
3	7	06:00
4	22	06:30
5	10	08:30
6	11	10:00
7	17	12:00
8	11	16:30
9	5	18:30
10	13	21:00
11	6	22:00

Schedule (MM) 5-4

Schedule Number - 1

Day Plan No.: 1

Month	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	X	X	X	X	X	X	X	X	X	X	X	X

Day (DOW)	SUN	MON	TUE	WED	THU	FRI	SAT
		X	X	X	X	X	

Day (DOM)	1	2	3	4	5	6	7	8	9	10	11
	X	X	X	X	X	X	X	X	X	X	X
	12	13	14	15	16	17	18	19	20	21	22
	X	X	X	X	X	X	X	X	X	X	X
	23	24	25	26	27	28	29	30	31		
	X	X	X	X	X	X	X	X	X		

Schedule Number - 2

Day Plan No.: 2

Month	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	X	X	X	X	X	X	X	X	X	X	X	X

Day (DOW)	SUN	MON	TUE	WED	THU	FRI	SAT
							X

Day (DOM)	1	2	3	4	5	6	7	8	9	10	11
	X	X	X	X	X	X	X	X	X	X	X
	12	13	14	15	16	17	18	19	20	21	22
	X	X	X	X	X	X	X	X	X	X	X
	23	24	25	26	27	28	29	30	31		
	X	X	X	X	X	X	X	X	X		

Schedule Number - 3

Day Plan No.: 3

Month	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	X	X	X	X	X	X	X	X	X	X	X	X

Day (DOW)	SUN	MON	TUE	WED	THU	FRI	SAT
	X						

Day (DOM)	1	2	3	4	5	6	7	8	9	10	11
	X	X	X	X	X	X	X	X	X	X	X
	12	13	14	15	16	17	18	19	20	21	22
	X	X	X	X	X	X	X	X	X	X	X
	23	24	25	26	27	28	29	30	31		
	X	X	X	X	X	X	X	X	X		

Appendix D
Growth Rate Calculations

FDOT Historical Growth Trends

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2018 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 2562 - SR5/US1 S DIXIE HWY ONE WAY SB 300' S OF SW 174 ST

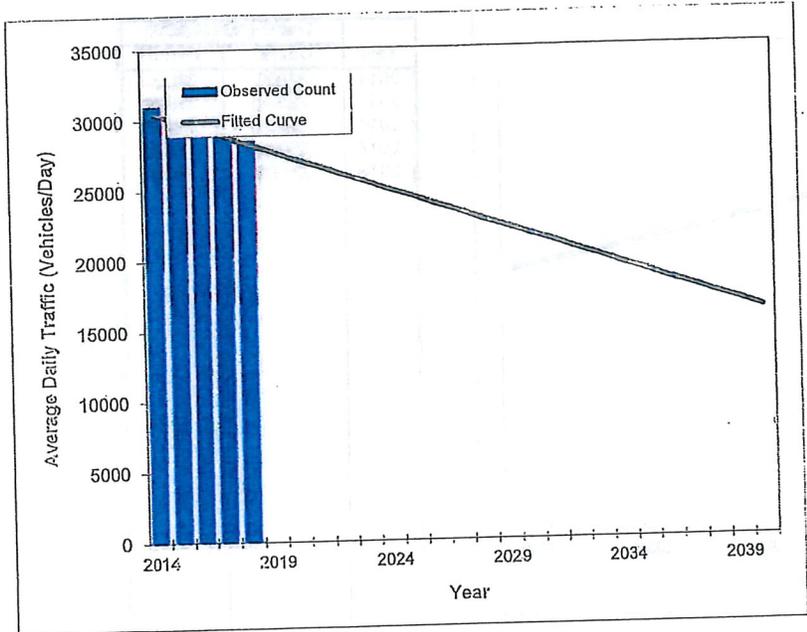
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	28500 C	S 28500	0	9.00	99.90	4.80
2017	29000 C	S 29000	0	9.00	99.90	5.40
2016	29000 C	S 29000	0	9.00	99.90	4.70
2015	29500 C	S 29500	0	9.00	99.90	5.20
2014	31000 C	S 31000	0	9.00	99.90	5.80
2013	28500 C	S 28500	0	9.00	99.90	5.40
2012	29000 C	S 29000	0	9.00	99.90	5.70
2011	32500 C	S 32500	0	9.00	99.90	6.10
2010	32000 C	S 32000	0	7.87	99.99	6.90
2009	28500 C	S 28500	0	7.98	99.99	6.30
2008	30500 C	S 30500	0	8.07	99.99	7.10
2007	30500 C	S 30500	0	7.90	99.99	8.00
2006	31000 C	S 31000	0	7.39	99.99	6.10
2005	30500 C	S 30500	0	7.70	99.90	5.50
2004	32500 C	S 32500	0	8.20	99.90	6.20
2003	29500 C	S 29500	0	8.10	99.90	4.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; G = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SR 5/US-1/S Dixie Highway -- 300 feet south of SW 174th Street

County:	Miami (87)
Station #:	2562
Highway:	SR 5/US-1/S Dixie Highway



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	31000	30500
2015	29500	30000
2016	29000	29400
2017	29000	28900
2018	28500	28300

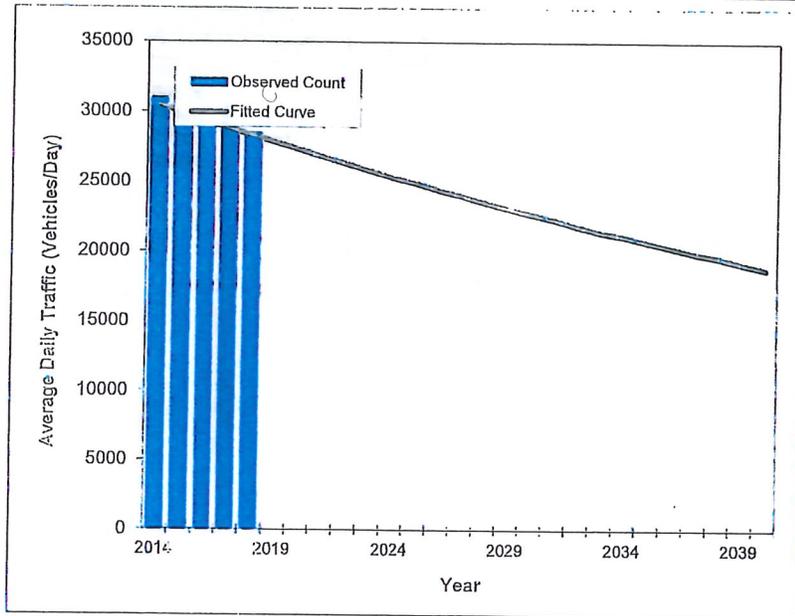
Trend R-squared: 81.76%
 Trend Annual Historic Growth Rate: -1.80%
 Printed: 28-Aug-19
 Straight Line Growth Option

*Axle-Adjusted

Traffic Trends

SR 5/US-1/S Dixie Highway -- 300 feet south of SW 174th Street

County:	Miami (87)
Station #:	2562
Highway:	SR 5/US-1/S Dixie Highway



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	31000	30500
2015	29500	29900
2016	29000	29400
2017	29000	28800
2018	28500	28300

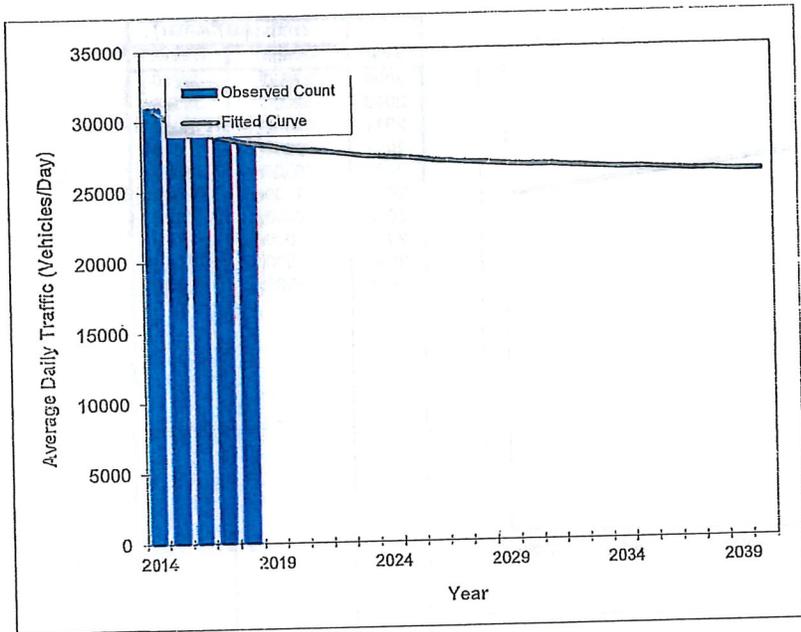
Trend R-squared:	82.49%
Compounded Annual Historic Growth Rate:	-1.85%
Printed:	28-Aug-19
Exponential Growth Option	

*Axle-Adjusted

Traffic Trends

SR 5/US-1/S Dixie Highway -- 300 feet south of SW 174th Street

County:	Miami (87)
Station #:	2562
Highway:	SR 5/US-1/S Dixie Highway



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	31000	30800
2015	29500	29800
2016	29000	29200
2017	29000	28800
2018	28500	28400

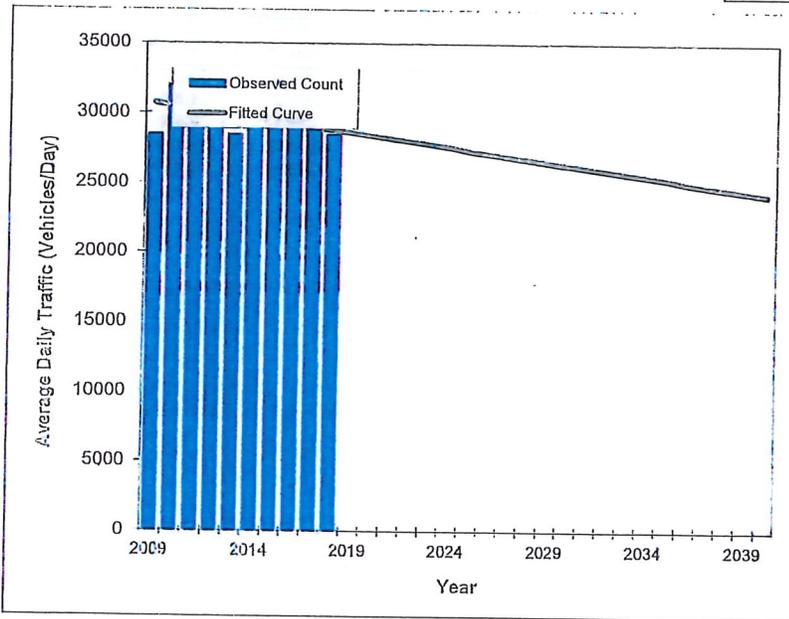
Trend R-squared: 94.22%
 Compounded Annual Historic Growth Rate: -2.01%
 Printed: 28-Aug-19
 Declining Exponential Growth Option

*Axle-Adjusted

Traffic Trends

SR 5/US-1/S Dixie Highway -- 300 feet south of SW 174th Street

County:	Miami (87)
Station #:	2562
Highway:	SR 5/US-1/S Dixie Highway



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2009	28500	30700
2010	32000	30500
2011	32500	30300
2012	29000	30100
2013	28500	29900
2014	31000	29600
2015	29500	29400
2016	29000	29200
2017	29000	29000
2018	28500	28800

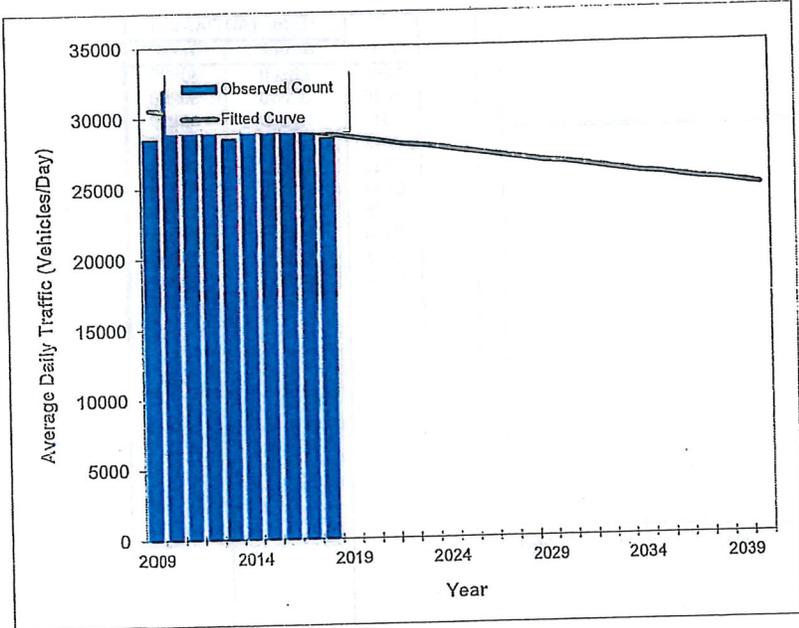
Trend R-squared:	17.49%
Trend Annual Historic Growth Rate:	-0.69%
Printed:	28-Aug-19
Station: Line Growth Option	

*Axle-Adjusted

Traffic Trends

SR 5/US-1/S Dixie Highway -- 300 feet south of SW 174th Street

County:	Miami (87)
Station #:	2562
Highway:	SR 5/US-1/S Dixie Highway



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2009	28500	30600
2010	32000	30400
2011	32500	30200
2012	29000	30000
2013	28500	29800
2014	31000	29600
2015	29500	29400
2016	29000	29200
2017	29000	29000
2018	28500	28800

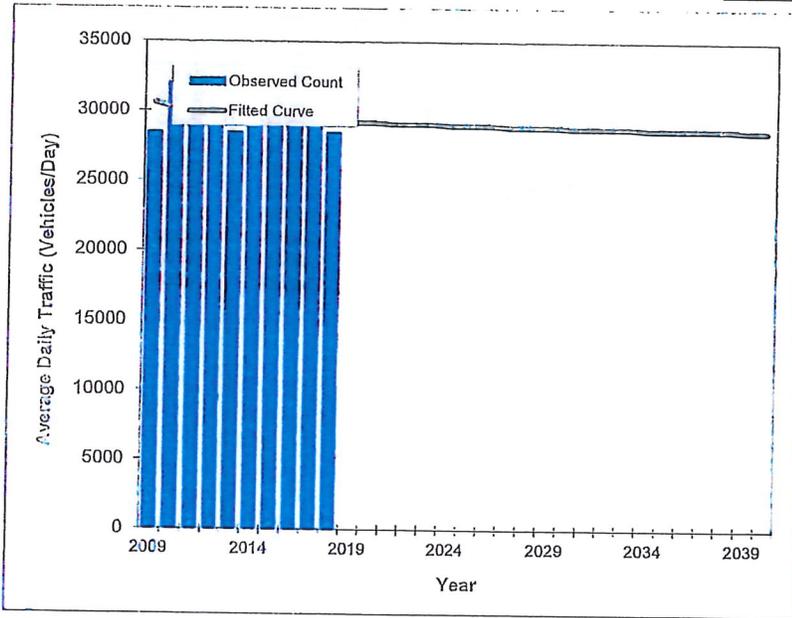
Trend R-squared: 17.10%
 Compounded Annual Historic Growth Rate: -0.67%
 Printed: 28-Aug-19
 Exponential Growth Option

*Axle-Adjusted

Traffic Trends

SR 5/US-1/S Dixie Highway -- 300 feet south of SW 174th Street

County:	Miami (87)
Station #:	2562
Highway:	SR 5/US-1/S Dixie Highway



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2009	28500	30600
2010	32000	30200
2011	32500	30000
2012	29000	29800
2013	28500	29700
2014	31000	29600
2015	29500	29500
2016	29000	29400
2017	29000	29400
2018	28500	29300

Trend R-squared:	7.88%
Compounded Annual Historic Growth Rate:	-0.48%
Printed:	28-Aug-19
Defaulting to Exponential Growth Option	

*Axle-Adjusted

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2018 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 2563 - SR5/US1 S.DIXIE HWY ONE WAY NB 300' S OF SW 174 ST

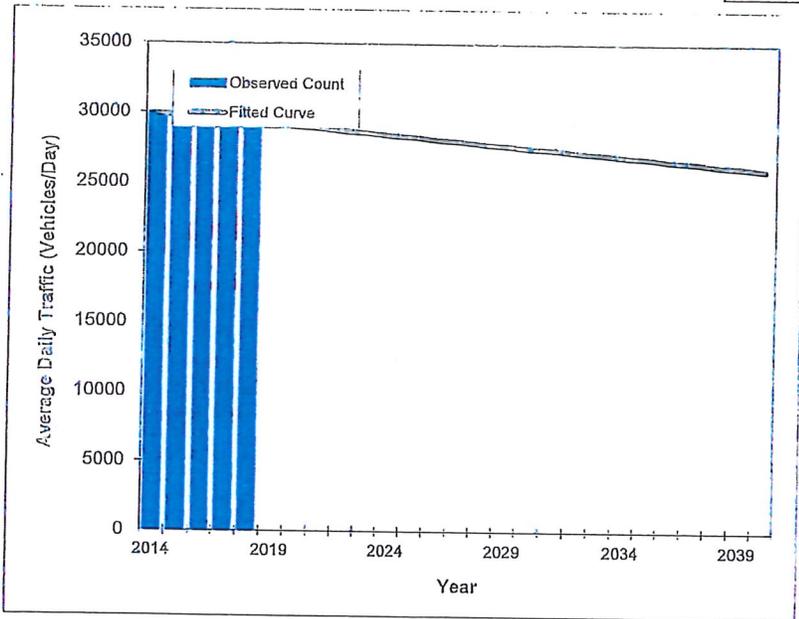
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	29000 C	N 29000	0	9.00	99.90	4.80
2017	30000 C	N 30000	0	9.00	99.90	5.40
2016	29500 C	N 29500	0	9.00	99.90	4.70
2015	29500 C	N 29500	0	9.00	99.90	5.20
2014	30000 C	N 30000	0	9.00	99.90	5.80
2013	30000 C	N 30000	0	9.00	99.90	5.40
2012	30500 C	N 30500	0	9.00	99.90	5.70
2011	32000 C	N 32000	0	9.00	99.90	6.10
2010	39000 C	N 39000	0	7.87	99.99	6.90
2009	29500 C	N 29500	0	7.98	99.99	6.30
2008	30000 C	N 30000	0	8.07	99.99	7.10
2007	30500 C	N 30500	0	7.90	99.99	8.00
2006	31500 C	N 31500	0	7.39	99.99	6.10
2005	31000 C	N 31000	0	7.70	99.90	5.50
2004	29500 C	N 29500	0	8.20	99.90	6.20
2003	32000 C	N 32000	0	8.10	99.90	4.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; G = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SR 5/US-1/S Dixie Highway -- 300 feet south of SW 174th Street

County:	Miami (87)
Station #:	2563
Highway:	SR 5/US-1/S Dixie Highway



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	30000	29900
2015	29500	29800
2016	29500	29600
2017	30000	29500
2018	29000	29300

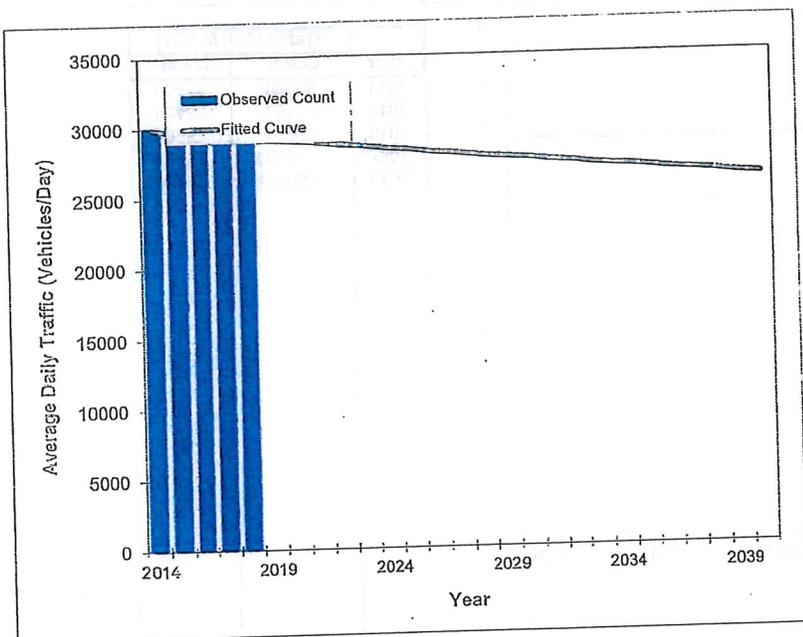
Trend R-squared: 32.14%
 Trend Annual Historic Growth Rate: -0.50%
 Printed: 28-Aug-19
 Straight Line Growth Option

*Axle-Adjusted

Traffic Trends

SR 5/US-1/S Dixie Highway -- 300 feet south of SW 174th Street

County:	Miami (87)
Station #:	2563
Highway:	SR 5/US-1/S Dixie Highway



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	30000	29900
2015	29500	29700
2016	29500	29600
2017	30000	29400
2018	29000	29300

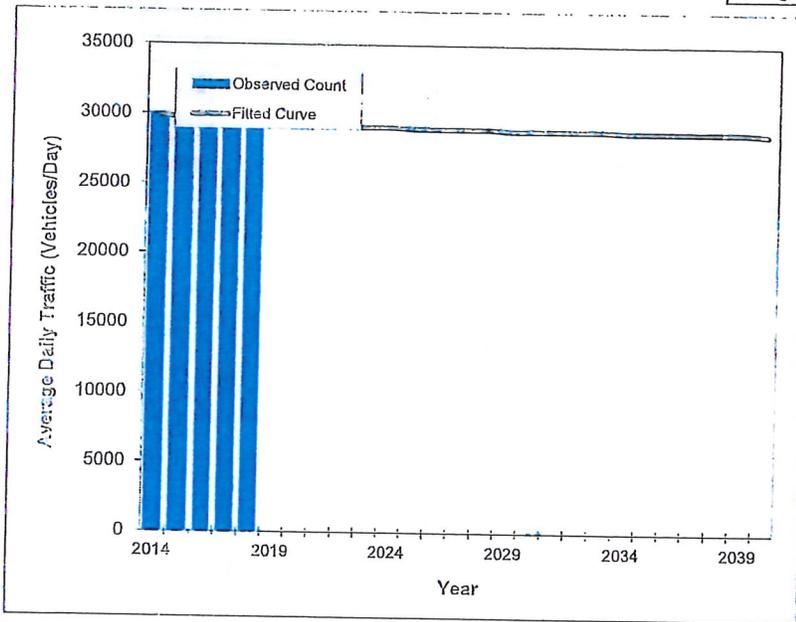
Trend R-squared: 32.40%
 Compounded Annual Historic Growth Rate: -0.51%
 Printed: 28-Aug-19
Exponential Growth Option

*Axle-Adjusted

Traffic Trends

SR 5/US-1/S Dixie Highway -- 300 feet south of SW 174th Street

County:	Miami (87)
Station #:	2563
Highway:	SR 5/US-1/S Dixie Highway



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	30000	29900
2015	29500	29700
2016	29500	29500
2017	30000	29400
2018	29000	29400

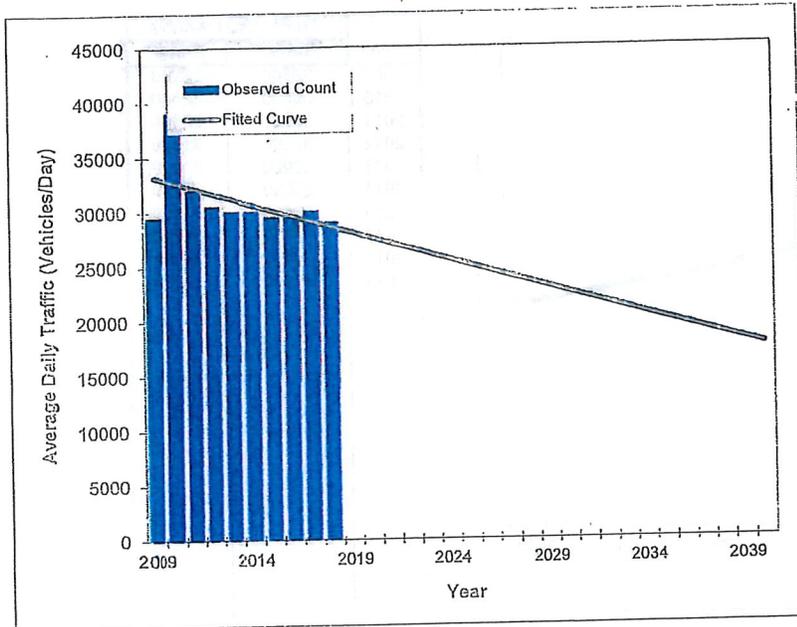
Trend R-squared: 30.82%
 Compounded Annual Historic Growth Rate: -0.42%
 Printed: 28-Aug-19
Decaying Exponential Growth Option

*Axle-Adjusted

Traffic Trends

SR 5/US-1/S Dixie Highway -- 300 feet south of SW 174th Street

County:	Miami (87)
Station #:	2563
Highway:	SR 5/US-1/S Dixie Highway



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2009	29500	33200
2010	39000	32700
2011	32000	32200
2012	30500	31700
2013	30000	31200
2014	30000	30600
2015	29500	30100
2016	29500	29600
2017	30000	29100
2018	29000	28600

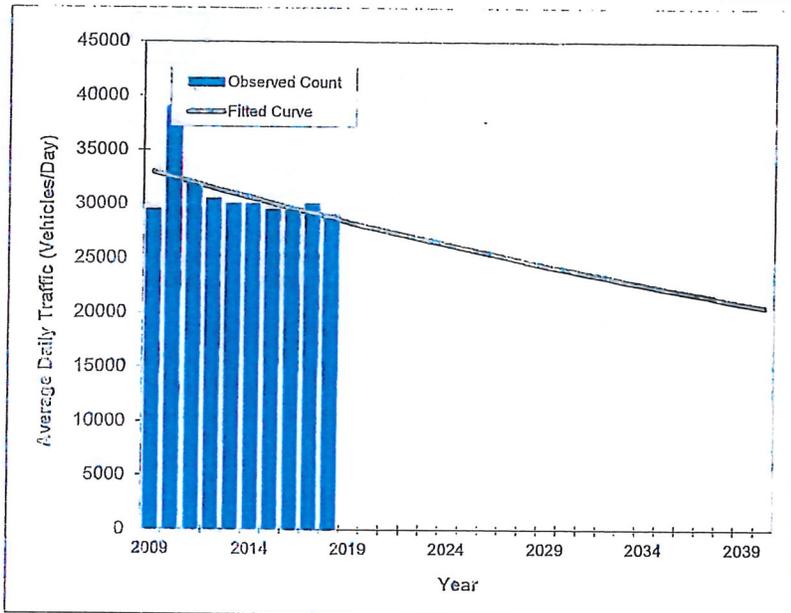
Trend R-squared: 26.46%
 Trend Annual Historic Growth Rate: -1.54%
 Printed: 28-Aug-19
 Straight Line Growth Option

*Axle-Adjusted

Traffic Trends

SR 5/US-1/S Dixie Highway -- 300 feet south of SW 174th Street

County:	Miami (87)
Station #:	2563
Highway:	SR 5/US-1/S Dixie Highway



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2009	29500	33000
2010	39000	32500
2011	32000	32000
2012	30500	31500
2013	30000	31000
2014	30000	30600
2015	29500	30100
2016	29500	29600
2017	30000	29200
2018	29000	28800

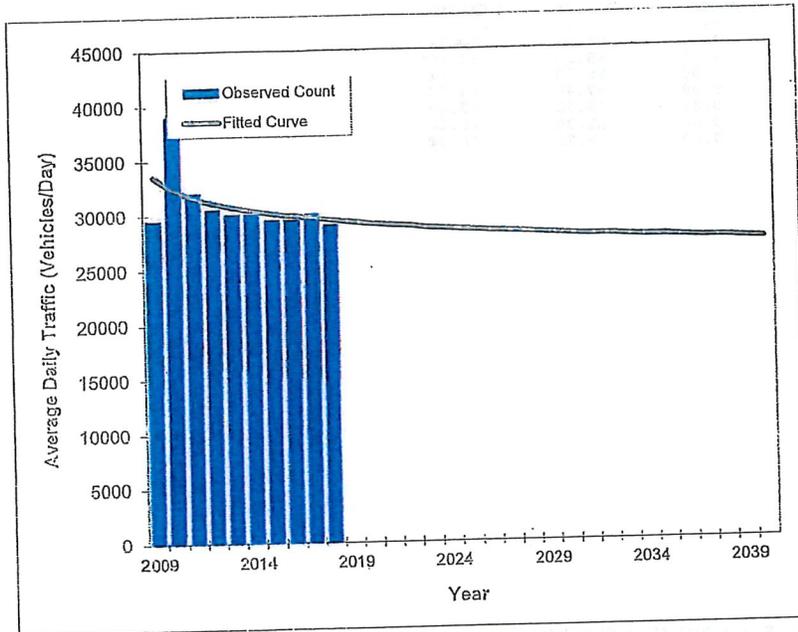
Trend R-squared:	27.56%
Compounded Annual Historic Growth Rate:	-1.50%
Printed:	28-Aug-19
Exponential Growth Option	

*Axle-Adjusted

Traffic Trends

SR 5/US-1/S Dixie Highway -- 300 feet south of SW 174th Street

County:	Miami (87)
Station #:	2563
Highway:	SR 5/US-1/S Dixie Highway



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2009	29500	33600
2010	39000	32400
2011	32000	31600
2012	30500	31100
2013	30000	30700
2014	30000	30400
2015	29500	30100
2016	29500	29900
2017	30000	29700
2018	29000	29500

Trend R-squared: 20.21%
 Compounded Annual Historic Growth Rate: -1.44%
 Printed: 28-Aug-19
 Declining Exponential Growth Option

*Axle-Adjusted

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2018 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 8127 - SW 168TH STREET, 200' WEST OF SW 87TH AVE

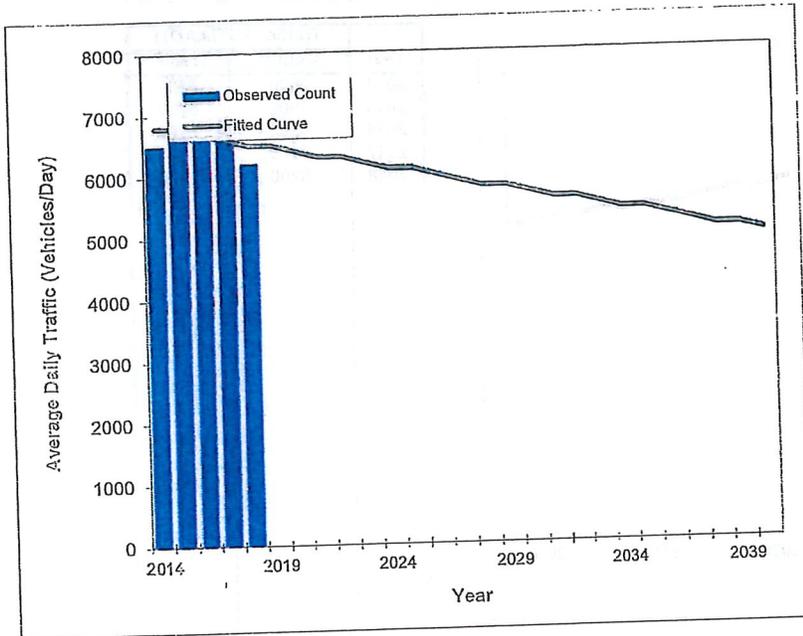
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	6200 F	E 2900	W 3300	9.00	54.30	12.10
2017	6900 C	E 3200	W 3700	9.00	59.30	12.60
2016	6800 F	E 3300	W 3500	9.00	56.10	13.50
2015	7000 C	E 3400	W 3600	9.00	57.40	13.70
2014	6500 S	E 3100	W 3400	9.00	59.30	17.40
2013	6500 F	E 3100	W 3400	9.00	58.90	16.20
2012	6500 C	E 3100	W 3400	9.00	59.70	16.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SW 168th Street -- 200 feet west of SW 87th Avenue

County:	Miami (87)
Station #:	8127
Highway:	SW 168th Street



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	6500	6800
2015	7000	6800
2016	6800	6700
2017	6900	6600
2018	6200	6500

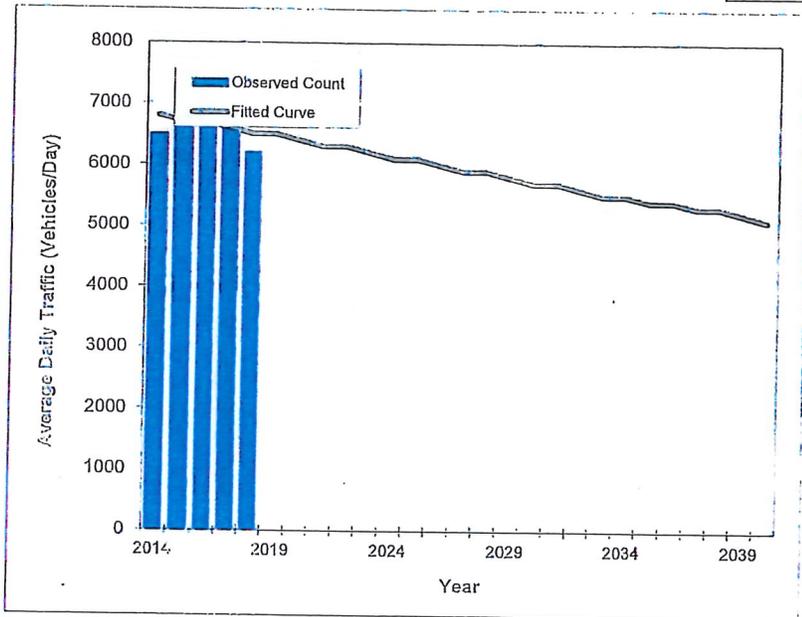
Trend R-squared: 11.45%
 Trend Annual Historic Growth Rate: -1.10%
 Printed: 28-Aug-19
 Straight Line Growth Option

*Axle-Adjusted

Traffic Trends

SW 168th Street -- 200 feet west of SW 87th Avenue

County:	Miami (87)
Station #:	8127
Highway:	SW 168th Street



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	6500	6800
2015	7000	6700
2016	6800	6700
2017	6900	6600
2018	6200	6500

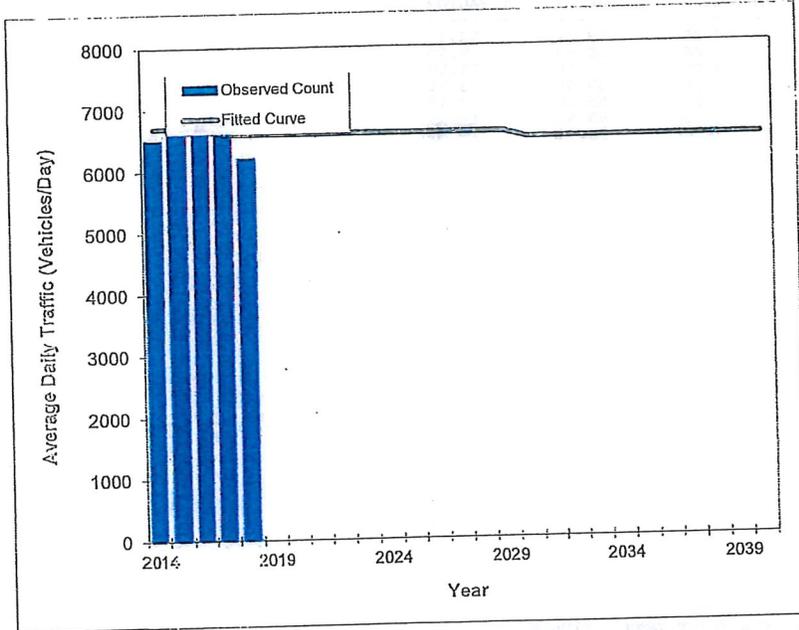
Trend R-squared: 12.03%
 Compounded Annual Historic Growth Rate: -1.12%
 Printed: 28-Aug-19
 Exponential Growth Option

*Axle-Adjusted

Traffic Trends

SW 168th Street -- 200 feet west of SW 87th Avenue

County:	Miami (87)
Station #:	8127
Highway:	SW 168th Street



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	6500	6700
2015	7000	6700
2016	6800	6700
2017	6900	6600
2018	6200	6600

Trend R-squared: 1.88%
 Compounded Annual Historic Growth Rate: -0.38%
 Printed: 28-Aug-19
 Decaying Exponential Growth Option

*Axle-Adjusted

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2018 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

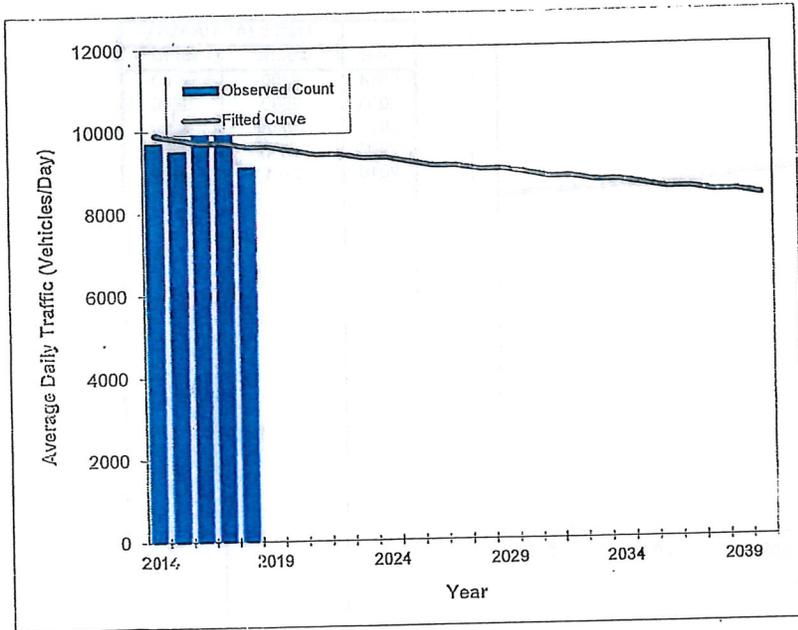
SITE: 8277 - SW 168TH ST, 200' WEST OF US-1

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	9100 S	E 4600	W 4500	9.00	54.30	12.10
2017	10100 F	E 5100	W 5000	9.00	59.30	12.60
2016	10300 C	E 5200	W 5100	9.00	56.10	13.50
2015	9500 T	E 4600	W 4900	9.00	57.40	13.70
2014	9700 S	E 4700	W 5000	9.00	59.30	17.40
2013	9700 F	E 4700	W 5000	9.00	58.90	16.20
2012	9700 C	E 4700	W 5000	9.00	59.70	16.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends
 SW 168th Street -- 200 feet west of US 1

County:	Miami (87)
Station #:	8277
Highway:	SW 168th Street



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	9700	9900
2015	9500	9800
2016	10300	9700
2017	10100	9700
2018	9100	9600

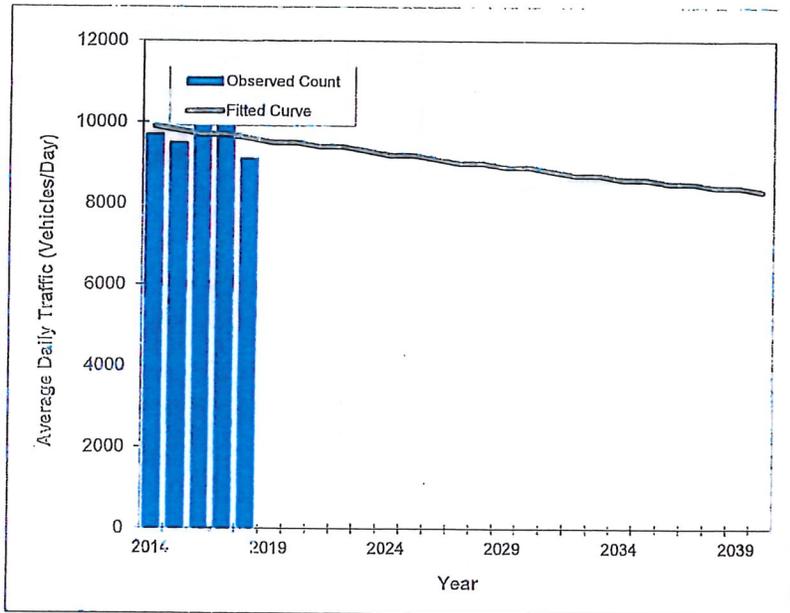
Trend R-squared: 3.95%
 Trend Annual Historic Growth Rate: -0.76%
 Printed: 28-Aug-19
 Straight Line Growth Option

*Axle-Adjusted

Traffic Trends

SW 168th Street -- 200 feet west of US 1

County:	Miami (87)
Station #:	8277
Highway:	SW 168th Street



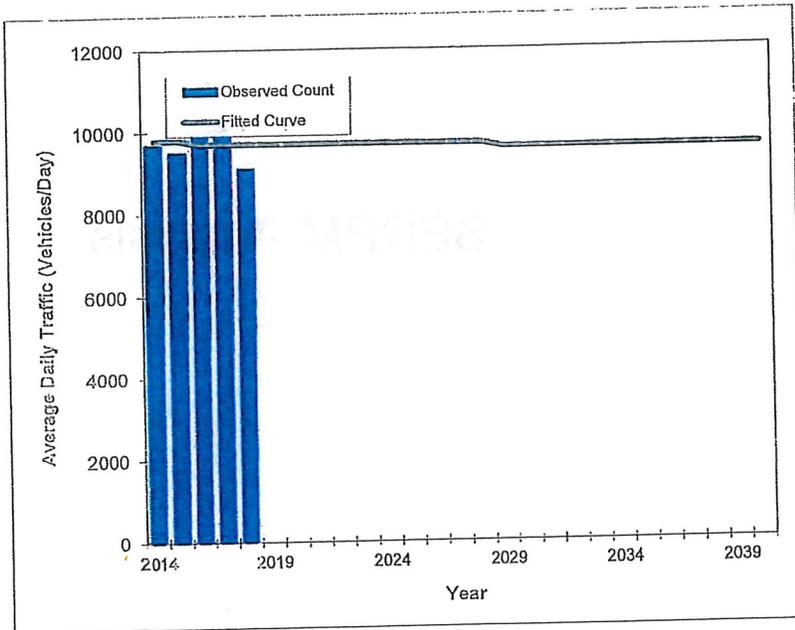
Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	9700	9900
2015	9500	9800
2016	10300	9700
2017	10100	9700
2018	9100	9600

Trend R-squared:	4.56%
Compounded Annual Historic Growth Rate:	-0.77%
Printed:	28-Aug-19
Exponential Growth Option	

*Axle-Adjusted

Traffic Trends
 SW 168th Street -- 200 feet west of US 1

County:	Miami (87)
Station #:	8277
Highway:	SW 168th Street



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	9700	9800
2015	9500	9800
2016	10300	9700
2017	10100	9700
2018	9100	9700

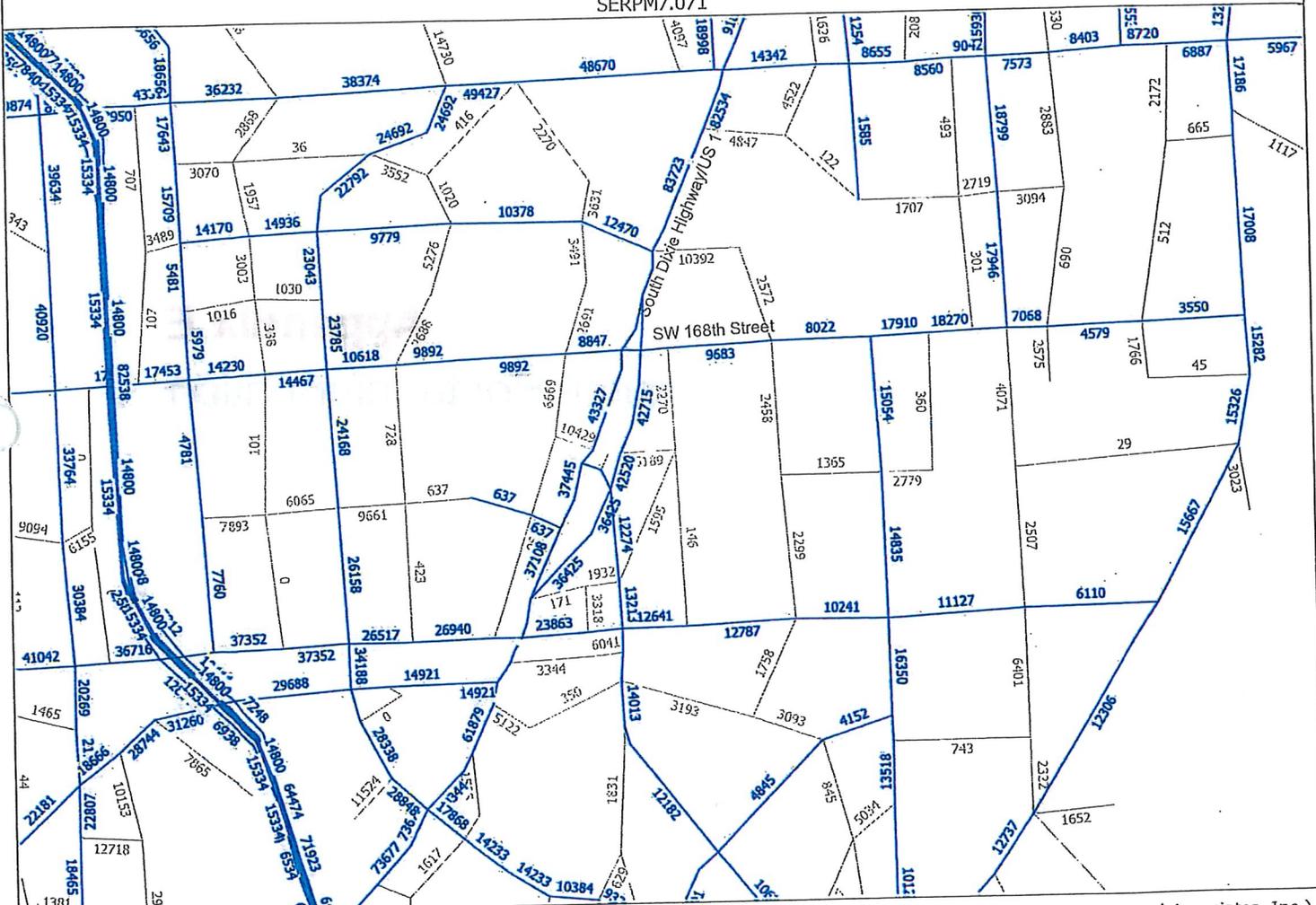
Trend R-squared: 0.46%
 Compounded Annual Historic Growth Rate: -0.26%
 Printed: 28-Aug-19
 [] Leaving Exponential Growth Option

*Axle-Adjusted

SERPM Analysis

SERPM Growth Rate Summary					
Street Name	2010	2040	Difference	Growth Rate	Annual Growth Rate
SW 168th Street	6,847	10,618	3,771	55.08%	1.84%
	7,108	9,892	2,784	39.17%	1.31%
	6,639	8,847	2,208	33.26%	1.11%
	7,365	9,683	2,318	31.47%	1.05%
	6,312	8,022	1,710	27.09%	0.90%
	14,700	17,910	3,210	21.84%	0.73%
	15,110	18,270	3,160	20.91%	0.70%
South Dixie Highway/US 1	32,244	37,108	4,864	15.08%	0.50%
	32,437	36,425	3,988	12.29%	0.41%
	39,279	43,327	4,048	10.31%	0.34%
	40,028	42,715	2,687	6.71%	0.22%
	79,309	83,723	4,414	5.57%	0.19%
	78,116	82,534	4,418	5.66%	0.19%
Total	355,494	409,074	43,580	11.92%	0.40%

16999 South Dixie Highway
CF2040 Volumes
SERPM7.071

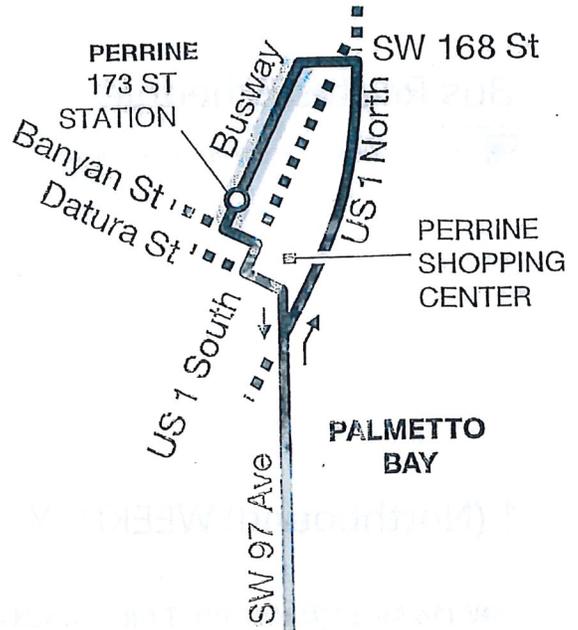


(Licensed to Kimley-Horn and Associates, Inc.)

Appendix E
Transit Route Information

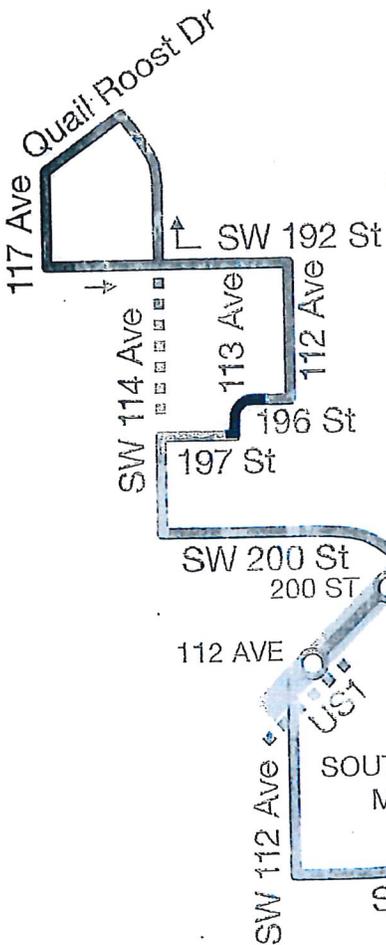


1



PALMETTO BAY

SOUTH MIAMI HEIGHTS



Transitway

CUTLER BAY

Caribbean Blvd

Franjo Rd



Bus Routes Schedule

 www8.miamidade.gov/transportation_publicworks/routes_schedule.asp



1 (Northbound) WEEKDAY

SW 114 AV & QUAIL ROOST DR	SW 211 ST & 107 AV	SW 168 ST & US 1
06:35AM	06:49AM	07:07AM
07:15AM	07:34AM	07:52AM
07:55AM	08:14AM	08:32AM
08:35AM	08:54AM	09:12AM
09:15AM	09:32AM	09:47AM
09:55AM	10:12AM	10:27AM
10:35AM	10:52AM	11:07AM
11:15AM	11:32AM	11:47AM
11:55AM	12:12PM	12:27PM
12:35PM	12:52PM	01:07PM
01:15PM	01:32PM	01:47PM
01:55PM	02:12PM	02:27PM
02:35PM	02:52PM	03:07PM
03:15PM	03:32PM	03:47PM
03:55PM	04:12PM	04:28PM
04:35PM	04:52PM	05:08PM

05:15PM

05:32PM

05:48PM

05:55PM

06:12PM

06:28PM

06:35PM

06:52PM

07:08PM

07:15PM

07:30PM

07:43PM

[Back to previous page](#)

Bus Routes Schedule

 www8.miamidade.gov/transportation-publicworks/routes_schedule.asp



1 (Southbound) WEEKDAY

SW 168 ST & US 1	SW 211 ST & SOUTHLAND MALL	SW 114 AV & QUAIL ROOST DR
07:15AM	07:32AM	07:44AM
07:55AM	08:12AM	08:24AM
08:35AM	08:52AM	09:06AM
09:15AM	09:31AM	09:45AM
09:55AM	10:11AM	10:25AM
10:35AM	10:51AM	11:05AM
11:15AM	11:31AM	11:45AM
11:55AM	12:11PM	12:25PM
12:35PM	12:51PM	01:05PM
01:15PM	01:31PM	01:45PM
01:55PM	02:11PM	02:25PM
02:35PM	02:51PM	03:05PM
03:15PM	03:31PM	03:45PM
03:55PM	04:12PM	04:25PM
04:35PM	04:52PM	05:05PM
05:15PM	05:32PM	05:45PM

05:55PM

06:12PM

06:25PM

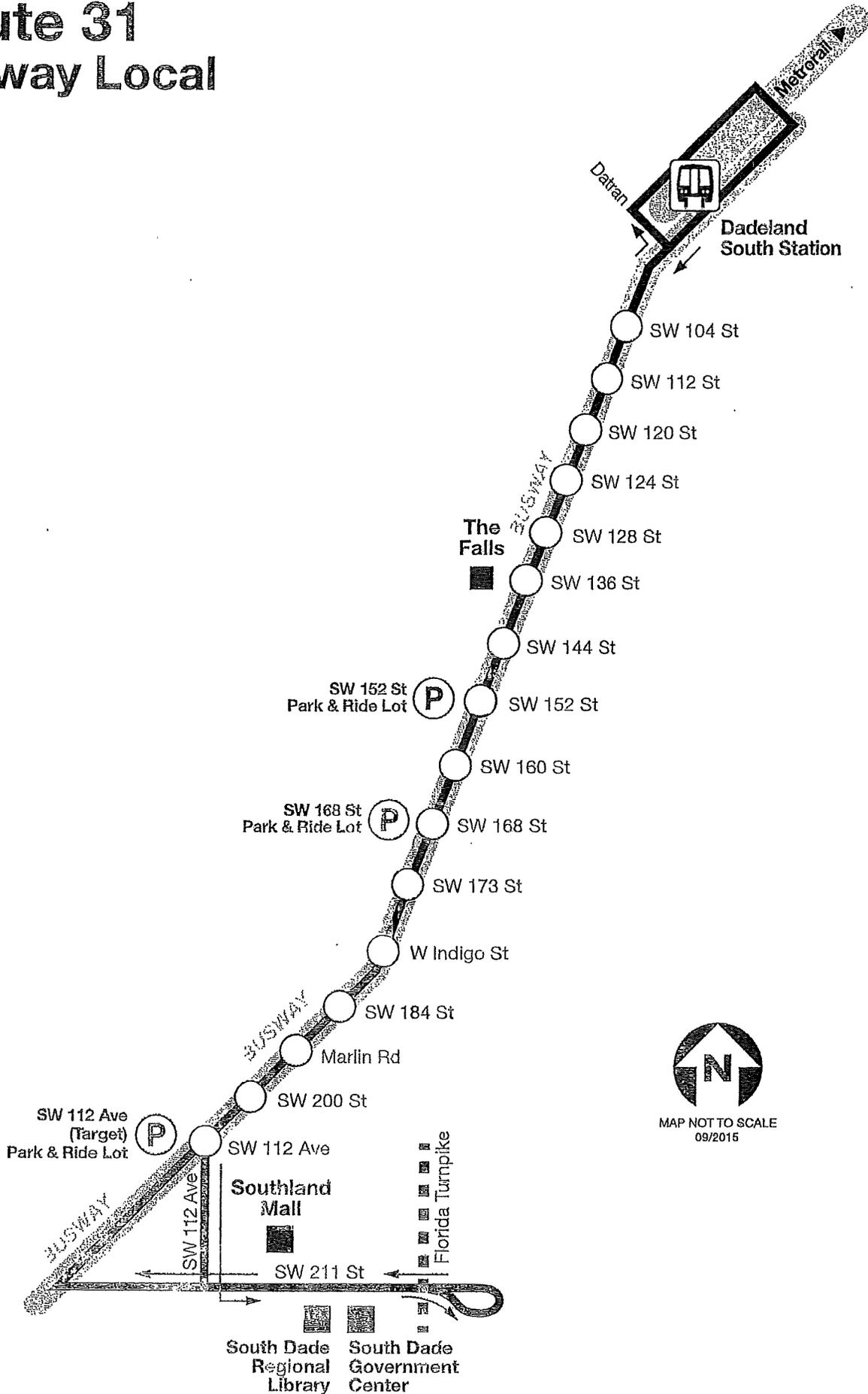
06:35PM

06:52PM

07:05PM

[Back to previous page.](#)

Route 31 Busway Local



Bus Routes Schedule

 www8.miamidade.gov/transportation-publicworks/routes_schedule.asp



31 (Northbound) WEEKDAY

SW 211 ST & SOUTHLAND MALL	BUSWAY & SW 200 ST	BUSWAY & SW 184 ST	BUSWAY & SW 152 ST	BUSWAY & SW 136 ST	DADELAND SOUTH METRORAIL STATION
05:00AM	05:05AM	05:09AM	05:15AM	05:18AM	05:27AM
05:20AM	05:25AM	05:29AM	05:35AM	05:38AM	05:47AM
05:39AM	05:44AM	05:48AM	05:54AM	05:57AM	06:07AM
06:02AM	06:10AM	06:14AM	06:22AM	06:27AM	06:37AM
06:32AM	06:40AM	06:44AM	06:52AM	06:57AM	07:07AM
07:02AM	07:10AM	07:14AM	07:22AM	07:27AM	07:37AM
07:32AM	07:40AM	07:44AM	07:52AM	07:57AM	08:07AM
08:02AM	08:10AM	08:14AM	08:22AM	08:27AM	08:37AM
08:32AM	08:40AM	08:44AM	08:52AM	08:57AM	09:07AM
09:02AM	09:10AM	09:14AM	09:22AM	09:27AM	09:37AM
09:32AM	09:40AM	09:44AM	09:52AM	09:57AM	10:07AM
10:02AM	10:10AM	10:14AM	10:22AM	10:27AM	10:37AM
10:32AM	10:40AM	10:44AM	10:52AM	10:57AM	11:07AM
11:02AM	11:10AM	11:14AM	11:22AM	11:27AM	11:37AM
11:32AM	11:40AM	11:44AM	11:52AM	11:57AM	12:07PM

12:02PM	12:10PM	12:14PM	12:22PM	12:27PM	12:37PM
12:32PM	12:40PM	12:44PM	12:52PM	12:57PM	01:07PM
01:02PM	01:10PM	01:14PM	01:22PM	01:27PM	01:37PM
01:32PM	01:40PM	01:44PM	01:52PM	01:57PM	02:07PM
02:02PM	02:10PM	02:14PM	02:22PM	02:27PM	02:37PM
02:32PM	02:40PM	02:44PM	02:52PM	02:57PM	03:07PM
03:02PM	03:10PM	03:14PM	03:22PM	03:27PM	03:37PM
03:32PM	03:40PM	03:44PM	03:52PM	03:57PM	04:07PM
04:02PM	04:10PM	04:14PM	04:22PM	04:27PM	04:37PM
04:32PM	04:40PM	04:44PM	04:52PM	04:57PM	05:07PM
05:02PM	05:10PM	05:14PM	05:22PM	05:27PM	05:37PM
05:32PM	05:40PM	05:44PM	05:52PM	05:57PM	06:07PM
06:02PM	06:10PM	06:14PM	06:22PM	06:27PM	06:37PM
06:32PM	06:40PM	06:44PM	06:52PM	06:57PM	07:07PM
07:06PM	07:13PM	07:17PM	07:24PM	07:28PM	07:37PM
07:49PM	07:56PM	08:00PM	08:07PM	08:11PM	08:20PM
08:24PM	08:31PM	08:35PM	08:42PM	08:46PM	08:55PM

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Bus Routes Schedule

 www8.miamidade.gov/transportation-publicworks/routes_schedule.asp



31 (Southbound) WEEKDAY

DADELAND SOUTH METRO RAIL STATION	BUSWAY & SW 136 ST	BUSWAY & SW 152 ST	BUSWAY & SW 184 ST	BUSWAY & SW 200 ST	SW 211 ST & SOUTHLAND MALL
06:00AM	06:10AM	06:15AM	06:22AM	06:26AM	06:33AM
06:20AM	06:30AM	06:35AM	06:42AM	06:46AM	06:53AM
06:42AM	06:52AM	06:57AM	07:04AM	07:08AM	07:15AM
07:12AM	07:22AM	07:27AM	07:34AM	07:38AM	07:45AM
07:42AM	07:52AM	07:57AM	08:04AM	08:08AM	08:15AM
08:12AM	08:22AM	08:27AM	08:34AM	08:38AM	08:45AM
08:42AM	08:52AM	08:57AM	09:04AM	09:08AM	09:15AM
09:12AM	09:22AM	09:27AM	09:34AM	09:38AM	09:45AM
09:42AM	09:52AM	09:57AM	10:04AM	10:08AM	10:15AM
10:12AM	10:22AM	10:27AM	10:34AM	10:38AM	10:45AM
10:42AM	10:52AM	10:57AM	11:04AM	11:08AM	11:15AM
11:12AM	11:22AM	11:27AM	11:34AM	11:38AM	11:45AM
11:42AM	11:52AM	11:57AM	12:04PM	12:08PM	12:15PM
12:12PM	12:22PM	12:27PM	12:34PM	12:38PM	12:45PM
12:42PM	12:52PM	12:57PM	01:04PM	01:08PM	01:15PM

01:12PM	01:22PM	01:27PM	01:34PM	01:38PM	01:45PM
01:42PM	01:52PM	01:57PM	02:04PM	02:08PM	02:15PM
02:12PM	02:22PM	02:27PM	02:34PM	02:38PM	02:45PM
02:42PM	02:52PM	02:57PM	03:04PM	03:08PM	03:15PM
03:12PM	03:22PM	03:27PM	03:34PM	03:38PM	03:45PM
03:42PM	03:52PM	03:57PM	04:05PM	04:09PM	04:17PM
04:12PM	04:22PM	04:27PM	04:35PM	04:39PM	04:47PM
04:42PM	04:52PM	04:57PM	05:05PM	05:09PM	05:17PM
05:12PM	05:22PM	05:27PM	05:35PM	05:39PM	05:47PM
05:42PM	05:52PM	05:57PM	06:05PM	06:09PM	06:17PM
06:12PM	06:22PM	06:27PM	06:35PM	06:39PM	06:47PM
06:42PM	06:52PM	06:57PM	07:05PM	07:09PM	07:16PM
07:12PM	07:20PM	07:24PM	07:31PM	07:35PM	07:42PM
07:42PM	07:50PM	07:54PM	08:01PM	08:05PM	08:12PM
08:25PM	08:33PM	08:37PM	08:44PM	08:48PM	08:55PM

[Back to previous page.](#)



34 EXPRESS

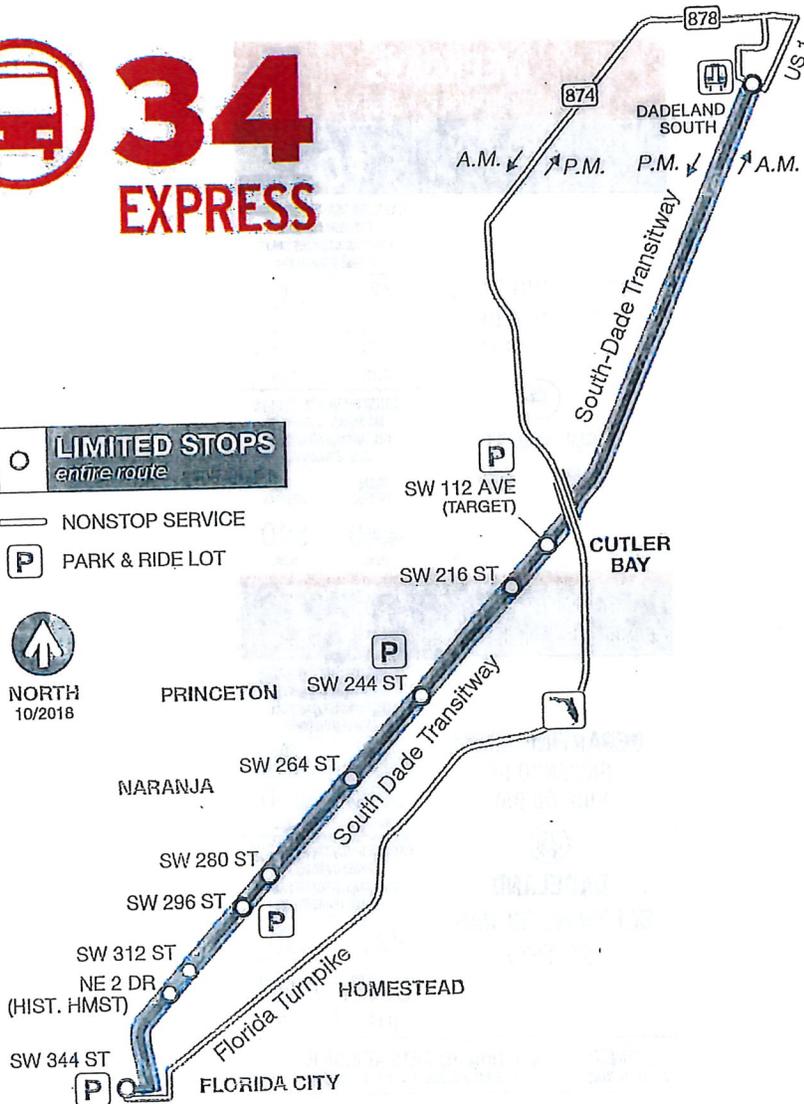
LIMITED STOPS
entire route

NONSTOP SERVICE

PARK & RIDE LOT



NORTH
10/2018



www.miamidade.gov/transit 311 OR 305.468.5900 TTY/FLA RELAY: 711

@GoMiamiDade MDT TRACKER | EASY PAY MIAMI | MDT TRANSIT WATCH



02.2019

WEEKDAYS

DIAS LABORABLES • LASEMÈN

NORTHBOUND
RUMBO NORTE / DIREKSYON NO.

EVERY / CADA / CHAK

10 min

EXPRESS VIA TRANSITWAY
EXPRESO ATRAVÉS
DEL TRANSITWAY/ÈKSPRÈS
ATRAVÈ TRANSITWAY

DEPARTING FROM
SALIENDO DE
VIRE DO BAY



SW 344 ST
PARK & RIDE

FROM DESDE/DE	TO HASTA/A
4:55 a.m.	7:55 a.m.

NONSTOP VIA TURNPIKE
SIN PARADAS ATRAVÉS
DEL TURNPIKE/SAN RETE
ATRAVÈ TURNPIKE

FROM DESDE/DE	TO HASTA/A
4:40 p.m.	6:10 p.m.

SOUTHBOUND
RUMBO SUR / DIREKSYON SID

EVERY / CADA / CHAK

10 min

NONSTOP VIA TURNPIKE
SIN PARADAS ATRAVÉS
DEL TURNPIKE/SAN RETE
ATRAVÈ TURNPIKE

DEPARTING FROM
SALIENDO DE
VIRE DO BAY



DADELAND
SOUTH METRO RAIL
STATION

FROM DESDE/DE	TO HASTA/A
5:50 a.m.	6:50 a.m.

EXPRESS VIA TRANSITWAY
EXPRESO ATRAVÉS
DEL TRANSITWAY/ÈKSPRÈS
ATRAVÈ TRANSITWAY

FROM DESDE/DE	TO HASTA/A
3:45 p.m.	7:10* p.m.

*NEXT-TO-LAST TRIP DEPARTS AT 6:55 P.M.
PENULTIMO VIAJE SALE A LAS 6:55 P.M. / PENULTYÈM VYAVAJ PART NAH 6:55 P.M.



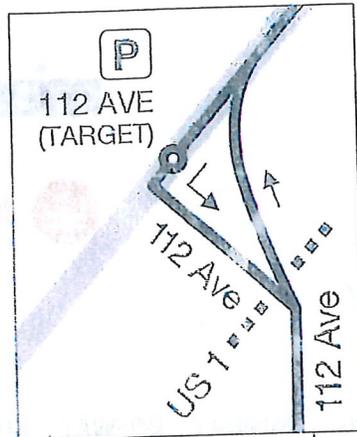
38

BUSWAY MAX

● TRANSITWAY STATION

Ⓟ PARK & RIDE LOT

DADELAND SOUTH



Transitway

- SW 104 ST
- SW 112 ST
- SW 120 ST
- SW 124 ST
- SW 128 ST
- THE FALLS
- SW 136 ST
- SW 144 ST
- SW 152 ST
- SW 160 ST
- SW 168 ST
- SW 173 ST
- INDIGO ST
- SW 184 ST

MARLIN RD

- SW 200 ST / CARIBBEAN BLVD
- SOUTHLAND MALL
- 216 St

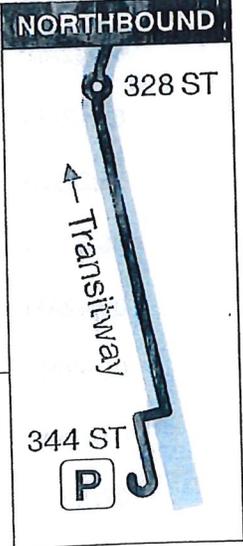
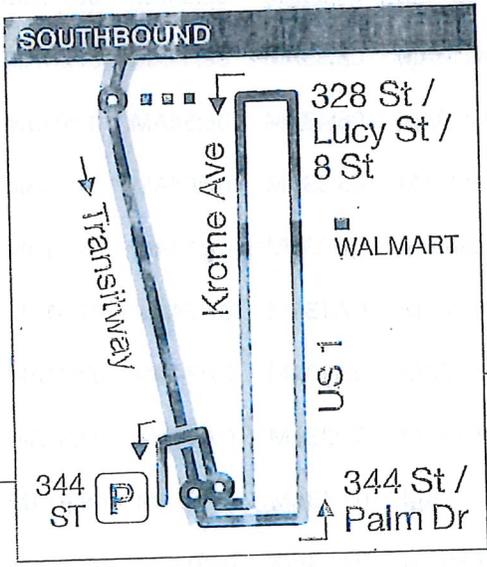
- SW 216 ST
- SW 220 ST
- 232 ST
- SW 244 ST

South Dade Transitway

- SW 264 ST
- SW 272 ST
- WALDIN DR / SW 280 ST
- SW 296 ST
- NE 2 DR (HIST. HMSD)
- SW 312 ST
- SW 324 ST



NORTH
MAP NOT TO SCALE
08/2018



FLORIDA CITY

www.miamidade.gov/transit DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS



MDT TRACKER | EASY PAY MIAMI | MDT TRANSIT WATCH

INFORMATION : INFORMACION : ENFOMASYON
311 OR 305.468.5900 TTY/FLA RELAY: 711



Bus Routes Schedule

www.fl.miamidade.gov/transportation-publicworks/routes_schedule.asp



38 (Northbound) WEEKDAY

SW 344 ST PARK & RIDE	BUSWAY & SW 296 ST	BUSWAY & SW 244 ST	SW 112 AV & 216 ST	BUSWAY & SW 200 ST	BUSWAY & SW 184 ST	BUSWAY & SW 152 ST	BUSWAY & SW 136 ST	DADELAND SOUTH METRO RAIL STATION
04:26AM	04:39AM	04:52AM	05:01AM	05:06AM	05:09AM	05:16AM	05:20AM	05:30AM
05:12AM	05:25AM	05:38AM	05:47AM	05:52AM	05:55AM	06:03AM	06:08AM	06:20AM
05:27AM	05:40AM	05:53AM	06:04AM	06:11AM	06:15AM	06:23AM	06:28AM	06:40AM
05:35AM	05:48AM	06:03AM	06:14AM	06:21AM	06:25AM	06:33AM	06:38AM	06:50AM
05:45AM	05:58AM	06:13AM	06:24AM	06:31AM	06:35AM	06:43AM	06:48AM	07:00AM
05:52AM	06:08AM	06:23AM	06:34AM	06:41AM	06:45AM	06:53AM	06:58AM	07:10AM
06:02AM	06:18AM	06:33AM	06:44AM	06:51AM	06:55AM	07:03AM	07:08AM	07:20AM
06:12AM	06:28AM	06:43AM	06:54AM	07:01AM	07:05AM	07:13AM	07:18AM	07:30AM
06:22AM	06:38AM	06:53AM	07:04AM	07:11AM	07:15AM	07:23AM	07:28AM	07:40AM
06:32AM	06:48AM	07:03AM	07:14AM	07:21AM	07:25AM	07:33AM	07:38AM	07:50AM
06:42AM	06:58AM	07:13AM	07:24AM	07:31AM	07:35AM	07:43AM	07:48AM	08:00AM
06:52AM	07:08AM	07:23AM	07:34AM	07:41AM	07:45AM	07:53AM	07:58AM	08:10AM
07:02AM	07:18AM	07:33AM	07:44AM	07:51AM	07:55AM	08:03AM	08:08AM	08:20AM
07:12AM	07:28AM	07:43AM	07:54AM	08:01AM	08:05AM	08:13AM	08:18AM	08:30AM
07:22AM	07:38AM	07:53AM	08:04AM	08:11AM	08:15AM	08:23AM	08:28AM	08:40AM
07:32AM	07:48AM	08:03AM	08:14AM	08:21AM	08:25AM	08:33AM	08:38AM	08:50AM

07:42AM	07:58AM	08:13AM	08:24AM	08:31AM	08:35AM	08:43AM	08:48AM	09:00AM
07:52AM	08:08AM	08:23AM	08:34AM	08:41AM	08:45AM	08:53AM	08:58AM	09:10AM
08:02AM	08:18AM	08:33AM	08:44AM	08:51AM	08:55AM	09:03AM	09:08AM	09:20AM
08:12AM	08:28AM	08:43AM	08:54AM	09:01AM	09:05AM	09:13AM	09:18AM	09:30AM
08:32AM	08:48AM	09:03AM	09:14AM	09:21AM	09:25AM	09:33AM	09:38AM	09:50AM
08:52AM	09:08AM	09:23AM	09:34AM	09:41AM	09:45AM	09:53AM	09:58AM	10:10AM
09:13AM	09:28AM	09:43AM	09:54AM	10:01AM	10:05AM	10:13AM	10:18AM	10:30AM
09:33AM	09:48AM	10:03AM	10:14AM	10:21AM	10:25AM	10:33AM	10:38AM	10:50AM
09:53AM	10:08AM	10:23AM	10:34AM	10:41AM	10:45AM	10:53AM	10:58AM	11:10AM
10:13AM	10:28AM	10:43AM	10:54AM	11:01AM	11:05AM	11:13AM	11:18AM	11:30AM
10:33AM	10:48AM	11:03AM	11:14AM	11:21AM	11:25AM	11:33AM	11:38AM	11:50AM
10:53AM	11:08AM	11:23AM	11:34AM	11:41AM	11:45AM	11:53AM	11:58AM	12:10PM
11:13AM	11:28AM	11:43AM	11:54AM	12:01PM	12:05PM	12:13PM	12:18PM	12:30PM
11:33AM	11:48AM	12:03PM	12:14PM	12:21PM	12:25PM	12:33PM	12:38PM	12:50PM
11:53AM	12:08PM	12:23PM	12:34PM	12:41PM	12:45PM	12:53PM	12:58PM	01:10PM
12:13PM	12:28PM	12:43PM	12:54PM	01:01PM	01:05PM	01:13PM	01:18PM	01:30PM
12:33PM	12:48PM	01:03PM	01:14PM	01:21PM	01:25PM	01:33PM	01:38PM	01:50PM
12:53PM	01:08PM	01:23PM	01:34PM	01:41PM	01:45PM	01:53PM	01:58PM	02:10PM
01:13PM	01:28PM	01:43PM	01:54PM	02:01PM	02:05PM	02:13PM	02:18PM	02:30PM
01:33PM	01:48PM	02:03PM	02:14PM	02:21PM	02:25PM	02:33PM	02:38PM	02:50PM
01:53PM	02:08PM	02:23PM	02:34PM	02:41PM	02:45PM	02:53PM	02:58PM	03:10PM
02:13PM	02:28PM	02:43PM	02:54PM	03:01PM	03:05PM	03:13PM	03:18PM	03:30PM
02:28PM	02:43PM	02:58PM	03:09PM	03:16PM	03:20PM	03:28PM	03:33PM	03:45PM
02:42PM	02:57PM	03:13PM	03:24PM	03:31PM	03:35PM	03:43PM	03:48PM	04:00PM
02:57PM	03:12PM	03:28PM	03:39PM	03:46PM	03:50PM	03:58PM	04:03PM	04:15PM
03:12PM	03:27PM	03:43PM	03:54PM	04:01PM	04:05PM	04:13PM	04:18PM	04:30PM

03:27PM	03:42PM	03:58PM	04:09PM	04:16PM	04:20PM	04:28PM	04:33PM	04:45PM
03:37PM	03:52PM	04:08PM	04:19PM	04:26PM	04:30PM	04:38PM	04:43PM	04:55PM
03:52PM	04:07PM	04:23PM	04:34PM	04:41PM	04:45PM	04:53PM	04:58PM	05:10PM
04:07PM	04:22PM	04:38PM	04:49PM	04:56PM	05:00PM	05:08PM	05:13PM	05:25PM
04:22PM	04:37PM	04:53PM	05:04PM	05:11PM	05:15PM	05:23PM	05:28PM	05:40PM
04:37PM	04:52PM	05:08PM	05:19PM	05:26PM	05:30PM	05:38PM	05:43PM	05:55PM
04:52PM	05:07PM	05:23PM	05:34PM	05:41PM	05:45PM	05:53PM	05:58PM	06:10PM
05:12PM	05:27PM	05:43PM	05:54PM	06:01PM	06:05PM	06:13PM	06:18PM	06:30PM
05:22PM	05:37PM	05:53PM	06:04PM	06:11PM	06:15PM	06:23PM	06:28PM	06:40PM
05:37PM	05:52PM	06:08PM	06:19PM	06:26PM	06:30PM	06:38PM	06:43PM	06:55PM
05:54PM	06:09PM	06:25PM	06:36PM	06:43PM	06:47PM	06:55PM	07:00PM	07:10PM
06:11PM	06:26PM	06:42PM	06:53PM	07:00PM	07:04PM	07:11PM	07:15PM	07:25PM
06:27PM	06:42PM	06:58PM	07:09PM	07:15PM	07:19PM	07:26PM	07:30PM	07:40PM
06:45PM	07:00PM	07:14PM	07:24PM	07:30PM	07:34PM	07:41PM	07:45PM	07:55PM
07:02PM	07:15PM	07:29PM	07:39PM	07:45PM	07:49PM	07:56PM	08:00PM	08:10PM
07:32PM	07:45PM	07:59PM	08:09PM	08:15PM	08:19PM	08:26PM	08:30PM	08:40PM
08:02PM	08:15PM	08:29PM	08:39PM	08:45PM	08:49PM	08:56PM	09:00PM	09:10PM
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09:07PM	09:20PM	09:34PM	09:44PM	09:50PM	09:54PM	10:01PM	10:05PM	10:15PM
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10:48PM	10:59PM	11:09PM	11:17PM	11:22PM	11:25PM	11:31PM	11:35PM	11:45PM
11:18PM	11:29PM	11:39PM	11:47PM	11:52PM	11:55PM	12:01AM	12:05AM	12:15AM
11:48PM	11:59PM	12:09AM	12:17AM	12:22AM	12:25AM	12:31AM	12:35AM	12:45AM
12:25AM	12:36AM	12:46AM	12:54AM	12:59AM	01:02AM	01:08AM	01:12AM	01:22AM
01:25AM	01:36AM	01:46AM	01:54AM	01:59AM	02:02AM	02:08AM	02:12AM	02:22AM

02:25AM	02:36AM	02:46AM	02:54AM	02:59AM	03:02AM	03:08AM	03:12AM	03:22AM
03:25AM	03:36AM	03:46AM	03:54AM	03:59AM	04:02AM	04:08AM	04:12AM	04:22AM
03:58AM	04:09AM	04:19AM	04:27AM	04:32AM	04:35AM	04:41AM	04:45AM	04:55AM
04:59AM	05:12AM	05:25AM	05:34AM	05:39AM	05:42AM	05:50AM	05:54AM	06:04AM

[Back to previous page](#)

Bus Routes Schedule

www8.miamidade.gov/transportation-publicworks/routes_schedule.asp



38 (Southbound) WEEKDAY

DADELAND SOUTH METRO RAIL STATION	BUSWAY & SW 136 ST	BUSWAY & SW 152 ST	BUSWAY & SW 184 ST	BUSWAY & SW 200 ST	SW 216 ST & 112 AV	BUSWAY & SW 244 ST	BUSWAY & SW 296 ST	BUSWAY & W PALM DR	US.1 & SW 336 ST	SW 344 ST PARK & RIDE
04:39AM	04:47AM	04:51AM	04:57AM	05:00AM	05:05AM	05:12AM	05:23AM	05:33AM	05:36AM	05:43AM
05:45AM	05:53AM	05:57AM	06:06AM	06:10AM	06:17AM	06:27AM	06:41AM	06:54AM	06:59AM	07:09AM
06:10AM	06:21AM	06:26AM	06:35AM	06:39AM	06:46AM	06:56AM	07:10AM	07:23AM	07:28AM	07:38AM
06:45AM	06:56AM	07:01AM	07:10AM	07:14AM	07:21AM	07:31AM	07:45AM	07:58AM	08:03AM	08:13AM
07:05AM	07:16AM	07:21AM	07:30AM	07:34AM	07:41AM	07:51AM	08:05AM	08:18AM	08:23AM	08:33AM
07:20AM	07:31AM	07:36AM	07:45AM	07:49AM	07:56AM	08:06AM	08:20AM	08:33AM	08:38AM	08:48AM
07:35AM	07:46AM	07:51AM	08:00AM	08:04AM	08:11AM	08:21AM	08:35AM	08:48AM	08:53AM	09:03AM
07:50AM	08:01AM	08:06AM	08:15AM	08:19AM	08:26AM	08:36AM	08:50AM	09:03AM	09:09AM	09:19AM
08:05AM	08:16AM	08:21AM	08:30AM	08:34AM	08:41AM	08:51AM	09:05AM	09:18AM	09:24AM	09:34AM
08:20AM	08:31AM	08:36AM	08:45AM	08:49AM	08:56AM	09:06AM	09:20AM	09:33AM	09:39AM	09:49AM
08:35AM	08:46AM	08:51AM	09:00AM	09:04AM	09:11AM	09:21AM	09:35AM	09:48AM	09:54AM	10:04AM
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09:35AM	09:46AM	09:51AM	10:00AM	10:04AM	10:11AM	10:21AM	10:35AM	10:48AM	10:54AM	11:04AM
09:55AM	10:06AM	10:11AM	10:20AM	10:24AM	10:31AM	10:41AM	10:55AM	11:08AM	11:14AM	11:24AM
10:15AM	10:26AM	10:31AM	10:40AM	10:44AM	10:51AM	11:01AM	11:15AM	11:28AM	11:34AM	11:44AM
10:35AM	10:46AM	10:51AM	11:00AM	11:04AM	11:11AM	11:21AM	11:35AM	11:48AM	11:54AM	12:04PM
10:55AM	11:06AM	11:11AM	11:20AM	11:24AM	11:31AM	11:41AM	11:55AM	12:08PM	12:14PM	12:24PM
11:15AM	11:26AM	11:31AM	11:40AM	11:44AM	11:51AM	12:01PM	12:15PM	12:28PM	12:34PM	12:44PM
11:35AM	11:46AM	11:51AM	12:00PM	12:04PM	12:11PM	12:21PM	12:35PM	12:48PM	12:54PM	01:04PM

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06:20PM	06:32PM	06:37PM	06:46PM	06:51PM	06:58PM	07:09PM	07:22PM	07:34PM	07:39PM	07:48PM

06:30PM	06:42PM	06:47PM	06:56PM	07:01PM	07:07PM	07:16PM	07:29PM	07:41PM	07:46PM	07:55PM
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08:35PM	08:44PM	08:48PM	08:56PM	09:00PM	09:06PM	09:15PM	09:28PM	09:40PM	09:45PM	09:54PM
08:50PM	08:59PM	09:03PM	09:11PM	09:15PM	09:21PM	09:30PM	09:43PM	09:55PM	10:00PM	10:06PM
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12:50AM	12:59AM	01:03AM	01:10AM	01:13AM	01:19AM	01:27AM	01:38AM	01:48AM	01:53AM	01:59AM
01:42AM	01:51AM	01:55AM	02:02AM	02:05AM	02:09AM	02:16AM	02:26AM	02:36AM	02:39AM	02:46AM
02:42AM	02:50AM	02:54AM	03:00AM	03:03AM	03:07AM	03:14AM	03:24AM	03:34AM	03:37AM	03:44AM
03:42AM	03:50AM	03:54AM	04:00AM	04:03AM	04:07AM	04:14AM	04:24AM	04:34AM	04:37AM	04:44AM

[Back to previous page](#)

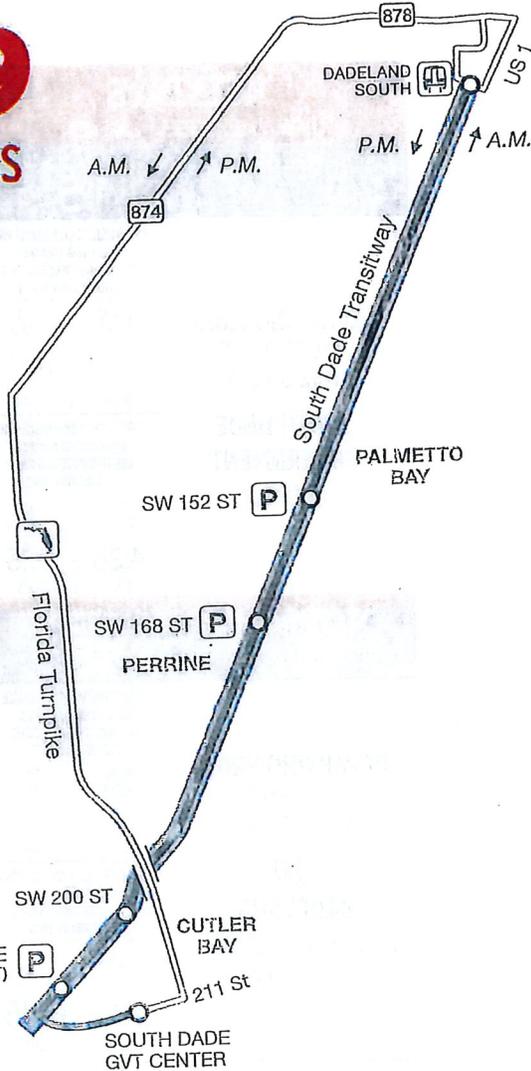


39 EXPRESS

LIMITED STOPS
entire route

— NONSTOP SERVICE

P PARK & RIDE LOT



www.miamidade.gov/transit

311 OR 305.468.5900 TTY/FLA RELAY: 711



MDT TRACKER | EASY PAY MIAMI | MDT TRANSIT WATCH



02.2019

WEEKDAYS

DIAS LABORABLES • LASEMÈN

NORTHBOUND
RUMBO NORTE / DIRREKSYON NORTE

EVERY/ADADA/CIKAK

15
min

EXPRESS VIA TRANSITWAY
EXPRESO ATRAVÉS
DEL TRANSITWAY/ESPRES
ATRAVÉ TRANSITWAY

DEPARTING FROM
SALIENDO DE
VIRE DO BAY

FROM DESDE	TO HASTA
5:30 a.m.	8:15 a.m.

SOUTH DADE
GOVERNMENT
CENTER

NONSTOP VIA TURNPIKE
SIN PARADAS ATRAVÉS
DEL TURNPIKE/SAN REDE
ATRAVÉ TURNPIKE

FROM DESDE	TO HASTA
4:30 p.m.	6:15 p.m.

SOUTHBOUND
RUMBO SUR / DIRREKSYON SUR

EVERY/ADADA/CIKAK

15
min

NONSTOP VIA TURNPIKE
SIN PARADAS ATRAVÉS
DEL TURNPIKE/SAN REDE
ATRAVÉ TURNPIKE

DEPARTING FROM
SALIENDO DE
VIRE DO BAY

FROM DESDE	TO HASTA
5:59 a.m.	8:44 a.m.



DADELAND
SOUTH METRO RAIL
STATION

EXPRESS VIA TRANSITWAY
EXPRESO ATRAVÉS
DEL TRANSITWAY/ESPRES
ATRAVÉ TRANSITWAY

FROM DESDE	TO HASTA
4:00 p.m.	6:45 p.m.

Bus Routes Schedule

 www8.flamildot.com/transportation/publicworks/routes/schedule.asp



52 (Northbound) WEEKDAY

COMMUNITY HEALTH OF SOUTH FLORIDA	SW 211 ST & SOUTHLAND MALL	QUAIL ROOST DR & SW 123 PL	SW 122 AV & 181 TERR	SW 174 ST & 97 AV	SW 112 AV & 152 ST	BUSWAY & SW 136 ST	DADELAND SOUTH METRORAIL STATION
04:28AM	04:37AM	04:47AM	04:54AM	05:06AM	05:16AM	05:33AM	05:41AM
04:53AM	05:02AM	05:12AM	05:19AM	05:31AM	05:41AM	05:58AM	06:08AM
05:25AM	05:34AM	05:44AM	05:51AM	06:06AM	06:18AM	06:34AM	06:44AM
05:42AM	05:51AM	06:04AM	06:15AM	06:30AM	06:42AM	06:58AM	07:09AM
06:08AM	06:18AM	06:31AM	06:42AM	06:57AM	07:12AM	07:34AM	07:45AM
06:34AM	06:44AM	06:57AM	07:08AM	07:24AM	07:39AM	08:01AM	08:12AM
07:02AM	07:14AM	07:30AM	07:41AM	07:57AM	08:12AM	08:34AM	08:45AM
07:30AM	07:42AM	07:58AM	08:09AM	08:25AM	08:40AM	09:02AM	09:15AM
08:09AM	08:21AM	08:37AM	08:48AM	09:04AM	09:16AM	09:37AM	09:50AM
08:43AM	08:55AM	09:11AM	09:21AM	09:36AM	09:48AM	10:09AM	10:22AM
09:31AM	09:42AM	09:56AM	10:06AM	10:21AM	10:33AM	10:54AM	11:07AM
10:16AM	10:27AM	10:41AM	10:51AM	11:06AM	11:18AM	11:39AM	11:52AM
11:01AM	11:12AM	11:26AM	11:36AM	11:51AM	12:03PM	12:24PM	12:37PM
11:46AM	11:57AM	12:11PM	12:21PM	12:36PM	12:48PM	01:09PM	01:22PM
12:31PM	12:42PM	12:56PM	01:06PM	01:21PM	01:33PM	01:54PM	02:07PM
01:21PM	01:32PM	01:46PM	01:56PM	02:11PM	02:23PM	02:44PM	02:57PM
02:06PM	02:17PM	02:31PM	02:41PM	02:56PM	03:09PM	03:32PM	03:45PM
02:50PM	03:02PM	03:18PM	03:29PM	03:45PM	03:58PM	04:21PM	04:34PM
03:36PM	03:48PM	04:04PM	04:15PM	04:31PM	04:44PM	05:07PM	05:20PM
04:06PM	04:18PM	04:34PM	04:45PM	05:01PM	05:14PM	05:37PM	05:50PM
04:37PM	04:49PM	05:05PM	05:16PM	05:32PM	05:45PM	06:08PM	06:20PM

05:13PM	05:25PM	05:41PM	05:52PM	06:08PM	06:19PM	06:37PM	06:49PM
06:11PM	06:22PM	06:36PM	06:45PM	06:59PM	07:10PM	07:28PM	07:40PM
07:11PM	07:22PM	07:36PM	07:45PM	07:59PM	08:10PM	08:28PM	08:40PM
08:05PM	08:16PM	08:30PM	08:39PM	08:53PM	09:04PM	09:19PM	09:29PM
09:22PM	09:30PM	09:40PM	09:48PM	09:59PM	10:07PM	10:22PM	10:32PM
10:13PM	10:21PM	10:31PM	10:39PM	10:50PM	10:58PM	11:13PM	11:23PM

Bus Routes Schedule

 www.mtamladade.gov/transportation_publicworks/routes_schedule.asp



52 (Southbound) WEEKDAY

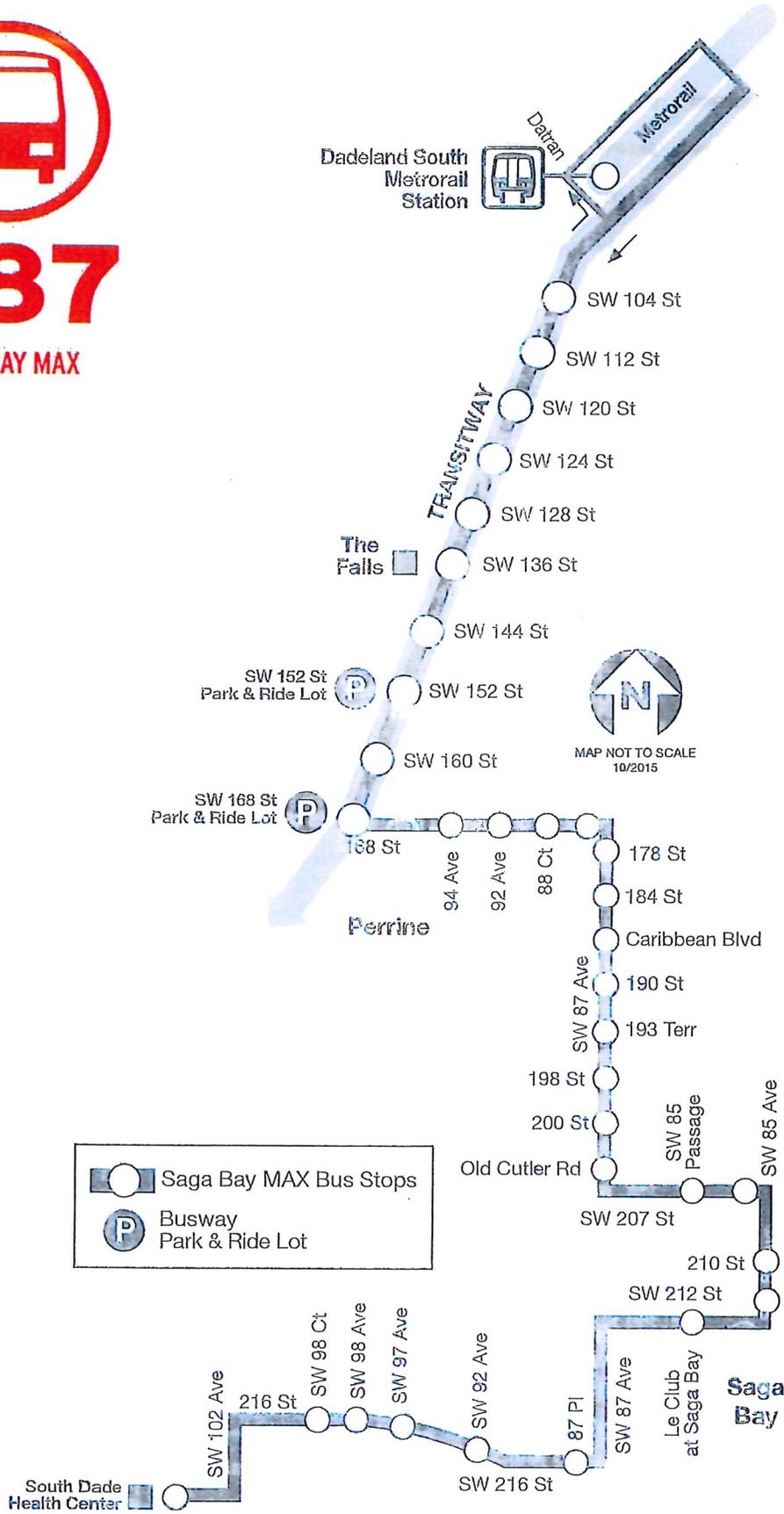
DADELAND SOUTH METRORAIL STATION	BUSWAY & SW 136 ST	SW 112 AV & 152 ST	US 1 & BANYAN ST	SW 122 AV & 181 TERR	QUAIL ROOST DR & SW 123 PL	SW 211 ST & SOUTHLAND MALL	COMMUNITY HEALTH OF SOUTH FLORIDA
05:21AM	05:30AM	05:46AM	05:56AM	06:10AM	06:19AM	06:33AM	06:41AM
05:57AM	06:06AM	06:22AM	06:32AM	06:46AM	06:55AM	07:10AM	07:18AM
06:27AM	06:36AM	06:52AM	07:04AM	07:19AM	07:29AM	07:44AM	07:52AM
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01:37PM	01:48PM	02:06PM	02:17PM	02:32PM	02:41PM	02:58PM	03:08PM
02:22PM	02:33PM	02:51PM	03:03PM	03:22PM	03:34PM	03:51PM	04:01PM
03:03PM	03:15PM	03:35PM	03:47PM	04:06PM	04:18PM	04:35PM	04:45PM
03:33PM	03:45PM	04:05PM	04:17PM	04:36PM	04:48PM	05:05PM	05:15PM
04:03PM	04:15PM	04:35PM	04:47PM	05:06PM	05:18PM	05:35PM	05:45PM
04:33PM	04:45PM	05:05PM	05:17PM	05:36PM	05:48PM	06:05PM	06:12PM
05:03PM	05:15PM	05:35PM	05:47PM	06:06PM	06:15PM	06:30PM	06:37PM
05:33PM	05:45PM	06:05PM	06:17PM	06:32PM	06:41PM	06:56PM	07:03PM

06:03PM	06:14PM	06:32PM	06:44PM	06:59PM	07:08PM	07:23PM	07:30PM
06:33PM	06:44PM	07:02PM	07:14PM	07:29PM	07:38PM	07:53PM	08:00PM
07:03PM	07:14PM	07:32PM	07:44PM	07:59PM	08:08PM	08:23PM	08:30PM
07:57PM	08:08PM	08:26PM	08:38PM	08:53PM	09:02PM	09:13PM	09:17PM
08:53PM	09:04PM	09:20PM	09:29PM	09:41PM	09:48PM	09:59PM	10:03PM
09:47PM	09:56PM	10:12PM	10:21PM	10:33PM	10:40PM	10:51PM	10:55PM
10:47PM	10:56PM	11:12PM	11:21PM	11:33PM	11:40PM	11:51PM	11:55PM



287

SAGA BAY MAX



www.miamidade.gov/transit DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS



MDT TRACKER | EASY PAY MIAMI | MDT TRANSIT WATCH

INFORMATION : INFORMACION : ENFOMASYON
311 OR 305.468.5900 (TDD: 305.468.5402)



Bus Routes Schedule

www8.miamidade.gov/transportation-publicworks/routes_schedule.asp



287 (Northbound) WEEKDAY

COMMUNITY HEALTH OF SOUTH FLORIDA	SW 85 AV & 212 ST	BUSWAY & SW 168 ST	BUSWAY & SW 152 ST	BUSWAY & SW 136 ST	DADELAND SOUTH METRORAIL STATION
05:46AM	05:55AM	06:17AM	06:20AM	06:25AM	06:35AM
06:21AM	06:30AM	06:52AM	06:55AM	07:00AM	07:10AM
06:56AM	07:06AM	07:27AM	07:30AM	07:35AM	07:45AM
07:31AM	07:41AM	08:02AM	08:05AM	08:10AM	08:20AM
08:06AM	08:16AM	08:37AM	08:40AM	08:45AM	08:55AM
08:41AM	08:51AM	09:12AM	09:15AM	09:20AM	09:30AM
09:18AM	09:28AM	09:42AM	09:45AM	09:50AM	10:00AM
04:35PM	04:45PM	04:57PM	05:00PM	05:05PM	05:15PM
05:10PM	05:20PM	05:32PM	05:35PM	05:40PM	05:50PM
05:45PM	05:55PM	06:07PM	06:10PM	06:15PM	06:25PM
06:15PM	06:25PM	06:37PM	06:40PM	06:45PM	06:55PM

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Bus Routes Schedule

 www8.miamidade.gov/transportation_publicworks/routes_schedule.asp



287 (Southbound) WEEKDAY

DADELAND SOUTH METRO RAIL STATION	BUSWAY & SW 136 ST	BUSWAY & SW 152 ST	BUSWAY & SW 168 ST	SW 85 AV & SW 212 ST	COMMUNITY HEALTH OF SOUTH FLORIDA
06:37AM	06:48AM	06:52AM	06:55AM	07:11AM	07:21AM
07:12AM	07:23AM	07:28AM	07:31AM	07:47AM	07:57AM
07:47AM	07:58AM	08:03AM	08:06AM	08:22AM	08:32AM
08:22AM	08:33AM	08:38AM	08:41AM	08:57AM	09:07AM
03:40PM	03:50PM	03:55PM	03:58PM	04:14PM	04:22PM
04:15PM	04:25PM	04:29PM	04:32PM	04:48PM	04:56PM
04:50PM	05:00PM	05:04PM	05:07PM	05:23PM	05:31PM
05:20PM	05:30PM	05:34PM	05:37PM	05:53PM	06:01PM
05:55PM	06:05PM	06:09PM	06:12PM	06:28PM	06:36PM
06:30PM	06:40PM	06:44PM	06:47PM	07:03PM	07:10PM
07:00PM	07:08PM	07:12PM	07:15PM	07:29PM	07:36PM

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AM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY AM PEAK HOUR TRIP GENERATION

SITE TRIP GENERATION CHARACTERISTICS										DIRECTIONAL DISTRIBUTION			DIRECTIONAL VOLUMES			MULTIMODAL REDUCTION			EXTERNAL TRIPS			INTERNAL CAPTURE			NET NEW EXTERNAL TRIPS			PASS-BY CAPTURE			NET NEW EXTERNAL TRIPS														
ITE	Land Use	ITE Code	Scale	Units	Percent		In			Out			Percent	ITE Trips	In			Out			Percent	ITE Trips	In			Out																			
					In	Out	In	Out	Total	In	Out	Total			Percent	Trips	In	Out	Total	Percent			Trips	In	Out	Total																			
1	Small Office Building	10	712	2,156	KSF	83%	16%	3	1	4	3.1%	0	3	1	4	0.0%	0	3	1	4	0.0%	0	3	1	4	0.0%	0	3	1	4															
					Total:		3			1			4			3.1%			0			3			1			4			0.0%			0			3			1			4		
					ITE Land Use Code		712		Rate of Equation		Y=1.92(X)																																		

PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

SITE TRIP GENERATION CHARACTERISTICS										DIRECTIONAL DISTRIBUTION			DIRECTIONAL VOLUMES			MULTIMODAL REDUCTION			EXTERNAL TRIPS			INTERNAL CAPTURE			NET NEW EXTERNAL TRIPS			PASS-BY CAPTURE			NET NEW EXTERNAL TRIPS														
ITE	Land Use	ITE Code	Scale	Units	Percent		In			Out			Percent	ITE Trips	In			Out			Percent	ITE Trips	In			Out																			
					In	Out	In	Out	Total	In	Out	Total			Percent	Trips	In	Out	Total	Percent			Trips	In	Out	Total																			
1	Medium Density Residential	10	221	31	RD	26%	74%	3	8	11	3.2%	0	3	8	11	0.0%	0	3	8	11	0.0%	0	3	8	11	0.0%	0	3	8	11															
2	General Office Building	10	710	10,736	KSF	83%	16%	35	8	42	3.2%	1	35	8	41	7.3%	3	31	4	33	0.0%	0	34	4	33	0.0%	0	34	4	33															
3	City Center Office	10	455	320	STU	53%	47%	85	75	160	3.2%	5	82	73	155	1.5%	3	80	72	152	0.0%	0	80	72	152	0.0%	0	80	72	152															
4	Neighborhood Office	10	520	220	STU	54%	46%	79	65	147	3.2%	5	76	66	142	1.5%	3	74	65	139	0.0%	0	74	65	139	0.0%	0	74	65	139															
					Total:		203			167			370			3.2%			11			165			163			340			2.5%			9			191			149			340		
					ITE Land Use Code		221		Rate of Equation		LN(Y) = 0.33 * LN(X) + 0.03																																		
					710		Y=0.84(X)+30.49																																						
					565		Y=0.69(X)+8.42																																						
					520		Y=0.67(X)																																						

	IN	OUT	TOTAL
NET NEW TRIPS	189	148	336

Appendix F
Trip Generation

VILLAGE OF PALMETTO BAY

IBus Circulator Service



Route A Schedule (Departure Times)

DESTINATION	SW 132 Street / US1	SW 152 Street / Avenue	Coral Reef Park	SW 152 Street / SW 77 AV	SW 144 Street / Avenue	SW 116 Street / Avenue	SW 116 Street / US1	SW 144 Street / US1	Public Shopping Plaza / SW 146 Street	SW 152 Street / US1	SW 152 Street / SW 89 Avenue	SW 152 Street / Avenue	SW 168 Street / SW 82 Avenue	SW 168 Street / SW 87 Avenue	SW 168 Street / SW 93 Avenue	SW 176 Street / SW 94 Avenue	SW 168 Street / US1 Busway
A.M. Schedule	10:00 AM	10:04 AM	10:06 AM	10:08 AM	10:10 AM	10:12 AM	10:14 AM	10:16 AM	10:22 AM	10:31 AM	10:35 AM	10:37 AM	10:39 AM	10:41 AM	10:43 AM	10:47 AM	10:51 AM
P.M. Schedule	10:57 AM	11:05 AM	11:07 AM	11:09 AM	11:11 AM	11:13 AM	11:15 AM	11:19 AM	11:23 AM	11:32 AM	11:36 AM	11:38 AM	11:40 AM	11:42 AM	11:44 AM	11:48 AM	11:52 AM
	11:55 AM	12:06 PM	12:08 PM	12:10 PM	12:12 PM	12:14 PM	12:16 PM	12:20 PM	12:24 PM	12:33 PM	12:37 PM	12:39 PM	12:41 PM	12:43 PM	12:45 PM	12:49 PM	12:53 PM
	12:59 PM	1:07 PM	1:09 PM	1:11 PM	1:13 PM	1:15 PM	1:17 PM	1:21 PM	1:25 PM	1:34 PM	1:38 PM	1:40 PM	1:42 PM	1:44 PM	1:46 PM	1:50 PM	

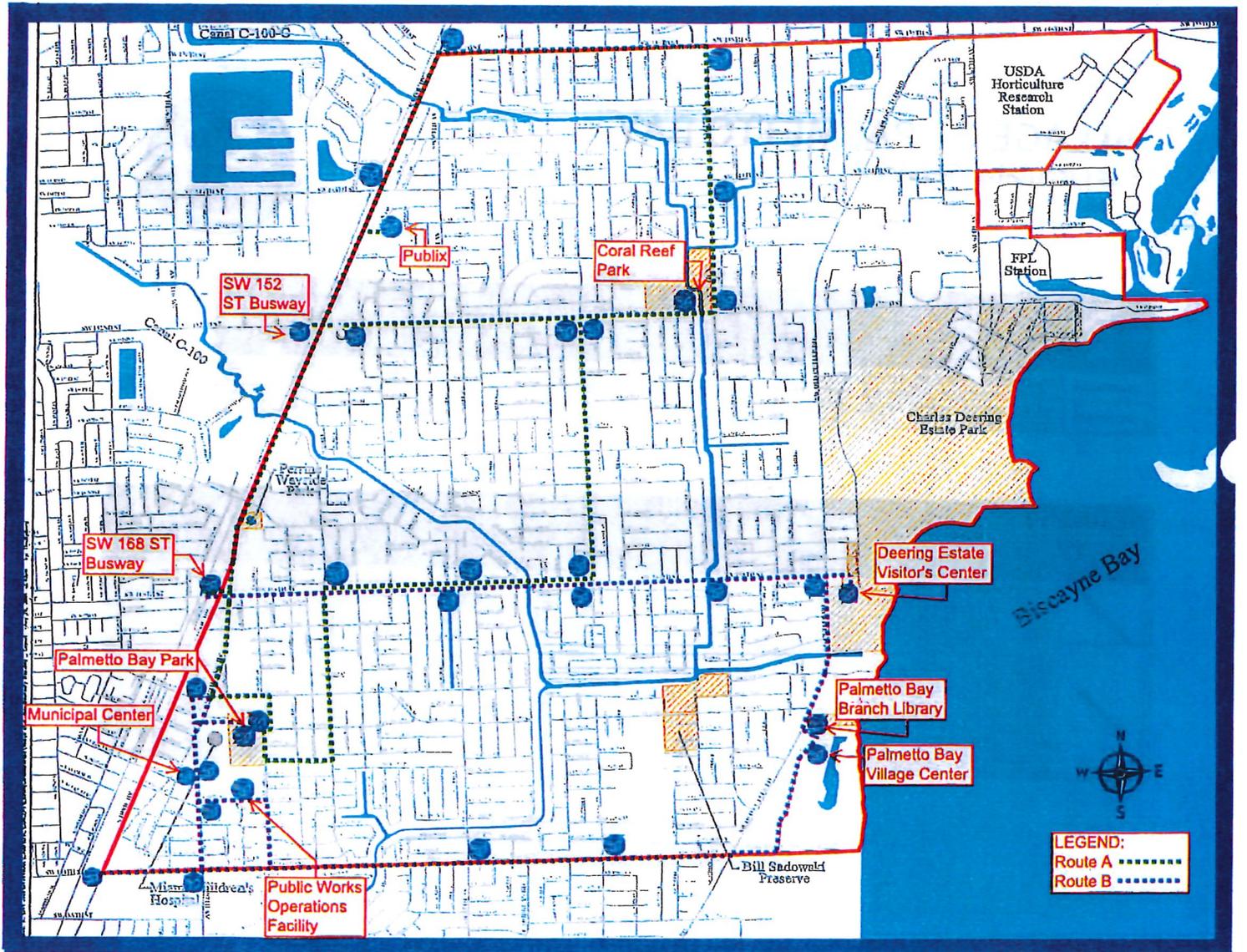
Out of Service @ 1:50 PM

Route B Schedule (Departure Times)

DESTINATION	SW 156 Street / US1 Busway	SW 168 Street / SW 87 Avenue	SW 168 Street / SW 82 Avenue	SW 168 Street / SW 77 Avenue	SW 168 Street / Old Cutler Road	Deering Estate Visitor's Center	Palmetto Bay Branch Library	Palmetto Bay Village Center	SW 184 Street / SW 82 Avenue	SW 184 Street / SW 87 Avenue	SW 184 Street / US1 Busway	SW 184 Street / SW 97 Terrace	SW 97 Avenue / SW 104 Street	SW 97 Avenue / Palmetto Bay Park	Bayan Street / Fernine Avenue	Palmetto Bay Municipal Ct.	Palmetto Bay Public Works	SW 184 Street / SW 94 Avenue	
A.M. Schedule	7:00 AM	7:04 AM	7:06 AM	7:08 AM	7:10 AM	7:12 AM	7:17 AM	7:20 AM	7:22 AM	7:24 AM	7:28 AM	7:30 AM		7:31 AM		7:36 AM	7:40 AM	7:42 AM	7:44 AM
	8:08 AM	8:12 AM	8:14 AM	8:16 AM	8:18 AM	8:20 AM	8:23 AM	8:25 AM	8:27 AM	8:30 AM	8:35 AM					8:42 AM	8:44 AM	8:46 AM	
	8:08 AM	8:12 AM	8:14 AM	8:16 AM	8:18 AM	8:20 AM	8:23 AM	8:25 AM	8:27 AM	8:30 AM	8:35 AM					2:10 PM	2:12 PM	2:14 PM	
P.M. Schedule	2:30 PM	2:34 PM	2:36 PM	2:38 PM	2:40 PM	2:42 PM	2:45 PM	2:48 PM	2:50 PM	2:52 PM	2:56 PM	2:58 PM		2:59 PM		3:00 PM	3:04 PM	3:06 PM	3:10 PM
	3:20 PM	3:24 PM	3:26 PM	3:28 PM	3:30 PM	3:32 PM	3:35 PM	3:38 PM	3:40 PM	3:45 PM	3:50 PM	3:52 PM		3:53 PM		3:54 PM	3:58 PM	4:00 PM	4:04 PM
	3:20 PM	3:24 PM	3:26 PM	3:28 PM	3:30 PM	3:32 PM	3:35 PM	3:38 PM	3:40 PM	3:45 PM	3:50 PM	3:52 PM		3:53 PM		3:54 PM	3:58 PM	4:00 PM	4:04 PM
	4:16 PM	4:20 PM	4:22 PM	4:24 PM	4:26 PM	4:28 PM	4:31 PM	4:34 PM	4:36 PM	4:40 PM	4:45 PM	4:48 PM		4:49 PM		4:50 PM	4:54 PM	4:56 PM	4:58 PM
	4:20 PM	4:24 PM			4:26 PM		4:28 PM	4:30 PM	4:32 PM	4:36 PM	4:40 PM	4:42 PM		4:43 PM		4:44 PM	4:48 PM	4:50 PM	4:54 PM

No Bus Service between 1:50 AM - 2:10 PM + Out of Service @ 2:10 PM

IBus Circulator Operates on Weekdays Only
IBus Circulator is Out of Service for Village of Palmetto Bay Holidays
For More Information Please Visit WWW.PalmettoBay-FL.GOV



PM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

SITE AND TRIP CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES		FUNCTIONAL REDUCTION		EXTERNAL TRIPS			INTERNAL CAPTURE			NET NEW EXTERNAL TRIPS			NET NEW EXTERNAL TRIPS					
					In	Out	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	
1	Small Office Bldg	10	712	2,155	Res	32%	69%	2	3	5	3.2%	0	2	3	5	0.0%	0	2	3	5	0.0%	0	2	3	5
2																									
3																									
4																									
5																									
6																									
7																									
8																									
9																									
10																									
11																									
12																									
13																									
14																									
15																									
TOTAL																									
SITE Land Use Code					Rate of Equivalency					Total					IN			OUT			TOTAL				
712					Y=2.45(X)										2			3			5				

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

SITE AND TRIP CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES		FUNCTIONAL REDUCTION		EXTERNAL TRIPS			INTERNAL CAPTURE			NET NEW EXTERNAL TRIPS			NET NEW EXTERNAL TRIPS					
					In	Out	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	
1	University Office Bldg	10	221	31	Res	41%	39%	9	2	11	3.2%	0	8	5	14	43.0%	6	5	3	0	0.0%	0	5	3	8
2	General Office Bldg	10	710	18,748	Res	15%	64%	3	18	21	3.2%	1	3	17	23	20.0%	4	2	14	15	0.0%	0	2	14	16
3	Day Care Center	10	555	230	STU	47%	93%	71	61	132	3.2%	5	69	78	147	8.6%	10	61	73	137	0.0%	0	64	73	137
4	Elementary School	10	520	230	STU	46%	92%	18	19	37	3.2%	1	10	18	35	6.6%	10	13	13	26	0.0%	0	13	13	26
5																									
6																									
7																									
8																									
9																									
10																									
11																									
12																									
13																									
14																									
15																									
TOTAL																									
SITE Land Use Code					Rate of Equivalency					Total					IN			OUT			TOTAL				
221					LN(Y) = 0.59*LN(X) - 0.53										9			5			14				
710					LN(Y) = 0.59*LN(X) - 0.53										1			17			18				
555					LN(Y) = 0.67*LN(X) - 0.29										5			69			74				
520					Y=0.17(X)										1			10			11				

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour based on
on the *Trip Generation Handbook*, 3rd Edition, published by the
Institute of Transportation Engineers

SUMMARY (EXISTING)					
GROSS TRIP GENERATION					
INPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	3	1	2	3
	Retail	0	0	0	0
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	0	0	0	0
Hotel	0	0	0	0	
	3	1	2	3	
INTERNAL TRIPS					
OUTPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	0	0	0	0
	Retail	0	0	0	0
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	0	0	0	0
Hotel	0	0	0	0	
	0	0	0	0	
OUTPUT	<i>Total % Reduction</i>	0.0%		0.0%	
	Office	0.0%		0.0%	
	Retail				
	Restaurant				
	Cinema/Entertainment				
	Residential				
	Hotel				
EXTERNAL TRIPS					
OUTPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	3	1	2	3
	Retail	0	0	0	0
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	0	0	0	0
Hotel	0	0	0	0	
	3	1	2	3	

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour based on the *Trip Generation Handbook*, 3rd Edition, published by the Institute of Transportation Engineers

SUMMARY (PROPOSED)

GROSS TRIP GENERATION					
INPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
		Office	35	6	3	17
Retail	82	73	69	78	
Restaurant	0	0	0	0	
Cinema/Entertainment	0	0	0	0	
Residential	3	8	9	5	
Hotel	0	0	0	0	
		120	87	81	100

INTERNAL TRIPS					
OUTPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
		Office	1	2	1	3
Retail	2	1	5	5	
Restaurant	0	0	0	0	
Cinema/Entertainment	0	0	0	0	
Residential	0	0	4	2	
Hotel	0	0	0	0	
		3	3	10	10

OUTPUT	A.M. Peak Hour		P.M. Peak Hour	
	Enter	Exit	Enter	Exit
	Total % Reduction		2.9%		11.0%
Office		7.3%		20.0%
Retail		1.9%		6.8%
Restaurant				
Cinema/Entertainment				
Residential		0.0%		42.9%
Hotel				

EXTERNAL TRIPS					
OUTPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
		Office	34	4	2	14
Retail	80	72	64	73	
Restaurant	0	0	0	0	
Cinema/Entertainment	0	0	0	0	
Residential	3	8	5	5	
Hotel	0	0	0	0	
		117	84	71	90



B08301

MEANS OF TRANSPORTATION TO WORK

Universe: Workers 16 years and over

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

$$(70+0+7)/2,434=3.2\%$$

Census Tract 82.08, Miami-Dade County, Florida		
	Estimate	Margin of Error
Total:	2,434	+/-330
Car, truck, or van:	2,278	+/-347
Drove alone	1,618	+/-239
Carpooled:	660	+/-326
In 2-person carpool	197	+/-94
In 3-person carpool	150	+/-116
In 4-person carpool	298	+/-318
In 5- or 6-person carpool	15	+/-21
In 7-or-more-person carpool	0	+/-19
Public transportation (excluding taxicab):	70	+/-49
Bus or trolley bus	28	+/-31
Streetcar or trolley car (carro publico in Puerto Rico)	0	+/-19
Subway or elevated	42	+/-41
Railroad	0	+/-19
Ferryboat	0	+/-19
Taxicab	0	+/-19
Motorcycle	0	+/-19
Bicycle	0	+/-19
Walked	7	+/-11
Other means	9	+/-14
Worked at home	70	+/-55

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic

entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

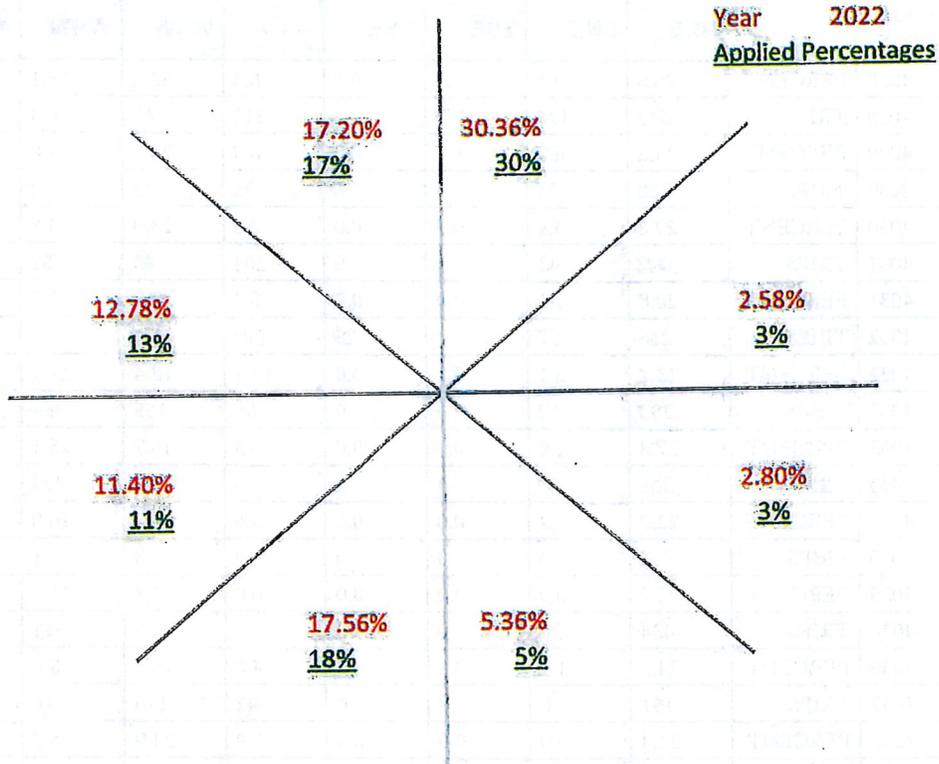
Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An 'L' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An 'L' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An 'U' following a median estimate means the median falls in the upper interval of an open-ended distribution. A statistical test is not appropriate.
5. An '***' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
6. An '*****' entry in the margin of error column indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

Appendix G
Cardinal Trip Distribution

Cardinal Distribution for TAZ 1143



Cardinal Trip Distribution

Cardinal Direction	Percentage of Trips		2022	2022
	2010	2040	Interpolated	Rounded
North-Northeast	31.4%	28.80%	30.36%	30.00%
East-Northeast	2.9%	2.10%	2.58%	3.00%
East-Southeast	3.6%	1.60%	2.80%	3.00%
South-Southeast	6.4%	3.80%	5.36%	5.00%
South-Southwest	15.8%	20.20%	17.56%	18.00%
West-Southwest	10.0%	13.50%	11.40%	11.00%
West-Northwest	10.7%	15.90%	12.78%	13.00%
North-Northwest	19.2%	14.20%	17.20%	17.00%
Total	100.0%	100.1%	100.04%	100.00%

Directional Trip Distribution Report

MIAMI-DADE LONG RANGE TRANSPORTATION PLAN UPDATE TO THE YEAR 2040



Miami-Dade 2010 Directional Distribution Summary

Origin TAZ			Cardinal Directions								Total
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
1128	4028	PERCENT	26.6	9.1	0.8	0.8	8.4	23.2	13.1	18.0	
1129	4029	TRIPS	642	178	178	13	212	561	313	553	2,650
1129	4029	PERCENT	24.2	6.7	6.7	0.5	8.0	21.2	11.8	20.9	
1130	4030	TRIPS	288	33	0	0	35	222	130	258	966
1130	4030	PERCENT	29.8	3.4	0.0	0.0	3.6	23.0	13.5	26.7	
1131	4031	TRIPS	1,042	43	0	0	204	683	751	901	3,624
1131	4031	PERCENT	28.8	1.2	0.0	0.0	5.6	18.9	20.7	24.9	
1132	4032	TRIPS	216	57	3	28	119	172	207	133	935
1132	4032	PERCENT	23.1	6.1	0.3	3.0	12.7	18.4	22.1	14.2	
1133	4033	TRIPS	293	10	0	0	56	165	264	266	1,054
1133	4033	PERCENT	27.8	1.0	0.0	0.0	5.3	15.7	25.1	25.2	
1134	4034	TRIPS	361	35	0	0	59	299	424	450	1,628
1134	4034	PERCENT	22.2	2.2	0.0	0.0	3.6	18.4	26.0	27.6	
1135	4035	TRIPS	2	0	0	0	0	3	1	3	9
1135	4035	PERCENT	22.2	0.0	0.0	0.0	0.0	33.3	11.1	33.3	
1136	4036	TRIPS	434	20	0	0	72	273	321	664	1,784
1136	4036	PERCENT	24.3	1.1	0.0	0.0	4.0	15.3	18.0	37.2	
1137	4037	TRIPS	151	0	0	0	42	176	118	220	707
1137	4037	PERCENT	21.4	0.0	0.0	0.0	5.9	24.9	16.7	31.1	
1138	4038	TRIPS	295	10	0	0	63	151	315	312	1,146
1138	4038	PERCENT	25.7	0.9	0.0	0.0	5.5	13.2	27.5	27.2	
1139	4039	TRIPS	115	0	0	28	109	231	260	277	1,020
1139	4039	PERCENT	11.3	0.0	0.0	2.8	10.7	22.7	25.5	27.2	
1140	4040	TRIPS	999	43	3	104	152	408	332	502	2,543
1140	4040	PERCENT	39.3	1.7	0.1	4.1	6.0	16.0	13.1	19.7	
1141	4041	TRIPS	470	25	10	36	95	131	208	367	1,342
1141	4041	PERCENT	35.0	1.9	0.8	2.7	7.1	9.8	15.5	27.4	
1142	4042	TRIPS	908	146	0	91	262	363	403	596	2,769
1142	4042	PERCENT	32.8	5.3	0.0	3.3	9.5	13.1	14.6	21.5	
1143	4043	TRIPS	1,255	115	142	254	631	401	427	768	3,993
1143	4043	PERCENT	31.4	2.9	3.6	6.4	15.8	10.0	10.7	19.2	
1144	4044	TRIPS	505	14	67	159	404	257	160	247	1,813
1144	4044	PERCENT	27.9	0.8	3.7	8.8	22.3	14.2	8.8	13.6	
1145	4045	TRIPS	1,446	175	159	550	1,577	637	558	727	5,829
1145	4045	PERCENT	24.8	3.0	2.7	9.4	27.1	10.9	9.6	12.5	
1146	4046	TRIPS	1,318	134	87	523	1,115	852	764	890	5,683
1146	4046	PERCENT	23.2	2.4	1.5	9.2	19.6	15.0	13.4	15.7	
1147	4047	TRIPS	1,202	213	130	89	721	416	506	737	4,014
1147	4047	PERCENT	30.0	5.3	3.2	2.2	18.0	10.4	12.6	18.4	
1148	4048	TRIPS	1,321	298	142	285	1,914	1,048	803	1,516	7,327
1148	4048	PERCENT	18.0	4.1	1.9	3.9	26.1	14.3	11.0	20.7	

Directional Trip Distribution Report

MIAMI-DADE LONG RANGE TRANSPORTATION PLAN UPDATE TO THE YEAR 2040



Miami-Dade 2040 Directional Distribution Summary

Origin TAZ			Cardinal Directions								Total
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
1128	4028	PERCENT	27.9	10.0	1.1	0.5	6.4	21.0	13.0	20.1	
1129	4029	TRIPS	760	141	73	12	145	588	359	578	2,656
1129	4029	PERCENT	28.6	5.3	2.8	0.5	5.5	22.1	13.5	21.8	
1130	4030	TRIPS	307	40	0	15	74	181	151	208	976
1130	4030	PERCENT	31.5	4.1	0.0	1.5	7.6	18.6	15.5	21.3	
1131	4031	TRIPS	1,125	56	4	0	193	794	716	895	3,783
1131	4031	PERCENT	29.7	1.5	0.1	0.0	5.1	21.0	18.9	23.7	
1132	4032	TRIPS	298	110	1	23	136	185	272	246	1,271
1132	4032	PERCENT	23.5	8.7	0.1	1.8	10.7	14.6	21.4	19.4	
1133	4033	TRIPS	289	4	0	0	43	172	237	289	1,034
1133	4033	PERCENT	28.0	0.4	0.0	0.0	4.2	16.6	22.9	28.0	
1134	4034	TRIPS	336	12	0	0	92	242	279	439	1,400
1134	4034	PERCENT	24.0	0.9	0.0	0.0	6.6	17.3	19.9	31.4	
1135	4035	TRIPS	2	0	0	0	0	12	1	7	22
1135	4035	PERCENT	9.1	0.0	0.0	0.0	0.0	54.6	4.6	31.8	
1136	4036	TRIPS	547	12	0	0	144	289	465	681	2,138
1136	4036	PERCENT	25.6	0.6	0.0	0.0	6.7	13.5	21.8	31.9	
1137	4037	TRIPS	96	5	0	0	41	86	155	156	539
1137	4037	PERCENT	17.8	0.9	0.0	0.0	7.6	16.0	28.8	28.9	
1138	4038	TRIPS	291	0	0	0	104	243	357	390	1,385
1138	4038	PERCENT	21.0	0.0	0.0	0.0	7.5	17.6	25.8	28.2	
1139	4039	TRIPS	193	0	0	23	115	304	218	313	1,166
1139	4039	PERCENT	16.6	0.0	0.0	2.0	9.9	26.1	18.7	26.8	
1140	4040	TRIPS	1,002	11	8	145	339	485	449	639	3,078
1140	4040	PERCENT	32.6	0.4	0.3	4.7	11.0	15.8	14.6	20.8	
1141	4041	TRIPS	466	40	4	27	168	255	208	328	1,496
1141	4041	PERCENT	31.2	2.7	0.3	1.8	11.2	17.1	13.9	21.9	
1142	4042	TRIPS	756	107	12	114	569	458	438	694	3,148
1142	4042	PERCENT	24.0	3.4	0.4	3.6	18.1	14.6	13.9	22.1	
1143	4043	TRIPS	1,803	134	100	236	1,263	845	993	888	6,262
1143	4043	PERCENT	28.8	2.1	1.6	3.8	20.2	13.5	15.9	14.2	
1144	4044	TRIPS	821	61	135	247	760	230	315	424	3,017
1144	4044	PERCENT	27.2	2.0	5.1	8.2	23.4	9.6	10.4	14.1	
1145	4045	TRIPS	2,289	326	226	557	2,297	1,095	1,214	1,281	9,285
1145	4045	PERCENT	24.7	3.5	2.4	6.0	24.7	11.8	13.1	13.8	
1146	4046	TRIPS	1,801	216	112	502	1,485	932	927	893	6,868
1146	4046	PERCENT	26.2	3.2	1.6	7.3	21.6	13.6	13.5	13.0	
1147	4047	TRIPS	1,315	112	118	94	1,099	494	556	1,038	4,826
1147	4047	PERCENT	27.3	2.3	2.5	2.0	22.8	10.2	11.5	21.5	
1148	4048	TRIPS	1,883	360	138	326	2,336	1,142	944	1,795	8,924
1148	4048	PERCENT	21.1	4.0	1.6	3.7	26.2	12.8	10.6	20.1	

Appendix H

Volume Development Worksheets

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: SW 170th Street and S Dixie Highway/US 1 Southbound
 COUNT DATE: September 10, 2019
 AM PEAK HOUR FACTOR: 0.93
 PM PEAK HOUR FACTOR: 0.95

"AM EXISTING TRAFFIC"																	
EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR		
AM Raw Turning Movements																	
1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050		
Peak Season Correction Factor																	
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
AM EXISTING CONDITIONS																	
0	0	12	43	0	88	21	0	0	0	0	0	0	6	1,135	14		
"PM EXISTING TRAFFIC"																	
EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR		
PM Raw Turning Movements																	
1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050		
Peak Season Correction Factor																	
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
PM EXISTING CONDITIONS																	
0	0	13	37	0	65	12	0	0	0	0	0	0	21	2,272	17		
"AM BACKGROUND TRAFFIC"																	
EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR		
TOTAL "EXISTED" TRAFFIC																	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Years To Buildout																	
3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
Yearly Growth Rate																	
0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%		
AM BACKGROUND TRAFFIC GROWTH																	
0	0	1	1	0	0	0	0	0	0	0	0	0	0	17	0		
AM NON-PROJECT TRAFFIC																	
0	0	12	44	0	89	21	0	0	0	0	0	0	6	1,152	14		
"PM BACKGROUND TRAFFIC"																	
EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR		
TOTAL "EXISTED" TRAFFIC																	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Years To Buildout																	
3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
Yearly Growth Rate																	
0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%		
PM BACKGROUND TRAFFIC GROWTH																	
0	0	1	1	0	0	0	0	0	0	0	0	0	0	34	0		
PM NON-PROJECT TRAFFIC																	
0	0	13	38	0	69	12	0	0	0	0	0	0	21	2,306	17		
"AM PROJECT DISTRIBUTION"																	
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By	Entering																
Distribution	Entering																
Value	Entering																
Distribution	Entering													10.0%			
Network	Entering																
Distribution	Entering																
PM PROJECT DISTRIBUTION																	
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By	Entering																
Distribution	Entering																
Value	Entering																
Distribution	Entering													10.0%			
Network	Entering																
Distribution	Entering																
"AM PROJECT TRAFFIC"																	
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By	Entering																
Distribution	Entering																
Value	Entering																
Distribution	Entering																
Network	Entering																
Distribution	Entering																
ADDITIONAL PROJECT TRAFFIC																	
0	0	0	0	0	39	0	0	0	0	0	0	0	0	19	0	0	
AM TOTAL TRAFFIC																	
0	0	12	44	0	125	21	0	0	0	0	0	0	25	1,152	14		
"PM PROJECT TRAFFIC"																	
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project	Pass-By																
Trips	Value																
Trips	Nbl Raw																
0	0	0	0	0	24	0	0	0	0	0	0	0	0	8	0	0	
PM TOTAL PROJECT TRAFFIC																	
0	0	13	38	0	60	12	0	0	0	0	0	0	23	2,306	17		

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: SW 170th Street and S Dixie Highway/US 1 Northbound
 COUNT DATE: September 10, 2019
 AM PEAK HOUR FACTOR: 0.88
 PM PEAK HOUR FACTOR: 0.95

"AM EXISTING TRAFFIC"																
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements	4	11	0	0	0	82	52	23	1,205	149	0	0	0	0	0	0
Peak Season Correction Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
AM EXISTING CONDITIONS	4	12	0	0	0	87	55	24	1,277	158	0	0	0	0	0	0

"PM EXISTING TRAFFIC"																
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements	14	15	0	0	0	29	27	44	1,558	39	0	0	0	0	0	0
Peak Season Correction Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
PM EXISTING CONDITIONS	14	15	0	0	0	31	29	47	1,651	41	0	0	0	0	0	0

"AM BACKGROUND TRAFFIC"																
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL EXISTING TRAFFIC	4	12	0	0	0	87	55	24	1,277	158	0	0	0	0	0	0

"AM BACKGROUND TRAFFIC GROWTH"																
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
AM BACKGROUND TRAFFIC GROWTH	0	0	0	0	0	1	1	1	0	19	2	0	0	0	0	0

"PM BACKGROUND TRAFFIC"																
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL EXISTING TRAFFIC	14	15	0	0	0	31	29	47	1,651	41	0	0	0	0	0	0

"PM BACKGROUND TRAFFIC GROWTH"																
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
PM BACKGROUND TRAFFIC GROWTH	0	0	0	0	0	0	0	0	1	25	1	0	0	0	0	0

"AM PROJECT DISTRIBUTION"																	
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Residential	Existing																
Commercial	Existing																
Industrial	Existing																
Office	Existing																
Public	Existing																
Other	Existing																
TOTAL PROJECT TRAFFIC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

"PM PROJECT DISTRIBUTION"																	
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Residential	Existing																
Commercial	Existing																
Industrial	Existing																
Office	Existing																
Public	Existing																
Other	Existing																
TOTAL PROJECT TRAFFIC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

"AM PROJECT TRAFFIC"																	
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Residential	Existing																
Commercial	Existing																
Industrial	Existing																
Office	Existing																
Public	Existing																
Other	Existing																
TOTAL PROJECT TRAFFIC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

"PM PROJECT TRAFFIC"																	
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Residential	Existing																
Commercial	Existing																
Industrial	Existing																
Office	Existing																
Public	Existing																
Other	Existing																
TOTAL PROJECT TRAFFIC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: SW 169th Street and S Dixie Highway/US 1 Northbound
 COUNT DATE: September 10, 2019
 AM PEAK HOUR FACTOR: 0.84
 PM PEAK HOUR FACTOR: 0.95

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements	6	4	0	0	0	19	30	6	1,203	28	0	0	0	0	0	0
Peak Season Correction Factor	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060
AM EXISTING CONDITIONS	6	4	0	0	0	20	32	6	1,240	30	0	0	0	0	0	0

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements	23	13	0	0	0	20	13	18	1,555	28	0	0	0	0	0	0
Peak Season Correction Factor	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060
PM EXISTING CONDITIONS	23	14	0	0	0	21	14	19	1,659	30	0	0	0	0	0	0

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "EXISTING" TRAFFIC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
AM BACKGROUND TRAFFIC GROWTH	0	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0
AM NON-PROJECT TRAFFIC	6	4	0	0	0	20	32	6	1,259	30	0	0	0	0	0	0

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "EXISTING" TRAFFIC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
PM BACKGROUND TRAFFIC GROWTH	0	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0
PM NON-PROJECT TRAFFIC	23	14	0	0	0	21	14	19	1,684	30	0	0	0	0	0	0

"AM PROJECT DISTRIBUTION"	LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Police	Existing																	
Distribution	Existing																	
Medical	Existing																	
Distribution	Existing													32.0%				
Medical	Existing								100%				100%					
Distribution	Existing																	
TOTAL PROJECT TRAFFIC			0	0	0	0	0	0	0	0	0	0	0	25	0	0	0	0
PM PROJECT TRAFFIC			23	14	0	0	0	0	21	14	19	1,684	30	0	0	0	0	0

"PM PROJECT DISTRIBUTION"	LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Police	Existing																	
Distribution	Existing																	
Medical	Existing																	
Distribution	Existing													32.0%				
Medical	Existing								100%				100%					
Distribution	Existing																	
TOTAL PROJECT TRAFFIC			0	0	0	0	0	0	0	0	0	0	0	25	0	0	0	0
PM PROJECT TRAFFIC			23	14	0	0	0	0	21	14	19	1,684	30	0	0	0	0	0

"AM PROJECT TRAFFIC"	LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Police	Existing																	
Distribution	Existing																	
Medical	Existing																	
Distribution	Existing																	
Medical	Existing								15					15	60			
Distribution	Existing								15					15	60			
TOTAL PROJECT TRAFFIC			0	0	0	0	0	0	0	15	0	0	0	15	60	0	0	0
AM TOTAL TRAFFIC			6	4	0	0	0	0	20	47	6	1,314	30	0	0	0	0	0

"PM PROJECT TRAFFIC"	LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Police	Existing																	
Distribution	Existing																	
Medical	Existing																	
Distribution	Existing																	
Medical	Existing								10					10	26			
Distribution	Existing								10					10	26			
TOTAL PROJECT TRAFFIC			0	0	0	0	0	0	0	10	0	0	0	10	26	0	0	0
PM TOTAL TRAFFIC			23	14	0	0	0	0	21	24	19	1,694	56	0	0	0	0	0

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: SW 169th Street and SW 84th Court
 COUNT DATE: September 10, 2019
 AM PEAK HOUR FACTOR: 0.73
 PM PEAK HOUR FACTOR: 0.85

"AM EXISTING TRAFFIC"																	
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	
AM Raw Turning Movements	19	16	5		3	43	5			12	40	3		6	6	6	
Peak Season Correction Factor	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	
AM EXISTING CONDITIONS	20	17	5		3	46	5		13	42	3		6	6	6	6	
"PM EXISTING TRAFFIC"																	
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	
PM Raw Turning Movements	11	25	4		2	12	0		6	8	1		6	13	11		
Peak Season Correction Factor	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	1.060	
PM EXISTING CONDITIONS	12	27	4		2	13	0		6	8	1		6	14	12		
"AM BACKGROUND TRAFFIC"																	
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	
TOTAL LISTED TRAFFIC	0	0	0		0	0	0		0	0	0		0	0	0	0	
Years to Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Yearly Growth Rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	
AM BACKGROUND TRAFFIC GROWTH	0	0	0		0	0	0		0	0	0		0	0	0	0	
AM NON-PROJECT TRAFFIC	20	17	5		3	47	5		13	43	3		6	6	6	6	
"PM BACKGROUND TRAFFIC"																	
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	
TOTAL LISTED TRAFFIC	0	0	0		0	0	0		0	0	0		0	0	0	0	
Years to Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Yearly Growth Rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	
PM BACKGROUND TRAFFIC GROWTH	0	0	0		0	0	0		0	0	0		0	0	0	0	
PM NON-PROJECT TRAFFIC	12	27	4		2	13	0		6	8	1		6	14	12		
"AM PROJECT DISTRIBUTION"																	
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Primary	Emergency																
District	Emergency																
Major	Emergency																
District	Emergency																
Major	Emergency																
District	Emergency																
Major	Emergency																
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District	Emergency																
Major	Emergency														</		

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: SW 94th Court and South Driveway
 COURT DATE: September 10, 2019
 AM PEAK HOUR FACTOR: 0.92
 PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By	0	0	0	0	0	0	0	0	0	55	0	0	0	0	14	0
Peak Hour Conversion Factor	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620
AM EXISTING CONDITIONS	0	0	0	0	0	0	0	0	0	55	0	0	0	0	14	0

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By	0	0	0	0	0	0	0	0	0	15	0	0	0	0	19	0
Peak Hour Conversion Factor	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620	1.620
PM EXISTING CONDITIONS	0	0	0	0	0	0	0	0	0	17	0	0	0	0	20	0

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "EXISTING" TRAFFIC	0	0	0	0	0	0	0	0	0	55	0	0	0	0	14	0

Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
AM BACKGROUND TRAFFIC GROWTH	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0

AM NON-PROJECT TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM NON-PROJECT TRAFFIC	0	0	0	0	0	0	0	0	0	29	0	0	0	0	15	0

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "EXISTING" TRAFFIC	0	0	0	0	0	0	0	0	0	17	0	0	0	0	20	0

Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
PM BACKGROUND TRAFFIC GROWTH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM NON-PROJECT TRAFFIC	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM NON-PROJECT TRAFFIC	0	0	0	0	0	0	0	0	0	17	0	0	0	0	20	0

"AM PROJECT DISTRIBUTION"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By	Entering																
Distribution	Entering																
Value	Entering																
Distribution	Entering																
Ratio	Entering																
Distribution	Entering	100%			54%								16.0%				55.0%

"PM PROJECT DISTRIBUTION"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By	Entering																
Distribution	Entering																
Value	Entering																
Distribution	Entering																
Ratio	Entering																
Distribution	Entering	100%			5.6%								15.6%				55.0%

"AM PROJECT TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By	Entering																
Distribution	Entering																
Value	Entering																
Distribution	Entering																
Ratio	Entering																
Distribution	Entering	15			8												61
TOTAL PROJECT TRAFFIC	Entering	15	0	0	8	0	0	0	0	25	0	0	0	0	0	0	61
TOTAL TRAFFIC	Entering	15	0	0	8	0	0	0	0	25	59	0	0	0	0	0	61

"PM PROJECT TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By	Entering																
Distribution	Entering																
Value	Entering																
Distribution	Entering																
Ratio	Entering																
Distribution	Entering	10			5												55
TOTAL PROJECT TRAFFIC	Entering	10	0	0	5	0	0	0	0	13	6	0	0	0	0	0	55
TOTAL TRAFFIC	Entering	10	0	0	5	0	0	0	0	13	17	6	0	0	0	0	55

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: SW 94th Court and North Driveway
 COUNT DATE: September 10, 2019
 AM PEAK HOUR FACTOR: 0.92
 PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM EXISTING TRAFFIC	0	0	0	0	0	0	0	0	0	55	0	0	0	14	0	0
Peak Hour Conversion Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
AM EXISTING CONDITIONS	0	0	0	0	0	0	0	0	0	55	0	0	0	14	0	0

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM EXISTING TRAFFIC	0	0	0	0	0	0	0	0	0	16	0	0	0	19	0	0
Peak Hour Conversion Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
PM EXISTING CONDITIONS	0	0	0	0	0	0	0	0	0	16	0	0	0	19	0	0

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM BACKGROUND TRAFFIC																
TOTAL "VESTED" TRAFFIC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
AM BACKGROUND TRAFFIC GROWTH	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
AM NON-PROJECT TRAFFIC	0	0	0	0	0	0	0	0	0	59	0	0	0	15	0	0

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM BACKGROUND TRAFFIC																
TOTAL "VESTED" TRAFFIC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
PM BACKGROUND TRAFFIC GROWTH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM NON-PROJECT TRAFFIC	0	0	0	0	0	0	0	0	0	17	0	0	0	23	0	0

"AM PROJECT DISTRIBUTION"	LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By	Entering																	
Distribution	Exiting																	
Valet	Entering																	
Distributor	Exiting																	65.0%
Ret New	Entering												10.0%					
Outbound	Exiting		30.0%		55.0%													

"PM PROJECT DISTRIBUTION"	LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By	Entering																	
Distribution	Exiting																	
Valet	Entering																	
Distributor	Exiting																	65.0%
Ret New	Entering												10.0%					
Outbound	Exiting		30.0%		55.0%													

"AM PROJECT TRAFFIC"	LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM PROJECT TRAFFIC																		
Pass-By	Pass-By																	
Valet	Valet												15					162
Ret New	Ret New		44		62								15	0				162
AM TOTAL PROJECT TRAFFIC			44	0	62	0	0	0	0	0	0	15	0	0	0	0	15	162
TOTAL TRAFFIC			44	0	62	0	0	0	0	0	74	0	0	0	15	0	15	162

"PM PROJECT TRAFFIC"	LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM PROJECT TRAFFIC																		
Pass-By	Pass-By																	
Valet	Valet													10				71
Ret New	Ret New		31		57								10	0				71
PM TOTAL PROJECT TRAFFIC			31	0	57	0	0	0	0	0	0	10	0	0	0	0	20	71
TOTAL TRAFFIC			31	0	57	0	0	0	0	0	74	0	0	0	15	0	20	71

Appendix I
Intersection Capacity Analysis Worksheets

MA 01901

Appendix I

Intersection Capacity Analysis Worksheets

Existing A.M.

HCM Unsignalized Intersection Capacity Analysis
 1: SW 170th Street & S Dixie Highway/US 1 SB

Existing Conditions
 A.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↘			↖						↖↖↖	
Traffic Volume (veh/h)	0	12	43	88	21	0	0	0	0	6	1135	14
Future Volume (Veh/h)	0	12	43	88	21	0	0	0	0	6	1135	14
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	0	13	46	95	23	0	0	0	0	6	1220	15
Pedestrians		3										
Lane Width (ft)		12.0										
Walking Speed (ft/s)		3.5										
Percent Blockage		0										
Right turn flare (veh)									None		None	
Median type												
Median storage (veh)											742	
Upstream signal (ft)							0.92					
pX, platoon unblocked	0.92	0.92	0.92	0.92	0.92		0.92				0	
vC, conflicting volume	1254	1242	417	471	1250	0	1238				0	
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	989	977	84	142	985	0	972				0	
tC, single (s)	7.5	*5.0	*5.0	*5.0	*5.0	6.9	4.1				4.1	
tC, 2 stage (s)												
tF (s)	3.5	*3.0	*3.0	*3.0	*3.0	3.3	2.2				2.2	
p0 queue free %	100	97	95	89	94	100	100				100	
cM capacity (veh/h)	177	415	1019	895	411	1084	650				1622	
Direction, Lane #	EB 1	WB 1	SB 1	SB 2	SB 3							
Volume Total	59	118	311	610	320							
Volume Left	0	95	6	0	0							
Volume Right	46	0	0	0	15							
cSH	772	728	1622	1700	1700							
Volume to Capacity	0.08	0.16	0.00	0.36	0.19							
Queue Length 95th (ft)	6	14	0	0	0							
Control Delay (s)	10.1	10.9	0.2	0.0	0.0							
Lane LOS	B	B	A									
Approach Delay (s)	10.1	10.9	0.0									
Approach LOS	B	B										

Intersection Summary

Average Delay	1.4		
Intersection Capacity Utilization	41.7%	ICU Level of Service	A
Analysis Period (min)	15		

* User Entered Value

HCM 6th TWSC
 2: S Dixie Highway/US 1 NB & SW 170th Street

Existing Conditions
 A.M. Peak Hour

Intersection

Int Delay, s/veh 2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕↕↕					
Traffic Vol, veh/h	4	12	0	0	87	55	24	1277	158	0	0	0
Future Vol, veh/h	4	12	0	0	87	55	24	1277	158	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	2	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	16965	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	14	0	0	99	63	27	1451	180	0	0	0

Major/Minor	Minor2		Minor1		Major1				
Conflicting Flow All	684	1687	-	-	1597	818	0	0	0
Stage 1	0	0	-	-	1597	-	-	-	-
Stage 2	684	1687	-	-	0	-	-	-	-
Critical Hdwy	5	5	-	-	5	5	5.34	-	-
Critical Hdwy Stg 1	-	-	-	-	5.54	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3	3	-	-	3	3	3.12	-	-
Pot Cap-1 Maneuver	609	215	0	0	236	531	-	-	-
Stage 1	-	-	0	0	186	-	-	-	-
Stage 2	437	167	0	0	-	-	-	-	-
Platoon blocked, %									
Mov Cap-1 Maneuver	361	215	-	-	236	530	-	-	-
Mov Cap-2 Maneuver	361	215	-	-	236	-	-	-	-
Stage 1	-	-	-	-	186	-	-	-	-
Stage 2	181	167	-	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	21.3	30	
HCM LOS	C	D	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1
Capacity (veh/h)	-	-	-	239	301
HCM Lane V/C Ratio	-	-	-	0.076	0.536
HCM Control Delay (s)	-	-	-	21.3	30
HCM Lane LOS	-	-	-	C	D
HCM 95th %tile Q(veh)	-	-	-	0.2	3

HCM 6th TWSC
3: SW 170th Street & SW 94th Court

Existing Conditions
A.M. Peak Hour

Intersection

Int Delay, s/veh 1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	27	159	142	22	14	3
Future Vol, veh/h	27	159	142	22	14	3
Conflicting Peds, #/hr	1	0	0	1	0	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	192	171	27	17	4

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	199	0	0 444 187
Stage 1	-	-	- 186 -
Stage 2	-	-	- 258 -
Critical Hdwy	4.12	-	- 5 5
Critical Hdwy Stg 1	-	-	- 5.42 -
Critical Hdwy Stg 2	-	-	- 5.42 -
Follow-up Hdwy	2.218	-	- 3 3
Pot Cap-1 Maneuver	1373	-	- 775 1000
Stage 1	-	-	- 979 -
Stage 2	-	-	- 904 -
Platoon blocked, %	-	-	- - -
Mov Cap-1 Maneuver	1372	-	- 753 998
Mov Cap-2 Maneuver	-	-	- 753 -
Stage 1	-	-	- 952 -
Stage 2	-	-	- 903 -

Approach	EB	WB	SB
HCM Control Delay, s	1.1	0	9.7
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1372	-	-	-	787
HCM Lane V/C Ratio	0.024	-	-	-	0.026
HCM Control Delay (s)	7.7	0	-	-	9.7
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1

HCM 6th TWSC
 4: S Dixie Highway/US 1 SB & SW 169th Street

Existing Conditions
 A.M. Peak Hour

Intersection

Int Delay, s/veh 0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations				↖						↗↘		
Traffic Vol, veh/h	0	0	0	20	0	0	0	0	0	7	1133	4
Future Vol, veh/h	0	0	0	20	0	0	0	0	0	7	1133	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	22	0	0	0	0	0	8	1259	4

Major/Minor	Minor1	Minor2	Major2
Conflicting Flow All	520	-	0
Stage 1	0	-	-
Stage 2	520	-	-
Critical Hdwy	5	-	5.34
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	6.04	-	-
Follow-up Hdwy	3	-	3.12
Pot Cap-1 Maneuver	718	0	0
Stage 1	-	0	0
Stage 2	618	0	0
Platoon blocked, %			
Mov Cap-1 Maneuver	718	0	-
Mov Cap-2 Maneuver	718	0	-
Stage 1	-	0	-
Stage 2	618	0	-

Approach	WB	SB
HCM Control Delay, s	10.2	
HCM LOS	B	

Minor Lane/Major Mvmt	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	718	-	-	-
HCM Lane V/C Ratio	0.031	-	-	-
HCM Control Delay (s)	10.2	-	-	-
HCM Lane LOS	B	-	-	-
HCM 95th %tile Q(veh)	0.1	-	-	-

HCM Unsignalized Intersection Capacity Analysis
 5: S Dixie Highway/US 1 NB & SW 169th Street

Existing Conditions
 A.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑↑↑				
Traffic Volume (veh/h)	6	4	0	0	20	32	6	1280	30	0	0	0
Future Volume (Veh/h)	6	4	0	0	20	32	6	1280	30	0	0	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Hourly flow rate (vph)	7	5	0	0	24	38	7	1524	36	0	0	0
Pedestrians		1			5						1	
Lane Width (ft)		12.0			12.0						0.0	
Walking Speed (ft/s)		3.5			3.5						3.5	
Percent Blockage		0			0						0	
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)											238	
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	447	1580	1	1564	1562	405	1			1565		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	447	1580	1	1564	1562	405	1			1565		
tC, single (s)	*5.0	*5.0	6.9	7.5	*5.0	*5.0	4.1			4.1		
tC, 2 stage (s)												
tF (s)	*3.0	*3.0	3.3	3.5	*3.0	*3.0	2.2			2.2		
p0 queue free %	99	98	100	100	90	95	100			100		
cM capacity (veh/h)	674	238	1082	73	243	802	1619			416		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	NB 4						
Volume Total	12	62	261	508	508	290						
Volume Left	7	0	7	0	0	0						
Volume Right	0	38	0	0	0	36						
cSH	382	424	1619	1700	1700	1700						
Volume to Capacity	0.03	0.15	0.00	0.30	0.30	0.17						
Queue Length 95th (ft)	2	13	0	0	0	0						
Control Delay (s)	14.7	14.9	0.2	0.0	0.0	0.0						
Lane LOS	B	B	A									
Approach Delay (s)	14.7	14.9	0.0									
Approach LOS	B	B										

Intersection Summary

Average Delay	0.7		
Intersection Capacity Utilization	33.0%	ICU Level of Service	A
Analysis Period (min)	15		

* User Entered Value

HCM 6th TWSC
6: SW 94th Court & SW 169th Street

Existing Conditions
A.M. Peak Hour

Intersection												
Int Delay, s/veh	4.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	20	17	5	3	46	5	13	42	3	6	6	6
Future Vol, veh/h	20	17	5	3	46	5	13	42	3	6	6	6
Conflicting Peds, #/hr	0	0	1	1	0	0	1	0	2	2	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	73	73	73	73	73	73	73	73	73	73	73	73
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	27	23	7	4	63	7	18	58	4	8	8	8
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	70	0	0	31	0	0	166	160	30	189	160	68
Stage 1	-	-	-	-	-	-	82	82	-	75	75	-
Stage 2	-	-	-	-	-	-	84	78	-	114	85	-
Critical Hdwy	4.12	-	-	4.12	-	-	5	5	5	5	5	5
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3	3	3	3	3	3
Pot Cap-1 Maneuver	1531	-	-	1582	-	-	1020	1026	1165	998	1026	1123
Stage 1	-	-	-	-	-	-	1080	1095	-	1090	1103	-
Stage 2	-	-	-	-	-	-	1077	1100	-	1036	1091	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1531	-	-	1580	-	-	988	1003	1162	934	1003	1122
Mov Cap-2 Maneuver	-	-	-	-	-	-	988	1003	-	934	1003	-
Stage 1	-	-	-	-	-	-	1059	1074	-	1070	1100	-
Stage 2	-	-	-	-	-	-	1057	1097	-	958	1070	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	3.5			0.4			8.9			8.6		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	1007	1531	-	-	1580	-	-	1014				
HCM Lane V/C Ratio	0.079	0.018	-	-	0.003	-	-	0.024				
HCM Control Delay (s)	8.9	7.4	0	-	7.3	0	-	8.6				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0.3	0.1	-	-	0	-	-	0.1				

Timings

Existing Conditions

7: S Dixie Highway/US 1 SB & SW 168th Street

A.M. Peak Hour

	→	↙	←	↓	
Lane Group	EBT	WBL	WBT	SBT	Ø6
Lane Configurations	↑↑		↑↑	↑↑↑	
Traffic Volume (vph)	280	107	177	926	
Future Volume (vph)	280	107	177	926	
Turn Type	NA	pm+pt	NA	NA	
Protected Phases	3	4	8	2	6
Permitted Phases		8			
Detector Phase	3	4	8	2	
Switch Phase					
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0
Minimum Split (s)	16.0	30.0	16.0	35.8	35.8
Total Split (s)	28.0	30.0	58.0	142.0	142.0
Total Split (%)	14.0%	15.0%	29.0%	71.0%	71%
Yellow Time (s)	4.0	4.0	4.0	4.8	4.8
All-Red Time (s)	2.0	3.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0	0.0	
Total Lost Time (s)	6.0		6.0	6.8	
Lead/Lag	Lead	Lag			
Lead-Lag Optimize?	Yes	Yes			
Recall Mode	None	None	None	C-Max	C-Max

Intersection Summary

Cycle Length: 200

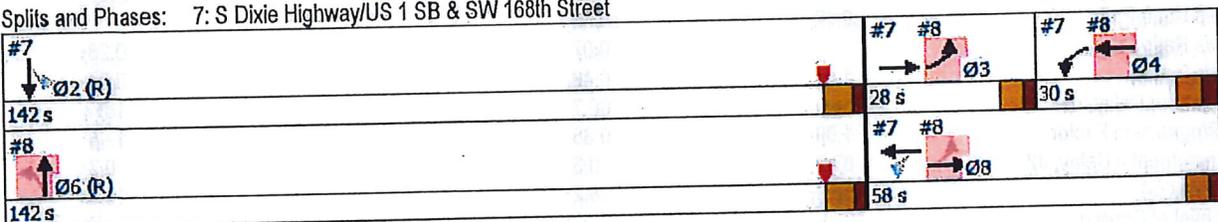
Actuated Cycle Length: 200

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:, Start of Yellow

Natural Cycle: 85

Control Type: Actuated-Coordinated

Splits and Phases: 7: S Dixie Highway/US 1 SB & SW 168th Street



HCM Signalized Intersection Capacity Analysis
 7: S Dixie Highway/US 1 SB & SW 168th Street

Existing Conditions
 A.M. Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑			↑↑						↑↑↑	
Traffic Volume (vph)	0	280	112	107	177	0	0	0	0	82	926	85
Future Volume (vph)	0	280	112	107	177	0	0	0	0	82	926	85
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0			6.0						6.8	
Lane Util. Factor		0.95			0.95						0.91	
Frbp, ped/bikes		1.00			1.00						1.00	
Flpb, ped/bikes		1.00			1.00						1.00	
Frt		0.96			1.00						0.99	
Flt Protected		1.00			0.98						1.00	
Satd. Flow (prot)		3388			3474						5000	
Flt Permitted		1.00			0.55						1.00	
Satd. Flow (perm)		3388			1929						5000	
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	0	301	120	115	190	0	0	0	0	88	996	91
RTOR Reduction (vph)	0	21	0	0	0	0	0	0	0	0	5	0
Lane Group Flow (vph)	0	400	0	0	305	0	0	0	0	0	1170	0
Confl. Peds. (#/hr)	10					10	2			1	1	2
Turn Type		NA		pm+pt	NA						Perm	NA
Protected Phases		3		4	8							2
Permitted Phases				8							2	
Actuated Green, G (s)		22.0			51.2						136.0	
Effective Green, g (s)		22.0			51.2						136.0	
Actuated g/C Ratio		0.11			0.26						0.68	
Clearance Time (s)		6.0			6.0						6.8	
Vehicle Extension (s)		3.0			3.0						1.0	
Lane Grp Cap (vph)		372			665						3400	
v/s Ratio Prot		c0.12			c0.05							
v/s Ratio Perm					0.07						0.23	
v/c Ratio		1.07			0.46						0.34	
Uniform Delay, d1		89.0			62.7						13.4	
Progression Factor		1.00			0.38						1.00	
Incremental Delay, d2		67.9			0.3						0.3	
Delay (s)		156.9			24.2						13.6	
Level of Service		F			C						B	
Approach Delay (s)		156.9			24.2			0.0			13.6	
Approach LOS		F			C			A			B	
Intersection Summary												
HCM 2000 Control Delay			47.1			HCM 2000 Level of Service				D		
HCM 2000 Volume to Capacity ratio			0.45									
Actuated Cycle Length (s)			200.0			Sum of lost time (s)		19.8				
Intersection Capacity Utilization			59.5%			ICU Level of Service		B				
Analysis Period (min)			15									
c Critical Lane Group												

Timings
8: S Dixie Highway/US 1 NB & SW 168th Street

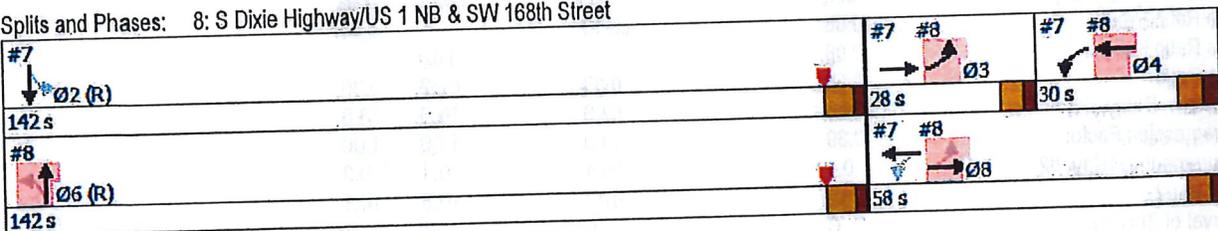
Existing Conditions
A.M. Peak Hour

	↖	→	←	↙	↑	Ø2
Lane Group	EBL	EBT	WBT	NBL	NBT	
Lane Configurations		↕↕	↕↔	↙	↕↕↔	
Traffic Volume (vph)	90	270	244	40	1213	
Future Volume (vph)	90	270	244	40	1213	
Turn Type	pm+pt	NA	NA	Perm	NA	
Protected Phases	3	8	4		6	2
Permitted Phases	8			6		
Detector Phase	3	8	4	6	6	
Switch Phase						
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0	7.0
Minimum Split (s)	16.0	16.0	30.0	35.8	35.8	35.8
Total Split (s)	28.0	58.0	30.0	142.0	142.0	142.0
Total Split (%)	14.0%	29.0%	15.0%	71.0%	71.0%	71%
Yellow Time (s)	4.0	4.0	4.0	4.8	4.8	4.8
All-Red Time (s)	2.0	2.0	3.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0	7.0	6.8	6.8	
Lead/Lag	Lead		Lag			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None	None	None	C-Max	C-Max	C-Max

Intersection Summary

Cycle Length: 200
 Actuated Cycle Length: 200
 Offset: 0 (0%), Referenced to phase 2:SBTL and 6:, Start of Yellow
 Natural Cycle: 85
 Control Type: Actuated-Coordinated

Splits and Phases: 8: S Dixie Highway/US 1 NB & SW 168th Street



HCM Signalized Intersection Capacity Analysis
 8: S Dixie Highway/US 1 NB & SW 168th Street

Existing Conditions
 A.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔↔			↔↔		↔	↔↔↔				
Traffic Volume (vph)	90	270	0	0	244	92	40	1213	45	0	0	0
Future Volume (vph)	90	270	0	0	244	92	40	1213	45	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0			7.0		6.8	6.8				
Lane Util. Factor		0.95			0.95		1.00	0.91				
Frbp, ped/bikes		1.00			0.99		1.00	1.00				
Flpb, ped/bikes		1.00			1.00		1.00	1.00				
Frt		1.00			0.96		1.00	0.99				
Flt Protected		0.99			1.00		0.95	1.00				
Satd. Flow (prot)		3493			3368		1770	5054				
Flt Permitted		0.54			1.00		0.95	1.00				
Satd. Flow (perm)		1908			3368		1770	5054				
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	93	278	0	0	252	95	41	1251	46	0	0	0
RTOR Reduction (vph)	0	0	0	0	20	0	0	2	0	0	0	0
Lane Group Flow (vph)	0	371	0	0	327	0	41	1295	0	0	0	0
Confl. Peds. (#/hr)	6		3	3		6			5	5		
Turn Type	pm+pt	NA			NA		Perm	NA				
Protected Phases	3	8			4			6				
Permitted Phases	8						6					
Actuated Green, G (s)		51.2			22.2		136.0	136.0				
Effective Green, g (s)		51.2			22.2		136.0	136.0				
Actuated g/C Ratio		0.26			0.11		0.68	0.68				
Clearance Time (s)		6.0			7.0		6.8	6.8				
Vehicle Extension (s)		3.0			3.0		1.0	1.0				
Lane Grp Cap (vph)		662			373		1203	3436				
v/s Ratio Prot		c0.06			c0.10			c0.26				
v/s Ratio Perm		0.08					0.02					
v/c Ratio		0.56			0.88		0.03	0.38				
Uniform Delay, d1		64.6			87.6		10.5	13.8				
Progression Factor		0.39			1.00		1.00	1.00				
Incremental Delay, d2		0.4			20.1		0.1	0.3				
Delay (s)		25.9			107.7		10.5	14.1				
Level of Service		C			F		B	B				
Approach Delay (s)		25.9			107.7			14.0			0.0	
Approach LOS		C			F			B			A	
Intersection Summary												
HCM 2000 Control Delay			31.9									
HCM 2000 Volume to Capacity ratio			0.47									
Actuated Cycle Length (s)			200.0									
Intersection Capacity Utilization			62.6%									
Analysis Period (min)			15									
c Critical Lane Group												

HCM 6th TWSC
 9: SW 94th Court & SW 168th Street

Existing Conditions
 A.M. Peak Hour

Intersection

Int Delay, s/veh 1.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑	
Traffic Vol, veh/h	312	6	17	321	18	56
Future Vol, veh/h	312	6	17	321	18	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	339	7	18	349	20	61

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	346	0	554
Stage 1	-	-	-	-	343
Stage 2	-	-	-	-	211
Critical Hdwy	-	-	4.14	-	5
Critical Hdwy Stg 1	-	-	-	-	5.84
Critical Hdwy Stg 2	-	-	-	-	5.84
Follow-up Hdwy	-	-	2.22	-	3
Pot Cap-1 Maneuver	-	-	1210	-	694
Stage 1	-	-	-	-	791
Stage 2	-	-	-	-	929
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1210	-	682
Mov Cap-2 Maneuver	-	-	-	-	682
Stage 1	-	-	-	-	777
Stage 2	-	-	-	-	929

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	9.4
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	906	-	-	1210	-
HCM Lane V/C Ratio	0.089	-	-	0.015	-
HCM Control Delay (s)	9.4	-	-	8	0.1
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Future Background A.M.

HCM Unsignalized Intersection Capacity Analysis
 1: SW 170th Street & S Dixie Highway/US 1 SB

Future Background Conditions
 A.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											 	
Traffic Volume (veh/h)	0	12	44	89	21	0	0	0	0	6	1152	14
Future Volume (Veh/h)	0	12	44	89	21	0	0	0	0	6	1152	14
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	0	13	47	96	23	0	0	0	0	6	1239	15
Pedestrians		3										
Lane Width (ft)		12.0										
Walking Speed (ft/s)		3.5										
Percent Blockage		0										
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)											742	
Upstream signal (ft)												
pX, platoon unblocked	0.92	0.92	0.92	0.92	0.92		0.92					
vC, conflicting volume	1273	1262	424	478	1269	0	1257			0		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1001	989	80	140	997	0	984			0		
tC, single (s)	7.5	*5.0	*5.0	*5.0	*5.0	6.9	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	*3.0	*3.0	*3.0	*3.0	3.3	2.2			2.2		
p0 queue free %	100	97	95	89	94	100	100			100		
cM capacity (veh/h)	172	409	1021	894	405	1084	642			1622		
Direction, Lane #	EB 1	WB 1	SB 1	SB 2	SB 3							
Volume Total	60	119	316	620	325							
Volume Left	0	96	6	0	0							
Volume Right	47	0	0	0	15							
cSH	771	725	1622	1700	1700							
Volume to Capacity	0.08	0.16	0.00	0.36	0.19							
Queue Length 95th (ft)	6	15	0	0	0							
Control Delay (s)	10.1	10.9	0.2	0.0	0.0							
Lane LOS	B	B	A									
Approach Delay (s)	10.1	10.9	0.0									
Approach LOS	B	B										
Intersection Summary												
Average Delay			1.4									
Intersection Capacity Utilization			42.1%			ICU Level of Service				A		
Analysis Period (min)			15									

* User Entered Value

HCM 6th TWSC
2: S Dixie Highway/US 1 NB & SW 170th Street

Future Background Conditions
A.M. Peak Hour

Intersection												
Int Delay, s/veh	3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕↕↕					
Traffic Vol, veh/h	4	12	0	0	88	56	24	1296	160	0	0	0
Future Vol, veh/h	4	12	0	0	88	56	24	1296	160	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	2	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	16965	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	14	0	0	100	64	27	1473	182	0	0	0

Major/Minor	Minor2		Minor1		Major1				
Conflicting Flow All	693	1711	-	-	1620	830	0	0	0
Stage 1	0	0	-	-	1620	-	-	-	-
Stage 2	693	1711	-	-	0	-	-	-	-
Critical Hdwy	5	5	-	-	5	5	5.34	-	-
Critical Hdwy Stg 1	-	-	-	-	5.54	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3	3	-	-	3	3	3.12	-	-
Pot Cap-1 Maneuver	603	209	0	0	231	525	-	-	-
Stage 1	-	-	0	0	181	-	-	-	-
Stage 2	432	162	0	0	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	350	209	-	-	231	524	-	-	-
Mov Cap-2 Maneuver	350	209	-	-	231	-	-	-	-
Stage 1	-	-	-	-	181	-	-	-	-
Stage 2	170	162	-	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	21.8	31.4	
HCM LOS	C	D	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1
Capacity (veh/h)	-	-	-	232	295
HCM Lane V/C Ratio	-	-	-	0.078	0.555
HCM Control Delay (s)	-	-	-	21.8	31.4
HCM Lane LOS	-	-	-	C	D
HCM 95th %tile Q(veh)	-	-	-	0.3	3.1

HCM 6th TWSC
3: SW 170th Street & SW 94th Court

Future Background Conditions
A.M. Peak Hour

Intersection

Int Delay, s/veh	1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	↕
Traffic Vol, veh/h	27	161	144	22	14	3
Future Vol, veh/h	27	161	144	22	14	3
Conflicting Peds, #/hr	1	0	0	1	0	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	194	173	27	17	4

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	201	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.12	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.218	-	-
Pot Cap-1 Maneuver	1371	-	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1370	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	1.1	0	9.7
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1370	-	-	-	784
HCM Lane V/C Ratio	0.024	-	-	-	0.026
HCM Control Delay (s)	7.7	0	-	-	9.7
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1

HCM 6th TWSC
 4: S Dixie Highway/US 1 SB & SW 169th Street

Future Background Conditions
 A.M. Peak Hour

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations				↖						↗↗↗		
Traffic Vol, veh/h	0	0	0	20	0	0	0	0	0	7	1150	4
Future Vol, veh/h	0	0	0	20	0	0	0	0	0	7	1150	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	22	0	0	0	0	0	8	1278	4

Major/Minor	Minor1	Minor2	Minor3
Conflicting Flow All	527	-	-
Stage 1	0	-	-
Stage 2	527	-	-
Critical Hdwy	5	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	6.04	-	-
Follow-up Hdwy	3	-	-
Pot Cap-1 Maneuver	713	0	0
Stage 1	-	0	0
Stage 2	612	0	0
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	713	0	-
Mov Cap-2 Maneuver	713	0	-
Stage 1	-	0	-
Stage 2	612	0	-

Approach	WB	SB
HCM Control Delay, s	10.2	
HCM LOS	B	

Minor Lane/Major Mvmt	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	713	-	-	-
HCM Lane V/C Ratio	0.031	-	-	-
HCM Control Delay (s)	10.2	-	-	-
HCM Lane LOS	B	-	-	-
HCM 95th %tile Q(veh)	0.1	-	-	-

HCM Unsignalized Intersection Capacity Analysis
 5: S Dixie Highway/US 1 NB & SW 169th Street

Future Background Conditions
 A.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖			↗			↖↗↘↙				
Traffic Volume (veh/h)	6	4	0	0	20	32	6	1299	30	0	0	0
Future Volume (Veh/h)	6	4	0	0	20	32	6	1299	30	0	0	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Hourly flow rate (vph)	7	5	0	0	24	38	7	1546	36	0	0	0
Pedestrians		1			5							
Lane Width (ft)		12.0			12.0						0.0	
Walking Speed (ft/s)		3.5			3.5						3.5	
Percent Blockage		0			0						0	
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)											238	
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	452	1602	1	1586	1584	410	1			1587		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	452	1602	1	1586	1584	410	1			1587		
tC, single (s)	*5.0	*5.0	6.9	7.5	*5.0	*5.0	4.1			4.1		
tC, 2 stage (s)												
tF (s)	*3.0	*3.0	3.3	3.5	*3.0	*3.0	2.2			2.2		
pQ queue free %	99	98	100	100	90	95	100			100		
cM capacity (veh/h)	669	233	1082	71	237	797	1619			408		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	NB 4						
Volume Total	12	62	265	515	515	294						
Volume Left	7	0	7	0	0	0						
Volume Right	0	38	0	0	0	36						
cSH	376	416	1619	1700	1700	1700						
Volume to Capacity	0.03	0.15	0.00	0.30	0.30	0.17						
Queue Length 95th (ft)	2	13	0	0	0	0						
Control Delay (s)	14.9	15.2	0.2	0.0	0.0	0.0						
Lane LOS	B	C	A									
Approach Delay (s)	14.9	15.2	0.0									
Approach LOS	B	C										

Intersection Summary

Average Delay	0.7		
Intersection Capacity Utilization	33.3%	ICU Level of Service	A
Analysis Period (min)	15		

* User Entered Value

HCM 6th TWSC
6: SW 94th Court & SW 169th Street

Future Background Conditions
A.M. Peak Hour

Intersection													
Int Delay, s/veh	4.9												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations	↕			↕			↕			↕			
Traffic Vol, veh/h	20	17	5	3	47	5	13	43	3	6	6	6	
Future Vol, veh/h	20	17	5	3	47	5	13	43	3	6	6	6	
Conflicting Peds, #/hr	0	0	1	1	0	0	1	0	2	2	0	1	
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	73	73	73	73	73	73	73	73	73	73	73	73	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	27	23	7	4	64	7	18	59	4	8	8	8	

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	71	0	0	31	0	0	167	161	30	190	161	69
Stage 1	-	-	-	-	-	-	82	82	-	76	76	-
Stage 2	-	-	-	-	-	-	85	79	-	114	85	-
Critical Hdwy	4.12	-	-	4.12	-	-	5	5	5	5	5	5
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3	3	3	3	3	3
Pot Cap-1 Maneuver	1529	-	-	1582	-	-	1019	1025	1165	997	1025	1122
Stage 1	-	-	-	-	-	-	1080	1095	-	1088	1102	-
Stage 2	-	-	-	-	-	-	1076	1098	-	1036	1091	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1529	-	-	1580	-	-	987	1002	1162	932	1002	1121
Mov Cap-2 Maneuver	-	-	-	-	-	-	987	1002	-	932	1002	-
Stage 1	-	-	-	-	-	-	1059	1074	-	1068	1099	-
Stage 2	-	-	-	-	-	-	1056	1095	-	956	1070	-

Approach	EB		WB		NB		SB
HCM Control Delay, s	3.5		0.4		8.9		8.6
HCM LOS					A		A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1006	1529	-	-	1580	-	-	1012
HCM Lane V/C Ratio	0.08	0.018	-	-	0.003	-	-	0.024
HCM Control Delay (s)	8.9	7.4	0	-	7.3	0	-	8.6
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.3	0.1	-	-	0	-	-	0.1

Timings

Future Background Conditions

7: S Dixie Highway/US 1 SB & SW 168th Street

A.M. Peak Hour

	→	↙	←	↓	Ø6
Lane Group	EBT	WBL	WBT	SBT	Ø6
Lane Configurations	↑↑		↙↙	↙↙↑↑	
Traffic Volume (vph)	284	109	180	940	
Future Volume (vph)	284	109	180	940	
Turn Type	NA	pm+pt	NA	NA	
Protected Phases	3	4	8	2	6
Permitted Phases		8			
Detector Phase	3	4	8	2	
Switch Phase					
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0
Minimum Split (s)	16.0	30.0	16.0	35.8	35.8
Total Split (s)	28.0	30.0	58.0	142.0	142.0
Total Split (%)	14.0%	15.0%	29.0%	71.0%	71%
Yellow Time (s)	4.0	4.0	4.0	4.8	4.8
All-Red Time (s)	2.0	3.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0	0.0	
Total Lost Time (s)	6.0		6.0	6.8	
Lead/Lag	Lead	Lag			
Lead-Lag Optimize?	Yes	Yes			
Recall Mode	None	None	None	C-Max	C-Max

Intersection Summary

Cycle Length: 200

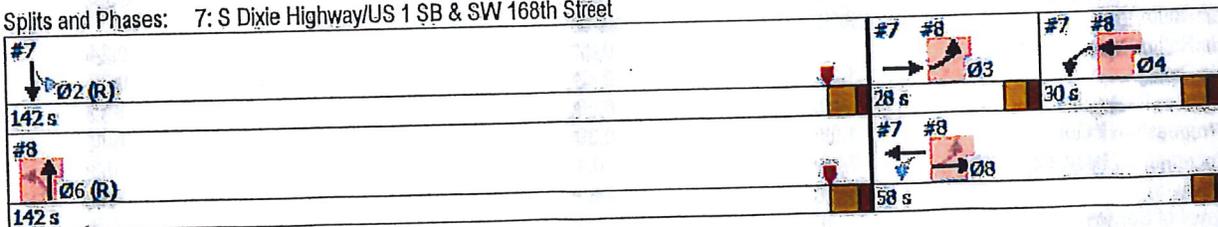
Actuated Cycle Length: 200

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:, Start of Yellow

Natural Cycle: 85

Control Type: Actuated-Coordinated

Splits and Phases: 7: S Dixie Highway/US 1 SB & SW 168th Street



HCM Signalized Intersection Capacity Analysis
 7: S Dixie Highway/US 1 SB & SW 168th Street

Future Background Conditions
 A.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑			↑↑						↑↑↑	
Traffic Volume (vph)	0	284	114	109	180	0	0	0	0	83	940	86
Future Volume (vph)	0	284	114	109	180	0	0	0	0	83	940	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0			6.0						6.8	
Lane Util. Factor		0.95			0.95						0.91	
Frbp, ped/bikes		1.00			1.00						1.00	
Flpb, ped/bikes		1.00			1.00						1.00	
Frt		0.96			1.00						0.99	
Flt Protected		1.00			0.98						1.00	
Satd. Flow (prot)		3387			3474						5001	
Flt Permitted		1.00			0.55						1.00	
Satd. Flow (perm)		3387			1933						5001	
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	0	305	123	117	194	0	0	0	0	89	1011	92
RTOR Reduction (vph)	0	21	0	0	0	0	0	0	0	0	5	0
Lane Group Flow (vph)	0	407	0	0	311	0	0	0	0	0	1187	0
Confl. Peds. (#/hr)	10					10	2			1		2
Turn Type		NA		pm+pt	NA					Perm	NA	
Protected Phases		3		4	8						2	
Permitted Phases				8						2		
Actuated Green, G (s)		22.0			51.3						135.9	
Effective Green, g (s)		22.0			51.3						135.9	
Actuated g/C Ratio		0.11			0.26						0.68	
Clearance Time (s)		6.0			6.0						6.8	
Vehicle Extension (s)		3.0			3.0						1.0	
Lane Grp Cap (vph)		372			667						3398	
v/s Ratio Prot		0.12			0.05							
v/s Ratio Perm					0.07						0.24	
v/c Ratio		1.09			0.47						0.35	
Uniform Delay, d1		89.0			62.8						13.5	
Progression Factor		1.00			0.39						1.00	
Incremental Delay, d2		74.0			0.4						0.3	
Delay (s)		163.0			24.6						13.8	
Level of Service		F			C						B	
Approach Delay (s)		163.0			24.6			0.0			13.8	
Approach LOS		F			C			A			B	
Intersection Summary												
HCM 2000 Control Delay			48.6									
HCM 2000 Volume to Capacity ratio			0.46									
Actuated Cycle Length (s)			200.0									
Intersection Capacity Utilization			59.7%							19.8		
Analysis Period (min)			15							B		
c Critical Lane Group												

Timings

Future Background Conditions

8: S Dixie Highway/US 1 NB & SW 168th Street

A.M. Peak Hour

						Ø2
Lane Group	EBL	EBT	WBT	NBL	NBT	
Lane Configurations		↔↔	↔↔	↔	↔↔↔	
Traffic Volume (vph)	91	274	248	41	1231	
Future Volume (vph)	91	274	248	41	1231	
Turn Type	pm+pt	NA	NA	Perm	NA	
Protected Phases	3	8	4		6	2
Permitted Phases	8			6		
Detector Phase	3	8	4	6	6	
Switch Phase						
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0	7.0
Minimum Split (s)	16.0	16.0	30.0	35.8	35.8	35.8
Total Split (s)	28.0	58.0	30.0	142.0	142.0	142.0
Total Split (%)	14.0%	29.0%	15.0%	71.0%	71.0%	71%
Yellow Time (s)	4.0	4.0	4.0	4.8	4.8	4.8
All-Red Time (s)	2.0	2.0	3.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0	7.0	6.8	6.8	
Lead/Lag	Lead		Lag			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None	None	None	C-Max	C-Max	C-Max

Intersection Summary

Cycle Length: 200

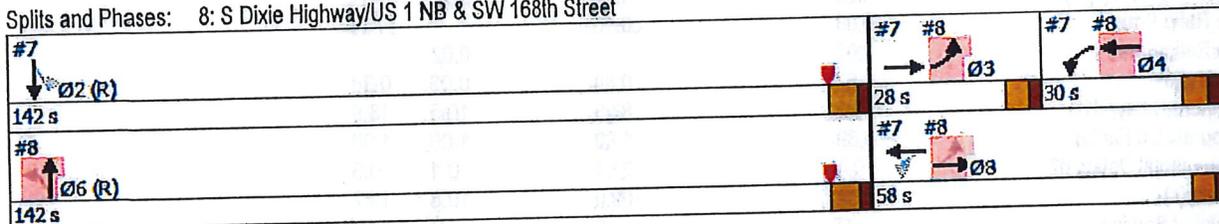
Actuated Cycle Length: 200

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:, Start of Yellow

Natural Cycle: 85

Control Type: Actuated-Coordinated

Splits and Phases: 8: S Dixie Highway/US 1 NB & SW 168th Street



HCM Signalized Intersection Capacity Analysis
8: S Dixie Highway/US 1 NB & SW 168th Street

Future Background Conditions
A.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕		↕	↕↕↕				
Traffic Volume (vph)	91	274	0	0	248	93	41	1231	46	0	0	0
Future Volume (vph)	91	274	0	0	248	93	41	1231	46	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0			7.0		6.8	6.8				
Lane Util. Factor		0.95			0.95		1.00	0.91				
Frbp, ped/bikes		1.00			0.99		1.00	1.00				
Flpb, ped/bikes		1.00			1.00		1.00	1.00				
Frt		1.00			0.96		1.00	0.99				
Flt Protected		0.99			1.00		0.95	1.00				
Satd. Flow (prot)		3493			3369		1770	5054				
Flt Permitted		0.54			1.00		0.95	1.00				
Satd. Flow (perm)		1898			3369		1770	5054				
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	94	282	0	0	256	96	42	1269	47	0	0	0
RTOR Reduction (vph)	0	0	0	0	20	0	0	2	0	0	0	0
Lane Group Flow (vph)	0	376	0	0	332	0	42	1314	0	0	0	0
Confl. Peds. (#/hr)	6		3	3		6			5	5		
Turn Type	pm+pt	NA			NA		Perm	NA				
Protected Phases	3	8			4			6				
Permitted Phases	8						6					
Actuated Green, G (s)		51.3			22.3		135.9	135.9				
Effective Green, g (s)		51.3			22.3		135.9	135.9				
Actuated g/C Ratio		0.26			0.11		0.68	0.68				
Clearance Time (s)		6.0			7.0		6.8	6.8				
Vehicle Extension (s)		3.0			3.0		1.0	1.0				
Lane Grp Cap (vph)		662			375		1202	3434				
v/s Ratio Prot		0.06			0.10			0.26				
v/s Ratio Perm		0.08					0.02					
v/c Ratio		0.57			0.89		0.03	0.38				
Uniform Delay, d1		64.7			87.6		10.5	13.9				
Progression Factor		0.39			1.00		1.00	1.00				
Incremental Delay, d2		0.4			21.4		0.1	0.3				
Delay (s)		25.9			109.0		10.6	14.2				
Level of Service		C			F		B	B				
Approach Delay (s)		25.9			109.0			14.1			0.0	
Approach LOS		C			F			B			A	
Intersection Summary												
HCM 2000 Control Delay			32.2				HCM 2000 Level of Service			C		
HCM 2000 Volume to Capacity ratio			0.47									
Actuated Cycle Length (s)			200.0				Sum of lost time (s)			19.8		
Intersection Capacity Utilization			63.2%				ICU Level of Service			B		
Analysis Period (min)			15									
c Critical Lane Group												

HCM 6th TWSC
 9: SW 94th Court & SW 168th Street

Future Background Conditions
 A.M. Peak Hour

Intersection

Int Delay, s/veh 1.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Traffic Vol, veh/h	317	6	17	326	18	57
Future Vol, veh/h	317	6	17	326	18	57
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	345	7	18	354	20	62

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	352
Stage 1.	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.22
Pot Cap-1 Maneuver	-	-	1203
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1203
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	9.4
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	903	-	-	1203	-
HCM Lane V/C Ratio	0.09	-	-	0.015	-
HCM Control Delay (s)	9.4	-	-	8	0.1
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Future Total A.M.

HCM Unsignalized Intersection Capacity Analysis
 1: SW 170th Street & S Dixie Highway/US 1 SB

Future Total Conditions
 A.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔						↔↔↔	
Traffic Volume (veh/h)	0	12	44	125	21	0	0	0	0	25	1152	14
Future Volume (Veh/h)	0	12	44	125	21	0	0	0	0	25	1152	14
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	0	13	47	134	23	0	0	0	0	27	1239	15
Pedestrians		3										
Lane Width (ft)		12.0										
Walking Speed (ft/s)		3.5										
Percent Blockage		0										
Right turn flare (veh)								None			None	
Median type												
Median storage (veh)											742	
Upstream signal (ft)							0.92					
pX, platoon unblocked	0.92	0.92	0.92	0.92	0.92		0.92					
vC, conflicting volume	1315	1304	424	520	1311		0	1257			0	
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1031	1018	60	165	1026		0	967			0	
tC, single (s)	7.5	*5.0	*5.0	*5.0	*5.0		6.9	4.1			4.1	
tC, 2 stage (s)												
tF (s)	3.5	*3.0	*3.0	*3.0	*3.0		3.3	2.2			2.2	
p0 queue free %	100	97	95	84	94		100	100			98	
cM capacity (veh/h)	161	390	1037	859	386		1084	648			1622	
Direction, Lane #	EB 1	WB 1	SB 1	SB 2	SB 3							
Volume Total	60	157	337	620	325							
Volume Left	0	134	27	0	0							
Volume Right	47	0	0	0	15							
cSH	762	729	1622	1700	1700							
Volume to Capacity	0.08	0.22	0.02	0.36	0.19							
Queue Length 95th (ft)	6	20	1	0	0							
Control Delay (s)	10.1	11.3	0.7	0.0	0.0							
Lane LOS	B	B	A									
Approach Delay (s)	10.1	11.3	0.2									
Approach LOS	B	B										
Intersection Summary												
Average Delay			1.8									
Intersection Capacity Utilization			44.4%			ICU Level of Service				A		
Analysis Period (min)			15									

* User Entered Value

HCM 6th TWSC
2: S Dixie Highway/US 1 NB & SW 170th Street

Future Total Conditions
A.M. Peak Hour

Intersection												
Int Delay, s/veh	7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕↕↕					
Traffic Vol, veh/h	4	31	0	0	124	71	24	1356	164	0	0	0
Future Vol, veh/h	4	31	0	0	124	71	24	1356	164	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	2	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	16965	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	35	0	0	141	81	27	1541	186	0	0	0

Major/Minor	Minor2		Minor1		Major1		
Conflicting Flow All	741	1783	-	-	1690	866	0
Stage 1	0	0	-	-	1690	-	-
Stage 2	741	1783	-	-	0	-	-
Critical Hdwy	5	5	-	-	5	5	5.34
Critical Hdwy Stg 1	-	-	-	-	5.54	-	-
Critical Hdwy Stg 2	6.74	5.54	-	-	-	-	-
Follow-up Hdwy	3	3	-	-	3	3	3.12
Pot Cap-1 Maneuver	575	194	0	0	214	506	-
Stage 1	-	-	0	0	166	-	-
Stage 2	402	148	0	0	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	227	194	-	-	214	505	-
Mov Cap-2 Maneuver	227	194	-	-	214	-	-
Stage 1	-	-	-	-	166	-	-
Stage 2	51	148	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	27.8	58.3	
HCM LOS	D	F	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1
Capacity (veh/h)	-	-	-	197	271
HCM Lane V/C Ratio	-	-	-	0.202	0.818
HCM Control Delay (s)	-	-	-	27.8	58.3
HCM Lane LOS	-	-	-	D	F
HCM 95th %tile Q(veh)	-	-	-	0.7	6.5

HCM 6th TWSC
3: SW 170th Street & SW 94th Court

Future Total Conditions
A.M. Peak Hour

Intersection

Int Delay, s/veh 3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	↕
Traffic Vol, veh/h	50	161	144	27	52	54
Future Vol, veh/h	50	161	144	27	52	54
Conflicting Peds, #/hr	1	0	0	1	0	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	60	194	173	33	63	65

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	207	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.12	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.218	-	-
Pot Cap-1 Maneuver	1364	-	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1363	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	1.8	0	10.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1363	-	-	-	818
HCM Lane V/C Ratio	0.044	-	-	-	0.156
HCM Control Delay (s)	7.8	0	-	-	10.2
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.6

HCM 6th TWSC
 4: S Dixie Highway/US 1 SB & SW 169th Street

Future Total Conditions
 A.M. Peak Hour

Intersection

Int Delay, s/veh 0.2

Movement EBL EBT EBR WBL WBT WBR NBL NBT NBR SBL SBT SBR

Lane Configurations				↖						↗↗↗		
Traffic Vol, veh/h	0	0	0	20	0	0	0	0	0	7	1169	4
Future Vol, veh/h	0	0	0	20	0	0	0	0	0	7	1169	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	22	0	0	0	0	0	8	1299	4

Major/Minor

Minor1

Major2

Conflicting Flow All	536	-	-							0	0	0
Stage 1	0	-	-							-	-	-
Stage 2	536	-	-							-	-	-
Critical Hdwy	5	-	-							5.34	-	-
Critical Hdwy Stg 1	-	-	-							-	-	-
Critical Hdwy Stg 2	6.04	-	-							-	-	-
Follow-up Hdwy	3	-	-							3.12	-	-
Pot Cap-1 Maneuver	707	0	0							-	-	-
Stage 1	-	0	0							-	-	-
Stage 2	605	0	0							-	-	-
Platoon blocked, %											-	-
Mov Cap-1 Maneuver	707	0	-							-	-	-
Mov Cap-2 Maneuver	707	0	-							-	-	-
Stage 1	-	0	-							-	-	-
Stage 2	605	0	-							-	-	-

Approach

WB

SB

HCM Control Delay, s	10.3
HCM LOS	B

Minor Lane/Major Mvmt WBLn1 SBL SBT SBR

Capacity (veh/h)	707	-	-	-
HCM Lane V/C Ratio	0.031	-	-	-
HCM Control Delay (s)	10.3	-	-	-
HCM Lane LOS	B	-	-	-
HCM 95th %file Q(veh)	0.1	-	-	-

HCM Unsignalized Intersection Capacity Analysis

5: S Dixie Highway/US 1 NB & SW 169th Street

Future Total Conditions
A.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖			↗			↖↗↘				
Traffic Volume (veh/h)	6	4	0	0	20	47	6	1314	90	0	0	0
Future Volume (Veh/h)	6	4	0	0	20	47	6	1314	90	0	0	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Hourly flow rate (vph)	7	5	0	0	24	56	7	1564	107	0	0	0
Pedestrians		1			5						1	
Lane Width (ft)		12.0			12.0						3.5	
Walking Speed (ft/s)		3.5			3.5						0	
Percent Blockage		0			0							
Right turn flare (veh)								None			None	
Median type												
Median storage (veh)											238	
Upstream signal (ft)												
pX, platoon unblocked										1676		
vC, conflicting volume	475	1691	1	1639	1638	450	1					
vC1, stage 1 conf vol												
vC2, stage 2 conf vol										1676		
vCu, unblocked vol	475	1691	1	1639	1638	450	1			4.1		
tC, single (s)	*5.0	*5.0	6.9	7.5	*5.0	*6.0	4.1					
tC, 2 stage (s)										2.2		
tF (s)	*3.0	*3.0	3.3	3.5	*3.0	*3.0	2.2				100	
p0 queue free %	99	98	100	100	89	92	100					
cM capacity (veh/h)	627	212	1082	64	224	676	1619			377		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	NB 4						
Volume Total	12	80	268	521	521	368						
Volume Left	7	0	7	0	0	0						
Volume Right	0	56	0	0	0	107						
cSH	345	421	1619	1700	1700	1700						
Volume to Capacity	0.03	0.19	0.00	0.31	0.31	0.22						
Queue Length 95th (ft)	3	17	0	0	0	0						
Control Delay (s)	15.8	15.5	0.2	0.0	0.0	0.0						
Lane LOS	C	C	A									
Approach Delay (s)	15.8	15.5	0.0									
Approach LOS	C	C										

Intersection Summary

Average Delay	0.8		
Intersection Capacity Utilization	34.5%	ICU Level of Service	A
Analysis Period (min)	15		

* User Entered Value

HCM 6th TWSC
6: SW 94th Court & SW 169th Street

Future Total Conditions
A.M. Peak Hour

Intersection												
Int Delay, s/veh	6.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Traffic Vol, veh/h	20	17	65	3	47	5	28	87	3	6	106	6
Future Vol, veh/h	20	17	65	3	47	5	28	87	3	6	106	6
Conflicting Peds, #/hr	0	0	1	1	0	0	1	0	2	2	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	73	73	73	73	73	73	73	73	73	73	73	73
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	27	23	89	4	64	7	38	119	4	8	145	8

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	71	0	0	113	0	0	276	202	71	261	243	69
Stage 1	-	-	-	-	-	-	123	123	-	76	76	-
Stage 2	-	-	-	-	-	-	153	79	-	185	167	-
Critical Hdwy	4.12	-	-	4.12	-	-	5	5	5	5	5	5
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3	3	3	3	3	3
Pot Cap-1 Maneuver	1529	-	-	1476	-	-	916	985	1120	929	946	1122
Stage 1	-	-	-	-	-	-	1024	1046	-	1088	1102	-
Stage 2	-	-	-	-	-	-	985	1098	-	945	995	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1529	-	-	1475	-	-	785	962	1117	822	924	1121
Mov Cap-2 Maneuver	-	-	-	-	-	-	785	962	-	822	924	-
Stage 1	-	-	-	-	-	-	1004	1025	-	1067	1099	-
Stage 2	-	-	-	-	-	-	845	1095	-	815	975	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.5	0.4	9.8	9.7
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	916	1529	-	-	1475	-	-	926
HCM Lane V/C Ratio	0.176	0.018	-	-	0.003	-	-	0.175
HCM Control Delay (s)	9.8	7.4	0	-	7.4	0	-	9.7
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.6	0.1	-	-	0	-	-	0.6

Timings

7: S Dixie Highway/US 1 SB & SW 168th Street

Future Total Conditions

A.M. Peak Hour

	→	↙	←	↓	
Lane Group	EBT	WBL	WBT	SBT	Ø6
Lane Configurations	↑↑		↔	↕	
Traffic Volume (vph)	284	109	180	959	
Future Volume (vph)	284	109	180	959	
Turn Type	NA	pm+pt	NA	NA	
Protected Phases	3	4	8	2	6
Permitted Phases		8			
Detector Phase	3	4	8	2	
Switch Phase					
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0
Minimum Split (s)	16.0	30.0	16.0	35.8	35.8
Total Split (s)	28.0	30.0	58.0	142.0	142.0
Total Split (%)	14.0%	15.0%	29.0%	71.0%	71%
Yellow Time (s)	4.0	4.0	4.0	4.8	4.8
All-Red Time (s)	2.0	3.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0	0.0	
Total Lost Time (s)	6.0		6.0	6.8	
Lead/Lag	Lead	Lag			
Lead-Lag Optimize?	Yes	Yes			
Recall Mode	None	None	None	C-Max	C-Max

Intersection Summary

Cycle Length: 200

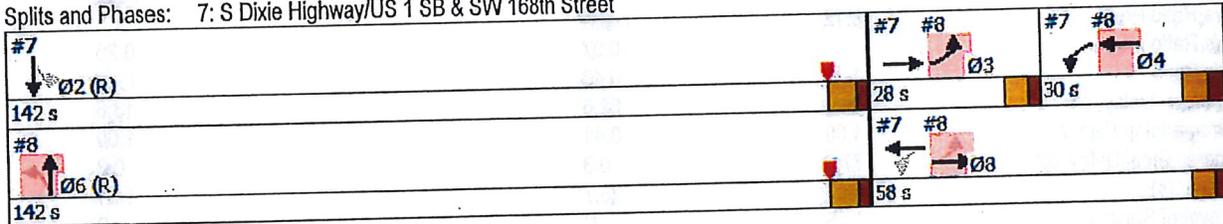
Actuated Cycle Length: 200

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:, Start of Yellow

Natural Cycle: 85

Control Type: Actuated-Coordinated

Splits and Phases: 7: S Dixie Highway/US 1 SB & SW 168th Street



HCM Signalized Intersection Capacity Analysis
 7: S Dixie Highway/US 1 SB & SW 168th Street

Future Total Conditions
 A.M. Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑			↑↑						↑↑	
Traffic Volume (vph)	0	284	114	109	180	0	0	0	0	121	959	86
Future Volume (vph)	0	284	114	109	180	0	0	0	0	121	959	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0			6.0						6.8	
Lane Util. Factor		0.95			0.95						0.91	
Frb, ped/bikes		1.00			1.00						1.00	
Fipb, ped/bikes		1.00			1.00						1.00	
Frt		0.96			1.00						0.99	
Flt Protected		1.00			0.98						0.99	
Satd. Flow (prot)		3387			3474						4996	
Flt Permitted		1.00			0.55						0.99	
Satd. Flow (perm)		3387			1933						4996	
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	0	305	123	117	194	0	0	0	0	130	1031	92
RTOR Reduction (vph)	0	18	0	0	0	0	0	0	0	0	5	0
Lane Group Flow (vph)	0	410	0	0	311	0	0	0	0	0	1248	0
Confl. Peds. (#/hr)	10					10	2			1		2
Turn Type		NA		pm+pt	NA					Perm	NA	
Protected Phases		3		4	8						2	
Permitted Phases				8						2		
Actuated Green, G (s)		22.0			51.5						135.7	
Effective Green, g (s)		22.0			51.5						135.7	
Actuated g/C Ratio		0.11			0.26						0.68	
Clearance Time (s)		6.0			6.0						6.8	
Vehicle Extension (s)		3.0			3.0						1.0	
Lane Grp Cap (vph)		372			671						3389	
v/s Ratio Prot		c0.12			c0.05							
v/s Ratio Perm					0.07						0.25	
v/c Ratio		1.10			0.46						0.37	
Uniform Delay, d1		89.0			62.6						13.8	
Progression Factor		1.00			0.41						1.00	
Incremental Delay, d2		77.3			0.3						0.3	
Delay (s)		166.3			25.7						14.1	
Level of Service		F			C						B	
Approach Delay (s)		166.3			25.7			0.0			14.1	
Approach LOS		F			C			A			B	
Intersection Summary												
HCM 2000 Control Delay			48.6									
HCM 2000 Volume to Capacity ratio			0.47									
Actuated Cycle Length (s)			200.0						19.8			
Intersection Capacity Utilization			60.6%									
Analysis Period (min)			15									
c Critical Lane Group												

Timings
8: S Dixie Highway/US 1 NB & SW 168th Street

Future Total Conditions
A.M. Peak Hour

	EBL	EBT	WBT	NBL	NBT	Ø2
Lane Group						
Lane Configurations		⇄⇄	⇄⇄	⇄	⇄⇄⇄	
Traffic Volume (vph)	91	312	248	41	1261	
Future Volume (vph)	91	312	248	41	1261	
Turn Type	pm+pt	NA	NA	Perm	NA	
Protected Phases	3	8	4		6	2
Permitted Phases	8			6		
Detector Phase	3	8	4	6	6	
Switch Phase						
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0	7.0
Minimum Split (s)	16.0	16.0	30.0	35.8	35.8	35.8
Total Split (s)	28.0	58.0	30.0	142.0	142.0	142.0
Total Split (%)	14.0%	29.0%	15.0%	71.0%	71.0%	71%
Yellow Time (s)	4.0	4.0	4.0	4.8	4.8	4.8
All-Red Time (s)	2.0	2.0	3.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0	7.0	6.8	6.8	
Lead/Lag	Lead		Lag			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None	None	None	C-Max	C-Max	C-Max

Intersection Summary

Cycle Length: 200
 Actuated Cycle Length: 200
 Offset: 0 (0%), Referenced to phase 2:SBTL and 6:, Start of Yellow
 Natural Cycle: 85
 Control Type: Actuated-Coordinated

Splits and Phases: 8: S Dixie Highway/US 1 NB & SW 168th Street

#7 ↓ Ø2 (R) 142 s	#7 #8 → Ø3 28 s	#7 #8 ← Ø4 30 s
#8 ↑ Ø6 (R) 142 s	#7 #8 ↙ Ø8 58 s	

HCM Signalized Intersection Capacity Analysis
 8: S Dixie Highway/US 1 NB & SW 168th Street

Future Total Conditions
 A.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕		↙	↕↕↕				
Traffic Volume (vph)	91	312	0	0	248	108	41	1261	46	0	0	0
Future Volume (vph)	91	312	0	0	248	108	41	1261	46	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0			7.0		6.8	6.8				
Lane Util. Factor		0.95			0.95		1.00	0.91				
Frbp, ped/bikes		1.00			0.99		1.00	1.00				
Flpb, ped/bikes		1.00			1.00		1.00	1.00				
Frt		1.00			0.95		1.00	0.99				
Flt Protected		0.99			1.00		0.95	1.00				
Satd. Flow (prot)		3498			3351		1770	5055				
Flt Permitted		0.53			1.00		0.95	1.00				
Satd. Flow (perm)		1878			3351		1770	5055				
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	94	322	0	0	256	111	42	1300	47	0	0	0
RTOR Reduction (vph)	0	0	0	0	25	0	0	2	0	0	0	0
Lane Group Flow (vph)	0	416	0	0	342	0	42	1345	0	0	0	0
Confl. Peds. (#/hr)	6		3	3		6			5	5		
Turn Type	pm+pt	NA			NA		Perm	NA				
Protected Phases	3	8			4			6				
Permitted Phases	8						6					
Actuated Green, G (s)		51.5			22.5		135.7	135.7				
Effective Green, g (s)		51.5			22.5		135.7	135.7				
Actuated g/C Ratio		0.26			0.11		0.68	0.68				
Clearance Time (s)		6.0			7.0		6.8	6.8				
Vehicle Extension (s)		3.0			3.0		1.0	1.0				
Lane Grp Cap (vph)		661			376		1200	3429				
v/s Ratio Prot		c0.07			c0.10			c0.27				
v/s Ratio Perm		0.09					0.02					
v/c Ratio		0.63			0.91		0.04	0.39				
Uniform Delay, d1		65.8			87.7		10.6	14.1				
Progression Factor		0.51			1.00		1.00	1.00				
Incremental Delay, d2		0.9			25.1		0.1	0.3				
Delay (s)		34.2			112.8		10.6	14.4				
Level of Service		C			F		B	B				
Approach Delay (s)		34.2			112.8			14.3			0.0	
Approach LOS		C			F			B			A	
Intersection Summary												
HCM 2000 Control Delay			34.8									
HCM 2000 Volume to Capacity ratio			0.49									
Actuated Cycle Length (s)			200.0									
Intersection Capacity Utilization			65.2%						19.8			
Analysis Period (min)			15									
c Critical Lane Group												

HCM 6th TWSC
9: SW 94th Court & SW 168th Street

Future Total Conditions
A.M. Peak Hour

Intersection

Int Delay, s/veh 2.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Traffic Vol, veh/h	317	44	79	326	33	86
Future Vol, veh/h	317	44	79	326	33	86
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	345	48	86	354	36	93

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	393
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	4.14	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	2.22	-
Pot Cap-1 Maneuver	-	1162	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1162	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.9	10.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	800	-	-	1162	-
HCM Lane V/C Ratio	0.162	-	-	0.074	-
HCM Control Delay (s)	10.4	-	-	8.3	0.3
HCM Lane LOS	B	-	-	A	A
HCM 95th %ile Q(veh)	0.6	-	-	0.2	-

HCM 6th TWSC
10: SW 94th Court & South Driveway

Future Total Conditions
A.M. Peak Hour

Intersection						
Int Delay, s/veh	2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y*			4	4	
Traffic Vol, veh/h	15	8	29	59	96	0
Future Vol, veh/h	15	8	29	59	96	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	9	32	64	104	0

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	232	104	104	0	-	0
Stage 1	104	-	-	-	-	-
Stage 2	128	-	-	-	-	-
Critical Hdwy	5	5	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3	3	2.218	-	-	-
Pot Cap-1 Maneuver	956	1084	1488	-	-	-
Stage 1	1071	-	-	-	-	-
Stage 2	1043	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	935	1084	1488	-	-	-
Mov Cap-2 Maneuver	935	-	-	-	-	-
Stage 1	1047	-	-	-	-	-
Stage 2	1043	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.8	2.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1488	-	982	-	-
HCM Lane V/C Ratio	0.021	-	0.025	-	-
HCM Control Delay (s)	7.5	0	8.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

HCM 6th TWSC
 11: SW 94th Court & North Driveway

Future Total Conditions
 A.M. Peak Hour

Intersection						
Int Delay, s/veh	3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↔		↑		↑	
Traffic Vol, veh/h	44	82	0	74	15	162
Future Vol, veh/h	44	82	0	74	15	162
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	48	89	0	80	16	176

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	184	104	192	0	0
Stage 1	104	-	-	-	-
Stage 2	80	-	-	-	-
Critical Hdwy	5	5	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3	3	2.218	-	-
Pot Cap-1 Maneuver	1002	1084	1381	-	-
Stage 1	1071	-	-	-	-
Stage 2	1100	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	1002	1084	1381	-	-
Mov Cap-2 Maneuver	1002	-	-	-	-
Stage 1	1071	-	-	-	-
Stage 2	1100	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBTEBLn1	SBT	SBR
Capacity (veh/h)	1381	-	1054	-
HCM Lane V/C Ratio	-	-	0.13	-
HCM Control Delay (s)	0	-	8.9	-
HCM Lane LOS	A	-	A	-
HCM 95th %tile Q(veh)	0	-	0.4	-

Existing P.M.

HCM Unsignalized Intersection Capacity Analysis
 1: SW 170th Street & S Dixie Highway/US 1 SB

Existing Conditions
 P.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖			↖						↕	↕
Traffic Volume (veh/h)	0	13	37	65	12	0	0	0	0	21	2272	17
Future Volume (Veh/h)	0	13	37	65	12	0	0	0	0	21	2272	17
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	0	14	39	68	13	0	0	0	0	22	2392	18
Pedestrians		2										
Lane Width (ft)		12.0										
Walking Speed (ft/s)		3.5										
Percent Blockage		0										
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)											742	
Upstream signal (ft)												
pX, platoon unblocked	0.69	0.69	0.69	0.69	0.69		0.69					
vC, conflicting volume	2454	2447	808	887	2456		0	2412			0	
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1544	1535	0	0	1548	0	1484				0	
tC, single (s)	7.5	*5.0	*5.0	*5.0	*5.0	6.9	4.1				4.1	
tC, 2 stage (s)												
tF (s)	3.5	*3.0	*3.0	*3.0	*3.0	3.3	2.2				2.2	
p0 queue free %	100	92	95	91	92	100	100				99	
cM capacity (veh/h)	50	172	829	734	170	1084	310				1622	
Direction, Lane #	EB 1	WB 1	SB 1	SB 2	SB 3							
Volume Total	53	81	620	1196	616							
Volume Left	0	68	22	0	0							
Volume Right	39	0	0	0	18							
cSH	413	478	1622	1700	1700							
Volume to Capacity	0.13	0.17	0.01	0.70	0.36							
Queue Length 95th (ft)	11	15	1	0	0							
Control Delay (s)	15.0	14.1	0.4	0.0	0.0							
Lane LOS	C	B	A									
Approach Delay (s)	15.0	14.1	0.1									
Approach LOS	C	B										

Intersection Summary		
Average Delay	0.9	
Intersection Capacity Utilization	62.3%	ICU Level of Service
Analysis Period (min)	15	B

* User Entered Value

HCM 6th TWSC
2: S Dixie Highway/US 1 NB & SW 170th Street

Existing Conditions
P.M. Peak Hour

Intersection												
Int Delay, s/veh	1.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑			↓			↑↑↑				
Traffic Vol, veh/h	15	16	0	0	31	29	47	1651	41	0	0	0
Future Vol, veh/h	15	16	0	0	31	29	47	1651	41	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	16965	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	16	17	0	0	33	31	49	1738	43	0	0	0

Major/Minor	Minor2		Minor1		Major1				
Conflicting Flow All	810	1879	-	-	1858	891	0	0	0
Stage 1	0	0	-	-	1858	-	-	-	-
Stage 2	810	1879	-	-	0	-	-	-	-
Critical Hdwy	5	5	-	-	5	5	5.34	-	-
Critical Hdwy Stg 1	-	-	-	-	5.54	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3	3	-	-	3	3	3.12	-	-
Pot Cap-1 Maneuver	536	175	0	0	179	493	-	-	-
Stage 1	-	-	0	0	135	-	-	-	-
Stage 2	362	132	0	0	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	433	175	-	-	179	493	-	-	-
Mov Cap-2 Maneuver	433	175	-	-	179	-	-	-	-
Stage 1	-	-	-	-	135	-	-	-	-
Stage 2	258	132	-	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	21.9	23.3	
HCM LOS	C	C	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1
Capacity (veh/h)	-	-	-	246	259
HCM Lane V/C Ratio	-	-	-	0.133	0.244
HCM Control Delay (s)	-	-	-	21.9	23.3
HCM Lane LOS	-	-	-	C	C
HCM 95th %tile Q(veh)	-	-	-	0.5	0.9

HCM 6th TWSC
3: SW 170th Street & SW 94th Court

Existing Conditions
P.M. Peak Hour

Intersection

Int Delay, s/veh 1.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		4	4		4	4
Traffic Vol, veh/h	10	73	57	3	12	8
Future Vol, veh/h	10	73	57	3	12	8
Conflicting Peds, #/hr	0	0	0	0	0	6
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	91	71	4	15	10

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	75	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.12	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.218	-	-
Pot Cap-1 Maneuver	1524	-	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1524	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0.9	0	8.6
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1524	-	-	-	1032
HCM Lane V/C Ratio	0.008	-	-	-	0.024
HCM Control Delay (s)	7.4	0	-	-	8.6
HCM Lane LOS	A	A	-	-	A
HCM 95th %ile Q(veh)	0	-	-	-	0.1

HCM 6th TWSC
4: S Dixie Highway/US 1 SB & SW 169th Street

Existing Conditions
P.M. Peak Hour

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations				↖						↗↗↗		
Traffic Vol, veh/h	0	0	0	37	0	0	0	0	0	21	2271	1
Future Vol, veh/h	0	0	0	37	0	0	0	0	0	21	2271	1
Conflicting Peds, #/hr	1	0	0	0	0	1	2	0	5	5	0	2
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	39	0	0	0	0	0	22	2391	1

Major/Minor	Minor1			Major2			
Conflicting Flow All		1005	-	-	5	0	0
Stage 1		5	-	-	-	-	-
Stage 2		1000	-	-	-	-	-
Critical Hdwy		5	-	-	5.34	-	-
Critical Hdwy Stg 1		-	-	-	-	-	-
Critical Hdwy Stg 2		6.04	-	-	-	-	-
Follow-up Hdwy		3	-	-	3.12	-	-
Pot Cap-1 Maneuver		439	0	0	1148	-	-
Stage 1		-	0	0	-	-	-
Stage 2		330	0	0	-	-	-
Platoon blocked, %							
Mov Cap-1 Maneuver		437	0	-	1143	-	-
Mov Cap-2 Maneuver		437	0	-	-	-	-
Stage 1		-	0	-	-	-	-
Stage 2		330	0	-	-	-	-

Approach	WB	SB
HCM Control Delay, s	14	0.1
HCM LOS	B	

Minor Lane/Major Mvmt	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	437	1143	-	-
HCM Lane V/C Ratio	0.089	0.019	-	-
HCM Control Delay (s)	14	8.2	0	-
HCM Lane LOS	B	A	A	-
HCM 95th %tile Q(veh)	0.3	0.1	-	-

HCM Unsignalized Intersection Capacity Analysis
 5: S Dixie Highway/US 1 NB & SW 169th Street

Existing Conditions
 P.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖			↗			↖↗				
Traffic Volume (veh/h)	23	14	0	0	21	14	19	1659	30	0	0	0
Future Volume (Veh/h)	23	14	0	0	21	14	19	1659	30	0	0	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	24	15	0	0	22	15	20	1746	32	0	0	0
Pedestrians					3			6				
Lane Width (ft)					12.0			12.0				
Walking Speed (ft/s)					3.5			3.5				
Percent Blockage					0			1				
Right turn flare (veh)								None			None	
Median type												
Median storage (veh)											238	
Upstream signal (ft)												
pX, platoon unblocked										1781		
vC, conflicting volume	502	1821	6	1818	1805	456	0					
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	502	1821	6	1818	1805	456	0			1781		
tC, single (s)	*5.0	*5.0	6.9	7.5	*5.0	*5.0	4.1			4.1		
tC, 2 stage (s)												
tF (s)	*3.0	*3.0	3.3	3.5	*3.0	*3.0	2.2			2.2		
p0 queue free %	96	92	100	100	88	98	99			100		
cM capacity (veh/h)	644	183	1069	45	186	764	1622			344		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	NB 4						
Volume Total	39	37	311	582	582	323						
Volume Left	24	0	20	0	0	0						
Volume Right	0	15	0	0	0	32						
cSH	327	269	1622	1700	1700	1700						
Volume to Capacity	0.12	0.14	0.01	0.34	0.34	0.19						
Queue Length 95th (ft)	10	12	1	0	0	0						
Control Delay (s)	17.5	20.5	0.6	0.0	0.0	0.0						
Lane LOS	C	C	A									
Approach Delay (s)	17.5	20.5	0.1									
Approach LOS	C	C										

Intersection Summary

Average Delay	0.9			
Intersection Capacity Utilization	41.0%	ICU Level of Service	A	
Analysis Period (min)	15			

* User Entered Value

HCM 6th TWSC
6: SW 94th Court & SW 169th Street

Existing Conditions
P.M. Peak Hour

Intersection												
Int Delay, s/veh	4.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Traffic Vol, veh/h	12	27	4	2	13	0	6	8	1	6	14	12
Future Vol, veh/h	12	27	4	2	13	0	6	8	1	6	14	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	32	5	2	15	0	7	9	1	7	16	14
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	15	0	0	37	0	0	97	82	35	87	84	15
Stage 1	-	-	-	-	-	-	63	63	-	19	19	-
Stage 2	-	-	-	-	-	-	34	19	-	68	65	-
Critical Hdwy	4.12	-	-	4.12	-	-	5	5	5	5	5	5
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3	3	3	3	3	3
Pot Cap-1 Maneuver	1603	-	-	1574	-	-	1092	1108	1160	1102	1106	1183
Stage 1	-	-	-	-	-	-	1107	1118	-	1171	1175	-
Stage 2	-	-	-	-	-	-	1149	1175	-	1100	1116	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1603	-	-	1574	-	-	1058	1097	1160	1085	1095	1183
Mov Cap-2 Maneuver	-	-	-	-	-	-	1058	1097	-	1085	1095	-
Stage 1	-	-	-	-	-	-	1097	1108	-	1160	1174	-
Stage 2	-	-	-	-	-	-	1118	1174	-	1080	1106	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	2			1			8.4			8.3		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	1085	1603	-	-	1574	-	-	1124				
HCM Lane V/C Ratio	0.016	0.009	-	-	0.001	-	-	0.033				
HCM Control Delay (s)	8.4	7.3	0	-	7.3	0	-	8.3				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.1				

Timings

Existing Conditions
P.M. Peak Hour

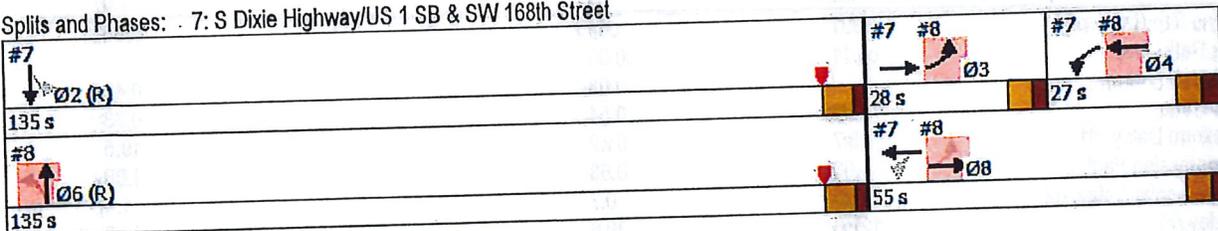
7: S Dixie Highway/US 1 SB & SW 168th Street

	→	↙	←	↓	∅6
Lane Group	EBT	WBL	WBT	SBT	
Lane Configurations	↑↑		↕↕	↕↕↕	
Traffic Volume (vph)	282	72	276	2067	
Future Volume (vph)	282	72	276	2067	
Turn Type	NA	pm+pt	NA	NA	
Protected Phases	3	4	8	2	6
Permitted Phases		8			
Detector Phase	3	4	8	2	
Switch Phase					
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0
Minimum Split (s)	24.0	27.0	24.0	35.8	35.8
Total Split (s)	28.0	27.0	55.0	135.0	135.0
Total Split (%)	14.7%	14.2%	28.9%	71.1%	71%
Yellow Time (s)	4.0	4.0	4.0	4.8	4.8
All-Red Time (s)	2.0	3.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0	0.0	
Total Lost Time (s)	6.0		6.0	6.8	
Lead/Lag	Lead	Lag			
Lead-Lag Optimize?	Yes	Yes			
Recall Mode	None	None	None	C-Max	C-Max

Intersection Summary

Cycle Length: 190
 Actuated Cycle Length: 190
 Offset: 132 (69%), Referenced to phase 2:SBTL and 6:, Start of Yellow
 Natural Cycle: 110
 Control Type: Actuated-Coordinated

Splits and Phases: 7: S Dixie Highway/US 1 SB & SW 168th Street



HCM Signalized Intersection Capacity Analysis
 7: S Dixie Highway/US 1 SB & SW 168th Street

Existing Conditions
 P.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		↑↑			↑↑						↑↑↑		
Traffic Volume (vph)	0	282	109	72	276	0	0	0	0	74	2067	259	
Future Volume (vph)	0	282	109	72	276	0	0	0	0	74	2067	259	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Total Lost time (s)		6.0			6.0						6.8		
Lane Util. Factor		0.95			0.95						0.91		
Frpb, ped/bikes		1.00			1.00						1.00		
Flpb, ped/bikes		1.00			1.00						1.00		
Fr _t		0.96			1.00						0.98		
Fl _t Protected		1.00			0.99						1.00		
Satd. Flow (prot)		3379			3503						4995		
Fl _t Permitted		1.00			0.57						1.00		
Satd. Flow (perm)		3379			2013						4995		
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	
Adj. Flow (vph)	0	291	112	74	285	0	0	0	0	76	2131	267	
RTOR Reduction (vph)	0	21	0	0	0	0	0	0	0	0	8	0	
Lane Group Flow (vph)	0	382	0	0	359	0	0	0	0	0	2466	0	
Confl. Peds. (#/hr)	6					6							
Confl. Bikes (#/hr)			1			1							
Turn Type		NA		pm+pt	NA					Perm	NA		
Protected Phases		3		4	8						2		
Permitted Phases				8						2			
Actuated Green, G (s)		22.0			48.4						128.8		
Effective Green, g (s)		22.0			48.4						128.8		
Actuated g/C Ratio		0.12			0.25						0.68		
Clearance Time (s)		6.0			6.0						6.8		
Vehicle Extension (s)		3.0			3.0						1.0		
Lane Grp Cap (vph)		391			664						3386		
v/s Ratio Prot		c0.11			c0.06								
v/s Ratio Perm					0.08						0.49		
v/c Ratio		0.98			0.54						0.73		
Uniform Delay, d1		83.7			61.2						19.5		
Progression Factor		1.00			0.63						1.00		
Incremental Delay, d2		38.9			0.7						1.4		
Delay (s)		122.6			39.6						20.9		
Level of Service		F			D						C		
Approach Delay (s)		122.6			39.6			0.0			20.9		
Approach LOS		F			D			A			C		
Intersection Summary													
HCM 2000 Control Delay			35.6									HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio			0.75										
Actuated Cycle Length (s)			190.0									Sum of lost time (s)	19.8
Intersection Capacity Utilization			83.9%									ICU Level of Service	E
Analysis Period (min)			15										
c Critical Lane Group													

Timings

Existing Conditions
P.M. Peak Hour

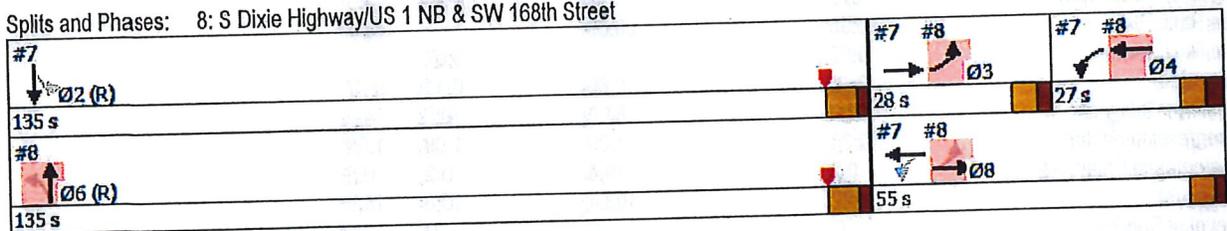
8: S Dixie Highway/US 1 NB & SW 168th Street

						Ø2
Lane Group	EBL	EBT	WBT	NBL	NBT	
Lane Configurations		↔↕	↕↔	↔	↕↕↔	
Traffic Volume (vph)	128	179	233	125	1456	
Future Volume (vph)	128	179	233	125	1456	
Turn Type	pm+pt	NA	NA	Perm	NA	
Protected Phases	3	8	4		6	2
Permitted Phases	8			6		
Detector Phase	3	8	4	6	6	
Switch Phase						
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0	7.0
Minimum Split (s)	24.0	24.0	27.0	35.8	35.8	35.8
Total Split (s)	28.0	55.0	27.0	135.0	135.0	135.0
Total Split (%)	14.7%	28.9%	14.2%	71.1%	71.1%	71%
Yellow Time (s)	4.0	4.0	4.0	4.8	4.8	4.8
All-Red Time (s)	2.0	2.0	3.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0	7.0	6.8	6.8	
Lead/Lag	Lead		Lag			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None	None	None	C-Max	C-Max	C-Max

Intersection Summary

Cycle Length: 190
 Actuated Cycle Length: 190
 Offset: 132 (69%), Referenced to phase 2:SBTL and 6:, Start of Yellow
 Natural Cycle: 110
 Control Type: Actuated-Coordinated

Splits and Phases: 8: S Dixie Highway/US 1 NB & SW 168th Street



HCM Signalized Intersection Capacity Analysis
 8: S Dixie Highway/US 1 NB & SW 168th Street

Existing Conditions
 P.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕		↕	↕↕↕				
Traffic Volume (vph)	128	179	0	0	233	72	125	1456	99	0	0	0
Future Volume (vph)	128	179	0	0	233	72	125	1456	99	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0			7.0		6.8	6.8				
Lane Util. Factor		0.95			0.95		1.00	0.91				
Frbp, ped/bikes		1.00			0.99		1.00	1.00				
Flpb, ped/bikes		1.00			1.00		1.00	1.00				
Frt		1.00			0.96		1.00	0.99				
Flt Protected		0.98			1.00		0.95	1.00				
Satd. Flow (prot)		3462			3391		1770	5032				
Flt Permitted		0.55			1.00		0.95	1.00				
Satd. Flow (perm)		1953			3391		1770	5032				
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	132	185	0	0	240	74	129	1501	102	0	0	0
RTOR Reduction (vph)	0	0	0	0	15	0	0	4	0	0	0	0
Lane Group Flow (vph)	0	317	0	0	299	0	129	1599	0	0	0	0
Confl. Peds. (#/hr)	6		1	1		6			2	2		
Turn Type	pm+pt	NA			NA		Perm	NA				
Protected Phases	3	8			4			6				
Permitted Phases	8						6					
Actuated Green, G (s)		48.4			19.4		128.8	128.8				
Effective Green, g (s)		48.4			19.4		128.8	128.8				
Actuated g/C Ratio		0.25			0.10		0.68	0.68				
Clearance Time (s)		6.0			7.0		6.8	6.8				
Vehicle Extension (s)		3.0			3.0		1.0	1.0				
Lane Grp Cap (vph)		672			346		1199	3411				
v/s Ratio Prot		c0.05			c0.09			c0.32				
v/s Ratio Perm		0.07					0.07					
v/c Ratio		0.47			0.86		0.11	0.47				
Uniform Delay, d1		60.0			84.0		10.6	14.4				
Progression Factor		0.33			1.00		1.00	1.00				
Incremental Delay, d2		0.2			19.4		0.2	0.5				
Delay (s)		20.2			103.4		10.8	14.9				
Level of Service		C			F		B	B				
Approach Delay (s)		20.2			103.4			14.6			0.0	
Approach LOS		C			F			B			A	
Intersection Summary												
HCM 2000 Control Delay			27.2									
HCM 2000 Volume to Capacity ratio			0.52									
Actuated Cycle Length (s)			190.0									
Intersection Capacity Utilization			65.8%									
Analysis Period (min)			15									
c Critical Lane Group												

HCM 6th TWSC
 9: SW 94th Court & SW 168th Street

Existing Conditions
 P.M. Peak Hour

Intersection

Int Delay, s/veh 0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Traffic Vol, veh/h	301	15	24	273	17	20
Future Vol, veh/h	301	15	24	273	17	20
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	327	16	26	297	18	22

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	344
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.22
Pot Cap-1 Maneuver	-	-	1212
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1211
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	9.6
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	831	-	-	1211	-
HCM Lane V/C Ratio	0.048	-	-	0.022	-
HCM Control Delay (s)	9.6	-	-	8	0.1
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Future Background P.M.

HCM Unsignalized Intersection Capacity Analysis
 1: SW 170th Street & S Dixie Highway/US 1 SB

Future Background Conditions
 P.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑			↑						↑↑↑	
Traffic Volume (veh/h)	0	13	38	66	12	0	0	0	0	21	2306	17
Future Volume (Veh/h)	0	13	38	66	12	0	0	0	0	21	2306	17
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	0	14	40	69	13	0	0	0	0	22	2427	18
Pedestrians		2										
Lane Width (ft)		12.0										
Walking Speed (ft/s)		3.5										
Percent Blockage		0										
Right turn flare (veh)								None			None	
Median type												
Median storage veh											742	
Upstream signal (ft)							0.68					
pX, platoon unblocked	0.68	0.68	0.68	0.68	0.68		0.68				0	
vC, conflicting volume	2488	2482	820	900	2491		0	2447			0	
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1549	1540	0	0	1553	0	1489				0	
tC, single (s)	7.5	*5.0	*5.0	*5.0	*5.0	6.9	4.1				4.1	
tC, 2 stage (s)												
tF (s)	3.5	*3.0	*3.0	*3.0	*3.0	3.3	2.2				2.2	
p0 queue free %	100	92	95	90	92	100	100				99	
cM capacity (veh/h)	49	168	817	720	166	1084	304				1622	
Direction, Lane #	EB 1	WB 1	SB 1	SB 2	SB 3							
Volume Total	54	82	629	1214	625							
Volume Left	0	69	22	0	0							
Volume Right	40	0	0	0	18							
cSH	409	471	1622	1700	1700							
Volume to Capacity	0.13	0.17	0.01	0.71	0.37							
Queue Length 95th (ft)	11	16	1	0	0							
Control Delay (s)	15.1	14.2	0.4	0.0	0.0							
Lane LOS	C	B	A									
Approach Delay (s)	15.1	14.2	0.1									
Approach LOS	C	B										

Intersection Summary

Average Delay	0.9				
Intersection Capacity Utilization	63.0%		ICU Level of Service		B
Analysis Period (min)	15				

* User Entered Value

HCM 6th TWSC
 2: S Dixie Highway/US 1 NB & SW 170th Street

Future Background Conditions
 P.M. Peak Hour

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑			↑		↑↑↑					
Traffic Vol, veh/h	15	16	0	0	31	29	48	1676	42	0	0	0
Future Vol, veh/h	15	16	0	0	31	29	48	1676	42	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	16965	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	16	17	0	0	33	31	51	1764	44	0	0	0

Major/Minor	Minor2		Minor1		Major1				
Conflicting Flow All	824	1910	-	-	1888	904	0	0	0
Stage 1	0	0	-	-	1888	-	-	-	-
Stage 2	824	1910	-	-	0	-	-	-	-
Critical Hdwy	5	5	-	-	5	5	5.34	-	-
Critical Hdwy Stg 1	-	-	-	-	5.54	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3	3	-	-	3	3	3.12	-	-
Pot Cap-1 Maneuver	528	169	0	0	173	487	-	-	-
Stage 1	-	-	0	0	130	-	-	-	-
Stage 2	355	127	0	0	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	423	169	-	-	173	487	-	-	-
Mov Cap-2 Maneuver	423	169	-	-	173	-	-	-	-
Stage 1	-	-	-	-	130	-	-	-	-
Stage 2	249	127	-	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	22.5	24.1	
HCM LOS	C	C	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1
Capacity (veh/h)	-	-	-	238	251
HCM Lane V/C Ratio	-	-	-	0.137	0.252
HCM Control Delay (s)	-	-	-	22.5	24.1
HCM Lane LOS	-	-	-	C	C
HCM 95th %tile Q(veh)	-	-	-	0.5	1

HCM 6th TWSC
3: SW 170th Street & SW 94th Court

Future Background Conditions
P.M. Peak Hour

Intersection						
Int Delay, s/veh	1.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	↕
Traffic Vol, veh/h	10	74	58	3	12	8
Future Vol, veh/h	10	74	58	3	12	8
Conflicting Peds, #/hr	0	0	0	0	0	6
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	93	73	4	15	10

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	77	0	0	194	81
Stage 1	-	-	-	75	-
Stage 2	-	-	-	119	-
Critical Hdwy	4.12	-	-	5	5
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3	3
Pot Cap-1 Maneuver	1522	-	-	993	1109
Stage 1	-	-	-	1106	-
Stage 2	-	-	-	1054	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1522	-	-	984	1103
Mov Cap-2 Maneuver	-	-	-	984	-
Stage 1	-	-	-	1096	-
Stage 2	-	-	-	1054	-

Approach	EB	WB	SB
HCM Control Delay, s	0.9	0	8.6
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1522	-	-	-	1028
HCM Lane V/C Ratio	0.008	-	-	-	0.024
HCM Control Delay (s)	7.4	0	-	-	8.6
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

HCM 6th TWSC
 4: S Dixie Highway/US 1 SB & SW 169th Street

Future Background Conditions
 P.M. Peak Hour

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations				↑						↑↑↑		
Traffic Vol, veh/h	0	0	0	38	0	0	0	0	0	21	2305	1
Future Vol, veh/h	0	0	0	38	0	0	0	0	0	21	2305	1
Conflicting Peds, #/hr	1	0	0	0	0	1	2	0	5	5	0	2
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	40	0	0	0	0	0	22	2426	1

Major/Minor	Minor1	Minor2
Conflicting Flow All	1019	5 0 0
Stage 1	5	- - -
Stage 2	1014	- - -
Critical Hdwy	5	5.34 - -
Critical Hdwy Stg 1	-	- - -
Critical Hdwy Stg 2	6.04	- - -
Follow-up Hdwy	3	3.12 - -
Pot Cap-1 Maneuver	432	1148 - -
Stage 1	-	0 0 - -
Stage 2	324	0 0 - -
Platoon blocked, %		- - -
Mov Cap-1 Maneuver	430	1143 - -
Mov Cap-2 Maneuver	430	0 - -
Stage 1	-	0 - -
Stage 2	324	0 - -

Approach	WB	SB
HCM Control Delay, s	14.2	0.1
HCM LOS	B	

Minor Lane/Major Mvmt	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	430	1143	-	-
HCM Lane V/C Ratio	0.093	0.019	-	-
HCM Control Delay (s)	14.2	8.2	0	-
HCM Lane LOS	B	A	A	-
HCM 95th %tile Q(veh)	0.3	0.1	-	-

HCM Unsignalized Intersection Capacity Analysis
 5: S Dixie Highway/US 1 NB & SW 169th Street

Future Background Conditions
 P.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↕				
Traffic Volume (veh/h)	23	14	0	0	21	14	19	1684	30	0	0	0
Future Volume (Veh/h)	23	14	0	0	21	14	19	1684	30	0	0	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	24	15	0	0	22	15	20	1773	32	0	0	0
Pedestrians					3			6				
Lane Width (ft)					12.0			12.0				
Walking Speed (ft/s)					3.5			3.5				
Percent Blockage					0			1				
Right turn flare (veh)								None			None	
Median type												
Median storage (veh)											238	
Upstream signal (ft)												
pX, platoon unblocked										1808		
vC, conflicting volume	509	1848	6	1846	1832	462	0					
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	509	1848	6	1846	1832	462	0			1808		
tC, single (s)	*5.0	*5.0	6.9	7.5	*5.0	*5.0	4.1			4.1		
tC, 2 stage (s)												
tF (s)	*3.0	*3.0	3.3	3.5	*3.0	*3.0	2.2			2.2		
p0 queue free %	96	92	100	100	88	98	99			100		
cM capacity (veh/h)	638	178	1069	42	181	759	1622			335		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	NB 4						
Volume Total	39	37	316	591	591	328						
Volume Left	24	0	20	0	0	0						
Volume Right	0	15	0	0	0	32						
cSH	320	262	1622	1700	1700	1700						
Volume to Capacity	0.12	0.14	0.01	0.35	0.35	0.19						
Queue Length 95th (ft)	10	12	1	0	0	0						
Control Delay (s)	17.8	21.0	0.6	0.0	0.0	0.0						
Lane LOS	C	C	A									
Approach Delay (s)	17.8	21.0	0.1									
Approach LOS	C	C										

Intersection Summary

Average Delay	0.9
Intersection Capacity Utilization	41.4%
Analysis Period (min)	15
ICU Level of Service	A

* User Entered Value

HCM 6th TWSC
6: SW 94th Court & SW 169th Street

Future Background Conditions
P.M. Peak Hour

Intersection												
Int Delay, s/veh	4.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	12	27	4	2	13	0	6	8	1	6	14	12
Future Vol, veh/h	12	27	4	2	13	0	6	8	1	6	14	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	32	5	2	15	0	7	9	1	7	16	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	15	0	0	37	0	0	97	82	35	87	84	15
Stage 1	-	-	-	-	-	-	63	63	-	19	19	-
Stage 2	-	-	-	-	-	-	34	19	-	68	65	-
Critical Hdwy	4.12	-	-	4.12	-	-	5	5	5	5	5	5
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3	3	3	3	3	3
Pot Cap-1 Maneuver	1603	-	-	1574	-	-	1092	1108	1160	1102	1106	1183
Stage 1	-	-	-	-	-	-	1107	1118	-	1171	1175	-
Stage 2	-	-	-	-	-	-	1149	1175	-	1100	1116	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1603	-	-	1574	-	-	1058	1097	1160	1085	1095	1183
Mov Cap-2 Maneuver	-	-	-	-	-	-	1058	1097	-	1085	1095	-
Stage 1	-	-	-	-	-	-	1097	1108	-	1160	1174	-
Stage 2	-	-	-	-	-	-	1118	1174	-	1080	1106	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2	1	8.4	8.3
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1085	1603	-	-	1574	-	-	1124
HCM Lane V/C Ratio	0.016	0.009	-	-	0.001	-	-	0.033
HCM Control Delay (s)	8.4	7.3	0	-	7.3	0	-	8.3
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.1

Timings

7: S Dixie Highway/US 1 SB & SW 168th Street

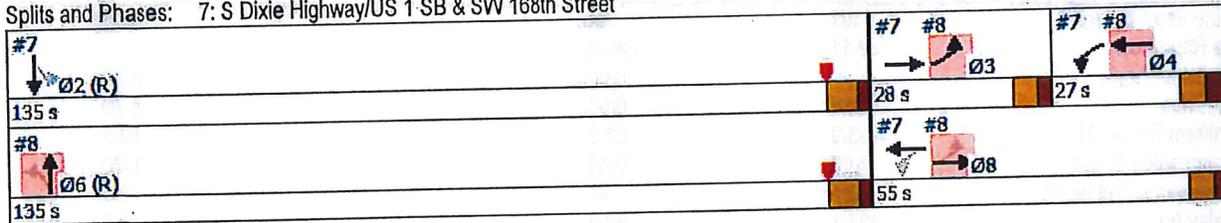
Future Background Conditions
P.M. Peak Hour

	→	↘	←	↓	Ø6
Lane Group	EBT	WBL	WBT	SBT	Ø6
Lane Configurations	↑↑		↑↑	↑↑	
Traffic Volume (vph)	286	73	280	2098	
Future Volume (vph)	286	73	280	2098	
Turn Type	NA	pm+pt	NA	NA	
Protected Phases	3	4	8	2	6
Permitted Phases		8			
Detector Phase	3	4	8	2	
Switch Phase					
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0
Minimum Split (s)	24.0	27.0	24.0	35.8	35.8
Total Split (s)	28.0	27.0	55.0	135.0	135.0
Total Split (%)	14.7%	14.2%	28.9%	71.1%	71%
Yellow Time (s)	4.0	4.0	4.0	4.8	4.8
All-Red Time (s)	2.0	3.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0	0.0	
Total Lost Time (s)	6.0		6.0	6.8	
Lead/Lag	Lead	Lag			
Lead-Lag Optimize?	Yes	Yes			
Recall Mode	None	None	None	C-Max	C-Max

Intersection Summary

Cycle Length: 190
 Actuated Cycle Length: 190
 Offset: 132 (69%), Referenced to phase 2:SBTL and 6:, Start of Yellow
 Natural Cycle: 110
 Control Type: Actuated-Coordinated

Splits and Phases: 7: S Dixie Highway/US 1 SB & SW 168th Street



HCM Signalized Intersection Capacity Analysis
 7: S Dixie Highway/US 1 SB & SW 168th Street

Future Background Conditions
 P.M. Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑			↑↑						↑↑↓	
Traffic Volume (vph)	0	286	111	73	280	0	0	0	0	75	2098	263
Future Volume (vph)	0	286	111	73	280	0	0	0	0	75	2098	263
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0			6.0						6.8	
Lane Util. Factor		0.95			0.95						0.91	
Frb, ped/bikes		1.00			1.00						1.00	
Flpb, ped/bikes		1.00			1.00						1.00	
Frt		0.96			1.00						0.98	
Flt Protected		1.00			0.99						1.00	
Satd. Flow (prot)		3378			3503						4995	
Flt Permitted		1.00			0.56						1.00	
Satd. Flow (perm)		3378			1996						4995	
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	0	295	114	75	289	0	0	0	0	77	2163	271
RTOR Reduction (vph)	0	21	0	0	0	0	0	0	0	0	8	0
Lane Group Flow (vph)	0	388	0	0	364	0	0	0	0	0	2503	0
Confl. Peds. (#/hr)	6						6					
Confl. Bikes (#/hr)			1			1						
Turn Type		NA		pm+pt	NA					Perm	NA	
Protected Phases		3		4	8						2	
Permitted Phases				8						2		
Actuated Green, G (s)		22.0			48.5						128.7	
Effective Green, g (s)		22.0			48.5						128.7	
Actuated g/C Ratio		0.12			0.26						0.68	
Clearance Time (s)		6.0			6.0						6.8	
Vehicle Extension (s)		3.0			3.0						1.0	
Lane Grp Cap (vph)		391			664						3383	
v/s Ratio Prot		c0.11			c0.06							
v/s Ratio Perm					0.08						0.50	
v/c Ratio		0.99			0.55						0.74	
Uniform Delay, d1		83.9			61.3						19.8	
Progression Factor		1.00			0.64						1.00	
Incremental Delay, d2		43.1			0.7						1.5	
Delay (s)		127.1			39.8						21.3	
Level of Service		F			D						C	
Approach Delay (s)		127.1			39.8			0.0			21.3	
Approach LOS		F			D			A			C	
Intersection Summary												
HCM 2000 Control Delay			36.5								HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio			0.76									
Actuated Cycle Length (s)			190.0								Sum of lost time (s)	19.8
Intersection Capacity Utilization			84.9%								ICU Level of Service	E
Analysis Period (min)			15									
o Critical Lane Group												

Timings
8: S Dixie Highway/US 1 NB & SW 168th Street

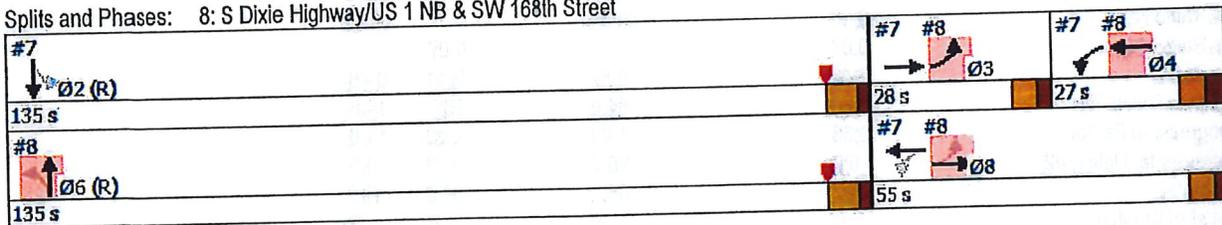
Future Background Conditions
P.M. Peak Hour

						Ø2
Lane Group	EBL	EBT	WBT	NBL	NBT	
Lane Configurations		↔↕	↕↔	↔	↕↕↔	
Traffic Volume (vph)	130	182	237	127	1478	
Future Volume (vph)	130	182	237	127	1478	
Turn Type	pm+pt	NA	NA	Perm	NA	
Protected Phases	3	8	4		6	2
Permitted Phases	8			6		
Detector Phase	3	8	4	6	6	
Switch Phase						
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0	7.0
Minimum Split (s)	24.0	24.0	27.0	35.8	35.8	35.8
Total Split (s)	28.0	55.0	27.0	135.0	135.0	135.0
Total Split (%)	14.7%	28.9%	14.2%	71.1%	71.1%	71%
Yellow Time (s)	4.0	4.0	4.0	4.8	4.8	4.8
All-Red Time (s)	2.0	2.0	3.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	7.0	6.8	6.8	
Lead/Lag	Lead		Lag			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None	None	None	C-Max	C-Max	C-Max

Intersection Summary

Cycle Length: 190
 Actuated Cycle Length: 190
 Offset: 132 (69%), Referenced to phase 2:SBTL and 6:, Start of Yellow
 Natural Cycle: 110
 Control Type: Actuated-Coordinated

Splits and Phases: 8: S Dixie Highway/US 1 NB & SW 168th Street



HCM Signalized Intersection Capacity Analysis
 8: S Dixie Highway/US 1 NB & SW 168th Street

Future Background Conditions
 P.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕		↙	↕↕↕				
Traffic Volume (vph)	130	182	0	0	237	73	127	1478	100	0	0	0
Future Volume (vph)	130	182	0	0	237	73	127	1478	100	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0			7.0		6.8	6.8				
Lane Util. Factor		0.95			0.95		1.00	0.91				
Frbp, ped/bikes		1.00			0.99		1.00	1.00				
Flpb, ped/bikes		1.00			1.00		1.00	1.00				
Frt		1.00			0.96		1.00	0.99				
Flt Protected		0.98			1.00		0.95	1.00				
Satd. Flow (prot)		3462			3391		1770	5032				
Flt Permitted		0.55			1.00		0.95	1.00				
Satd. Flow (perm)		1954			3391		1770	5032				
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	134	188	0	0	244	75	131	1524	103	0	0	0
RTOR Reduction (vph)	0	0	0	0	15	0	0	4	0	0	0	0
Lane Group Flow (vph)	0	322	0	0	304	0	131	1623	0	0	0	0
Confl. Peds. (#/hr)	6		1	1		6			2	2		
Turn Type	pm+pt	NA			NA		Perm	NA				
Protected Phases	3	8			4			6				
Permitted Phases	8						6					
Actuated Green, G (s)		48.5			19.5		128.7	128.7				
Effective Green, g (s)		48.5			19.5		128.7	128.7				
Actuated g/C Ratio		0.26			0.10		0.68	0.68				
Clearance Time (s)		6.0			7.0		6.8	6.8				
Vehicle Extension (s)		3.0			3.0		1.0	1.0				
Lane Grp Cap (vph)		673			348		1198	3408				
v/s Ratio Prot		c0.06			c0.09			c0.32				
v/s Ratio Perm		0.07					0.07					
v/c Ratio		0.48			0.87		0.11	0.48				
Uniform Delay, d1		60.0			84.0		10.7	14.6				
Progression Factor		0.33			1.00		1.00	1.00				
Incremental Delay, d2		0.2			20.7		0.2	0.5				
Delay (s)		20.2			104.7		10.9	15.1				
Level of Service		C			F		B	B				
Approach Delay (s)		20.2			104.7			14.8			0.0	
Approach LOS		C			F			B			A	
Intersection Summary												
HCM 2000 Control Delay			27.4									
HCM 2000 Volume to Capacity ratio			0.53									
Actuated Cycle Length (s)			190.0						19.8			
Intersection Capacity Utilization			66.5%									
Analysis Period (min)			15									
c Critical Lane Group												

HCM 6th TWSC
9: SW 94th Court & SW 168th Street

Future Background Conditions
P.M. Peak Hour

Intersection

Int Delay, s/veh 0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	↑↑
Traffic Vol, veh/h	306	15	24	277	17	20
Future Vol, veh/h	306	15	24	277	17	20
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	333	16	26	301	18	22

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	350
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	4.14	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	2.22	-
Pot Cap-1 Maneuver	-	1206	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1205	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	9.6
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	826	-	-	1205	-
HCM Lane V/C Ratio	0.049	-	-	0.022	-
HCM Control Delay (s)	9.6	-	-	8.1	0.1
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Future Total P.M.

HCM Unsignalized Intersection Capacity Analysis
 1: SW 170th Street & S Dixie Highway/US 1 SB

Future Total Conditions
 P.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↘			↖						↖↗↘↙	
Traffic Volume (veh/h)	0	13	38	90	12	0	0	0	0	29	2306	17
Future Volume (Veh/h)	0	13	38	90	12	0	0	0	0	29	2306	17
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	0	14	40	95	13	0	0	0	0	31	2427	18
Pedestrians		2										
Lane Width (ft)		12.0										
Walking Speed (ft/s)		3.5										
Percent Blockage		0										
Right turn flare (veh)								None			None	
Median type												
Median storage (veh)											742	
Upstream signal (ft)							0.68					
pX, platoon unblocked	0.68	0.68	0.68	0.68	0.68		0.68					
vC, conflicting volume	2506	2500	820	918	2509		0	2447			0	
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1547	1538	0	0	1551	0	1459				0	
tC, single (s)	7.5	*5.0	*5.0	*5.0	*5.0	6.9	4.1				4.1	
tC, 2 stage (s)												
tF (s)	3.5	*3.0	*3.0	*3.0	*3.0	3.3	2.2				2.2	
p0 queue free %	100	92	95	87	92	100	100				98	
cM capacity (veh/h)	48	166	809	709	164	1084	309				1622	
Direction, Lane #	EB 1	WB 1	SB 1	SB 2	SB 3							
Volume Total	54	108	638	1214	625							
Volume Left	0	95	31	0	0							
Volume Right	40	0	0	0	18							
cSH	404	506	1622	1700	1700							
Volume to Capacity	0.13	0.21	0.02	0.71	0.37							
Queue Length 95th (ft)	11	20	1	0	0							
Control Delay (s)	15.3	14.0	0.6	0.0	0.0							
Lane LOS	C	B	A									
Approach Delay (s)	15.3	14.0	0.1									
Approach LOS	C	B										

Intersection Summary		
Average Delay	1.0	
Intersection Capacity Utilization	64.5%	ICU Level of Service
Analysis Period (min)	15	C

* User Entered Value

HCM 6th TWSC
2: S Dixie Highway/US 1 NB & SW 170th Street

Future Total Conditions
P.M. Peak Hour

Intersection												
Int Delay, s/veh	2.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↗			↕↕↕				
Traffic Vol, veh/h	15	24	0	0	55	39	48	1702	44	0	0	0
Future Vol, veh/h	15	24	0	0	55	39	48	1702	44	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	16965	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	16	25	0	0	58	41	51	1792	46	0	0	0

Major/Minor	Minor2		Minor1		Major1				
Conflicting Flow All	848	1940	-	-	1917	919	0	0	0
Stage 1	0	0	-	-	1917	-	-	-	-
Stage 2	848	1940	-	-	0	-	-	-	-
Critical Hdwy	5	5	-	-	5	5	5.34	-	-
Critical Hdwy Stg 1	-	-	-	-	5.54	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3	3	-	-	3	3	3.12	-	-
Pot Cap-1 Maneuver	515	164	0	0	168	479	-	-	-
Stage 1	-	-	0	0	126	-	-	-	-
Stage 2	342	122	0	0	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	345	164	-	-	168	479	-	-	-
Mov Cap-2 Maneuver	345	164	-	-	168	-	-	-	-
Stage 1	-	-	-	-	126	-	-	-	-
Stage 2	169	122	-	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	26.9	32	
HCM LOS	D	D	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1
Capacity (veh/h)	-	-	-	205	230
HCM Lane V/C Ratio	-	-	-	0.2	0.43
HCM Control Delay (s)	-	-	-	26.9	32
HCM Lane LOS	-	-	-	D	D
HCM 95th %file Q(veh)	-	-	-	0.7	2

HCM 6th TWSC
3: SW 170th Street & SW 94th Court

Future Total Conditions
P.M. Peak Hour

Intersection

Int Delay, s/veh 3.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	20	74	58	5	38	42
Future Vol, veh/h	20	74	58	5	38	42
Conflicting Peds, #/hr	0	0	0	0	0	6
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	93	73	6	48	53

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	79	0	0	219	82
Stage 1	-	-	-	76	-
Stage 2	-	-	-	143	-
Critical Hdwy	4.12	-	-	5	5
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3	3
Pot Cap-1 Maneuver	1519	-	-	969	1108
Stage 1	-	-	-	1105	-
Stage 2	-	-	-	1026	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1519	-	-	953	1102
Mov Cap-2 Maneuver	-	-	-	953	-
Stage 1	-	-	-	1086	-
Stage 2	-	-	-	1026	-

Approach	EB	WB	SB
HCM Control Delay, s	1.6	0	8.9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1519	-	-	-	1026
HCM Lane V/C Ratio	0.016	-	-	-	0.097
HCM Control Delay (s)	7.4	0	-	-	8.9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

HCM 6th TWSC
4: S Dixie Highway/US 1 SB & SW 169th Street

Future Total Conditions
P.M. Peak Hour

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations				↑						↑↑↑		
Traffic Vol, veh/h	0	0	0	38	0	0	0	0	0	21	2313	1
Future Vol, veh/h	0	0	0	38	0	0	0	0	0	21	2313	1
Conflicting Peds, #/hr	1	0	0	0	0	1	2	0	5	5	0	2
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	40	0	0	0	0	0	22	2435	1

Major/Minor	Minor1	Major2
Conflicting Flow All	1023	5 0 0
Stage 1	5	- - -
Stage 2	1018	- - -
Critical Hdwy	5	5.34 - -
Critical Hdwy Stg 1	-	- - -
Critical Hdwy Stg 2	6.04	- - -
Follow-up Hdwy	3	3.12 - -
Pot Cap-1 Maneuver	431	1148 - -
Stage 1	-	0 0 - -
Stage 2	323	0 0 - -
Platoon blocked, %		- - -
Mov Cap-1 Maneuver	429	1143 - -
Mov Cap-2 Maneuver	429	- - -
Stage 1	-	0 - -
Stage 2	323	0 - -

Approach	WB	SB
HCM Control Delay, s	14.3	0.1
HCM LOS	B	

Minor Lane/Major Mvmt	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	429	1143	-	-
HCM Lane V/C Ratio	0.093	0.019	-	-
HCM Control Delay (s)	14.3	8.2	0	-
HCM Lane LOS	B	A	A	-
HCM 95th %tile Q(veh)	0.3	0.1	-	-

HCM Unsignalized Intersection Capacity Analysis
 5: S Dixie Highway/US 1 NB & SW 169th Street

Future Total Conditions
 P.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖			↗			↖↗↘↙				
Traffic Volume (veh/h)	23	14	0	0	21	24	19	1694	56	0	0	0
Future Volume (Veh/h)	23	14	0	0	21	24	19	1694	56	0	0	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	24	15	0	0	22	25	20	1783	59	0	0	0
Pedestrians					3			6				
Lane Width (ft)					12.0			12.0				
Walking Speed (ft/s)					3.5			3.5				
Percent Blockage					0			1				
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)											238	
Upstream signal (ft)												
pX, platoon unblocked										1845		
vC, conflicting volume	522	1885	6	1869	1856	478	0			1845		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	522	1885	6	1869	1856	478	0			1845		
tC, single (s)	*5.0	*5.0	6.9	7.5	*5.0	*5.0	4.1			4.1		
tC, 2 stage (s)												
tF (s)	*3.0	*3.0	3.3	3.5	*3.0	*3.0	2.2			2.2		
p0 queue free %	96	91	100	100	88	97	99			100		
cM capacity (veh/h)	620	171	1069	41	176	747	1622			324		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	NB 4						
Volume Total	39	47	317	594	594	356						
Volume Left	24	0	20	0	0	0						
Volume Right	0	25	0	0	0	59						
cSH	308	297	1622	1700	1700	1700						
Volume to Capacity	0.13	0.16	0.01	0.35	0.35	0.21						
Queue Length 95th (ft)	11	14	1	0	0	0						
Control Delay (s)	18.4	19.4	0.6	0.0	0.0	0.0						
Lane LOS	C	C	A									
Approach Delay (s)	18.4	19.4	0.1									
Approach LOS	C	C										
Intersection Summary												
Average Delay			0.9									
Intersection Capacity Utilization			42.0%		ICU Level of Service					A		
Analysis Period (min)			15									

* User Entered Value

HCM 6th TWSC
6: SW 94th Court & SW 169th Street

Future Total Conditions
P.M. Peak Hour

Intersection												
Int Delay, s/veh	5.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	12	27	30	2	13	0	16	38	1	6	58	12
Future Vol, veh/h	12	27	30	2	13	0	16	38	1	6	58	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	32	35	2	15	0	19	45	1	7	68	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	15	0	0	67	0	0	138	97	50	120	114	15
Stage 1	-	-	-	-	-	-	78	78	-	19	19	-
Stage 2	-	-	-	-	-	-	60	19	-	101	95	-
Critical Hdwy	4.12	-	-	4.12	-	-	5	5	5	5	5	5
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3	3	3	3	3	3
Pot Cap-1 Maneuver	1603	-	-	1535	-	-	1049	1092	1143	1067	1074	1183
Stage 1	-	-	-	-	-	-	1086	1100	-	1171	1175	-
Stage 2	-	-	-	-	-	-	1111	1175	-	1054	1079	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1603	-	-	1535	-	-	978	1081	1143	1024	1063	1183
Mov Cap-2 Maneuver	-	-	-	-	-	-	978	1081	-	1024	1063	-
Stage 1	-	-	-	-	-	-	1076	1090	-	1160	1174	-
Stage 2	-	-	-	-	-	-	1033	1174	-	1001	1069	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.3	1	8.7	8.6
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1050	1603	-	-	1535	-	-	1077
HCM Lane V/C Ratio	0.062	0.009	-	-	0.002	-	-	0.083
HCM Control Delay (s)	8.7	7.3	0	-	7.3	0	-	8.6
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.3

Timings

Future Total Conditions
P.M. Peak Hour

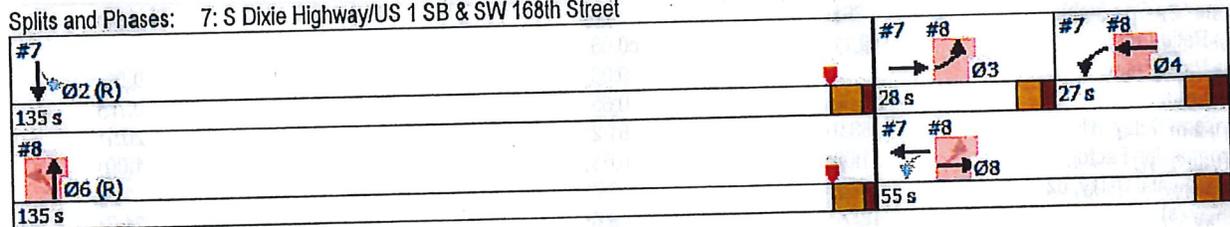
7: S Dixie Highway/US 1 SB & SW 168th Street

	→	↖	←	↓	Ø6
Lane Group	EBT	WBL	WBT	SBT	
Lane Configurations	↑↑		↑↑	↑↑↓	
Traffic Volume (vph)	286	73	280	2106	
Future Volume (vph)	286	73	280	2106	
Turn Type	NA	pm+pt	NA	NA	
Protected Phases	3	4	8	2	6
Permitted Phases		8			
Detector Phase	3	4	8	2	
Switch Phase					
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0
Minimum Split (s)	24.0	27.0	24.0	35.8	35.8
Total Split (s)	28.0	27.0	55.0	135.0	135.0
Total Split (%)	14.7%	14.2%	28.9%	71.1%	71%
Yellow Time (s)	4.0	4.0	4.0	4.8	4.8
All-Red Time (s)	2.0	3.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0	0.0	
Total Lost Time (s)	6.0		6.0	6.8	
Lead/Lag	Lead	Lag			
Lead-Lag Optimize?	Yes	Yes			
Recall Mode	None	None	None	C-Max	C-Max

Intersection Summary

Cycle Length: 190
 Actuated Cycle Length: 190
 Offset: 132 (69%), Referenced to phase 2:SBTL and 6:, Start of Yellow
 Natural Cycle: 110
 Control Type: Actuated-Coordinated

Splits and Phases: 7: S Dixie Highway/US 1 SB & SW 168th Street



HCM Signalized Intersection Capacity Analysis
 7: S Dixie Highway/US 1 SB & SW 168th Street

Future Total Conditions
 P.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑			↑↑						↑↑↑	
Traffic Volume (vph)	0	286	111	73	280	0	0	0	0	91	2106	263
Future Volume (vph)	0	286	111	73	280	0	0	0	0	91	2106	263
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0			6.0						6.8	
Lane Util. Factor		0.95			0.95						0.91	
Frbp, ped/bikes		1.00			1.00						1.00	
Flpb, ped/bikes		1.00			1.00						1.00	
Frt		0.96			1.00						0.98	
Flt Protected		1.00			0.99						1.00	
Satd. Flow (prot)		3378			3503						4995	
Flt Permitted		1.00			0.56						1.00	
Satd. Flow (perm)		3378			1996						4995	
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	0	295	114	75	289	0	0	0	0	94	2171	271
RTOR Reduction (vph)	0	21	0	0	0	0	0	0	0	0	8	0
Lane Group Flow (vph)	0	388	0	0	364	0	0	0	0	0	2528	0
Confl. Peds. (#/hr)	6					6						
Confl. Bikes (#/hr)			1			1						
Turn Type		NA		pm+pt	NA					Perm	NA	
Protected Phases		3		4	8						2	
Permitted Phases				8						2		
Actuated Green, G (s)		22.0			48.6						128.6	
Effective Green, g (s)		22.0			48.6						128.6	
Actuated g/C Ratio		0.12			0.26						0.68	
Clearance Time (s)		6.0			6.0						6.8	
Vehicle Extension (s)		3.0			3.0						1.0	
Lane Grp Cap (vph)		391			666						3380	
v/s Ratio Prot		c0.11			c0.06							
v/s Ratio Perm					0.08						0.51	
v/o Ratio		0.99			0.55						0.75	
Uniform Delay, d1		83.9			61.2						20.1	
Progression Factor		1.00			0.65						1.00	
Incremental Delay, d2		43.1			0.7						1.6	
Delay (s)		127.1			40.6						21.7	
Level of Service		F			D						C	
Approach Delay (s)		127.1			40.6			0.0			21.7	
Approach LOS		F			D			A			C	
Intersection Summary												
HCM 2000 Control Delay			36.8									D
HCM 2000 Volume to Capacity ratio			0.76									
Actuated Cycle Length (s)			190.0							19.8		
Intersection Capacity Utilization			85.4%									E
Analysis Period (min)			15									
c Critical Lane Group												

Timings

Future Total Conditions

8: S Dixie Highway/US 1 NB & SW 168th Street

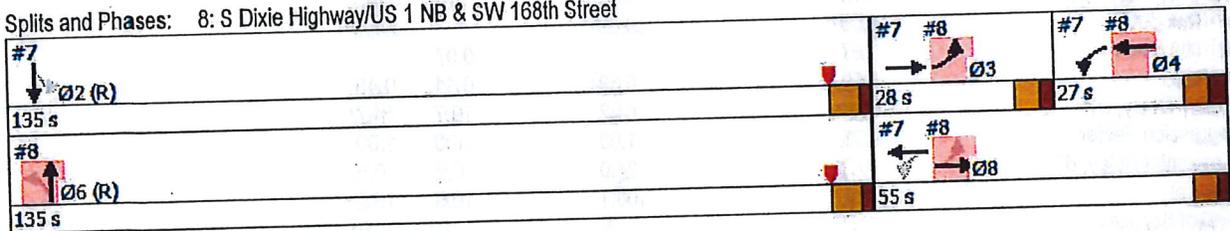
P.M. Peak Hour

							Ø2
Lane Group	EBL	EBT	WBT	NBL	NBT		
Lane Configurations		↑↑	↑↑	↑	↑↑↑		
Traffic Volume (vph)	130	198	237	127	1498		
Future Volume (vph)	130	198	237	127	1498		
Turn Type	pm+pt	NA	NA	Perm	NA		
Protected Phases	3	8	4		6		2
Permitted Phases	8			6			
Detector Phase	3	8	4	6	6		
Switch Phase							
Minimum Initial (s)	10.0	10.0	10.0	7.0	7.0	7.0	
Minimum Split (s)	24.0	24.0	27.0	35.8	35.8	35.8	
Total Split (s)	28.0	55.0	27.0	135.0	135.0	135.0	
Total Split (%)	14.7%	28.9%	14.2%	71.1%	71.1%	71%	
Yellow Time (s)	4.0	4.0	4.0	4.8	4.8	4.8	
All-Red Time (s)	2.0	2.0	3.0	2.0	2.0	2.0	
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0	7.0	6.8	6.8		
Lead/Lag	Lead		Lag				
Lead-Lag Optimize?	Yes		Yes				
Recall Mode	None	None	None	C-Max	C-Max	C-Max	

Intersection Summary

Cycle Length: 190
 Actuated Cycle Length: 190
 Offset: 132 (69%), Referenced to phase 2:SBTL and 6:, Start of Yellow
 Natural Cycle: 110
 Control Type: Actuated-Coordinated

Splits and Phases: 8: S Dixie Highway/US 1 NB & SW 168th Street



HCM Signalized Intersection Capacity Analysis
 8: S Dixie Highway/US 1 NB & SW 168th Street

Future Total Conditions
 P.M. Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔↔			↔↔		↔	↔↔↔				
Traffic Volume (vph)	130	198	0	0	237	83	127	1498	100	0	0	0
Future Volume (vph)	130	198	0	0	237	83	127	1498	100	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0			7.0		6.8	6.8				
Lane Util. Factor		0.95			0.95		1.00	0.91				
Frb, ped/bikes		1.00			0.99		1.00	1.00				
Flpb, ped/bikes		1.00			1.00		1.00	1.00				
Frt		1.00			0.96		1.00	0.99				
Flt Protected		0.98			1.00		0.95	1.00				
Satd. Flow (prot)		3466			3375		1770	5033				
Flt Permitted		0.55			1.00		0.95	1.00				
Satd. Flow (perm)		1949			3375		1770	5033				
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	134	204	0	0	244	86	131	1544	103	0	0	0
RTOR Reduction (vph)	0	0	0	0	19	0	0	4	0	0	0	0
Lane Group Flow (vph)	0	338	0	0	311	0	131	1643	0	0	0	0
Confl. Peds. (#/hr)	6		1	1		6			2	2		
Turn Type	pm+pt	NA			NA		Perm	NA				
Protected Phases	3	8			4			6				
Permitted Phases	8						6					
Actuated Green, G (s)		48.6			19.6		128.6	128.6				
Effective Green, g (s)		48.6			19.6		128.6	128.6				
Actuated g/C Ratio		0.26			0.10		0.68	0.68				
Clearance Time (s)		6.0			7.0		6.8	6.8				
Vehicle Extension (s)		3.0			3.0		1.0	1.0				
Lane Grp Cap (vph)		674			348		1198	3406				
v/s Ratio Prot		c0.06			c0.09			c0.33				
v/s Ratio Perm		0.07					0.07					
v/c Ratio		0.50			0.89		0.11	0.48				
Uniform Delay, d1		60.4			84.2		10.7	14.7				
Progression Factor		0.38			1.00		1.00	1.00				
Incremental Delay, d2		0.2			24.0		0.2	0.5				
Delay (s)		23.2			108.1		10.9	15.2				
Level of Service		C			F		B	B				
Approach Delay (s)		23.2			108.1			14.9			0.0	
Approach LOS		C			F			B			A	
Intersection Summary												
HCM 2000 Control Delay		28.6										
HCM 2000 Volume to Capacity ratio		0.54										
Actuated Cycle Length (s)		190.0							19.8			
Intersection Capacity Utilization		67.6%										
Analysis Period (min)		15										
c Critical Lane Group												

HCM 6th TWSC
 9: SW 94th Court & SW 168th Street

Future Total Conditions
 P.M. Peak Hour

Intersection

Int Delay, s/veh	1.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Traffic Vol, veh/h	306	31	52	277	27	40
Future Vol, veh/h	306	31	52	277	27	40
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	333	34	57	301	29	43

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	368
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.22
Pot Cap-1 Maneuver	-	-	1187
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1186
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	10
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	798	-	-	1186	-
HCM Lane V/C Ratio	0.091	-	-	0.048	-
HCM Control Delay (s)	10	-	-	8.2	0.2
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-

HCM 6th TWSC
 10: SW 94th Court & South Driveway

Future Total Conditions
 P.M. Peak Hour

Intersection

Int Delay, s/veh	1.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			↑	↓	
Traffic Vol, veh/h	10	5	13	17	75	0
Future Vol, veh/h	10	5	13	17	75	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	5	14	18	82	0

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	128	82	82	0	-	0
Stage 1	82	-	-	-	-	-
Stage 2	46	-	-	-	-	-
Critical Hdwy	5	5	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3	3	2.218	-	-	-
Pot Cap-1 Maneuver	1059	1108	1515	-	-	-
Stage 1	1097	-	-	-	-	-
Stage 2	1141	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1049	1108	1515	-	-	-
Mov Cap-2 Maneuver	1049	-	-	-	-	-
Stage 1	1087	-	-	-	-	-
Stage 2	1141	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.4	3.2	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBTEBLn1	SBT	SBR
Capacity (veh/h)	1515	- 1068	-	-
HCM Lane V/C Ratio	0.009	- 0.015	-	-
HCM Control Delay (s)	7.4	0 8.4	-	-
HCM Lane LOS	A	A A	-	-
HCM 95th %tile Q(veh)	0	- 0	-	-

HCM 6th TWSC
11: SW 94th Court & North Driveway

Future Total Conditions
P.M. Peak Hour

Intersection

Int Delay, s/veh 3.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			4	4	
Traffic Vol, veh/h	31	57	0	27	20	71
Future Vol, veh/h	31	57	0	27	20	71
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	34	62	0	29	22	77

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	90	61	99	0	-	0
Stage 1	61	-	-	-	-	-
Stage 2	29	-	-	-	-	-
Critical Hdwy	5	5	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3	3	2,218	-	-	-
Pot Cap-1 Maneuver	1099	1131	1494	-	-	-
Stage 1	1123	-	-	-	-	-
Stage 2	1163	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1099	1131	1494	-	-	-
Mov Cap-2 Maneuver	1099	-	-	-	-	-
Stage 1	1123	-	-	-	-	-
Stage 2	1163	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.5	0	0
HCM LOS	A		

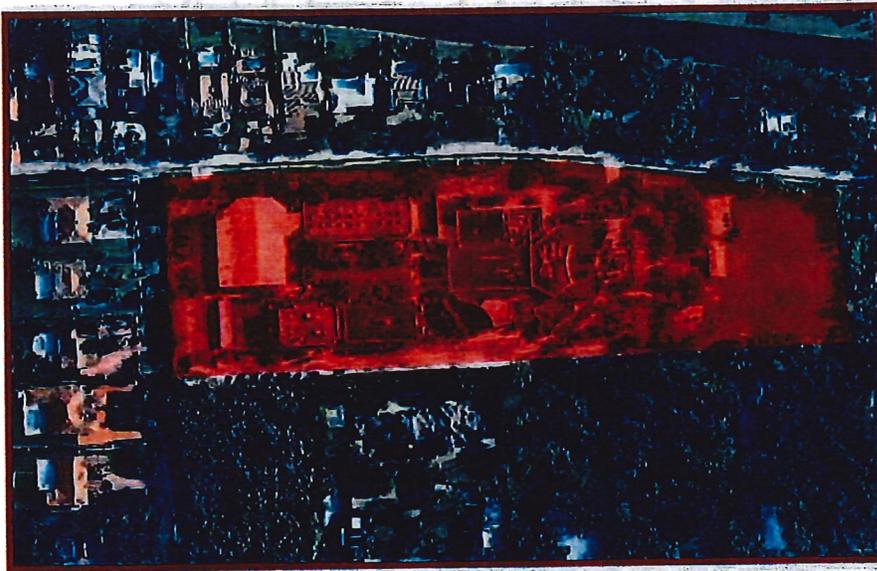
Minor Lane/Major Mvmt	NBL	NBTEBLn1	SBT	SBR
Capacity (veh/h)	1494	-	1120	-
HCM Lane V/C Ratio	-	-	0.085	-
HCM Control Delay (s)	0	-	8.5	-
HCM Lane LOS	A	-	A	-
HCM 95th %tile Q(veh)	0	-	0.3	-

Appendix J
Accumulation Analysis

■

Updated Traffic Impact Analysis

**Temple Beth Am School
Village of Pinecrest, Florida**



Kimley»»Horn

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Revised December 2018

ACCUMULATION DATA REPORT

Facility Name	Temple Beth Am
Facility Address	5950 SW 88th Street, Miami, FL
Date/Day/Hour	23-Aug-18

TIME		NUMBER OF VEHICLES ACCUMULATED								TOTAL	
		ON SITE									
		South		West		East		North			
Hour	Minute	Queued	Parked	Queued	Parked	Queued	Parked	Queued	Parked	Queued	Parked
7:00	0:00	0	0	0	0	0	4		1	0	5
	0:01	0	0	0	0	0	4		1	0	5
	0:02	0	0	0	0	0	4		1	0	5
	0:03	0	0	0	0	0	4		1	0	5
	0:04	0	0	0	0	0	4		1	0	5
	0:05	0	0	0	0	0	4		2	0	6
	0:06	0	0	0	0	0	4		2	0	6
	0:07	0	0	0	0	0	4		2	0	6
	0:08	0	0	0	0	0	4		2	0	6
	0:09	0	0	0	0	0	4		2	0	6
	0:10	0	0	0	0	0	4		2	0	6
	0:11	0	0	0	0	0	4		2	0	6
	0:12	0	1	0	0	0	4		2	0	7
	0:13	0	1	0	1	0	4		2	0	8
	0:14	0	2	0	1	0	4		2	0	9
	0:15	0	3	0	2	0	4		2	0	11
	0:16	0	3	0	2	0	5		3	0	13
	0:17	0	3	0	2	0	5		3	0	13
	0:18	0	3	0	2	0	5		3	0	13
	0:19	0	3	0	2	0	6		3	0	14
	0:20	0	3	0	2	0	6		3	0	14
	0:21	0	3	0	2	0	6		3	0	14
	0:22	0	3	0	2	0	7		3	0	15
	0:23	0	3	0	2	0	10		3	0	18
	0:24	0	4	0	2	0	10		3	0	19
	0:25	0	4	0	3	0	11		5	0	23
	0:26	0	4	0	3	0	12		5	0	24
	0:27	0	5	0	3	0	13		5	0	26
	0:28	0	5	0	3	0	13		5	0	26
	0:29	0	6	0	3	0	14		5	0	28
	0:30	0	6	0	3	0	14		5	0	28
	0:31	0	6	0	3	0	15		5	0	29
	0:32	0	7	0	3	0	16		5	0	31
	0:33	0	6	0	3	0	18		5	0	32
	0:34	0	6	0	4	0	18		5	0	33
	0:35	0	7	0	5	0	20		5	0	37
	0:36	0	8	0	5	0	20		5	0	38
	0:37	0	8	0	5	0	20		5	0	38
	0:38	0	8	0	5	0	20		5	0	38
	0:39	0	8	0	5	0	20		5	0	38
	0:40	1	9	0	5	0	20		5	1	39
	0:41	2	9	0	5	0	20		5	2	39
	0:42	1	9	0	5	0	20		5	1	39
	0:43	0	9	0	5	0	22		5	0	41
	0:44	1	10	0	5	0	24		5	1	44
	0:45	1	10	0	5	0	26		5	1	46
	0:46	1	11	0	6	0	27		5	1	49
	0:47	1	12	0	7	0	28		5	1	52
	0:48	1	12	0	7	0	28		5	1	52
	0:49	1	13	0	7	0	30		5	1	55
	0:50	1	14	0	7	0	31		5	1	57
	0:51	1	15	0	9	0	32		5	1	61
	0:52	2	15	0	9	0	36		5	2	65
	0:53	4	15	0	10	0	37		5	4	67
	0:54	4	15	0	12	0	43		5	4	75
	0:55	5	15	0	13	0	45		5	5	78
	0:56	5	16	0	13	0	45		5	5	79
	0:57	6	18	0	16	0	46		5	6	85
	0:58	12	19	0	16	0	46		5	12	86
	0:59	20	20	0	16	0	46		5	20	87
8:00	0:00	22	22	0	18	0	47	0	5	22	92
1 Mln Peak Acc.		22	22	0	18	0	47	0	5	22	92

ACCUMULATION DATA REPORT

Facility Name	Temple Beth Am
Facility Address	5950 SW 88th Street, Miami, FL
Date/Day/Hour	23-Aug-18

TIME		NUMBER OF VEHICLES ACCUMULATED								TOTAL	
		ON SITE									
		South		West		East		North			
Hour	Minute	Queued	Parked	Queued	Parked	Queued	Parked	Queued	Parked	Queued	Parked
8:00	0:00	22	22	0	18	0	47		5	22	92
	0:01	25	25	0	21	0	47		5	25	98
	0:02	30	25	0	23	0	47		6	30	101
	0:03	35	25	0	27	0	47		6	35	105
	0:04	30	25	0	29	0	47		6	30	107
	0:05	20	25	0	30	0	47		7	20	109
	0:06	21	25	0	30	0	47		7	21	109
	0:07	23	25	0	30	0	47		7	23	109
	0:08	26	26	0	30	0	47		7	26	110
	0:09	30	27	0	30	0	47		7	30	111
	0:10	30	27	0	31	0	47		7	30	112
	0:11	30	27	0	31	0	47		7	30	112
	0:12	26	27	0	33	0	47		7	26	114
	0:13	20	27	0	34	0	47		7	20	115
	0:14	18	27	0	34	0	50		7	18	118
	0:15	15	27	0	35	0	51		7	15	120
	0:16	15	28	0	35	0	53		7	15	123
	0:17	15	27	0	35	0	55		7	15	124
	0:18	10	28	0	35	0	56		7	10	126
	0:19	8	28	0	35	0	56		9	8	128
	0:20	8	27	0	39	0	56		9	8	131
	0:21	5	28	0	39	0	56		10	5	133
	0:22	8	29	0	39	0	56		11	8	135
	0:23	9	29	0	39	0	58		12	9	138
	0:24	4	30	0	40	0	58		12	4	140
	0:25	3	30	0	40	0	60		12	3	142
	0:26	3	31	0	40	0	60		13	3	144
	0:27	3	31	0	40	0	60		13	3	144
	0:28	4	32	0	40	0	60		13	4	145
	0:29	4	32	0	40	0	60		13	4	145
	0:30	2	34	0	40	0	60		13	2	147
	0:31	2	35	0	40	0	60		13	2	148
	0:32	2	35	0	40	0	60		13	2	148
	0:33	2	36	0	40	0	60		13	2	149
	0:34	2	36	0	40	0	60		13	2	149
	0:35	4	36	0	41	0	61		13	4	151
	0:36	2	37	0	41	0	61		13	2	152
	0:37	1	36	0	41	0	61		13	1	151
	0:38	2	37	0	41	0	61		13	2	152
	0:39	5	37	0	41	0	61		13	5	152
	0:40	3	40	0	41	0	61		13	3	155
	0:41	1	40	0	41	0	61		13	1	155
	0:42	3	40	0	43	0	61		13	3	157
	0:43	5	43	0	43	0	61		13	5	160
	0:44	2	44	0	45	0	61		13	2	163
	0:45	0	47	0	46	0	60		13	0	166
	0:46	0	47	0	46	0	60		13	0	166
	0:47	0	47	0	46	0	61		13	0	167
	0:48	0	46	0	44	0	61		13	0	164
	0:49	0	45	0	44	0	62		13	0	164
	0:50	0	43	0	44	0	63		13	0	163
	0:51	1	42	0	40	0	63		13	1	158
	0:52	0	41	0	39	0	63		13	0	156
	0:53	1	41	0	35	0	63		13	1	152
	0:54	0	40	0	30	0	63		13	0	146
	0:55	0	40	0	26	0	64		14	0	144
	0:56	0	39	0	26	0	64		14	0	143
	0:57	0	39	0	24	0	66		14	0	143
	0:58	0	38	0	20	0	67		15	0	140
	0:59	0	37	0	16	0	70		18	0	141
9:00	0:00	0	36	0	15	0	72	0	18	0	141
1 Min Peak Acc.		35	47	0	46	0	72	0	18	35	167

ACCUMULATION DATA REPORT

Facility Name		Temple Beth Am									
Facility Address		5950 SW 88th Street, Miami, FL									
Date/Day/Hour		23-Aug-18									
NUMBER OF VEHICLES ACCUMULATED											
TIME		ON SITE								TOTAL	
		South		West		East		North			
Hour	Minute	Queued	Parked	Queued	Parked	Queued	Parked	Queued	Parked	Queued	Parked
14:00	0:00	0	22	0	15	0	75		19	0	131
	0:01	2	22	0	15	0	74		19	2	130
	0:02	2	22	0	15	0	74		19	2	130
	0:03	2	22	0	15	0	75		19	2	131
	0:04	2	22	0	15	0	75		19	2	131
	0:05	2	22	0	15	0	75		19	2	131
	0:06	2	22	0	15	0	75		19	2	131
	0:07	2	22	0	15	0	75		19	2	131
	0:08	2	22	0	15	0	75		19	2	131
	0:09	2	22	0	15	0	75		19	2	131
	0:10	2	22	0	15	0	75		19	2	131
	0:11	2	22	0	15	0	75		19	2	131
	0:12	2	22	0	15	0	75		19	2	131
	0:13	2	22	0	15	0	75		19	2	131
	0:14	2	22	0	15	0	75		19	2	131
	0:15	2	22	0	15	0	75		19	2	131
	0:16	2	22	0	15	0	75		19	2	131
	0:17	2	22	0	15	0	75		19	2	131
	0:18	2	22	0	15	0	75		19	2	131
	0:19	3	22	0	15	0	75		19	3	131
	0:20	3	22	0	15	0	75		19	3	131
	0:21	3	22	0	16	0	75		19	3	132
	0:22	3	22	0	16	0	75		19	3	132
	0:23	3	22	0	16	0	75		19	3	132
	0:24	3	22	0	16	0	75		19	3	132
	0:25	3	22	0	18	0	75		18	3	133
	0:26	3	22	0	18	0	75		18	3	133
	0:27	4	22	0	18	0	75		18	4	133
	0:28	4	22	0	19	0	75		18	4	134
	0:29	5	21	3	19	0	75		18	8	133
	0:30	5	21	3	20	0	75		18	8	134
	0:31	5	21	3	20	0	75		18	8	134
	0:32	6	21	3	20	0	75		18	9	134
	0:33	6	21	3	20	0	75		18	9	134
	0:34	6	21	3	22	0	75		18	9	136
	0:35	6	21	3	22	0	76		17	9	136
	0:36	8	21	3	26	0	76		17	11	140
	0:37	10	21	9	27	0	76		17	13	141
	0:38	11	21	5	29	0	76		17	16	143
	0:39	11	20	6	30	0	76		17	17	143
	0:40	11	20	6	33	0	76		17	17	146
	0:41	11	20	6	33	0	76		17	17	146
	0:42	14	19	7	33	0	76		17	21	145
	0:43	15	19	8	33	0	76		17	23	145
	0:44	15	19	9	33	0	76		17	24	145
	0:45	16	19	10	34	0	76		17	26	146
	0:46	20	19	10	34	0	76		17	30	146
	0:47	25	19	10	35	0	76		17	35	147
	0:48	25	19	10	35	0	76		17	35	147
	0:49	25	19	12	36	5	76		17	42	148
	0:50	29	18	13	37	9	76		17	51	148
	0:51	30	18	15	37	11	76		17	56	148
	0:52	30	18	16	37	11	76		17	57	148
	0:53	30	19	17	38	11	76		17	58	150
	0:54	30	19	18	38	15	76		17	63	150
	0:55	30	19	20	40	15	76		17	65	152
	0:56	30	19	19	40	20	76		17	69	152
	0:57	30	21	18	41	25	76		17	73	155
	0:58	30	20	17	42	27	76		17	74	155
	0:59	30	20	16	43	30	76		17	76	156
15:00	0:00	30	20	23	44	29	76		17	82	157
1 Min Peak Acc.		30	22	23	44	30	76	0	19	82	157

ACCUMULATION DATA REPORT

Facility Name	Temple Beth Am
Facility Address	5950 SW 88th Street, Miami, FL
Date/Day/Hour	23-Aug-18

TIME		NUMBER OF VEHICLES ACCUMULATED								TOTAL	
		ON SITE									
		South		West		East		North			
Hour	Minute	Queued	Parked	Queued	Parked	Queued	Parked	Queued	Parked	Queued	Parked
15:00	0:00	30	20	23	44	29	76		17	82	157
	0:01	30	20	28	44	28	76		17	86	157
	0:02	30	20	28	44	25	76		17	83	157
	0:03	30	20	28	43	21	76		17	79	156
	0:04	30	20	20	43	20	76		17	70	156
	0:05	30	20	18	43	16	76		16	64	155
	0:06	30	20	19	43	13	76		16	62	155
	0:07	30	20	24	43	13	76		15	67	154
	0:08	30	20	24	43	9	76		15	63	154
	0:09	30	20	24	43	4	76		15	58	154
	0:10	30	20	23	43	3	76		15	56	154
	0:11	30	20	22	42	2	76		15	54	153
	0:12	30	20	21	42	2	76		15	53	153
	0:13	30	20	20	42	2	76		15	52	153
	0:14	30	20	18	41	2	76		15	50	152
	0:15	30	20	16	41	2	76		15	48	152
	0:16	30	20	15	41	1	76		15	46	152
	0:17	30	20	14	41	1	76		15	45	152
	0:18	30	20	12	40	0	76		15	42	151
	0:19	30	20	12	39	0	76		15	42	150
	0:20	26	19	12	38	0	76		15	38	148
	0:21	20	19	11	38	0	76		15	31	148
	0:22	18	19	9	38	0	76		15	27	148
	0:23	15	19	8	37	0	76		15	23	147
	0:24	14	19	4	36	0	76		15	18	146
	0:25	13	19	3	35	0	76		15	16	145
	0:26	10	19	2	33	0	76		15	12	143
	0:27	8	19	0	30	0	76		15	8	140
	0:28	7	20	0	28	0	76		15	7	139
	0:29	5	20	0	27	0	76		15	5	138
	0:30	4	19	0	25	0	75		15	4	134
	0:31	2	19	0	24	0	74		15	2	132
	0:32	1	19	0	24	0	74		15	1	132
	0:33	0	19	0	24	0	73		15	0	131
	0:34	0	18	0	24	0	72		15	0	129
	0:35	0	18	0	23	0	72		14	0	127
	0:36	0	17	0	23	0	72		14	0	126
	0:37	0	17	0	22	0	70		14	0	123
	0:38	0	17	0	22	0	70		14	0	123
	0:39	0	18	0	22	0	70		14	0	124
	0:40	0	18	0	22	0	70		14	0	124
	0:41	0	18	0	22	0	70		14	0	124
	0:42	0	18	0	22	0	70		14	0	124
	0:43	0	18	0	22	0	70		14	0	124
	0:44	0	18	0	22	0	70		14	0	124
	0:45	0	18	0	22	0	70		14	0	124
	0:46	0	18	0	22	0	70		14	0	124
	0:47	0	18	0	22	0	70		14	0	124
	0:48	0	18	0	22	0	70		14	0	124
	0:49	0	18	0	21	0	70		14	0	123
	0:50	0	17	0	20	0	70		14	0	121
	0:51	0	17	0	20	0	70		14	0	121
	0:52	0	17	0	20	0	69		14	0	120
	0:53	0	16	0	18	0	69		14	0	117
	0:54	0	16	0	18	0	69		14	0	117
	0:55	0	16	0	17	0	68		14	0	115
	0:56	0	16	0	16	0	68		14	0	114
	0:57	0	16	0	15	0	67		14	0	112
	0:58	0	16	0	15	0	66		14	0	111
	0:59	0	16	0	14	0	64		14	0	108
16:00	0:00	0	15	0	14	0	64		14	0	107
1 Min Peak Acc.		30	20	28	44	29	76	0	17	86	157

NOTICE



Posted Public Notice

December 12, 2019



**VILLAGE OF PALMETTO BAY
NOTICE OF ZONING HEARING**

**Monday, January 13, 2020, at 7:00 p.m.
at Village Hall, 9705 East Hibiscus Street, Council Chambers,
Palmetto Bay, FL.**

Discussion and public input will be welcome concerning the following items that may be of interest to your immediate neighborhood.

Property Address: 16999 South Dixie Highway

Property Folio: 33-5033-004-0100

Applicant: DREAM STARTS, LLC

Application: VPB-18-004

Request: REQUEST FOR APPROVAL OF A SITE PLAN FOR A MIXED-USE BUILDING ON THREE ADJOINING PARCELS ZONED DOWNTOWN URBAN VILLAGE (DUV), DOWNTOWN GENERAL SECTOR (DG), WITH GROUND-FLOOR COMMERCIAL USE, AND OFFICE COMPONENT, A RESIDENTIAL COMPONENT, AND A SCHOOL COMPONENT, PURSUANT TO SECTION 30-50.23 DUV ZONING DISTRICT; SECTION 30-30.6, SITE PLAN APPROVAL; AND SECTION 30-120.1 PUBLIC CHARTER SCHOOL FACILITIES

The Village of Palmetto Bay shall conduct a Zoning Hearing on Monday, January 13, 2020, at 7:00 p.m. The Zoning hearing shall be held at Village Hall, 9705 East Hibiscus Street, Council Chambers, Palmetto Bay, Florida. Discussion and public input will be welcome concerning this item that may be of interest to your immediate neighborhood.

All persons are invited to appear and be heard. The documents pertaining to this Zoning Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

Pursuant to Section 288.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings.

www.palmettobay-fl.gov



Public Notice Posted December 12, 2019

West side of property / SW 94th Court

U HAUL CO OF FLA 905 LLC
PO BOX 29046
PHOENIX, AZ 85038

NEREYDA MIRANDA
9720 SW 167 ST
MIAMI, FL 33157-3343

JANET ESPINO YOUNG
9750 SW 166 TERR
MIAMI, FL 33157-3341

ADAM I BROWNSTEIN
9542 SW 165 ST
MIAMI, FL 33157

SOUTH MOTOR CO OF DADE CTY
16165 SO DIXIE HWY
MIAMI, FL 33157-1840

WARREN HENRY REAL ESTATE LLC
20800 NW 2 AVE
MIAMI, FL 33169

VASSIE M KYSER
9350 SW 170 ST
MIAMI, FL 33157-4440

KRISTINA ALEXANDRA MARTINEZ
9374 SW 171 TER
PALMETTO BAY, FL 33157

GUSTAVO R BUENDIA VILA
16901 SW 92 CT
MIAMI, FL 33157-4516

EVGENIA KIM
17080 SW 92 AVE
MIAMI, FL 33157

DOROTHY V ANDERSEN
9510 SW 166 TERR
MIAMI, FL 33157-3429

BLANCA NIEVES FUGATE
9740 SW 167 ST
MIAMI, FL 33157-3343

TARAMATIE BUDRAJ
9710 SW 165 TERR
MIAMI, FL 33157

SIGIFREDO LEAL & W MIRIAM
9565 SW 165 TERR
MIAMI, FL 33157-3367

D & H PARTNERSHIP
16165 S DIXIE HWY
MIAMI, FL 33157-1840

SAFEGUARD PROPERTIES LLC
3384 PEACHTREE RD STE#400
ATLANTA, GA 30326

TAO LIU & W
9364 SW 170 LN
PALMETTO BAY, FL 33157-4448

DAPHANE A JOBSON
9365 SW 172 TERR
MIAMI, FL 33157-4443

GOLSTROM VENTURES LLC
16930 SW 92 AVE
PALMETTO BAY, FL 33157

MANUCON 1 17220 LLC
5133 DONATELLO ST
CORAL GABLES, FL 33134

MIAMI-DADE COUNTY
3071 SW 38 AVE
MIAMI, FL 33146-1520

ROBERTO A MONTIEL & W INDIANA
9730 SW 166 TERR
MIAMI, FL 33157-3341

GABRIEL DE JESUS SERRANO
9522 SW 165 ST
MIAMI, FL 33157-3355

HAYDEN DAVIS
9501 SW 165 ST
MIAMI, FL 33157-3354

BRACUSA LLC
4300 SW 74 AVE
MIAMI, FL 33155-4406

MARK A PARKER
9330 SW 170 ST
MIAMI, FL 33157-4440

PAMELA L WHITE
9375 SW 171 TERR
MIAMI, FL 33157-4444

WALTER LUND &
8005 SW 89 ST
MIAMI, FL 33156-7460

LEO W BAUMER & W MERCEDES G
16965 SW 92 CT
MIAMI, FL 33157-4516

KYMBERLY W MCNEILL
17260 SW 92 CT
PALMETTO BAY, FL 33157

JOHN K SAKUMA
17170 SW 94 AVE 801
PALMETTO BAY, FL 33157-4445

RUN QUN KWOCK ZHENG
17170 SW 94 AVE #803
PALMETTO BAY, FL 33157

MARWA MOUSSA
17190 SW 94 AVE #911
PALMETTO BAY, FL 33157

LA CALANDRIA LLC
5775 SW 39 ST
MIAMI, FL 33155

RUNXIA TIAN
17255 SW 95 AVE 109
MIAMI, FL 33157

ALTA PINE LLC
PO BOX 565871
MIAMI, FL 33256

PHILIP SHENKMAN
12951 SW 79 ST
MIAMI, FL 33183-4207

PALMETTO BAY CONDO 218 LLC
7003 N WATERWAY DR STE 218
MIAMI, FL 33155

HUGO LUIS FRAGA
16401 SW 81 AVE
PALMETTO BAY, FL 33157

GEHONG TAO
9031 SW 162 LN
PALMETTO BAY, FL 33157

CLAUDIA NAVARRO
14359 MIRAMAR PARKWAY 188
MIRAMAR, FL 33027

JUN ZHENG
19723 BRICKEL POINT DR
BOCA RATON, FL 33498-4503

EDUARDO H COLOMBO LE
7467 SW 189 ST
CUTLER BAY, FL 33157

JOSE ARBIDE
10505 SW 136 CT
MIAMI, FL 33186

QUNHUI SUN
14750 SW 132ND CT
MIAMI, FL 33186-7636

YINGJUN LU
287 S ORANGE AVE
LIVINGSTON, NJ 07039

PALMETTO BAY 17255 LLC
8385 SW 100 ST
MIAMI, FL 33156

JAMES Z ZHOU & W LONGXIU WU
9190 SW 70 AVE
MIAMI, FL 33156-1604

17255 UNIT 156 LLC
10301 SW 89 AVE
MIAMI, FL 33176

CYNTHIA STANISLAUS
35 E AVENUE
VALLEY STREAM, NY 11580

HUARAO ZHOU
3463 N FIELD WAY NW
KENNESAW, GA 30144

RAMOND & NICOLE A VALERE JTRS
17255 SW 95 AVE #363
PALMETTO BAY, FL 33157-4450

R ALEXANDER RODRIGUEZ
9411 SW 174 ST 9411
PALMETTO BAY, FL 33157

DANYS CABRERA
4526 SW 146 CT
MIAMI, FL 33175

CLEMENTE F VERA
10773 NW 58 ST #337
DORAL, FL 33178

MAHADEO TULSIE
16030 SW 108 AVE
MIAMI, FL 33157-2917

DIOVEL HERNANDEZ
16545 SW 95 AVE
MIAMI, FL 33157

JOEL CORBEA
9781 SW 167 ST
MIAMI, FL 33157

FAY BATSON-MILLER
9751 SW 167 ST
MIAMI, FL 33157-3342

ABDOLSAMAD YADKOURI
9540 165 TER SW
MIAMI, FL 33157

PAMELA K LAWSON
9301 SW 166 ST
MIAMI, FL 33157-3444

KAREN J NEHER
16635 SW 93 CT
MIAMI, FL 33157-3412

DJR RLTY LLC
16501 S DIXIE HWY
MIAMI, FL 33157-3443

JAMES C WAGGONER &W DONNA JO
16935 SW 93 AVE
MIAMI, FL 33157-4412

NVIA M CARRERA
13304 SW 73 TER
MIAMI, FL 33183

SAVINGS FOR RETIREMENT LLC
PO BOX 160161
MIAMI, FL 33116

DORIS RODRIGUEZ
9420 SW 170 ST # 201
MIAMI, FL 33157

D SAPAH-GULIAN &W LAURETTE
17160 SW 94 AVE #606
MIAMI, FL 33157-4473

MING LIANG
1435 SW 13 ST
MIAMI, FL 33145

NICOLESCOTT LLC
11015 SW 77 COURT CIR
MIAMI, FL 33156

MICHAEL FITTS
7801 SW 102 LN
MIAMI, FL 33156

RONALD A ROSENBERG
9320 SW 166 ST
MIAMI, FL 33157-3445

MICHAEL LUCAS
7860 SW 182 TERR
MIAMI, FL 33157-6239

EST OF HELEN FORGIONE
9285 SW 170 ST
MIAMI, FL 33157-4567

JONATHON BROOKS &W CHRISTINE
6255 SW 126 ST
MIAMI, FL 33156-5564

GERMAN COTRENA &W MIRIAM
TENOREO
14116 SW 155 ST
MIAMI, FL 33177-0941

FREDDY NEYRA
17520 SW 89TH AVE
PALMETTO BAY, FL 33157-5831

BONNIE MURRAY LEHR
17180 SW 94 AVE UNIT 701
MIAMI, FL 33157-4484

SANRAJ LLC
17255 SW 95 AVE UNIT F-206
VILLAGE OF PALMETTO BAY, FL 33157

JC & C FLORIDA PROPERTIES LLC
13722 SW 83 AVE
PALMETTO BAY, FL 33158

CHARLES BERRY &W SHIRLEY
16615 SW 93 CT
MIAMI, FL 33157-3412

GENEVA BAZILE
9315 SW 166 TERR
MIAMI, FL 33157-3427

ISABEL C ASCENCIO &W MARIA B
9311 SW 169 ST
MIAMI, FL 33157-4436

EVERIST BAPTISTE
15305 PAMETTO LAKE DR
MIAMI, FL 33157

JONATHON N BROOKS
6255 MOSS RANCH RD
MIAMI, FL 33156

KENNETH AITCHESON &W EDNA
9400 SW 170 ST #106
MIAMI, FL 33157-4456

EDIL L MEZA
17160 SW 94 AVE #601
MIAMI, FL 33157

PALMETTO BAY 17255 L;LC
8385 SW 100 ST
MIAMI, FL 33156

MARIA CECILIA VASQUEZ
7026 SW 154 CT
MIAMI, FL 33193

FELIX ARRECIS
14872 SW 96TH TER
MIAMI, FL 33196-1679

DEQIANG ZHOU &W XIUXIAN GUAN
9315 SW 171 TERR
MIAMI, FL 33157-4444

ALAN B YOUNG &W LOURDES
9334 SW 172 TERR
MIAMI, FL 33157-4446

MICHAEL J BARNES &W RUTH Q
9344 SW 172 TERR
MIAMI, FL 33157-4446

YADONG LUO &W CUIHUA HUANG
10800 SW 67TH AVE
MIAMI, FL 33156-3908

DARIA BUENO
16810 SW 92 AVE
MIAMI, FL 33157-4562

MONICA BUENO JTRS
16820 SW 92 AVE
PALMETTO BAY, FL 33157

MARY ANN ESPINOSA
17091 SW 92 CT
MIAMI, FL 33158

TOD R ROY
17301 SW 93 AVE
MIAMI, FL 33157-4401

RONALD M BAILY & W DEANNE S
17261 SW 93 AVE
MIAMI, FL 33157-4407

JEAN M BELOT
9270 SW 170 ST
PALMETTO BAY, FL 33157

BAF 2 TRS LLC
3505 KOGER BLVD STE 400
DULUTH, GA 30096

HECTOR DE LOS RIOS
17020 SW 92 CT
PALMETTO BAY, FL 33157

RAMON GERARDO VARELA MARTINEZ
9375 SW 173 TER
PALMETTO BAY, FL 33157

ALBERTO J MARINO LE
9365 SW 173 TER
PALMETTO BAY, FL 33157

CONG LI
9381 SW 174 ST
PALMETTO BAY, FL 33157

VITRAN HOMES LLC
11767 S DIXIE HWY #136
MIAMI, FL 33156

ACADEMIC PROPERTIES LLC
3749 PARADISO CIR
KISSIMMEE, FL 34746

SO BELL TEL & TEL CO
PO BOX 7207
BEDMINSTER, NJ 07921

LISA J GOODKIND
9298 SW 166 TERR
MIAMI, FL 33157-3426

ALEXANDRA V TOPOLE
9280 SW 166 TERR
MIAMI, FL 33157-3426

CIANNI DEVELOPMENT LLC
14801 SW 93 CT
MIAMI, FL 33176

CARLOS AITA
9310 SW 165 ST
MIAMI, FL 33157-3449

STEVE M ANTEEN
16674 SW 93 CT
PALMETTO BAY, FL 33157

ELIZABETH S OGLESBY
9320 SW 167 ST
MIAMI, FL 33157-3431

CHRISTINE M ALFRE &H
16655 SW 93 CT
MIAMI, FL 33157-3412

OLINTO A CARDENAS
16665 SW 93 CT
MIAMI, FL 33157

LUIS F ROCA
19 EMERY ST
HOLBROOK, MA 02343

E & L 168 STREET CO LLC
11231 SW 69 CT
MIAMI, FL 33156

HECTOR ORTIZ &W
320 ATLANTIC AVE
SUNNY ISLES BEACH, FL 33160

16910-20 LLC
1541 SUNSET DRIVE #302
SOUTH MIAMI, FL 33143

MICHAEL MAGUIRE
9451 SW 174 ST #9451
PALMETTO BAY, FL 33157

CAR WAR FL LRSD LLC
8484 WESTPARK DR STE 200
MCLEAN, VA 22102

AMED VALLE TURRO
9720 SW 166 TER
MIAMI, FL 33157

PAUL C PADGETT JR
9525 SW 166 TERR
MIAMI, FL 33157-3428

CHRISTOHER J GRIFFIN &W
KAWANNAH
17440 SW 93 PL
MIAMI, FL 33157-5775

JUAN P MEDINA
9375 SW 170TH LN
MIAMI, FL 33157

BONIFACIO PANTOJA
9354 SW 171 TERR
PALMETTO BAY, FL 33157-4447

XUDONG YANG
16910 SW 92 AVE
MIAMI, FL 33157-4568

ANGEL R RIVAS &W DEISY
17255 SW 92 CT
PALMETTO BAY, FL 33157-4531

MANUEL D FERNANDES
17065 SW 93 AVE
MIAMI, FL 33157

LUIS GARCIA JR
19621 NW 88 AVE
MIAMI, FL 33018

PATRICK DIAZ
16535 SW 95 AVE
MIAMI, FL 33157-3423

PAUL M MAZZACANE
9761 SW 167 ST
MIAMI, FL 33157-3342

GERARDO A PEREZ-CEA &W NANCY C
9515 SW 165 TERR
MIAMI, FL 33157-3367

IOLENE M DERBY &
17220 SW 93 AVE
MIAMI, FL 33157-4490

HILMAR TORRICO
9314 SW 170 LN
MIAMI, FL 33157-4448

JOSE EVANDRO SANTOS LIMA TUCKER
9335 SW 172 TER
PALMETTO BAY, FL 33157

JUAN C DEL CORRAL &W ADELA I
16940 SW 92 AVE
MIAMI, FL 33157-4568

MANUEL A & ROSA MARQUES
17241 SW 93 AVE
PALMETTO BAY, FL 33157-4407

EARL GABB
9315 SW 173 TER
PALMETTO BAY, FL 33157

SANTIAGO FORTEZA
17340 SW 94 AVE #17340
PALMETTO BAY, FL 33157

ROBERTO A OSEJO &W ROSARIO E
9750 SW 167 ST
MIAMI, FL 33157-3343

RCM CONTRACTOR CORPORATION
9520 SW 165 TER
MIAMI, FL 33157

MMIA 16896 LLC
7931 SW 104 ST E113
MIAMI, FL 33156

TSANG STEPHEN LIN &W DANA
9310 SW 170 ST
MIAMI, FL 33157-4440

REBECCA SILVERA
9335 SW 171 TER
PALMETTO BAY, FL 33157

MACARIO HUAITALLA
3343 SACRAMENTO WAY
NAPLES, FL 34105-2815

FREDERICK BOND JR &W DANIELLE
17121 SW 92 CT
MIAMI, FL 33156

LYNWOOD LLC
PO BOX 565483
MIAMI, FL 33256

JUAN ALFREDO CURIEL
9314 SW 173 TER
PALMETTO BAY, FL 33157

GONZALO TORREZ &W MARIA T
17190 SW 94 AVE UNIT 906
MIAMI, FL 33157-4481

YULONG YANG &W
10403 SW 120 ST
MIAMI, FL 33176

XIA JIN
13820 SW 82 CT
PALMETTO BAY, FL 33158

EDWARD T MCGANN
201 GOLDEN ISLES #205
HALLANDALE BEACH, FL 33009

ADAM R GROCHOLSKI
9421 SW 174 ST #9421
PALMETTO BAY, FL 33157

PALMETTO GREEN PROPERTIES LLC
8300 SW 152 ST
PALMETTO BAY, FL 33157

KUMARIE LACHMAN TRS
10803 SW 158 LN
MIAMI, FL 33157

JEFFREY W OLESON &W DEBRA A
9740 SW166 TERR
MIAMI, FL 33157-3341

165 ST PROPERTY LLC
11767 S DIXIE HWY 155
PINECREST, FL 33156

96 PROPERTIES LLC
8964 SW 176 TERR
MIAMI, FL 33137

GGH 48 LLC
18305 BISCAYNE BLVD # 400
AVENTURA, FL 33160

HAO ZHU
1138 RIDGEMONT DR
MILPITAS, CA 95035-7825

FOJHEZ LLC
19339 SW 80 CT
MIAMI, FL 33157

HUA GUO
17255 SW 95 STREET UNIT C 155
PALMETTO BAY, FL 33157

VILLAGE HOMES AND CONDOS AT
201 ALHAMBRA CIR 603
CORAL GABLES, FL 33134

16590 SOUTH DIXIE LLC
2298 S DIXIE HWY
MIAMI, FL 33133

LUCILLE CUMMINGS EST OF
9700 SW 167 ST
MIAMI, FL 33157-3343

ERNESTO P GONZALEZ
9760 SW 166 TER
MIAMI, FL 33157

CARMEN ALVAREZ
9552 SW 165 ST
MIAMI, FL 33157-3355

CAMACA LLC
305 NW 57 AVE STE 110
MIAMI, FL 33126

NORIS LEDESMA TRS
16965 SW 113 CT 31441 E
MIAMI, FL 33157

CARLOS FERREIRO JTRS
2431 W 80 STREET #1
HIALEAH, FL 33016

ALEJANDRO S PEREZ
17255 SW 95 AVE #D-152
MIAMI, FL 33157-4453

GERSHOM MCKOY
17842 SW 88 PL
PALMETTO BAY, FL 33157

KADIR ULKEALAN
600 W LAS OLAS BLVD 1305
FORT LAUDERDALE, FL 33312

KONSTANTIN OULIANOV
9530 SW 166 TER
MIAMI, FL 33157

JULIO QUINTANA &W CARMEN
9730 SW 167 ST
MIAMI, FL 33157-3343

STENNARD KING
9720 SW 165 TER
MIAMI, FL 33157

PB AND E ENTERPRISES LLC
16890 S DIXIE HWY
MIAMI, FL 33157

WEIHUA ZHANG
9320 SW 170 ST
PALMETTO BAY, FL 33157

ANTOANETA IORDANOVA ANGELOVA
8870 SW 170 ST
MIAMI, FL 33157-4552

RETIREMENT ENTERPRISES LLC
PO BOX 160161
MIAMI, FL 33116

JAMES C SILL
9420 SW 170 ST #205
MIAMI, FL 33157-4457

BARNETT L KAUFMAN & W ADRIENNE
9760 SW 99 TERR
MIAMI, FL 33176-2858

EFFECTIVE BLDRS LLC
7600 SW 109 TER
MIAMI, FL 33156

RIGOBERTO J FERNANDEZ LE
12369 NW 13 CT
PEMBROKE PINES, FL 33026

YONG CAI
7311 SW 146 TERR
MIAMI, FL 33158

SUSANA MARIA BORROTO
1013 SW 133 TER
PEMBROKE PINES, FL 33025

MAURA PANIAGUA & H
12032 SW 208 TERR
MIAMI, FL 33177-5324

CODY WALLACE & W
17240 SW 94TH AVE
PALMETTO BAY, FL 33157

SCOTT A MCKINLEY & W LESLIE M
8430 SW 148 DR
MIAMI, FL 33158-1940

WENDY CANDIA
16915 SW 93 AVE
MIAMI, FL 33157

DYNASTY PROP OF SOUTH FLORIDA LLC
13500 SW 88 ST 131
MIAMI, FL 33186

ODALIS ALVAREZ
17170 SW 94 AVE 802
PALMETTO BAY, FL 33157

PEDRO MERIDA
1311 SW 64 AVE
WEST MIAMI, FL 33144

CANTELI GROUP INC
8287 SW 128TH ST APT 112
MIAMI, FL 33156-5910

002 INVESTMENT CORP
2668 NW 97TH AVE
DORAL, FL 33172-1400

JIPING WU
8840 SW 164 ST
PALMETTO BAY, FL 33157

136 WATERFALLS LLC
PO BOX 56 2022
MIAMI, FL 33256

CESAR C DUMARAN & W MAY B
16501 SW 95 AVE
MIAMI, FL 33157-3423

JOHN A RUSS & W PATRICIA &
9719 SO DIXIE HWY
MIAMI, FL 33156-2834

GEORGE ALDEGUER JR & W DAWN
7500 SW 139 ST
MIAMI, FL 33158-1254

HONGWEI SHAO
17100 SW 194 AVE #503
PALMETTO BAY, FL 33157

THOMAS ROSS & BEVERLY ROSS
17170 SW 94 AVE #804
MIAMI, FL 33157-4485

ALEESHIA BAILEY
514 HAWTHORNE LN
WINDSOR, CT 06095

LICI CADAVID
730 PENNSYLVANIA AVE #410
MIAMI BEACH, FL 33139

CECIL L BROWN
PO BOX 970704
MIAMI, FL 33197

IBETH GONZALEZ
15466 SW 36 TER
MIAMI, FL 33185

SOFIA A DASILVA
17220 SW 94 AVE #17220
PALMETTO BAY, FL 33157

FIDEL REMON PEREZ
16425 SW 95 AVE
MIAMI, FL 33157

RYAN COLON
9220 SW 167 TER
PALMETTO BAY, FL 33157

ZUNILDA MACHADO
9340 SW 167 ST
MIAMI, FL 33157-3431

GLORIA MENENDEZ JTRS
9502 SW 218 LN
MIAMI, FL 33190

PALMETTO BAY LAW CENTER LLC
17345 SOUTH DIXIE HWY
MIAMI, FL 33157

THERESA R JONES
16902 SW 92 CT
MIAMI, FL 33157-4517

ROBERT MORRISON
918 S PALMWAY
LAKE WORTH, FL 33460-5106

C H THIELE
17300 SW 90 AVE
MIAMI, FL 33157-4511

FAUSTO ROSALES
1100 BISCAYNE BLVD #5104
MIAMI, FL 33132

HECTOR CIFUENTES
9430 SW 170 ST 305
PALMETTO BAY, FL 33157

MARCIA HITCHINS
17160 SW 94 AVE #605
MIAMI, FL 33157-4473

SCOTT M ZIMMETT
9340 SW 165 ST
MIAMI, FL 33157-3449

NAGEDA MOORE
9330 SW 167 ST
PALMETTO BAY, FL 33157

HANANIA INVESTMENTS 4 LLC
7200 BLANDING BLVD
JACKSONVILLE, FL 32244

JESUS S CASANOVA TRS
8745 SW 182 TER
PALMETTO BAY, FL 33157

TED BACHAN
17000 S DIXIE HWY
MIAMI, FL 33157

RONALD SPIEGEL
16925 SW 94 AVE
MIAMI, FL 33157

ALIE REAL EST HOLDING LLC
16815 S DIXIE HWY
PERRINE, FL 33157-4360

MEIFENG HU
5 ELM CT
WEST WINDSOR, NJ 08550

MAXIMA DE LOS SANTOS
9430 SW 170 ST #306
PALMETTO BAY, FL 33157-4462

SUNG YUEN CHAN
69 21 136 ST B
FLUSHING, NY 11367

RAYMOND J PAPICH LE
9330 SW 165 ST
PALMETTO BAY, FL 33157

DANIEL GOMEZ
9321 SW 167 ST
MIAMI, FL 33157-3430

ISAACS DIXIE HOLDINGS LLC
17225 SO DIXIE HWY #200
MIAMI, FL 33157

JOSE A PEREZ & W ROSARIO
16900 SW 92 CT
MIAMI, FL 33157-4517

ROBERT DESVALLONS &
9329 SW 170 ST
MIAMI, FL 33157-4439

9375 MIAMI INVESTMENT LLC
9500 S DADELAND BLVD #702
MIAMI, FL 33156

JONATHAN N BROOKS & W
6255 SW 126 ST
MIAMI, FL 33156-5564

JIYING DUAN
9320 SW 170 ST
PALMETTO BAY, FL 33157

HEIDIMARIE VOIT
17160 SW 94 AVE #602
MIAMI, FL 33157-4474

JANE E CHIN SANG &
13841 SW 80 AVE
MIAMI, FL 33158-1136

MARGARET W PETERSON
9315 SW 172 TER
MIAMI, FL 33157

PERRINE 17403 LLC
20 PORTO MAR #702
PALM COAST, FL 32137

JED CAYOBIT &
17201 SW 93 AVE
MIAMI, FL 33157-4407

LUIS ALBERTO AVELLA
9335 SW 173 TER
PALMETTO BAY, FL 33157

CAROL A STAZILIS
9261 SW 166 TERR
MIAMI, FL 33157-3425

KIRSTEN LOUTZENHISER
9311 SW 166 ST
MIAMI, FL 33157-3444

KAREN J MUNI
16625 SW 93 CT
MIAMI, FL 33157-3412

GENTLE DOVE REALTY INC
9400 SW 174 STREET
PALMETTO BAY, FL 33157

ERNEST G BELLIS &W CRISTINA
9275 SW 170 ST
PERRINE, FL 33157-4567

MICHAEL G KELLEY &W
6255 SW 126 ST
MIAMI, FL 33156-5564

TIMOTHY CAPPS &W LORRIE
9374 SW 172 TERR
MIAMI, FL 33157-4446

YADONG LUO
10800 SW 67 AVE
MIAMI, FL 33156

WILLY A MAURER
17100 SW 92 CT
PALMETTO BAY, FL 33157

ROSANA IGLESIAS
9321 SW 174 ST
PALMETTO BAY, FL 33157

KEVIN KAUFMAN &W ALANA
9240 SW 167 TERR
MIAMI, FL 33157-3434

MARION CORDERY ROBINSON LE
16634 SW 93 CT
MIAMI, FL 33157

ROBERT CHRISTIAN &W KIMBERLY A
9325 SW 166 TERR
VILLAGE OF PALEMTTO BAY, FL 33157-
3427

SHAG DIXIE LLC
9225 SW 158 LN UNIT C
PALMETTO BAY, FL 33157

NEW PHASE HOMES LLC
17120 SW 89 CT
MIAMI, FL 33157

MERCEDES VALLE
4420 SW 154 CT
MIAMI, FL 33185-5529

VIVIEN CAMPBELL
16941 SW 92 CT
MIAMI, FL 33152

HOUSE FINDERS LLC
12260 SW 132 CT STE 113
MIAMI, FL 33186

JAMES J PARTRIDGE
17015 SW 93 AVE
PALMETTO BAY, FL 33157

JUAN V MENDEZ
8030 SW 122 ST
MIAMI, FL 33156

HAZEL LEWIS
9350 SW 165 ST
MIAMI, FL 33157-3449

JONATHAN BROOKS &W CHRISTINE
6255 SW 126 ST
MIAMI, FL 33156-5564

MARIA TERESA GASPARD
9231 SW 170 LN
PALMETTO BAY, FL 33157

JONATHON N BROOKS &W CHRISTINE C
6255 SW 126 ST
MIAMI, FL 33156-5564

NILS MANZIERI
1760 SW 23 TERRACE
MIAMI, FL 33145

RONNY SIRVAS
7738 SW 184 WAY
MIAMI, FL 33157

BYRON JOSEPH WILLIAMS &W ALICIA
17420 SW 93 PL
VILLAGE OF PALMETTO, FL 33157-5775

PREMNATH MAHARAJ
9370 SW 170 ST
PALMETTO BAY, FL 33157

CHRISTOPHER C FOWLER
9365 SW 170 LN
PALMETTO BAY, FL 33157

ISVI PROPERTIES 1 LLC
4011 SW 129 AVE
MIAMI, FL 33175

JORGE L CASALI
9344 SW 170 LN
PALMETTO BAY, FL 33157

PATRICIA INEZ WILLIAMS TRS
9325 SW 172 TER
PALMETTO BAY, FL 33157

CRISTINA RAMOS
9314 SW 172 TER
PALMETTO BAY, FL 33157

LENIN R MERCADO
9364 SW 172 TER
PALMETTO BAY, FL 33157

FRANK ALONSO
9240 SW 168 ST
MIAMI, FL 33157

LESLIE MENDOZA
16921 SW 92 CT
PALMETTO BAY, FL 33157

17475 LLC
10800 BISCAYNE BLVD STE 600
MIAMI, FL 33161

HERNAN V VALDEZ LE
16981 SW 92 CT
PALMETTO BAY, FL 33157

MANUEL LA ROSA LE
16950 SW 92 AVE
VILLAGE OF PALMETTO BAY, FL 33157

YIN HA MAK
17080 SW 92 CT
PALMETTO BAY, FL 33157

JACK M NUNES
9324 SW 173 TER
PALMETTO BAY, FL 33157

LISA J WELSH
9301 SW 174 ST
PALMETTO BAY, FL 33157

ANABEL ARGUEZ
9299 SW 166 ST
PALMETTO BAY, FL 33157

JAMES R DAVIS &W KELLY D
9280 SW 166 ST
MIAMI, FL 33157-3447

ELIZABETH SHAW
7640 SW 170 ST
PALMETTO BAY, FL 33157

JAVIER ORREGO &W CLARA
9260 SW 167 TERR
MIAMI, FL 33157-3434

NAUMAN HAMID
16644 SW 93 CT
MIAMI, FL 33157

JOAQUIN MARTINEZ
16664 SW 93 CT
MIAMI, FL 33157-3402

ZASHA CANFUX
9310 SW 167 ST
PALMETTO BAY, FL 33157

CHARLES M CONKLING &W ELIZABETH
C
8850 SW 112 ST
MIAMI, FL 33176-3751

BRIAN D PUKALL &W
9305 SW 166TH TER
PALMETTO BAY, FL 33157

PATRICIA MARIA SABATES TRS
9300 SW 166 ST
PALMETTO BAY, FL 33157

EASY OIL CHANGE CORP
13507 SW 137 AVE
MIAMI, FL 33186-5315

VAN T VO
9201 SW 170 LN
MIAMI, FL 33157-4561

CORAL GABLES FED SAVING & LOAN
PO BOX 2609
CARLSBAD, CA 92018

JONATHAN N BROOKS &W CHRISTINE C
6255 SW 126 ST
MIAMI, FL 33156-5564

ZONING HISTORY



Record Results

[Print This Page](#)

Zoning Records Search

Process Number:	Z1961000548
Applicant:	CLYDE F. HINSON
Location:	NE CORNER OF US 1 (STATE RD. #5) NORTHBOUND AND SW 170 ST.
Legal Description:	Port. Tr. 4, Lindley Perrine Center, SW 1/4 of NE 1/4 of NW 1/4 of NW 1/4.
Request:	
Application Date:	
Result:	
Result Date:	

Hearings

Board	Resolution	Result	Hearing Date	Item #
BCC	Z19161	APPROVED	11/3/1961	4
ACC	ZB60361	RECOMMENDED FOR APPROVAL	9/21/1961	

Documents

<u>APPLICATION</u>
<u>RESOLUTION</u>
<u>RESOLUTION 2ND</u>
<u>RECOMMENDATIONS-KITS</u>
<u>SKETCH</u>
<u>SURVEY</u>

METROPOLITAN DADE CO. ZONING BOARD
APPLICATION FOR PUBLIC HEARING

RECEIVED

61-548
\$70.00 7/17/61
DADE CO. ZONING
Date Received 7/17/61

MAP # IV-31

SEC. 33 TWP. 55 RGE. 40

AMOUNT OF FEE 70.00

RADIUS ASSIGNED 300'

RECEIPT # 54150

This application, with all supplemental data and information, must be completed in accordance with the attached "INSTRUCTIONS FOR FILING APPLICATIONS" and in accordance with the specific instructions in the application, and returned to the METROPOLITAN DADE COUNTY BUILDING & ZONING DEPARTMENT before the same will be advertised for hearing.

IMPORTANT - The applicant, or his representative, should be present at the hearing.

1. Name of Applicant (Property Owner) (PRINT):

Glyde F. Hinson

2. Mailing Address 9000 S. W. 174 St. Telephone No. GE5-2255

3. Fee Notice to be mailed to 9000 S. W. 174 St. Perrine 577, Fla.

4. Mailing Address 9000 S. W. 174 St. Perrine, Fla. Telephone No. GE5-2255

5. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION (If subdivided - lot, block, complete name of subdivision, plat book and page number.) (If metes and bounds description - complete description, including section, township, and range). If more than one zone classification requested, the legal description of each area covered by a separate classification.

The South 201.12 feet of the West 125 feet of Track 4,

Also the South 101.42 feet of the East 125 feet of Track 4, of the
revised plat of Lindley Perrine Center, ^{Revised} recorded in plat book (38,
page 29) of the public records of Dade County.

6. Address (if number has been assigned) NE 1/2 US #1 (State Rd #5) North bound. 1/2 SW 170 St.

7. Size of Property 200 ft. X 200 Approx. ft. Acres 1/8

8. Does applicant own any property contiguous to that which is the subject matter of this application? If so, give complete legal description of entire contiguous property.

No

Date SUBJECT property acquired: 22 day of February, 19 61

This application is intended to cover: (check applicable items)

District Boundary Change (s):

Present Zone Classification R-2 Min. Cubic Content 8500

Zone Classification Desired Bu 1A Min. Cubic Content 8500

Special Exception

New and/or Unusual Use

Variance from Other than Airport Regulations

Variance from Airport Regulations

9. Uses desired which are not permitted by present zone classification:

All uses allowed under the B.U.-1A zone classification.

10. Reasons why the application should be approved. If hardship is involved, explain in detail. (Use separate sheet if required)

View as Highway Frontage - with B.U. 1A on both north & south sides. It is suitable for residential occupancy.

11. Has a public hearing been held on this property within the last 12 months? No

If so, in whose name _____

12. Is this hearing being requested as a result of a violation notice? No

If so, in whose name was the violation notice served? _____

13. Are there any existing structures on the property? No. If so, what type? (CBS, Frame, Frame-Stucco, Other) _____

If so, show size, location and set backs on plot plan.

If so, submit photos showing front and side elevation of buildings.

14. All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF DADE COUNTY. The following enclosures MUST BE ATTACHED to complete application for public hearing and must be of a size that will conveniently fold into a legal size (8½ x 14) folder:

A. WAIVERS OF OBJECTION (Optional)

B. PLOT PLAN (if existing building on property) Plot plan should show existing buildings, use of each, dimensions, spacing between, and setbacks from property lines; off-street parking showing spaces marked off.

C. PLOT PLAN (if property vacant, but plan for development has been worked out) submit copy containing same details as above.

D. PIAT. If it will have particular bearing on the application or if more than one zone classification is being requested, to show the exact areas to be covered by the different zone classifications. Legal description of each area for which a different zone classification is requested must be included.

E. If LIQUOR, BEER OR WINE use proposed - BAR OR PACKAGE STORE SURVEY by registered engineer or surveyor showing all schools and churches within 3,000 feet. If no churches or schools within that distance, statement from registered engineer or surveyor so stating.

If LIQUOR, BEER OR WINE use proposed - Also the BAR AND PACKAGE STORE SURVEY should show all places of business serving or selling such alcoholic beverage within 2,000 feet; if none, letter from engineer or surveyor so stating.

F. If EXCAVATING involved, PROFILES and TOPOGRAPHICAL plan or sketch of the proposed excavation and perimeters.

G. If a SIGN is involved, the elevations of proposed sign should be shown.

H. HEARING FEE. In an amount based on amount of work involved in processing this particular application payable in cash or a check to METROPOLITAN DADE COUNTY BUILDING & ZONING DEPARTMENT.

DETAILED EXPLANATION OF REQUIRED EXHIBITS

Waivers of Objection. These are optional in all cases, and may be in individual letter or notation form. Waiver must show that signer has knowledge of exactly what the application covers. Signature and address must be shown.

Plot Plan. Plot plan must show all property dimensions, streets abutting property, and North point. If structures exist or are proposed, all dimensions and set-backs must be shown.

Floor Plan. Must show existing conditions and all proposed changes or additions.

Letter of Intent. The exact nature of the use or operation applied for, together with any pertinent technical data which will tend to clarify the proposed use.

Elevation Drawings. Must show all dimensions. If signs are involved, show elevation above grade and copy on sign.

OWNER AFFIDAVIT

I, Clyde F. Hinson Blanche Hinson, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application, are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Clyde F. Hinson
Blanche Hinson
SIGNATURE

Sworn and Subscribed before me

this 1st day of Aug., 1966.

Carroll E. Fisher
NOTARY PUBLIC

Commission Expires March 3, 1965
Notary Public, State of New York, No. 111,111

CORPORATION AFFIDAVIT

We, _____, being first duly sworn, depose and say that we are the President/Vice-President, and Secretary/Assistant Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; that all answers to the questions in said application, and all sketches, data and other supplementary matter attached to and made part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner of the property described herein and which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before a hearing can be advertised.

PRESIDENT'S SIGNATURE

ATTEST: _____ (CORP. SEAL)
SECRETARY'S SIGNATURE

Sworn and subscribed before me

this _____ day of _____, 19 ____.

NOTARY PUBLIC

Commission Expires:

INSTRUCTIONS FOR FILING APPLICATIONS

FOR

ZONING BOARD HEARINGS

All applications must be executed and sworn to by the owner (or owners of at least 75% of the property described in the application), or a duly authorized agent, evidenced by a written power of attorney.

Applications will not be advertised for hearing unless received in completed form by the Building & Zoning Department, with all required supporting data, except the hearing fee (see below), at least 40 days prior to the date of hearing (excluding date submitted and date of hearing). It will assist the Department greatly and will be to the advantage of the applicant if the application is submitted as much before the 40-day deadline as possible. This length of time is required in order to prepare ownership lists and sketches, mail notices to affected property owners, and advertise the application according to law. The schedule for hearing dates and deadline for filing applications is as follows:

<u>Hearing Date</u>	<u>Deadline</u>	<u>Hearing Date</u>	<u>Deadline</u>
Jan. 16, 1961	Dec. 6, 1960	July 17, 1961	June 7, 1961
Feb. 20, 1961	Jan. 10, 1961	Aug. 21, 1961	July 11, 1961
Mar. 20, 1961	Feb. 10, 1961	Sept. 18, 1961	Aug. 8, 1961
Apr. 17, 1961	Mar. 7, 1961	Oct. 16, 1961	Sept. 6, 1961
May 15, 1961	Apr. 5, 1961	Nov. 20, 1961	Oct. 10, 1961
June 19, 1961	May 9, 1961	Dec. 18, 1961	Nov. 8, 1961

Applications will be considered complete only when all applicable questions have been answered, including a complete and accurate legal description, and properly signed and notarized, and including all supplementary data submitted with and as called for in the application. (Note that applications for various type hearings require different supplementary data).

Applicants are advised that the mere filing of this application and appearance at a Public Hearing in no way assures approval of the application. Your application, in order to justify any consideration for approval, must conform to good planning and zoning principles and must conform to the plan for the development of Dade County.

It is advisable to discuss the merits of your application with a member of the Building and Zoning staff before filing in order that time and money will not be wasted on an unsound application.

It is recommended that the completed applications be turned in personally to a member of the staff assigned to check them so that possible discrepancies can be corrected at that time. Otherwise, the Department accepts no responsibility for the completeness and accuracy of the application, and will not advertise an incomplete or inaccurate application.

HEARING FEE: The amount of the fee cannot be determined until after this Department has submitted application to the compiler of the required ownership sketches and lists, and the amount of work involved has been determined. Applicants will receive a mailed notice indicating the total amount of the hearing fee. This notice will also indicate a date by which the fee must be received by this Department if the application is to be advertised for the next available hearing. Applications will not be considered complete or filed until the fee has been received by the Building and Zoning Department.

I have read and understand the foregoing instructions.

1 Aug. 1961
Date

Colby F. Harrison
Applicant

RESOLUTION NO. RR-603-61

The following resolution was offered by Mr. Leon McAshill, seconded by Mr. Carl Gardner, and upon call of members present, the vote was as follows:

Leo J. Adcox	absent	Kenneth Markham	aye
William Adcox	aye	Frank Reynolds, Jr.	aye
Carl Gardner	aye	L. Torrey Thomas	aye
Leon McAshill	aye		

WHEREAS, Clyde F. Hinson has applied for a district boundary change from RU-2 (Two-Family Residential) 8500 c.f. to BU-1A (Limited Business) 8500 c.f., ON the S. 201.12' of W. 125' of Tract 4; also the S. 101.42' of the E. 125' of Tract 4 of the Lindley Perrine Center, Revised (PB 38, Pgs. 29). NE corner US #1: (State Rd. #15) Northbound and SW 170 St., Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and a public hearing of the Metropolitan Dade County Zoning Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Board that the requested district boundary change to BU-1A, 8500 cubic feet minimum, be and the same is hereby recommended for adoption by the Board of Commissioners of Dade County, Florida.

The Zoning Director is hereby directed to make the necessary notations upon the records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 21st day of September, 1961.

Heard 9/21/61
No. 61-9-48
9/25/61
hff

September 22, 1961

Mr. Clyde F. Hinson
9000 N. W. 17th Street
Perrine 57, Florida

Re: Clyde F. Hinson; RZ-2 to BE-1A, 8500 s.f., district
boundary change; Sec. 33-55-10.

Enclosed is a copy of Resolution No. 2B-603-61, adopted by
the Metropolitan Dade County Zoning Board, recommending an
approval of a zone change on your property.

You are hereby notified that there is a 21-day appeal period
established by the Metropolitan Dade County Zoning Procedure
Ordinance (60-14) and that upon expiration of said appeal
period the Zoning Board recommendation will be scheduled for
final action by the Board of County Commissioners.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

Chester C. Czebrinski
Assistant Director

CCG/hf

Enclosure

cc: Mr. Dayton
Hearing File ✓



Record Results

[Print This Page](#)

Zoning Records Search

Process Number:	Z1962000682
Applicant:	BLANCHE HINSON
Location:	NE CORNER STATE RD. #5(US 1) AND SW 170 STREET
Legal Description:	See. 4, above.
Request:	
Application Date:	
Result:	
Result Date:	

Hearings

Board	Resolution	Result	Hearing Date	Item #
C02	2ZAB68862	APPROVED WITH CONDITION(S)	11/21/1962	4.1

Documents



Record Results

[Print This Page](#)

Zoning Records Search

Process Number:	Z1951000327
Applicant:	PERRINE BAPTIST CHURCH
Location:	N SIDE OF ILLINOIS ST AT DAVIS CT APX, 300' EAST OF FLA. NO. 5 & 500' S OF 168 ST
Legal Description:	N SIDE OF ILLINOIS ST AT DAVIS CT APX, 300' EAST OF FLA. NO. 5 & 500' S OF 168 ST
Request:	
Application Date:	6/11/1951
Result:	
Result Date:	

Hearings

Board	Resolution	Result	Hearing Date	Item #
BA		APPROVED WITH CONDITION(S)	6/25/1951	

Documents

APPLICATION

HEARING PLAN

RESOLUTION

Received

Type of Hearing Rel. 1946
Map Number _____
Date _____

APPLICATION FOR PUBLIC HEARING

Notice to Applicant: by _____

This application must be completed and returned, with all enclosures referred to therein, to the office of the Dade County Planning, Zoning and Building Department, before advertisement may be made for a public hearing. This information must be completed and accepted by the Dade County Planning, Zoning and Building Department on or before June 11 in order to be heard at the June 25 hearing.

The applicant is reminded that the change of zone, use, variance, etc. must be justified and the mere filing of the application or appearance at the public hearing does not assure approval of the application.

1. Name of Applicant (print) Ferrine Baptist Church
2. Post Office Address of Applicant P. O. Box 637, Ferrine, Fla.
City Ferrine, State Florida Tel. No. 7-7231
3. Legal Description of property covered by application
Please see separate sheet attached for legal description.
4. Size of Area covered by application _____
5. Highway Boundaries _____
6. (a) Ownership of property obtained 8, Oct day of 1946
(b) When was contract for purchase or deed signed? Oct. 8, 1946 - Jan 16, 1949
(c) When was lease signed? _____ Term from _____ to _____
(d) Owners name and address _____
(e) Name and address of mortgagee _____
7. Where property is not owned by the Applicant, is a letter attached giving the consent by the owner to the Applicant to request a change of zone on the property? _____
8. Zone Classification at present RC-24 R-1-2 Minimum cubic content at present _____
9. Zone Classification desired RC-24 R-1-2 Minimum cubic content desired 610
10. What, if any, permit has been applied for? _____
11. Has application been denied? _____
12. Special uses desired which are not permitted by present zone classification
Church desires to construct Educational Building on its property, but understand there is not sufficient clearances as to adjoining property owners' boundaries, and variation is desired as to present zoning requirements in this respect.
13. Special conditions or reasons believed justifying change of restriction or appeal Present Zoning Classification prohibits use of property owned by the Church for purpose desired, and it is not considered that variation requested would be injurious to adjoining properties.
14. Will applicant execute a Cash Escrow Agreement to insure completion of the proposed development within six(6) months, if the application is approved? _____
15. Is the area affected shown on a recorded plat that has not been revoked?
Yes _____ If not, will a plat be submitted for approval and recording? _____

Ferrine Baptist Church
 1000 N. W. 1st St.
 Ferrine, Fla.
 1000 N. W. 1st St.
 Ferrine, Fla.

16. What provisions will be made for official right-of-ways? _____

17. Has tentative layout of area been submitted to County Engineer? _____
1 mile

18. How far is nearest church? APPROX. 1/2 mile Nearest Public Park APPROX. 1/2 Mile
Nearest Airport? 3 Miles Nearest School? 1 Mile Nearest Corporate
limits? 3 Miles to S. Miami.

19. The following enclosures are needed to complete this application for a public hearing:

- Plot Plan of Proposed Layout ✓
- Building Plans of Structures to be Erected
- Certified Survey of Area in Question
- Tentative Plat of Proposed Subdivision
- Profiles and Topographical of Proposed Excavation
- Sketch showing ALL property owners within 300 feet of the property covered by this application ✓
- List of Names and Post Office Addresses of property owners and legal description of property within 300 feet of the property covered by this application. ✓
- State source used to secure same
- Petition of waivers of objection of neighboring property owners optional
- Hearing fee of twenty-five dollars (\$25.00) in cash or check drawn to the order of "DADE COUNTY PLANNING, ZONING AND BUILDING DEPARTMENT"
- (Other) _____

20. The undersigned understands this application must be complete and accurate before a hearing can be advertised. Yes ✓

I, N. Carter Jessie, being first duly sworn, depose and say

that: (I am the owner) of the property
(I am the lessee)
x (I am the legal representative of the owner or lessee)

described which is the subject matter of this application; that all the answers to the questions in said application, and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief.

N. Carter Jessie
AN ATTORNEY FOR Perrine Baptist Church

Sworn and subscribed before me

this 11th day of June 1957

Madge A. Headley
(Notary)

Notary Public, State of Florida at large
My commission expires 7, 1958
Bonded by American Surety Co. of Ft. St.

37346 - (office)
72363 - (home) - Perrine
Box 1425
Perrine, Fla (Address)

Checked by:

Dade County Planning,
Zoning and Building
Department.

Description of the Property on which
Perrine Baptist Church is at Present Situated.

Commence at the intersection of the east line of Federal Highway and the north line of Illinois Street, as the same is shown on a plat of LINDLEY PERRINE CENTER, recorded in Plat Book 38, at Page 29, of the Public Records of Dade County, Florida, and run thence easterly along the north line of Illinois Street, as the same appears on said plat, a distance of 164.29 feet for a point of beginning of the property hereby conveyed; thence east parallel to and along the north boundary of Illinois Street, as the same appears on said plat, a distance of 200 feet to the west boundary of Davis Court, as the same appears on said plat; thence north and parallel to said Davis Court, a distance of 156.26 feet to a pipe; thence west and parallel to the south line of the property hereby conveyed a distance of 200 feet to a pipe; thence south and parallel to the East line of the property hereby conveyed a distance of 156.26 feet to the point of beginning; subject to the southeast corner of the said described property being an arc of a circle having a central angle of 45 degrees, 25 minutes, 30 seconds, and a radius of 25 feet. (Deed dated Oct. 8, 1948, recorded in Deed Book 2766, Page 401.).

Descriptions of Properties owned by
Perrine Baptist Church on which Change
in Zoning is Desired to permit use of
Such Properties for Church Parking Use.

That part of Tract 4 of the Revised Plat of LINDLEY PERRINE CENTER, according to a plat thereof recorded in Plat Book 38, at Page 29, of the Public Records of Dade County, Florida, described as follows:

Beginning at the point of intersection of the South and West lines of said Tract 4, thence North along the West line of said Tract 4 a distance of 201.12 feet; thence East and parallel with the South line of said Tract 4 a distance of 125 feet; thence South and parallel with the West line of said Tract 4 a distance of 201.12 feet, more or less, to the South line of said tract; thence West along the South line of said tract a distance of 125 feet to the point of beginning.

(Deed dated June 16, 1949, Recorded in Deed Book 3155, Page 522).

Also

That part of Tract 4 of the Revised Plat of Lindley Perrine Center, according to a plat thereof recorded in Plat Book 38, at Page 29 of the Public Records of Dade County, Florida, described as follows:

Beginning at the point of intersection of the South and East lines of said Tract 4, thence North along the East line of Tract 4 a distance of 101.47 feet, thence West and parallel to the South line of said Tract 4 a distance of 125 feet, thence South and parallel to the East line of said Tract 4 a distance of 101.47 feet, thence East along the South line of said Tract 4 a distance of 125 feet, to point of beginning; subject to the southeast corner of the said described property being an arc of a circle having a central angle of 45 degrees, 25 minutes, 30 seconds, and a radius of 25 feet.

(Deed dated May 5, 1951, (Not yet recorded).)

Received

JUN 11 1951

(Present site of church)

1) S 156.26 feet of E. 200' of Tract 3, Lindley
Borine Center (33-23)

2) (Parking Lot for church)

a) South 201.12 feet of the West 125 feet of Tract 4,
Lindley Terrine Center (33-23)

also

b) South 101.47 feet of East 125 feet of Tract 4,
Lindley Terrine Center (33-23)

R

6-13-51

DADE COUNTY BOARD OF ADJUSTMENT
Public Hearing
June 25, 1951

6. Ferrine Baptist Church

IV-31

Variance to setback reqts., to permit add'n. of educational bldg. to existing structure.

S 155.26' of E 200' of Tr. 3, Lindley Ferrine Center Sub. (PB 38, Pg 29)

Variance to parking regulations, to permit noncommercial parking lot for church.

S 201.12' of W 125' of Tr. 4, Lindley Ferrine Center Sub. (PB 38, Pg 29)

S 101.47' of E 125' of Tr. 4, Lindley Ferrine Center Sub. (PB 38, Pg 29)

W/s of Illinois St. at Davis Ct. (Approx. 300' E of Fla. #5 and 500' south of Richmond Dr.)

Area is presently zoned RU-2 and BU-2 (6100 and 5300 cu. ft.)

MR. GARRIS: I move that the variance be granted provided we get a waiver from the adjoining property owners.

MR. OMOZIER: Second.

MR. GARRIS: That applies to both applications for variance. Find Schaeffer. " -- (Page 47)

CHAIRMAN CULLEN: It has been moved and seconded that the variances be granted, provided the applicant secures a waiver from the adjoining property owners. All in favor signify by saying so; opposed, no.

(The motion of Mr. Garris was put to a vote, and unanimously carried, Messrs. Garris, Crezier, and Cullen voting aye; Messrs. Wilson and Barfield not present.)

CHAIRMAN CULLEN: It is so ordered. " -- (Page 47)



Record Results

[Print This Page](#)

Zoning Records Search

Process Number:	VPB-15-019
Applicant:	VILLAGE OF PALMETTO BAY
Location:	BETWEEN US-1, 168 ST TO THE NORTH, 184 ST TO SOUTH, AND 94 AVE TO THE EAST.
Legal Description:	BETWEEN US-1, 168 ST TO THE NORTH, 184 ST TO SOUTH, AND 94 AVE TO THE EAST.
Request:	REZONING OF FRANJO AREA TO DUV (DOWNTOWN URBAN VILLAGE).
Application Date:	
Result:	APPROVED - PASSED AND ENACTED
Result Date:	12/14/2015

Hearings

Board	Resolution	Result	Hearing Date	Item #
VPB	2015-19	APPROVED - PASSED AND ENACTED	12/14/2015	
VPB		DEFERRED TO SECOND READING	9/9/2015	

Documents

[Ordinance No 2015 19.pdf](#)

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ORDINANCE NO. 2015-19

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; CREATING SECTION 30-50.23, ENTITLED "DOWNTOWN URBAN VILLAGE", CREATING ZONING DEVELOPMENT REGULATIONS FOR A DOWNTOWN PALMETTO BAY DISTRICT; AND AMENDING THE OFFICIAL ZONING MAP; CHANGING THE ZONING OF CERTAIN LANDS AS DESCRIBED ON THE MAP AT ATTACHMENT B FROM R-1, SINGLE FAMILY DISTRICT; R-2, TWO FAMILY RESIDENTIAL DISTRICT; R-4L, LIMITED APARTMENT HOUSE DISTRICT; R-4H, HOTEL MOTEL DISTRICT; R-O, BUSINESS OFFICE; MM, MIXED-USE MAIN STREET; MN, MIXED USE NEIGHBORHOOD; AND MC, MIXED-USE COMMERCIAL; TO DUV, DOWNTOWN URBAN VILLAGE DISTRICT; IN PALMETTO BAY, FLORIDA; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, on May 1, 2006, the Mayor and Village Council of the Village of Palmetto Bay adopted Ordinance No. 06-06 establishing the Franjo Triangle and Island District (FT&I), thus fulfilling the objectives of a charrette initiated in 2004 to establish a downtown zoning district within the southwest corner of the Village; and

WHEREAS, since the adoption of those provisions, the Village has had limited success in capturing new development within the downtown area, even as its neighbors to the north and south have enjoyed significant growth in new construction activity with corresponding rises in property values; and

WHEREAS, in late Spring of 2013 the Village Manager formed the Downtown Redevelopment Task Force (DRTF) to explore initiatives to properly position the Village to capture its share of the growing development opportunities into the downtown area; and

WHEREAS, as part of that effort, the DRTF received initial funding and vital support from the Village Council on September 18, 2013 at the Mayor and Village Council's final hearing for the FY 2013/14 Operating & Capital Budget, which funding was to provide for planning and market studies and for the construction of infrastructure; and

WHEREAS, in April of 2004 the DRTF presented their downtown concept to the Mayor and Village Council; and

WHEREAS, Since that time, the Mayor and Village Council have been presented with (1) a market study from Lambert Advisory (April 6, 2015) which demonstrated potential market capture of retail, office and residential demand, (2) a traffic study by Marlin Engineering (March 2, 2015), which demonstrated how the roadway infrastructure must be configured to manage projected

1 demand, and (3) a concurrency (aka capacity) study performed by Kimley Horn (July 13, 2015), to
2 identify infrastructure needed to support the anticipated development; and

3
4 **WHEREAS**, the Mayor and Village Council now desire to fulfill the vision of the DRTF as
5 supported by the findings of the Studies, by adopting new downtown provisions and the rezoning
6 certain lands therein, in order to promote the development of the Village's southwest corner; and

7
8 **WHEREAS**, pursuant to Chapter 166, *Florida Statutes*, new zoning provisions, and a change
9 of zoning, otherwise known as a district boundary change, of more than 10 acres, requires a public
10 hearing on second reading, and a Local Planning Agency public hearing prior to approval of the
11 rezoning by ordinance; and

12
13 **WHEREAS**, pursuant to Section 163.3174, *Florida Statutes* the Village Council has been
14 designated as the Local Planning Agency for the Village; and

15
16 **WHEREAS**, on December 14, 2015, the Local Planning Agency approved the proposed
17 amendment; and

18
19 **WHEREAS**, to approve a zoning code and/or zoning map amendment, the request must
20 be consistent with the Village's Comprehensive Plan and a basic finding of compatibility to Code
21 Section 30-30.7(b) must be rendered by the Mayor and Village Council; and

22
23 **WHEREAS**, the Mayor and Village Council, now desire to enact Land Development
24 Regulations for lands within the downtown area as provided at Attachment A, and to rezone the
25 certain lands within Village's downtown area accordingly, as further described at Attachment B.

26
27 **BE IT ENACTED BY THE MAYOR AND VILLAGE COUNCIL OF THE**
28 **VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:**

29
30 **Section 1.** **Compliance with Code Section 30-30.7(b).** The Mayor and Village
31 Council find the downtown zoning land development regulations and rezoning consistent with Code
32 Section 30-30.7(b) of the Code of Ordinances.

33
34 **Section 2.** **Compliance with FS Chapter 166.** The Village Council, in compliance
35 with Chapter 166, *Florida Statutes*, after the first reading and Local Planning Agency hearing,
36 approved the request to rezone.

37
38 **Section 3.** **Creation of Downtown Land Development Regulations.** Section 30-
39 50.23 is created within the Village's Code of Ordinances to read as provided at Attachment A of this
40 ordinance.
41

1
2 **Section 4. Codification.** It is the intention of the Village Council and it is hereby
3 ordained the provisions of this Ordinance shall become and be made part of the Code of
4 Ordinances of the Village of Palmetto Bay, Florida, that sections of this Ordinance may be
5 renumbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be
6 changed to "Section" or other appropriate word.

7
8 **Section 5. Rezoning.** That all lands as described and so designated at Attachment B of
9 this ordinance are rezoned accordingly and be so reflected on the Village of Palmetto Bay's Official
10 Zoning Map.

11
12 **Section 6. Conflicting Provisions.** The provisions of the Code of Ordinances of the
13 Village of Palmetto Bay, Florida and all ordinances or parts of ordinances in conflict with the
14 provisions of this ordinance are hereby repealed.

15
16 **Section 7. Severability.** The provisions of this Ordinance are declared to be severable,
17 and if any sentence, section, clause or phrase of this Ordinance shall, for any reason, be held to be
18 invalid or unconstitutional, such decision shall not affect the validity of the remaining sentences,
19 sections, clauses or phrases of the Ordinance, but they shall remain in effect. It is the legislative
20 intent that this Ordinance shall stand notwithstanding the invalidity of any part.

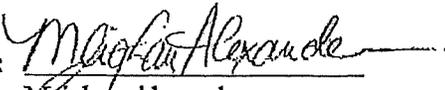
21
22 **Section 8. Effective Date.** This ordinance shall take effect immediately upon
23 enactment.

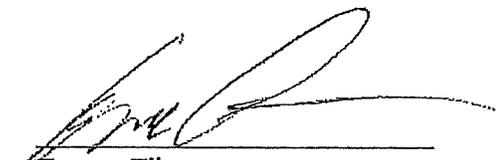
24
25 **PASSED and ENACTED** this 14th day of December, 2015.

26
27 First Reading: September 9, 2015

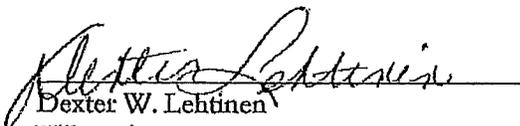
28 Second Reading: December 14, 2015

29
30
31 Attest:


32 Meighan Alexander
33 Village Clerk


34 Eugene Flinn
35 Mayor

36 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
37 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

38
39
40 
41 Dexter W. Lehtinen
42 Village Attorney

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FINAL VOTE AT ADOPTION:

- Council Member Karyn Cunningham YES
- Council Member Tim Schaffer YES
- Council Member Larissa Siegel Lara YES
- Vice-Mayor John DuBois YES
- Mayor Eugene Flinn YES



Record Results

[Print This Page](#)

Zoning Records Search

Process Number:	VPB-15-018
Applicant:	VILLAGE OF PALMETTO BAY
Location:	FRANJO ACTIVITY CENTER, BETWEEN US-1, 168 ST TO THE NORTH, 184 ST TO SOUTH, AND 94 AVE TO THE EAST.
Legal Description:	FRANJO ACTIVITY CENTER, BETWEEN US-1, 168 ST TO THE NORTH, 184 ST TO SOUTH, AND 94 AVE TO THE EAST.
Request:	FLUM AMENDMENT TO FRANJO ACTIVITY CENTER
Application Date:	
Result:	APPROVED - PASSED AND ENACTED
Result Date:	12/14/2015

Hearings

Board	Resolution	Result	Hearing Date	Item #
VPB	2015-18	APPROVED - PASSED AND ENACTED	12/14/2015	
VPB		DEFERRED TO SECOND READING	9/9/2015	

Documents

Ordinance No 2015 18.pdf
--

ORDINANCE NO. 2015-18

1
2
3 AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE
4 VILLAGE OF PALMETTO BAY, FLORIDA, ACTING IN ITS CAPACITY
5 AS THE MAYOR AND VILLAGE COUNCIL AND AS THE LOCAL
6 PLANNING AGENCY, CREATING THE VILLAGE'S
7 COMPREHENSIVE PLAN LAND USE CATEGORY, "FRANJO
8 ACTIVITY CENTER"; PROVIDING FOR PERMITTED USES;
9 CREATING POLICIES IN SUPPORT THEREOF AND AMENDING
10 CERTAIN PROVISION IN CONFLICT THERETO; AND RELATING
11 TO A LARGE SCALE AMENDMENT OF THE FUTURE LAND USE
12 MAP (FLUM) CONSISTENT WITH 163.3161 AND 163.3184, FLORIDA
13 STATUTES; CHANGING THE LAND USE DESIGNATION OF
14 CERTAIN LANDS WITHIN THE DOWNTOWN AREA OF THE
15 VILLAGE OF PALMETTO BAY, AS FURTHER DESCRIBED AT
16 ATTACHMENT A, FROM LOW DENSITY RESIDENTIAL, LOW
17 MEDIUM RESIDENTIAL, MEDIUM RESIDENTIAL MEDIUM, HIGH
18 RESIDENTIAL, BUSINESS OFFICE, NEIGHBORHOOD MIXED-USE,
19 AND MIXED-USE CORRIDOR, TO FRANJO ACTIVITY CENTER
20 (FAC); PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF
21 ECONOMIC OPPORTUNITY; PROVIDING FOR ORDINANCES IN
22 CONFLICT, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE
23 DATE.

24 WHEREAS, the Village Council has been designated as the Local Planning Agency for the
25 Village pursuant to Section 163.3174, Florida Statutes; and
26

27 WHEREAS, the Comprehensive Plan for the Village of Palmetto Bay was originally
28 adopted on August 1st, 2005, provided for a range of permitted uses and development intensities for
29 certain lands within the Village which included the designations of Mixed Use Corridor and
30 Neighborhood Mixed Use; and
31

32 WHEREAS, the Comprehensive Plan, together with the implementing tools, ensures that
33 the development patterns for future land uses within the Village match the community vision and
34 quality-of-life expectations of its residents; and
35

36 WHEREAS, the specific authority and requirements for municipalities to do
37 Comprehensive Planning in Florida emanates from Chapter 163, Florida Statutes; and
38

39 WHEREAS, as the Comprehensive Plan, and amendments thereto are adopted via
40 Ordinance; and
41

42 WHEREAS, on November 8, 2004, the Mayor and Village Council adopted Resolution No.
43 04-89 amending and accepting "The Franjo Triangle Commercial Island Charrette Report, A
44 Citizen's Vision Plan" prepared September, 2004, and further directed staff to take appropriate
45 action to implement the Report; and
46

1 WHEREAS, that Report recommended the creation of land use and zoning designations
2 aimed to guide the redevelopment of that portion of the Village commonly referred to as the Franjo
3 Triangle and Island (FT&I) area; and
4

5 WHEREAS, the findings of the Report were previously incorporated into the
6 Comprehensive Plan of the Village of Palmetto Bay on August 1, 2005, and subsequently thereto, on
7 May 1, 2006, into the Village's Land Development Code as Section 30-50.18, entitled "FT&I, Franjo
8 Triangle and U.S. 1 Island District" (FT&I); and
9

10 WHEREAS, in light of the lack of development activities that occurred subsequent to that
11 action, the Village Manager, in May of 2013, convened the Downtown Redevelopment Task Force
12 (DRTF), consisting of 40 land use based professionals, the vast majority of residents of the Village,
13 to initiate a broad review of existing zoning and land use regulations, together with other
14 development indicators including marketing, demographics, infrastructure, and financial feasibility,
15 to be viewed through the prism of supply and demand forces that may guide future success of a
16 Downtown Palmetto Bay; and
17

18 WHEREAS, that effort built upon the principals of the previous FT&I study, and further
19 sought ways simplify code provisions adopted as a result of that study, in order to provide a flexible
20 development code capable of capturing market demand; and
21

22 WHEREAS, on September 18, 2013, the DRTF received initial funding and vital support
23 from the Village Council at the Mayor and Village Council's final hearing for the FY 2013/14
24 Operating & Capital Budget; and
25

26 WHEREAS, at the April 2014 regular Mayor and Village Council meeting, the DRTF
27 presented their downtown concept for the Village of Palmetto Bay; and
28

29 WHEREAS, since that time, the Mayor and Village Council were presented with (1) a
30 market study from Lambert Advisory on April 6, 2015, which demonstrated potential market
31 capture of retail, office and residential demand, (2) a traffic study by Matlin Engineering on March 2,
32 2015, which demonstrated how the roadway infrastructure must be configured to manage projected
33 demand, and a (3) concurrency (aka capacity) study by Kimley Horn on July 6, 2015, which
34 demonstrated the capacity of the infrastructure to support the desired future development; and
35

36 WHEREAS, in fulfillment of the DRTF's vision, and as reflected in the supporting studies
37 identified in these WHEREAS clauses, the Mayor and Village Council now desire to change the land
38 use designation of certain lands within the Village's downtown area, as more particularly described at
39 Attachment A, ; and
40

41 WHEREAS, the adoption of an ordinance requires two readings, a public hearing as the
42 Local Planning Agency, and a public hearing for second reading of the ordinance; and
43

44 WHEREAS, an amendment which changes permitted uses to the Comprehensive Plan for
45 the Village of Palmetto Bay has been prepared to be fully consistent with Chapter 163, Florida
46 Statutes; and

1
2 **WHEREAS**, a large scale amendment (10 acres or more) to the Comprehensive Plan for the
3 Village of Palmetto Bay has been prepared to be fully consistent with Chapter 163, Florida Statutes;
4 and

5
6 **WHEREAS**, the Village Council acting in its capacity as the Local Planning Agency has
7 acted in accordance with state law, and in specific compliance with Section 163.3174, Florida
8 Statutes and has reviewed and recommends approval of the amendment to its Land Use Element of
9 the Comprehensive Plan; and

10
11 **WHEREAS**, after receiving extensive input and participation by the public at first reading
12 of the proposed amendment, the Village Council transmitted the proposed amendment to the
13 Florida Department of Economic Opportunity and to all other agencies, as required under law, for
14 their review pursuant to Section 163.3184, Florida Statutes; and

15
16 **WHEREAS**, the Florida Department of Economic Opportunity (DEO) reviewed the
17 proposed FLUM and return its Objections, Recommendations and Comments (ORC) Report to the
18 Village; and

19
20 **WHEREAS**, the Village Council considered the ORC and made certain changes to the
21 proposed amendment to the Comprehensive Plan, which changes shall be incorporated in the
22 Comprehensive Plan of the Village of Palmetto Bay, as applicable; and

23
24 **WHEREAS**, the Mayor and Village Council conducted a second duly noticed public hearing
25 on the amendment as required under law following the receipt of approval by the DEO; and

26
27 **WHEREAS**, the Village Council have reviewed the criteria of 30-30.8(b) and find the
28 ordinance in compliance with the applicable standards and the Comprehensive Plan; and

29
30 **WHEREAS**, the Mayor and Village Council of the Village of Palmetto Bay desire to amend
31 the Land Use Element of the Comprehensive Plan and the FLUM.

32
33 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE**
34 **COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACTING IN ITS**
35 **CAPACITY AS THE LOCAL PLANNING AGENCY OF THE VILLAGE OF**
36 **PALMETTO BAY, FLORIDA, AS FOLLOWS:**

37 Section 1. Recitals. The above recitals are true and correct and incorporated herein by
38 this reference.

39
40 Section 2. Compliance with Criteria. In evaluating an application for a Comprehensive
41 Plan amendment, from Neighborhood Mixed Use and Mixed Use Corridor, the Palmetto Bay
42 Village Council is applying the standard under 30-30.8(b), of the Village's Code.

43
44 Section 3. The Land Use Element of the Village's Comprehensive Plan is amended to
45 read as follows:
46

1
2 1.0 FUTURE LAND USE ELEMENT
3

4 GOAL 1 TO GUIDE THE VILLAGE OF PALMETTO BAY FROM BIRTH TO EARLY
5 MATURITY AS AN OUTSTANDING AND TRULY LIVABLE COMMUNITY
6 IN SOUTHEAST FLORIDA BY BUILDING ON, AND IMPROVING, THE
7 EXISTING LAND USE BLUEPRINT THROUGH VISIONARY PLANNING
8 AND PLACE-MAKING, COST EFFICIENT PROVISION OF HIGH
9 QUALITY FACILITIES AND SERVICES, QUALITY NEIGHBORHOOD
10 PROTECTION, AND ENHANCEMENT OF ITS UNIQUE AND BEAUTIFUL
11 COASTAL ENVIRONMENTAL RESOURCES.
12

13 Objective 1.1 Future Land Use Map

14 Adoption and implementation of the Future Land Use Map (FLUM), including the
15 land use amendments to individual parcels as referenced in the supporting Data,
16 Inventory, and Analysis, and presented in Exhibit 1 and the element goals,
17 objectives, and policies herein as the official and primary standard governing land use
18 density and intensity in the Village of Palmetto Bay.
19

20 * * *

21
22 Policy 1.1.1: The following future land use categories contained on the Village's Future Land
23 Use Map are identified, and the use and development standards for each defined,
24 below:
25

26 * * *

27
28 ~~Neighborhood Mixed Use (NMU): This designation accommodates convenience~~
29 ~~business/retail uses and services within or near neighborhoods for day-to-day~~
30 ~~living needs. The vertical and horizontal integration of uses is permitted, and~~
31 ~~existing neighborhood compatibility and interconnection is essential. Supporting~~
32 ~~low intensity institutional uses are also allowed. Strong adherence and~~
33 ~~implementation of the Village's Urban Design Manual is required especially with~~
34 ~~respect to compatibility, and contribution to the character of the street and~~
35 ~~neighborhood. On-street parking is allowed and off-street parking is highly~~
36 ~~encouraged to be located in the rear of buildings. Convenience business uses~~
37 ~~include small grocery stores, laundromats, and business and office uses with~~
38 ~~relatively low traffic generation characteristics such as florists and law office.~~
39 ~~Residential density shall range from a minimum of 6 to a maximum of 18~~
40 ~~dwelling units per gross acre, with the exception of the Franjo Triangle Live~~
41 ~~Work Area, where the density shall not exceed 8.5 units per acre.~~
42

43 ~~Mixed Use Corridor (MUC): Vertical integration of primary uses is required in this~~
44 ~~category, with business and office uses on the ground and bottom floors, and~~
45 ~~residential uses on the upper floors. Existing car dealerships, hotels, apartment~~
46 ~~hotels, governmental offices, and civic uses are exempt from the integration~~

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~~requirement. Compliance with Village's Urban Design Manual is required especially with respect to compatibility, and contribution to the character of the street and community. On-street parking is allowed and off-street parking is highly encouraged to be located in the rear of buildings. Residential density shall range from a minimum of 18 to a maximum of 40 dwelling units per gross acre.~~

Franjo Activity Center (FAC). This designation encourages development or redevelopment that seeks to facilitate multi-use and mixed-use projects that encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, provide for the efficient use of land and infrastructure, provide for urban civic open space, and give definition to a pedestrian urban form. The Franjo Activity Center is intended to support the achievement of a residential to non-residential balance that increases the opportunities for transportation demand management alternatives including but not limited to walking and transit, reduced vehicle miles traveled, and reduced single use trips. The Franjo Activity Center shall serve as a significant, multifamily, employment, office and commercial center of the Village.

Development within the Franjo Activity Center shall:

1. Focus on the effective mix of office, service, retail, entertainment, residential, community facilities, open space and transportation uses that will promote a lively, livable, and successful downtown area;
2. Encourage a pedestrian oriented core;
3. Promote mass transit and other forms of transportation as an alternative to the automobile that will link to the Miami-Dade mass transit system and the Village's local I-bus service or any predecessor service thereto;
4. Encourage the integration of transportation and transit systems with land use;
5. Allow for development and redevelopment activities at varying density and intensity ranges, and allow for the transfer of densities and intensities for properties within the boundaries of the FAC, as may be permitted by the Village;
6. Promote compact, innovative land development;
7. Promote creative siting of buildings, transportation routes, and open space to create vistas that will unite the downtown areas, link the downtown with the rest of Franjo Activity Center area, and

Total densities and intensities of development within the Franjo Activity Center shall be as follows:

- Residential Land Uses – 5,389 dwelling units, of which 1,246 are to be held in reserve by the Village to be allocated by the Village at the time of site plan approval;
- Commercial/Office/Retail – 1,500,000 square feet, of which 500,000 square feet are held in reserve to be allocated by the Village at the time of site plan approval.

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Urban Open Space/ Recreation Uses with a level of service within the FAC of .25 acres per 1,000 residents within the FAC.

Community facilities will continue to be permitted with the FAC designation. Industrial uses and those uses which are determined to be detrimental to the goals of the FAC Master Plan are prohibited.

The Village may use innovative land development regulations such as transit and pedestrian-oriented development, transfer development rights, development bonuses and minimum land use densities/intensities to ensure an appropriate land use pattern for the Franjo Activity Center. These regulations shall encourage the integration of transportation and transit systems with land use in order to promote effective multi-modal transportation.

* * *

Policy 1.1.2: For the purpose of gross residential density determinations within land use categories, water bodies and non-residential use areas are not included. ~~For mixed use parcels with vertical use integration, only the actual physical area devoted to residential use may be utilized.~~

* * *

Objective 1.3 Public Facility Levels-of-Service
Make sure suitable land is available for roads and infrastructure needed to support proposed development and redevelopment, and the expansion of necessary public facility capacity and service concurrent with the impacts of development.

* * *

Policy 1.3.6 Identify alternative level-of-service components which support Complete Street elements such as bicycle capacity, pedestrian facilities, and multimodal options.

2.0 TRANSPORTATION ELEMENT

* * *

Goal 2.C Preserve and enhance desirable development patterns that support Palmetto Bay's vision to provide for a safe, convenient, and efficient motorized and non-motorized transportation system to satisfy the transportation needs of the residents and visitors of the residents.

Objective 2.C.1 Future Land Use Coordination

1 The transportation system shall be coordinated with the Future Land Use Map
2 (FLUM) and the goals, objectives, and policies of the Future Land Use Element
3 to ensure that transportation facilities and services are available to adequately
4 serve existing and proposed population densities, land uses, and housing and
5 employment patterns.

6 * * *

7
8
9 Policy 2C.1.5: Continue to coordinate with Miami-Dade County and the Miami-Dade County
10 Metropolitan Planning Organization to support redevelopment of the portion of
11 southwest Palmetto Bay located along the South Dade Busway as a transit
12 oriented center. The extents of the transit oriented center are illustrated as
13 Franjo Activity Center ~~"Neighborhood Mixed-Use" and Mixed-Use Corridor~~
14 land use categories on the Future Land Use Map and further described in the final
15 Franjo Road/US-1 Commercial Area Charrette Report: A Citizens' Vision Plan
16 accepted by Village Council in November 2004.

17 * * *

18
19
20 7.0 RECREATION AND OPEN SPACE ELEMENT

21
22 Goal 7 Provide a balanced, multi-purpose system of excellent parks, greenways, and
23 trails that meet and exceed the needs of Palmetto Bay's residents, businesses, and
24 visitors.

25
26 Objective 7.1 Parks and Recreational System Needs
27 Maintain and enhance Village parks and open space lands and facilities consistent
28 with the adopted level-of-service (LOS) standard.

29 * * *

30
31 Policy 7.1.2 Through the maintenance and expansion of the existing park facilities and the
32 acquisition and/or development of new parks and open space, achieve: (1) a
33 Village-wide level of service (LOS) standard of 5.0 acres per 1,000 residents by
34 2025; and (2) a separate LOS of .25 acres per 1,000 residents for developments
35 within the Franjo Activity Center area.

36
37
38 Section 4. The amended Future Land Use Map is incorporated by reference and
39 attached hereto as Attachment A, and shall be included in the "2013-2025 Future Land Use Map."

40
41 Section 5. Transmittal. The Village Council, acting in its capacity as the Local Planning
42 Agency, approves the above amendment, as further modified herein, to the FLUM, which is
43 attached to this ordinance. The Village Council, acting in its capacity as the Local Planning Agency,
44 further recommends to the Village Council that it authorize the Village Clerk to transmit the
45 attached amendments to the FLUM to the State of Florida Department of Economic Opportunity
46 (DEO) and all other governmental bodies, agencies, or private individuals as required by State law.

1
2 Section 6. Severability. The provisions of this ordinance are declared to be severable,
3 and if any sentence, section, clause or phrase of this ordinance shall, for any reason, be held to be
4 invalid or unconstitutional, such decision shall not affect the validity of the remaining sentences,
5 sections, clauses or phrases of the ordinance, but they shall remain in effect it being the legislative
6 intent that this ordinance shall stand notwithstanding the invalidity of any part.

7
8 Section 7. Conflicts. The provisions of the Comprehensive Plan of the Village of
9 Palmetto Bay, Florida and all ordinances or parts of ordinances in conflict with the provisions of
10 this ordinance are hereby repealed.

11
12 Section 8. Codification. It is the intention of the Village Council and it is hereby
13 ordained the provisions of this Ordinance shall become and be made part of the Comprehensive
14 Plan of the Village of Palmetto Bay, Florida.

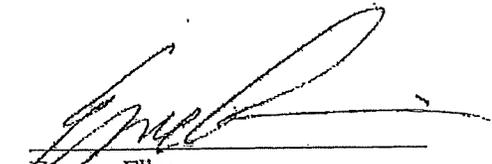
15
16 Section 9. Effective Date. This ordinance shall take effect 31 days after enactment.

17
18 PASSED and ENACTED this 14th day of December 2015.

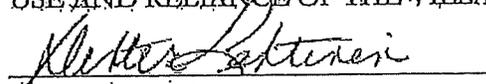
19
20 First Reading: September 9, 2015
21 Second Reading: December 14, 2015

22
23
24 Attest:


25 Meighan Alexander
26 Village Clerk


27 Eugene Flinn
28 Mayor

29 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
30 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

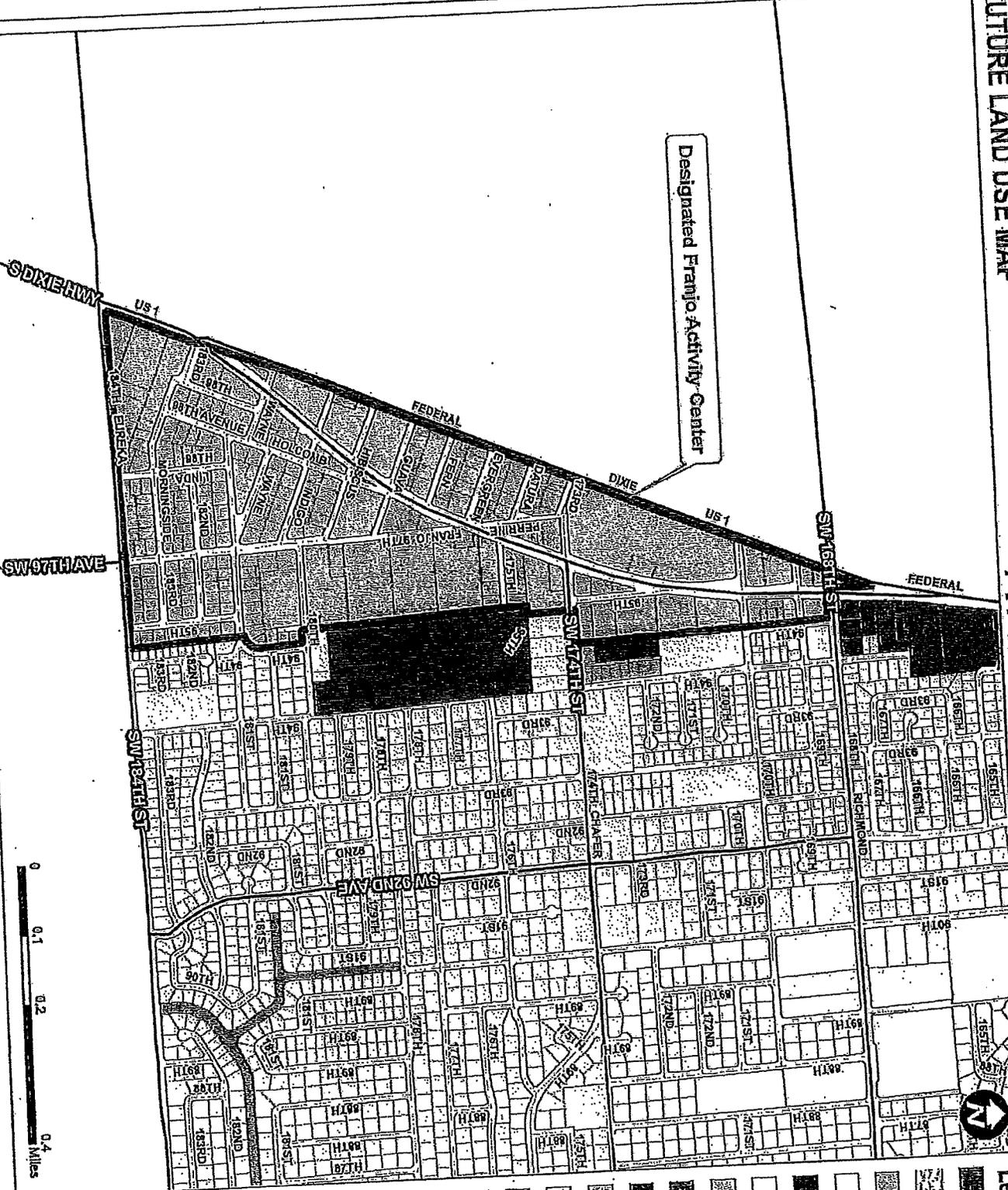
31 
32 Dexter W. Lehtinen
33 Village Attorney

34
35
36 FINAL VOTE AT ADOPTION:

37
38 Council Member Katyn Cunningham YES
39
40 Council Member Tim Schaffer YES
41
42 Council Member Larissa Siegel Lara YES
43
44 Vice-Mayor John DuBois YES
45
46 Mayor Eugene Flinn YES

FUTURE LAND USE MAP

ATTACHMENT A



Legend

- Business and Office
- Environmental Protection
- Environmentally Protected Parks
- Estate Density Residential
- Institutional and Public Facility
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Medium-High Density Residential and Hotel
- Franjo Activity Center
- Office and Residential
- Parks and Recreation
- Village Mixed-Use
- Water
- Roads





Record Results

[Print This Page](#)

Zoning Records Search

Process Number:	VPB-16-400
Applicant:	VILLAGE OF PALMETTO BAY
Location:	BETWEEN US-1, 168 ST TO THE NORTH, 184 ST TO SOUTH, AND 94 AVE TO THE EAST.
Legal Description:	BETWEEN US-1, 168 ST TO THE NORTH, 184 ST TO SOUTH, AND 94 AVE TO THE EAST.
Request:	REZONING OF FRANJO AREA TO DUV (DOWNTOWN URBAN VILLAGE).
Application Date:	
Result:	APPROVED - PASSED AND ENACTED
Result Date:	12/14/2015

Hearings

Board	Resolution	Result	Hearing Date	Item #
VPB	2016-04	APPROVED - PASSED AND ENACTED	12/14/2015	
VPB		DEFERRED TO SECOND READING	9/9/2015	

Documents

Ordinance No 2016 04.pdf
--

ORDINANCE NO. 2016-04

1
2
3 AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE
4 VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING;
5 AMENDING SECTION 30-50.23, ENTITLED "DOWNTOWN URBAN
6 VILLAGE", TO INCLUDE THE AMENDED AT ATTACHMENT A;
7 AND AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE
8 ZONING OF THOSE LANDS EFFECTED AS DESCRIBED AT
9 ATTACHMENT B, FROM R-1, SINGLE FAMILY DISTRICT; R-O,
10 BUSINESS OFFICE; MM, MIXED-USE MAIN STREET; MN, MIXED
11 USE NEIGHBORHOOD; AND LW, LIVE-WORK DISTRICT; TO DU, V,
12 DOWNTOWN URBAN VILLAGE DISTRICT; IN PALMETTO BAY,
13 FLORIDA; PROVIDING FOR ORDINANCES IN CONFLICT,
14 CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

15
16 WHEREAS, on May 1, 2006, the Mayor and Village Council of the Village of Palmetto Bay
17 adopted Ordinance No. 06-06 establishing the Franjo Triangle and Island District (FT&I), thus
18 fulfilling the objectives of a charrette initiated in 2004 to establish a downtown zoning district within
19 the southwest corner of the Village; and

20
21 WHEREAS, since the adoption of those provisions, the Village has had limited success in
22 capturing new development within the downtown area, even as its neighbors to the north and south
23 have enjoyed significant growth in new construction activity with corresponding rises in property
24 values; and

25
26 WHEREAS, in late Spring of 2013, the Village Manager formed the Downtown
27 Redevelopment Task Force (DRTF) to explore initiatives to properly position the Village to capture
28 its share of the growing development opportunities into the downtown area; and

29
30 WHEREAS, as part of that effort, the DRTF received initial funding and vital support from
31 the Village Council on September 18, 2013 at the Mayor and Village Council's final hearing for the
32 FY 2013/14 Operating & Capital Budget, which funding was to provide for planning and market
33 studies and for the construction of infrastructure; and

34
35 WHEREAS, in April of 2014 the DRTF presented their downtown concept to the Mayor
36 and Village Council; and

37
38 WHEREAS, Since that time, the Mayor and Village Council have been presented with (1) a
39 market study from Lambert Advisory (April 6, 2015) which demonstrated potential market capture
40 of retail, office and residential demand, (2) a traffic study by Marlin Engineering (March 2, 2015),
41 which demonstrated how the roadway infrastructure must be configured to manage projected
42 demand, and (3) a concurrency (aka capacity) study performed by Kimley Horn (July 13, 2015), to
43 identify infrastructure needed to support the anticipated development; and
44

1 WHEREAS, the Mayor and Village Council have since commenced with the fulfillment of
2 the vision of the DRTF as supported by the findings of the Studies, by adopting new downtown
3 provisions and the rezoning certain lands therein, in order to promote the development of the
4 Village's southwest corner; and
5

6 WHEREAS, on December 14, 2015, the Mayor and Village Council completed the first
7 phase of the zoning initiative and now desire apply the Downtown Urban Village land development
8 regulations to those lands described at Attachment A; and
9

10 WHEREAS, pursuant to Chapter 166, *Florida Statutes*, new zoning provisions, and a change
11 of zoning, otherwise known as a district boundary change, of more than 10 acres, requires a public
12 hearing on second reading, and a Local Planning Agency public hearing prior to approval of the
13 rezoning by ordinance; and
14

15 WHEREAS, pursuant to Section 163.3174, *Florida Statutes* the Village Council has been
16 designated as the Local Planning Agency for the Village; and
17

18 WHEREAS, on January 4, 2016, the Local Planning Agency approved the proposed
19 amendment; and
20

21 WHEREAS, to approve a zoning code and/or zoning map amendment, the request must
22 be consistent with the Village's Comprehensive Plan and a basic finding of compatibility to Code
23 Section 30-30.7(b) must be rendered by the Mayor and Village Council; and
24

25 WHEREAS, the Mayor and Village Council, now desire to enact land development
26 regulations for lands within the downtown area as provided at Attachment A, and to rezone the
27 certain lands within Village's downtown area accordingly, as further described at Attachment B.
28

29 **BE IT ENACTED BY THE MAYOR AND VILLAGE COUNCIL OF THE**
30 **VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:**

31
32 **Section 1. Compliance with Code Section 30-30.7(b).** The Mayor and Village
33 Council find the downtown zoning land development regulations and rezoning consistent with Code
34 Section 30-30.7(b) of the Code of Ordinances.
35

36 **Section 2. Compliance with FS Chapter 166.** The Village Council, in compliance
37 with Chapter 166, *Florida Statutes*, after the first reading and Local Planning Agency hearing,
38 approved the request to rezone.
39

40 **Section 3. Creation of Downtown Land Development Regulations.** Section 30-
41 50.23 is amended within the Village's Code of Ordinances to read as provided at Attachment A of
42 this ordinance.
43

1 **Section 4. Codification.** It is the intention of the Village Council and it is hereby
2 ordained the provisions of this Ordinance shall become and be made part of the Code of
3 Ordinances of the Village of Palmetto Bay, Florida, that sections of this Ordinance may be
4 renumbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be
5 changed to "Section" or other appropriate word.

6 **Section 5. Rezoning.** That all lands as described and so designated at Attachment B of
7 this ordinance are rezoned accordingly and be so reflected on the Village of Palmetto Bay's Official
8 Zoning Map.
9

10 **Section 6. Conflicting Provisions.** The provisions of the Code of Ordinances of the
11 Village of Palmetto Bay, Florida and all ordinances or parts of ordinances in conflict with the
12 provisions of this ordinance are hereby repealed.
13

14 **Section 7. Severability.** The provisions of this Ordinance are declared to be severable,
15 and if any sentence, section, clause or phrase of this Ordinance shall, for any reason, be held to be
16 invalid or unconstitutional, such decision shall not affect the validity of the remaining sentences,
17 sections, clauses or phrases of the Ordinance, but they shall remain in effect. It is the legislative
18 intent that this Ordinance shall stand notwithstanding the invalidity of any part.
19

20 **Section 8. Effective Date.** This ordinance shall take effect immediately upon
21 enactment.
22

23 **PASSED and ENACTED** this 4th day of January, 2016.
24

25 First Reading: December 14, 2015
26 Second Reading: January 4, 2016
27

28
29
30
31 Attest: Meighan Alexander
32 Meighan Alexander
33 Village Clerk
34

Eugene Flinn
Eugene Flinn
Mayor
35

36 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
37 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:
38

39
40 Dexter W. Lehtinen
41 Dexter W. Lehtinen
42 Village Attorney
43

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FINAL VOTE AT ADOPTION:

- Council Member Katryn Cunningham YES
- Council Member Tim Schaffer YES
- Council Member Latissa Siegel Lara YES
- Vice-Mayor John DuBois YES
- Mayor Eugene Flinn YES



Record Results

[Print This Page](#)

Zoning Records Search

Process Number:	Z1983000453
Applicant:	CLAUDIE MULLINS
Location:	16950 S.W. 94TH COURT
Legal Description:	S 125' of N 276.48' of E 125' Tr. 4, Lindley Perrine Center (38-29).
Request:	
Application Date:	
Result:	
Result Date:	

Hearings

Board	Resolution	Result	Hearing Date	Item #
BCC	Z6684	APPROVED	3/8/1984	94

Documents

<u>APPLICATION</u>
<u>HEARING PLAN</u>
<u>LTRS OF INTENT-SCHOOL-SUBSTCOMPLIANCE</u>
<u>RESOLUTION</u>
<u>RECOMMENDATIONS-KITS</u>
<u>SKETCH</u>

METROPOLITAN DADE COUNTY
PLEASE FURNISH
FOLIO NUMBER

RECEIVED
83-453

30-5033-04-013 AND

AUG 3 1993

Sec. 33 Twp. 55 Rge. 40
30-5033-04-014

ZONING HEARING SECTION
Date Received Stamp

PLEASE TYPE OR PRINT LEGIBLY, IN INK, ALL INFORMATION ON APPLICATION.

1. Name of Applicant Claudie Mullins

- a. if applicant is owner, give name exactly as recorded on deed.
- b. if applicant is lessee, attach copy of lease and Owner's Sworn-to-Consent form.
- c. if applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

Mailing Address 9000 S.W. 87 Court

City Miami State Florida Zip 33156

Tel. # (during working hours) 595-6464

2. Name of Property Owner Mullins, Claudie

Mailing Address 16950 S.W. 94th Court

City Miami State Florida Zip 33157

Tel. # (during working hours) 235-2297

3. Contact Person Diaz, A.L.

Mailing Address 6950 N. Kendall Dr. B 212

City Miami State Florida Zip 33156

Tel. # (during working hours) 666-1980

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION.

- a. if subdivided, provide lot, block, complete name of subdivision, plat book and page number.
- b. if metes and bounds description, provide complete description, including section, township and range.
- c. submit six (6) copies of a survey, if property is odd-shaped (1" to 300' scale).
- d. if separate requests apply to different areas, provide the legal description of each area covered by a separate request.

From the intersection of N. & E. lines extended of Tr. 4 ^{Rev. Plat of} LINDLEY FERRINE CENTER PB 38 PG 29

run S. along the E. line of said Tr. 4, a distance of 151.48 ft. to the POB, thence run

Parallel with the N. line of said Tr. 4 ^{west} ^{distance} ^{125 ft.} ^{thence E. 125 ft.} ^{thence N. 75 ft.}

to the POB.

AND

Begin 100 ft. N. of the S.E. corner of Tr. 4 revised Plat of LINDLEY FERRINE CENTER, PB 38

PG 29, thence run N. 50 ft., thence W. 125 ft., ^{thence S. 50'} thence E. 125 ft. to the POB.

DADE County

connections as per existing drafting 8-12-83

5. Address or location of subject property: 16950 S.W. 94 Court, Miami, Florida

6. Size of property: 125 ft. X 125 ft. Acres .36

7. Date subject property acquired (X) or leased () 15th day of

October, 1947. Term of lease years/months.

8. Does property owner own contiguous property to subject property? If so, give complete legal description of entire contiguous property.

~~YES~~ Both lots are contiguous and part of this application

~~See legal as described in #2~~

No

9. Is there an option to purchase (x) or lease () the subject property or property contiguous thereto, predicated on the approval of this application? yes or [] no If yes, who are the potential purchasers or lessees?

Dr. Allen Berry

10. Present zoning classification(s): RU-2

11. REQUESTS COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided.

- District Boundary Change(s):
Zone classifications requested BU1A
- Unusual Use _____
- Use Variance _____
- Non-use Variance _____
- Special Exception _____
- Modification of previous resolution/plan _____

12. Has a public hearing been held on this property within the last year?
[] yes [x] no

If yes, applicant's name _____

Date of hearing _____

Nature of hearing _____

Decision of hearing _____

Resolution # _____

13. Is this hearing being requested as a result of a violation notice?
[] yes [x] no

If yes, give name to whom violation notice was served _____

Nature of violation _____

14. Are there any existing structures on the property? [x] yes [] no

If yes, briefly describe 4 bedroom 2 bath house

15. Is there any existing use on the property? [x] yes [] no

If yes, what is the use and when was it established? Use RU-2

single family Res. Established _____

OWNER OR TENANT AFFIDAVIT

I, CLAUDIE MULLINS, being first duly sworn, depose and say that I am the owner/tenant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Claudia Mullins
Signature

Sworn to and subscribed to before me this 27 day of July, 1983.

Alfred B. Gray
Notary Public
Commission Expires: _____
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 2 1984
BONDED THRU GENERAL INS. UNDERWRITERS

CORPORATION AFFIDAVIT

We, _____, being first duly sworn depose and say that we are the President/Vice-President, and Secretary/Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before a hearing can be advertised.

RECEIVED
83-453
AUG 8 1983

President's Signature (Corp. Seal)

ATTEST:

Secretary's Signature

ZONING HEARING SECTION
PLANNING & ZONING DEPT.
Sworn to and subscribed to before me
this 8 day of _____, 19 ____.

Notary Public
Commission Expires _____

PARTNERSHIP AFFIDAVIT

We, the undersigned, being first duly sworn depose and say that we are partners of the herein after named partnership, and as such, have been authorized to file this application for a public hearing; that all answers to the questions in said application and all sketches, data, and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said partnership is the owner/tenant of the property described herein which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before a hearing can be advertised.

(Name of Partnership)

By _____ % By _____ %

By _____ % By _____ %

Sworn to and subscribed to before me
this _____ day of _____, 19 ____.

Notary Public
Commission Expires _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached and made a part of this application are honest and true to the the best of my knowledge and belief. I understand this application must be complete and accurate before a hearing can be advertised.

Signature

Sworn to and subscribed to before me
this _____ day of _____, 19 ____.

Notary Public
Commission Expires _____

65

OWNERSHIP AFFIDAVIT
INDIVIDUAL (FEE OWNER)

I, CLAUDIE MULLINS, being first duly sworn,
depose and say that I am the legal owner of record of the property described and
which is the subject of the proposed hearing.

THIS AFFIDAVIT IS SUBJECT TO PENALTIES OF LAW (PERJURY) AND TO POSSIBLE
VOIDING OF ANY ZONING ACTION GRANTED AT A PUBLIC HEARING.

✓ Claudia Mullins
(Signature)

Sworn to and subscribed before me,
this 27 day of July, 1983.

[Signature]
Notary Public, State of Florida at Large
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 2 1984
BONDED THRU GENERAL INS. UNDERWRITERS
My Commission Expires:

RECEIVED
83-453
AUG 31 1983

ZONING HEARING SECTION
DADE CO. BLDG. & ZONING DEPT.
BY [Signature]

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT
ZONING HEARING SECTION

P.H.No.: 83-453

Date Filed: 8-3-83

Your application has been projected for a tentative hearing before the
County Commission on November 3 or 17, 1983

When the Departmental recommendation is available, you will be notified by the mailing of the post card submitted along with your application. The recommendation will be available in Room 902, 909 S.E. 1st Avenue. No recommendations will be released over the telephone.

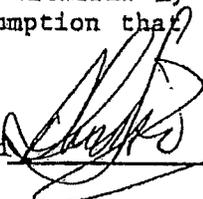
Recommendations from the Planning Department should also be available at this time, and can be obtained from the Development Division Office, 9th floor, Planning Department, 909 S.E. 1st Avenue.

You must notify the Department of your decision to defer or withdraw your application within five (5) days of receiving the written recommendation.

Should you not notify the Department of your wishes in this matter by the date specified, it will be assumed that you wish to proceed to public hearing on the tentative date noted above. No deferrals will be considered or granted after this date.

A REQUEST FOR DEFERRAL AT THE HEARING WILL BE STRONGLY OPPOSED BY THE DEPARTMENT. PLEASE MAKE SURE THAT YOU HAVE ADEQUATELY PREPARED YOUR APPLICATION TO REFLECT ALL THE REQUESTS YOU MIGHT WISH TO MAKE. IN ADDITION PLEASE SET ASIDE THE DATES LISTED ABOVE FOR YOUR HEARING TO AVOID SCHEDULING CONFLICTS.

I have read this form and I understand my responsibility to notify the Department if I intend to defer or withdraw my request. Failure to notify you will be an automatic assumption that I wish to proceed to hearing.

Signed  _____

UNITY OF TITLE

PREPARED BY:
LOUIS M. ROCKMAN, ESQ.
20466 S. Dixie Highway
Miami, Florida, 33189

WHEREAS, the undersigned is the owner of that property described as: (305) 232-2161

SEE SCHEDULE "A" ATTACHED

also known as 16950 S.W. 94th Court and adjoining Lot
Dade County, Florida, and

The undersigned recognizes and acknowledges that for the public health, welfare, safety or morals, the herein-described property should not be divided into separate parcels owned by several owners so long as the same is put to the hereinafter use, and

In consideration of the issuance of a permit Rezoning RU - 26BU-1A

and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of the subject property in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land and shall remain in full force and effect and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Director of the Dade County Building and Zoning Department or the executive officer of the successor of such Department, or in the absence of such director or executive officer, by his assistant in charge of the office in his absence.

provided, however, that this Unity of Title may be released by the Director of the Dade County Building and Zoning Department, or the Executive Officer of the successor of such Department, after approval of a site plan and the recordation of a Declaration of Restrictive Covenants as required by Section 33-257(2) of the Code of Metropolitan Dade County, Florida, as the same may be amended from time to time.

Signed, sealed, executed and acknowledged on this 4th day of August, 19 83, at Miami, Florida.

WITNESSES:

[Signature]
[Signature]
[Signature]

Robert Mullins
ROBERT MULLINS, husband

Claudia Mullins
CLAUDIE MULLINS, his wife

STATE OF FLORIDA)

COUNTY OF DADE)

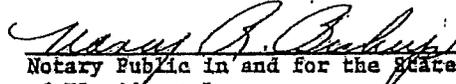
I HEREBY certify that on this 4th day of August, A.D. 19 83 before me personally appeared ROBERT MULLINS and CLAUDIE MULLINS, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged to me the execution thereof to be their free act and deed for the uses and purposes therein mentioned;

And the said CLAUDIE MULLINS, the wife of the said-
ROBERT MULLINS, on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she executed the said deed for the purposes therein set forth, freely and voluntarily and without any fear, constraint, apprehension or compulsion of or from her said husband.

U.T.

Page Two

WITNESS my signature and official seal at MIAMI, in the
County and State aforesaid, the date and year last aforesaid.


Notary Public in and for the State
of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES AUG. 13, 1986
BONDED THRU GENERAL INS. UNDERWRITERS

EXHIBIT "A"

DESCRIPTION:--Those certain parcels of land, situate in Dade County, Florida, known and described as follows, to-wit:

Beginning 100 feet North of the SE corner of Tract 4, according to the Revised Plat of LINDLEY PERRINE CENTER recorded in Plat Book 38, Page 29 of the Public Records of Dade County, Florida; thence run North 50 feet; thence West 125 feet; thence South 50 feet; thence East 125 feet to the Point of Beginning, being part of Tract 4.

That part of Tract 4 of the Revised Plat of LINDLEY PERRINE CENTER, according to Plat thereof recorded in Plat Book 38, at page 29, of the Public Records of Dade County, Florida, described as follows:

Commence at the point of intersection of the East and South lines, extended of said Tract 4, and run North along the east line of said Tract 4 a distance of 101.47 feet more or less, to a point which is the POB; thence run West parallel with the South line of said Tract 4 a distance of 125 feet more or less, to a point; thence run south parallel with the East line of said Tract 4 a distance of 1.47 feet more or less, to a point; thence East, parallel with the North line of said Tract 4 a distance of 125 feet, more or less, to a point on the East line of said Tract 4; thence run North along the East line of said Tract 4 a distance of 1.47 feet, more or less to the Point of Beginning.

DESCRIPTION:--Those certain parcels of land, situate in Dade County, Florida, known and described as follows, to-wit:

FROM the intersection of north and east lines, extended, of Tract 4 LINDLEY PERRINE CENTER, plat thereof recorded in Book 38, Page 29 of the Public Records of Dade County, Florida, run south along the east line of said Tract 4 a distance of 151.48 feet for point to begin, thence run west parallel with the north line of said Tract 4, 125 feet, thence south 75 feet, thence east 125 feet, thence north 75 feet to point of beginning.

LETTER OF INTENT

To: Dade County Building And Zoning Department
From: Dr. Allen Berry
Subject: Rezoning Ru-2 TO Bu-1A

Dear Sir/Madame

The undersign applicant is requesting a district boundary change from duplex zoning to commercial zoning Bu-1A.

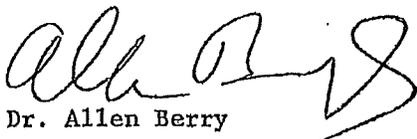
Presently there is a single family home on the subject site.

The requested Bu-1A zoning would be in alignment with the zoning boundaries of surrounding properties.

This applicant is of the intentions to improve the existing building and build a new professional medical type building for the practice of my profession, which is dentistry, and other professional fields.

These improvements to the existing building and vacant lot will most assuredly enhance the neighborhood.

Respectfully,


Dr. Allen Berry

RECEIVED
83-453
AUG 3 1983

ZONING HEARING SECTION
DADE CO. BLDG. & ZONING DEPT.
BY 

RESOLUTION NO. Z-65-84

The following resolution was offered by Commissioner Clara Oesterle, seconded by Commissioner Beverly B. Phillips, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Barry D. Schreiber	aye
Clara Oesterle	aye	Ruth Shack	aye
Beverly B. Phillips	aye	Jorge (George) Valdes	aye
James F. Redford, Jr.	aye	Stephen P. Clark	aye
Harvey Ruvin	aye		

WHEREAS, CLAUDIE MULLINS, had applied for the following:

- (1) A district boundary change from RU-2 (Two Family Residential) to RU-5A (Semi-Professional Offices).
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the existing structure to setback 17' (25' required) from the front (east) property line and to permit a proposed dental office structure to setback 0' (5' required) from the rear (west) property line.

Plans are on file and may be examined in the Zoning Department entitled "Schematic Dr. Berry - "Semi-Professional Office Building", as prepared by Daniel Williams, Architects, dated 2-9-84.

SUBJECT PROPERTY: From the intersection of the North & East lines extended of Tract 4 REVISED PLAT LINDLEY PERRINE CENTER, Plat book 38, Page 29, running South along the East line of said Tract 4, a distance of 151.48' to the Point of beginning, thence run parallel with the North line of said Tract 4 west for a distance of 125', thence South 75', thence East 125' thence North 75' to the Point of beginning,

AND:

Begin 100' North of the Southeast corner of Tract 4, REVISED PLAT OF LINDLEY PERRINE CENTER, Plat book 38, Page 29, thence run north 50', thence West 125', thence South 50', thence East 125' to the Point of beginning.

LOCATION: 16950 S.W. 94th Court, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-5A would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved and that the non-use variance of Setback Requirements would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance. and should be approved subject to conditions;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to RU-5A be and the same is hereby approved and said property is hereby zoned accordingly;

BE IT FURTHER RESOLVED that the non-use variance of Setback Requirements be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Schematic Dr. Berry - "Semi-Professional Office Building", as prepared by Daniel Williams, Architects, dated 2-9-84.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
4. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 8th day of March, 1984.

November 1983
No. 83-11-CG-1
mr
3/27/84

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
Richard P. Brinker, Clerk

By _____
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners
on the 4th day of April 1984.

April 4, 1984

Claudia Mullins
16950 S.W. 94 Court
Miami, FL 33156

Re: Hearing No. 83-11-CC-1; 16950 S.W. 94th Court

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-66-84, adopted by the Board of County Commissioners, which approved your requested district boundary change to RU-5A and approved, subject to conditions, the balance of your application on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance, therewith, will be required.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

You are, hereby, advised that the decision of the Dade County Commission may be appealed by an aggrieved party within 30 days of the date of the submission of the resolution to the Clerk of the County Commission. You are, further, advised that in the event that an appropriate appeal is timely filed in the Circuit Court, any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC/mr

Enclosure

13 CLAUDIE MULLINS 83-11-CC-1
(applicant)

Date Purchased (X)/Leased () October 15, 1947

Is there an option to purchase (X)/lease () the property predicated on the approval of the zoning request? Yes (X) No ()

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decisions</u>
NONE.				

DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT STATES:

Public water can be made available to this site and connection will be required.

The closest sanitary sewer available is located approximately 500 feet southeast of the subject property at S.W. 94 Avenue and S.W. 170 Street. Due to the type of zoning requested, connection to sanitary sewers will be mandatory. Chapter 24-13(6) of the Code stipulates that the Director of DERM must issue his written approval prior to any zoning action for property served or to be served by any wastewater disposal or treatment method other than sanitary sewers. The director shall issue his written approval only after the owner of the property submits an executed covenant running with the land in favor of Metropolitan Dade County which provides that prior to the approval, granting or issuance of any building permit, or certificate of use and occupancy the property shall be connected to sanitary sewers. The covenant shall be submitted to and approved by DERM prior to the public hearing.

PUBLIC WORKS DEPARTMENT STATES:

HEARING REQUIREMENTS: None

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ZONING DIRECTOR'S RECOMMENDATION
COUNTY COMMISSION

HEARING DATE: MARCH 8, 1984

HEARING NO. 83-11-CC-1

APPLICANT: GLAUDIE MULLINS

REQUESTS:

- (1) RU-2 to RU-5A
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the existing structure to setback 17' (25' required) from the front (east) property line and to permit a proposed dental office structure to setback 0' (5' required) from the rear (west) property line.

Plans are on file and may be examined in the Zoning Department entitled "Schematic Dr. Berry - "Semi-Professional Office Building", as prepared by Daniel Williams, Architects, dated 2-9-84.

LOCATION: 16950 S.W. 94th Court, Dade County, Florida.

SIZE OF PROPERTY: 125' X 125'

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: RU-2; single family home

SURROUNDING PROPERTY:

NORTH: BU-1; unimproved
EAST: RD-2; single family home
SOUTH: BU-1A; restaurant
WEST: BU-1A; parking lot

RECOMMENDATION: Approval of RU-5A, approval of request #2 with conditions.

This application was deferred on November 3, 1983, and again on February 9, 1984, for the applicant to amend the request and submit a site plan.

The applicant wishes to rezone this 15,625 square foot parcel from RU-2 to RU-5A for the purpose of improving the existing residence thereon and converting it to a semi-professional office building and also for the purpose of constructing a 2,200 square foot dental office building in the rear (west) property area. The property is separated from South Dixie Highway by a parking lot to the immediate west. Without significant alterations to the strip convenience opportunities and concomitant parking to the west, direct Dixie Highway access will not be available to the applicant in future development plans. The South Cutler Area Study designated the subject parcel for professional commercial development upon its 1981 adoption by the Board of County Commissioners.

Staff would normally discourage commercial traffic along S.W. 94 Court in an attempt to retain a residential flavor and appearance as one travels further eastward from South Dixie Highway. However, a 1982-approved zone change to BU-1A and site plan just 50' removed to the north (abutting S.W. 169 Street) indicated a 3,528 square foot commercial building and included one drive cut onto S.W. 94 Court. The subject parcel's interior lot location and closer proximity to the easterly adjacent residences dictate caution in the form of RU-5A (transition) zoning for semi-professional office usage. The applicant's site plan orients most activity to the west away from said residences and offers one-story height, which also pleases staff insofar as neighborhood protection is concerned. The 0' rear setback abuts a parking lot and South Dixie Highway (further west) and is acceptable in this instance. Accordingly, staff recommends that RU-5A zoning (request #1) be approved and that request #2 also be approved, subject to the following conditions:

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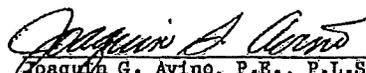
ZONING DIRECTOR'S RECOMMENDATION
COUNTY COMMISSION

HEARING DATE: MARCH 8, 1984
Page Two

HEARING NO. 83-11-CC-1

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Schematic Dr. Berry - "Semi-Professional Office Building", as prepared by Daniel Williams, Architects, dated 2-9-84.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
4. That the use be established and maintained in accordance with the approved plan.

DATE TYPED: 9/8/83
JGA:RJB:JBP:mr
DATE REVISED: 1/23/84 & 2/15/84
cc: Mr. Reginald Walters


Joaquin G. Avino, P.E., P.L.S.
DIRECTOR, METROPOLITAN DADE
COUNTY BUILDING & ZONING DEPT.

96

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METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

PH 83-453

APPLICANT Claude Mullins
SECTION 33-55-40

DATE November 3, 1983
CC HEARING ITEM NO. 83-11-CC-1

1st Deferral: February 9, 1984
2nd Deferral: March 8, 1984

GENERAL INFORMATION

REQUEST 1. RU-2 to RU-5A
2. Non-Use Variance of setback requirement

PURPOSE District Boundary Change

LOCATION 16950 SW 94 Court

SIZE 125' X 125'

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY RU-2 single family residence

SURROUNDING PROPERTY

NORTH BU-1, undeveloped

SOUTH BU-1A, restaurant

EAST RU-2, two single family residences

WEST BU-1A, parking lot

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The South Cutler Area Study designates this site for general commercial use.

RECOMMENDATION

APPROVAL

CONDITIONS

None

ANALYSIS

The subject request was deferred from the November and February agendas at the request of the applicant, as he was considering to change the requested district boundary change to RU-5A, due to the lesser fire restrictions under that classification. Since that time, the advertisement has been changed.

The applicant is requesting a district boundary change from duplex zoning to RU-5A zoning. Presently, there is a single family home on the subject site. The property lies on the west side of SW 94 Court, south of SW 169 Street. A similar request for commercial zoning (BU-1) was approved on January 19, 1984, for the property immediately to the north of the site, (PH #83-523). There is existing BU-1A zoning one lot removed to the north of this site and to the south. The requested RU-5A zoning is in alignment with the aforementioned zoning boundaries. Staff has no problems with the request for a district boundary change to RU-5A; this zoning classification is not only compatible with adjacent zoning and land use, but is also in conformance with the recommended commercial land use designation, as indicated in the South Cutler Area Study. Accordingly, staff recommends approval of the subject request.

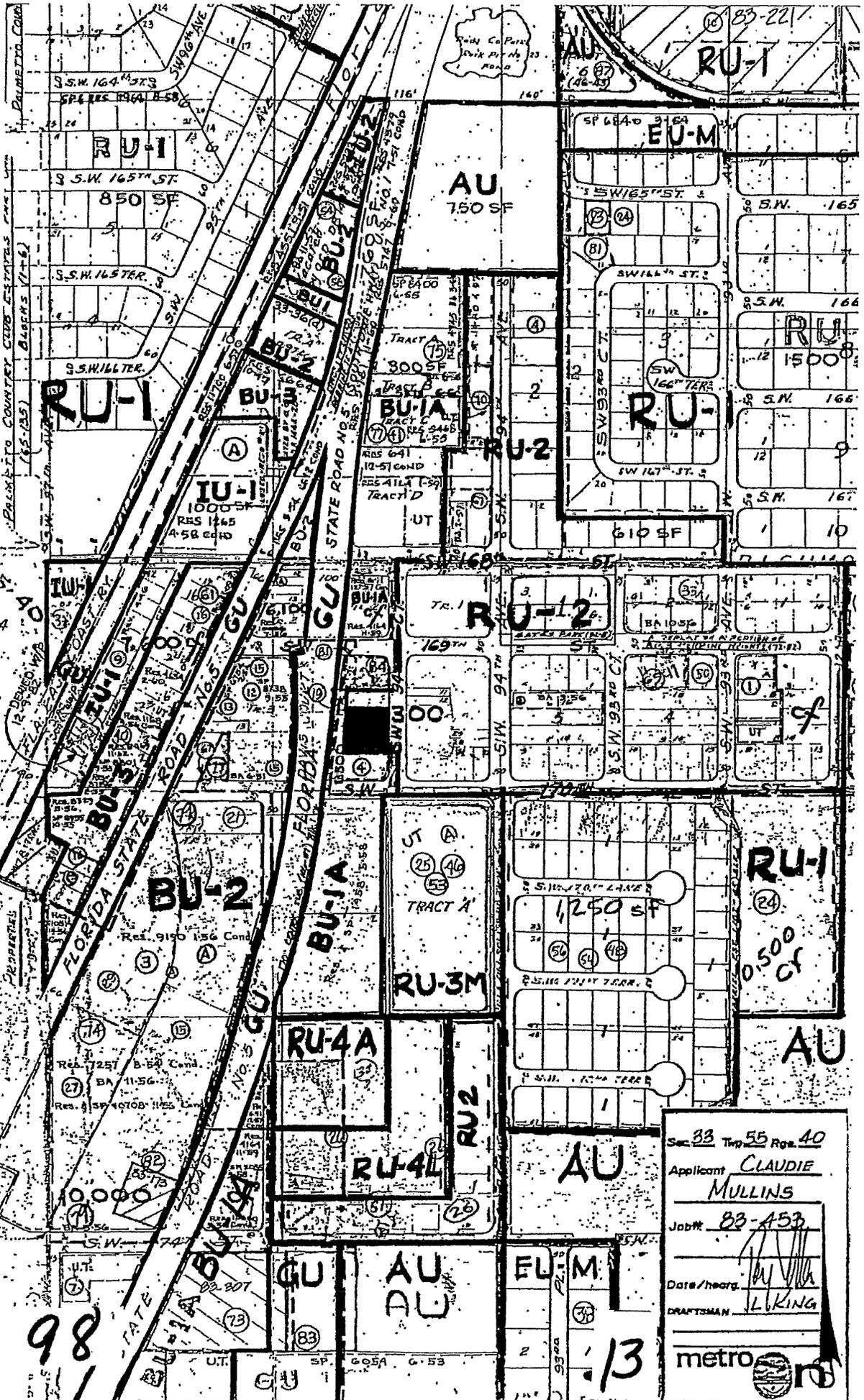
RRW:WFG:RC:EBS:na
Date Typed: 2-15-84

Reginald R. Walters

Reginald R. Walters, Director
Planning Department

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Sec. 33 Twp. 55 Rgn. 40
 Applicant CLAUDIE MULLINS
 Job# 83-453
 Date/hours [Signature]
 DRAFTSMAN L. KING
 metro

98

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ZONING DIRECTOR'S RECOMMENDATION
COUNTY COMMISSION

HEARING DATE: FEBRUARY 9, 1984

HEARING NO. 83-11-GG-1

APPLICANT: CLAUDIE MULLINS

REQUEST: RU-2 to BU-1A

LOCATION: 16950 S.W. 94th Court, Dade County, Florida

SIZE OF PROPERTY: 125' X 125'

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: RU-2; single family home

SURROUNDING PROPERTY:

NORTH: BU-1; unimproved
EAST: RU-2; single family home
SOUTH: BU-1A; restaurant
WEST: BU-1A; parking lot

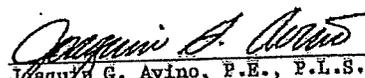
RECOMMENDATION: Denial of BU-1A, approval of RU-5A zoning in lieu thereof.

This application was deferred on November 3, 1983, for the applicant to amend the request and submit a site plan. No revisions have been submitted, and staff's original recommendation is repeated below:

The applicant wishes to rezone this 15,625 square foot parcel from RU-2 to BU-1A for the purpose of improving the existing residence thereon and converting it to a medical office building. The property is separated from South Dixie Highway by a parking lot to the immediate west. Without significant alterations to the strip convenience opportunities and concomitant parking to the west, direct Dixie Highway access will not be available to the applicant in future development plans. The South Cutler Area Study designated the subject parcel for professional commercial development upon its 1981 adoption by the Board of County Commissioners.

Staff would normally discourage commercial traffic along S.W. 94 Court in an attempt to retain a residential flavor and appearance as one travels further eastward from South Dixie Highway. However, a 1982 - approved zone change to BU-1A and site plan just 50' removed to the north (abutting S.W. 169 Street) indicated a 3,528 square foot commercial building and included one drive cut onto S.W. 94 Court. The subject parcel has similar proximity to Dixie Highway, and staff is hard pressed to deny commercial opportunities that were so recently granted to the neighboring, 10,140 square foot parcel. However, the subject property's interior lot location and the applicant's desired intention for professional offices leads staff to the conclusion that RU-5A would allow medical professionals to locate on this property and would allow significant expansion of the small existing structure, while at the same time retaining a residential appearance and a two-story height limitation for the protection of the easterly adjacent homeowners. The applicant is also advised that connection to water and sewer lines (currently one-eighth of a mile away) will be required by the Department of Environmental Resources Management. Accordingly, staff recommends that BU-1A be denied and that RU-5A zoning be approved in lieu thereof.

DATE TYPED: 9/8/83
JGA:RJB:JBP:aa
DATE REVISED: 1/23/84 mo
cc: Mr. Reginald Walters


Joaquin G. Avino, P.E., P.L.S.
DIRECTOR, METROPOLITAN DADE
COUNTY BUILDING & ZONING DEPT.

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT PH 83-453
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT Claudia Mullins
SECTION 33-55-40

DATE November 3, 1983
CC HEARING ITEM NO. 83-11-CC-1

1st Deferral: February 9, 1984

GENERAL INFORMATION

REQUEST RU-2 to BU-1A

PURPOSE District Boundary Change

LOCATION 16950 SW 94 Court

SIZE 125' X 125'

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY RU-2 single family residence

SURROUNDING PROPERTY

NORTH BU-1, undeveloped

SOUTH BU-1A, restaurant

EAST RU-2, two single family residences

WEST BU-1A, parking lot

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The South Cutler Area Study designates this site for general commercial use.

RECOMMENDATION

APPROVAL

CONDITIONS

None

ANALYSIS

The subject request was deferred from the November agenda at the request of the applicant, as he was considering to change the requested district boundary change to RU-5A, due to the lesser fire restrictions under that classification. Since that time the advertisement has not been changed; however, we still find the requested zone change to business acceptable as follows:

The applicant is requesting a district boundary change from duplex zoning to commercial (BU-1A) zoning. Presently, there is a single family home on the subject site. The property lies on the west side of SW 94 Court, south of SW 169 Street. A similar request for commercial zoning (BU-1) was approved on January 19, 1984, for the property immediately to the north of the site, (PH #83-523). There is existing BU-1A zoning one lot removed to the north of this site and to the south. The requested BU-1A zoning is in alignment with the aforementioned zoning boundaries. Staff has no major problems with the request for a district boundary change to BU-1A; this zoning classification is not only compatible with adjacent zoning and land use, but is also in conformance with the recommended commercial land use designation, as indicated in the South Cutler Area Study. Accordingly, staff recommends approval of the subject request.

RRW:WFG:RC:EES:na
Date Typed: 1/26/84


Reginald R. Walters, Director
Planning Department

ZONING DIRECTOR'S RECOMMENDATION

COUNTY COMMISSION

HEARING DATE: NOVEMBER 3, 1983

HEARING NO. 83-11-CC-1

APPLICANT: CLAUDIE MULLINS

REQUEST: RU-2 to BU-1A

LOCATION: 16950 S.W. 94th Court, Dade County, Florida.

SIZE OF PROPERTY: 125' X 125'

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: RU-2; single family home

SURROUNDING PROPERTY:

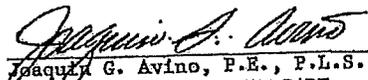
NORTH: RU-2; unimproved
EAST: RU-2; single family home
SOUTH: BU-1A; restaurant
WEST: BU-1A; parking lot

RECOMMENDATION: Denial of BU-1A, approval of RU-5A zoning in lieu thereof.

The applicant wishes to rezone this 15,625 square foot parcel from RU-2 to BU-1A for the purpose of improving the existing residence thereon and converting it to a medical office building. The property is separated from South Dixie Highway by a parking lot to the immediate west. Without significant alterations to the strip convenience opportunities and concomitant parking to the west, direct Dixie Highway access will not be available to the applicant in future development plans. The South Cutler Area Study designated the subject parcel for professional commercial development upon its 1981 adoption by the Board of County Commissioners.

Staff would normally discourage commercial traffic along S.W. 94 Court in an attempt to retain a residential flavor and appearance as one travels further eastward from South Dixie Highway. However, a 1982 - approved zone change to BU-1A and site plan just 50' removed to the north (abutting S.W. 169 Street) indicated a 3,528 square foot commercial building and included one drive cut onto S.W. 94 Court. The subject parcel has similar proximity to Dixie Highway, and staff is hard pressed to deny commercial opportunities that were so recently granted to the neighboring, 10,140 square foot parcel. However, the subject property interior lot location and the applicant's desired intention for professional offices leads staff to the conclusion that RU-5A would allow medical professionals to locate on this property and would allow significant expansion of the small existing structure, while at the same time retaining a residential appearance and a two-story height limitation for the protection of the easterly adjacent homeowners. Accordingly, staff recommends that BU-1A be denied and that RU-5A zoning be approved in lieu thereof.

DATE TYPED: 9/8/83
JGA:RJB:JBP:aa
DATE REVISED
cc: Mr. Reginald Walters


Joseph G. Avino, P.E., P.L.S.
DIRECTOR, METROPOLITAN DADE
COUNTY BUILDING & ZONING DEPT.

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT PH 83-453
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT Claudie Mullins
SECTION 33-55-40

DATE November 3, 1983
CC HEARING ITEM NO. 83-11-CC-1

GENERAL INFORMATION

REQUEST RU-2 to BU-1A

PURPOSE District Boundary Change

LOCATION 16950 SW 94 Court

SIZE 125' X 125'

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY RU-2 single family residence

SURROUNDING PROPERTY

NORTH RU-2, undeveloped

SOUTH BU-1A, restaurant

EAST RU-2, two single family residences

WEST BU-1A, parking lot

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

The South Cutler Area Study designates this site for general commercial use.

RECOMMENDATION

APPROVAL

CONDITIONS

None

ANALYSIS

The applicant is requesting a district boundary change from duplex zoning to commercial (BU-1A) zoning. Presently, there is a single family home on the subject site. The property lies on the west side of SW 94 Court, south of SW 169 Street. A similar request for commercial zoning is being reviewed for the property immediately to the north of the site, (PH #83-523). There is existing BU-1A zoning one lot removed to the north of this site and to the south. The requested BU-1A zoning is in alignment with the aforementioned zoning boundaries. Staff has no major problems with the request for a district boundary change to BU-1A; this zoning classification is not only compatible with adjacent zoning and land use, but is also in conformance with the recommended commercial land use designation, as indicated in the South Cutler Area Study. Accordingly, staff recommends approval of the subject request.

RRW:WFG:RC:EES:na

Date Typed: 10/11/83


Reginald R. Walters, Director
Planning Department.

INFORMATION REQUIRED FOR ZONING HEARING

FROM: Public Works DEPARTMENT (Division)
(If subject matter of this hearing not pertinent to your department, so state, sign and return)

APPLICANT: Claude Mullins PROCESS HRG. NO. B3-453 REV. 1

CONTACT PERSON(S) _____ TELEPHONE # _____

PROJECT NAME: _____ BOARD CC
PROPOSED HRG. DATE Mar 8

EXPLANATION OF PROPOSED DEVELOPMENT OR REASON FOR HEARING permit
a dental office

LEGAL DESCRIPTION OR BOUNDARY IDENTIFICATION BY ROADS _____
16950 SW 94th Ct

Sec. 33 Twp. 55 Rye. 48

EXISTING ZONING RU-2 PROPOSED ZONING RU-5A

LOT SIZE OR
GROSS ACREAGE _____
DATE OF PLANS _____

WITHIN DIC THRESHOLD () Yes () No
PLANS ATTACHED () Yes () No
DIST BDRY CHANGE () SITE PLAN APPROVAL () UNUSUAL USE ()
USE SPECIAL EXCEPTION () USE VARIANCE ()

PLEASE ANSWER AS INSTRUCTED BELOW, WHEREVER PERTINENT:

- A. DEPARTMENTAL REQUIREMENTS APPLICABLE AND COMMENTS RELATIVE TO THE PROPOSED DEVELOPMENT. Include data as to existing and proposed facilities under the jurisdiction of your department concerned with the proposed land use or development. This data and comments should include, but not necessarily be limited to location, identification and extent of such facilities and/or services; capacity and capability of such facilities and/or services to serve the proposed development; and including comment as to new facilities and/or services of expansion of the facilities and/or services, if any, necessitated because of proposed development; when such expansion must take place to serve this development; whether such expansion is planned; and when and at whose cost.
- B. Comments on the impact of the proposed zoning or development on the neighborhood, community and county insofar as the proposed development will effect items under your jurisdiction.
- C. Other considerations:

HEARING REQUIREMENTS:
Waiver of plat on this land, please notify applicant.

Process Hearing No. _____ Representative C.R. Helwick Department or Division PUBLIC WORKS
FEB 21 1984

MEMORANDUM

Jehg Hazel

DADE COUNTY FORM 107.07-17A

TO Robert Bredahl, Chief
 Zoning Control
 Building and Zoning Dept.

DATE October 26, 1983

FROM Rafael Rodon, P.E., Chief
 Environmental Planning Division
 Environmental Resources Management

SUBJECT BCC #83-453
 Claudie Mullins
 16950 SW 94 Court
 RU-2 to BU-1A
 (18750 sq. ft. gr.)

*file in
File*

Rafael Rodon

This Department has reviewed the subject application and offers the following comments:

Public water can be made available to this site and connection will be required.

The closest sanitary sewer available is located approximately 500 feet southeast of the subject property at S.W. 94 Avenue and S.W. 170 Street. Due to the type of zoning requested, connection to sanitary sewers will be mandatory. Chapter 24-13(6) of the Code stipulates that the Director of DERM must issue his written approval prior to any zoning action for property served or to be served by any wastewater disposal or treatment method other than sanitary sewers. The director shall issue his written approval only after the owner of the property submits an executed covenant running with the land in favor of Metropolitan Dade County which provides that prior to the approval, granting or issuance of any building permit, or certificate of use and occupancy the property shall be connected to sanitary sewers. The covenant shall be submitted to and approved by DERM prior to the public hearing.

RR:RKP:av

cc: Frank Richmond
 Diane O'Quinn
 Skip Scofield
 Jorge Ubieta

RECEIVED
 NOV 1 1983

ZONING HEARING SECTION
 DADE CO. BLDG. & ZONING DEPT
 BY _____

OCT 31 1983
 ROBERT J. BRED AHL
 DADE CO. BLDG. & ZONING DEPT
 BY _____

8
METROPOLITAN DADE COUNTY, FLORIDA



ENVIRONMENTAL RESOURCES MANAGEMENT
909 S.E. FIRST AVENUE
BRICKELL PLAZA BUILDING—RM. 402
MIAMI, FLORIDA 33131
(305) 579-2760

January 24, 1984

*Hearing
File*

A. L. Diaz
6950 N. Kendall Dr.
#B212
Miami, Florida 33156

Re: Zoning Hearing #83-453; Claudie Mullins

Dear Sirs:

Please find attached the Department of Environmental Resources Management (DERM) comments concerning the subject application filed for a zoning hearing. As noted in the attached comments, a covenant(s), pursuant to Chapter 24 of the Code must be submitted to and approved by this office or a variance from this requirement must be obtained from the Environmental Quality Control Board prior to the scheduling of the subject zoning application for public hearing. A covenant form(s) and instruction sheet is also enclosed for your convenience. Please submit the covenants (two, original, executed copies) with the necessary proof of ownership and required recording fee (separate check made payable to Metropolitan Dade County) to DERM (attn. Richard K. Poley).

Your expeditious handling of this matter will ensure the scheduling of your zoning application at the earliest possible date. Failure to submit the required covenant(s) will delay the hearing until this matter is satisfactorily resolved. If you have any questions or wish to discuss this matter further, please contact me at 579-2760.

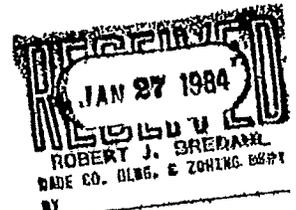
Sincerely,

Richard K. Poley
Richard K. Poley
Special Projects Coordinator
Environmental Resources
Management

RKP:ag

CC: Robert Bredahl ✓

Enclosures



MEMORANDUM

DADE COUNTY FORM 107.07-17A

TO Joaquin G. Avino, P.E., P.L.S.
Director
Building and Zoning Dept.

DATE March 7, 1984

13

FROM Anthony J. Clemente, P.E.
Director
Department of Environmental
Resources Management

SUBJECT BCC #83-453 (Revised)
Claudie Mullens
16950 SW 94 Court
RU-2 to RU-5A
0.43 Acres (gross)
Proposed Dental Office

Paul Adams for AJC

This Department has reviewed the subject application and offers the following comments:

Public water can be made available to the property and connection will be required.

Sanitary sewers are located approximately 500' southeast of the subject property, however, connection may not be feasible. Although DERM would prefer connection to public sewers, this office would not object to the interim use of a septic tank/drainfield disposal system provided the proposed development does not exceed the maximum sewage loading allowed by Section 24-13(4)(b) of the Code. Based on available information, the maximum sewage loading for this site would allow the proposed development. Pursuant to Section 24-13(4)(a) of the Metropolitan Dade County Code, the owner of the property has submitted an executed covenant running with the land in favor of Metropolitan Dade County which provides that the only wastewater (excluding stormwater) which shall be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharge into a septic tank.

Lab activities shall not be permitted on the subject property and all infectious wastes shall be disposed of properly.

AJC:RKP:av

cc: Frank Richmond
Diane O'Quinn
Skip Scofield
Jorge Ubieta

MEMORANDUM

Hazel

DADE COUNTY FORM 107.07-17A

TO Robert Bredahl, Chief
Zoning Control
Building and Zoning Dept.

DATE March 2, 1984

Hearing File

FROM Rafael Rodon, P.E., Chief
Environmental Planning Division
Environmental Resources Management

SUBJECT BCC #83-453 (Revised)
Claudie Millins
16950 SW 94 Court
RU-2 to RU-5A
(0.43 Acres gross)
Proposed Dental Office

[Handwritten signature]

This Department has reviewed the subject application and offers the following comments:

Public water can be made available to the property and connection will be required.

Sanitary sewers are located approximately 500' southeast of the subject property, however, connection may not be feasible. Although DERM would prefer connection to public sewers, this office would not object to the interim use of a septic tank/drainfield disposal system provided the proposed development does not exceed the maximum sewage loading allowed by Section 24-13(4)(b) of the Code. Based on available information, the maximum sewage loading for this site would allow the proposed development. Pursuant to Section 24-13(4)(a) of the Metropolitan Dade County Code, the owner of the property has submitted an executed covenant running with the land in favor of Metropolitan Dade County which provides that the only wastewater (excluding stormwater) which shall be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharge into a septic tank.

Lab activities shall not be permitted on the subject property and all infectious wastes shall be disposed of properly.

RR:RKP:av

cc: Frank Richmond
Diane O'Quinn
Skip Scofield
Jorge Ubieta

RECEIVED

MAR 8 1984

ZONING HEARING SECTION
DADE CO. BLDG. & ZONING DEPT
BY

RECEIVED
MAR 7 1984
ROBERT J. BRED AHL
DADE CO. BLDG. & ZONING DEPT
BY

MEMORANDUM

DADE COUNTY FORM 107.07-17A

TO Robert Bredahl, Chief
Zoning Control
Building and Zoning Dept.

DATE March 2, 1984

FROM Rafael Rodon, P.E., Chief
Environmental Planning Division
Environmental Resources Management

SUBJECT BCC #83-453 (Revised)
Claudie Millins
16950 SW 94 Court
RU-2 to RU-5A
(0.43 Acres gross)
Proposed Dental Office

This Department has reviewed the subject application and offers the following comments:

Public water can be made available to the property and connection will be required.

Sanitary sewers are located approximately 500' southeast of the subject property, however, connection may not be feasible. Although DERM would prefer connection to public sewers, this office would not object to the interim use of a septic tank/drainfield disposal system provided the proposed development does not exceed the maximum sewage loading allowed by Section 24-13(4)(b) of the Code. Based on available information, the maximum sewage loading for this site would allow the proposed development. Pursuant to Section 24-13(4)(a) of the Metropolitan Dade County Code, the owner of the property has submitted an executed covenant running with the land in favor of Metropolitan Dade County which provides that the only wastewater (excluding stormwater) which shall be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharge into a septic tank.

Lab activities shall not be permitted on the subject property and all infectious wastes shall be disposed of properly.

RR:RKP:av

cc: Frank Richmond
Diane O'Quinn ✓
Skip Scofield
Jorge Ubieta

RECEIVED
MAR 8 1984
ZONING HEARING SECTION
DADE CO. BLDG. & ZONING DEPT.
BY



ITEM 2



To: Honorable Mayor and Village Council

Date: September 21, 2020

From: Gregory H. Truitt, Interim Village Manager

Re: VPB-19-008

Conditional Use Request

Gregory H. Truitt for G. Truitt

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; GRANTING CONDITIONAL USE APPROVAL IN A BUSINESS DISTRICT - SPECIAL (B-2) ZONE FOR A TELECOMMUNICATION TOWER, PURSUANT TO SECTION 30-30.4 CONDITIONAL USE AND SECTION 30-60.30 TELECOMMUNICATION TOWERS, ANTENNAS AND SATELLITE DISHES; AND REQUEST FOR APPROVAL OF A SITE PLAN FOR THE INSTALLATION OF A CAMOUFLAGED 115-FOOT WIRELESS COMMUNICATION MONOTOWER, ON A 2,441 SQUARE-FOOT PARCEL LOCATED IN THE SOUTHEAST PORTION OF THE 17.92-ACRE SHOPPING CENTER LOCATED AT 16051 SOUTH DIXIE HIGHWAY, ZONED BUSINESS DISTRICT (B-2) PURSUANT TO SECTION 30-30.5 SITE PLAN APPROVAL; AND SECTION 30-50.17 B-2, BUSINESS DISTRICT.

THIS IS A QUASI-JUDICIAL HEARING FOR APPROVAL OF A SITE PLAN FOR A MIXED USE WITH A SCHOOL AND DAYCARE IN THE DUV ZONING DISTRICT THAT IS CONTINUED FROM NOVEMBER 18, 2019.

BACKGROUND AND ANALYSIS:

The request is to grant a conditional use approval to permit the construction and operation of a new, camouflaged 115-foot high monopole wireless telecommunication tower at 16051 South Dixie Highway in the Business District (B-2) zoning district. The site is a 0.06 acre (2,441 square-foot) parcel of land behind the primary structures of the shopping center which is comprised of 17.92 acres of land. The camouflaged monopole antenna is proposed to be camouflaged as a pine tree. The applicant's tenure of the land on which the application is made is

Village of Palmetto Bay Downtown Zoning District

a 30-year lease that began in May 2019. The tower is 115-feet tall and meets all distance requirements for an antenna of this kind.

The requested conditional use approval would include the permit for the use of the wireless telecommunication tower, as permit for the requested height of 115 feet and would require maintenance of all conditions of approval written into development order (resolution). Permits and conditions will be in a legal form that runs with the use and the land.

FISCAL IMPACT:

A tax impact is anticipated from the village portion of property taxes.

RECOMMENDATION:

Staff recommendation is to approve the conditional

RESOLUTION

1 RESOLUTION NO. _____
2

3 ZONING APPLICATION VPB-19-008
4

5 A resolution of the Mayor and Village Council of the Village of Palmetto Bay,
6 Florida, relating to zoning; granting conditional use approval in a Business
7 District - Special (B-2) zone for a telecommunication tower, pursuant to
8 Section 30-30.4 Conditional Use and Section 30-60.30 Telecommunication
9 Towers, Antennas and Satellite Dishes; and request for approval of a site plan
10 for the installation of a camouflaged 115-foot wireless communication
11 monotower, on a 2,441 square-foot parcel located in the southeast portion of
12 the 17.92-acre shopping center located at 16051 South Dixie Highway, zoned
13 Business District (B-2) pursuant to Section 30-30.5 Site Plan Approval; and
14 Section 30-50.17 B-2, Business District.
15

16
17 **WHEREAS**, The applicant, Eco-Site II, LLC filed an application, accepted by the Village of
18 Palmetto Bay on August 19, 2019, for a conditional use approval in a Business District - Special (B-
19 2) zone for a telecommunication tower, pursuant to Section 30-30.4 Conditional Use and Section
20 30-60.30 Telecommunication Towers, Antennas and Satellite Dishes; and request for approval of a
21 site plan for the installation of a camouflaged 115-foot wireless communication monotower, on a
22 2,441 square-foot parcel located in the southeast portion of the 17.92-acre shopping center located
23 at 16051 South Dixie Highway.
24

25 **WHEREAS**, the application accepted by the Village was for a 115-foot camouflaged wireless
26 communication monotower on a 2,441 square foot site within the overall 17.92-acre site of folio 33-
27 5028-025-0010; and
28

29 **WHEREAS**, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial
30 hearing on the application at Village Hall, 9705 East Hibiscus Street on November 18, 2019; and
31

32 **WHEREAS**, the Mayor and Village Council finds, based on substantial competent evidence in
33 the record, that the application for the conditional use with site plan is consistent with the Village of
34 Palmetto Bay Comprehensive Plan and the applicable Land Development Regulations; and
35

36 **WHEREAS**, based on the foregoing finding, the Mayor and Village Council determined to
37 grant the conditional use, as provided in this resolution.
38

39 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE**
40 **COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:**
41

42 **Section 1.** A public hearing on the present application was held on November 18, 2019, in
43 accordance with the Village's "Quasi-judicial Hearing Procedures". Pursuant to the testimony and
44 evidence presented during the hearing, the Village Council makes the following findings of fact,
45 conclusions of law and final order.

1
2 **Section 2. Findings of fact.**
3

4 1. The establishment of the camouflaged 115-foot wireless communication mon tower at
5 this location is consistent with the Village's Comprehensive Plan, as further specified in the Analysis
6 Section of the Village's Staff report.
7

8 2. The rules that govern the conditions upon which the such uses are permitted to be
9 constructed and operated are principally at Section 30-30.4 Conditional Use, Section 30-60.30
10 Telecommunication Towers, Antennas and Satellite Dishes, Section 30-30.5 Site Plan Approval; and
11 Section 30-50.17 B-2, Business District. A review of the Code, as evidenced in the Village staff
12 analysis which is incorporated by reference into this resolution, and after hearing the applicant and
13 applicant's experts, the Village Council found the camouflaged 115-foot wireless communication
14 mon tower as proposed to be established consistent with those standards; and
15

16 3. The Village Council accepted the findings of Village Staff as it relates to compliance with the
17 following provisions of the Village's Code: Sections 30-30.4, 30-30.5, 30-50.17 and 30-60.30; and
18

19 4. The Village adopts and incorporates by reference the Planning & Zoning Division staff
20 report, which expert report is considered competent substantial evidence; and
21

22 5. The Village Council has provided substantive disclosures regarding ex-parte communications
23 and the applicant raised no objections as to the form or content of any disclosures by the Council.
24

25 **Section 3. Conclusions of law.**
26

27 The proposed camouflaged 115-foot wireless communication mon tower at this location
28 was reviewed pursuant to Sections 30-30.4, 30-30.5, 30-50.17 and 30-60.30, of Palmetto Bay's Code
29 of Ordinances, and was found to be consistent.
30

31 **Section 4. Order.**
32

33 The Village Council grants the conditional use approval as it would be in keeping with the
34 applicable Land Development Regulations with the Village's Comprehensive Plan. The Village
35 Council, pursuant to Sections 30-30.4, 30-30.5, 30-50.17 and 30-60.30 approves the plans as
36 prepared by Morrison Hershfeld and signed by Robert J. Lara, RA consisting of 14 sheets, date-
37 stamped received August 12, 2019 and as presented to Village Council on November 18, 2019.
38

39 **This is a final order.**
40

41 **Section 5. Record.**
42

43 The record shall consist of the notice of hearing, the Village of Palmetto Bay Staff Report, the
44 applications, documents submitted by the applicant and the applicants' representatives to the Village

1 of Palmetto Bay Division of Planning and Zoning in connection with the applications, the testimony
2 of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and minutes
3 of the hearing. The record shall be maintained by the Village Clerk.
4

5 **Section 6.** This resolution shall take effect immediately upon approval.
6

7 PASSED and ADOPTED this _____ day of November, 2019.
8
9

10 Attest: _____
11 Missy Arocha Karyn Cunningham
12 Village Clerk Mayor
13

14 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
15 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:
16
17

18 _____
19 John Dellagloria
20 Village Attorney
21

22 FINAL VOTE AT ADOPTION:
23

24 Council Member Patrick Fiore _____
25

26 Council Member David Singer _____
27

28 Council Member Marsha Matson _____
29

30 Vice-Mayor John DuBois _____
31

32 Mayor Karyn Cunningham _____
33
34

35 This Resolution was filed in the Office of the Village Clerk on this ____ day of _____, 2018.
36
37

38 _____
39 Missy Arocha
40 Village Clerk
41

STAFF REPORT



Village of Palmetto Bay
Florida

STAFF ANALYSIS

FILE: VPB 19-008

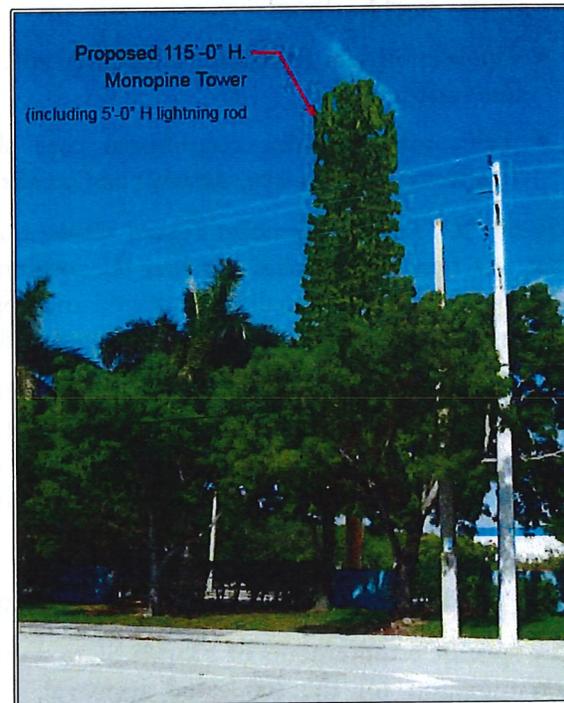
HEARING DATE: November 18, 2019

APPLICANT: Eco-site II, LLC

COUNCIL DISTRICT: 2

REQUEST:

The request is to grant a conditional use approval to permit the construction and operation of a new, camouflaged 115-foot high monopole wireless telecommunication tower at 16051 South Dixie Highway in the Business District (B-2) zoning district. The site is a 0.06 acre (2,441 square-foot) parcel of land behind the primary structures of the shopping center which is comprised of 17.92 acres of land. A camouflaged monopole antenna is defined by the Village code as a freestanding antenna support structure consisting of a single shaft usually composed of two or more hollow sections that are in turn attached to a foundation, designed to support itself without the use of guy wires or other stabilization devices. Camouflaged means a facility that is disguised, hidden, part of an existing or proposed structure, or placed within an existing or proposed structure in a manner that makes it not readily identifiable as a personal wireless services facility. [§30-60.30(b) of the Village of Palmetto Bay code]



*Photo simulation of camouflaged monopole tower ("Monopine")
viewed from SW 92nd Avenue – source: applicant*

The requested conditional use approval would include the permit for the use of the wireless telecommunication tower, as permitted at the requested height of 115 feet and would require maintenance of all conditions of approval written into development order (resolution). Permits and conditions will be in a legal form that runs with the use and the land. The applicant's tenure of the land on which the application is made is a 30-year lease that began in May 2019.

BACKGROUND:

Village of Palmetto Bay Regulatory Requirements:

The conditional use request is made pursuant to §30-30.4(a), *Conditional Use Approval*; and §30-60.30, *Telecommunications Towers, Antennas and Satellite Dishes* of the Village of Palmetto Bay code. The general purpose of a conditional use as defined in §30-30.4(a),

- issued after a quasi-judicial hearing
- only permitted on specific sites where the proposed use may be adequately accommodated without generating material adverse impacts on properties and land uses within the immediate vicinity
- the immediate vicinity shall be defined as the radius of required mailed notice (500-ft)
- A conditional use is one that would not be appropriate without restriction throughout the land use district, but which, if controlled as to the area, location, hours of operation, and relation to the neighborhood or impacted vicinity, would promote the public health, safety, welfare, order, comfort, convenience, appearance or prosperity of the neighborhood.
- The section sets forth the procedures and criteria for approval which are analyzed in this staff report
- Telecommunications conditional uses shall additionally comply with §30-60.30, *Telecommunications towers, antennas and satellite dishes*.

§30-60.30, *Telecommunications Towers, Antennas and Satellite Dishes* establishes the requirement that any new commercial wireless telecommunication facility, including towers supporting commercial antennas shall be reviewed and approved by the Village Council, during a public hearing based upon the criteria established in the section.

Along with the conditional use request, the development order sought would include approval of the site plan, pursuant to §30-30.5, *Site Plan Approval*; §30-50.17, B-2, *Business District*; and §30-60.30, *Telecommunications Towers, Antennas and Satellite Dishes* of the Village of Palmetto Bay code. The criteria of these sections is combined and analyzed together in this staff report.

State of Florida Statute Requirements in Addition to Village Code:

The specific requirements of Florida State statutes should also be considered for hearing and determination for the requested approval. Of particular importance to the process and decision making framework are requirements in §365.172 F.S. *Regulation of Wireless Facilities – State Statutes, D. “Land development regulation provisions and review of applications for wireless facilities”*, which in paragraph 1. limits the zoning review to only land development an zoning issues and criteria, and contains the following language pertinent to this issue:

§365.172 1. only to address land development or zoning issues.

- a) “A local government’s land development and construction regulations for wireless communications facilities and the local government’s review of an application for the placement, construction, or modification of a wireless

- communications facility shall only address land development or zoning issues.” (§365.172(12)(b)1., Florida Statutes)
- b) “In such local government regulations or review, the local government may not require information on or evaluate a wireless provider’s business decisions about its service, customer demand for its service, or quality of its service to or from a particular area or site, unless the wireless provider voluntarily offers this information to the local government.” (§365.172(12)(b)1., Florida Statutes)
 - c) “In such local government regulations or review, a local government may not require information on or evaluate the wireless provider’s designed service unless the information or materials are directly related to an identified land development or zoning issue or unless the wireless provider voluntarily offers the information.” (§365.172(12)(b)1., Florida Statutes)
 - 1) “Information or materials directly related to an identified land development or zoning issue may include, but are not limited to, evidence that no existing structure can reasonably be used for the antennae placement instead of the construction of a new tower, that residential areas cannot be served from outside the residential area, as addressed in subparagraph 3., or that the proposed height of a new tower or initial antennae placement or a proposed height increase of a modified tower, replacement tower, or collocation is necessary to provide the provider’s designed service. Nothing in this paragraph shall limit the local government from reviewing any applicable land development or zoning issue addressed in its adopted regulations that does not conflict with this section, including, but not limited to, aesthetics, landscaping, land use based location priorities, structural design, and setbacks.” (§365.172(12)(b)1., Florida Statutes)

The Federal Telecommunications Act of 1996:

The Federal Telecommunications Act of 1996 was the first significant overhaul of telecommunications law since the Communications Act of 1934. The Act includes seven titles; with Title VII, Section 704 of covering facilities siting and radio frequency emission standards.

Section 704(a) of the 1996 Act amends Section 332(c) of the Communications Act ("Mobile Services") by adding a new paragraph (7). It preserves the authority of state and local governments over decisions regarding the placement, construction, and modification of personal wireless service facilities, except as provided in the new paragraph (7). Exceptions include:

a. **States and Localities May Not Take Discriminatory or Prohibiting Actions**

Section 704(a) of the 1996 Act states that the regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof shall not unreasonably discriminate among providers of functionally equivalent services and shall not prohibit or have the effect of prohibiting the provision of personal wireless services. 47 U.S.C. §332(c)(7)(B)(i).

Review: Any person that is adversely affected by a state or local government's action or failure to act that is inconsistent with Section 332(c)(7) may seek expedited review in the courts. 47 U.S.C. §332(c)(7)(B)(v).

b. Procedures for Ruling on Requests to Place, Construct or Modify Personal Wireless Service Facilities

Section 704(a) also requires a State or local government to act upon a request for authorization to place, construct, or modify personal wireless service facilities within a reasonable time. Any decision to deny a request must be made in writing and be supported by substantial evidence contained in a written record. 47 U.S.C. §332(c)(7)(B)(ii), (iii).

c. Regulations Based On Environmental Effects of RF Emissions Preempted

Section 704(a) of the 1996 Act expressly preempts state and local government regulation of the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's regulations concerning such emissions. 47 U.S.C. §332(c)(7)(B)(iv).

Review: Parties may seek relief from the FCC if they are adversely affected by a state or local government's final action or failure to act that is inconsistent with this provision. 47 U.S.C. §332(c)(7)(B)(v).

There are legal interpretations that reference to the FCC compliance denotes that local governments can't even discuss, much less consider, adverse health impacts, so as long as the cell tower and antennas are compliant with FCC regulations. This must be confirmed with the Village Attorney or designee.

PROPOSED RESOLUTION

An ordinance of the Mayor and Village Council of the Village of Palmetto Bay, Florida, relating to zoning; granting conditional use approval in a Business District - Special (B-2) zone for a telecommunication tower, pursuant to Section 30-30.4 Conditional Use and Section 30-60.30 Telecommunication Towers, Antennas and Satellite Dishes; and request for approval of a site plan for the installation of a camouflaged 115-foot wireless communication mon tower, on a 2,441 square-foot parcel located in the southeast portion of the 17.92-acre shopping center located at 16051 South Dixie Highway, zoned Business District (B-2) pursuant to Section 30-30.5 Site Plan Approval; and Section 30-50.17 B-2, Business District.

PROJECT AND SITE DESCRIPTION

The proposed site for the 115' tall, camouflaged monopole antenna is in the vicinity of the southeast corner of the shopping center at 16051 South Dixie Highway, located in a triangle of vegetated land within the rear parking lot area. Table 1 contains general site data. The aerial exhibit on the following page shows the site location which will be secured by a locked fence.

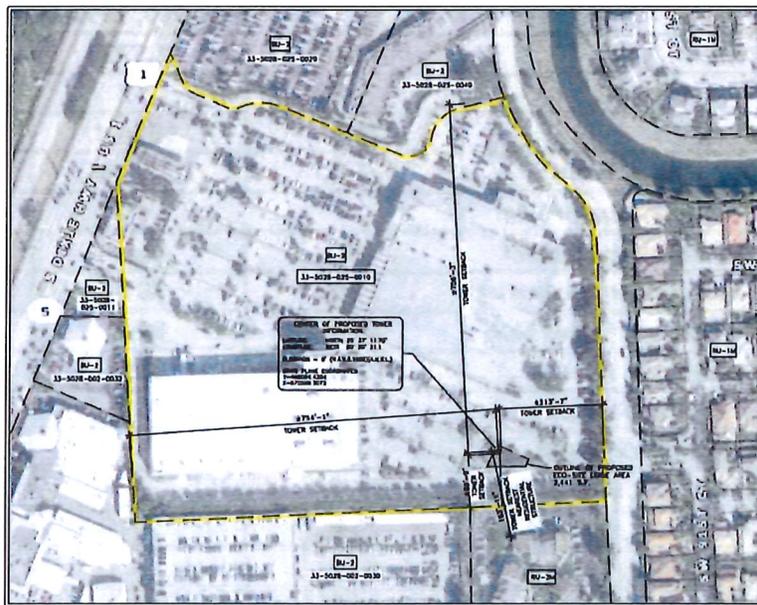
**Table 1
 Site Plan Data**

	Required	Entire Site	Eco-Site II Lease
Address		16051 South Dixie Highway	
Folio		33-5028-025-0010	
Lot Area	30,000 s.f. min.	17.92 acres	0.056 acre (0.3%)
Occupancy	0.40 at 1 story to 0.80 FAR at 5 stories	251,061 s.f. retail space	monopole
Lot Coverage	40% max.	32.2%	0
Year(s) Built		1969, 1991	proposed
Parking Spaces	1,038	1,579	0
Zoning District	B-2	B-2	B-2
Height Permitted	75 ft.	56 feet	115 ft*
Principal Structure Setback, Front	25 ft.	25 ft. (BK)	-
Principal Structure Setback, Interior Side:			
- adjacent to a business district	0 ft.	n.a.	-
- adjacent to a residential district	15 ft.	70 ft.	-
Principal Structure Setback, Street Side	15 ft.	90 ft.	-
Principal Structure Setback, Rear	20 ft.	60 ft.	-
Distance between Principal Buildings	20 ft.	75 ft.	-
Accessory Structure Setback, Front	75 ft.	-	754'-1"
Accessory Structure Setback, Interior Side	7½ ft.	-	756'-3"; 99'-9"
Ancillary Structure Setback, Street Side	15 ft.	-	213'-7"
Ancillary Structure Setback, Rear	5 ft.	-	213'-7"
Distance between Structures	10 ft.	-	140'

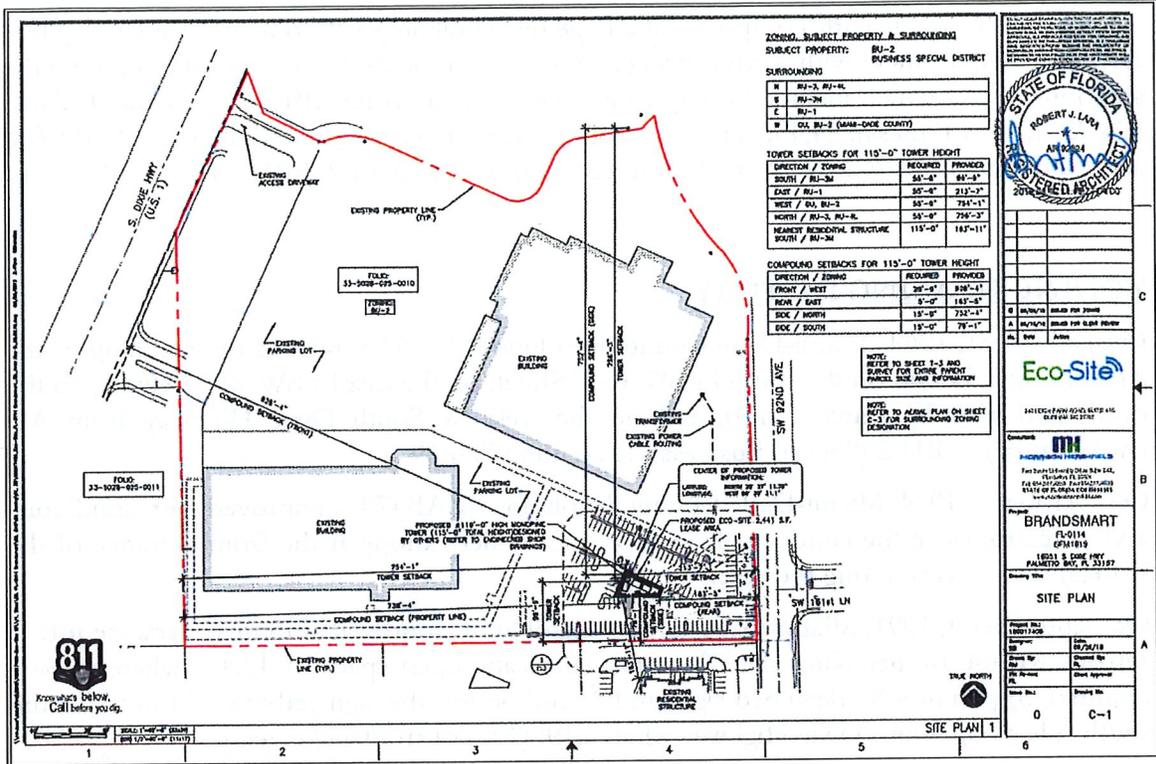
* by conditional use approval



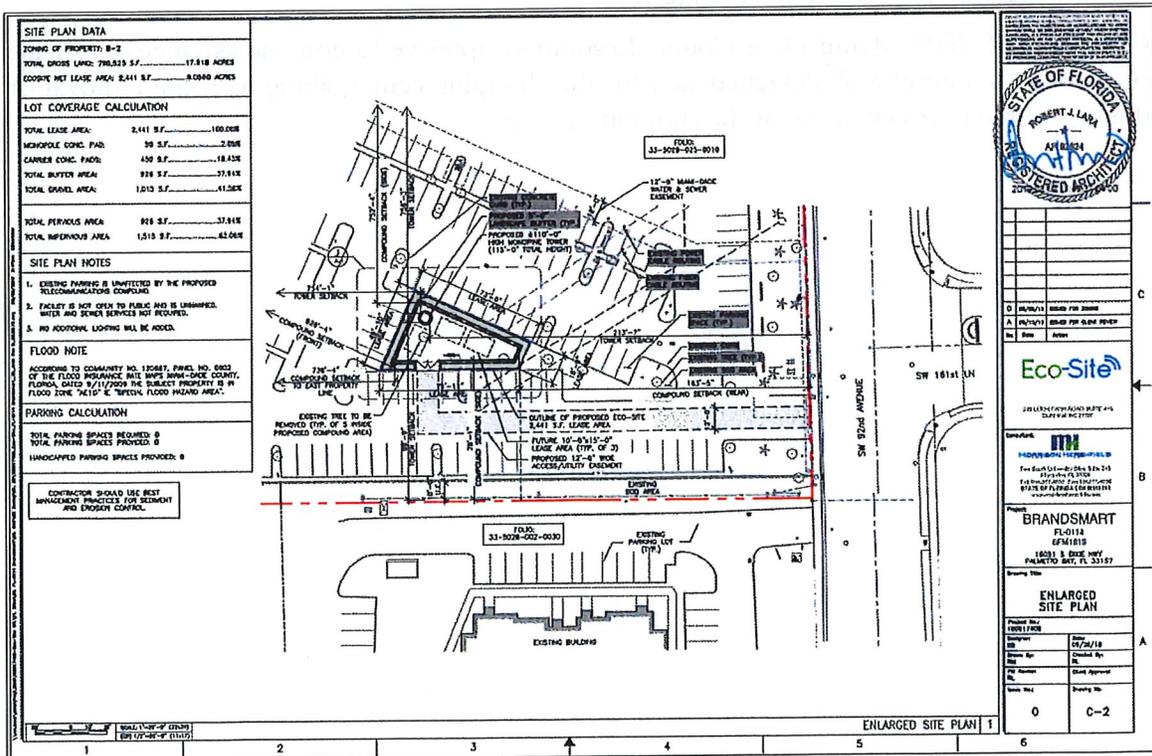
2019 aerial view of site and surrounding area



2019 aerial view of property – source: Applicant Submittal set, Sheet C-3



Site Plan



Enlarged Site Plan showing antenna and antenna compound

The overall site is currently comprised of 2 large retail buildings with outparcels including one fast food establishment with a drive through and a gas station. In its current form, they are the shopping center which included three retail buildings comprising 101,745 s.f. (BrandsMart); 52,625 s.f. (LA Fitness); 44,436 s.f. (Marshall's); a 738 s.f. gas station (Shell); and a 2,911 fast service restaurant with drive-through (Burger King) for a total of 251,061 s.f. on 17.92 acres.

ZONING HEARING HISTORY

On January 31, 1969, Miami-Dade County Resolution Z-6-69 approved the rezoning of the 24.9-acre site, bound on the south by SW 164th Street, on the east by SW 92nd Avenue, on the north and west by Canal C-100, and on the west by South Dixie Highway from AU (Agricultural) to BU-2 (Special Business). Resolution Z-6-69

On October 3, 1974, Miami-Dade County Resolution 4ZAB47874 approved with conditions a variance to waive the conduct of outdoor sales under canopy at the front entrance of the store(s) on holidays during the year.

On September 4, 1991, Miami-Dade County Resolution approved a non-use variance for: 1) setback for the Burger King site; 2) permit landscape open space of 12.4% where 14% is required; 3) permit a 3rd detached sign; and 4) and permit the sign setback of 130' from the south side along South Dixie Highway where 219' (30% of frontage) is required.

On October 4, 1999, Miami-Dade County Resolution approved a non-use variance to relocate an existing pylon sign in order to facilitate redesign of the south entrance with a 600-foot deceleration lane to enhance traffic safety.

On March 14, 2001, Miami-Dade County Resolution approved a non-use variance of signage regulations to permit a 5th detached sign for the shopping center, along with the removal of the sign at the north entrance of the shopping center.

NEIGHBORHOOD CHARACTERISTICS

Village of Palmetto Bay 2025 Future Land Use Map (FLUM) and Comprehensive Plan

Subject Property FLUM Designation

Business and Office (red)

Surrounding Properties

North:

Business and Office (red)

South:

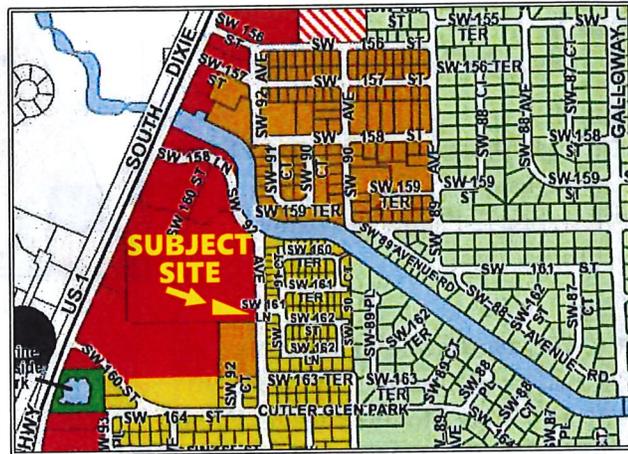
Low-Medium Density Residential (orange)

East:

Low Density Residential (yellow)

West:

Business and Office (red)



Excerpt of Village of Palmetto Bay adopted Future Land Use Map

The Business and Office category “accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments (such as private commercial marinas). These uses may occur in self-contained centers, high rise structures, campus parks and municipal centers business districts. The specific range and intensity of uses appropriate in BO areas vary by location as a function of such factors as availability of public services, roadway access and neighborhood compatibility. Special limitations may be imposed on uses in BO where necessary to protect environmental resources including wellfield protection areas. Through the assignment of zoning districts and special conditions, the specific range and intensity of uses appropriate for a specific site will be determined. Strip commercial shopping centers with inadequate lot depth, which allow only a single row of commercial structures and parking in front, are discouraged in this designation. The floor area ratio (FAR) is 0.4 for the first story, plus 0.11 for each additional story up to six (6) stories.

Mixing of residential use with commercial, office, and hotels is also permitted in BO areas provided that the scale and intensity is not out of character with adjacent nearby development, and the project does not negatively affect any area neighborhoods. Where these conditions are met, residential density may be approved up to one density category higher than the average land use density of adjacent parcels. If no residentially-designated parcels exist adjacent to a BO parcel or no higher density categories exist on the Village FLUM, the maximum density allowed shall be 13.0 units per gross acre.” *(excerpt from Village of Palmetto Bay adopted Comprehensive Plan)*

Siting Analysis

Section 30-60.30(d)(1) of the Village of Palmetto Bay code provides criteria for the review of siting preferences for telecommunications towers. Applicants shall demonstrate to the satisfaction of the village council that these preferences have been evaluated and adhered to in their proposed site selection, and may require opinions from qualified licensed professional engineers, to be paid for by the applicant. Siting preferences are listed in descending order of preference.

- Class I. Camouflaged antennas located on village-owned buildings, and structures.
- Class II. Camouflaged antennas located on village-owned property, provided they meet the appropriate search radius required by this section.
- Class III. Camouflaged towers located on other public governmental buildings (including county, state, or federal buildings, excluding public schools) or properties.
- Class IV. Camouflaged towers located public or private school buildings, houses of worship, or hospital structures.
- Class V. Camouflaged towers located on commercial buildings located within commercial districts, especially along the U.S. 1 Corridor, at least 300 feet from residential zoning districts.
- Class VI. Camouflaged towers located on residential properties as provided under subsection (e)(5), below.

This application is substantially a Class V site, being located within a commercial district and along the U.S. 1 Corridor; however, it is not 300 feet from a residentially zoned district. Evaluating it as a Class VI site would not be correct as it is not located on a residential property.

The applicant has provided an RF-Report that includes a zoning map with the RF Search Area overlay of the Village in support of its demonstration that higher preference sites are not available within the Village. This zoning map demonstrates that:

- I. there are no Village-owned buildings or structures upon which an antenna could be collocated (Class I).
- II. Class II village-owned properties do not exist within the Search Area.
- III. There are no Class III properties consisting of public governmental buildings (including county, state, or federal buildings, excluding public schools) or properties within the Search Area.
- IV. There are no Class IV public or private school buildings, houses of worship, or hospital structures within the Search Area.

The highest ranked opportunity is the Class V commercial property located along the US 1 Corridor.

Visual Impacts

The visual impacts of the monopole tower, as a matter of compatibility with the surrounding area have been evaluated by the applicant's submittal of photo-simulations which are verified by the performance of a balloon test, as required by §30-60.30(g)(3)a. of the Village of Palmetto Bay code. The visual results are contained in the balloon test and photo simulations provided by the applicant with locations for the balloon test determined in coordination with Village administration. Results are excerpted below.

Photo simulations:

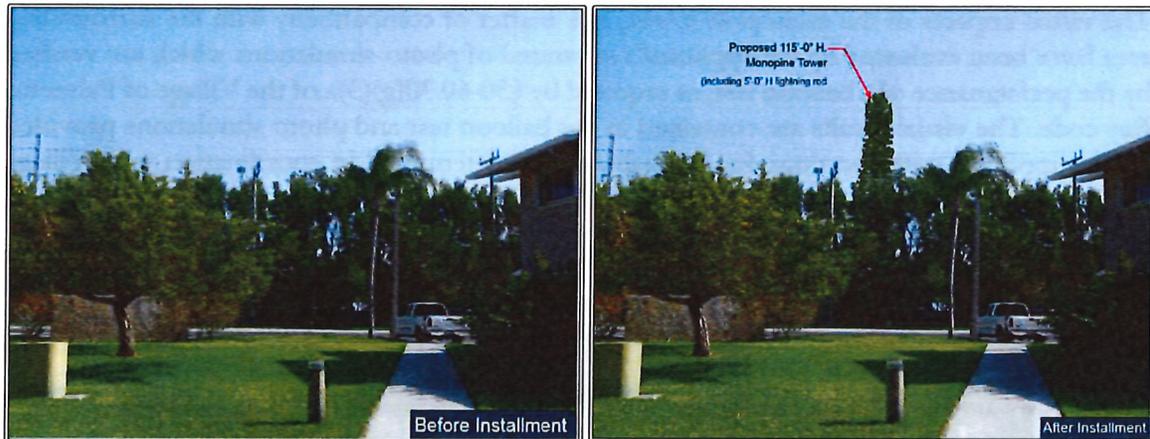
Photo simulations Locations



Location 1



Location 2



Location 3



Location 4

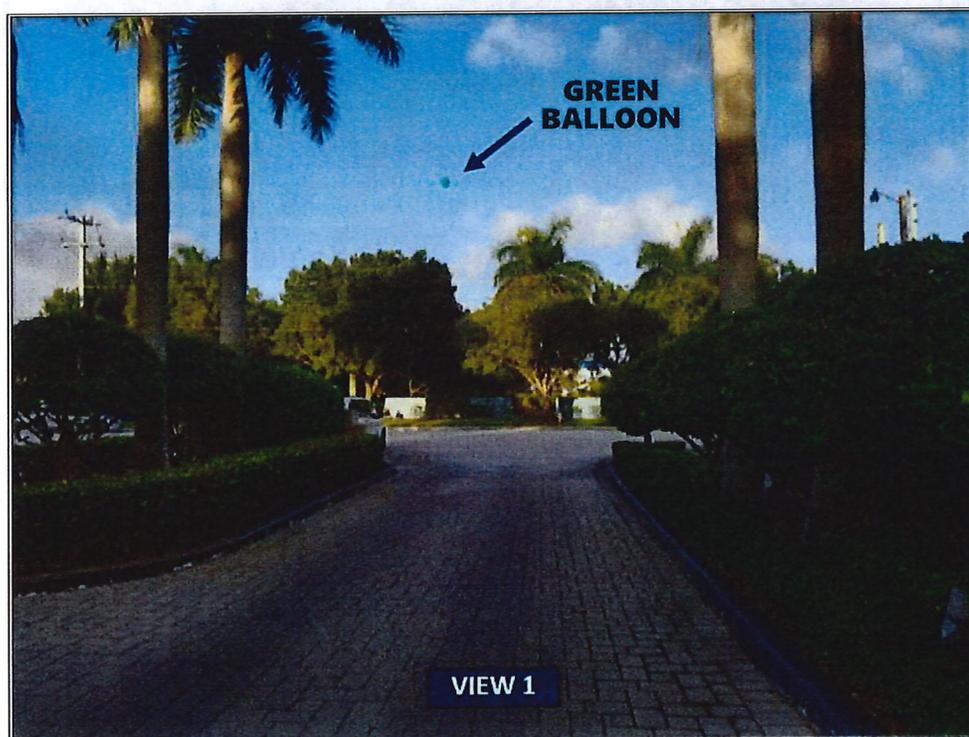


Balloon Test:

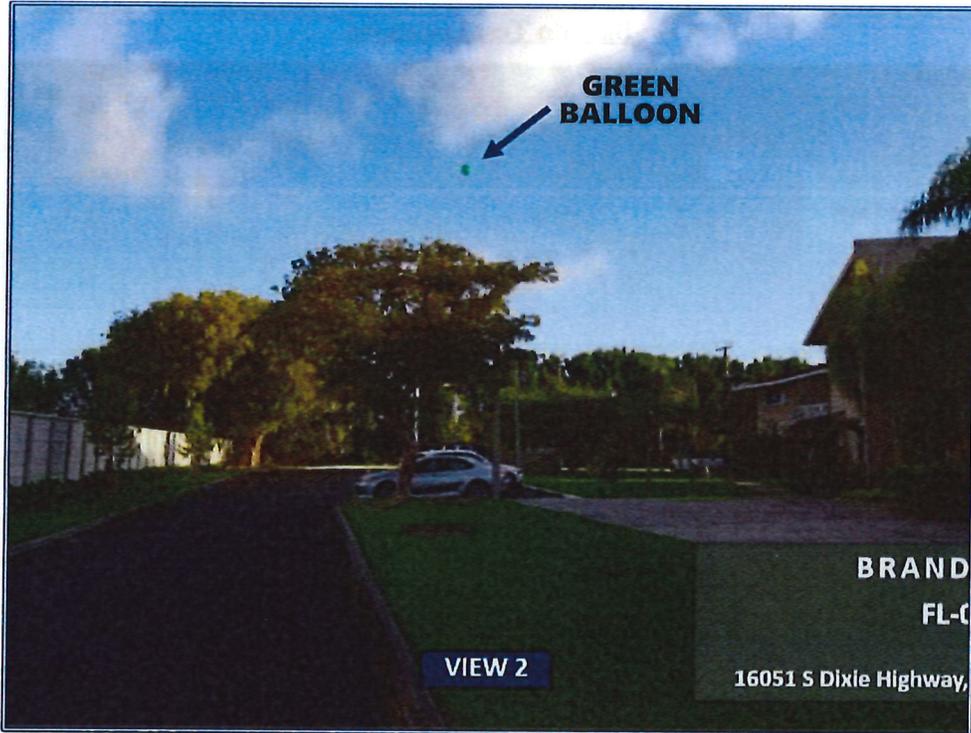
Balloon Test Locations



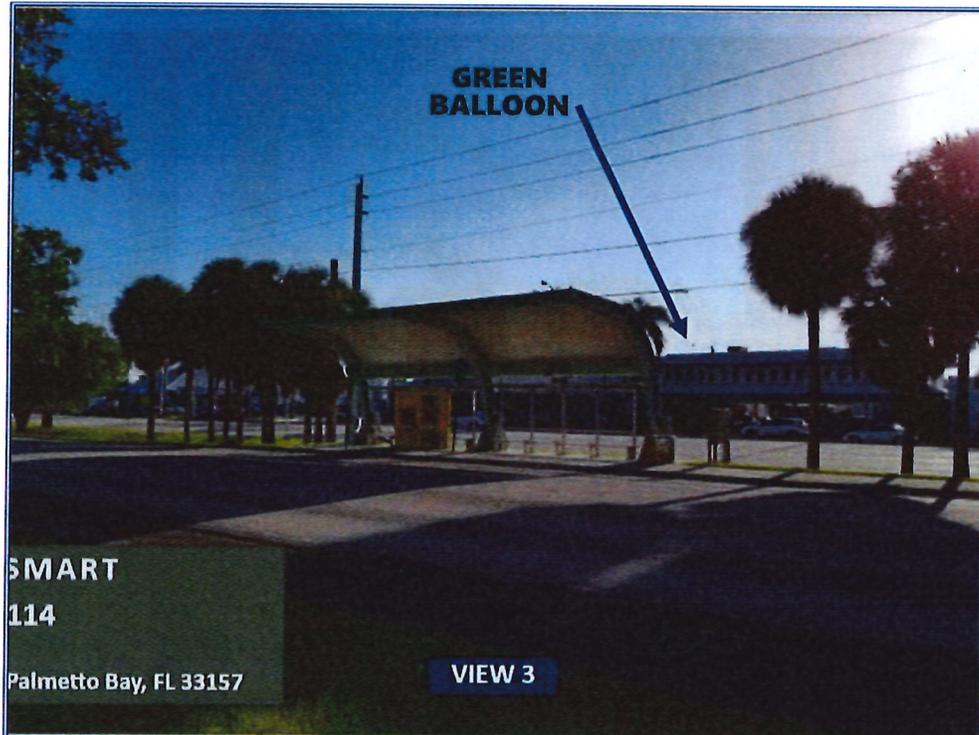
Location 1



Location 2



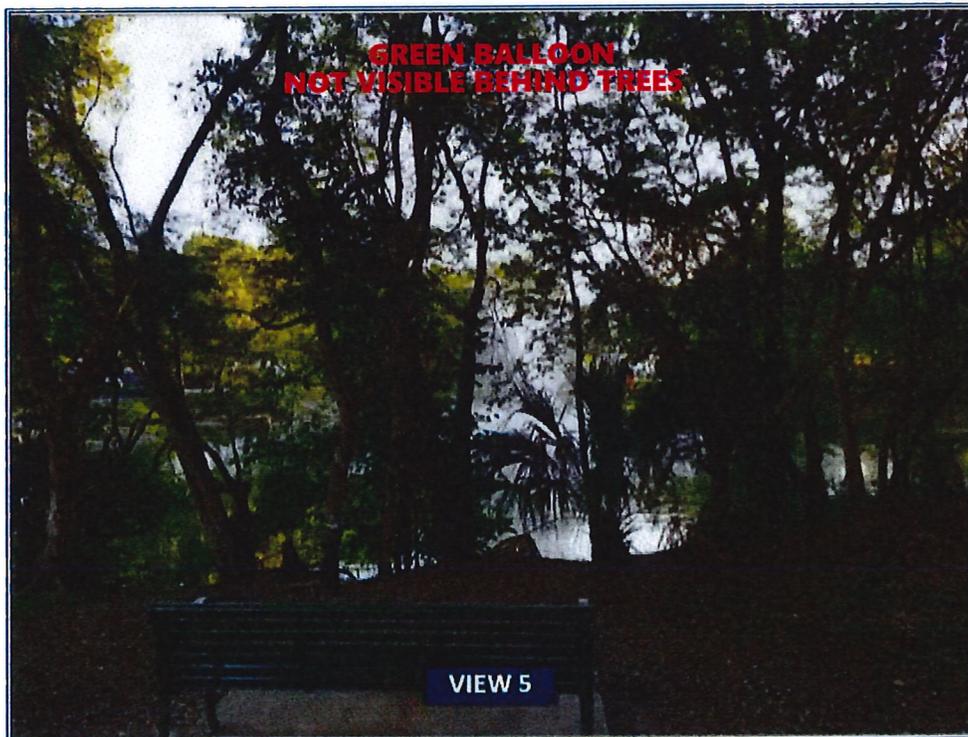
Location 3



Location 4



Location 5



Location 6



Location 7



SUFFICIENCY

The criteria for submittal sufficiency are listed below: the application has satisfied all of the requirements for sufficiency of required information for review by the Mayor and Council of the Village of Palmetto Bay.

Criterion		Status
1.	A report from a qualified licensed professional engineer which:	SEE BELOW
1.a	Describes the tower height and design including a cross section and elevation;	PROVIDED
1.b	Documents the height above grade for all potential mounting positions for collocated antennas and the minimum separation distances between antennas;	PROVIDED
1.c	Describes the tower's capacity, including the number and types of antennas that it can accommodate;	PROVIDED
1.d	Documents what steps the applicant has taken, or will take, to avoid interference and obstruction with established or proposed public safety telecommunication facilities;	PROVIDED
1.e	Documents that the tower and/or antennas have been designed to withstand sustained wind speeds of 110 miles per hour, or the requirements of the Florida Building Code, as amended, whichever is greater;	PROVIDED
1.f	An analysis and/or other data and/or documentation that certifies that in the event of a catastrophic failure, fall, or collapse of the tower, said tower would fall or collapse within the collapse zone of the proposed tower;	PROVIDED
1.g	Includes a qualified licensed professional engineer's signature, seal and registration number;	PROVIDED
1.h	Other information necessary to evaluate the request.	PROVIDED
2	For all commercial wireless telecommunication service towers, a letter of intent committing the tower owner and his or her successors to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for collocation.	PROVIDED
3	Balloon test. As part of an application the applicant shall submit documentation of having conducted a balloon test, together with a visual impact analysis of the test.	PROVIDED
4	Aesthetic effects, devices and techniques. The purpose of this subsection is to assist the village, in determining whether or not a proposed tower is camouflaged and/or concealed appropriately in a given area. The applicant shall submit the following documentation:	SEE BELOW
4.a	Colorized pictorial representation, artist rendering, or similar representation drawn to scale;	PROVIDED
4.b	Design specifications of the various proposed techniques (if drawings, plans and/or other graphic representations are included, they shall be drawn to scale); and	PROVIDED
4.c	A corresponding statement explaining what the nature and character of the area is within which the tower is proposed with respect to land use, surrounding environment, building heights and design, and how the proposed camouflaging and/or concealment agent(s) will blend in and harmonize with the nature and character of the area.	PROVIDED

ANALYSIS: CONDITIONAL USE REVIEW CRITERIA

A conditional use shall be permitted upon a finding by the Village Council that the proposed use, application, and site plan comply with the Telecommunications conditional use application provisions of §30-60.52[30] of this Code. A conditional use shall be denied if the Village determines that the applicant has not demonstrated that the proposal does not meet the criteria or is adverse to the public interest as defined by the criteria.

1. Land use compatibility. §30-30.4(c)1

The conditional use, including its proposed scale and intensity, traffic generating characteristics, and off-site impacts shall be compatible and harmonious with adjacent land uses and shall not adversely impact land use activities in the immediate vicinity. Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time so that no use condition is unduly negatively impacted directly or indirectly by another use or condition. Compatibility of land uses is dependent on numerous development characteristics which may impact adjacent or surrounding uses. They include the items listed above at subsection 30-30.4(b). Compatibility shall be measured based on the following characteristics of the proposed use or development in relationship to surrounding development in the immediate area:

Land Use Compatibility Criterion		Finding
1.a	Permitted uses, structures and activities allowed within the land use category.	COMPLIES
1.b	Building location, size, scale, dimensions, height, and floor area ratio.	ACCEPTABLE
1.c	Location and extent of parking, access drives and service areas.	ACCEPTABLE
1.d	Traffic generation, hours of operation, noise levels and outdoor lighting.	ACCEPTABLE
1.e	Alteration of light and air.	ACCEPTABLE
1.f	Setbacks and buffers such as fences, walls, landscaping and open space treatment.	ACCEPTABLE

Finding: Acceptable

2. Scale and Lot Size §30-30.4(c)2

Sufficient site size, site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the design must be adequate to accommodate the proposed scale and intensity of conditional use requested. The site shall be of sufficient size to provide adequate screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, drainage, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use on the immediate vicinity.

Analysis: The overall site at 17.92 acres of improved land is adequate to accommodate the proposed scale and intensity of the camouflaged monopole antenna. The and the specific antenna compound provides adequate screening, setbacks and landscaping. Open space is not impacted by the proposal. No off-street parking is displaced by the proposal and the overall site exceeds required parking. Internal traffic circulation and drainage are not impacted.

Finding: Acceptable.

3. Compliance with the Village Comprehensive Plan and Zoning Code §30-30.4(c)3

Compliance with the Village's Comprehensive Plan and Chapter 30. The conditional use and site plan shall comply with environmental, zoning and other applicable regulations of Chapter 30, and shall be consistent with the comprehensive plan.

Analysis: The proposal is consistent with the Village's adopted Comprehensive Plan and Future Land Use Map (FLUM) which designates the property as Business and Office (BO). The application does not countervail the objective and policy that defines the intent of the Village of Palmetto Bay adopted Comprehensive Plan. Although not explicitly supportive, the proposal is consistent by not directly contravening the effect of the policy.

Objective 1.1 Future Land Use Map

Adoption and implementation of the Future Land Use Map (FLUM), including the land use amendments to individual parcels as referenced in the supporting Data, Inventory, and Analysis, and presented in Exhibit 1 and the element goals, objectives, and policies herein as the official and primary standard governing land use density and intensity in the Village of Palmetto Bay.

Policy 1.1.1 Business and Office (BO): This category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments (such as private commercial marinas). These uses may occur in self-contained centers, high rise structures, campus parks and municipal centers business districts. The specific range and intensity of uses appropriate in BO areas vary by location as a function of such factors as availability of public services, roadway access and neighborhood compatibility. Special limitations may be imposed on uses in BO where necessary to protect environmental resources including wellfield protection areas. Through the assignment of zoning districts and special conditions, the specific range and intensity of uses appropriate for a specific site will be determined. Strip commercial shopping centers with inadequate lot depth, which allow only a single row of commercial structures and parking in front, are discouraged in this

designation. The floor area ratio (FAR) is 0.4 for the first story, plus 0.11 for each additional story up to six (6) stories.

Mixing of residential use with commercial, office, and hotels is also permitted in BO areas provided that the scale and intensity is not out of character with adjacent nearby development, and the project does not negatively affect any area neighborhoods. Where these conditions are met, residential density may be approved up to one density category higher than the average land use density of adjacent parcels. If no residentially-designated parcels exist adjacent to a BO parcel or no higher density categories exist on the Village FLUM, the maximum density allowed shall be 13.0 units per gross acre.

Finding: Consistent with Comprehensive Plan

Analysis: The proposal is in the B-2 Zoning District. The purpose of the B-2 District, is to provide for large scale commercial and/or office facilities that service the needs of the village's urban areas. B-2 permits a range of commercial and office facilities as permitted uses, and also provides that telecommunication towers, co-location towers and stealth towers, are permitted as conditional uses in accordance with §30-60.30 of the code.

There are no other parts of the Village of Palmetto Bay zoning code, Chapter 30 that are contravened by this application.

Finding: Consistent with the Zoning Code

4. Mitigative Techniques §30-30.4(c)4

The conditional use and site plan shall incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not unduly burdened with adverse impacts detrimental to the general public health, safety and welfare.

Analysis: The monopole antenna is within height and setbacks requirements, and completely camouflages the monopole as a Norfolk Island pine tree as mitigation to the zoning considerations of visual impact and compatibility. The plan meets all engineering conditions to assure public safety regarding fall radius, wind loads and hazards to aviation.

Finding: Acceptable.

5. Hazardous Waste §30-30.4(c)5

No conditional use which generates hazardous waste or uses hazardous materials shall be located in the village unless the specific location is consistent with the comprehensive plan, Chapter 30, and does not adversely impact wellfields, aquifer recharge areas, or other

conservation resources, as may be applicable now or in the future. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation unless the village council approves conditions requiring mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material, and regulate its use, storage and transfer consistent with best management principles and practices.

Analysis: There are no hazardous material production, storage, transfer or hazardous by products identified as being produced or present by the project.

Finding: Not Applicable.

ANALYSIS: WIRELESS COMMUNICATION TOWER REVIEW CRITERIA

The intent of the public hearing criteria and requirements of §30-60.30(i) through §30-60.30(l) regarding telecommunication towers is to address and balance the residents zoning-related concerns regarding the construction of wireless telecommunication towers in their community. These concerns may include, but are not limited, to safety, aesthetic, and compatibility conflicts when these facilities are located in close proximity to residential uses and the recognized need of the services the wireless telecommunication towers provide to the public. These issues shall be reviewed pursuant to the adopted standards on a case-by-case basis for each request. The Village Council shall consider and weigh the aesthetic impact and compatibility issues with the public benefit derived from having efficient and reliable wireless telecommunications systems when determining whether or not to approve the application. Additionally, the Village Council and planning and zoning departments shall adhere to all FCC requirements and guidelines, as enacted or amended.

Visual Impact §30-60.30(i)

In addition to general review criteria, in order to be approved, towers and antennas shall be designed, as determined by the village, to blend into the surrounding environment through the use of color, texture, and/or camouflaging architectural treatment, or by reason of existing conditions, to minimize its visual intrusiveness and negative aesthetic impact. When considering approval of an application the village shall review such application with consideration of the following factors:

Aesthetic / Visibility Criteria		Finding	
1.a	Whether the tower will be readily visible.	The tower will be visible from certain locations that are close to the monopole, but not visible from most locations in protected residential areas. Where visible, it will be visible as a tree.	ACCEPTABLE
1.b	Whether the proposed facility/tower will, as determined by the village, unreasonably interfere with the view from any public park, historic building or district, or scenic road corridor.	One of the balloon test sites was performed for the nearest park, Wayside Park. The balloon test results show that the tower will not be visible from the park. There are no other historic sites or scenic roads nearby.	ACCEPTABLE
1.c	Type of tower, the shape and width of the facility relative to its height, and the color, texture, and reflectivity of materials, with neutral colors and nonreflective materials being given preference, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration.	The monopole tower is camouflaged as a pine tree with artificial pine branches affixed to conceal the tower and antenna to provide a natural appearance that aesthetically blends in with the community as much as possible.	ACCEPTABLE
1.d	Type of antennas proposed for the tower, with narrow profile antenna arrays being given preference, if feasible.	The proposed monopole has three arrays at three levels: 100 ft., 90 ft. and 80 ft. All of the arrays are completely camouflages by the "pine tree branches."	ACCEPTABLE

Aesthetic / Visibility Criteria			Finding
1.e	Nature of uses on adjacent and nearby properties and the relationship of the proposed facility to the character and scale of surrounding structures and uses, with preference being given to sites adjacent to nonresidential uses.	The monopole tower is completely within an existing large-scale commercial shopping center, with business use to the north and west. To the south is a 2-story multi-family residential development, and to the east a 1 and 2-story single family development ("Casa del Campo"). The proposed monopole is 163'-11" from the nearest point of the multi-family and over 230' from the nearest single family property. With consideration of setbacks, buffering, landscape and camouflage, the proposal satisfies the criterion.	ACCEPTABLE
1.f	On-site and surrounding tree coverage and foliage.	The overall site is surrounded by a maintained landscape buffer on the south and east sides, and the secured monopole compound will include a 5-foot landscape buffer with 8'-high green buttonwood, mimosa ground cover and five 14'-high live oaks.	ACCEPTABLE
1.g	The effectiveness of the use of screening and concealment devices and techniques, including but not limited to the use of structural camouflaging, buffer walls, opaque fencing and landscaping.	See 1.f.	ACCEPTABLE

Design and Construction §30-60.30(j)

Tower and antenna design and construction requirements. New or replacement towers and antennas shall meet the following design and construction requirements.

Design and Construction Criteria		Finding
1.	The base of the tower, anchors, and any accessory facility or building shall be substantially screened from view from public streets and adjoining and nearby protected residential properties with a combination of evergreen and deciduous trees and shrubs, except when the village council determines a design of nonvegetated screening better reflects and complements the architectural character of the surrounding neighborhood. The use of all types of barbed wire, razor wire, and similar items is prohibited. No types of chain link fencing shall be used as buffering or screening material. Additionally, the following minimum landscaping shall be required:	The monopole tower is completely within an existing large-scale commercial shopping center, with business use to the north and west. To the south is a 2-story multi-family residential development, and to the east a 1 and 2-story single family development ("Casa del Campo"). The proposed monopole is 163'-11" from the nearest point of the multi-family and over 230' from the nearest single family property. Fencing is used for security purposes that is behind and concealed by landscaping. With consideration of setbacks, buffering, landscape and camouflage, the proposal satisfies the criterion.
1.a	A row of shade trees at least eight feet in height, at a maximum distance of ten feet apart, shall be planted around the perimeter of the fence.	The monopole compound landscaping includes five 14'-high live oaks.

Design and Construction Criteria		Finding	
1.b	A continuous hedge at least 30 inches in height at planting and capable of growing to a height of 36 inches within 18 months shall be planted on the outside of the perimeter of the fence and tree line.	The monopole compound will include a 5-foot landscape buffer with 8'-high green buttonwood around the entire perimeter.	ACCEPTABLE
1.c	All landscaping shall be properly maintained to insure good health and viability.	To be assured through code compliance and condition for 1.e. (below)	APPROVAL CONDITION
1.d	In locations where the impact of the personal wireless service facility would be minimal, the planning and zoning director may waive or reduce the landscaping requirements.	All landscape requirements are met.	ACCEPTABLE
1.e	The provider shall provide a maintenance agreement providing for perpetual maintenance of the landscaping during the existence of the telecommunication site, and provide a performance bond to ensure same, should provide declare bankruptcy and/or fail to maintain the landscaping.	To be included as a condition of approval.	APPROVAL CONDITION
2.	All ground-mounted commercial wireless telecommunication service towers shall be of a monopole design unless the village determines that an alternative design would better blend in to the particular surrounding environment.	Proposal is for a monopole	ACCEPTABLE
3.	With the exception of necessary electric and telephone service and connection lines approved by the village, no part of any tower, anchoring devices, or guys, equipment or wires or braces in connection with either shall at any time project across or over any part of a public right-of-way, public street, highway, sidewalk, easement unless agreed to by the easement holder, or property line.	No part of the monopole or any associated structure projects across any part of a public right-of-way, public street, highway, sidewalk, easement, or property line.	ACCEPTABLE
4.	Every tower affixed to the ground shall be designed to discourage climbing of the tower by unauthorized persons.	The compound is secured with a locking 6'-high fence.	ACCEPTABLE
5.	Only one tower shall exist at any one time on any individual protected residential property as defined in this article.	Only one tower is proposed for the site.	ACCEPTABLE
6.	All ground-mounted commercial wireless telecommunication towers shall be located to create a collapse zone equal to one-fourth of the tower's height. Such collapse zone shall be free of all buildings, except for those associated with the commercial wireless telecommunication facility and those located on the zoning lot the tower is proposed to be located on.	The proposed 115' monopole requires collapse zone of 29'. The nearest building is 163'-11" away.	ACCEPTABLE

Tower Setbacks §30-60.30(k)

All towers shall conform with the following minimum setback requirements:

Tower Setback Criteria		Finding	
1.	Towers shall meet the setbacks of the underlying zoning district.	The tower meets all setbacks of the underlying B-2 Zoning District.	ACCEPTABLE
2.	New towers shall be setback from the public rights-of-way of thoroughfare plan roads, as shown on the most recently amended village street plan, by a minimum distance equal to one-half of the height of the tower including all antennas and attachments.	The proposed 115' tower requires a 57'-6" setback from the nearest public right-of-way which is SW 92 nd Avenue. The proposed tower is setback 213'-7" from SW 92 nd Avenue.	ACCEPTABLE
3.	New towers shall not be located in the public rights-of-way of nonthoroughfare plan roads. However, new antennas may be located on existing towers, poles and other structures in all public rights-of-way.	The proposed tower is not located in a public rights-of-way of nonthoroughfare plan roads.	ACCEPTABLE
4.	Towers shall not be located between a principal structure and a public street, with the following exceptions:	The proposed monopole is to be placed within the site, and will not be in a front, side or rear yard area.	ACCEPTABLE
4.a	On sites with public streets on all sides, towers may be placed within a side yard that abuts a local street.	The monopole site does not have public streets on all sides.	NOT APPLICABLE
4.b	A tower's setback may be reduced or its location in relation to a public street varied, at the sole discretion of the village council, only to allow the integration of a tower onto an existing or proposed structure or building such as a church steeple, light standard, power line support device (e.g., power line tower), or similar structure.	The proposed tower is not integrated into an existing structure.	NOT APPLICABLE
4.c	Towers erected on any protected residential property are also subject to the setback provisions of subsection (l) below.	The proposed monopole is not in a protected residential property.	NOT APPLICABLE

Tower Height §30-60.30(1)

All proposed towers shall conform with the following maximum height requirements:

Tower Setback Criteria		Finding
1.	The height of towers shall be determined by measuring the vertical distance from the tower's lowest point of contact with the ground to the highest point of the tower, including all antennas or other attachments. When towers are mounted upon other structures, the combined height of the structure and tower must meet the height restrictions listed below.	The ground-mounted monopole height is measured from the lowest point of contact. ACCEPTABLE
2.	On all protected residential property as identified at subsection (f), the maximum height of any tower, including all antennas and other attachments, shall be 35 feet. The height limitation does not apply to Class I—IV, which are regulated at subsection (3), below. The height limitation for any tower on protected residential property utilizing camouflaging architectural treatments and techniques in constructing the facility shall be as specified in subparagraph c. below.	The proposed monopole is not in a protected residential area. NOT APPLICABLE
3.	Except as stated in subsection (l)(2) above, in all zoning districts, the maximum height of any tower not mounted on an existing building, including antennas and other attachments, shall not exceed one foot for each two feet the tower is setback from adjacent protected residential property. However, in no event shall any ground-mounted tower exceed the following heights: Three or more levels of arrays: 200 ft. Two levels of arrays: 160 ft. One level of arrays: 100 ft.	The proposed monopole has 3 levels of arrays. The entire tower is 115' in height. The highest level of antenna arrays . ACCEPTABLE
4.	Towers shall not be located between a principal structure and a public street, with the following exceptions:	See below: NOT APPLICABLE
4.a	Towers mounted on existing buildings shall comply with the requirements of subsection (r), below.	The proposed monopole is not mounted to an existing building. NOT APPLICABLE
4.b	In accordance with the Federal Communication Commission's preemptive ruling PRB1, towers erected for the sole purpose of supporting amateur radio antennas may exceed 35 feet in height provided that determination is made by the village, based on evidence submitted by the applicant, that the proposed tower height is technically necessary to successfully engage in amateur radio communications.	The proposed monopole is not intended for amateur radio communications. NOT APPLICABLE

Tower Lighting §30-60.30(m)

Towers shall not be illuminated by artificial means and shall not display strobe lights, except for aviation caution lights shielded from sight from the ground, unless such lighting is specifically required by the Federal Aviation Administration, local emergency medical services or other federal or state authority for a specific tower. When incorporated into the approved design of the tower, and when in accordance with all other appropriate portions of this Code, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.

Analysis: Non-safety related or regulated illumination of the proposed camouflaged tower is not included in the proposal. No commercial lighting of any kind will be permitted on the camouflaged tower.

Finding: Acceptable

Signs and Advertising §30-60.30(n)

The use of any portion of a tower for signs, other than warning or equipment information signs, is prohibited. Warning signs for high voltage and trespassing. No signs, including commercial advertising, logo, political signs, flyers, flags, or banners, but excluding warning signs, shall be allowed on any part of an antenna or tower. Any signs placed in violation of this section shall be removed immediately at the facility owner's expense. If high voltage is necessary for the operation of the communication tower, associated equipment, or backhaul network or any accessory structures, "HIGH VOLTAGE—DANGER" warning signs shall be permanently attached to the fence or wall and spaced no more than 40 feet apart. "NO TRESPASSING" warning signs shall be permanently attached to the fence or wall and spaced no more than 40 feet apart. The height of the lettering of the warning signs shall be at least 12 inches in height. The warning signs shall be installed at least five feet above the finished grade. The warning signs may be attached to freestanding poles if the content of the sign may be obstructed by landscaping.

Analysis: Non-safety related signage is not included in the proposal. No commercial signage of any kind will be permitted on the camouflaged tower.

Finding: Acceptable

RECOMMENDATION

Based on the analysis and findings contained in this report, Village planning and zoning staff recommends approval of the proposed conditional use and site plan.



Mark Alvarez
Interim Planning & Zoning Director

LETTER OF INTENT

Eco-Site[®]

August 12, 2019
Village of Palmetto Bay
Attn: City Planner
9705E. Hibiscus St
Palmetto Bay, FL 33157

RE: Letter of Intent for Proposed Eco-Site Tower in the Village of Palmetto Bay as a Shared-Use Facility (Eco-Site ref: FL-0114)

Dear Planning Staff,

I am contacting you on behalf of Eco-Site, the builder and owner of the proposed tower to be built in the Village of Palmetto Bay, FL on the Brandsmart property located at 16051 S. Dixie HWY (Eco-Site ref: FL-0114).

Eco-Site is a nationwide tower company that works with all wireless carriers for collocation of their antenna facilities. This proposed tower facility in the Village of Palmetto Bay will be available for collocation by other wireless service providers by Eco-Site, and Eco-Site's successors. Eco-Site will provide space on the tower for this purpose with reasonable terms and conditions. Please let me know if we can provide any further clarification on this subject.

Regards,



David Callender
Director of Zoning Advocacy
Eco-Site



Deborah L. Martohue, Esq., AICP
1036 23rd Ave., N.
St. Petersburg, Florida 33704
Telephone: 727.460.8431
Email: dmartohuelaw@outlook.com

September 16, 2019

VIA HAND DELIVERY

Planning & Zoning Division
ATTN: Mark Alvarez, Planning & Zoning Director
Village of Palmetto Bay
9705 E. Hibiscus Street
Palmetto Bay, FL 33157

**RE: Project Narrative & Zoning Justification Statement
Request for a Conditional Use to permit a 110' Camouflaged Monopine Wireless
Communications Facility
Property Location: 16051 S. Dixie Hwy, Palmetto Bay, FL 33157
FOLIO: 33-5028-025-0010
Project Name: Brandsmart
Project Site No.: FL 0114
Latitude: 25° 37' 11.70" N; Longitude: 80° 20' 31.10" W**

Dear Mr. Alvarez:

This law firm represents ECO-SITE II LLC, the "Applicant" in the above captioned zoning application. The Applicant is seeking approval of a Conditional Use to permit a camouflaged wireless communications facility designed ("Monopine" or "Facility") located on a parcel zoned B-2 as an accessory use to the principal existing retail shopping center use on the subject Property. The Application has been prepared and is submitted in accord with various standards and criteria contained in Section 30-60.30 et. seq of the Palmetto Bay Land Development Code ("LDC"). Accordingly, this letter shall serve as the Applicant's transmittal letter and Letter of Intent and Justification Statement for the captioned request. Enclosed please find:

1. Two (2) Copies of this transmittal letter and Justification Statement;
2. Two (2) Copies Completed General Zoning Application for a Conditional Use to permit a 110' camouflaged Monopine wireless communications facility with a 5' lightning rod and associated secured equipment compound including:
 - a. Application;
 - b. Warranty Deed and Redacted Lease for the subject Property;
 - c. Copy of the Legal Descriptions (including Parent Tract, Lease Parcel, and Access & Utility Easements) a word.doc soft copy is available upon request;
 - d. Owner Consents, Affidavits and Disclosures of Interest;
 - e. Applicant Eco-site executed Application, Affidavits and Disclosure of

- Interest; and
- f. Existing site photos;
3. Two (2) Signed and Sealed Surveys with a field date of March 21, 2019 prepared by Leiter, Perez & Associates, Inc., consisting of one (1) Sheet;
 4. Two (2) FAA-1A Certification letter prepared by Leiter, Perez & Associates dated 4/4/2019;
 5. Two (2) Sets of signed and sealed Plans, inclusive of landscape & irrigation plans, consisting of fifteen (15) sheets prepared by Morrison Hershfield date last revised 8/9/2019;
 6. Two (2) City Zoning Map with Search Area Overlay;
 7. Two (2) FAA Determination of No Hazard Letter dated 8/29/2019;
 8. Two (2) Radio Frequency Engineering Report dated 9/12/2019, including but not limited to:
 - a. Existing Tower Inventory and Search Area Overlay;
 - b. Before & After Propagation Maps; and
 - c. Statement of Emissions & Non-Interference.
 9. Two (2) set of before and after photo simulations prepared by Morrison Hershfield including aerial key map;
 10. Two (2) copies -Shared Use Letter of Intent from Eco-Site dated 8/12/2019;
 11. One (1) Tower Structural & Foundation Report inclusive of a "Fall Zone" statement prepared by Bennett & Pless dated 8/23/2019;
 12. One (1) Geotechnical Engineering Report prepared by Tower Engineering Professionals Dated 8/9/2019;
 13. One (1) Environmental Assessment Report prepared by TriLeaf Corporation dated 7/19/2019; and
 14. One (1) CD with all documents referenced above; and
 15. Application fee check.

Collectively the above constitutes the "Application".

LETTER OF INTENT & JUSTIFICATION STATEMENT

Introduction and Overview

The Applicant is seeking approval of a Conditional Use to permit an accessory wireless communications facility designed as a 110' camouflage Monopine ("Monopine" or "Facility") with a 5' lightening rod for an overall tower height of 115' along with a small irregular shaped landscaped and secured equipment compound located within a 2,441 square foot Lease Area. The Lease Area is generally in the southeast area of the approximate 17.92 acre Parent Tract Retail Shopping Center located at 16051 S. Dixie Highway.

Property Zoning & Zoning Hierarchy Analysis

The Property is zoned B-2 which is a Class V zoning district for new telecommunications towers. A camouflaged Facility is a permitted use in the B-2 commercial zoning district upon approval of a Conditional Use if the Applicant can demonstrate that higher ranked sites are not available. The Applicant has provided a City zoning map with the RF Search Area overlay indicated. This zoning map demonstrates that there are zero village-owned buildings or structures upon which an antenna could be collocated (Class I). Class II village-owned properties do not exist within the Search Area. There are also zero Class III properties consisting of public governmental buildings (including county, state, or federal buildings, excluding public schools) or properties within the Search Area. Finally, Applicant confirmed that there are zero Class IV public or private school buildings, houses of worship, or hospital structures within the Search Area. Thus, the highest ranked opportunity is the Class V commercial property located along the US 1 Corridor.

The Applicant is not seeking any variances from the LDC regulations including setbacks, distance separation or landscape requirements. See Sheets C-1, C-2 and C-3 for Site Data, Setbacks and Dimensional Information.

Overview of Property

The Property contains approximately 17.92 acres, more or less, (the "Property" or "Parent Tract"). The Property fronts S. Dixie Hwy (aka US 1 Corridor)

The Lease Parcel area for the equipment compound is triangular shaped and is 2,441 square feet located in the Southeast corner of the Parent Tract which is fully developed. The equipment compound is in close proximity to existing parking and access drive with the required access and utility easements shown on the Survey and Overall Site Plan Sheets.

The existing use of the Property is a Retail Shopping Center with Restaurants.

Surrounding Zoning & Use: The surrounding zoning is as follows:

North Partial (East side): RU-3/ RU-4L

North Partial/West side): B-2

South of Facility Location (East side of South Parent Tract boundary): RU-3M

South of Facility Location (West side of South Parent Trac boundary): B-2

East: R-1

West: GU/ B-2 (Miami-Dade County)

Conditional Use Zoning Request

The Applicant seeks approval of a Conditional Use to locate a Camouflaged Wireless Facility on the subject Property that is one hundred-ten feet (110') in height with an overall height of 115' inclusive of a 5' lightning rod with the associated 2,441 equipment compound surrounded by a six foot solid opaque fence and security gates surrounded by the required five (5') foot landscape buffer. The Monopine is designed for up to three (3) potential wireless providers which exceeds the minimum two antenna/array heights required by the LDC for new towers 101-161 feet in height. The Application includes RF Engineering Report prepared by T-Mobile dated 9/12/2019 containing an existing tower inventory within one mile, along with data, information and analysis demonstrating need for the proposed Facility as well as a statement on non-interference and emission compliance.

Camouflaging & Shared Use Plan

A Monopine wireless communication facility is designed to look like a Norfolk Pine Tree. See photo sims submitted as part of the Application. The locations of each photo simulation view were discussed and agreed to by Staff prior to application. This type of camouflaged facility allows for wireless providers to have full array antennas that increases coverage area and service capacity, thus reducing the need for additional towers in the immediate vicinity of the proposed Facility. The "pine branches" of a Monopine camouflage communications facility are used to conceal the antenna equipment that is attached to the central pole structure designed as a pine tree trunk of the Monopine. This type of camouflaging technique provides the most "natural" looking camouflage possible. The Applicant chose this camouflage design to blend with the existing dense mature trees and palms located along the South and East Parent Tract Property line to maximum mitigating visual impacts from surrounding properties.

The Monopine Facility is designed to provide three collocation opportunities and different antenna heights which exceeds the two collocation opportunities required by the LDC. See Tower Elevation on Sheet A-2. The Application also includes the required Shared Use Letter of Intent executed by the Tenant/Applicant, Eco-site, in furtherance of the Village's goal to promote collocation and reduce the proliferation of new towers.

Setbacks, Landscape & Site Development Regulations -No Variances Requested

The required equipment compound setbacks are shown on Sheet C-1. The equipment setbacks far exceed the required LDC setbacks. Also shown on Sheet C-1 are the required tower setback which is 50% of the tower height, or 55' feet from the Parent Tract boundary. In addition, the LDC requires that the tower be setback 115' from the nearest residential structure. The nearest residential structure is 163'-11" from the proposed tower facility. Thus, all setbacks provided exceed the tower setbacks required by the LDC and no variances are being requested.

The equipment compound is surrounded by the required planted landscape buffer in accordance with Section 30-60.30(j)(1) and the Applicant is not seeking any landscape variances. See Sheets L-1 through L-4.

The existing and proposed Site Data calculations are shown on Sheet C-2. The Applicant is not seeking any variances from lot coverage requirements and thus, complies with all site development regulations.

Lastly, the proposed Facility:

- a. does not block vehicular or pedestrian traffic on adjacent uses or properties;
- b. is accessible to permit entry onto the property by fire, police and emergency services directly from S. Dixie Hwy public right-of-way;
- c. maintains safe sight distance triangles;
- d. is an unmanned facility that does not use water, sewer or solid waste;
- e. requires maintenance bi-weekly or monthly and thus, there is no impact on transportation infrastructure; and
- f. is not a residential project and therefore, there are no impacts on schools, parks or recreation facilities; and
- g. neither creates nor poses any fire or other dangerous hazard to the public.

Radio Frequency Engineering Report

The RF Report clearly graphically demonstrates by Figure 1 at page 3 of the Report that there are **ZERO** existing towers within the Search Area and within a ½ mile radius of the proposed Facility. Further, Figure 1 shows all existing towers within a minimum 2.2 miles radius and T-Mobile is collocated upon each of these existing facilities. Despite T-Mobile's deployment of its antennas at each of the locations shown on page 3 of the Report, and maximum upgrades installed at each of those locations, T-Mobile is still experiencing substantial and significant deficiencies in coverage and capacity as described in the RF Report with text analysis and propagation plot maps showing existing conditions and future conditions with the proposed Facility. See Figures 2, 3 and 4.

Supplemental Information:

The Applicant has included in its Application an Environmental Assessment Report that shows that the proposed Facility will have no impact on environmental, historical or archaeological resources. In addition, a tower structural and foundation report inclusive of a "Fall Zone" statement is included as part of the Application to demonstrate compliance with applicable South Florida Building Code requirements and compliance with Section 30-60.30(j)(6), LDC. The Applicant has obtained its FAA Determination of No Hazard and is submitting that letter with its Application to demonstrate compliance with the FAA as well as demonstrate that this Facility will not require FAA lighting.

Summary & Conclusion

The Application meets or exceeds all applicable LDC requirements as demonstrated above and by the enclosed Application. For the reasons stated herein, the Applicant is requesting staff recommendation of approval of a Conditional Use to permit a 110' Monopine with an associated equipment compound to allow for collocation of up to three wireless communications services providers as shown on the Plans submitted as part of this Application.

If you have any questions, or need additional information, please contact me at (727) 256.1211 or email to dmartohuelaw@outlook.com .

Sincerely,



Deborah L. Martohue, Esq. AICP

Enclosures:

Cc: Client

APPLICATION



ZONING HEARING (ZH) APPLICATION
Village of Palmetto Bay, Department of Planning and Zoning

LIST ALL FOLIO #S: 33-5028-025-0010 Date Received _____

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Eco-Site II, LLC

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 1010 Sync Street, Suite 575
City: Morrisville State: NC Zip: 27560 Phone#: 510-648-5210

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): BRANDSMART USA of South Dade, Inc
3200 SW 42nd Street
City: Hollywood State: FL Zip: 33312 Phone#: _____

4. CONTACT PERSON'S INFORMATION:

Name: Company: Deborah L. Martohue, Esq., AICP; 1036 23rd Avenue N.
City: St Petersburg State: FL Zip: 33704 Cell Phone#: 727-460-8431
Phone#: 727-256-1211 Fax#: _____ E-mail: dmartohuelaw@outlook.com

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

16051 S Dixie Hwy, Palmetto Bay, FL 33157; Southeast corner of property
See Attached Legal Description

7. SIZE OF PROPERTY (in acres): 17.9 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: May 2019 **9. Lease term:** 30 years
(month & year)

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)? yes no If yes, provide complete legal description of said contiguous property.

See attached Legal Description

11. Is there an option to purchase or lease the subject property or property contiguous thereto? no yes (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

12. PRESENT ZONING CLASSIFICATION: B-2

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

District Boundary(zone) Changes [Zone(s) requested]: _____
 (Provide a separate legal description for each zone requested)

Unusual Use: _____

Use Variance: _____

Non-Use Variance: _____

Alternative Site Development: Option: _____

Special Exception: New Telecommunications Tower

Modification of previous resolution/plan: _____

Modification of Declaration or Covenant: _____

14. Has a public hearing been held on this property within the eighteen (18) months? no yes.
 If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? no yes. If yes, give name to whom the violation notice was served: and describe the violation: _____

16. Describe structures on the property: Retail Stores and Restaurants

17. Is there any existing use on the property? no yes. If yes, what use and when established? Retail
 Use: Retail Year: 1972

Planning Staff Use Only

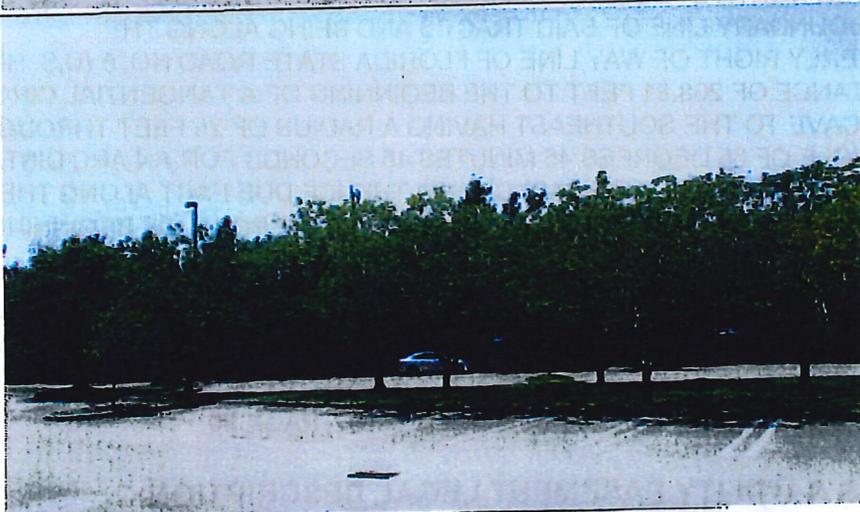
Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete By	Date

PHOTOGRAPHS

FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



Eco-Site

FL-0114 Brandsmart

PARENT TRACT LEGAL DESCRIPTION:

TRACT "A", OF "THE TREASURY SUBDIVISION - NO. 5023", ACCORDING TO THE PLAT THEREOF, AS RECORDED MARCH 15, 1973, IN PLAT BOOK 95, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPTING THE FOLLOWING:

BEGIN AT THE NORTHEAST CORNER OF TRACT 3 OF "EAST HILL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 01 DEGREES 20 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT 3 A DISTANCE OF 202.48 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 07 SECONDS WEST A DISTANCE OF 115.69 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID TRACT 3, THE SAME BEING A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF FLORIDA STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE NORTH 24 DEGREES 14 MINUTES 15 SECONDS EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 3 AND BEING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF FLORIDA STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) A DISTANCE OF 208.81 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25 FEET THROUGH A CENTRAL ANGLE OF 65 DEGREES 45 MINUTES 45 SECONDS FOR AN ARC DISTANCE OF 28.694 FEET THE THE END OF SAID CURVE; THENCE DUE EAST ALONG THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 2.42 FEET TO THE POINT OF BEGINNING.

AND BEING THE SAME PROPERTY CONVEYED TO BRANDSMART USA OF SOUTH DADE, INC., A FLORIDA CORPORATION FROM CONTINENTAL GEORGIA PARTNERS, LTD., A GEORGIA LIMITED PARTNERSHIP AND CONTINENTAL FLORIDA PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED DATED APRIL 28, 1999 AND RECORDED APRIL 29, 1999 IN DEED BOOK 18587, PAGE 90.

12' ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION:

A PORTION OF "TRACT A" OF "THE TREASURY SUBDIVISION - NO. 5023", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE S89°45'45"W ALONG THE SOUTH LINE OF SAID TRACT "A" FOR 164.83 FEET; THENCE N00°14'15"W FOR 72.69 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LEASE PARCEL; THENCE S89°48'08"W FOR 80.08 FEET; THENCE N23°41'20"E FOR 49.91 FEET; THENCE S65°46'41"E FOR 73.08 FEET; THENCE S23°11'53"W FOR 16.80 FEET TO THE POINT OF BEGINNING.

LEASE PARCEL LEGAL DESCRIPTION:

A PORTION OF TRACT "A" OF "THE TREASURY SUBDIVISION - NO. 5023", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE S89°45'45"W
ALONG THE SOUTH LINE OF SAID TRACT "A" FOR 164.83 FEET; THENCE N00°14'15"W
FOR 72.69 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LEASE
PARCEL; THENCE S89°48'08"W FOR 80.08 FEET; THENCE N23°41'20"E FOR 49.91 FEET; THENCE
S65°46'41"E FOR 73.08 FEET; THENCE S23°11'53"W FOR 16.80 FEET TO THE POINT OF
BEGINNING.

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) owner tenant of the property described and which is the subject matter of the proposed hearing.

Signature _____

Signature _____

Sworn to and subscribed to before me this _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

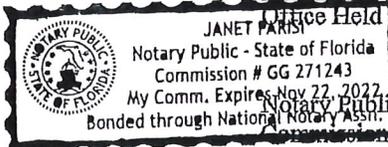
CORPORATION AFFIDAVIT

(I) (WE), Larry Sivard, being first duly sworn, depose and say that (I am) (we are) the President Vice-President Secretary Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____

Authorized Signature

(Corp. Seal)



Sworn to and subscribed to before me This 19 day of August, 2019.

Notary Public: Janet Paris
Commission Expires: Nov 22, 2022

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject matter of the proposed hearing.

By _____ %

By _____ %

By _____ %

By _____ %

Sworn to and subscribed to before me This _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature _____

Sworn to and subscribed to before me This _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

**OWNERSHIP AFFIDAVIT
FOR
CORPORATION**

STATE OF FLA
COUNTY OF DAD

Public Hearing No. _____

Before me, the undersigned authority, personally appeared LARY SINEWITZ
hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes
and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address:
BRANDSMART USA of South Dade, Inc, 3200 SW 42nd Street, Hollywood, FL 33312
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:

See Attached Legal Description

4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]
Signature

Francisco Lozano
Print Name

[Signature]
Signature

Kishawn Farouharson
Print Name

[Signature]
Affiant's signature

Lary Sinewitz
Print Name

Sworn to and subscribed before me on the 19 day of August 2019.

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



Commission Expires: Nov 22 2022

<u>INTEBOND ENTERPRISES, INC. STOCKHOLDERS</u>	<u>VOTING %</u>	<u>NONVOTING %</u>	<u>TOTAL %</u>	<u>GRANTOR</u>	<u>PRIMARY BENEFICIARIES</u>	<u>SUCCESSOR BENEFICIARIES</u>
MICHAEL O. PERLMAN REVOCABLE LIVING TRUST*	18.28		2.25	MICHAEL O. PERLMAN	MICHAEL O. PERLMAN	JANET M. PERLMAN, ZACHARY S. PERLMAN, JACOB W. PERLMAN
BRUCE PERLMAN REVOCABLE TRUST**	17.63		2.14	BRUCE PERLMAN	BRUCE PERLMAN	CATHY A. PERLMAN, SAMUEL J. PERLMAN, MEGAN I. PERLMAN
ROBERT PERLMAN TRUST I***		11.57	10.16	ROBERT PERLMAN	MICHAEL O. PERLMAN	JACOB W. PERLMAN, ZACHARY S. PERLMAN
ROBERT PERLMAN TRUST II***		18.17	16.29	ROBERT PERLMAN	BRUCE PERLMAN	SAMUEL J. PERLMAN, MEGAN I. PERLMAN
SHARON PERLMAN TRUST I***		13.44	11.78	SHARON PERLMAN	MICHAEL O. PERLMAN	JACOB W. PERLMAN, ZACHARY S. PERLMAN
SHARON PERLMAN TRUST II***		10.41	9.19	SHARON PERLMAN	BRUCE PERLMAN	SAMUEL J. PERLMAN, MEGAN I. PERLMAN
MICHAEL O. PERLMAN 2001 FAMILY TRUST***		10.59	9.28	MICHAEL O. PERLMAN	JACOB W. PERLMAN, ZACHARY S. PERLMAN	DESCENDANTS OF JACOB W. PERLMAN, ZACHARY S. PERLMAN
BRUCE PERLMAN 2001 FAMILY TRUST***			15.07	BRUCE PERLMAN	SAMUEL J. PERLMAN, MEGAN I. PERLMAN	DESCENDANTS OF SAMUEL J. PERLMAN, MEGAN I. PERLMAN
ROBERT PERLMAN 2009 TRUST F/B/O MICHAEL O. PERLMAN****	28.28		3.48	ROBERT PERLMAN	MICHAEL O. PERLMAN	JACOB W. PERLMAN, ZACHARY S. PERLMAN
ROBERT PERLMAN 2009 TRUST F/B/O BRUCE PERLMAN****	3.87		0.48	ROBERT PERLMAN	BRUCE PERLMAN	SAMUEL J. PERLMAN, MEGAN I. PERLMAN
SHARON PERLMAN 2009 TRUST F/B/O MICHAEL O. PERLMAN****	28.28		3.48	SHARON PERLMAN	MICHAEL O. PERLMAN	JACOB W. PERLMAN, ZACHARY S. PERLMAN
SHARON PERLMAN 2009 TRUST F/B/O BRUCE PERLMAN****	3.87		0.48	SHARON PERLMAN	BRUCE PERLMAN	SAMUEL J. PERLMAN, MEGAN I. PERLMAN
MICHAEL O. PERLMAN 2009 FAMILY TRUST****		14.16	12.42	MICHAEL O. PERLMAN	JACOB W. PERLMAN, ZACHARY S. PERLMAN	DESCENDANTS OF JACOB W. PERLMAN, ZACHARY S. PERLMAN
BRUCE PERLMAN 2009 FAMILY TRUST****		6.14	5.38	BRUCE PERLMAN	SAMUEL J. PERLMAN, MEGAN I. PERLMAN	DESCENDANTS OF SAMUEL J. PERLMAN, MEGAN I. PERLMAN
TOTALS	100	100	100			

* MICHAEL O. PERLMAN, TRUSTEE

** BRUCE PERLMAN, TRUSTEE

*** BERNARD A. SINGER & STEPHEN L. COHEN, TRUSTEES

**** BERNARD A. SINGER, STEPHEN L. COHEN

& MICHAEL O. PERLMAN, TRUSTEES

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF FLA
COUNTY OF DAD

Public Hearing No. _____

Before me, the undersigned authority, personally appeared LARY SINEWITZ
hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes
and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address:

2. The Corporation owns the property which is the subject of the proposed hearing.

3. The subject property is legally described as:

See Attached Legal Description

4. Affiant is legally authorized to file this application for public hearing.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]

Signature

Francisco Lozano

Print Name

[Signature]

Signature

Kishawn Farouharson

Print Name

[Signature]

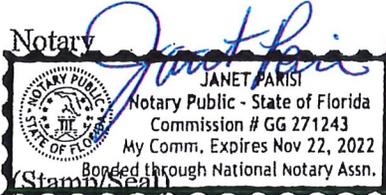
Affiant's signature

Lary Sinewitz

Print Name

Sworn to and subscribed before me on the 19 day of August 20 19.

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

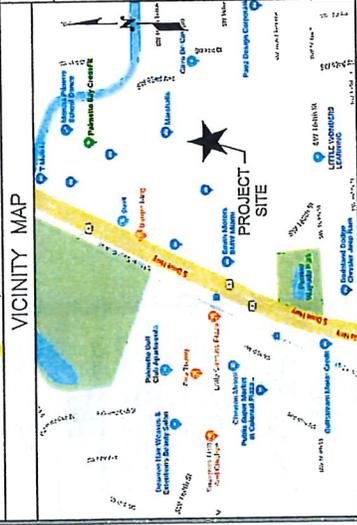


Commission Expires: Nov 22 2022

DRAWINGS



SITE NAME: BRANDSMART
PROJECT TYPE: CELLULAR RAWLAND SITE
ECO-SITE NUMBER: FL-0114
T-MOBILE SITE ID: 6MD1819
PROJECT LOCATION: 16051 S DIXIE HWY
 PALMETTO BAY, FL 33157



DRIVING DIRECTIONS

FROM MIAMI INTERNATIONAL AIRPORT:

- TAKE IWO CIR, NW 21ST ST AND NW 12TH DR TO FL-836 W IN MIAMI
- FOLLOW FL-836 W AND FL-868 S TO US-1 S/PINECREST PRKY IN PINECREST
- FOLLOW US-1 S TO YOUR DESTINATION IN PALMETTO BAY
- USE ANY LANE TO TURN SLIGHTLY RIGHT ONTO US-1 S/PINECREST PRKY
- CONTINUE TO FOLLOW US-1 S
- PASS BY WENDY'S (ON THE LEFT IN 2.5 MI)
- TURN LEFT AFTER BURGER KING (ON THE LEFT)
- TURN RIGHT: DOWN LEFT
- DESTINATION WILL BE ON THE RIGHT

SCOPE OF WORK

INSTALLATION OF NEW ECO-SITE TOWER WITHIN NEW UNMANNED ECO-SITE FENCED COMPOUND

PROPERTY SUMMARY

FOLIO #: 33-5028-025-0010
 TOWER HEIGHT: 110'-0" (115'-0" TOTAL HEIGHT)
 NUMBER OF CARRIERS: 3 FUTURE
 LATITUDE: 25° 37' 11.7" N (25.619917)
 LONGITUDE: 80° 20' 31.1" W (-80.341972)
 ZONING JURISDICTION: VILLAGE OF PALMETTO BAY
 COUNTY: MIAMI-DADE COUNTY
 ZONING CLASSIFICATION: BU-2

APPLICABLE BUILDING CODES AND STANDARDS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2017 FLORIDA BUILDING CODE
 - WIND DESIGN CRITERIA:
 - A. ASCE 7-10
 - BASIC WIND SPEED= 170 MPH (ULTIMATE 3s GUST)
 - EXPOSURE= C
 - RISK CATEGORY = II
- ANSI/TIA - 222- G
 - BASIC WIND SPEED = 124 MPH (NOMINAL 3s GUST)
 - STRUCTURE CLASS = II (NOMINAL 3s GUST)
 - IMPORTANCE FACTOR = 1.0
- FLORIDA FIRE PREVENTION CODE- 6TH EDITION
- NATIONAL ELECTRICAL CODE (NFPA 70-2014)
- CITY AND/OR COUNTY ORDINANCES

CONTACTS

APPLICANT
 ECO-SITE II FARM ROAD, SUITE 1405, DURHAM, NC 27707

PROPERTY OWNER
 BRANDSMART USA OF SO DADE INC
 5200 SW 42 ST, HOLLYWOOD, FL 33312

ECO-SITE REPRESENTATIVE
 ALEXANDRA GARDNER-SMITH
 240 Leigh Farm Road
 Durham, NC 27707
 agardnith@eco-site.com

SITE ACQUISITION REPRESENTATIVE
 JEFF LINDSTROM
 COMMUNICATIONS, INC.
 5777 WOODLE TRAIL LANE
 LAKE WORTH, FL 33449
 (561) 662-7171

PROFESSIONALS OF RECORD:
 MORRISON HERSHFELD CORPORATION
 ROBERT J. LARA
 240 LEIGH FARM ROAD, SUITE 415
 DURHAM, NC 27707
 Phone: (954) 577-4655
 rlara@morrisonhershfield.com
 FL LICENSE#: 92824

YAN WANG, PE
 ywang@morrisonhershfield.com
 Phone: (954) 577-4655
 FL LICENSE#: 92209

JASON CEGLIA, PE
 jceglia@morrisonhershfield.com
 Phone: (954) 577-4655
 FL LICENSE#: 78899

POWER COMPANY: FPL (561) 994-8227

FIBER COMPANY: AT&T (1800) 288-2020

APPROVALS

PROPERTY OWNER _____

RF ENGINEER _____

CONSTRUCTION _____

SITE ACQUISITION _____

ZONING _____

NETWORK _____

OPERATIONS _____

CONTRACTOR _____

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION	REV. NO.
ARCHITECTURAL		
T-1	COVER SHEET	0
T-2	SURVEY (LETTER, PEREZ & ASSOCIATES, INC.)	0
T-3	GENERAL NOTES	0
C-1	LEGAL DESCRIPTIONS & NOTES	0
C-2	SITE PLAN	0
C-3	ENLARGED SITE PLAN	0
A-1	TOWER SETBACK & ZONING MAP	0
A-2	COMPOUND PLAN	0
A-3	TOWER ELEVATION	0
A-4	SIGNAGE DETAILS	0
A-5	GATE DETAILS	0
A-6	DETAILS	0
LANDSCAPING		
L-1	LANDSCAPE NOTES & DETAILS	0
L-2	LANDSCAPE PLAN	0
L-3	IRRIGATION PLAN AND NOTES	0
L-4	IRRIGATION DETAILS	0



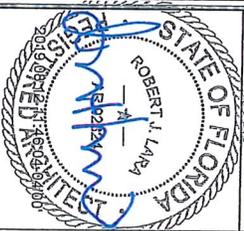
240 LEIGH FARM ROAD, SUITE 415 DURHAM, NC 27707	
Consultant: MORRISON HERSHFELD Two South Hickory Drive, Suite 345, Palmetto Bay, FL 33157 Tel: 854.577.4655 Fax: 854.577.4658 STATE OF FLORIDA CDP 0000098 www.morrisonhershfield.com	
Project: BRANDSMART FL 0114 6FM1819 16051 S DIXIE HWY PALMETTO BAY, FL 33157	
Drawing Title: COVER SHEET	
Project No.: 18007400 Date: 09/20/18 Drawn By: SB RM PL Review: CLM Approval: _____ Issue No.: 0 Drawing No.: T-1	6

ARCHITECTURAL GENERAL NOTES

- WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROVIDED AND PAID FOR BY THE CONTRACTOR.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SHALL BE COMPLETED WITH.
- THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS. NOTIFY THE CONSULTANT OF ANY CONFLICTS FOR INSTALLATION AND MAINTENANCE ARE MET. MAKE MINOR ADJUSTMENTS IN THE DESIGN OF THE CONTRACT WITHIN THE RIGHT TO CONTRACTOR GETTING ADDITIONAL COMPENSATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RAMP CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING SITE AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN NEW CONDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE FROM OTHER TRADES, ETC., ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
- WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH THE DETAIL IS NOT SHOWN ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- WHERE NEW PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
- THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION OF THE EMPLOYER DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
- IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNERS REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.
- PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THE DRAWINGS AND SPECIFICATIONS WERE PREPARED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHER PROFESSIONALS WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. HEREAFTER, THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
- IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE BUILDING OFFICIALS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL NECESSARY UTILITIES AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
- IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO COMPLETE THE PROJECT. THE CONTRACTOR NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE AND UNDERSTAND AND SAFE WORKING CONDITION. THEN IT SHALL BE THE DEDICATED AND RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE BEST QUALITY AND/OR LARGER PARTS, INCREASED QUANTITY (IE. STRUCTURAL ELEMENTS), REDUCED SPACING, OR LARGER LENGTH (IE. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE THE DEDICATED AND RESPONSIBILITY OF THE CONTRACTOR. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REVISIONS, INCREASED SHALL BE DEEMED TO BE INCLUDED.
- THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSIDERED TO CREATE A CLOSE CONTRACT RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS AND CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER BEFORE PROCEEDING WITH WORK, WHERE THERE IS A CONFLICT BETWEEN DRAWING AND ECO-SITE SPECIFICATIONS. THE ECO-SITE PROJECT ENGINEER SHOULD BE CONVICTED FOR CLARIFICATION.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND WRITTEN APPROVAL OF THE PROJECT MANAGER AND /OR ENGINEER.
- CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SLAYER DRAWINGS.
- NOT USED.
- ALL FINISHED GRADE SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER ONLY, TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. THE FOUNDATION DIMENSIONS SHOWN ON THIS PLAN ARE ILLUSTRATIVE. SEE DESIGN DRAWINGS FOR CONFLICTS OR DISCREPANCIES. CONTRACTOR SHALL OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM ECO-SITE PROJECT MANAGER TO CLARIFY FOUNDING AND ANTIWIND MOUNT INFORMATION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND CUTS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND DRIVE. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL OBTAIN WRITTEN PERMISSION FROM EACH UTILITY COMPANY BEFORE ANY POSSIBLE CONFLICT WITH THE SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER.
- CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION. CONTRACTOR TO PROVIDE STAIR LOCK, DASH CHAIN OR EQUIVALENT AS APPROVED BY ECO-SITE PROJECT MANAGER.
- FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 - CONTRACTOR- GENERAL CONTRACTOR
 - SUBCONTRACTOR- SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR.
 - OWNER- ORIGINAL EQUIPMENT MANUFACTURER
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE CONDITIONS AND TO CONTROL THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL PERMITS AND OBTAIN ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND LOCAL AGENCIES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- DRAWINGS PROVIDED WERE DESIGNED AND SCALED TO 1:1x17 FORMAT.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
- CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND TELECOM CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TIE PLAN DRAWINGS.
- CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, AND OTHER EXISTING UTILITIES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL IDENTIFY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION
- CONSTRUCTION SHALL COMPLY WITH ECO-SITE II MASTER SPECIFICATIONS AND TO NOTIFY OWNER.
- NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN ANY SUBCONTRACTOR(S) AND ECO-SITE II.
- CONTRACTOR SHALL HOLD HAZARDOUS ECO-SITE II AND ITS REPRESENTATIVES FROM ALL SUITS, ACTIONS, OR CLAIMS OF ANY KIND AND HOLD HARMLESS AS A RESULT OF ANY INJURIES OR DAMAGES SUSTAINED BY PERSON(S) OR PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INDICATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROCEDURES FOR ALL PERSONS, INCLUDING SUBCONTRACTORS, ON SITE AS REQUIRED BY CURRENT OSHA STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - PERSONAL PROTECTIVE & LIFE SAVING EQUIPMENT
 - TOOL BOXES & RAMPBRODES
 - FALL PROTECTION
 - COCKING
 - CONDUCTIONS
 - STEEL ERECTION
 - POWER TRANSMISSION & DISTRIBUTION
 - CHANGES & DERRICKS IN CONSTRUCTION



No.	Date	Action
0	09/09/18	ISSUED FOR ZONING
1	02/10/18	ISSUED FOR CLIENT REVIEW

240 LEGN FARM ROAD, SUITE 415
DUNEDIN, FL 33507

Eco-Site

MORRISON TRENDSFIELD

Two South University Drive, Suite 445
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www.morrison-trendsfield.com

Project: **BRANDSMART**
FL-0114
16951 S DIXIE HWY
PALMETTO BAY, FL 33157

Drawing Title: **GENERAL NOTES**

Revised No.	Date	By	Check
0	09/20/18	Checked By:	
1	09/20/18	Checked By:	
2	09/20/18	Checked By:	
3	09/20/18	Checked By:	
4	09/20/18	Checked By:	
5	09/20/18	Checked By:	
6	09/20/18	Checked By:	
7	09/20/18	Checked By:	
8	09/20/18	Checked By:	
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98	09/20/18	Checked By:	
99	09/20/18	Checked By:	
100	09/20/18	Checked By:	



Know what's below.
Call before you dig.

SCALE 1"=40'-0" (2x4x4)
(0/0) 1/2"=40'-0" (1x1x7)

1

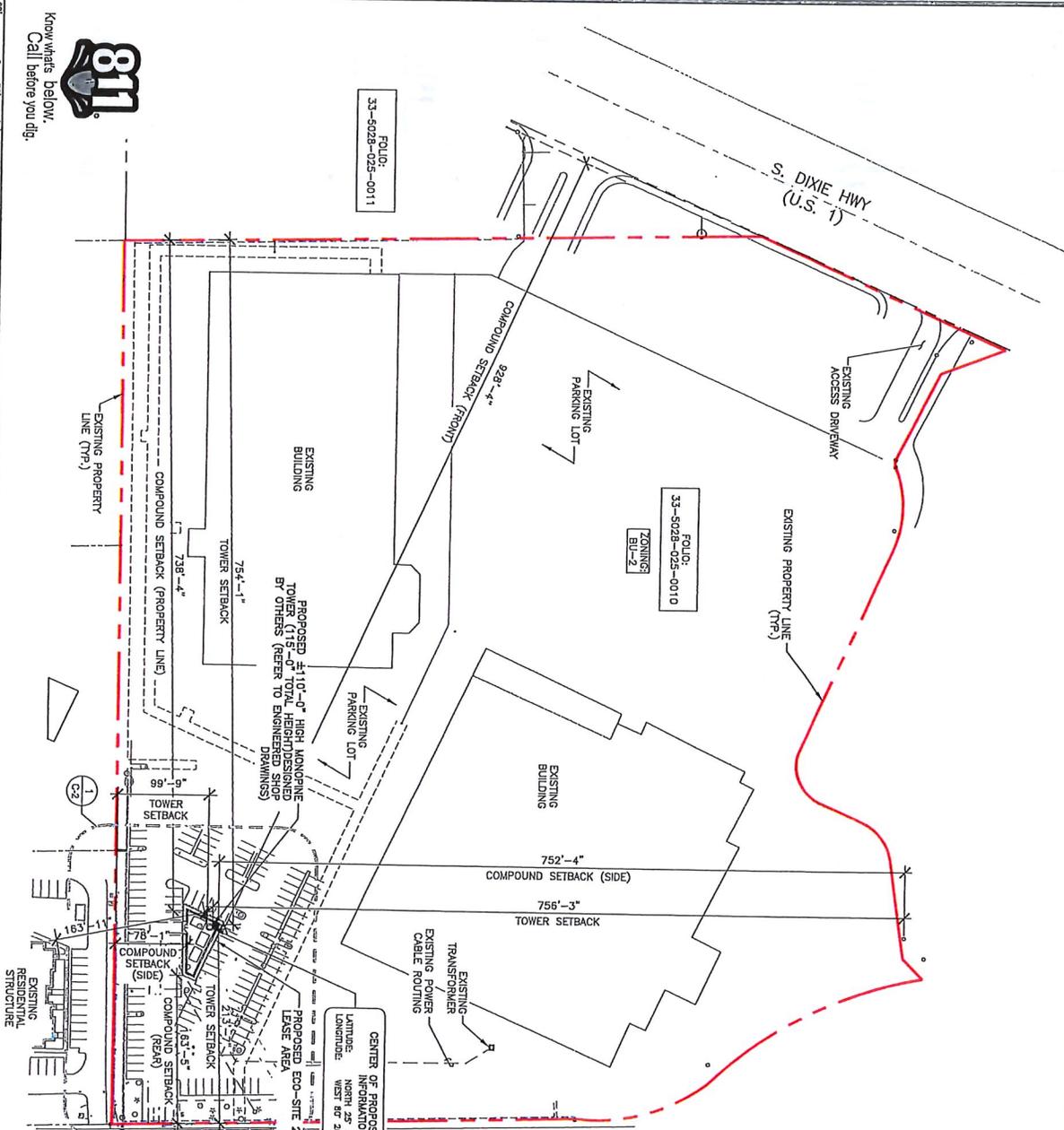
2

3

4

5

SITE PLAN 1



FOLIO: 33-5028-025-0011

FOLIO: 33-5028-025-0010
ZONING: BU-2

ZONING, SUBJECT PROPERTY & SURROUNDING
SUBJECT PROPERTY: BU-2
BUSINESS SPECIAL DISTRICT
SURROUNDING
N RU-3, RU-4L
S RU-3M
E RU-1
W GU, BU-2 (MIAMI-DADE COUNTY)

TOWER SETBACKS FOR 115'-0" TOWER HEIGHT	DIRECTION / ZONING	REQUIRED	PROVIDED
SOUTH / RU-3M	55'-0"	99'-9"	
EAST / RU-1	55'-0"	213'-7"	
WEST / GU, BU-2	55'-0"	756'-1"	
NORTH / RU-3, RU-4L	55'-0"	756'-3"	
NEAREST RESIDENTIAL STRUCTURE	115'-0"	163'-11"	
SOUTH / RU-3M			

COMPOUND SETBACKS FOR 115'-0" TOWER HEIGHT	DIRECTION / ZONING	REQUIRED	PROVIDED
FRONT / WEST	20'-0"	928'-4"	
REAR / EAST	5'-0"	153'-5"	
SIDE / NORTH	15'-0"	752'-4"	
SIDE / SOUTH	15'-0"	78'-1"	

NOTE: REFER TO SHEET T-3 AND S-3 FOR SURROUNDING ZONING DESIGNATION.
NOTE: REFER TO SHEET T-3 AND S-3 FOR SURROUNDING ZONING DESIGNATION.



DO NOT SCALE DIMENSIONS. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



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STATE OF FLORIDA CDP 00080500
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Project: BRANDSMART
FL-0114
6/16/18
PALMETTO BLVD. FL 33157

Drawing Title: SITE PLAN

Project No.:	180017400
Design No.:	09/20/18
Drawn By:	RL
Checked By:	RL
Client Approval:	
Issue No.:	0
Drawing No.:	C-1

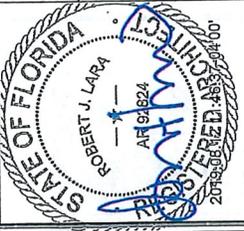
6

A

B

C

FOR ALL STATE DRAWINGS CONTRACTORS MUST VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THIS DRAWING SHALL BE OBTAINED FROM THE ORIGINAL RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



No.	Date	Action
0	06/29/18	ISSUED FOR ZONING
A	07/10/18	ISSUED FOR CLIENT REVIEW

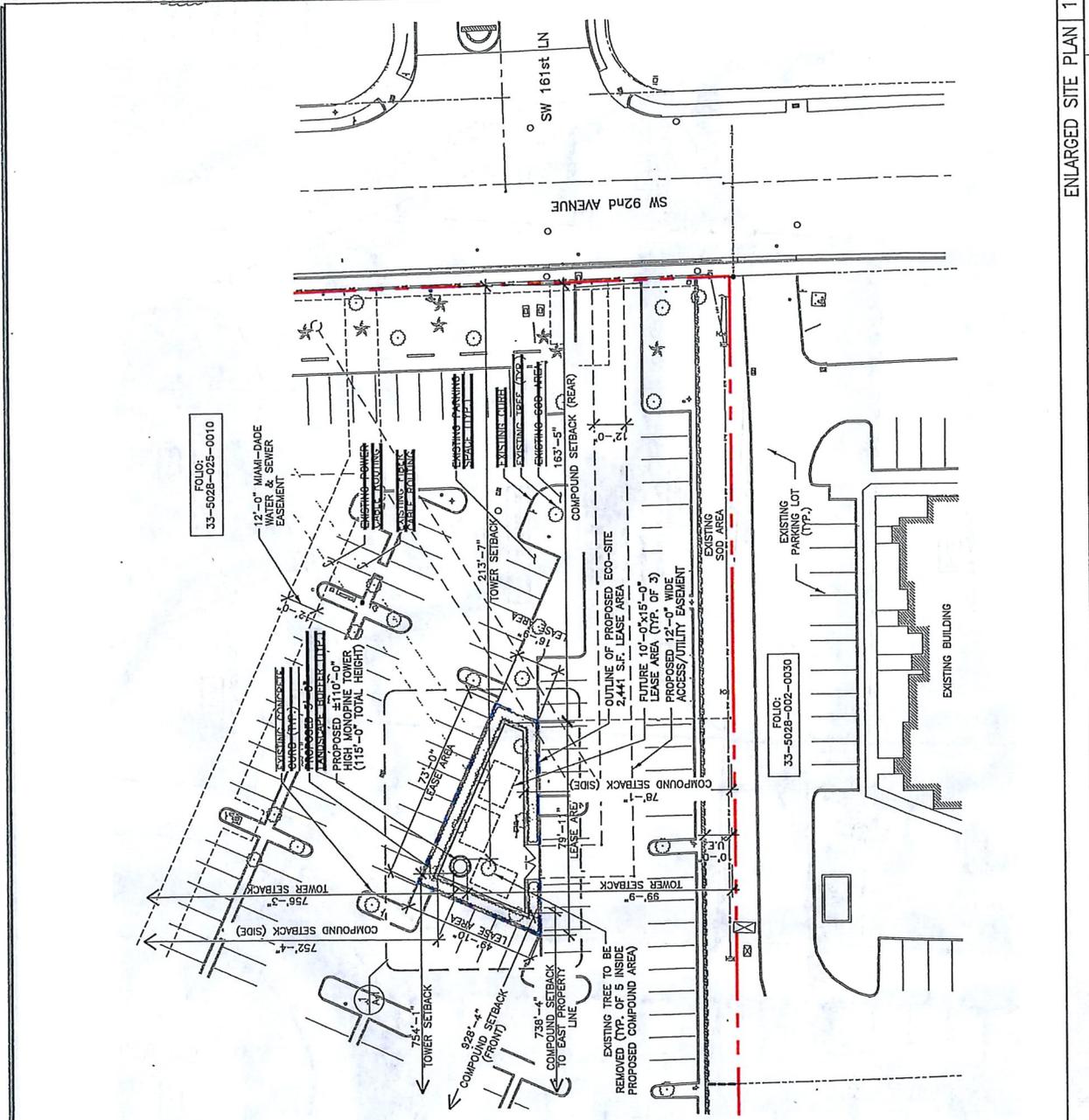
Eco-Site
240 LEIGH FARM ROAD, SUITE 415
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BRANDSMART
FL-0114
6FM1819
16051 S DIXIE HWY
PALMETTO BAY, FL 33157

ENLARGED SITE PLAN

Project No:	180017400
Design:	SB
Date:	09/29/18
Drawn By:	RM
Checked By:	RL
PM Review:	RL
Client Approval:	
Issue No:	0
Drawing No:	C-2



SITE PLAN DATA

ZONING OF PROPERTY: B-2
TOTAL GROSS LAND: 780,525 S.F.17.918 ACRES
ECOSITE NET LEASE AREA: 2,441 S.F.0.0560 ACRES

LOT COVERAGE CALCULATION

TOTAL LEASE AREA:	2,441 S.F.	100.00%
MONOPOLE CONC. PAD:	50 S.F.	2.05%
CARRIER CONC. PADS:	450 S.F.	18.43%
TOTAL BUFFER AREA:	826 S.F.	37.94%
TOTAL GRAVEL AREA:	1,015 S.F.	41.58%
TOTAL PERVIOUS AREA:	926 S.F.	37.94%
TOTAL IMPERVIOUS AREA:	1,515 S.F.	62.06%

- SITE PLAN NOTES**
- EXISTING PARKING IS UNAFFECTED BY THE PROPOSED TELECOMMUNICATIONS COMPOUND.
 - FACILITY IS NOT OPEN TO PUBLIC AND IS UNMANNED. WATER AND SEWER SERVICES NOT REQUIRED.
 - NO ADDITIONAL LIGHTING WILL BE ADDED.

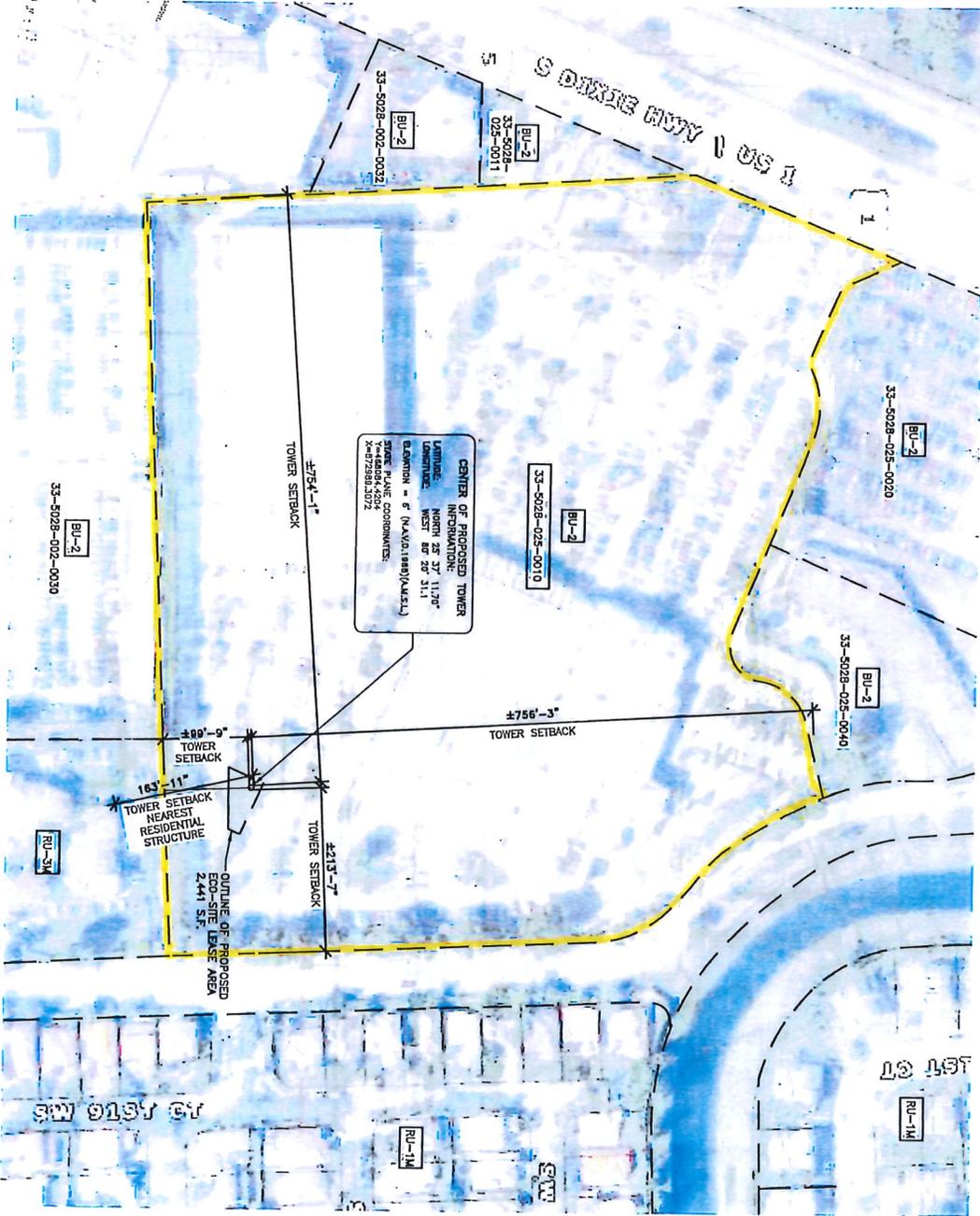
FLOOD NOTE
ACCORDING TO COMMUNITY NO. 120687, PANEL NO. 0602 OF THE FLOOD INSURANCE RATE MAPS MIAMI-DADE COUNTY, FLORIDA, DATED 9/11/2009 THE SUBJECT PROPERTY IS IN FLOOD ZONE "AE10" IE "SPECIAL FLOOD HAZARD AREA".

PARKING CALCULATION

TOTAL PARKING SPACES REQUIRED: 0
TOTAL PARKING SPACES PROVIDED: 0
HANDICAPPED PARKING SPACES PROVIDED: 0

CONTRACTOR SHOULD USE BEST MANAGEMENT PRACTICES FOR SEDIMENT AND EROSION CONTROL.

TOWER SETBACK TABLE	
TO NORTH RESIDENTIAL ZONE	±756'-3"
TO SOUTH RESIDENTIAL ZONE	±499'-9"
TO EAST RESIDENTIAL ZONE	±283'-7"
TO WEST RESIDENTIAL ZONE	±754'-1"



SCALE N.T.S. 1 2 3 4 5 6 TOWER SETBACK & ZONING MAP 1

THIS DOCUMENT IS THE PROPERTY OF ECO-SITE ARCHITECTS, P.A. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ECO-SITE ARCHITECTS, P.A. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND DOES NOT INCLUDE ANY OTHER SERVICES OR PRODUCTS PROVIDED BY OTHER PROFESSIONALS OR CONTRACTORS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND DOES NOT INCLUDE ANY OTHER SERVICES OR PRODUCTS PROVIDED BY OTHER PROFESSIONALS OR CONTRACTORS.

STATE OF FLORIDA
 ROBERT J. LARA
 AR 91824
 REGISTERED ARCHITECT
 2019.08542223200000000400

No.	Date	Action
0	08/09/18	ISSUED FOR ZONING
1	08/19/18	ISSUED FOR CLIENT REVIEW

Eco-Site
 240 LEBON FARM ROAD, SUITE 415
 DURHAM, NC 27707

Consultant:
MORRISON HERSCHELD
 Two South University Plaza, Suite 240,
 Palm Beach Gardens, FL 33422
 TEL: 561.477.4455 FAX: 561.477.4658
 STRAHLER FLORENCE CDM PROFESSIONALS
 www.morrisonherchfeld.com

Project:
BRANDSMART
 FL-0114
 65M1819
 18051 S. DIXIE HWY
 PALM BEACH GARDENS, FL 33418

Drawing Title:
TOWER SETBACK & ZONING MAP

Project No.:	180017400
Designer:	09/20/18
Program 95:	Client Approval
Rev. No.:	0
Issue No.:	C-3

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MATERIALS ON THE DRAWING. APPROVAL SHALL BE OBTAINED FROM THE PROJECT MANAGER PRIOR TO ANY CHANGES. APPROVAL SHALL BE OBTAINED FROM THE PROJECT MANAGER PRIOR TO ANY CHANGES. APPROVAL SHALL BE OBTAINED FROM THE PROJECT MANAGER PRIOR TO ANY CHANGES.

STATE OF FLORIDA
REGISTERED ARCHITECT
ROBERT J. LARA
 AR 9824

2019.08.12 14:46:04-0400'

No.	Date	Action
0	06/26/19	ISSUED FOR ZONING
A	05/10/19	ISSUED FOR CLIENT REVIEW

Eco-Site
 240 LEIGH FARM ROAD, SUITE 419
 DURHAM, NC 27707

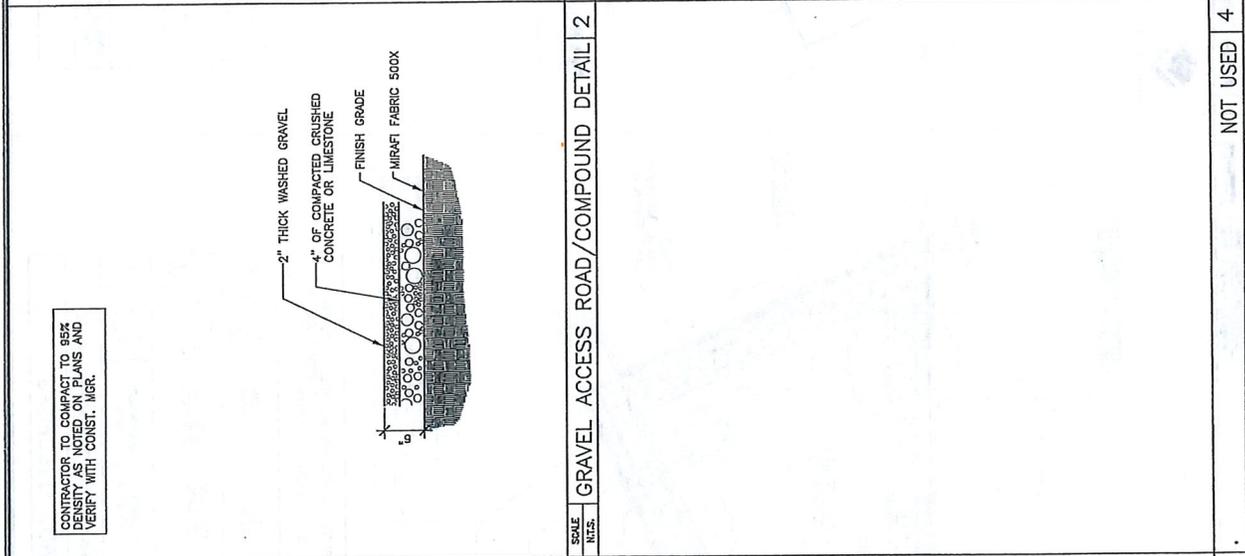
MORRISON HERSHFELD
 Two South University Drive, Suite 245,
 TEL: 854.677.4655 FAX: 854.677.4659
 STATE OF FLORIDA COW 0000089
 www.morrisonhershfeldd.com

BRANDSMART
 FL-0114
 6FM1819
 16051 S DIXIE HWY
 PALMETTO BAY, FL 33157

Project Title: **DETAILS**

Project No.	180017400
Design:	SB
Drawn By:	RL
Checked By:	RL
Client Approval:	RL
Issue No.:	0
Drawing No.:	A-5

SCALE	NOT USED	3
DATE	NOT USED	5



SILT FENCE NOTES

BEFORE THE START OF CONSTRUCTION CONTRACTOR SHALL INSTALL A SILT FENCE AROUND THE ENTIRE PERIMETER OF WORK AREA.

SILT FENCE PHYSICAL PROPERTY REQUIREMENTS:
 FILTERING EFFICIENCY - 75%-85% (MINIMUM)
 TENSILE STRENGTH AT 20X (MAXIMUM) ELONGATION - 15% (MINIMUM)
 STANDARD STRENGTH: 30 LB/LINEAR INCH (MINIMUM)
 EXTRA STRENGTH: 50 LB/LINEAR INCH (MINIMUM)
 ULTRAVIOLET RADIATION - 90% (MINIMUM)
 SLURRY FLOW RATE - 0.3 GAL/FT²/MIN (MINIMUM)

IF A STANDARD-STRENGTH FABRIC IS USED, IT CAN BE REINFORCED WITH WIRE MESH BEHIND THE FILTER FABRIC. THIS INCREASES THE EXPECTANCY FOR SWIFT-REMOVED SILT FENCES IS ABOUT 6 MONTHS, DEPENDING ON THE AMOUNT OF RAINFALL AND RUNOFF. BURLAP FENCES HAVE A MUCH SHORTER USEFUL LIFE SPAN, USUALLY UP TO 2 MONTHS.

THE STAKES USED TO ANCHOR THE FILTER FABRIC SHOULD BE WOOD OR METAL. WOODEN STAKES SHOULD BE AT LEAST 5 FEET LONG AND HAVE A DIAMETER OF AT LEAST 4 INCHES. METAL STAKES LIKE OAK IS USED. STAKES FROM SOFT WOODS LIKE PINE SHOULD BE AT LEAST 4 INCHES IN DIAMETER. WHEN USING METAL POSTS IN PLACE OF WOODEN STAKES, THEY SHOULD BE AT LEAST 5 FEET LONG. METAL POSTS ARE USED. ATTACHMENT POINTS ARE NEEDED FOR FASTENING THE FILTER FABRIC WITH WIRE TIES.

CONTRACTOR SHOULD USE BEST MANAGEMENT PRACTICES FOR EROSION CONTROL DURING CONSTRUCTION AND MAINTAINING SILT FENCES.

NOTE: SILT FABRIC SHALL BE 36" TALL, STAKED WITH 2"x2" HARDWOOD STAKES, 6'-0" ON CENTERS.

SECTION

ELEVATION

6" MAX. O.C.

36"

42" MIN.

1.5"

FABRIC

6"

FLOW

SCALE	NOT USED	4
DATE	NOT USED	5

IRRIGATION NOTES:

1. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. THE IRRIGATION CONTRACTOR SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN ACCORDANCE WITH ALL MANUFACTURERS' SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
2. IRRIGATION PLANS ARE SCHEMATIC AND DRAWING FOR GENERAL CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SCHEDULED LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN. SUBMIT SHOP DRAWINGS TO CONSULTANT FOR APPROVAL OF DESIGN.
3. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING LOCAL UNDERGROUND UTILITIES TO VERIFY LOCATIONS PRIOR TO TRENCHING. THE CONTRACTOR SHOULD VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
4. VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH SHALL BE INSTALLED IN A METER BOX OR SILENT VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
5. PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
6. THE IRRIGATION CONTRACTOR SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURERS' SPECIFICATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER. ALL HEADS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL. COORDINATE EXACT LOCATION W/ DESIGN PROFESSIONAL.
7. SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR UNCHARGED HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG UNCHARGED HEADS.
8. ALL SLEEVING SHALL BE SCH 40 PVC, TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SCHEDULE LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED TO MIN. OF 24" BELOW FINISH GRADE.
9. CONTROL WIRES SHALL BE UL APPROVED POLYETHYLENE IRRIGATION CONTROL WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE CROSSING 24" BELOW FINISH GRADE THROUGH WIRE SLEEVES AT PAVEMENT WITH WATERPROOF DIRECT-BURIAL. SLEEVES SHALL BE MADE IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
10. PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLAYERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS. ALL GATE JOINTS SHALL BE REASSEMBLED FOR FIELD CONDITIONS. COLORED HIGH ECHL PRIMER AND JOINED USING A SOLVENT COMPATIBLE WITH ASTM D2584.
11. SYSTEM PIPE SIZE SHALL BE CLASS 200 PVC. SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SOLVENT WELD SCH 40 PVC. ALL FITTINGS WILL BE COVER. ALL OTHER PIPING WILL HAVE 1/2" WALL THICKNESS. ALL DEBRIS AND SHARP OBJECTS, BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR PALM.
12. COMPLETE SHOP DRAWINGS AND AS-BUILT DRAWINGS SHALL BE PREPARED BY THE IRRIGATION CONTRACTOR AND GIVEN TO MORRISON HERSHFIELD FOR APPROVAL.
13. WAITING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
14. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 100% OVERLAP MIN.
15. NEW IRRIGATION SYSTEM SHALL HAVE A RUST INHIBITOR SYSTEM, PROVIDING RUST FREE WATER TO ALL OF SYSTEM.

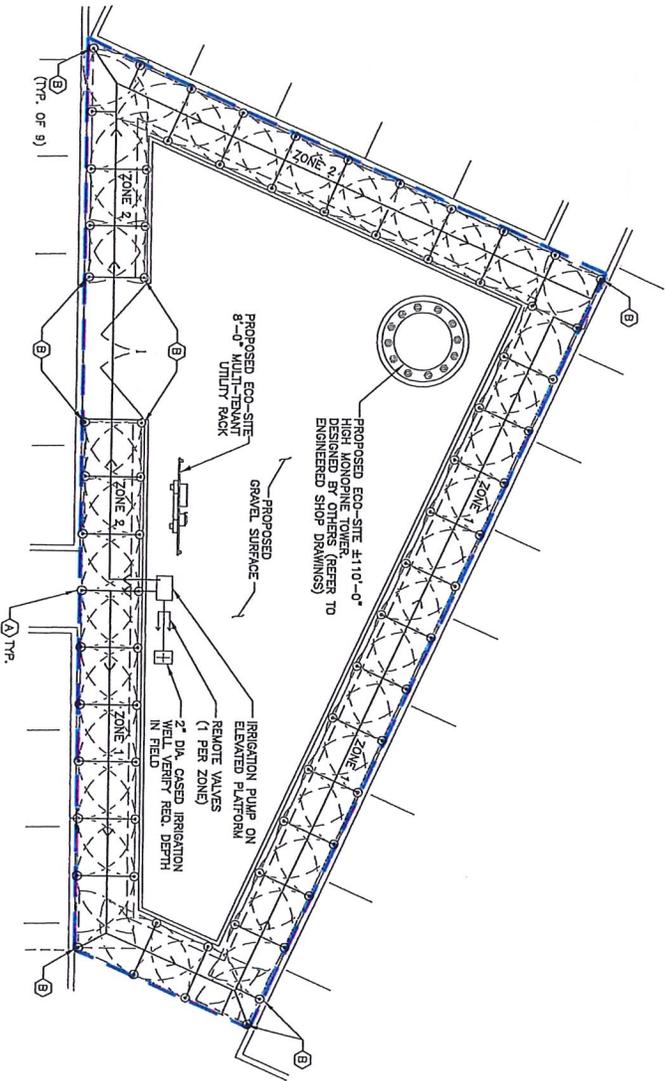
IRRIGATION PUMP INFO:

1. COLLUS G720 IRRIGATOR SELF-PRIMING CENTRIFUGAL PUMP, 1.5 HP, 1 PH MOTOR
- 1.5 HP PUMP WITH SUTTON LINE PUMP COVER AND CHECK VALVE (2000 PSI CONC IN 28 DAYS)

IRRIGATION ZONE DATA	
ZONE 1	PIPE SIZE 3/4"
ZONE 2	3/4"
ZONE 3	3/4"

SPRINKLER LEGEND 'RAIN BIRD'

MARK	SYMBOL	QUANTITY	DESCRIPTION
A		69	5 SERIES MPR, 5H NOZZLE 30 PSI PRESSURE 5' RADIUS, 0.20 GPM
B		9	5 SERIES MPR, 5Q NOZZLE 30 PSI PRESSURE 5' RADIUS, 0.10 GPM



SCALE 3/16"=1'-0" (25:1)
 (80) 3/28"=1'-0" (11:1)

COMPOUND IRRIGATION PLAN 1

CASTO LANDSCAPE ARCHITECTURE
 Miguel Juncal, AIA, LEED AP
 5714 OCEAN BLVD., SUITE 100
 MIAMI, FL 33139
 Phone: 305.399.4000
 Email: migu@casto.com

BRANDSMART
 16051 S DIXIE HWY
 PALMETTO BAY, FL 33157

MORRISON HERSHFIELD
 The South University Drive, Suite 245
 Ft. Lauderdale, FL 33322
 The 954.777.4688
 STATE OF FLORIDA, CDD 0000808
 www.morrisonherfield.com

Eco-Site
 240 LEGAL FROM ROAD, SUITE 415
 DUNEDAN, NC 27821

Project: BRANDSMART
FL-0114
6/16/18

Product No.: 160017400
Issue No.: 0

Issue Date: 08/07/18
Client Approval: [Signature]

Issue No.: 0

No.	Date	Author	Revised For
0	08/07/18	ISSUED FOR ZONING	
1	08/10/18	ISSUED FOR CLIENT REVIEW	

LEGAL DESCRIPTION,
GROUND LEASE
&
TITLE DOCUMENTATION

Eco-Site
FL-0114 Brandsmart

PARENT TRACT LEGAL DESCRIPTION:

TRACT "A", OF "THE TREASURY SUBDIVISION - NO. 5023", ACCORDING TO THE PLAT THEREOF, AS RECORDED MARCH 15, 1973, IN PLAT BOOK 95, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPTING THE FOLLOWING:

BEGIN AT THE NORTHEAST CORNER OF TRACT 3 OF "EAST HILL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 01 DEGREES 20 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT 3 A DISTANCE OF 202.48 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 07 SECONDS WEST A DISTANCE OF 115.69 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID TRACT 3, THE SAME BEING A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF FLORIDA STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE NORTH 24 DEGREES 14 MINUTES 15 SECONDS EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 3 AND BEING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF FLORIDA STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) A DISTANCE OF 208.81 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25 FEET THROUGH A CENTRAL ANGLE OF 65 DEGREES 45 MINUTES 45 SECONDS FOR AN ARC DISTANCE OF 28.694 FEET THE THE END OF SAID CURVE; THENCE DUE EAST ALONG THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 2.42 FEET TO THE POINT OF BEGINNING.

AND BEING THE SAME PROPERTY CONVEYED TO BRANDSMART USA OF SOUTH DADE, INC., A FLORIDA CORPORATION FROM CONTINENTAL GEORGIA PARTNERS, LTD., A GEORGIA LIMITED PARTNERSHIP AND CONTINENTAL FLORIDA PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED DATED APRIL 28, 1999 AND RECORDED APRIL 29, 1999 IN DEED BOOK 18587, PAGE 90.

12' ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION:

A PORTION OF "TRACT A" OF "THE TREASURY SUBDIVISION - NO. 5023", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE S89°45'45"W ALONG THE SOUTH LINE OF SAID TRACT "A" FOR 164.83 FEET; THENCE N00°14'15"W FOR 72.69 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LEASE PARCEL; THENCE S89°48'08"W FOR 80.08 FEET; THENCE N23°41'20"E FOR 49.91 FEET; THENCE S65°46'41"E FOR 73.08 FEET; THENCE S23°11'53"W FOR 16.80 FEET TO THE POINT OF BEGINNING.

LEASE PARCEL LEGAL DESCRIPTION:

A PORTION OF TRACT "A" OF "THE TREASURY SUBDIVISION - NO. 5023", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE S89°45'45"W
ALONG THE SOUTH LINE OF SAID TRACT "A" FOR 164.83 FEET; THENCE N00°14'15"W
FOR 72.69 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LEASE
PARCEL; THENCE S89°48'08"W FOR 80.08 FEET; THENCE N23°41'20"E FOR 49.91 FEET; THENCE
S65°46'41"E FOR 73.08 FEET; THENCE S23°11'53"W FOR 16.80 FEET TO THE POINT OF
BEGINNING.

99R223019 1999 APR 29 15:57

This Instrument was prepared by,
record and return to:
Geoffrey S. Mombach, Esq.
MOMBACH, BOYLE & HARDIN, P.A.
Suite 1950 - 500 East Broward Boulevard
Fort Lauderdale, Florida 33394-3079

DOCSTPDEE105,750.00 SIXTY 79,312.50
HARVEY RUVIN, CLERK DADE COUNTY, FL

Grantee's Tax Identification No.: 65-0912381
Property Appraiser
Identification No.: 30-5028-025-0010

SPECIAL WARRANTY DEED

THIS INDENTURE made this 28th day of April, 1999 between CONTINENTAL GEORGIA PARTNERS, LTD., a Georgia limited partnership, ("Continental Georgia"), whose post office address is 2255 Glades Road, Suite 223A, Boca Raton, Florida, 33431, and CONTINENTAL FLORIDA PARTNERS, LTD., a Florida limited partnership, ("Continental Florida"), whose post office address is 2255 Glades Road, Suite 223A, Boca Raton, Florida, 33431, and BRANDSMART USA OF SOUTH DADE, INC., a Florida corporation ("Grantee"), whose post office address is 3200 S. W. 42nd Street, Hollywood, Florida, 33312.

That Continental Georgia, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee, and its successors and assigns forever, all that certain interest in land lying and being in the County of Miami-Dade, State of Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO zoning, limitations, restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing on the plat and/or common to the subdivision; and taxes for the year 1999 and subsequent years which are not yet due and payable.

Record & Return To:
MAMA MAMMILL
HOLLAND & KNIGHT
P.O. Box 14070
Fort Lauderdale, FL 33302

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (all of the foregoing together with the Exhibit "A" land are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property in fee simple forever.

And Continental Georgia hereby covenants with Grantee that Continental Georgia is lawfully seized of the Property in fee simple; that Continental Georgia has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, through or under Continental Georgia, but against none other.

That Continental Florida, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, paid by the Grantee, the receipt of which is hereby acknowledged, and for no other consideration, does hereby convey and warrant unto the Grantee, its successors and assigns forever, the buildings, structures and other improvements, including the building fixtures therein (the "Improvements"), now located on and permanently annexed to the land described on Exhibit "B" annexed hereto and made a part hereof, including, without limiting the generality of the foregoing, the walks, ways, parking facilities, light standards, planters and signs now or hereafter located thereon.

TO HAVE AND TO HOLD the Improvements together with the appurtenances and all the estate and rights of Continental Florida in and to the Improvements, unto the Grantee, its successors and assigns, forever.

And Continental Florida hereby covenants with Grantee that Continental Florida has good right and lawful authority to sell and convey the Improvements, and hereby warrants the title to the Improvements and will defend the same against lawful claims of all persons claiming by, through or under Continental Florida, but against none other.

The parties hereto hereby state that the conveyance granted herein shall not be deemed or construed as a merger of title or of any other interest of the Grantee in the Property, the Improvements or any portion thereof that is the subject of the herein contained conveyance.

IN WITNESS WHEREOF, Continental Georgia and Continental Florida have caused these presents to be signed the day and year first above written.

Signed in the presence of:

Geoffrey Mombach
Print Name: Geoffrey S. Mombach

CONTINENTAL GEORGIA PARTNERS, LTD., a Georgia limited partnership

BY: CONTINENTAL GEORGIA REALTY CORPORATION, a Georgia corporation, its General Partner

Patricia A. Dougherty
Print Name: Patricia A. Dougherty

By: *Emanuel Organek*
Emanuel Organek, President

(CORPORATE SEAL)

Geoffrey Mombach
Print Name: Geoffrey S. Mombach

CONTINENTAL FLORIDA PARTNERS, LTD., a Florida limited partnership

BY: CONTINENTAL FLORIDA REALTY CORPORATION, a Florida corporation, its General Partner

Patricia A. Dougherty
Print Name: Patricia A. Dougherty

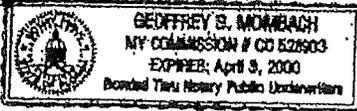
By: *Emanuel Organek*
Emanuel Organek, President

(CORPORATE SEAL)

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 28 day of April, 1999 by EMANUEL ORGANEK, as President and on behalf of Continental Georgia Realty Corporation, a Georgia corporation, the General Partner of Continental Georgia Partners, Ltd., a Georgia limited partnership, who is personally known to me or produced his driver's license as identification.

Geoffrey Mombach
NOTARY PUBLIC State of Florida
Print/Type/Stamp Name:
Commission Expiration Date:
Notary Seal:



STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 28 day of April, 1999 by EMANUEL ORGANEK, as President and on behalf of Continental Florida Realty Corporation, a Florida corporation, the General Partner of Continental Florida Partners, Ltd., a Florida limited partnership, who is personally known to me or produced his driver's license as identification.

Geoffrey Mombach
NOTARY PUBLIC State of Florida
Print/Type/Stamp Name:
Commission Expiration Date:
Notary Seal:

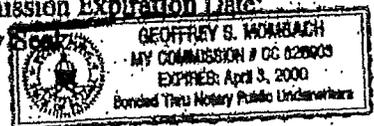


EXHIBIT "A"

Legal Description - Real Property

Tract A, of THE TREASURY SUBDIVISION - NO. 3023, according to the Plat thereof, as recorded March 15, 1973, in Plat Book 95, at Page 25, of the Public Records of Miami-Dade County, Florida, less and excepting the following:

Begin at the Northeast corner of Tract 3 of EAST HILL, according to the Plat thereof, as recorded in Plat Book 46, at Page 43, of the Public Records of Miami-Dade County, Florida; thence South 01 degrees 20 minutes 53 seconds East along the East line of said Tract 3 a distance of 202.48 feet; thence South 88 degrees 39 minutes 07 seconds West a distance of 115.69 feet, more or less, to a point on the Westerly boundary line of said Tract 3, the same being a point on the Southeasterly right of way line of Florida State Road No. 5 (U.S. Highway No. 1); thence North 24 degrees 14 minutes 15 seconds East along the Westerly boundary line of said Tract 3 and being along the Southeasterly right of way line of Florida State Road No. 5 (U.S. Highway No. 1) a distance of 208.81 feet to the beginning of a tangential circular curve concave to the Southeast having a radius of 25 feet through a central angle of 65 degrees 45 minutes 45 seconds for an arc distance of 28.694 feet to the end of said curve; thence due East along the North line of said Tract 3, a distance of 2.42 feet to the Point of Beginning

EXHIBIT "B"

Legal Description - Location of Improvements

PARCEL FIRST:

Begin at the Northeast corner of Tract 3 of EAST HILL, according to the Plat thereof, as recorded in Plat Book 46, at Page 43, of the Public Records of Miami-Dade County, Florida; thence South 01 degrees 20 minutes 53 seconds East along the East line of said Tract 3 a distance of 202.48 feet; thence South 88 degrees 39 minutes 07 seconds West a distance of 115.69 feet, more or less, to a point on the Westerly boundary line of said Tract 3, the same being a point on the Southeasterly right of way line of Florida State Road No. 5 (U.S. Highway No. 1); thence North 24 degrees 14 minutes 15 seconds East along the Westerly boundary line of said Tract 3 and being along the Southeasterly right of way line of Florida State Road No. 5 (U.S. Highway No. 1) a distance of 208.81 feet to the beginning of a tangential circular curve concave to the Southeast having a radius of 25 feet through a central angle of 65 degrees 45 minutes 45 seconds for an arc distance of 28.694 feet to the end of said curve; thence due East along the North line of said Tract 3, a distance of 2.42 feet to the Point of Beginning.

AND

PARCEL SECOND:

Tract A, of THE TREASURY SUBDIVISION - NO. 5023, according to the Plat thereof, as recorded March 15, 1973, in Plat Book 95, at Page 25, of the Public Records of Miami-Dade County, Florida, less and excepting the Parcel First described above.

FTL1 #432155 v1

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

PHOTOSIMULATIONS

BRANDSMART
FL-0114

16051 S DIXIE HWY, PALMETTO BAY, FL 33157

AERIAL VIEW



LOCATION MAP

LEGEND

-  SITE LOCATION
-  VIEW DIRECTION



BRANDSMART
FL-0114

16051 S DIXIE HWY, PALMETTO BAY, FL 33157

VIEW 1



Before Installation



After Installation

BRANDSMART
FL-0114

16051 S DIXIE HWY, PALMETTO BAY, FL 33157

VIEW 2



Before Installment



After Installment

BRANDSMART
FL-0114

16051 S DIXIE HWY, PALMETTO BAY, FL 33157

VIEW 3



Before Installment



After Installment

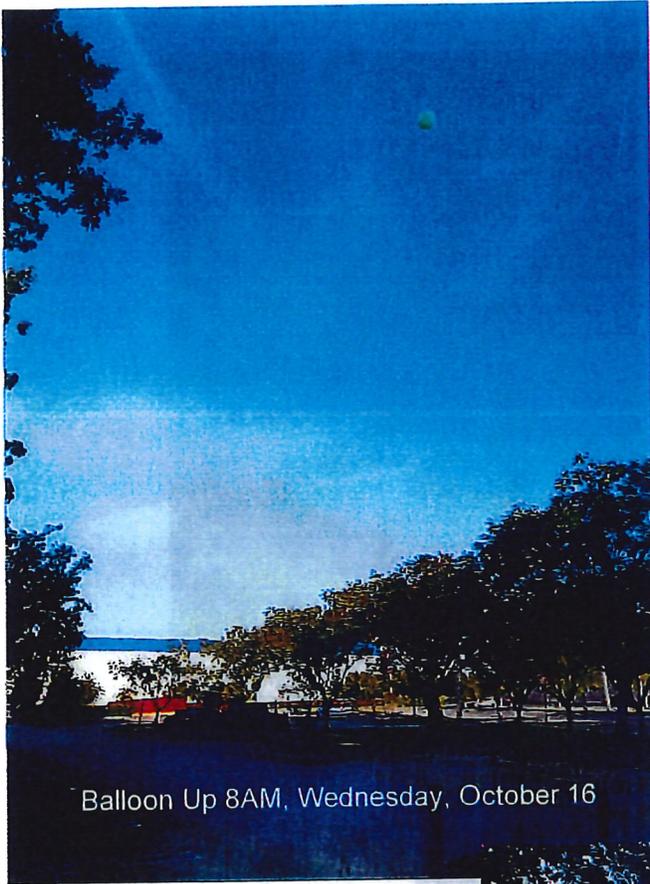
BRANDSMART
FL-0114

16051 S DIXIE HWY, PALMETTO BAY, FL 33157

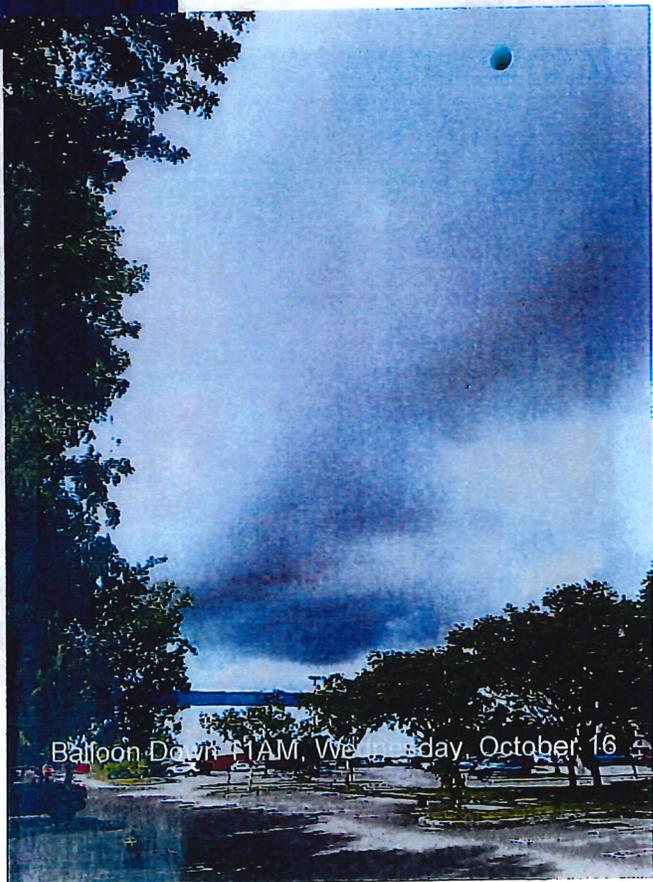
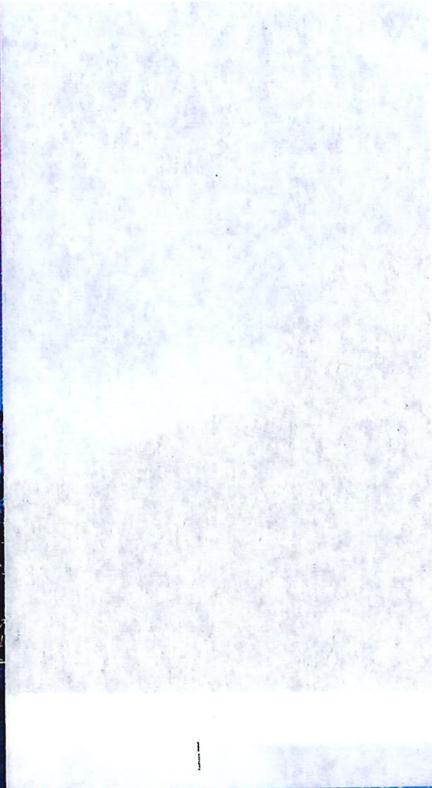
VIEW 4



BALLOON TEST

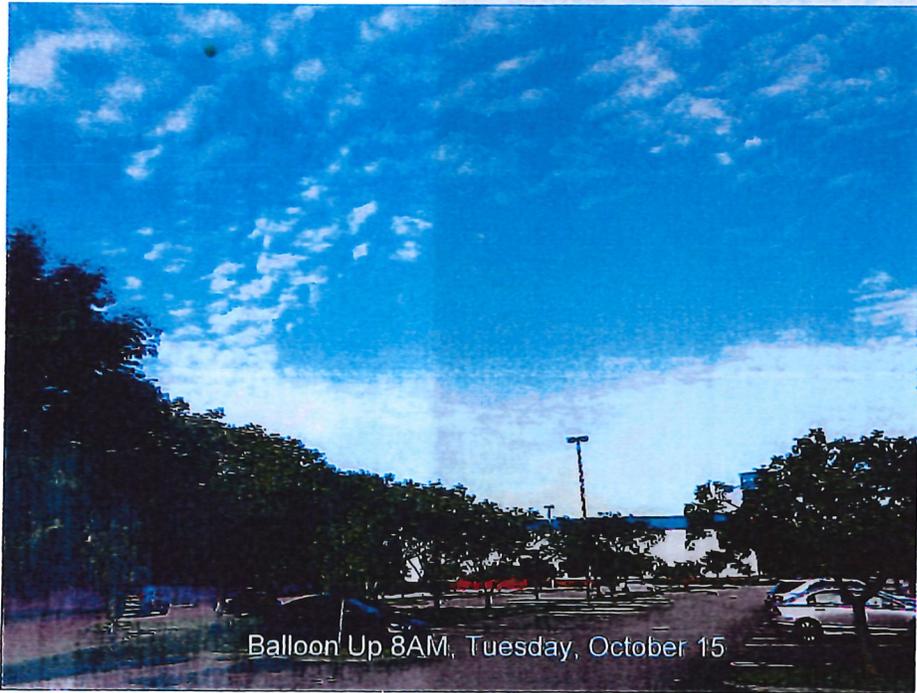


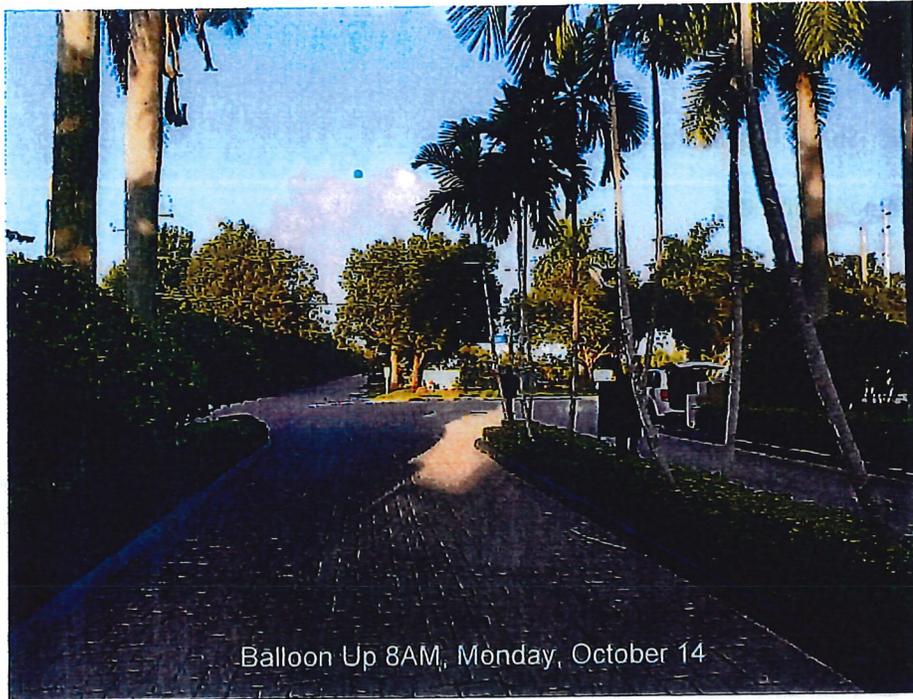
Balloon Up 8AM, Wednesday, October 16



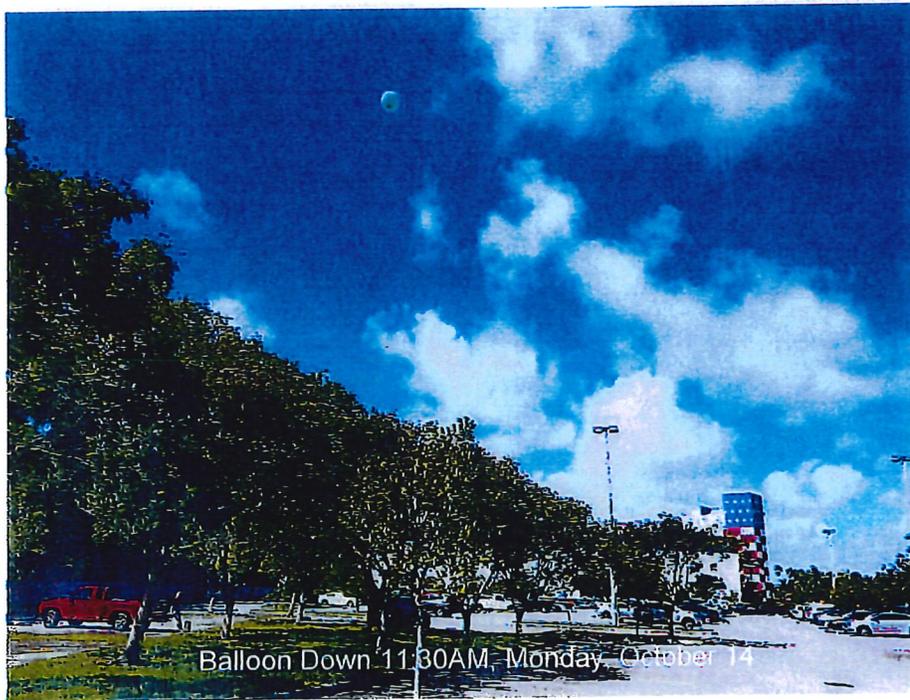
Balloon Down 11AM, Wednesday, October 16







Balloon Up 8AM, Monday, October 14



Balloon Down 11:30AM, Monday, October 14



MORRISON HERSHFIELD

October 22, 2019

Alexandra Gardner-Smith, Project Manager
EcoSite
240 Leigh Farms Road, Suite 415
Durham, NC 27707

Dear Alexandra:

Re: Balloon Test at FL-0114 Ecosite Brandsmart
16051 S Dixie Highway

A 48" green balloon was flown at site the addressed above for the purpose of depicting visual height of the proposed monopine tower. An additional 10 ft of height was added to compensate for any mild wind.

Balloon was first flown on Monday, October 14 from 8AM-11:30AM

Balloon was again flown on Tuesday, October 15 from 8AM-11:00AM

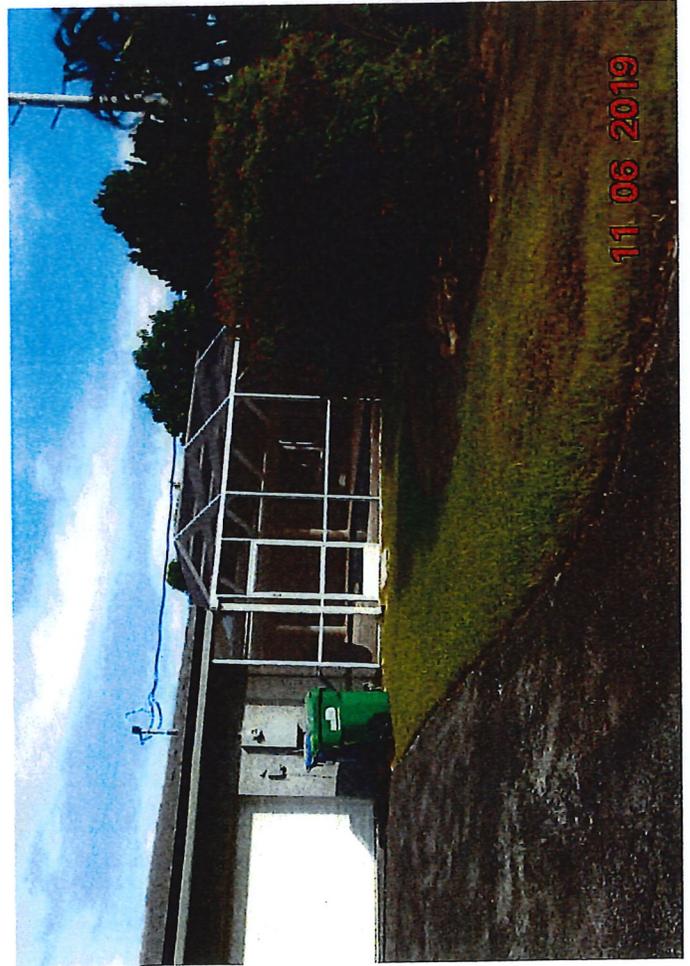
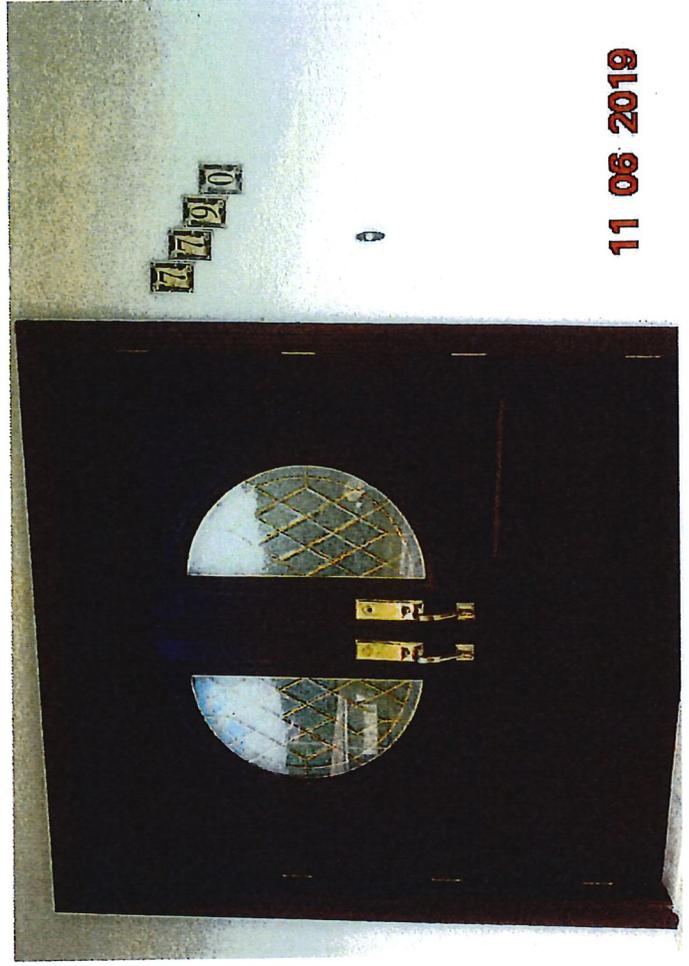
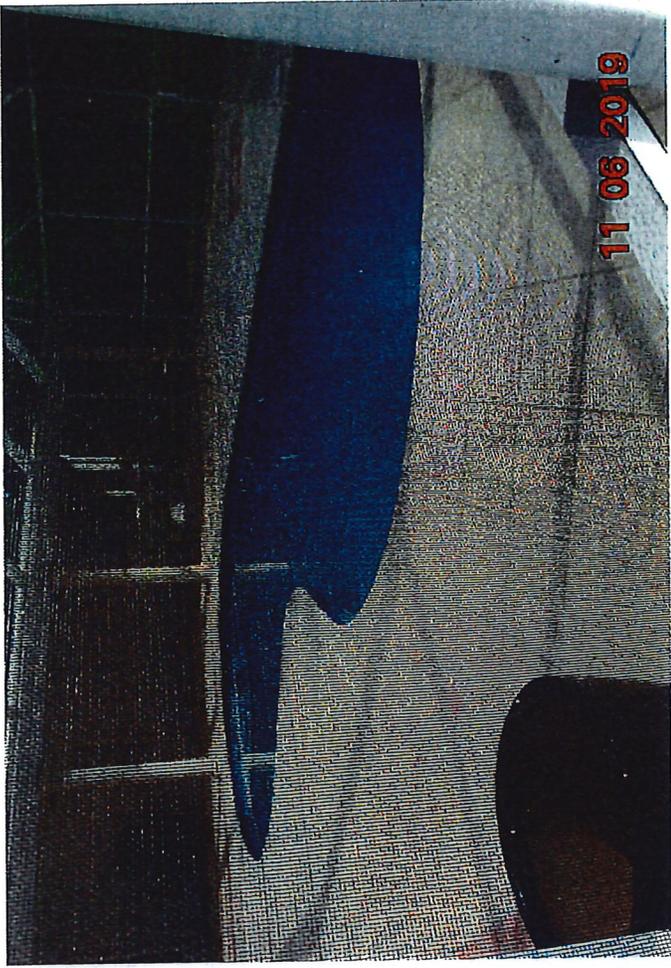
Balloon was flown on Wednesday, October 16 from 8AM-11:00AM

Sincerely,
Morrison Hershfield Corporation

2019.10.24 15:53:33-04'00'

Robert Lara, AIA
Sr. Architect

DOCUMENT1



RADIO FREQUENCY (RF)
ENGINEERING REPORT

6MD1819A

Eco-site FL-0114 Palmetto Bay Wireless Telecommunication Facility

Radio Frequency (RF) Engineering Report

Last Updated	09/12/2019
Revision Number	V1.1

Engineering & Operations

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Search Ring Area

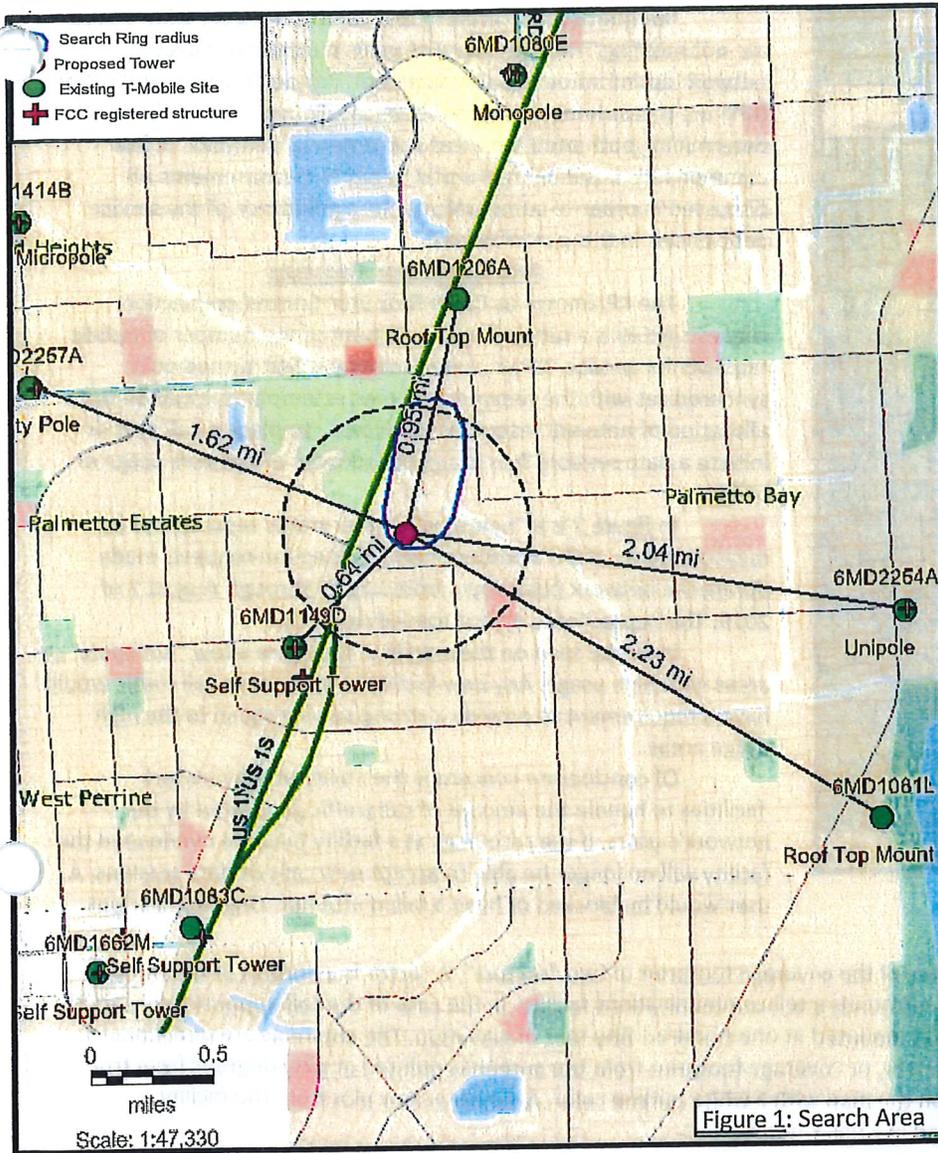


Figure 1: Search Area

There are network performance issues for the T-Mobile cellular network in the city of Palmetto Bay along US1 from SW 160th St in the south to Coral Reef Dr in the north. In addition, residential areas to the east experience poor service due to the lack of cellular facilities and the relatively dense foliage. An inordinate amount of dropped connections and failed attempts can be attributed to capacity constraints of the daily network traffic load. In the worst-case a user may not be able to place a E911 call. Customer calls or data sessions in these areas do not generally meet T-Mobile's service goals.

In first quarter 2018, T-Mobile authorized funding to address these service deficiencies. Two neighboring facilities are currently operating under excessive loaded conditions and are the main contributors to the network performance issues.

Numerous upgrades and technology enhancements have been added to the network and surrounding facilities for the last ten years with measurable but insufficient improvements.

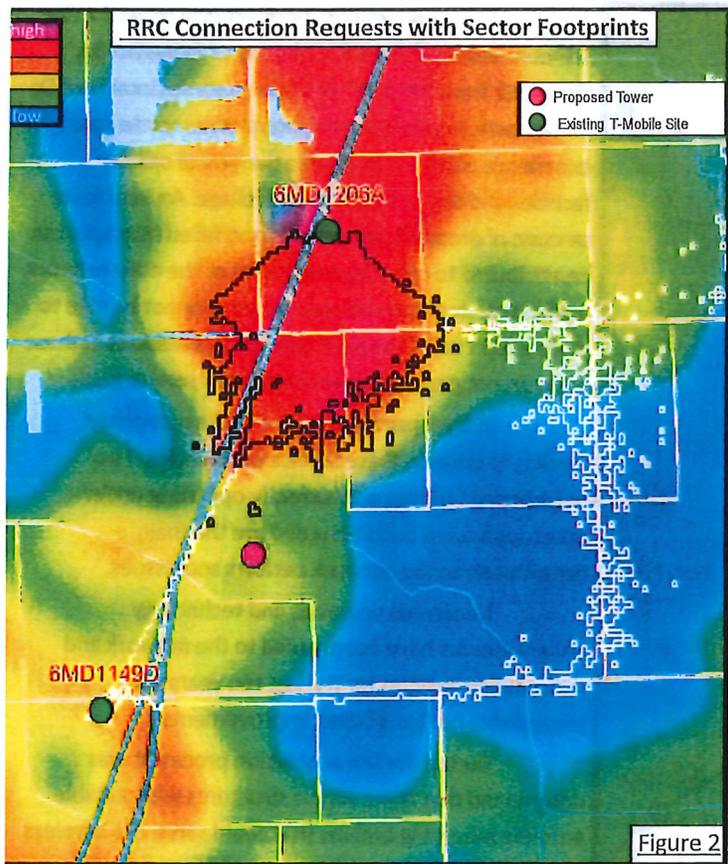
During the site acquisition process it was determined that there are no structures with suitable antenna mounting options that could serve as a wireless telecommunications facility that would provide the necessary improvements to meet service goals. T-Mobile has antennas on all of the tower locations shown in Figure 1.

The proposed tower will mitigate and potentially eliminate performance issues in the area of concern and provide the necessary coverage to meet T-Mobile's service goals.

Table 1: Neighbor Facilities

TMO ID	Name	Class	Address	City	Antenna Elevation (ft)	Structure Height (ft)	Distance (mi)
6MD1081L	PALMETTO BAY VILLAGE CTR	Roof Top Mount	17777 OLD CUTLER RD	Palmetto	85	85	2.2
6MD1149D	AUTO SOURCE USA TEMP	Self Support Tower	9700 SW 168 ST	Miami	150	150	0.6
6MD1206A	US1 Rooftop	Roof Top Mount	14707 S DIXIE HWY	Palmetto	64	54	1.0
6MD2254A	(164) ROW -Harlans Ct	Unipole/ Micropole	7350 SW 168 Street	Kendall-Perrine	57	60	2.0
6MD2257A	(014) FPL Crl Reef Substn	Utility Pole	10695 SW 152 St	Kendall-Perrine	67	72	1.6

Identification of Service Goal Deficiencies



Identification of areas of the cellular network where users are not meeting T-Mobile’s service goals is a critical aspect of network optimization and development. Key performance indicators (KPI) are measurements or predictive calculations that assist in determining both problem areas and potential solutions. A few common KPIs based on real world network measurements are discussed in order to communicate the significance of the service deficiencies in this part of Miami.

RRC Connection Requests

The KPI known as Radio Resource Control connection requests (RCR) is a network measurement of the number of mobile requests for service. When a user’s phone is first turned on it synchronizes with the network and then attempts to establish the allocation of network resources for access. (to place a call, text or initiate a data session) This is a good indicator of network usage or traffic.

In figure 2 is a “heatmap” of user traffic represented by measurements of the number of RRC connection requests made during the network busy hours from July 29 through August 2 of 2019. This represents a typical loaded network.

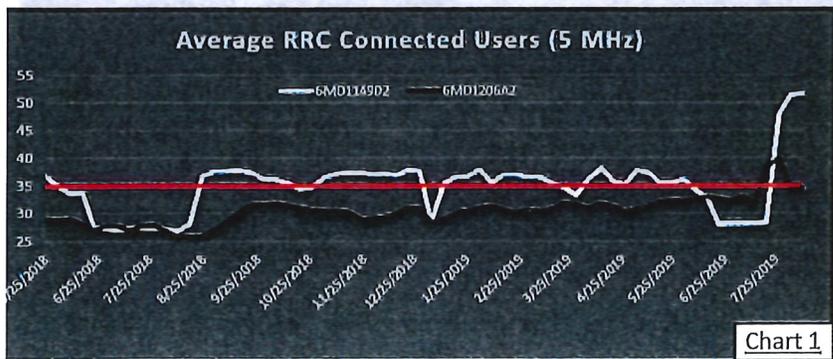
It can be seen on the map that there are a few “hot spots” or areas with high usage. Any new facility built to serve call traffic would have a requirement to provide a strong serving signal to the high usage areas.

Of considerable concern is the ability of the network facilities to handle the amount of call traffic generated by the network’s users. If the resources at a facility become overloaded the facility will no longer be able to accept new calls or data sessions. A user would be blocked or have a failed attempt. Ongoing sessions

could be disrupted.

In figure 2, the map of RCR is shown with an overlay of the coverage footprint of two “sectors”. A sector is a portion of the three-hundred-sixty degree contiguous, coverage footprint that surrounds a telecommunications facility. In the case of the self-support tower south of the proposed facility, 6MD1149D there are nine antennas mounted at one-hundred-fifty feet of elevation. The antennas are directional in that they only transmit and receive in one direction. The sector, or coverage footprint from the antennas pointed at sixty degrees from true north (in a northeast direction, or sector 2) are indicated on the map with a white outline color. A similar sector plot from the facility MD1206A, to the north of the proposed facility is indicated in a black outline.

It can be noted in figure 2 that the coverage footprint for the south facing sector (sector 2) of 6MD1206A overlays an area with very high RCR or usage. The sector from the south facility abuts this high usage area and shares some of this traffic.



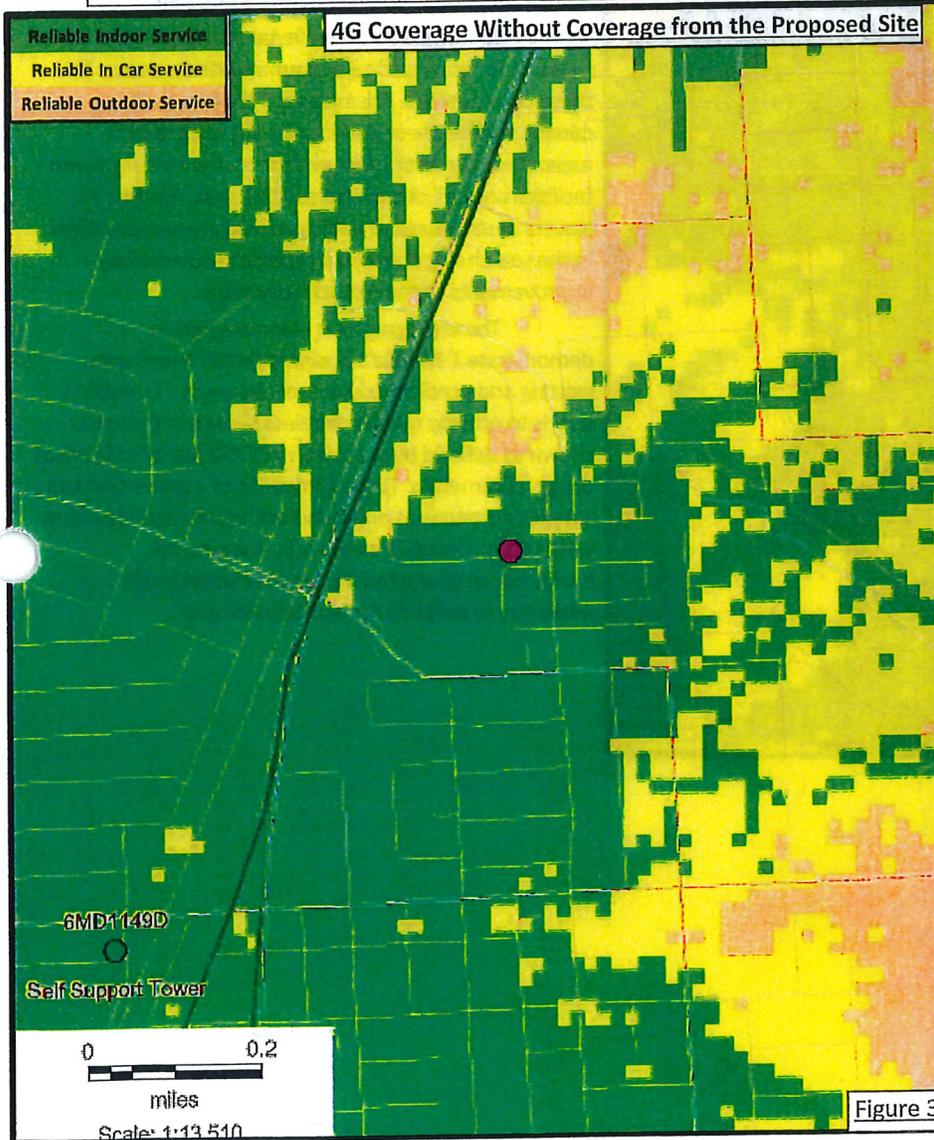
The average RRC connected users (AvgRRCU) KPI is a measure of the traffic load at a facility. Any “sector” that maintains an AvgRRCU greater than thirty-five is not providing service that meets T-Mobile’s service goals. Cell phone usage indoors or during network busy hours in these areas can be compromised. Dropped connection, failed network attempts, slow download speeds and call quality issues are all symptoms of a facility with this high usage.

In Chart 1 to the right is a linear graph of the AvgRRCU for the two sectors over the last fourteen months. In this case sector 2 of the 6MD1206A facility has been crossing the threshold at intervals over that time. The sector 2 of other site, 6MD1149A has recently passed this threshold due to recent

increases in network traffic. The new facility will alleviate the issue with the two facilities and ensure that other neighboring sites also be free from the problems associated with high usage.

Current Cell Site Coverage and Predicted Improvements

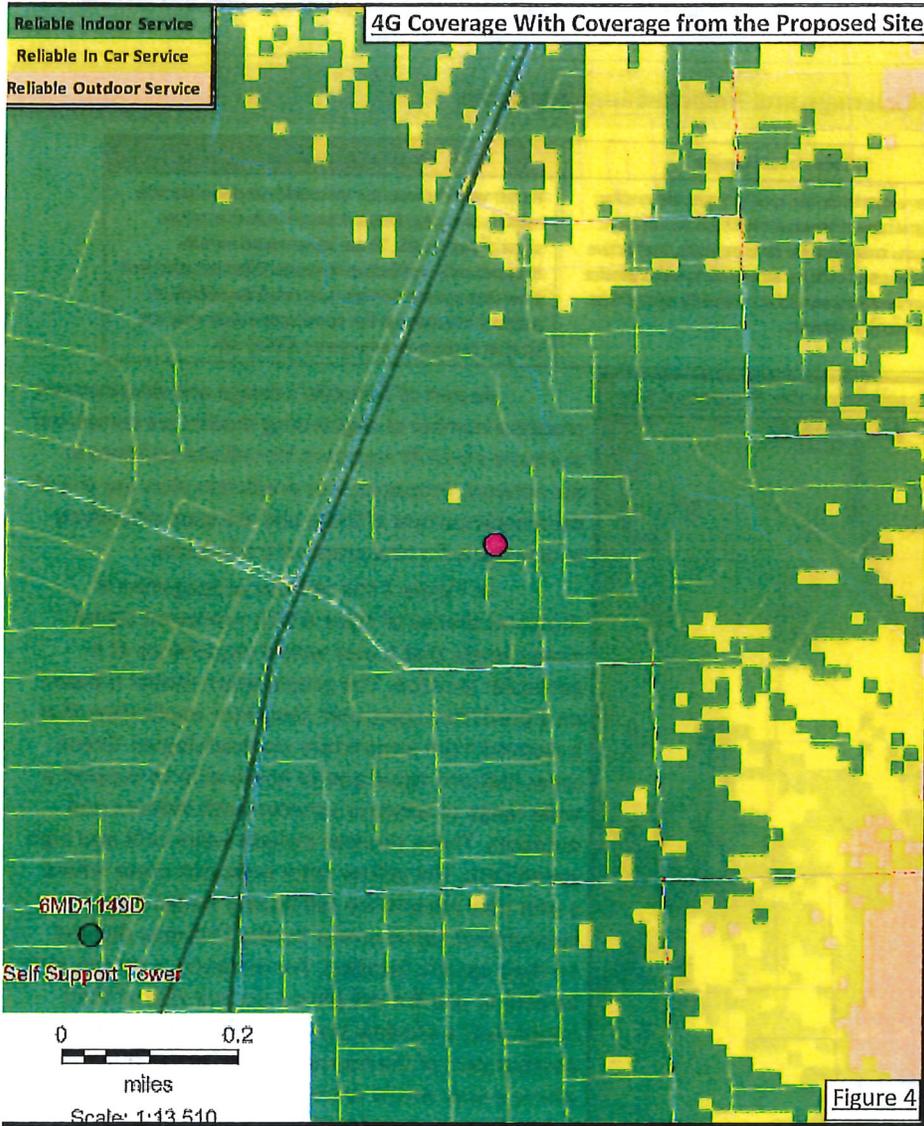
Reliable Indoor Service	Reliable In Car Service	Reliable Outdoor Service
Signal power levels able to support a wide range of wireless services both indoors and outdoors. These services include voice calls and high speed data.	Users may experience call quality issues depending on the signal power levels at their specific location. These issues could include dropped calls, ineffective attempts (blocked calls) or slow data speeds. Service in outdoor locations would be markedly better than indoors in many instances.	A user would encounter call quality issues especially indoors or during network busy hours due to low signal power levels. These issues could include dropped calls, ineffective attempts (blocked calls) and slow data speeds. Service may only be available in outdoor locations. In the worst case a user may not be able to place an emergency (E911) call.



As part of T-Mobile's design and development process a number of engineering studies are completed to ensure a best-fit approach for cell site additions in the network. Propagation or prediction plots are one of the most important of these and are used extensively to determine if a new proposal is adequate.

In Figure 7 the cell site propagation is shown as shades of color which represent signal power levels that a user would experience at a particular location. The propagation model is based on a predictive computer simulator application that is derived from proprietary methodologies. Green areas indicate signal power levels able to support a wide range of wireless services both indoors and outdoors. These services include voice calls and high speed data. The yellow color indicates areas where a user may experience call quality issues due to inconsistent signal power levels. This may depend on their specific location. For instance, a person may be able to use the cell phone on one side of their house near a window but unable to connect in another part of the house. The red areas represent where a user would encounter call quality issues due to low or unusable signal power levels. This would be especially true indoors or during network busy hours. These issues could include dropped calls, ineffective attempts and slow data speeds. In the worst case a user may not be able to place an emergency (E911) call.

Figure 3



The propagation map shown in Figure 8 depicts the predicted signal power levels for the proposed tower with antennas at one-hundred-twenty feet elevation. As can be seen all the residential areas have had a significant improvement in coverage levels as compared to when there is no tower. Users indoors will also benefit tremendously due to the closer proximity to the antenna locations. Areas where signal power levels are still not adequate can sometimes be alleviated through network optimization methods after the new site comes on line. (These processes are iterative and require a more medium to long term engineering approach)

In summary, T-Mobile has recognized the demand for advanced telecommunication services in these communities. The existing T-Mobile facilities cannot provide these services through upgrade or expansion, due to the distances from the existing tower facilities and cell phone users in this area. Further, no towers or structures of sufficient height were identified in the search ring that could provide the necessary improvements to the network coverage.

These propagation maps graphically demonstrate T-Mobile's business needs based upon existing and predicted customer demands. T-Mobile's goal is to provide reliable wireless service in the areas shown as defined by proprietary QOS (Quality of Service) design parameters. The deployment of a tower that can support antennas at one-hundred-twenty feet elevation will assist in T-Mobile's efforts in reaching the performance characteristics and technical levels necessary to meet its network service goals.

Figure 4

Certification Statement of Non-interference

This letter provides information about the proposed T-Mobile transceiving equipment on the proposed facility at 16051 S Dixie Hwy, Palmetto Bay, FL and its potential interference with communication facilities located nearby; as well as the FCC rules governing the human exposure to radio frequency energy (OET 65 guidelines). T-Mobile shall comply with all FCC rules regarding interference to other radio services and T-Mobile shall comply with all FCC rules regarding human exposure to radio frequency energy. The proposed tower facilities, and reception and transmission functions will not interfere with the visual and customary transmission or reception of radio, television or similar services as well as other wireless services enjoyed by surrounding properties.

T-Mobile radio signals are transmitted on exclusively assigned channels within the E, F and C bands in the PCS spectrum and the D, E, F1 and F2 in the AWS spectrum and A Band in 700MHz. In the future AWS-3 Block H and B, C and D blocks in 600 MHz will be active. The Federal Communication Commission (FCC) has allocated these frequencies exclusively for use by cellular service providers. Each cellular service provider is assigned specific frequencies (channels) on which to transmit and receive radio signals.

Cellular transmitters must be type-accepted by the FCC to ensure compliance with technical standards that limit the frequencies, output power, radio frequency emissions, spurious radio noise and other technical parameters. Cellular licensees like T-Mobile owns are required to use type-accepted equipment. The assignment of frequencies and FCC rules keep cellular radio signals from interfering with or being interfered with by other radio transmissions and provide guidelines outlining the limits for permissible human RF exposure. In the event of a complaint of interference or other concerns about cellular antenna facilities, the FCC has a resolution process to determine the source of interference and whether a facility is in compliance with FCC rules.

In the event of interference or other known issues with the transmission facility contact with the T-Mobile Network Operations Center (NOC) can be established 24 hours a day, 7 days a week 365/366 days per year at the following numbers: (877) 611-5868 (DAY), (877) 611-5868 (NIGHT)

Name Patrick Keane

Title T-Mobile RF Engineer

Signature 

FAA CERTIFICATION
TOWER AIRSPACE SAFETY
&
DETERMINATION OF NO HAZARD

Leiter, Perez & Associates, Inc.

GEOFFREY LEITER, P.E., P.S.M.
MARTIN LEITER, P.E.
GEORGE PEREZ, P.E.
RITA TIMMENS, P.S.M.

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FAA 1A CERTIFICATION (Project No. 19-151, File No. B-2545)

April 4, 2019 (revised 4-11-2019)

To: Morrison Hershfield Corp.

RE: Site ID: FL-0114 6MD1819

Site Name: Brandsmart

Address: 16051 South Dixie Highway, Palmetto Bay, FL 33157

I certify that the Latitude of 25°37'11.7" (25.61992°) North and Longitude of 80°20'31.1" (80.34197°) West are accurate to within +/- 20' horizontally and that the site elevation of 5.0' is accurate to within +/- 3' vertically. Proposed tower height is 115' (includes 5' lightning rod). The horizontal datum (coordinates) are referenced to the North American Datum of 1983/90 (NAD83/90) and expressed as degrees, minutes and seconds, to the nearest tenth of a second. The vertical datum (height) is referenced to the North American Vertical Datum of 1988 (NAVD88) and is determined to the nearest tenth of a foot.



Digitally signed by Geoffrey Leiter
DN: C=US, O=Leiter Perez and Associates, OU=Leiter Perez and Associates, CN=Geoffrey Leiter,
OID.0.9.2342.19200300.100.1.1=A0
1097C000016371540E9200006A3
1
Date: 2019-04-11 18:04:11

Geoffrey Leiter, PE, PSM, President
Florida Professional Surveyor & Mapper No. 6395
Certificate of Authorization No. 6787

*NOT VALID WITHOUT
THE SIGNATURE AND
THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER*

GOLDEN GLADES OFFICE PARK • 520 Northwest 165th STREET ROAD • SUITE 209 • MIAMI, FLORIDA 33169
MIAMI-DADE (305)652-5133 • BROWARD (954)524-2202 • FAX (305)652-0411
EMAIL: office@leiterperez.com • WEBSITE: www.leiterperez.com

Zoning

- AG
- B-1
- B-2
- DUV
- E-1
- E-1C
- E-2
- EM
- ES
- I
- PAD
- R-1
- R-1M
- R-2
- R-3
- R-3M
- R-4L
- R-5
- R-TF
- Street
- VNU
- Water
- others





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2019-ASO-20021-OE

Issued Date: 08/01/2019

Aspen Jones
 Eco-Site AJ)
 240 Leigh Farm Rd
 Suite 230
 Durham, NC 27707

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower FL-0114
 Location: Palmetto Bay, FL
 Latitude: 25-37-11.70N NAD 83
 Longitude: 80-20-31.10W
 Heights: 5 feet site elevation (SE)
 115 feet above ground level (AGL)
 120 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 02/01/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study included evaluation of a structure that exists at this time. Action will be taken to ensure aeronautical charts are updated to reflect the most current coordinates, elevation and height as indicated in the case description.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-4613, or natalie.schmalbeck@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-ASO-20021-OE.

Signature Control No: 409068801-413234636
Natalie Schmalbeck
Technician

(DNE)

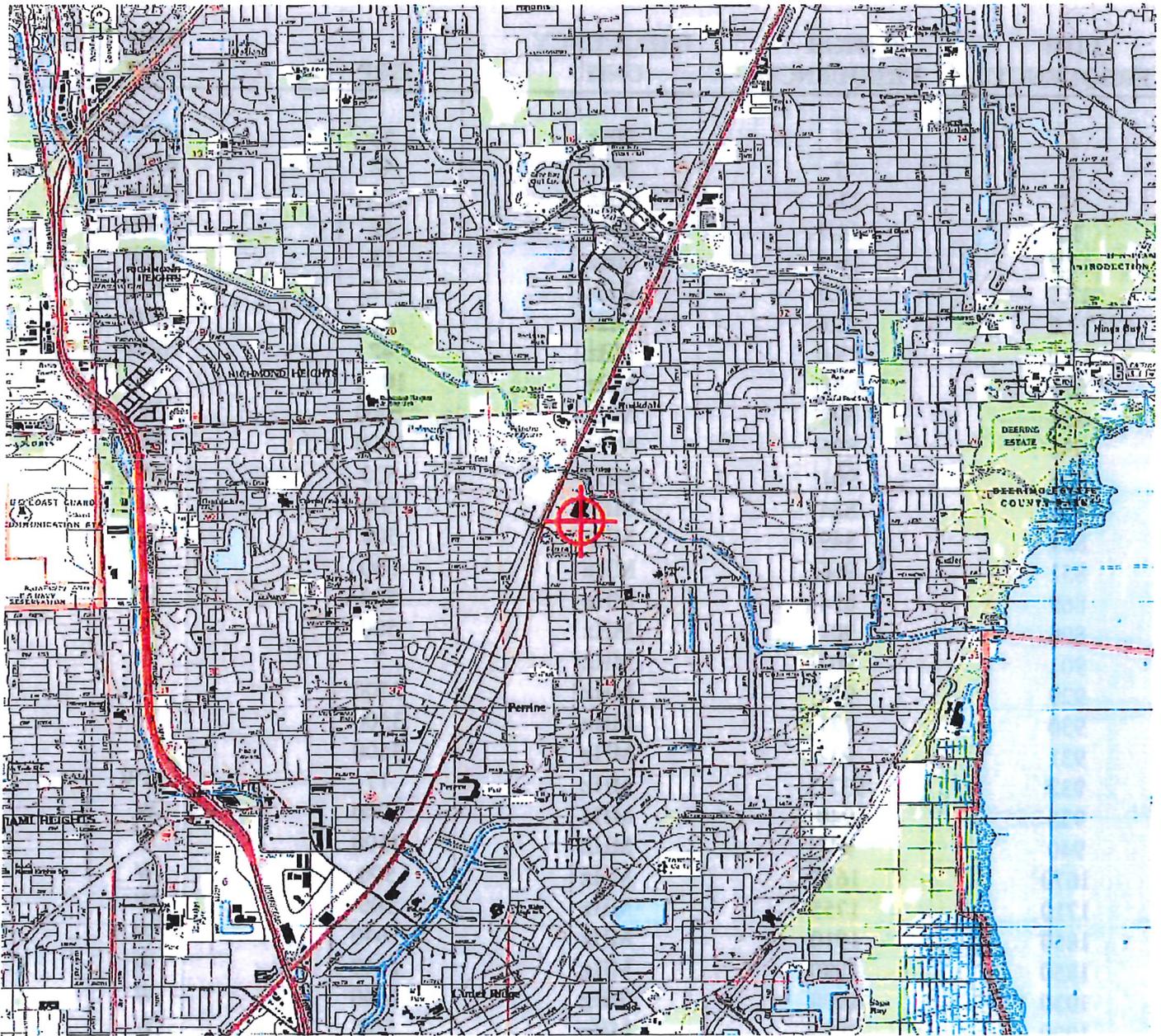
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2019-ASO-20021-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2019-ASO-20021-OE



FALL ZONE LETTER

August 23, 2019

Ms. Cozy Becker
LARSON CAMOUFLAGE, LLC
1501 S. Euclid Ave.
Tucson, AZ. 85713

REFERENCE: Fall Zone Opinion Letter (B&P Job # 19311.012)

LARSON INFO: Larson Site Name: Palmetto Bay
Larson Site Number: Quote No. 2826

SITE DATA: Latitude: 25.6200 Longitude: -80.3420

Dear Ms. Becker:

As requested, this letter is written to provide our professional opinion of the fall zone and expected mode of collapse of the foregoing 110 ft monopine communications tower located in Palmetto Bay, FL should it collapse.

The monopine is designed in accordance with the ANSI/TIA/EIA 222-G code and 2017 Florida Building Code, basic wind speed of 175 mph (V_{ULT}), 136 mph (V_{ASD}), without ice, Structure Class II, Exposure Category C, Topographic Category 1. This letter assumes the tower has been adequately maintained.

In summary, this tower meets all local codes and standards. Should an extreme event occur that would cause this tower to collapse, assuming the wind pressure profile is similar to the profile used in the design of the monopine, the monopine would be expected to fail at the location of the highest combined stress ratio in the monopine shaft. This will cause the pole to have a fall zone radius of equal or less than 25 ft. The failure mode of the pole would then be essentially a "folding over" of the portion above the failure point onto the lower portion of the shaft. The loading that would cause this tower to collapse is likely to cause failure of all surrounding structures as they would have been designed for similar design loading as the tower itself.

Since there are many factors that will affect the failure of a communication tower, we would like to point out that the mode of tower failure mentioned above is just an estimate.

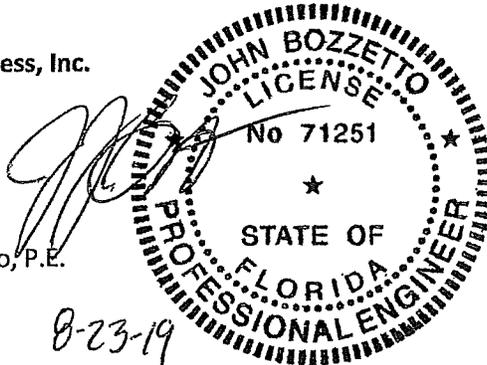
DISCLAIMER OF WARRANTIES

Bennett & Pless, Inc. makes no warranties, expressed or implied, in connection with this report and disclaim any liability arising from the ability of the existing structure to support the design loads for which the tower was originally designed. Bennett & Pless, Inc. will not be responsible whatsoever for or on account of, consequential or incidental damages sustained by any person, firm, or organization as a result of any data or conclusions contained in this report. The maximum liability of Bennett & Pless, Inc. pursuant to this report will be limited to the total fee received for preparation of this report.

We appreciate the opportunity of providing our continuing professional services to you. If you have any questions or need further assistance on this or any other projects please call us anytime.

Sincerely,
Bennett & Pless, Inc.

John Bozzetto, P.E.
Principal



ENVIRONMENTAL ASSESSMENT
REPORT

Environmental Assessment Report

July 19, 2019



Brandsmart

FL-0114

16051 South Dixie Highway
Palmetto Bay, Florida 33157

Trileaf # 644665

Prepared For:

Eco-Site II, LLC
240 Leigh Farm Road
Durham, NC 33157

Prepared By:

Trileaf Corporation
1051 Winderley Place, Suite 201
Maitland, FL 32750

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1. INTRODUCTION

Eco-Site II, LLC (Eco-Site) retained Trileaf Corporation (Trileaf) to conduct an Environmental Assessment (EA) of a proposed telecommunications tower facility located at 16051 South Dixie Highway, Palmetto Bay, Miami-Dade County, Florida 33157. The EA is mandated by the Federal Communications Commission (FCC) (47 CFR 1.1307) in its procedures to implement the National Environmental Policy Act of 1969 (NEPA).

1.1. Purpose

Trileaf reviewed documentation for the subject site in accordance with the FCC NEPA procedures outlined in 47 CFR 1.1307. As noted in the initial NEPA Summary Checklist provided in Appendix 7.2, all items were answered in the negative with the exception of the floodplain. NEPA research indicated that the site is located in the 100-year floodplain. According to 47 CFR 1.1307(a)(6), an environmental assessment must be prepared for facilities located in a floodplain. Therefore, this EA has been conducted to address 47 CFR 1.1307(a)(6) and Executive Order 11988.

1.2. Limitations and Exceptions to Assessment

The information contained in this report is limited to the review of information obtained from the NEPA document dated, July 8, 2019, and prepared by Trileaf, and to subsequent research, as discussed in this report.

2. SITE DESCRIPTION

2.1. Property Location

The subject site is located at 16051 South Dixie Highway, Palmetto Bay, Miami-Dade County, Florida 33157, and Latitude: 25° 37' 11.7" N, Longitude: 80° 20' 31.1" W. A topographic map is provided in Appendix 7.1.

2.2. Site Characteristics

This site consists of a grass-covered landscape island within a parking lot. The access/utility easement consists of an existing asphalt-covered driveway and is set within an urban area of Palmetto Bay. Photographs of the site, which were taken by Mr. Lyndsey Miller of Trileaf on September 5, 2018, are included in Appendix 7.1.

During the site reconnaissance, the current use of the surrounding properties was observed. The areas surrounding the site are currently commercial and residential developments. The surrounding habitat to the north of the site is a parking lot, followed by a commercial building that includes Marshalls, Enterprise Rent-A-Car and LA Fitness, followed by a parking lot. To the east of the site is parking lots, followed by grass and tree-covered land, followed by Southwest 92nd Avenue, followed by a residential development. To the south of the site is a parking lot, followed by tree-covered land, followed by a residential development. To the west of the site is a parking lot, followed by BrandsMart USA.

2.3. Proposed Improvements

This project involves the review of the proposed construction of a 110-foot tall stealth monopine telecommunications tower, with an overall height of 115 feet with all appurtenances.

The proposed tower and associated equipment will be located within a 2,530-square-foot lease area. In addition, the project includes an access/utility easement, measuring approximately 12 feet wide and extending approximately 30 feet south, then approximately 202 feet generally east away from the lease area towards Southwest 92nd Avenue. Construction Drawings are included in Appendix 7.3.

2.4. Zoning

According to the Miami-Dade County Property Appraiser, the project site is zone as B-2 Commercial – Arterial. A building permit will be issued when the Miami-Dade County Department of Regulatory and Economic Resources approves the permit request.

3. POTENTIAL IMPACTS OF THE PROPOSED TOWER

Trileaf reviewed each of the following criteria to determine if the project had an impact per 47 CFR 1.1307. All of the documentation described below can be found in the additional site maps in Appendix 7.1, the NEPA report in Appendix 7.2, or the permits and documentation in Appendix 7.4.

3.1. Designated Wilderness Areas

Trileaf reviewed the USGS 7.5 minute topographic map “Perrine” Quadrangle, and the National Wilderness Preservation System website (www.wilderness.net) for designated wilderness areas to determine that the site was not located in an officially designated wilderness or wildlife area. Trileaf determined that the proposed tower is not located in a designated wilderness area. There is currently seventeen (17) officially designated wilderness areas in the State of Florida. The closest wilderness area to the project site is the Marjory Stoneman Douglas Wilderness Area, which is located approximately 19 miles southwest of the project site. Trileaf determined that the proposed tower is not located in a designated wilderness area.

3.2. Designated Wildlife Preserves

Trileaf reviewed the USGS 7.5 minute topographic map “Perrine” Quadrangle, the United States Fish & Wildlife Service National Wildlife Refuges website (www.fws.gov/refuges/) and the National Parks Service website (www.nps.gov) to determine that the site was not located in an officially designated wildlife preserve or refuge. Based on this review, the project site was determined to not be located within an officially designated wildlife preserve or refuge. A copy of the Refuges and Park maps are provided in Appendix 7.1.

3.3. Listed, Proposed, Threatened or Endangered Species and Critical Habitat

In accordance with guidance provided by the United States Department of the Interior, United States Fish & Wildlife Service (USFWS), Vero Beach, Florida Ecological Services Field Office, titled *Clearance to Proceed with Construction of Communication Towers and Related Activities*, dated February 6, 2014, the project site is categorically excluded from further consultation with the USFWS. A copy of the USFWS Section 7 guidance is located in Appendix 7.2

3.4. Migratory Birds

Trileaf reviewed available information relevant to migratory bird impacts and summarized that material here for consideration. According to estimated mapped migratory bird flyways posted on <http://www.birdnature.com/flyways.html>, the Property is located near a main route of a migratory bird flyway of the Atlantic Flyway. Upon our site investigation, it was determined that the project area is not located in a National Wetlands Inventory mapped wetland, waterway, wildlife refuge, national wilderness area, native grassland or forest area, ridge-line, mountain top, coastline or area commonly known to have high incidences of fog or low clouds, where migratory birds may be found. There are no significant topographic features on the landscape near the site, and the proposed tower is not located on a local high point that would increase potential effects to migratory birds. Using the FCC's ASR database, a total of 26 towers were identified within a 3-mile radius from the proposed tower site. The nearest registered tower is a 150-foot tall lattice tower located approximately 0.64 miles southwest of the proposed tower site. The siting of this tower near additional towers reduces the sensitivity of the area and decreases the potential effects to migratory birds. Potential habitat is not present in the project area as there is a low frequency of wetland complexes present with the vicinity. This low frequency of wetland complexes, presence of the additional communications towers to the southwest, and the site's vicinity to commercial developments and major roadways decreases the value of the land and chances that the area would be used by passing migratory birds.

3.5. Federally Designated Historic and Cultural Resources

Trileaf performed a Section 106 Review in accordance with the Nationwide Programmatic Agreement for Review of Effects on historic Properties for Certain Undertakings Approved by the Federal Communications Commission (FCC) dated September 2004. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure, or object, significant in American history, architecture, archaeology, engineering, or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

A search of the National Historic Landmarks (NHL), National Register of Historic Places (NRHP), State Historic Preservation Office (SHPO) files, and a field survey was conducted by Ms. Lauren Minford, Secretary of Interior-qualified Archaeologist, and Ms. Sarah Johnson, Secretary of Interior-qualified Architectural Historian, contracted by Trileaf through Johnson, Mirmiran, & Thompson, Inc., to identify any cultural resources within the area of direct effects and within a 0.50-mile radius for visual effects.

It was determined that there were no historic properties identified within the Area of Potential Effects (APE) for direct effects, and no effect to historic properties identified within the APE for visual effects. Additionally, the identification process did not locate archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs. Documentation of these reviews was submitted to the SHPO via Form 620 on May 8, 2019. The SHPO concurred that the proposed undertaking would have no direct or visual effects on historic properties in a response letter dated June 11, 2019. A copy of the SHPO concurrence letter, Form 620, and associated documents are located in Appendix 7.2.

3.6. Native American Religious or Sacred Sites

This project has been submitted to potentially interested tribes via the FCC's TCNS website. On, April 16, 2019, Trileaf submitted the Tower Construction Notification to the FCC

who initiated the contact with the tribes on April 19, 2019. As of June 28, 2019, all tribes have confirmed clearance either directly or by default via the FCC referral process. Trileaf determined that the property is not located on or near a Native American Religious or Sacred Site.

3.7. Floodplains

Trileaf reviewed the USGS topographic map “Perrine” Quadrangle and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel # 12086C0602L, dated September 11, 2009, to determine if the project was located within the 100-year floodplain. A copy of the FEMA flood map is included in Appendix 7.1. Based on the review, the site is located in Flood Zone AE, defined as an area within the 100-year floodplain with determined base flood elevation (BFE). As a result, this environmental assessment is needed.

The BFE, as indicated on the FEMA flood map, is 10 feet above mean sea level. Based on the information found on the site survey provided by Eco-Site, the ground elevation at the site is +/- 5 feet and the equipment cabinet will not be raised 1 foot above the BFE. This information can be found on the site drawings located in Appendix 7.3. The only permit required for this project is a Building Permit issued by the Miami-Dade County Department of Regulatory and Economic Resources.

Due to the small size of the lease area within the flood zone and location of the project site within a grass-covered landscape island within a paved parking lot associated with surrounding commercial development, the effect on potential floodwaters should be minimal. The equipment at the project site should not be affected by floodwaters or alter flow patterns or increase the lateral extent of the Flood Zone.

3.8. Surface Features – Wetlands, Deforestation or Fill

Trileaf performed a field visit and identified all surface water bodies in the action area to determine if the proposed lease area and easements would have an impact on any wetlands or require significant amounts of fill or grading. Using USGS topographic map “Perrine” Quadrangle, soil composition and survey drawings, as well as the National Wetlands Inventory Maps, in combination with an area reconnaissance, Trileaf determined that there are no federally designated wetlands on or in the immediate vicinity of the proposed project site. The nearest water body to the site is identified as the Cutler Drain Canal, located approximately 0.12 feet northeast of the site. Trileaf’s site assessment did not reveal any evidence of potential wetlands or hydrophytic vegetation located on or in the immediate vicinity of the project site. Additionally, a review of the United States Department of Agriculture (USDA) Soil Survey (<http://websoilsurvey.sc.egov.usda.gov>) did not indicate hydric soils at the project site.

Based on this review, no designated wetland areas were located within the vicinity of this project and no significant changes in surface features resulting from the proposed undertaking are anticipated. Copies of the soil map and wetlands map are located in Appendix 7.1.

3.9. Zoning/High Intensity White Lights

As a standard practice, Eco-Site does not construct facilities requiring high intensity white lights that are to be located in residentially zoned neighborhoods. According to Eco-Site, high intensity white lights will not be used for towers less than 500 feet in height.

3.10. Exposure of Workers or General Public to Excess Levels of Radio Frequency

This category applies to FCC licensees and not antenna structure owners. Antenna structures (tower) do not emit radio frequency radiation. FCC licensees transmitting from antennas mounted on Eco-Site-owned antenna structures are required to comply with radio frequency exposure standards.

3.11. Investigation of Alternative Locations

The location of telecommunication towers is typically selected after consideration of other properties based upon coverage objectives, structural considerations, and eliminating the need for future telecommunication towers built within the area to support new networks. In this case, this particular site was selected due to the candidate search ring being located primarily in a commercial and residential area with limited options with landlord interest. Alternative sites were considered in the surrounding areas, but there was no interest from those property owners. The proposed tower height was necessary for RF to get desired coverage in the surrounding area. The no action alternative for this tower not being constructed is that coverage will remain underserved in this area.

3.12. Public Comment

At this time, Trileaf is unaware of any public controversy or comments regarding the proposed telecommunications tower. On April 18, 2019 Trileaf published a notice of the review of the proposed tower in the *Miami Herald* requesting comments regarding historical concerns. On April 15, 2019, Ms. Sarah Cody of the Office of Historic and Arch Resources was invited to comment on the project's potential effects. No comments or complaints from members of the public regarding this tower have been received to date. No comments or complaints from members of the public regarding this tower have been received to date.

4. CONCLUSIONS

Trileaf performed a NEPA Report as mandated by the Federal Communications Commission (FCC) (47 CFR 1.1307) in its procedures to implement the National Environmental Policy Act of 1969 (NEPA). Details of the NEPA Report are outlined in Trileaf's NEPA Report, dated July 8, 2019. The NEPA Report is provided in Appendix 7.2.

The NEPA Report identified impacts to floodplains in the affirmative. Therefore, this EA has been conducted to address 47 CFR 1.1307(a)(6), which states that an environmental assessment must be prepared for facilities that will be located in a floodplain. The project is proposed to be constructed within the 100-year floodplain; however, due to the small size of the lease area within the flood zone and location of the project site within a grass-covered landscape island within a paved parking lot associated with surrounding commercial development, the effect on potential floodwaters should be minimal. Therefore, the proposed project is not expected to alter flow patterns or increase the lateral extent of the Flood Zone.

5. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

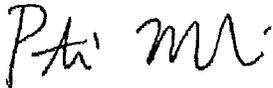
This Environmental Assessment was performed in accordance with the generally accepted practices in the field of environmental consulting. The analysis and recommendations indicated in this report are based upon the best current available information that could be obtained in the specified time frame. Trileaf assumes no liability for unauthorized, independent conclusions or recommendations made by others in conjunction with the data presented in this report.

Respectfully submitted,

Trileaf Corporation



Lyndsey Miller
Project Scientist



Patrick Marchina
Senior Project Manager

6. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Resumes are attached

Appendix 7.1
Site Maps and Photographs

Perrine Quadrangle, Florida (2018)

Contour Interval = 10 Feet

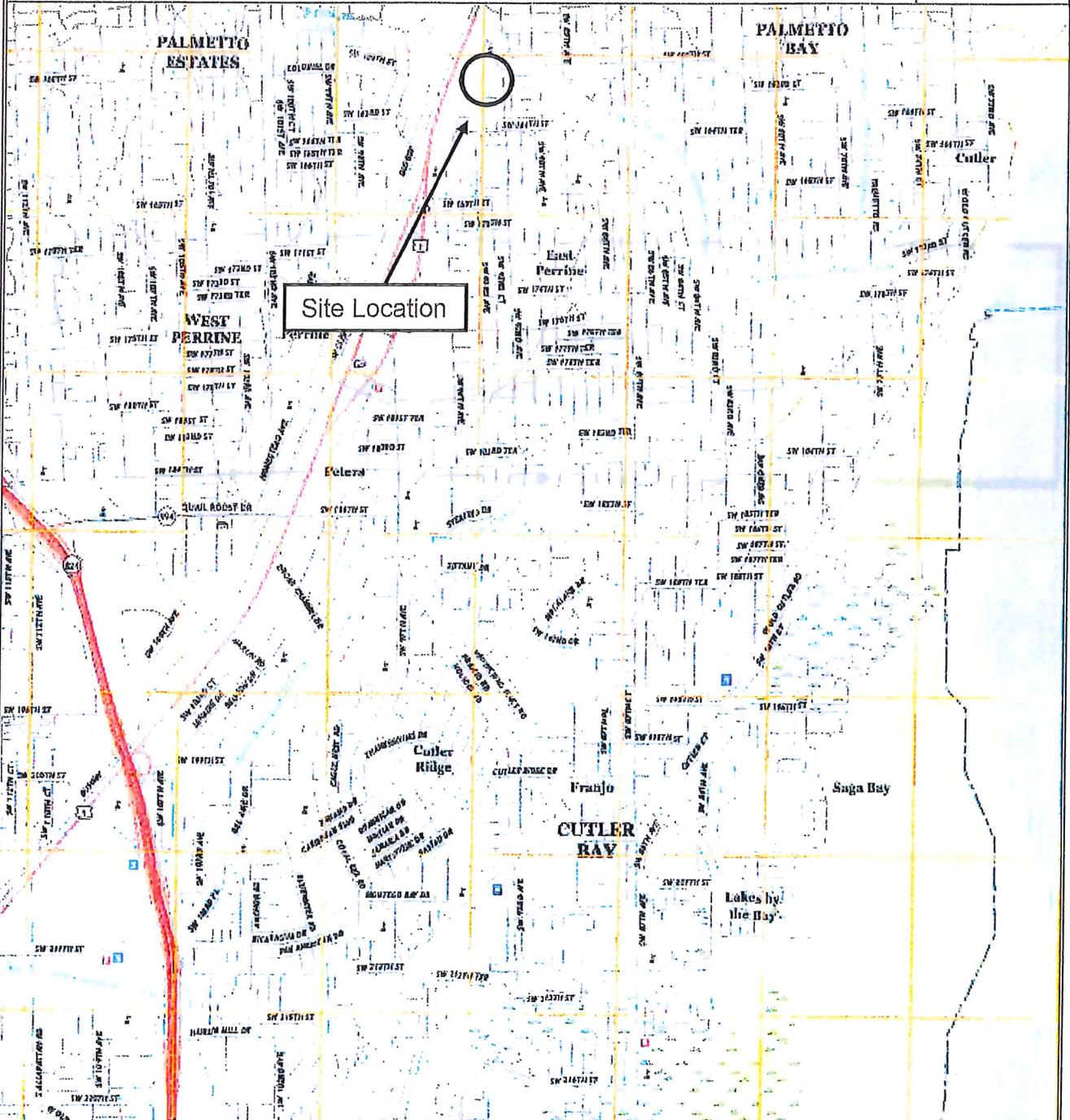
Scale 1 Inch = ~2,000 Feet

Latitude: 25° 37' 11.7" Longitude: -80° 20' 31.1"

Township: T55S Range: R40E Section: S28



North



USGS Topographic Map – Location Map

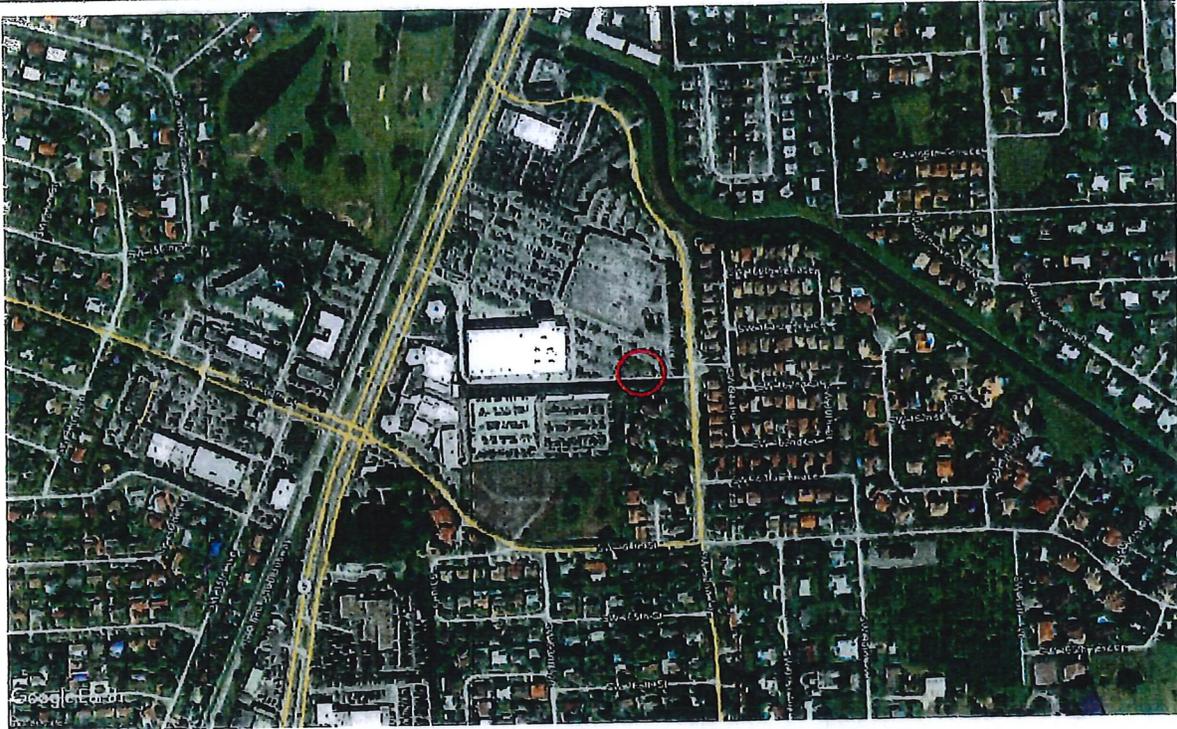
Eco-Site II, LLC

Brandsmart

16051 South Dixie Highway

Palmetto Bay, Florida 33157





Site Location & Surrounding Properties



Site Location

Easement

Aerial Photographs (2018)

Eco-Site II, LLC – Brandsmart
 16051 South Dixie Highway
 Palmetto Bay, FL 33157





Site Photograph 1 – Looking North at the Site



Site Photograph 2 - Looking South at the Site

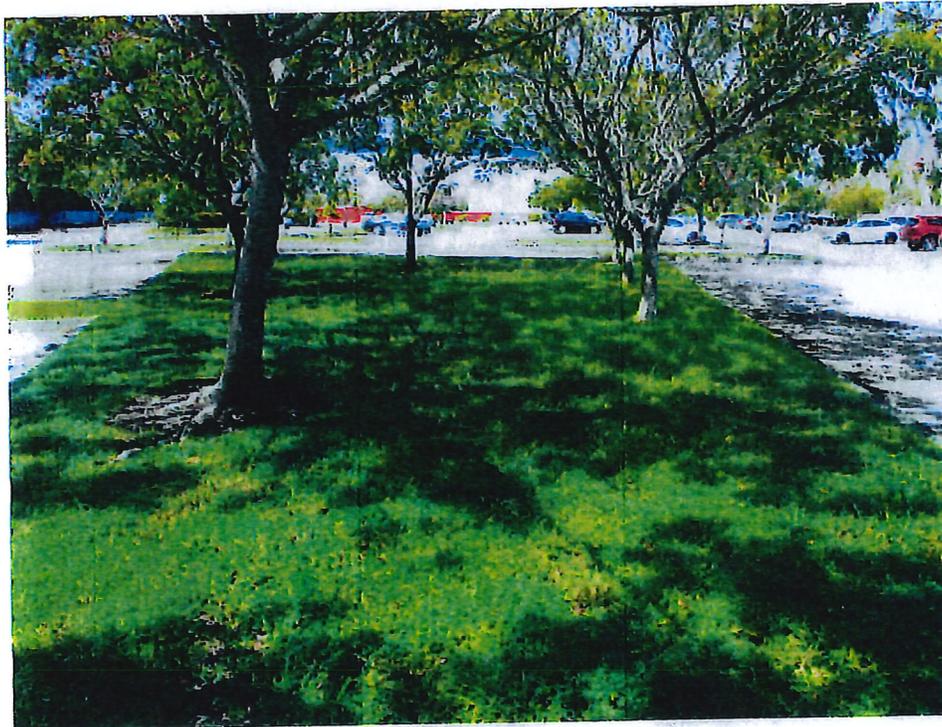
Site Photographs

Eco-Site II, LLC – Brandsmart
16051 South Dixie Highway
Palmetto Bay, FL 33157

Photographed:
September 5, 2018



Site Photograph 3 – Looking east at the Site



Site Photograph 4 – Looking west at the Site

Site Photographs

Eco-Site II, LLC – Brandsmart
16051 South Dixie Highway
Palmetto Bay, FL 33157

Photographed:
September 5, 2018



Site Photograph 5 – Looking north away from the Site



Site Photograph 6 – Looking south away from the Site

Site Photographs

Eco-Site II, LLC – Brandsmart
16051 South Dixie Highway
Palmetto Bay, FL 33157

Photographed:
September 5, 2018



Site Photograph 7 – Looking east away from the Site



Site Photograph 8 – Looking west away from the Site

Site Photographs
Eco-Site II, LLC – Brandsmart
16051 South Dixie Highway
Palmetto Bay, FL 33157

Photographed:
September 5, 2018

Appendix 7.2
NEPA Report

NEPA Report

July 8, 2019



Brandsmart

FL-0114

16051 South Dixie Highway
Palmetto Bay, Florida 33157

Trileaf # 644665

Prepared For:
Eco-Site II, LLC 240
Leigh Farm Road
Durham, NC 27517

Prepared By:
Trileaf Corporation
1051 Winderley Place, Suite 201
Maitland, FL 32750

NEPA Report Summary

Site Name/Location:

Brandsmart / FL-0114 / Trileaf # 644665
16051 South Dixie Highway, Palmetto Bay, Florida 33157
Latitude: 25° 37' 11.7" N, Longitude: 80° 20' 31.1" W

Project Description:

Eco-Site II, LLC is proposing the construction of a 110-foot tall monopine communications tower with an overall height of 115 feet, the placement of associated equipment within a 2,530-square-foot lease area, and installation of a 12-foot wide access/utility easement that extends approximately 30 feet south, then approximately 202 feet generally east away from the lease area towards Southwest 92nd Avenue.

1. Is the facility located in an officially designated wilderness area? [47 CFR 1.1307 (a)(1)]

Yes No **Data Sources:** Site Reconnaissance
Review of 7.5-Minute USGS Topographic Map (Appendix B)
National Wilderness Preservation System Website (www.wilderness.net)

2. Is the facility located in an officially designated wildlife preserve? [47 CFR 1.1307 (a)(2)]

Yes No **Data Sources:** Site Reconnaissance
Review of 7.5-Minute USGS Topographic Map (Appendix B)
US Fish & Wildlife Service National Wildlife Refuge System Map (Appendix B)

3. Will the facility: (i) affect listed threatened or endangered species or designated critical habitats, or (ii) jeopardize the continued existence of any proposed endangered or threatened species, or is it likely to result in the destruction or adverse modification of proposed critical habitats, as determined by the Secretary of the Interior pursuant to the Endangered Species Act of 1973? [47 CFR 1.1307 (a)(3)]

Yes No **Data Sources:** Site Reconnaissance
Review of US Fish & Wildlife Service Critical Habitat and Federally Listed Endangered Species (Appendix D)
Informal Biological Assessment (Appendix D)

4. Will the facility affect districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering or culture, that are listed, or are eligible for listing on the State or National Registers of Historic Places? [47 CFR 1.1307 (a)(4)]

Yes No **Data Sources:** Site Reconnaissance
Cultural Resource Investigation (Appendix E)
State Historic Preservation Office Section 106 Review (Appendix E)

5. Will the facility affect an Indian religious site? [47 CFR 1.1307 (a)(5)]

Yes No **Data Sources:** Site Reconnaissance
Correspondence with Native American Tribes via FCC TCNS (Appendix F)
Review of Bureau of Indian Affairs Indian Reservation Map (Appendix B)

6. Will the facility be located in a "floodplain", and not be placed at least one (1) foot above the base flood elevation of the floodplain? [47 CFR 1.1307 (a)(6)]

Yes No **Data Sources:** Review of FEMA Flood Map (Appendix B)

7. Will the construction of the facility involve significant change in surface features (e.g. wetland fill, deforestation, or water diversion)? [47 CFR 1.1307 (a)(7)]

Yes No **Data Sources:** Site Reconnaissance
Review of 7.5-Minute USGS Topographic Map (Appendix B)
Review of US Fish & Wildlife Service National Wetlands Inventory Map (Appendix B)
Review of USDA NRCS Web Soil Survey Map (Appendix B)

8. Will the antenna tower or supporting structure be equipped with high intensity white lights and located in a residential neighborhood, as defined by the applicable zoning law?

Yes No **Data Sources:** Construction Drawings (Appendix A)
It is assumed that clients will not utilize high intensity white lights in residential areas

Lyndsey Miller

Signature

July 8, 2019

Date

Lyndsey Miller
Name

Trileaf Corporation
Company

NEPA Report

Introduction

Trileaf Corporation (Trileaf) completed a NEPA Review for the above-referenced Eco-Site II, LLC (Eco-Site) site. The purpose of a NEPA Review is to comply with the National Environmental Policy Act (NEPA) of 1969. Trileaf performed extensive research by consulting with appropriate state and federal agencies and reviewing readily available published lists, files, data, and maps to provide our clients with a complete NEPA document. The following summarizes the scope of work Trileaf performed in accordance with the Federal Communications Commission's (FCC's) rules implementing NEPA (47 CFR Section 1.1307 (a) (1) through (8) to determine whether any of the below listed FCC special interest items would be affected by the proposed action. Referenced materials are included as attachments, where applicable and available.

Eco-Site is proposing to construct a 110-foot monopine communications tower with an overall height of 115 feet and install associated equipment within an approximately 2,530-square-foot lease area. The project includes an access/utility easement, measuring 12 feet wide and approximately 232 feet in length, extending south then generally east away from the lease area along an existing asphalt drive towards southwest 92nd Avenue. The proposed project site is located at approximately 16051 South Dixie Highway, Palmetto Bay, Florida 33157 at 25° 37' 11.7" North latitude and 80° 20' 31.1" West longitude.

During Trileaf's site reconnaissance, it was observed that the site is currently a grass-covered landscape island with a parking lot, with the access easement consisting of an existing asphalt-covered driveway. The areas surrounding the site are currently residential and commercial properties.

1. Will the facility be located in an officially designated wilderness area?

Trileaf reviewed the USGS 7.5-minute topographic map titled "Perrine" Quadrangle, Florida, and information from the National Wilderness Preservation System (NWPS) (<http://www.wilderness.net>) to determine if the site is located within an officially designated wilderness area.

There are currently seventeen (17) officially designated wilderness areas in the State of Florida. The closest wilderness area to the project site is the Marjory Stoneman Douglas Wilderness Area, which is located approximately 19 miles southwest of the project site at its closest point.

Based on this review, the project site is not located within an officially designated wilderness area.

2. Will the facility be located in an officially designated wildlife preserve?

Trileaf reviewed the USGS 7.5-minute topographic map titled "Perrine" Quadrangle, Florida, and information from the National Wildlife Refuge (NWR) System (<http://www.fws.gov/refuges>) to determine if the site is located within an officially designated wildlife preserve or refuge.

Based on this review, the project site is not located within an officially designated wildlife preserve or refuge. A copy of the NWR System map is located in Appendix B.

3. Will the facility (i) affect listed threatened or endangered species or designated critical habitat; or (ii) likely jeopardize the continued existence of any proposed endangered or threatened species or likely result in the destruction or adverse modification of proposed critical habitats, as determined by the Secretary of the Interior pursuant to the Endangered Species Act of 1973?

The Endangered Species Act (ESA) of 1973 (16 U.S.C. §§ 1536), as amended, protects endangered and threatened species and the ecosystems upon which they depend. As interpreted and implemented by 50 CFR 402, Section 7 of the ESA directs Federal agencies, in consultation with and with the assistance of the Secretary of the Interior, to utilize their authorities to further the purposes of the ESA. It also requires every Federal agency to ensure that any action it authorizes, funds or carries out, is not likely to jeopardize the continued existence of any endangered or threatened species or results in the destruction or adverse modification of critical habitat.

On September 5, 2018, a Trileaf representative visited and photographed the project site to conduct an Informal Biological Assessment (IBA). In addition, Trileaf reviewed the United States Fish and Wildlife Service (USFWS) critical habitat information and determined that the site is not located within designated critical habitat. Based on the results of our assessment, impacts to listed and/or proposed, threatened and endangered species or critical habitats resulting from the proposed action are not anticipated. Therefore, Trileaf determined that the proposed project site will have “no effect” on the species, their habitats, or designated critical habitats. Copies of the IBA and critical habitat review are located in Appendix D.

FEDERAL

In accordance with guidance provided by the United States Department of the Interior, United States Fish & Wildlife Service (USFWS), Vero Beach, Florida Ecological Services Field Office, titled *Clearance to Proceed with Construction of Communication Towers and Related Activities*, dated February 6, 2014, the project site is categorically excluded from further consultation with the USFWS. A copy of the USFWS Section 7 guidance is located in Appendix D.

4. Will the facility affect districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering, or culture that are listed, or are eligible for listing, in the National Register of Historic Places?

Trileaf referred to Section 106 of the National Historic Preservation Act (NHPA) of 1966 as amended (16 U.S.C. §§ 470 et seq.), the Advisory Council on Historic Preservation (ACHP) implementing regulations (36 CFR Part 800) and the Nationwide Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission dated September 2004 to determine if the project site is contained in, on, or within the viewshed of a building, site, district, structure, or object, significant in American history, architecture, archaeology, engineering, or culture, that is listed, or eligible for listing on the National Registers of Historic Places, or located in or on an Indian Religious Site.

A search of the *National Historic Landmarks* (NHL), *National Register of Historic Places* (NRHP), *State Historic Preservation Office* (SHPO) files, and a field survey was conducted by Ms. Lauren Minford, Secretary of Interior-qualified Archaeologist, and Ms. Sarah Johnson, Secretary of Interior-qualified Architectural Historian, contracted by Trileaf through Johnson, Mirmiran, & Thompson, Inc., to identify any cultural resources within the area of direct effects and within a 0.50-mile radius for visual effects.

It was determined that there were no historic properties identified within the Area of Potential Effects (APE) for direct effects, and no effect to historic properties identified within the APE for visual effects. Additionally, the identification process did not locate archaeological materials that would be directly

affected, or sites that are of cultural or religious significance to Tribes/NHOs. Documentation of these reviews was submitted to the SHPO via Form 620 on May 8, 2019. The SHPO concurred that the proposed undertaking would have no direct or visual effects on historic properties in a response letter dated June 11, 2019. A copy of the SHPO concurrence letter, Form 620, and associated documents are located in Appendix E.

On April 15, 2019, Ms. Sarah Cody of the Office of Historic and Archaeological Resources was notified of the proposed project and invited to comment on the proposed project's potential effect on Historic Properties as well as indicate whether she was interested in consulting further on the proposed project. Additionally, a legal notice regarding the proposed telecommunications tower construction was posted in *The Miami Herald* on April 18, 2019. No comments from the local government or legal notice have been received by Trileaf. Copies of the correspondence and legal notice are located in Appendix E.

NATIONAL SCENIC TRAILS

On October 5, 1999, the Cellular Telecommunications Industry Association, Personal Communications Industry Association, Appalachian Trail Conference, American Hiking Society, and representative Managing and Supporting Trails Organizations (MSTOs) for the National Scenic Trails signed a resolution for the Siting of Wireless Telecommunications Facilities Near National Scenic Trails. This resolution states that if a wireless telecommunications or site management company plans a new or significantly expanded facility within one mile of a National Scenic Trail, it will notify the non-profit group that supports the trail.

In order to determine if the site is located within one mile of a National Scenic Trail, Trileaf reviewed information from the National Park Service (NPS) National Trails System created by the National Trails System Act of 1968.

Based on this review, the project site is not located within 1 mile of National Scenic Trail. A copy of the trails map is located in Appendix B.

5. Will the facility affect any Indian religious sites?

Trileaf referred to Section 106 of the National Historic Preservation Act (NHPA) of 1966 as amended (16 U.S.C. §§ 470 et seq.), the Advisory Council on Historic Preservation (ACHP) implementing regulations (36 CFR Part 800) and the Nationwide Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission dated September 2004 to determine if the project site is located in or on an Indian Religious Site.

On April 16, 2019, Trileaf submitted project information through the Tower Construction Notification System (TCNS) to the FCC who initiated contact with the tribes on April 19, 2019. As of June 28, 2019, all tribes have confirmed clearance either directly or by default via the FCC referral process. Trileaf determined that the subject Property is not located on or near a Native American Religious or Sacred Site. However, if archaeological remains or resources are unearthed during construction activities, Trileaf recommends that the client stop construction and notify our office immediately. Tribal consultation documentation and associated correspondence is located in Appendix F.

6. Will the facility be located in a floodplain and not be placed at least one (1) foot above the base flood elevation of the floodplain?

Trileaf reviewed the relevant Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel #12086C0602L, dated September 11, 2009, to determine if the project was located within the 100-year floodplain.

Trileaf determined that the project site is located in Zone AE, a Special Flood Hazard Area subject to inundation by the 1-percent-annual-chance flood event, where the base flood elevation (BFE) has been determined. The BFE for the project site is 10 feet above mean sea level (AMSL). As the 1A Certification indicates that the ground elevation at the project site is 5 feet ASML, the facility and all associated equipment will need to be constructed more than one (1) foot above the BFE, or greater than 11 feet AMSL. As the proposed equipment at the project site will not be constructed more than one (1) foot above the BFE or greater than 11 feet AMSL, an Environmental Assessment will be required. Copies of the FEMA FIRM and the 1A Certification are located in Appendix B.

7. Will the construction of the facility involve significant change in surface features (e.g. wetland fill, deforestation, or water diversion)?

Trileaf determined through site reconnaissance, review of the relevant USGS 7.5-minute topographic map titled "Perrine" Quadrangle, Florida, and review of the relevant USFWS National Wetlands Inventory Map (<http://www.fws.gov/wetlands/Data/Mapper.html>) that there are no federally designated wetlands on or in the immediate vicinity of the proposed project site.

Trileaf's site assessment did not reveal any evidence of potential wetlands or hydrophytic vegetation located on or in the immediate vicinity of the project site. Additionally, a review of the United States Department of Agriculture (USDA) Soil Survey (<http://websoilsurvey.sc.egov.usda.gov>) did not indicate hydric soils at the project site.

Based on this review, no designated wetland areas were located within the vicinity of this project and no significant changes in surface features resulting from the proposed undertaking are anticipated. Copies of the soil map and wetlands map are located in Appendix B.

8. Zoning/High Intensity White Lights/Radio Frequency

As a standard practice, Eco-Site does not construct facilities requiring high intensity white lights that are to be located in residentially zoned neighborhoods. According to Eco-Site, high intensity white lights will not be used for towers less than 500 feet in height.

Conclusion

A NEPA Review of the proposed undertaking was performed by Trileaf Corporation in conformance with the FCC rules and regulations for implementing NEPA; 47 CFR 1.1301 to 1.1319.

Based on data obtained during the Site visit, consultation with government agencies, and a review of readily available information from other sources, the preparation and filing of an Environmental Assessment will be required.

Qualifications

Lyndsey Miller

Lyndsey Miller
Project Scientist

Patrick Marchina

Patrick Marchina
Senior Project Manager

GEOTECHNICAL REPORT

Date: August 8, 2019

Aspen Jones
Eco-Site
240 Leigh Farm Road; Suite 415
Durham, NC 27707
Office: (919) 636-6810



FL COA# 30978

Tower Engineering Professionals, Inc.
326 Tryon Road
Raleigh, NC 27603
(919) 661-6351
Geotech@tepgroup.net

Subject: Subsurface Exploration Report

Eco-Site Designation:

Site Number:
Site Name:

FL-0114
Palmetto Bay

Engineering Firm Designation:

TEP Project Number:

236614.285104

Site Data:

16051 S Dixie Hwy, Palmetto Bay, FL 33157 (Miami-Dade County)
Latitude N25° 37' 11.7", Longitude W80° 20' 31.1"
110 Foot - Proposed Monopine Tower

Dear Aspen Jones,

Tower Engineering Professionals, Inc. (TEP) is pleased to submit this "Subsurface Exploration Report" to evaluate subsurface conditions in the tower area as they pertain to providing support for the tower foundation.

This report has been prepared in accordance with generally accepted geotechnical engineering practice for specific application to this project. The conclusions in this report are based on the applicable standards of TEP's practice in this geographic area at the time this report was prepared. No other warranty, express or implied, is made.

TEP assumes the current ground surface elevation; tower location and subsequent centerline provided are correct and are consistent with the elevation and centerline to be used for construction of the structure. Should the ground surface elevation be altered and/or the tower location be moved or shifted TEP should be contacted to determine if additional borings are necessary.

The analyses and recommendations submitted herein are based, in part, upon the data obtained from the subsurface exploration. The soil conditions may vary from what is represented in the boring log. While some transitions may be gradual, subsurface conditions in other areas may be quite different. Should actual site conditions vary from those presented in this report, TEP should be provided the opportunity to amend its recommendations as necessary.

We at Tower Engineering Professionals, Inc. appreciate the opportunity of providing our continuing professional services to you and Eco-Site. If you have any questions or need further assistance on this or any other projects please give us a call.

Report Prepared/Reviewed by: George H. Taylor-Maule, E.I. / John D. Longest, P.E.

Respectfully submitted by:

William H. Martin, P.E.

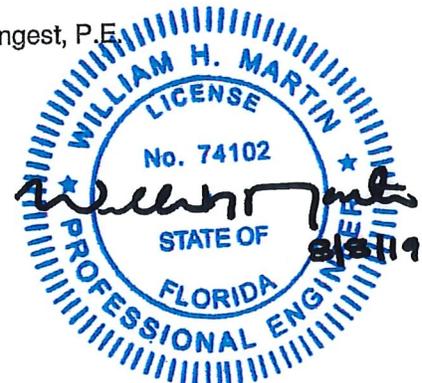


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 - 5.1) Shallow Foundation
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 - 5.2) Drilled Shaft Foundation
Table 2 - Drilled Shaft Foundation Analysis Parameters
 - 5.3) Modulus of Subgrade Reaction
- 6) SOIL RESISTIVITY**
- 7) CONSTRUCTION CONSIDERATIONS - SHALLOW FOUNDATION**
 - 7.1) Excavation
 - 7.2) Dewatering/Foundation Evaluation/Subgrade Preparation
 - 7.3) Fill Placement and Compaction
 - 7.4) Reuse of Excavated Soil
- 8) CONSTRUCTION CONSIDERATIONS - DRILLED SHAFTS**
- 9) APPENDIX A**
 - Boring Layout
- 10) APPENDIX B**
 - Boring Log

1) PROJECT DESCRIPTION

Based on the preliminary drawings, it is understood a monopine communications tower will be constructed at the referenced site. The structure loads will be provided by the tower manufacturer.

2) SITE EXPLORATION

The field exploration included the performance of one soil test boring (B-1) to the planned depth of 50 feet (bgs) at the staked centerline of the proposed monopine tower. After the first 4 feet of the boring was cleared using a hand auger, the boring was continued by an ATV mounted drill rig using mud rotary techniques to advance the hole. Split-spoon samples and Standard Penetration Resistance Values (N-values) were obtained in accordance with ASTM D 1586 at a frequency of three samples in the top 10 feet and two samples every 10 feet thereafter.

The Split-spoon samples were transported to the TEP laboratory where they were classified by a Geotechnical Engineer in general accordance with the Unified Soil Classification System (USCS), using visual-manual identification procedures (ASTM D 2488).

A Boring Location Plan showing the approximate boring location, a Boring Log presenting the subsurface information obtained and a brief guide to interpreting the boring log are included in the Appendix.

3) SITE CONDITIONS

The site is located at 16051 S Dixie Hwy in Palmetto Bay, Miami-Dade County, Florida. The proposed tower and compound are to be located in a parking lot. The ground topography is relatively level.

4) SUBSURFACE CONDITIONS

The following description of subsurface conditions is brief and general. For more detailed information, the individual Boring Log contained in Appendix B - Boring Log may be consulted.

4.1) Soil

The USCS classification of the materials encountered in the boring include SM, SP, and decomposed Limerock. The Standard Penetration Resistance ("N" Values) recorded in the materials ranged from 15 to 61 blows per foot of penetration.

4.2) Rock

Decomposed Limerock was encountered at a depth of 4 feet (bgs) in the boring. Refusal of auger advancement was not encountered in the boring.

4.3) Subsurface Water

Subsurface water was encountered at a depth of 5.3 feet (bgs) in the boring at the time of drilling. It should be noted the subsurface water level will fluctuate during the year, due to seasonal variations and construction activity in the area.

4.4) Frost

The TIA frost depth for Miami-Dade County, Florida is 0 inches.

5) TOWER FOUNDATION DESIGN

Based on the boring data, it is the opinion of TEP that a single drilled shaft can be used to support the new tower. A pier extending to a single large mat foundation may be used to support the tower, however shallow groundwater likely require dewatering measures below a depth of 5 feet (bgs). If the drilled shaft foundation option is utilized, design of the foundation should be adjusted to terminate in a known material. The following presents TEP's conclusions and recommendations regarding the foundation types.

5.1) Shallow Foundation

The foundation should bear with sufficient depth below the ground surface to withstand the overturning of the tower. To resist the overturning moment, the weight of the concrete and any soil directly above the foundation can be used. TEP recommends that the foundation designer specify a minimum unit weight for compacted backfill over the new foundation based on what is required to resist overturning of shallow foundations. The values are based on the current ground surface elevation and soils bearing in undisturbed native soils.

Based on preliminary site information the site is located on relatively level ground. It is recommended that foundation designs account for site grades being raised with excavation spoils or that foundation drawings specify minimum embedment depths based on existing site elevations and factor in ground slopes.

Table 1 - Shallow Foundation Analysis Parameters – Boring B-1

Depth		Soil	Gross Ultimate Bearing ^{1,2,3} (psf)	Cohesion ¹ (psf)	Friction Angle ¹ (degrees)	Effective Unit Weight (pcf)	Friction Factor
Top	Bottom						
0	1	SM ⁴	5175	-	30	105	0.30
1	3	SP ⁴	6150	-	30	105	0.36
3	4	SP ⁴	6150	-	30	105	0.36
4	5	Decomposed Limerock ⁵	9975	-	45	120	0.50
5	6	Decomposed Limerock ⁵	10175	-	45	57	0.50
6	8	Decomposed Limerock ⁵	10350	-	36	53	0.45
8	13.5	Decomposed Limerock ⁵	10750	-	36	53	0.45

Notes:

- 1) These values should be considered ultimate soil parameters.
- 2) A minimum factor of safety of 2 is recommended for allowable bearing.
- 3) The soil values are based on a maximum foundation size of 30 foot squared and less than 1 inch of settlement. If the foundation design size exceeds this dimension TEP should be contacted to re-evaluate soil parameters based on the actual foundation size.
- 4) To provide strength parameters, a N-Value of 5 was assumed for a "Loose" relative density.
- 5) Due to the fractured/weathered nature of the rock cohesion of the rock cannot be relied upon for strength parameters. Indicated layers have been evaluated as a granular material.

5.2) Drilled Shaft Foundation

The following values may be used for design of a drilled shaft foundation. TEP recommends the side frictional and lateral resistance values developed in the top section of the caisson for a depth equal to the half the diameter of the caisson or the frost depth, whichever is greater, be neglected in the calculations. The values are based on the current ground surface elevation.

Table 2 - Drilled Shaft Foundation Analysis Parameters

Depth		Soil	Gross Ultimate Bearing ^{1,2} (psf)	Ultimate Side Frictional Resistance ^{1,3} (psf)	Cohesion ¹ (psf)	Friction Angle ¹ (degrees)	Effective Unit Weight (pcf)
Top	Bottom						
0	1	SM ⁴	1500	20	-	30	105
1	3	SP ⁴	4725	80	-	30	105
3	4	SP ⁴	8825	150	-	30	105
4	5	Decomposed Limerock ⁵	61550	320	-	45	120
5	6	Decomposed Limerock ⁵	34600	370	-	45	57
6	8	Decomposed Limerock ⁵	28850	330	-	36	53
8	13.5	Decomposed Limerock ⁵	34325	430	-	36	53
13.5	18.5	Decomposed Limerock ⁵	48750	590	-	37	53
18.5	23.5	Decomposed Limerock ⁵	52150	700	-	36	53
23.5	28.5	Decomposed Limerock ⁵	57225	840	-	36	53
28.5	33.5	Decomposed Limerock ⁵	47675	880	-	33	52
33.5	38.5	Decomposed Limerock ⁵	61550	1040	-	34	53
38.5	43.5	Decomposed Limerock ⁵	51850	1080	-	32	52
43.5	48.5	Decomposed Limerock ⁵	57025	1200	-	32	52
48.5	50	Decomposed Limerock ⁵	81900	1370	-	34	53

Notes:

- 1) These values should be considered ultimate soil parameters.
- 2) A minimum factor of safety of 2 is recommended for allowable bearing. If the bearing depth of the foundation is less than 5 diameters below the ground surface the bearing values listed in Table 1 – Shallow Foundation Analysis Parameters should be utilized.
- 3) A minimum factor of safety of 2 is recommended for allowable side frictional resistance.
- 4) To provide strength parameters, a N-Value of 5 was assumed for a "Loose" relative density.
- 5) Due to the fractured/weathered nature of the rock cohesion of the rock cannot be relied upon for strength parameters. Indicated layers have been evaluated as a granular material.

5.3) Modulus of Subgrade Reaction

A vertical modulus of subgrade reaction and a horizontal modulus of subgrade reaction may be derived using the following equations and soil parameters for analysis of foundations.

$$k_{s-v} = 12 (SF) Q_a$$

$$k_{s-h} = k_{s-v} B$$

Q_a = Allowable Bearing Capacity (ksf)

SF = Factor of Safety

B = Base width (ft), use 1 if B < 1ft.

k_{s-v} = Vertical Modulus of Subgrade Reaction (kcf)

k_{s-h} = Horizontal Modulus of Subgrade Reaction (ksf)



6) SOIL RESISTIVITY

Due equipment malfunction Soil resistivity was not able to be performed at the time of this reports completion. Top samples are being held, and resistivity test results may be provided upon request.

7) CONSTRUCTION CONSIDERATIONS - SHALLOW FOUNDATION

7.1) Excavation

The boring data indicates excavation to the expected subgrade level for the shallow foundation will extend through sand, and decomposed limerock. A large tracked excavator with rock teeth and/or a pneumatic hammer may be necessary to remove the materials with minimal to moderate difficulty. TEP anticipates the depth to the surface of the rock will vary outside of the boring location. Bedrock outcroppings are common to this geographic region and may also be encountered in the excavation area.

Excavations should be sloped or shored in accordance with local, state and federal regulations, including OSHA (29 CFR Part 1926) excavation trench safety standards. It is the responsibility of the contractor for site safety. This information is provided as a service and under no circumstance should TEP be assumed responsible for construction site safety.

7.2) Dewatering/Foundation Evaluation/Subgrade Preparation

As previously discussed, subsurface water was encountered in the boring at a depth of 5.3 feet (bgs). Therefore, dewatering (using well points) will likely be required for construction purposes at this site. The subsurface water level should be kept below the bottom level of any excavation.

After dewatering and excavation to the design elevation for the footing, the materials should be evaluated by a Geotechnical Engineer or a representative of the Geotechnical Engineer prior to reinforcement and concrete placement. This evaluation should include probing, shallow hand auger borings and dynamic cone penetrometer testing (ASTM STP-399) to help verify that suitable residual material lies directly under the foundation and to determine the need for any undercut and replacement of unsuitable materials. Loose surficial material should be compacted in the excavation prior to reinforcement and concrete placement to stabilize surface soil that may have become loose during the excavation process. TEP recommends a 6-inch layer of compacted crushed stone be placed just after excavation to aid in surface stability.

Limerock was encountered in the boring. If the foundation excavation shows that only a portion of the foundation will bear on rock, with a portion bearing on soil, then the entire footprint should be over-excavated by a minimum of 6 inches and the bearing elevation should be re-established with a coarse graded aggregate.

7.3) Fill Placement and Compaction

Backfill materials placed above the shallow foundation to the design subgrade elevation should not contain more than 5 percent by weight of organic matter, waste, debris or any otherwise deleterious materials. To be considered for use, backfill materials should have a maximum dry density of at least 100 pounds per cubic foot as determined by standard Proctor (ASTM D 698), a Liquid Limit no greater than 40, a Plasticity Index no greater than 20, a maximum particle size of 4 inches, and 20 percent or less of the material having a particle size between 2 and 4 inches. Because small handheld or walk-behind compaction equipment will most likely be used, backfill should be placed in thin horizontal lifts not exceeding 6 inches (loose).

Fill placement should be monitored by a qualified Materials Technician working under the direction of a Geotechnical Engineer. In addition to the visual evaluation, a sufficient amount of in-place field density tests should be conducted to confirm the required compaction is being attained.

7.4) Reuse of Excavated Soil

The sand and limerock that meets the above referenced criteria can be utilized as backfill based on dry soil and site conditions at the time of construction. It is recommended that an a suitable borrow source be identified prior to construction in the event the existing limerock requires additional crushing effort to meet the criteria above.



8) CONSTRUCTION CONSIDERATIONS - DRILLED SHAFTS

Based on TEP's experience a conventional drilled shaft rig (Hughes Tool LDH or equivalent) can be used to excavate to the termination depth of TEP's boring. An earth auger can typically penetrate the materials encountered to the termination depth of the boring with minimal to moderate difficulty. Bedrock outcroppings are sometimes encountered in this geographic region and may be encountered outside of the boring location. Special excavation equipment may be necessary for a shaft greater than 60-inches in diameter. If hole collapse is encountered during construction, the design and geotechnical engineers should be contacted immediately to make any necessary adjustments.

Due to the subsurface water and the sandy soil, the contractor should utilize the "slurry" method for shaft construction. The following are general procedure recommendations in drilled shaft construction using the "slurry" method:

- 1) Slurry drilled shafts are constructed by conventional caisson drill rigs excavating beneath a drilling mud slurry. Typically, the slurry is introduced into the excavation after the groundwater table has been penetrated and/or the soils on the sides of the excavation are observed to be caving-in. When the design shaft depth is reached, fluid concrete is placed through a tremie pipe at the bottom of the excavation.
- 2) The slurry level should be maintained at a minimum of 5 feet or one shaft diameter, whichever is greater, above the subsurface water level.
- 3) Inspection during excavation should include verification of plumbness, maintenance of sufficient slurry head, monitoring the specific gravity, pH and sand content of the drilling slurry, and monitoring any changes in the depth of the excavation between initial approval and prior to concreting.
- 4) A removable steel casing should be installed in the shaft to prevent caving of the excavation sides due to soil relaxation. Loose soils in the bottom of the shaft should be removed.
- 5) The specific gravity or relative density of the drilling mud slurry should be monitored from the initial mixing to the completion of the excavation. An increase in the specific gravity or density of the drilling slurry by as much as 10 percent is indicative of soil particles settling out of the slurry onto the bottom of the excavation. This settling will result in a reduction of the allowable bearing capacity of the bottom of the drilled shaft.
- 6) After approval, the drilled shaft should be concreted as soon as practical using a tremie pipe.
- 7) For slurry drilled shafts, the concrete should have a 6 to 8 inch slump prior to discharge into the tremie. The bottom of the tremie should be set at about one tremie pipe diameter above the excavation. A closure flap at the bottom of the tremie should be used, or a sliding plug introduced into the tremie before the concrete, to reduce the potential for the concrete being contaminated by the slurry. The bottom of the tremie must be maintained in concrete during placement, which should be continuous.
- 8) The protective steel casing should be extracted as concrete is placed. A head of concrete should be maintained above the bottom of the casing to prevent soil and water intrusion into the concrete below the casing.
- 9) Additional concrete should be placed via the tremie causing the slurry to overflow from the excavation in order to reduce the likelihood of slurry pockets remaining in the drilled shaft.

If variability in the subsurface materials is encountered, a representative of the Geotechnical Engineer should verify that the design parameters are valid during construction. Modification to the design values presented above may be required in the field.

APPENDIX A
BORING LAYOUT

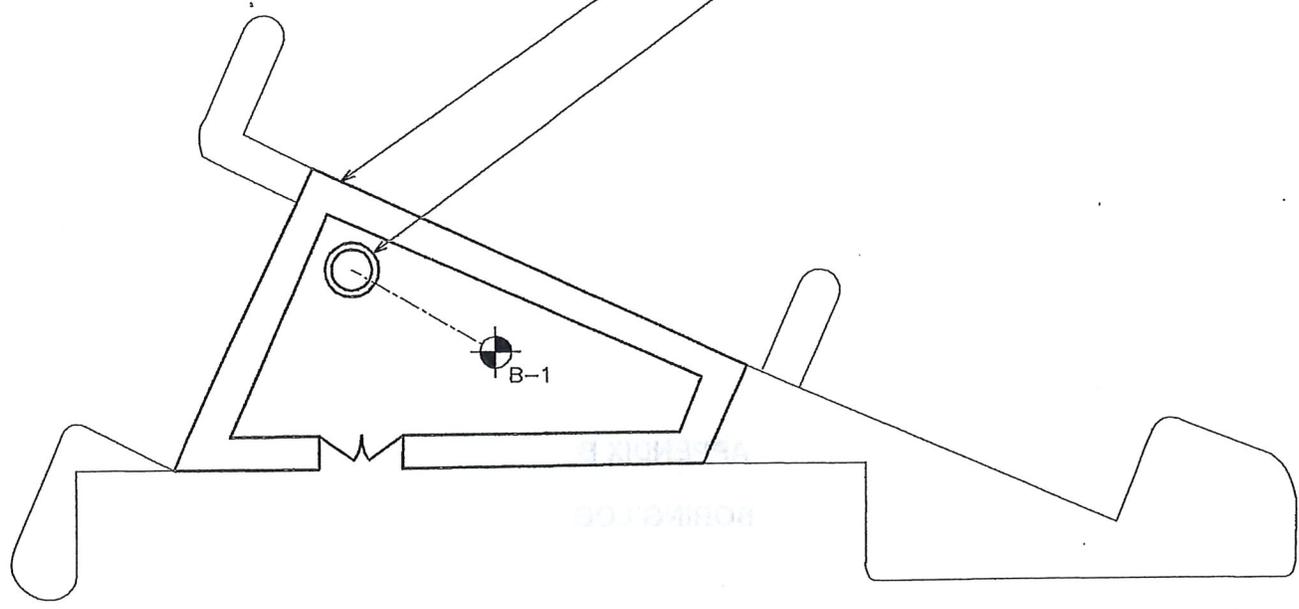




EXISTING
PARKING
LOT
AREA

PROPOSED
LEASE AREA

PROPOSED 110 FOOT
MONOPINE TOWER



EXISTING
PARKING
LOT
AREA

BORING LAYOUT

SCALE: N.T.S.

PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
(919) 661-6351
www.tepgroup.net

PREPARED FOR:
Eco-Site
240 LEIGH FARM ROAD, SUITE 230
DURHAM, NC 27707
OFFICE: (919) 246-8652

PROJECT INFORMATION:
PALMETTO BAY - FL
PROJECT #:FL-0114
16051 S DIXIE HWY
PALMETTO BAY, FL 33157
(MIAMI-DADE COUNTY)

REVISION: 0
TEP JOB #:236614.285104
SHEET NUMBER:
C-1

APPENDIX B
BORING LOG





Tower Engineering Professionals, Inc.
 326 Tryon Road
 Raleigh, NC 27603
 Telephone: 919-661-6351
 Email: Geotech@tepgroup.net

Key to Soil Symbols and Terms

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE-GRAINED SOILS (major portions retained on No. 200 sieve): includes (1) clean gravel and sands and (2) silty or clayey gravels and sands. Condition is rated according to relative density as determined by laboratory tests or standard penetration resistance tests.

Descriptive Terms

Very Loose
 Loose
 Medium Dense
 Dense
 Very Dense

SPT Blow Count

< 4
 4 to 10
 11 to 30
 31 to 50
 > 50

FINE-GRAINED SOILS (major portions passing on No. 200 sieve): includes (1) inorganic and organic silts and clays (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as indicated by penetrometer readings, SPT blow count, or unconfined compression tests.

Descriptive Terms

Very Soft
 Soft
 Medium Stiff
 Stiff
 Very Stiff
 Hard

SPT Blow Count

< 2
 2 to 4
 5 to 8
 9 to 15
 16 to 30
 > 30

GENERAL NOTES

1. Classifications are based on the Unified Soil Classification System and include consistency, moisture, and color. Field descriptions have been modified to reflect results of laboratory tests where deemed appropriate.

2. Surface elevations are based on topographic maps and estimated locations and should be considered approximate.

3. Descriptions on these boring logs apply only at the specific boring locations and at the time the borings were made. They are not guaranteed to be representative of subsurface condition at other locations or times.

Group Symbols	Typical Names	Sampler Symbols
	GW Well-graded gravels, gravel-sand mixtures, little or no fines	Split Spoon
	GP Poorly-graded gravels, little or no fines/sands	Standard Penetration Test (SPT)
	GM Silty gravels, gravel-sand-silt mixtures	Pushed Shelby Tube
	GC Clayey gravels, gravel-sand-silt mixtures	Auger Cuttings
	SW Well-graded sands, gravelly sands, little or no fines	Grab Sample
	SP Poorly-graded sands, little or no fines/sands/gravels	Dynamic Cone Penetrometer
	SM Silty sands, sand-silt mixtures	Hand Auger
	SC Clayey sands, sand-clay mixtures	Rock Core
	ML Inorganic silts and very fine sands, rock floor, silty or clayey fine sands or clayey silts with slight plasticity	Log Abbreviations ATD - At Time of Drilling AD - After Drilling EOD - End of Drilling RMR - Rock Mass Rating WOH - Weight of Hammer WOR - Weight of Rod REC - Rock Core Recovery RQD - Rock Quality Designation
	CL Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	
	OL Organic silts and organic silty clays of low plasticity	
	MH Inorganic silts, micaceous or distomaceous fine sandy or silty soils, elastic silts	
	CH Inorganic clays of high plasticity, fat clays	
	OH Organic clays of medium to high plasticity, organic silts	
	PT Peat and other highly organic soils	

Information Regarding This Subsurface Exploration Report

The information contained in this report has been specifically tailored to the needs of the client at the time the report was provided, for the specific purpose of the project named in this report. The attached report may not address the needs of contractors, civil engineers, or structural engineers. Anyone other than the named client should consult with the geotechnical engineer prior to utilizing the information contained in the report.

It is always recommended that the full report be read. While certain aspects of the report may seem unnecessary or irrelevant; just as each project and site are unique, so are the subsurface investigation reports and the information contained in them. Several factors can influence the contents of these reports, and the geotechnical engineer has taken into consideration the specific project, the project location, the client's objectives, potential future improvements, etc. If there is any question about whether the attached report pertains to your specific project or if you would like to verify that certain factors were considered in the preparation of this report, it is recommended that you contact the geotechnical engineer.

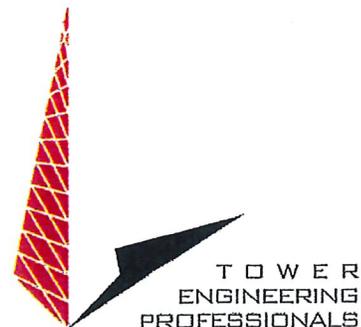
Geotechnical subsurface investigations often are prepared during the preliminary stages of a project and aspects of the project may change later on. Some changes may require a report revision or additional exploration. Some changes that often need to be brought to the attention of the geotechnical engineer include changes in location, size and/or type of structure, modifications to existing structures, grading around the project site, etc. Some naturally occurring changes can also develop that impact the information contained in this geotechnical report such as earthquakes, landslides, floods, subsurface water levels changing, etc. It is always recommended that the geotechnical be informed of known changes at the project site.

Subsurface exploration reports are generated based on the analysis and professional opinions of a geotechnical engineer based on the results of field and laboratory data. Often subsurface conditions can vary – sometimes significantly – across a site and over short distances. It often is helpful to retain the geotechnical engineer's services during the construction process. Otherwise, the geotechnical cannot assume responsibility or liability for report recommendations which may have needed to change based on changing site conditions or misinterpretation of recommendations.

Geotechnical engineers assemble testing and/or boring logs based on their interpretation of field and laboratory data. Testing and/or boring logs should always be coupled with the subsurface exploration report. The geotechnical engineer and Tower Engineering Professionals cannot be held reliable for interpretations, analyses, or recommendations based solely on the testing and/or boring log if it is independent of the prepared report.

The scope of the subsurface exploration report does not include an assessment or analysis of environmental conditions, determination of the presence or absence of wetlands or hazardous or toxic materials on or below the ground surface. Any notes regarding odors, fill, debris, or anything of that nature are offered as general information for the client, often to help identify or delineate natural soil boundaries.

For additional information, please contact the geotechnical engineer named in the attached report.



NOTICE

Public Notice Advertisement

Miami Daily Business Review

October 21, 2019



VILLAGE OF PALMETTO BAY NOTICE OF ZONING HEARING

The Village of Palmetto Bay shall conduct a Zoning Hearing on Monday, November 18, 2019, at 7:00 p.m. The Zoning Hearing shall be held at Village Hall, 9705 East Hibiscus Street, Council Chambers, Palmetto Bay, Florida. Discussion and public input will be welcome concerning the following items that may be of interest to your immediate neighborhood.

Property Address: 16051 South Dixie Highway

Property Folio: 33-5028-025-0010

Applicant: Eco-Site II, LLC

Application: VPB-19-008

Requests:

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, GRANTING CONDITIONAL USE APPROVAL IN A BUSINESS DISTRICT SPECIAL (B-2) ZONE FOR A TELECOMMUNICATION TOWER, PURSUANT TO SECTION 30-30.4 CONDITIONAL USE

REQUEST FOR APPROVAL OF A SITE PLAN FOR THE INSTALLMENT OF A 115-FEET WIRELESS COMMUNICATION MONOPINE, ON A 2,441 SQUARE-FOOT PARCEL LOCATED IN THE SOUTHEAST PORTION OF THE 17.92 ACRE SHOPPING CENTER LOCATED AT 16051 SOUTH DIXIE HIGHWAY, ZONED BUSINESS DISTRICT SPECIAL (B-2) PURSUANT TO SECTION 30-30.5 SITE PLAN APPROVAL, AND SECTION 30-60.30 TELECOMMUNICATION TOWERS, ANTENNAS AND SATELLITE DISHES

All persons are invited to appear and be heard. The documents pertaining to this Zoning Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

Pursuant to Section 288.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings.

www.palmettobay-fl.gov

Posted Public Notice

October 22, 2019



**VILLAGE OF PALMETTO BAY
NOTICE OF ZONING HEARING**

**Monday, November 18, 2019, at 7:00 p.m.
at Village Hall, 9705 East Hibiscus Street, Council Chambers,
Palmetto Bay, FL.**

Discussion and public input will be welcome concerning the following items that may be of interest to your immediate neighborhood.

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Pursuant to Section 218.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or objections not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations for hearing (impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (335) 258-1234 no later than seven (7) days prior to the proceeding.

www.palmettobay.com



Public Notice Posted October 22, 2019

Entrance on South Dixie Highway and SW 15900 Block



Public Notice Posted October 22, 2019

Entrance on South Dixie Highway/North of SW 15900 Block



Public Notice Posted October 22, 2019

North West Driveway entrance on the West Side of SW 92nd Avenue



Public Notice Posted October 22, 2019

South West Driveway entrance on the West Side of SW 92nd Avenue

**VILLAGE OF PALMETTO BAY
PUBLIC NOTICE**

APPLICANT: ECO-SITE II, LLC

ZONING APPLICATION NO. VPB 19-008

LOCATION: 16051 SOUTH DIXIE HIGHWAY

FOLIO: #33-5028-025-0010

REQUEST: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, GRANTING CONDITIONAL USE APPROVAL IN A BUSINESS DISTRICT SPECIAL (B-2) ZONE FOR A TELECOMMUNICATION TOWER, PURSUANT TO SECTION 30-30.4 CONDITIONAL USE

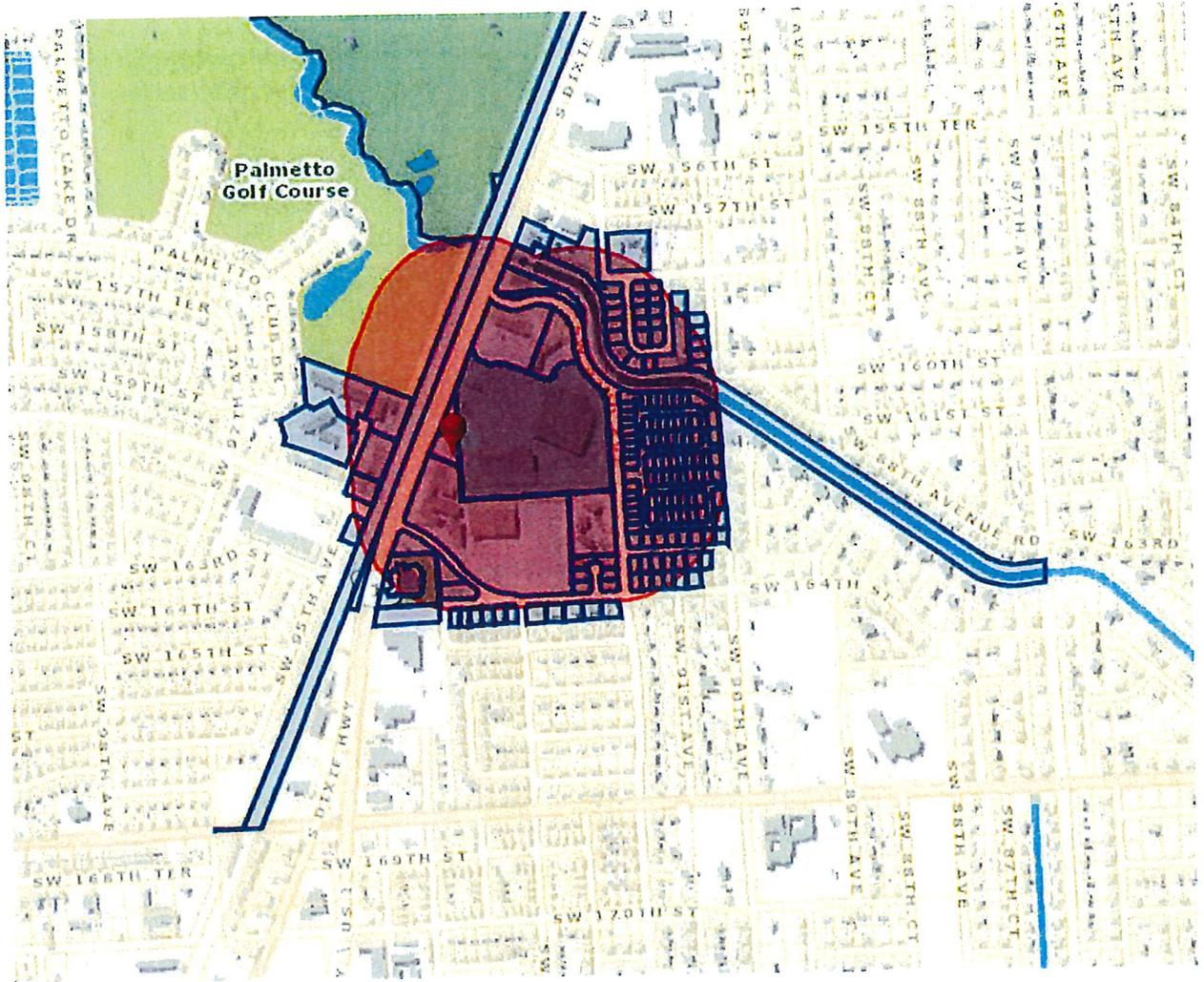
REQUEST FOR APPROVAL OF A SITE PLAN FOR THE INSTALLMENT OF A 115-FOOT WIRELESS COMMUNICATION MONOPINE, ON A 2,441 SQUARE FEET PARCEL LOCATED IN THE SOUTHEAST PORTION OF THE 17.92 ACRE SHOPPING CENTER LOCATED AT 16051 SOUTH DIXIE HIGHWAY, ZONED BUSINESS DISTRICT SPECIAL (B-2) PURSUANT TO SECTION 30-30.5 SITE PLAN APPROVAL; AND SECTION 30-60.30 TELECOMMUNICATION TOWERS, ANTENNAS AND SATELLITE DISHES

**A PUBLIC HEARING WILL BE HELD: MONDAY, NOVEMBER 18, 2019 AT 7:00 P.M.
AT COUNCIL CHAMBERS, VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FLORIDA**

Plans are on file for the above application and may be examined in the Department of Planning and Zoning at Village Hall. Parties may appear at the public hearing, be heard and submit evidence at the hearing with respect to the application. Any interested person is entitled to discuss the application with the Village staff processing and reviewing the application to the same extent as the applicant. The application may change and be modified during the hearing process. Any meeting may be opened and continued, and under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than seven (7) days prior to the hearing.

Mailed Courtesy Public Notice

October 18, 2019



MIAMI-DADE COUNTY
275 NW 2 ST 4FL
MIAMI, FL 33128-1794

EARTH MOVERS OF AMERICA LLC
145 HARBOR DR
KEY BISCAYNE, FL 33149

JUAN CARLOS VARGAS JTRS
9134 SW 163 TER
MIAMI, FL 33157

XIHUI C NEWMAN
16350 SW 92 CT
MIAMI, FL 33157

ODALYS HERNANDEZ PAEZ
9063 SW 163 TER
PALMETTO BAY, FL 33157

JUAN RUIZ & W MARJORIE CASAS-RUIZ
9120 SW 162 ST
VILLAGE OF PALMETTO BAY, FL 33157-
3589

CYNTHIA MARIE GARCIA
16130 SW 91 CT
PALMETTO BAY, FL 33157

MAHESH JOSHI
9061 SW 162 LN
VILLAGE OF PALMETTO, FL 33157

CARMEN WATSON
15888 SW 95 AVE #121
MIAMI, FL 33157-1851

PALMETTO FAIRWAY CONDO ASSN INC
15888 SW 95 AVE
MIAMI, FL 33157

COUNTRY CLUB SOUTH APARTMENTS
LTD
9095 SW 87 AVE STE 777
MIAMI, FL 33176-2310

MIGUEL A VALENTIN JTRS
9316 SW 164 STREET
PALMETTO BAY, FL 33157

RICARDO D ROBLES & W IVONNE A
9121 SW 164 ST
MIAMI, FL 33157-3528

EDGARD J P HENRY MEURRENS TRS
16210 SW 91 CT
PALMETTO BAY, FL 33157

HOWARD HELLER
9121 SW 162 LN
MIAMI, FL 33157

FERNANDO M IGLESIAS
9127 SW 161 TER
PALMETTO BAY, FL 33157

CASA DE CAMPO HOA ASSC INC
18001 OLD CUTLER ROAD STE 643
PALMETTO BAY, FL 33157

CARMEN L QUERALES-GARCIA
1495 NE 140 ST
MIAMI, FL 33161

REINALDO BAEZ
15888 SW 95 AVE #123
MIAMI, FL 33157

ABDOULREZA SHATTALI
PO BOX 562051
MIAMI, FL 33256

SOUTH MOTOR COMPANY OF DADE CO
16165 S DIXIE HWY
MIAMI, FL 33157-1840

BIBI K PERSAUD
9310 SW 164 ST
PALMETTO BAY, FL 33157

LEAH C GUZMAN
16370 SW 92 CT
PALMETTO BAY, FL 33157

LEONARDO HERNANDEZ & W
9123 SW 163 TERR
MIAMI, FL 33157-3582

MINELA DEL VALLE
9041 SW 162 LN
MIAMI, FL 33157

KEITH V WHITBECK
9057 SW 161 TERR
MIAMI, FL 33157-3499

ERIC L GREIDINGER
9058 SW 161 TERR
MIAMI, FL 33157-3594

GREGORY MARTINEAU
15888 SW 95 AVE #112
MIAMI, FL 33157-1866

TAYLOR D WASSER
15888 SW 95 AVE # 221
MIAMI, FL 33157

KIRSTEN L SCHWARZ
15888 SW 95 AVE 303
MIAMI, FL 33157

ALVARO MEJIA &W ANA MARCELA
VELEZ

19251 GULFSTREAM RD
MIAMI, FL 33157-7807

ELIZABETH VASQUEZ
9044 SW 159 TERR UNIT C
MIAMI, FL 33157-1949

OLGA POL
15826 SW 91 CT #A
MIAMI, FL 33157-1951

NORMA RUIZ
15325 SW 104 AVE
MIAMI, FL 33157

JORGE J DE MOYA &ARMOND J DE &
14600 SW 136 ST
MIAMI, FL 33186

PIERRE E SCHMIDT &W CLEMINDA
16230 SW 92 AVE UNIT 5
MIAMI, FL 33157-3462

TROGON LLC
3061 NW 82 AVE
MIAMI, FL 33122

DAVID I JAMISON
15750 SW 92 AVE #22
MIAMI, FL 33157-1989

VILLAGE OF PALMETTO BAY
9705 E HIBISCUS ST
PALMETTO BAY, FL 33157-5606

MIGUELINA VEGA
9300 SW 164 ST
MIAMI, FL 33157-3453

CAROLE LASKER
15825 SW 90 CT #1B
MIAMI, FL 33157-1993

JORGE OSORIO
9100 SW 159 TERR #D
MIAMI, FL 33157-1949

JUAN C VALLEJO
18503 SW 89 PL
MIAMI, FL 33157-7164

MILES MCDERMOTT
15846 SW 90 CT #A
MIAMI, FL 33157-1948

ALINA MARRERO
15815 SW 91 CT #D
MIAMI, FL 33157-1950

MY NGA T DIEP
16228 SW 92 AVE #10
MIAMI, FL 33157

WILLIAM ARIAS
15800 SW 92 AVE UNIT # 13 B
PALMETTO BAY, FL 33157

SORKINS PALMETTO GOLF CLUB LLC
1981 JN PEASE PL 101
CHARLOTTE, NC 28262

JOHN J PHILLIPS JR
13620 SW 82 CT
MIAMI, FL 33157

HANSLATA DASS
9124 SW 163 TERR
MIAMI, FL 33157-3571

ANNE K MANN
15825 SW 90 CT UNIT 1-D
MIAMI, FL 33157-1993

MARCIA REBELO
15902 SW 91 CT B
PALMETTO BAY, FL 33159

MARVIN JEROME JOHNSON
8950 SW 159 TER
PALMETTO BAY, FL 33157

HAYDEE RUTH MCDERMOTT
15840 SW 90 CT UNIT 5-C
MIAMI, FL 33157-1948

JEANNE ARCHER SMITH
16244 SW 92 AVE #3
MIAMI, FL 33157-3462

ZONG QI YANG &W
16224 SW 92 AVE #12
PALMETTO BAY, FL 33157-3462

JIANYIN LIU
15750 SW 92 AVE 20C
MIAMI, FL 33157

TERRA PALMS LLC
9070 SW 157 ST
MIAMI, FL 33157-1940

MING ZHANG &W
1435 NW 208 TERR
PEMBROKE PINES, FL 33029

MARIE REGNIER
16360 SW 92 CT
MIAMI, FL 33157-3460

DANILO E POSADAS &W
16200 SW 91 CT
MIAMI, FL 33157-3583

JJULIU LU
16401 SW 80 AVE
PALMETTO BAY, FL 33157

JIANZHI FANG &W
9056 SW 160 TERR
VILLAGE OF PALM BAY, FL 33157-3498

HAROLD LYNN EISENACHER
10820 SW 69 AVE
PINECREST, FL 33156

MIGUEL A SANTI
15888 SW 95 AVE 124
MIAMI, FL 33157

LYDA GIMINEZ
15888 SW 95 AVE 224
MIAMI, FL 33157

JULIUS MARASIGAN
15888 SW 95 AVE 324
MIAMI, FL 33157

ANA M FLORES
9374 SW 173RD TER
PALMETTO BAY, FL 33157-5724

FLAVIA D ALFARO
4640 KOVAL LN #48A
LAS VEGAS, NV 89109

YOLANDA HALL LE
15851 SW 281 ST
HOMESTEAD, FL 33033

XIAODONG CAI
9143 SW 163 TER
MIAMI, FL 33157

JEFFREY ZAHN
9131 SW 162 LANE
PALMETTO BAY, FL 33157

JAVIER L GONZALEZ
9055 SW 160 TERR
PALMETTO BAY, FL 33157-3596

JESSICA MARCUS
9046 SW 160 TER
MIAMI, FL 33157

ROBERT H LUNDY
15888 SW 95 AVE UNIT 204
MIAMI, FL 33157-1866

GREGORY MARTINEAU
15888 SW 95 AVE #304
MIAMI, FL 33157-1808

GODOFREDO H LARA &W MARIA N
15845 SW 90 CT UNIT 2-A
MIAMI, FL 33157-1999

FAN LIU
9315 SW 170TH LN
PALMETTO BAY, FL 33157-4448

RICHARD DIAZ
15814 SW 91 CT, D
PALMETTO BAY, FL 33157

RAFAEL J VELEZ BETANCOURT
15854 SW 90 CT # D
MIAMI, FL 33157

MIGUEL I AGUIRRE URRETA
9029 SW 162 ST
PALMETTO BAY, FL 33157

GUILHERME SIMOES
9117 SW 161 TER
PALMETTO BAY, FL 33157

JOSE BERNARDO LOVO
16140 SW 91 CT
PALMETTO BAY, FL 33157

GALEN GRANVILLE HOLDER
15888 SW 95 AVE 109
MIAMI, FL 33157

BRIDGET MCMILLAN
15888 SW 95 AVE #211
MIAMI, FL 33157-1808

ALEX NAGY
15888 SW 95 AVE 311
MIAMI, FL 33157

DARREN SMITH &W KATHY HIND
2009 FAR GALLANT DR
AUSTIN, TX 78746

JENNIFER A PEART
5215 TIMBER RIDGE RD
MARIETTA, GA 30068-1539

PILAR T GONZALEZ
15904 SW 90 CT
MIAMI, FL 33157

CHERRI GRAM
15819 SW 91 CT
MIAMI, FL 33157-1950

CHARMEN C AVILA
16246 SW 92 AVE #4
MIAMI, FL 33157-3462

MARCO A CUERO
14937 SW 16th Ter
Miami, FL 33185-5792

JANE KILBOURNE
15750 SW 92 AVE #30
MIAMI, FL 33157-1991

EDDY OMAR MOJICA
9320 SW 164 ST
MIAMI, FL 33157-3453

FRANK GUOFENG MA &W WEI CHENG
3450 NW 114 AVE
MIAMI, FL 33178

TITO C CESPEDES
9028 SW 161.TERR
MIAMI, FL 33157-3594

JUDE WEIN
9116 SW 160 TER
PALMETTO BAY, FL 33157

INDIRA BKYSKAL
9051 SW 162 LN
MIAMI, FL 33157-3590

LEIGHTON A FINEGAN
15888 SW 95 AVE #122
MIAMI, FL 33157-1851

JOHAN R ESPINOZA
15888 SW 95 AVE 222
MIAMI, FL 33157

MARIA V MATAMOROS
16226 SW 92 AVE 11
PALMETTO BAY, FL 33157

RONGCHANG XIN &W LIXIA FAN
15800 SW 92 AVE #12B
MIAMI, FL 33157-1977

MIAMI-DADE COUNTY
701 NW 1 CT STE 1700
MIAMI, FL 33136-3902

JENNIFER JAGBIR &H HOLLISTER W
9131 SW 164 ST
MIAMI, FL 33157-3528

YUQI JING
9103 SW 163 TER
MIAMI, FL 33157

OMAR DE JESUS SANCHEZ
9111 SW 162 LN
MIAMI, FL 33157-3591

KATHLEEN ANN RYAN
3341 POINCIANA AVE
COCONUT GROVE, FL 33133

TERESA PURCELL
15888 SW 95 AVE #104
MIAMI, FL 33157-1806

JOSE MARQUEZ MACEDO
15888 SW 95 AVE # 206
MIAMI, FL 33157

MARIO MORALES
10425 SW 112 AVE # 309
MIAMI, FL 33176

DUANE YONON
12891 SW 91 CT
MIAMI, FL 33176-5857

MOHAMMAD REZA SAVABI
15750 SW 92 AVE #23
MIAMI, FL 33157-1991

BRANDSMART USA OF S DADE INC
3200 SW 42 ST
HOLLYWOOD, FL 33312

CARLOS A MENENDEZ &W SUSAN
16351 SW 92 CT
MIAMI, FL 33157-3460

MICHAEL CHAI-ONN &W DELORES
9009 SW 162 ST
MIAMI, FL 33157-3586

DAVID W SCOTT
540 N STATE ST APT 1407
CHICAGO, IL 60654-7232

RONG GRACE ZHAI
16120 SW 91 CT
MIAMI, FL 33157-3599

LUIS ALBERTO GAJARDO
15888 SW 95 AVE #111
MIAMI, FL 33157-1806

CARLA NOELI ROSSO BATISTA
15888 SW 95 AVE APT 215
MIAMI, FL 33157

ALEJANDRO RIVERO
7261 SW 129 ST
PINECREST, FL 33156

AMALIA R DELGADO 9128 SW 161 TERR VILLAGE OF PALMETTO, FL 33157-3593	VICTOR M ESTEVEZ &W SURALLE C 9030 SW 162 ST MIAMI, FL 33157-3588	XIANG YANG ZHOU &W YI ZHOU 9040 SW 162 ST MIAMI, FL 33157-3588
LUIS A RODRIGUEZ 9035 SW 160 TER MIAMI, FL 33157	TOMAS BENTO DE MELLO TRS 9045 SW 160 TER PALMETTO BAY, FL 33157	JOSHUA P HAMANN 9059 SW 162 ST PALMETTO BAY, FL 33157
RYAN C PLANCHON TRS 9385 SW 193 DR CUTLER BAY, FL 33157	CARLOS JAVIER TROCHEZ 15888 SW 95 AVE UNIT 119 MIAMI, FL 33157	ANDREW DICK 15888 SW 95 AVE # 209 MIAMI, FL 33157
VERONICA ALDANA 15888 SW 95 AVE #210 MIAMI, FL 33157-1808	SHIRLEY S BARROW 15888 SW 95 AVE 226 MIAMI, FL 33157	BEVERLY TODD & 145 OAKRIDGE AVE ATHENS, GA 30601
DARIEN M DOE 15888 SW 95 AVE #318 MIAMI, FL 33157-1867	VIJAYA K TRIPATHI 15888 SW 95 AVE # 319 MIAMI, FL 33157	HANFEI ZHANG 15917 SW 90 CT PALMETTO BAY, FL 33157
15921 PINEBROKE LLC 13601 SW 77 AVE PALMETTO BAY, FL 33158	ELSIE K MCPHERSON 15904 SW 91 CT UNIT D MIAMI, FL 33157-1990	IVAN RODRIGUEZ &W KENIA M 15836 SW 91 CT #A MIAMI, FL 33157-1951
CHRISTIE VELASCO 11929 SW 74 TER MIAMI, FL 33183	JOHN KENNETH CARRIER 15810 SW 91 CT #C MIAMI, FL 33157-1951	SOFIA E HEREDIA 15911 SW 91 CT # 1 PALMETTO BAY, FL 33157-1985
STEVEN D WHITTLE 15909 SW 91 CT #D MIAMI, FL 33157-1985	KORKMAZ ENTERP LLC 13624 SW 92 CT MIAMI, FL 33176-6858	KORKMAZ ENTERPRISES LLC 13624 SW 92 CT MIAMI, FL 33176-6858
ALEXANDER J KING &W ROSA BONILLA 828 BIGHORN ST OVIEDO, FL 32765	JOSEPH R GALLAHER 9820 SW 118 ST MIAMI, FL 33176	ANDREA SPIVAK 16238 SW 92 AVE #9 MIAMI, FL 33157-3462
JENNIFER BERGSTROM 16202 SW 92 AVE #23 MIAMI, FL 33157-3404	VIVIAN NEWTON GILL JTRS 16200 SW 92 AVE 24 PALMETTO BAY, FL 33157	TL FLORIDA INVESTMENTS LLC TRS 990 BISCAYNE BLVD STE O 903 MIAMI, FL 33132

IVAN RODRIGUEZ
20501 JACARANDA RD
MIAMI, FL 33157

MANUEL RODRIGUEZ JR JTRS
9032 SW 159 TERR
MIAMI, FL 33157

JENNY LLEWELLYN JONES
11633 NE 11 PL
BISCAYNE PARK, FL 33161

ALINA M PADRON
2910 SW 105 CT
MIAMI, FL 33165

CAROL AMORELE TANNER
9078 SW 157 ST
PALMETTO BAY, FL 33157

REBECCA LEA YEOMANS
16208 SW 92ND AVE
PALMETTO BAY, FL 33157-3404

JEFF D TREMBLY
15750 SW 92 AVE 21C
PALMETTO BAY, FL 33157

GUARDA ENTERPRISES LLC
1110 SW IVANHOE BLVD #33
ORLANDO, FL 32804

JIAN HUANG &W
15910 SW 90 AVE
MIAMI, FL 33157

KATRA MIA LLC
26 NE 158 ST
MIAMI, FL 33162

EDITH L GOEBEL
15825 SW 90 CT UNIT 1-C
MIAMI, FL 33157-1993

LANNY N ROGG
9040 SW 159 TERR #D
MIAMI, FL 33157-1949

COSTA AZUL ESTATES LLC
1172 S DIXIE HWY 330
CORAL GABLES, FL 33146

HAYDEE MCDERMOTT
15844 SW 90 CT #D
MIAMI, FL 33157-1948

PAUL HORVATH
16242 SW 92 AVE # 2
MIAMI, FL 33157

MIRTA PEREZ TRS
600 BILTMORE WAY 903
CORAL GABLES, FL 33134

HOSHMAND VAZIRI &W FATEMEH
17245 SW 78 CT
MIAMI, FL 33157-4791

JELD CORPORATION
177 OCEAN LANE DR # 1004
KEY BISCAYNE, FL 33149-1428

RANDY SUE JAMISON TRS
9101 SW 164 ST
PALMETTO BAY, FL 33157-3528

KIN NING MA
9163 SW 163 TERR
MIAMI, FL 33157-3582

OLSON N DUFFIS LE
15911 SW 90 CT B
PALMETTO BAY, FL 33157

ELSIE K MCPHERSON
15904 SW 91 CT
PALMETTO BAY, FL 33157

MARILYN MARTINEZ LE
2501 SW 117 AVE
MIAMI, FL 33175

NORMA RUIZ
15852 SW 90 CT # B
MIAMI, FL 33157

ROBERT E GALLAGHER JR
9225 SW 158 LN UNIT C
PALMETTO BAY, FL 33157

TADIA SILVA
15800 SW 92 AVE 14B
CUTLER BAY, FL 33157

BINDOR COLONIAL LLC
8500 SW 8 ST 228
MIAMI, FL 33144

NICE PROPERTIES INC
10701 SW 104 ST #C38
MIAMI, FL 33176

RI DONG TAN
9031 SW 164 ST
MIAMI, FL 33157-3526

TRACEY A SANDERS
9109 SW 162 ST
PALMETTO BAY, FL 33157

DUNKAN ECHEVARRIA
5563 SW 6 ST
CORAL GABLES, FL 33134-1057

GUOYONG ZHENG
15920 SW 90 AVE
MIAMI, FL 33157

ROBIN M SCHUE
9010 SW 162 ST
MIAMI, FL 33157-3585

IH4 PROPERTY FLORIDA LP
1717 MAIN STREET SUITE 2000
DALLAS, TX 75201

LEONA P DIOMANDE
9106 SW 160 TERR
MIAMI, FL 33157-3432

SAMUEL R ROGERS
3 TIMES SQUARE
NEW YORK, NY 10036

ALEXIS CORINNA JIMENEZ
15888 SW 95 AVE # 205
MIAMI, FL 33157

DULCE M PEREZ LE
15888 SW 95 AVE 312
MIAMI, FL 33157

ROBERT GRANT SLÁTER
15888 SW 95 AVE 323
MIAMI, FL 33157

TIMOTHY SCOTT PORTER
15907 SW 90 CT UNIT A
MIAMI, FL 33157-1982

MOHAMMAD SAVABI
15750 SW 92 AVE #23
PALMETTO BAY, FL 33157

BRANDSMART USA OF SO DADE INC
3200 SW 42 ST
HOLLYWOOD, FL 33312

JIAN WU
9019 SW 162 ST
PALMETTO BAY, FL 33157

SHARI B LICHTIGER
9038 SW 161 TERR
MIAMI, FL 33157-3594

GRACE M RUIZ
9105 SW 160 TERR
MIAMI, FL 33157-3597

ROSMY CAMARGO
15888 SW 95 AVE #103
MIAMI, FL 33157

EDUARDO F VEGA
15888 SW 95 AVE #212
MIAMI, FL 33157-1808

BONITA HALLIN & JOAN MATALON &
15888 SW 95 AVE APT 316
MIAMI, FL 33157-1867

MARIE M GUIRAND
15888 SW 95 AVE UNIT 325
MIAMI, FL 33157

JACQUELINE P KHAN
9931 HAITIAN DR
MIAMI, FL 33157

MARIE THERESE CHONG
15740 SW 92 AVE #35D
MIAMI, FL 33157-1988

SOUTH DIXIE MIAMI RE LLC
5800 NW 171 ST
HIALEAH, FL 33015

DEREK PAUL DOBSON
9039 SW 162 ST
PALMETTO BAY, FL 33157

DUC HUYNH & W DINA D
9036 SW 160 TERR
MIAMI, FL 33157-3498

PATRICK F DEL VECCHIO SR LE
9125 SW 160 TER
PALMETTO BAY, FL 33157

LYNN KMECH
15888 SW 95 AVE #203
MIAMI, FL 33157-1866

LUIS J SILVA
15888 SW 95 AVE 216
MIAMI, FL 33157

DIANELLA REBOSO
15888 SW 95TH AVE APT 321
MIAMI, FL 33157-1815

MARCELO RUBEN PICHELLI
15859 SW 90 CT
PALMETTO BAY, FL 33157

LETECIA A LISCHNER
9036 SW 159 TERR UNIT B
MIAMI, FL 33157-1949

CATHERINE A ERTEL LE
9110 SW 159 TER
MIAMI, FL 33157

INTERACTIVE PROPERTIES INC
15850 SW 90 CT #C
MIAMI, FL 33157

MAYUREE ELLINGTON
16206 SW 92 AVE #21
PALMETTO BAY, FL 33157

JORGE MORALES
16001 SW 284 ST
HOMESTEAD, FL 33033

MS ONE CORP
15912 SW 92 AVE
MIAMI, FL 33157-1842

ALAN TALANA TRS
15830 SW 90 AVE
PALMETTO BAY, FL 33157

LUIS E ZELAYA
16230 SW 91 CT
MIAMI, FL 33157-3583

REBECCA EINZIG
9129 SW 162 ST
MIAMI, FL 33157

ARMANDO DE J GOMEZ PLANA &W
9126 SW 160 TERR
PALMETTO BAY, FL 33157-3432

NEBLET LLC
2550 S BAYSHORE DR #11
MIAMI, FL 33131

HUREN AN
15912 SW 91 CT # B
PALMETTO BAY, FL 33157

JAIME KOU EST OF
515 WESTPARK DR #14
MIAMI, FL 33172

JIANWEN YANG
15720 SW 92 AVE #4A
MIAMI, FL 33157-1986

LYNETTE B RIVERA
15750 SW 92 AVE #31C
MIAMI, FL 33157-1991

VOLKSWAGEN SOUTH INC
16165 SO DIXIE HWY
MIAMI, FL 33157-1840

WEBER GUILBAUD
8935 SW 163 TERR
MIAMI, FL 33157-3558

PAOLA USQUELIS
16240 SW 91 CT
PALMETTO BAY, FL 33157

GE HONG TAO
9031 SW 162 LANE
MIAMI, FL 33157

ELIZABETH GARCIA
9025 SW 160 TER
PALMETTO BAY, FL 33157

MAIDEL MERCEDES BOTELLO
GONZALEZ
15888 SW 95 AVENUE #120
MIAMI, FL 33157

GUILLERMO CABALLERO &W
12880 SW 149 ST
MIAMI, FL 33186

ANDREA M DUPUCH
16210 SW 92 AVE #19
MIAMI, FL 33157-3404

DANIEL B ROTOLANTE TRS
15720 SW 92 AVE.6A
MIAMI, FL 33157

SO FLA WATER MANAGEMENT
3301 GUN CLUB RD
WEST PALM BEACH, FL 33406

ANNIE BICAR JOHNSON
8950 SW 159 TERRACE
MIAMI, FL 33157-1923

HOPE POWELL
9021 SW 164 ST
MIAMI, FL 33157-3526

JIAN GUO CUI
9119 SW 162 ST
PALMETTO BAY, FL 33157

JAMES N COSTLEY
9110 SW 162 ST
MIAMI, FL 33157-3589

BOLIVAR AROSEMENA &W
9049 SW 162 ST
MIAMI, FL 33157-3586

TANYA S ROBOTHAM
15888 SW 95TH AVE #207
MIAMI, FL 33157

DIGNA CRISTINA SILVA DIAZ
15888 SW 95 AVE 208
MIAMI, FL 33157

LAURIE A STAFFORD BELL
15888 SW 95 AVE 317
PALMETTO BAY, FL 33157

GLENN BERRY
15909 SW 90 CT #C
MIAMI, FL 33157-1982

ANA MARIA CHIESA
15832 SW 91 CT #B
MIAMI, FL 33157

GILBERT AVALOS &W LOURDES M
12602 SW 78 ST
MIAMI, FL 33183-3514

BRUCE R BARTON &W DOROTHY L
15290 SW 82 AVE
MIAMI, FL 33157-2214

ROBERT E GALLAGHER TRS
16655 SW 87 PL
MIAMI, FL 33157-3894

VANESSA CINDY REYES
15720 SW 92 AVE # 2A
PALMETTO BAY, FL 33157

MAUREEN E LYONS
15750 SW 92 AVE #19C
MIAMI, FL 33157-1989

VAN ORSDEL FAMILY
11240 N KENDALL DR
MIAMI, FL 33176

SUZANNE PATRICIA READ
171 WEIR CRESCENT
WEST HILLS, ON M1E 4T1

REDOUANE AOUIBY
8794 POWDER RIDGE TRL
WINDERMERE, FL 34786-6533

INTERACTIVE PROPERTIES INC
9120 SW 162 ST
MIAMI, FL 33157

ELEYDE PROPERTIES LLC
9420 SW 103 ST
MIAMI, FL 33176

JADE LEGACY HOLDINGS LLC
7501 SW 165 TER
MIAMI, FL 33157

ROBERT LONGENECKER LE
15811 SW 91 CT B
PALMETTO BAY, FL 33157

JORGE SALAZAR &W MARIA
16236 SW 92 AVE #8
MIAMI, FL 33157-3462

JING LI TRS
15800 SW 92 AVE #15
MIAMI, FL 33157-1977

ZHIQIANG WANG
15750 SW 92 AVE #33C
MIAMI, FL 33157

JIANWEN YANG
9240 SW 164TH ST
PALMETTO BAY, FL 33157

OSCAR PENALBA
15888 SW 95 AVE # 301
MIAMI, FL 33157

VERONICA M ORDONEZ DE LA CUADRA
15825 SW 90 CT 1A
PALMETTO BAY, FL 33157

HUA WU
15900 SW 91 CT #C
MIAMI, FL 33157

STEPHEN ANDRIS
15914 SW 91 CT D
PALMETTO BAY, FL 33157

JORGE PEREZ &
15905 SW 91 CT #C
PALMETTO BAY, FL 33157-1985

RICHARD A CRUSAN &W MARY K
15809 SW 91 CT #C
MIAMI, FL 33157-1950

CHARLOTTE D HORNE
15720 SW 92 AVE #1A
MIAMI, FL 33157-1978

JAMES Z ZHOU &W LONGXIU
8991 SW 95 AVE
MIAMI, FL 33176

KRISTINE MARIE BAKER
15740 SW 92 AVE 34
PALMETTO BAY, FL 33157

GEORGE & EDGAR RINCON
9200 SW 164 ST
MIAMI, FL 33157-3455

MS TWO CORPORATION
9245 SW 158 LN 3RD FL
MIAMI, FL 33157

GORDON REDON &W ANNE M
9104 SW 163 TERR
MIAMI, FL 33157-3571

MARIA E VASQUEZ
9003 SW 163 TER
CUTLER BAY, FL 33157

JEROME RICHARDSON LE
9047 SW 161 TER
MIAMI, FL 33157

BRENDA C PRATT
16100 SW 91 CT
MIAMI, FL 33157-3599

DCM VENTURES LLC
6262 SW 40 ST 3H
MIAMI, FL 33155

EDSON GUZMAN
15888 SW 95 AVE # 218
CUTLER BAY, FL 33157

BILAL MUSTAFA
15888 SW 95 AVE # 310
MIAMI, FL 33157

ELIZABETH A MAURER
17220 SW 84 AVE
MIAMI, FL 33157-1947

PAUL R STANTON
9102 SW 159 TER # A
MIAMI, FL 33157

MIGUEL A GUTIERREZ &W MARIA L
9340 SW 164 ST
MIAMI, FL 33157-3453

PHILLIP J ALMOND &W DEBRA C
16371 SW 92 CT
MIAMI, FL 33157-3460

ABRAHM SMITH &W
9018 SW 161 TERR
MIAMI, FL 33157-3594

JOHN C LAM &W IRENE YEAN
9027 SW 161 TERR
MIAMI, FL 33157-3499

CHUN YUH HUANG
9060 SW 162 ST
MIAMI, FL 33157

NATHALIA ORDONEZ SERRANO
15888 SW 95 AVE # 126
MIAMI, FL 33157

LINDA S MCFADDEN LE
15888 SW 95 AVE 220
MIAMI, FL 33157

LILLIAN YVONNE CHEN SEE TRS
15888 SW 95 AVE 227
MIAMI, FL 33157

PETER D LAU
8788 SW 62 CT
SOUTH MIAMI, FL 33143

STEPHEN BASKOTT
1970 RIDGE SPRING DR
THE VILLAGES, FL 32162-1444

ALVARO FIGUEREDO
9024 SW 163 ST
MIAMI, FL 33157-3568

QINGDA YANG &W YUAN LIN
9043 SW 163 TERR
PALMETTO BAY, FL 33157-3569

JIANQIN WEI &W MIN CHEN
9007 SW 161 TERR
PALMETTO BAY, FL 33157-3595

HANUMA R LOKIREDDY &W
8401 SW 140 ST
PALMETTO BAY, FL 33158

NORMA IRIAS
15888 SW 95 AVE #105
MIAMI, FL 33157-1806

ANA MARTINEZ
15888 SW 95 AVE 201
MIAMI, FL 33157

MARV INVESTMENTS LLC
6262 BIRD RD
MIAMI, FL 33155

EMANUELE GULINO JR LE
15845 SW 90 CT UNIT 2C
PALMETTO BAY, FL 33157

FELIX TATARSKY
9046 SW 159 TER
MIAMI, FL 33157

PERRY FRAIND &W ARLINE
9116 SW 159 TERR #B
PALMETTO BAY, FL 33157-1949

FRANCISCO P CAPETILLO
15806 SW 90 CT #A
MIAMI, FL 33157

LAVINIA BATTLE
15825 SW 91 CT UNIT X-D
MIAMI, FL 33157-1950

WENWU JIANG
13701 NW 18 ST
PEMBROKE PINES, FL 33028

ZHE YANG &W XIAOMEI XIA
15800 SW 92 AVE #10B
MIAMI, FL 33157-1977

MIAMI-DADE COUNTY
111 NW 1 ST STE 2460
MIAMI, FL 33128-1929

MS ONE CORPORATION
15912 SWW 92 AVE
MIAMI, FL 33157

ADEWALE ALONGE &W CHRISTIANAH
17303 SW 80 PL
MIAMI, FL 33157

LI HUANG
9023 SW 163 TER
PALMETTO BAY, FL 33157

JW INVESTMENT PARTNERS LLC
8821 SW 136 ST 563144
MIAMI, FL 33176

WENZHI LI &W YUNHUI YANG
16010 SW 91 CT
PALMETTO BAY, FL 33157-3598

JOSE E MERILLE
18908 SW 80 CT
MIAMI, FL 33157

LYDIE MATHON
10624 SW 74 TER
MIAMI, FL 33173

BONITA C HALLIN
16214 SW 92 AVE UNIT 17
MIAMI, FL 33157-3404

MAHASTI GHASSEMINEJAD
5374 NW 117 AVE
CORAL GABLES, FL 33076

ECW SOUTH DADE LLC
231 NW 42 AVE
MIAMI, FL 33126

EDWIN RIVERA
9350 SW 164 ST
MIAMI, FL 33157-3453

BI HSIA CHEN
9114 SW 163 TERR
PALMETTO BAY, FL 33157

WILLIAM L REESE &W BETHANY
16239 SW 90 CT
MIAMI, FL 33157-3889

LUIZ A DE OLIVEIRA SALLES &W
9037 SW 161 TERR
MIAMI, FL 33157-3499

KURZIM GROUP 2 LLC TRS
13190 SW 134 ST STE 107
MIAMI, FL 33186

ERIC ADJAMAH
12374 SW 143 LN
MIAMI, FL 33186

ANDREW S WONG &W
12300 SW 70 CT
PINECREST, FL 33156-5444

GLORIA M PEREZ & MARLEGGNE YOUNG
&
15720 SW 92 AVE #8A
MIAMI, FL 33157-1986

JEANETTE GUZMAN &
15750 SW 92 AVE UNIT #27C
MIAMI, FL 33157-1991

THR FLORIDA L P
1717 MAIN ST 2000
DALLAS, TX 75201

MICHAEL A HOLMES &W PAMELA A
9014 SW 163 ST
MIAMI, FL 33157-3568

OTHNIEL RAMIREZ &W YAMILET
16361 SW 92 CT
VILLAGE OF PALMETTO BAY, FL 33157-3460

ROBERTO FONFRIA
9008 SW 161 TER
PALMETTO BAY, FL 33157

JAI EUN YANG
9026 SW 160 TER
MIAMI, FL 33157

EMMA A SIEGEL &H GEORGE G
16110 SW 91 CT
MIAMI, FL 33157-3599

MARIE DINAH DECASTRO
9050 SW 162 ST
PALMETTO BAY, FL 33157

CHRISTOPHER S COHEN
16000 SW 91 CT
CUTLER BAY, FL 33157

DIANA E MOLINARES
15888 SW 95 AVE #106
MIAMI, FL 33157-1806

ROSE CALDERONE
15888 SW 95 AVE UNIT 108
MIAMI, FL 33157-1806

RCM CONTRACTOR CORP
9520 SW 165 TER
MIAMI, FL 33157

REGINALD CELESTIN & W FARRAH
15888 SW 95 AVE 127
MIAMI, FL 33157-1851

TASHA MARIE POLL
15888 SW 95 AVE 202
MIAMI, FL 33157

MARIO MORALES
10639 B SW 113 PL
MIAMI, FL 33176

LIZA D MARTINO JTRS
15888 SW 95 AVE #219
MIAMI, FL 33157-1803

BEVERLY PURCELL
15888 SW 95 AVE UNIT 307
MIAMI, FL 33157

POSADA DECLARATION OF TRUST
10773 NW 58 ST #289
DORAL, FL 33178

DENNIS CHIN JTRS &
15888 SW 95 AVE #326
MIAMI, FL 33157

XIHUI NEWMAN
15845 SW 90 CT #2B
MIAMI, FL 33157

IRIS PITALUGA
15845 SW 90 CT UNIT 2D
MIAMI, FL 33157-1999

YUQI JING
15861 SW 90 CT # B
PALMETTO BAY, FL 33157

NANCY WORSHAM
9034 SW 159 TERR UNIT C
MIAMI, FL 33157-1949

ADRIAN OTERO
9042 SW 159 TERR #A
MIAMI, FL 33157-1949

GERMAN E ESTRADA
4131 SW 13 ST
MIAMI, FL 33134

YVONNE L THELWELL
16240 SW 101 AVE
MIAMI, FL 33157

DAVE WAMPOLE
9114 SW 159 TER C
PALMETTO BAY, FL 33157

RACIEL DE ARMAS
11503 SW 129 PL
MIAMI, FL 33186

DIANE P STREETER
15802 SW 90 CT #B
MIAMI, FL 33157-1948

YOANYS ARMAS & W
15804 SW 90 CT #D
PALMETTO BAY, FL 33157-1948

AILEEN CRESPO
15827 SW 91 CT
PALMETTO, FL 33157-1950

RICHARD R GORRELL
15829 SW 91 CT #X-C
PALMETTO BAY, FL 33157

ANDREW IVES
9460 SW 146 ST
MIAMI, FL 33176

KAIYU LIU
7270 SW 113TH ST
MIAMI, FL 33156-4628

MELISSA STREETER
16220 SW 92 AVE #14
MIAMI, FL 33157

RAYMOND SANDOVAL & W MARILYN L
16216 SW 92 AVE #16
MIAMI, FL 33157-3404

ROBERT MENDEZ TRS
6031 SW 79 CT
MIAMI, FL 33143

CHRISTIAN G A LEE
3008 GANTQUARTERS DR
MARIETTA, GA 30068

YARAZED LUGO
15720 SW 92 AVE #9A
PALMETTO BAY, FL 33157

JOHN P LYNSKEY
15750 SW 92 AVE #24C
MIAMI, FL 33157-1989

NOVOA MENENDEZ SUSAN
15750 SW 92 AVE # 26C
PALMETTO BAY, FL 33157

ZONING HISTORY



Record Results

[Print This Page](#)

Zoning Records Search

Process Number:	Z1968000499
Applicant:	ACHOR & THOMSON
Location:	EAST SIDE OF U.S. #1, BETWEEN THEO. SW 158 ST. AND THEO. SW 162 ST.
Legal Description:	Port. of 28-55-40.
Request:	
Application Date:	
Result:	
Result Date:	

Hearings

Board	Resolution	Result	Hearing Date	Item #
BCC	Z669	APPROVED WITH CONDITION(S)	1/9/1969	28
ZAB	4ZAB9468	APPROVED WITH CONDITION(S)	12/11/1968	

Documents

APPLICATION
C1.pdf
C2.pdf
HEARING PLAN
INTERPRETATION OF RESOLUTION
LETTER OF INTENT
RESOLUTION
RESOLUTION 2ND
RECOMMENDATIONS-KITS
RESOLUTION HISTORY
SKETCH

METROPOLITAN DADE COUNTY ZONING APPEALS BOARD

RECEIVED
68-499

AUG 13 1968

MAP # IV-29
SEC. 28 TWP. 55 RGE. 40
RADIUS ASSIGNED 500'

APPLICATION FOR PUBLIC HEARING

DADE CO. BLDG. & ZONING DEPT.
AMOUNT OF FEE \$150
RECEIPT # 12465
Date Receipt Stamp 11/4/68

This application, with all supplemental data and information, must be completed in accordance with the attached "INSTRUCTIONS FOR FILING APPLICATIONS" and in accordance with the specific instructions in the application, and returned to the METROPOLITAN DADE COUNTY BUILDING & ZONING DEPARTMENT before the same will be advertised for hearing.

IMPORTANT - The applicant, or his representative, should be present at the hearing.

(PRINT)

1. Name of Applicant (Property Owner) or Tenant (with Owner's Sworn-to Consent).

ROBERT L. ACHOR and GEORGE B. THOMSON

c/o KESSLER, MASSEY & BECKERMAN Coral
Mailing Add: 495 Biltmore Way City Gables Tele.No. 445-7768
Busi.No. _____

2. Affected Party Same

Mailing Add: _____ City _____ Tele.No. _____

3. Fee Notice to be mailed to J. C. Penney Co. Inc., Attn: R.P. Rubenoff

Mailing Add: Suit 501, 615 Peachtree N. E. Atlanta,
City Georgia Tele.No. 404-873-2641

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION.

(If subdivided - lot, block, complete name of subdivision, plat book and page number). (If metes and bounds description - complete description, including section, township, and range). If more than one zone classification requested, the legal description of each area covered by a separate classification.

Exhibit attached

5. Address (if number has been assigned) E 104th St. between 158th St and 159th St

6. Size of Property Odd Shape t. X _____ ft. Acres 24.9⁺

7. Does applicant own any property contiguous to that which is the subject matter of this application? If so, give complete legal description of entire contiguous property _____

8. Date SUBJECT property acquired: 26th day of April, 1963

9. This application is intended to cover: (check applicable item).

- District Boundary Change(s):
Present Zone Classification AU Min. Cubic Content 7500
Zone Classification Desired BU Min. Cubic Content _____
- Special Exception _____ Non-Use Special Exception _____
- _____
New and/or Unusual Use _____ Use Variance _____
- Variance from other than Airport Regulations _____
- Other - Variance from Airport Regulations
Close & vacate Street (SW 160)

10. Request: _____

11. Reasons why the application should be approved, explain in detail. (Use separate sheet if required).

J. C. Renney Desires to construct shopping facilities on
subject property

12. Has a public hearing been held on this property within the last 2 years? NO
If so, in whose name _____ When? _____ Nature of
Hearing _____
13. Is this hearing being requested as a result of a violation notice? No
If so, in whose name was the violation notice served? _____
14. Has a building permit been refused? NO
15. Are there any existing structures on the property? _____ If so, what type?
(CBS, Frame, Frame-Stucco, Other) _____
If so, show size, location and set-backs on plot plan.
If so, submit photos showing showing front and side elevation of buildings.
16. All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF DADE COUNTY.
The following enclosures MUST BE ATTACHED to complete application for public hearing and must be of a size that will conveniently fold into a legal size (8½ x 14) folder:

A. WAIVERS OF OBJECTION (Optional)

B. PLOT PLAN *(If existing building on property). Plot plan should show existing buildings, use of each, dimensions, spacing between, and setbacks from property lines; off-street parking showing spaces marked off.

C. PLOT PLAN *(If property vacant, but plan for development has been worked out). Submit copy containing same details as above.

*The plot plan shall contain a title block identifying the development or project, the name, title, and address of person preparing the plan, the date of preparation of plan and scale of drawing.

D. PLAT If it will have particular bearing on the application or if more than one zone classification is being requested, to show exact areas to be covered by the different zone classifications. Legal description of each area for which a different zone classification is requested must be included.

E. IF LIQUOR, BEER OR WINE use proposed - BAR OR PACKAGE STORE SURVEY by registered engineer or surveyor showing all schools and Churches within 3,000 feet. If no Churches or schools within that distance, statement from registered engineer or surveyor so stating.

IF LIQUOR, BEER OR WINE use proposed - Also the BAR AND PACKAGE STORE survey should show all places of business serving or selling such alcoholic beverages within 2,000 feet; if none, letter from engineer or surveyor so stating.

F. If EXCAVATING involved, PROFILES and TOPOGRAPHICAL plan or sketch of the proposed excavation and perimeters.

G. If a SIGN is involved, the elevations of proposed sign should be shown.

H. HEARING FEE. In an amount based on amount of work involved in processing this particularly application payable in cash or a check to METROPOLITAN DADE COUNTY BUILDING & ZONING DEPT.

I. LETTER OF INTENT. IMPORTANT - See explanation on Page 3.

J. FLOOR PLAN.

DETAILED EXPLANATION OF REQUIRED EXHIBITS

Waivers of Objection. These are optional in all cases, and may be in individual letter of intent form. Waiver must show that signer has knowledge of exactly what the application covers. Signature and address must be shown.

Plot Plan. Plot plan must show all property dimensions, streets abutting property, and North point. If structures exist or are proposed, all dimensions and setbacks must be shown.

Floor Plan. Must show existing conditions and all proposed changes or additions.

Letter of Intent. The exact nature of the use or operation applied for, together with any pertinent technical data which will tend to clarify the proposed use.

"If the application is for any variance, the letter of intent MUST also contain an explanation of the alleged hardship, which would justify the granting of a variance; such justification to be based on standards for hardship established by the Zoning Procedural Ordinance which requires a showing of any unnecessary hardship, peculiar to the particular piece of property, and which, if granted, will be in harmony with the intent of the regulation and the neighborhood concerned, and that the request is the minimum variance which will permit the reasonable use of the premises. At the hearing you, of course, MUST prove your property falls within the requirements for a variance as contained in Sec. 33-311 (e) of the Metropolitan Dade County Code."

Elevation Drawings. Must show all dimensions. If signs are involved, show elevation above grade and copy on sign.

TENANT OR OWNER AFFIDAVIT

GEORGE B. THOMSON we are
WE-I, ROBERT L. ACHOR and being first duly sworn, depose and say that I am the owners of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketches data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. We understand this application must be completed and accurate before a hearing can be advertised.

Robert L. Achor
SIGNATURE ROBERT L. ACHOR

Sworn to and subscribed to before me this 12 day of Aug 1971

George B. Thomson
SIGNATURE GEORGE B. THOMSON

[Signature]
NOTARY PUBLIC
Commission Expires: 11/17/71

CORPORATION AFFIDAVIT

We, _____, being first duly sworn, depose and say that we are the President/Vice-President, and Secretary/Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner of the property described herein and which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before a hearing can be advertised.

PRESIDENT'S SIGNATURE (Corp. Seal)

SECRETARY'S SIGNATURE

ATTEST:

Sworn and subscribed to before me this _____ day of _____ 19____.

NOTARY PUBLIC
Commission Expires: _____

INSTRUCTIONS FOR FILING APPLICATIONS

FOR

ZONING APPEALS BOARD HEARINGS

All applications must be executed and sworn to by the owner (or owners of at least 75% of the property described in the application), or by a tenant or tenants with owner's written sworn-to consent, or a duly authorized agent, evidenced by a written power of attorney. ALL APPLICATIONS AND SUPPORTING DATA MUST BE FILED IN DUPLICATE. ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.

Applications will not be advertised for hearing unless received in completed form by the Building & Zoning Department, with all required supporting data.

It has been the practice of applicants to withhold submission of applications for Zoning hearings until the established deadline date, resulting in the largest percentage of applications being received on that date. Because such practice makes it difficult, it not impossible, to properly process such applications, it has become necessary for this Department limit the number of applications which will be accepted for any month's hearings. The number of applications accepted for any month may fluctuate, depending upon the number of applications carried over from the previous month.

Hereafter, under this policy of acceptance of only a limited number of applications each month, applications will be considered on a first come, first serve basis.

Only complete applications, with all required and correct exhibits, will be considered for acceptance and they will be processed, and stamped as accepted, if complete, in the order received.

Applications will be considered complete only when all applicable questions have been answered, including a complete and accurate legal description, and properly signed and notarized, and including all supplementary data submitted with and as called for in the application. (Note that applications for various type hearings require different supplementary data).

Applicants are advised that the mere filing of this application and appearance at the Public Hearing in no assures approval of the application. Your application, in order to justify any consideration for approval, must conform to good planning and zoning principles and must conform to the plan for the development of Dade County.

It is advisable to discuss the merits of your application with a member of the Building & Zoning staff before filing in order that time and money will not be wasted on an unsound application.

It is recommended that the completed applications be turned in personally to a member of the staff assigned to check them so that possible discrepancies can be corrected at that time. Otherwise, the Department accepts no responsibility for completeness and accuracy of the application, and will not advertise an incomplete or inaccurate application.

HEARING FEE: The amount of the fee cannot be determined until after this Department has submitted application to the compiler of the required ownership sketches and lists, and the amount of work involved has been determined. Applicants will receive a mailed notice indicating the total amount of the hearing fee. This notice will also indicate a date by which the fee must be received by this Department if the application is to be advertised for the next available hearing. Applications will not be considered complete or filed until the fee has been received the Building & Zoning Department.

DATA AND EXHIBITS submitted in connection with application become a PERMANENT PART OF THE PUBLIC RECORDS OF DADE COUNTY. All exhibits TO BE ATTACHED to complete application for public hearing should be maximum 9" x 9" size. The Department projects the exhibits on a Delineascope at both the Zoning Appeals Board and the County Commission hearings. It will be to the applicant's advantage that his exhibits conform to size.

I have read and understand the foregoing instructions.

5/12/68
Date

X Robert L. Achor
Applicant ROBERT L. ACHOR

X George B. Thomson
Applicant GEORGE B. THOMSON

12/67

5/68 W. W. ORR

IMPORTANT

An application for any variance is predicated upon hardship. It is the applicant's responsibility to prove a legal ZONING hardship in order to justify an application for variance. In order to prove a hardship, applicant must submit evidence of special and peculiar conditions and circumstances applicable to the property that do not apply generally to the neighborhood in the same zoning district; that these conditions and circumstances are not self-imposed and because of them, reasonable use of the property is being denied; that the requested variance is the minimum variance necessary to permit a reasonable use of the property and will be in harmony with the general purpose and intent of the regulations.

An application for a variance must be accompanied by a separate letter explaining and outlining the facts, conditions and circumstances justifying his request and showing they comply with the standards outlined above.

EXHIBIT "A"

to

OPTION TO PURCHASE REAL ESTATE

between

ROBERT L. ACHOR (Seller)

and

J. C. PENNEY COMPANY (Purchaser)

COPY

DESCRIPTION OF PREMISES

" The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; and the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 55 South, range 40 East, Dade County, Florida."

BEING the premises shown on the survey of said premises dated March 15, 1962, prepared for George Miller by Charles L. Davenport, Registered Land Surveyor (File No. 301-66).

CONTAINING approximately 15.42 acres.

RECEIVED

AUG 13 1968

DADE COUNTY RECORDS & PLANNING
DEPT.

Initialed by Seller

R.L.A.
[Signature]

Initialed by Purchaser

[Signature]
[Signature]

EXHIBIT "A"

EXHIBIT "A"

to

OPTION TO PURCHASE REAL ESTATE

between

GEORGE BAKER THOMSON and BERYL C. THOMSON (Seller)

and

J. C. PENNEY COMPANY (Purchaser)

COPY

DESCRIPTION OF PREMISES

" ALL that certain plot, piece or parcel of land situated in Section 28, Township 55 South, Range 40 East, ~~Dade County, Florida,~~ known as Tracts 1 and 2 "East Hill", ~~according to the Plat thereof recorded in Plat Book 46, Page 43, of the Public Records of Dade County, Florida,~~

LESS AND EXCEPTING the following described lands:

A parcel of land lying in tracts 1 and 2 of "East Hill", a subdivision in Section 28, Township 55 South, Range 40 East, according to the ~~plat thereof as recorded in Plat Book 46, Page 43,~~ said parcel being more specifically described as follows: Beginning at the NE corner of said tract 1, bear South 3°07'43" East, along the East line of said Tracts 1 and 2, a distance of 565.81 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet; thence, bear in a southwesterly direction, along the arc of said curve and the East line of said Tract 2, a distance of 23.55 feet to an intersection thereof with a curve concave to the Northeast, having a radius of 357.26 feet, a central angle of 42°42'02", and a long chord bearing of North 24°28'44" West; thence bear in a Northwesterly direction, along the arc of said curve, a distance of 266.25 feet to the point of tangency; thence, North 3°07'43" West a distance of 153.07 feet to the point of curvature of a curve to the Left having a radius of 180.00 feet; thence bear in a northwesterly direction along the arc of said curve a distance of 202.00 feet to its point of tangency; thence North 67°27'23" West, a distance of 81.54 feet to an intersection thereof with the North line of said Tract 1; thence North 88°16'43" East, along the North line of said Tract 1, a distance of 280.58 feet to the point of beginning.

TOGETHER with the land forming the Northerly half of S.W. 160th Street, to the extent that said street abuts the Premises.

BEING the same property shown on the survey of the Premises dated August 18, 1966 prepared by Mueller & Faith, Inc (Job No. 66-3820).

RECEIVED
AUG 18 1968
MUELLER & FAITH, INC.

Initialed by Seller

R.L.A.
ABT

Initialed by Purchaser

GTB
S.M.

KESSLER, MASSEY & BECKERMAN

ATTORNEYS AT LAW
495 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

PHONE 445-7768

~~JOHN~~ ARTHUR MASSEY
STEPHEN F. KESSLER
MIRIAM BECKERMAN

CABLE ADDRESS: KAYEMBEE

August 1, 1968

Letter of Intent

Zoning Appeals Board
Metropolitan Justice Building
Dade County
Miami, Florida

Gentlemen:

We are applying for re-zoning of property which abuts U. S. 1 on the east, consisting of a combined acreage of 24.9 (+ or -) acres. The subject property is bounded on the south by S.W. 164th Street, on the east by S.W. /92nd Avenue, on the north and west by Canal C-100.

Immediately adjacent thereto is the Par-Tee Lounge, South Miami Motors, Ray-Co Pure and V. W. Sales and Service.

The proposed developer of the site, J. C. Penney Company, Inc., conducted an extensive market analysis of the area and finds it well suited for its purposes.

The subject property is ideally situated midway between presently existing shopping facilities, which contain Department stores of a caliber equal to that of the proposed development. In order to fully utilize the subject property, it will be necessary to vacate the presently dedicated portion of S.W. 160th Street which bisects the existing parcel.

Respectfully yours,

KESSLER, MASSEY & BECKERMAN

By: _____

Stephen F. Kessler

dg

RECEIVED
68-499

AUG 13 1968

CITY OF MIAMI BLDG. & ZONING
DEPT.

By: _____

RESOLUTION NO. 4-ZAB-94-68

The following resolution was offered by Mr. H. H. Wood,
seconded by Mrs. Virginia Salley, and upon poll of members present,
the vote was as follows:

Neal Adams	aye	Virginia Salley	aye
Hilton R. Carr, Jr.	nay	Roger Shaw	aye
Gene Flinn	aye	H. H. Wood	aye
William I. Flynn	aye	Andrew Lee	aye
Leonard Levenstein	aye		

WHEREAS, Ashor and Thomson have applied for a district boundary change from
AU (Agricultural) to BU-2 (Special Business), ON the following described property:

The NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; and E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 55 South, Range
40 East; All that certain plot, piece or parcel of land situated in
Sec. 28-55-40, known as Tracts 1 and 2 "East Hill" (PB 46, Pgs. 43); less
and excepting the following described lands: A parcel of land lying in
tracts 1 and 2 of "East Hill" Sub, Sec. 28-55-40 (PB 46, Pgs. 43), said
parcel being more specifically described as follows: Beginning at the
NE corner of said Tract 1, bear S. 3° 07' 43" E. along the E. line of said
Tracts 1 and 2 a distance of 565.81' to the point of curvature of a curve to
the right having a radius of 25'; th. bear in a SW/ly direction along the
arc of said curve and the E. line of said Tract 2 a distance of 23.55' to an
intersection thereof with a curve concave to the NE having a radius of
357.26', a central angle of 42° 42' 02" and a long chord bearing of N. 24°
28' 44" W.; th. bear in a SW/ly direction along the arc of said curve
a distance of 266.25' to the point of tangency; th. N. 3° 07' 43" W. a
distance of 153.07' to the point of curvature of a curve to the left having
a radius of 180'; th. bear in a NW/ly direction along the arc of said curve
a distance of 202' to its point of tangency; th. N. 67° 27' 23" W. a distance
of 81.54' to an intersection thereof with the N. line of said Tract 1; th.
N. 88° 16' 43" E. along the N. line of said Tract 1 a distance of 280.58' to
the FGB. E. side U.S. #1 (St. Rt. #5), between the. SW 158 St. and the.
SW 162 St., Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals
Board was advertised and held, as required by law, and all interested parties
concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter,
it is the opinion of this Board that the requested district boundary change would
be compatible with the neighborhood and area concerned and would not be in
conflict with the principles and intent of the plan for the development of Dade
County, Florida;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals
Board that the requested district boundary change to BU-2 be and the same is
hereby recommended for approval by the Board of County Commissioners of Dade
County, Florida, subject to the following conditions:

28-55-40
IV-29
Item No. 68-499

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That the development be substantially in accordance with the plan submitted, including a decorative wall to be erected 10' in from the South property line and the East property line up to the canal; such wall to be set back a distance of 10' from the property line concerned, such 10' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance.
3. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary notations upon the records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 11th day of December, 1968.

Heard 12/11/68
No. 68-12-45
12/27/68
hf

Perrine-Cutler Ridge Hearing 68-12-46. Resolution 4-ZAB-93-68.
Bank

Chairman Lee: Motion by Mr. Wood for approval, seconded by Mrs. Salley on Number 46. The Building and Zoning Department recommends the alternative, and they want to withdraw the zoning change without prejudice--Number 46.

Unidentified Man: We concur with the recommendations.

Mr. Carr: Just a moment. I don't even know where we are.

Chairman Lee: You are on the right page, Mr. Carr--Number 46, Perrine-Cutler Ridge Bank. The other hearing at the end will be a little lengthy, and I just wanted to be able to let the Cutler Ridge Bank go, since they have no objections, and the recommendations are for approval. So, we want to let them go, so we could have a little more freedom in listening to the other case ahead of it.

Mr. Carr: I agree with your motive, Mr. Chairman. I think your position is well taken. But, I would still like to know where we are. That is the reason I asked the question.

Chairman Lee: 68-12-46, Hilton.

Mr. Carr: Thank you.

Chairman Lee: Okay. Motion was made on 68-12-46 for approval, adopting the recommendations of the Zoning Department, by Mr. Wood, seconded by Mrs. Salley, for approval of the alternative and withdrawal of the proposed district boundary change, without prejudice. Any discussion on the motion? All those opposed signify by raising their right hand. The motion carries nine to zero for approval. Thank you for coming. Now, we can take the case above it with a more clear mind on it, I think.

Whereupon the motion carried by a vote of 9-0.

✓ Achor & Thomson

Hearing 68-12-45. Resolution 4-ZAB-94-68.

Mr. Wood: Mr. Chairman, I would like to at this time offer a motion that this application be approved, subject to the plot use plan approval; and the development to be substantially in accordance with the plans submitted, including a decorative wall to be erected ten feet in from the south property line and the east property line, up to the canal, such wall to be set back a distance of ten feet from the property line concerned; such ten-foot strip to be landscaped and including trees, grass, sprinkler system, with proper maintenance perpetually.

Chairman Lee: Seconded by Mrs. Salley. Discussion on the motion? Call the roll, Frank.

Mr. Richmond: That was the original recommendation, is that correct?

Mr. Wood: yes.

Mr. Carr: My vote reluctantly must be no, in view of the recommendations of both departments.

Mr. Flinn: I would like to pay the attorney for the applicant a compliment for his fine presentation. I am persuaded by his argument, as well as by my colleagues. I will vote yea.

Chairman Lee: Motion carries by a vote of eight to one for approval.

Whereupon the motion carried by a vote of 8-1; Mr. Carr voting against the motion.

Chairman Lee: Time for lunch!

(Whereupon, the meeting adjourned for lunch at 12:50 p.m.)

December 27, 1968

Messrs. Robert L. Achor & George B. Thomson
c/o Kessler, Massey & Beckerman
495 Biltmore Way
Coral Gables, Fla.

RE: Achor and Thomson; request for district boundary change from
AU to MU-2; Sec. 28-55-40.

Enclosed herewith is a copy of Resolution No. 4-ZAB-94-68,
adopted by the Metropolitan Dade County Zoning Appeals Board,
recommending approval of the requested district boundary change
on the subject property.

You are hereby advised that said Zoning Appeals Board recom-
mendation has already been scheduled for final action by the
Board of County Commissioners, as was noted in the courtesy
notice.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT

CCC/ DF
Enc.

Chester C. Czebrinski
Assistant Director

cc: J. C. Fannay Co., Inc.
Attention R.P. Rubenoff

bcc: Hrg. file
Mr. Bryan

RESOLUTION NO. 2-6-69

The following resolution was offered by Commissioner Ben Shepard,
seconded by Commissioner Karl J. Carroll, and upon poll of members present,

the vote was as follows:

Karl J. Carroll	aye	Arthur H. Patten, Jr.	absent
Alexander S. Gordon	nay	Ben Shepard	aye
Harold A. Greene	absent	Earl M. Starnes	aye
R. Hardy Matheson	absent	Chuck Hall	nay
Thomas D. O'Malley	aye		

WHEREAS, Achor and Thomson have applied for a district boundary change from AU (Agricultural) to BU-2 (Special Business), ON the following described property:

The NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$; and E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 65 South, Range 40 East: All that certain plot, piece or parcel of land situated in Sec. 28-55-40, known as Tracts 1 and 2 "East Hill" (PB 46, Pgs. 43); Less and excepting the following described lands: A parcel of land lying in tracts 1 and 2 of "East Hill" Sub, Sec. 28-55-40 (PB 46, Pgs. 43), said parcel being more specifically described as follows: Beginning at the NE corner of said Tract 1, bear S. 3 $^{\circ}$ 07' 43" E. along the E. line of said Tracts 1 and 2 a distance of 565.81' to the point of curvature of a curve to the right having a radius of 25'; th. bear in a SW/ly direction along the arc of said curve and the E. line of said Tract 2 a distance of 23.55' to an intersection thereof with a curve concave to the NE having a radius of 357.26', a central angle of 42 $^{\circ}$ 42' 02" and a long chord bearing of N. 24 $^{\circ}$ 28' 44" W.; th. bear in a NW/ly direction along the arc of said curve a distance of 266.25' to the point of tangency; th. N. 3 $^{\circ}$ 07' 43" W. a distance of 153.07' to the point of curvature of a curve to the left having a radius of 180'; th. bear in a NW/ly direction along the arc of said curve a distance of 202' to its point of tangency; th. N. 67 $^{\circ}$ 27' 23" W. a distance of 81.54' to an intersection thereof with the W. line of said Tract 1; th. N. 88 $^{\circ}$ 16' 43" E. along the N. line of said Tract 1 a distance of 280.58' to the POB. E. side U.S. #1 (St. Rd. #5), between theo. SW 158 St. and theo. SW 182 St., Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, the Zoning Appeals Board was of the opinion that the requested district boundary change, under certain conditions, would be compatible with the neighborhood concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and recommended approval of the same, and

WHEREAS, 15-day notice of the time and place of the meeting of this Board was published, as required by the Zoning Procedure Ordinance, and after reviewing the record and recommendation of the Zoning Appeals Board, and having given an opportunity for interested parties to be heard, and upon considering the record and recommendation of the Zoning Appeals Board and all matters presented at the meeting, it is the opinion of this Board that the requested district boundary change on a modified basis is compatible with the neighborhood concerned

and does not conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change be and the same is hereby approved, and said property is hereby zoned accordingly, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That dedication be provided from the East 35' of the subject property for SW 92 Avenue.
3. That the development be substantially in accordance with the plan submitted, except that a decorative wall be erected 10' in from the South property line and said 10' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance, and including a combination wall and hedge, intermittently at 10' intervals, set in 25' from the East property line up to the canal (60' from center line of SW 92 Avenue), said 25' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance.
4. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Metropolitan Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 9th day of January, 1969.

DADE COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS

E. B. LEATHERMAN, CLERK

BY: EDWARD D. PHELAN
Deputy Clerk

Heard 12/11/68-Hrg. No. 68-12-45
1/21/69
amm

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 2-6-69, adopted by the said Board of County Commissioners at its meeting held on January 9th, 19 69.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 31st day of January, A. D. 19 69.

E. B. LEATHERMAN, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By Julia M. Wright
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

January 21, 1969

Messrs. Robert L. Achor & George B. Thomson
c/o Kessler, Massey & Beckerman
495 Biltmore Way
Coral Gables, Florida

RE: Achor and Thomson; request for district boundary change from
AU to BU-2; Sec. 28-55-40. Hrg. 68-12-45-E. side of U.S.#1 (St.
Rd. #5) between theo. SW 158 St., and theo. SW 162 St.

Gentlemen:

Enclosed herewith is a copy of Resolution No. 2-6-69, adopted
by the Board of County Commissioners, Dade County, Florida, on
January 9, 1969, approving a district boundary change to BU-2
on the above described property.

Please note the conditions under which said approval was
granted, inasmuch as strict compliance therewith will be re-
quired. The required plot use plan should be submitted to this
office in triplicate for approval before any detailed plans are
prepared, inasmuch as building permits will not be issued prior
to the approval of said plan.

Very truly yours,

Chester C. Czebriuski
Assistant Director

CCC/amm
Enclosure

cc: J. C. Penny Co., Inc.
Attn: R. P. Rubenoff
Suit 501
615 Peachtree
N. E. Atlanta, Georgia

copy of resolution sent to:
Public Works Department, Dir.

6. Achor and Thomson

- - B-6 = 69

QUESTION:

Uphold 2AB and approve subj. to conditions

ROLL CALL	Yes	No	Absent	Abstain	REMARKS
CARROLL	X				
GORDON		X			
GREENE			X		
MATHESON			X		
O'MALLEY	X				
PATTEN			X		
SHEPARD	X				
STARNES	X				
HALL		X			
DATE: JAN 9 1969	4	2	3	0	

12/30

METROPOLITAN DADE COUNTY
ZONING APPEALS BOARD

DATE: 12/11/68

RESOLUTION NO. 4-ZAB-94-68

HEARING NO. 68-12-45

Name of Applicant: Carlton Thomson

Decision: Approved as per zoning
Director's recommendation
and per December 3rd

	YES	NO	ABSTAIN	ABSENT
Neal Adams	✓			
Hilton R. Carr, Jr.		✓		
Gene Flinn	✓			
William L. Flynn	✓			
Leonard Levenstein	✓			
Virginia Salley	✓			
Roger Shaw	✓			
H. H. Wood	✓			
ANDREW LEE	✓			

8 /

ZONING DIRECTOR'S WRITTEN RECOMMENDATION

DATE: December 5, 1968
HEARING NO.: 63-12-45 (REVISED RECOMMENDATION)
APPLICANT: Anchor and Thomson

Recommendation of the Zoning Director is for:

Application should be denied. There are several tracts on U.S. 441 (East side) already zoned and of sufficient size to support the intended use, and the subject property should be zoned for low density residential in accordance with the general land use master plan.

cc: Director
Planning Department

123.05-6

JF


R. F. Cook, Director
METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

ZONING DIRECTOR'S WRITTEN RECOMMENDATION

DATE: December 3, 1953

HEARING NO.: 68-12-45

APPLICANT: Achor and Thomson

Recommendation of the Zoning Director is for:

Application should be approved, subject to plot use approval and the development to be substantially in accordance with the plan submitted, including a decorative wall to be erected 10' in from the South property and the East property line up to the canal; such wall to be set back a distance of 10' from the property line concerned, such 10' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance.

cc: Director
Planning Department

123.05-6

hf



R. F. Cook, Director
METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE ZONING APPEALS BOARD

To: Members, Zoning Appeals Board Date: December 2, 1968
From: Reginald R. Walters, Director Subject: ZAB Hearing Item #68-12-45
Planning Department Section 28-55-40

Reginald R. Walters

REQUEST:

AU to EU-2

RECOMMENDATION:

The Planning Department recommends this zone change be denied. Any change from the present agricultural classification on this property should be to low-density residential, the use which has been specified by Dade County's General Land Use Master Plan. Business zoning for this large tract would represent an unwarranted intrusion into a developing residential area and would be incompatible with both existing and planned development.

We have stressed before that it is not inevitable that all frontage on South Dixie Highway be zoned and developed for business use. This is a case in point. Across the highway is open space, developed as a golf course. If this subject parcel were developed properly in residential use with a buffer strip and marginal access road parallel to U. S. 1, it would match the other side in open character and provide relief from the almost constant commercial strip development between Coral Gables and Perrine. That it is feasible to put low and medium density residential uses on U. S. 1 is shown by the Bay Heights and Silver Sluff areas in Miami and by some of the highway frontage in Coral Gables.

There exists much vacant and undeveloped land still under AU zoning around this parcel. To permit this rezoning will be to encourage improper development of the entire area to the detriment of existing residential uses. We have only to recall the development of the Jefferson Store center across the highway farther north and the rash of rezoning requests and other problems it is still causing.

Finally, there is vacant land in some large tracts on U. S. 1 both south and north of this property which is already suitably zoned and in need of development. These discount stores should be in regional centers, or at least closer together, rather than being strung out at intervals along a congested, overburdened highway.

RRW/CLC/DC:ja

cc: Mr. R. F. Cook, Director
Building and Zoning Department

Mr. R. F. Cook

- 2 -

November 26, 1968

Hearing No. 68-12-34 - KEN HOLLY

The owner of this lot should be advised that he will need to create these lots by the waiver of plat process before any further building permits are issued.

Hearing No. 68-12-35 - GUARANTY BANK OF MIAMI

Dedication of the North 25 feet for S.W. 40th Street.

Hearing No. 68-12-36 - C. V. Viles

The construction of sidewalks is required on S.W. 72nd Street.

Hearing No. 68-12-37 - HENRY PREBLANCA

Dedication of the North 40 feet for S.W. 72nd Street. We will also require the construction of sidewalks on S.W. 72nd Street. Approximately .3 acre of this property lies within the proposed South Dade Expressway.

Hearing No. 68-12-38 - PARIS HOMES, INC.

The dedication of the North 25 feet for S.W. 98th Street, the South 25 feet for S.W. 100th Street and a 70' wide right of way for S.W. 72nd Avenue.

Hearing No. 68-12-39 - OLGA THOMAS, ET AL

The construction of sidewalks is required on S.W. 98th Street and on Kendall Avenue.

Hearing No. 68-12-45 - ACHOK AND THOMPSON

Dedication and improvement of the East 35 feet for S.W. 92nd Avenue.

Hearing No. 68-12-46 - FERRINE CUTLER RIDGE BANK

The construction of sidewalks is required on S.W. 180th Street.

Hearing No. 68-12-47 - FREDERICK MOOS

Dedication and improvement, including sidewalks of the South 25 feet for S.W. 174th Street and the East 25 feet for S.W. 94th Avenue. We will also require the construction of a 20-foot wide pavement for S.W. 95th Avenue and sidewalks on S.W. 95th Avenue.

Hearing No. 68-12-50 - FLORIDA POWER & LIGHT COMPANY

Dedication of the North 40 feet for S.W. 184th Street, the East 40 feet for S.W. 107th Avenue and the South 35 feet for Quail Roost Drive. We also recommend that the variance to permit backing onto Quail Roost Drive be denied.

Hearing No. 68-12-54 - AUSTIN E. SMITH

Dedication and improvement of the North 25 feet for S.W. 286th Street and the East 25 feet for S.W. 149th Avenue.

Hearing No. 68-12-55 - EDWARD McBRIDE, ET AL

Dedication of the East 40 feet for S.W. 167th Avenue.

EH:JA:lsk

cc: Mr. C. L. Crumpton
Mr. Frank Richmond, Jr.
Mr. F. D. R. Park
Mr. George James
Mr. J. Quian
Mr. J. Heidt

HISTORY

ROBERT L. ACKER and GEORGE B. THOMSON 68-499 - E/O JUS#1 bear Hous 158 St and Utes SW 107 St

YEAR NAME NUMBER REQUEST LOCATION DECISION ZB ZAB CC

1. 1967 George B. Thomson r/c withdrawal w/o/p

2.

3.

4.

5.

6.

7.

8.

9.

10.

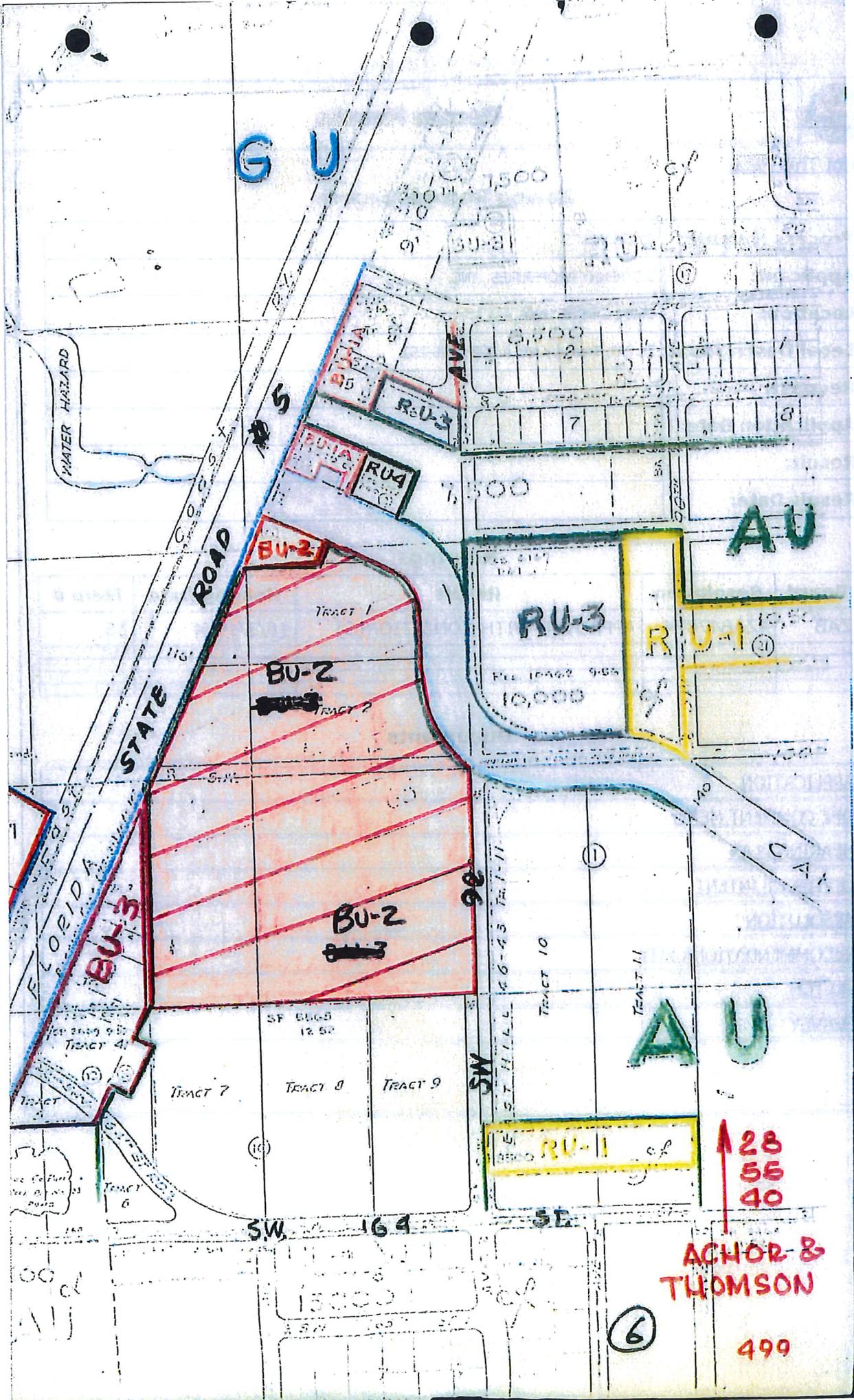
11.

12.

CURRENT HEARINGS

PROTESTS

WAIVERS



GU

AU

AU

BU-3

BU-2

BU-2

BU-2

RU-3

RU-1

RU-1

28
56
40

ANCHOR & THOMSON

499

6

WATER HAZARD

FLORIDA STATE ROAD

1500

6,000

7,500

10,000

SW HILL ST

SW 164 SE

SW 164

SF 5665
12.50

TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRACT 11

00 of
AU

15000



Record Results

[Print This Page](#)

Zoning Records Search

Process Number:	Z1974000375
Applicant:	J.C. PENNY PROPERTIES , INC.
Location:	16051 S DIXIE HWY
Legal Description:	Tr. "A", Treasury sub.# 5023. (95-25).
Request:	
Application Date:	
Result:	
Result Date:	

Hearings

Board	Resolution	Result	Hearing Date	Item #
ZAB	4ZAB47874	APPROVED WITH CONDITION(S)	10/3/1974	55

Documents

APPLICATION
DPZ COMMENT MEMO
HEARING PLAN
LETTER OF INTENT
RESOLUTION
RECOMMENDATIONS-KITS
SKETCH
SURVEY

October 17, 1974

J.C. Fenney Properties, Inc.
1301 Avenue of the Americas
New York City, N.Y.

RE: Request for Zoning Regulations.
HEARING NO. 74-10-23

Enclosed herewith is a copy of Resolution No. 4-ZAB-478-74,
adopted by the Metropolitan Dade County Zoning Appeals Board,
approving your application concerning the above subject matter.

If said approval was with conditions, please note same carefully
inasmuch as strict compliance therewith will be required.

You are hereby advised that the decision of the Zoning Appeals
Board may be appealed by an aggrieved party (within 14 days) or
by the Directors of the Dade County Building and Zoning Department
and Planning Department (within 18 days), as has been provided in
Chapter 33-313 of the Code of Metropolitan Dade County, Florida;
and that no permits or Certificate of Use and Occupancy can be
issued until the appeal periods have expired, and only if no appeal
has been filed. Application for necessary permits should be made
with this department. The appeal period commences to run two days
after the adoption date of the Resolution.

Very truly yours,

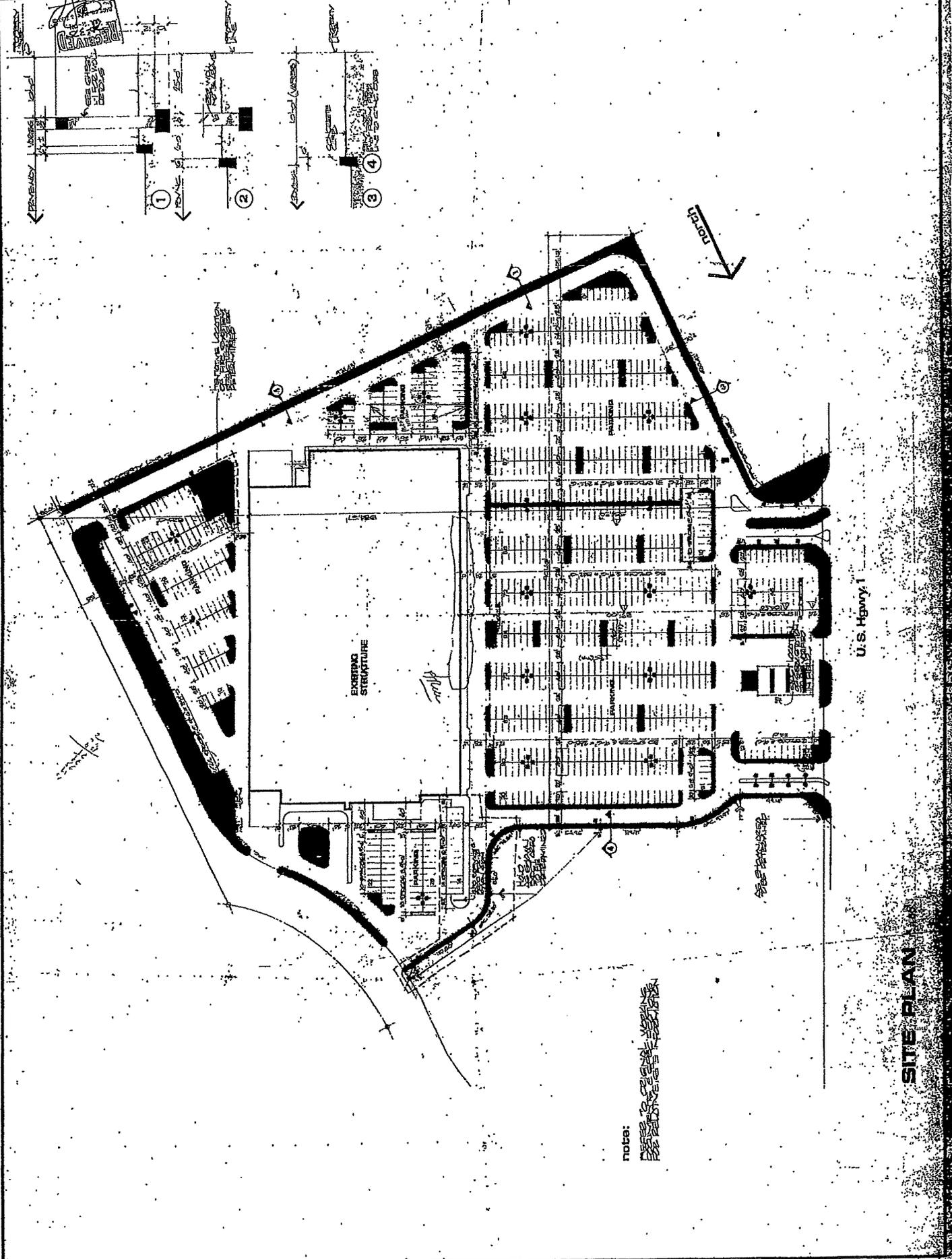
METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT

Chester C. Czebrinski
Assistant Director

CCC: ns

Enclosure

Hearing File
Agnes Fyles



U.S. Hwy. 1

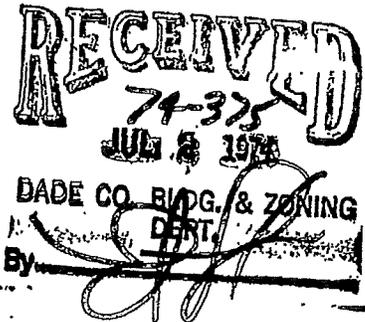
notes:
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SITE PLAN

JCPenney

June 25, 1974

Metropolitan Dade County
Zoning Appeals Board
1351 N. W. 12th Street
Miami, Florida 33125



Re: The Treasury Store #5023
16051 South Federal Highway

Gentlemen:

Application is hereby made for a variance of the zoning regulations requiring all business to be conducted from within an enclosed building. Specifically, waiver is hereby sought to permit the sale of goods from the sidewalk in front of and immediately adjacent to the Treasury Store at 16051 South Federal Highway.

This store is located on a parcel of land consisting of 18.22 acres, the main entrance of which store is approximately 575 feet from South Federal Highway.

If the variance is granted, it is the intention of the Treasury Store to use sidewalk area approximately 30' x 150' within the proximity of the front (main) store entrance for the sale of general merchandise. This area will be located under an existing permanent canopy.

Approximately four times each year, generally coinciding with major holidays, e.g. Fourth of July, Labor Day, Memorial Day, the store conducts large promotional sales. It is during these promotions that the store wishes to make adequate use of the available facilities in order to produce a maximum return on the investment in the land and buildings by means of increased sales. In most of the aforementioned instances, the promotion lasts for two days, viz. Saturday and Sunday.

The location of the store and the size of the parcel indicate that a use variance of this nature will not have any effect on adjoining parcels or uses thereof.

In view of the foregoing, we respectfully request that the aforementioned zoning variance be granted.

Very truly yours,

J. C. PENNEY COMPANY, INC.

[Signature]
Vice President



RESOLUTION NO. 4-248-478-74

The following resolution was offered by Mrs. Thelma Dunwood, seconded by Mr. Miguel Suarez, and upon poll of members present, the vote was as follows:

Emory Brown	aye	Joe E. Moffat	aye
Thelma Dunwood	aye	Carl W. Shatta	aye
Robert S. Kaufman	aye	Miguel Suarez	aye
Edward G. Coll, Jr.	aye		

WHELAN, J.C. PARTY FURNITURE, INC. have applied for the following requests:
VARIANCE of Zoning Regulations requiring all sales to be conducted from within an approved building; to waive same to permit outdoor sales, under existing canopy located at the front entrance area, on holidays during the year.

SUBJECT PROPERTY: Tract A of the **WHELAN SUBDIVISION** No. 5093, Plat Book 97, Page 23.

LOCATION: 16091 South Belmont Highway (So. Main Highway), **DADE COUNTY, FLORIDA.**

WHELAN, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHELAN, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested Variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Ordinance; subject to conditions;

NOW THEREFORE it is **RESOLVED** by the Metropolitan Dade County Zoning Appeals Board that the requested variance be and the same is hereby approved, subject to the following conditions:

1. That only dry good type merchandise be permitted in the outdoor sales.
2. That the outdoor sales be limited to a two-day period, four times a year, and that the sales be limited to the day preceding and the day of the following holidays: Washington Birthday, Fourth of July, Labor Day, Memorial Day (a total of eight days a year only).

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 3rd day of October, 1974.

Heard 10/3/74
No. 74-10-23
10/27/74
m

J. C. PENNEY PROPERTIES, INC.

Hearing No. 74-10-23
RESOLUTION NO. 4-ZAB-478-74

Chairman Coll: I think we have had enough discussion. The Chair will entertain a motion.

Mrs. Damewood: I move to grant the request and give them the right to have these sales.

Chairman Coll: That's the day before and the day of the holiday as specified in the planning director's recommendation. Motion by Mrs. Damewood, seconded by Mr. Suarez. That the application is to be approved to the extent that the outdoor sales is to be permitted on four holidays, the Fourth of July, Labor Day, Memorial Day and Washington's Birthday. Such sales is to commence the day before and to conclude on the day of the holiday. Any discussions? Call the roll, please. Voting: Mr. Moffat: No, because there is no hardship cited; Mr. Rhett, excused; Mr. Suarez, yes; Mrs. Brown, no; Mrs. Damewood, Yes, because I feel that we should do all that we can to help the economy and I think the store needs that help and we should give it to them.; Mr. Kaufman, excused. Chairman Coll: Yes, I think these are common in South Florida. I think only four times a year is not going to create any hardship. I am sure if it's not in good taste, we'll hear about it. The motion for approval carries 3 to 2.

24

METROPOLITAN DADE COUNTY
ZONING APPEALS BOARD

DATE October 3, 1974
RESOLUTION NO. 4-2APB-478-74
HEARING NO. 74-10-23
NAME OF APPLICANT J.C. Penny Properties, Inc.
DECISION _____

Approved
Outdoor Sales 4 times a year
Fourth of July day before
day of the holiday
Labor Day
Memorial Day - 3-2
Thanksgiving Day

	YES	NO	ABSTAIN	ABSENT
NANCY BROWN		✓		
THELMA DAMEWOOD	M✓			
ASPEE IRANI				✓
ROBERT S. KAUFMAN				Exc
JOE H. MOFFAT		✓		
CARL W. RHETTA				Exc.
MIGUEL SUAREZ	S✓			
FILBERT R. VERRI				✓
EDWARD G. COLL, JR.	V			

MS

ZONING DIRECTOR'S WRITTEN RECOMMENDATION

DATE: September 27, 1974
HEARING NO.: 74-10-23
APPLICANT: J.C. PENNY PROPERTIES, INC.
28-55-40

Recommendation of the Zoning Director is for:

REQUEST: Variance of Zoning Regulations requiring all uses to be conducted from within an approved building to permit outdoor sales, under existing canopy.

Application should be denied.

There is no legal justification to warrant approval of the requested variance. If a major department store, such as the applicant, is permitted outdoor display and sales, other stores likewise would be entitled to the same and this could lead to breakdown of the zoning regulations to the detriment of the surrounding neighborhoods. In short, to grant this variance, for which no justifiable zoning hardship exists, could lead to outdoor, open lot display and sales of all kinds of merchandise and products when the regulations rightfully state that all merchandise and products must be stored, displayed, and sold from an approved enclosed building.

ng

cc: Director
Planning Department

123.05-6



R. F. Cook, Director
METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE ZONING APPEALS BOARD

TO: Members, Zoning Appeals Board

DATE: October 3, 1974

FROM: *Ronald H. Walters*
Ronald H. Walters, Director
Planning Department

SUBJECT: ZAB Hearing Item #74-10-23
J.C. Penny Properties, Inc
Section: 28-55-40

REQUEST: Variance of Zoning Regulations requiring all uses to be conducted from within an approved building; to waive same to permit outdoor sales, under existing canopy.

RECOMMENDATION:

Conditional Approval. The Applicant is requesting permission to sell goods from the sidewalk in front of and immediately adjacent to the Treasury Store at 16051 South Federal Highway. This sales area will be located under an existing, permanent canopy. The Applicant proposes to conduct the aforementioned sidewalk-sale approximately four times a year, usually in conjunction with a holiday weekend for two-day periods.

Staff does not find anything objectionable in this proposal. However, the word approximate is too vague and would open the door to abuses and cause enforcement problems for the Building and Zoning Department. Consequently, it is recommended that permission be given for only four (4) days per calendar year and Staff suggests: Fourth of July, Labor Day, Memorial Day and Washington's Birthday.

This method of selling has been established in that many open-air sales areas exist as part of major department stores in the County, therefore a precedence for this type of sales area has already been established. Also, the Applicant is requesting the use for short, infrequent periods of time during the year. It is recommended approval be granted this variance subject to the above condition.

RRW: WFG: DPA: EES/na
cc: Mr. Robert F. Cook, Director
Building and Zoning Department

#23

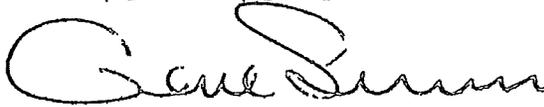
MEMORANDUM

107.07-17 A

TO Mr. Robert F. Cook, Director
Building & Zoning Department

DATE September 24, 1974

FROM



Eugene L. Simm, Director
Department of Traffic & Transportation

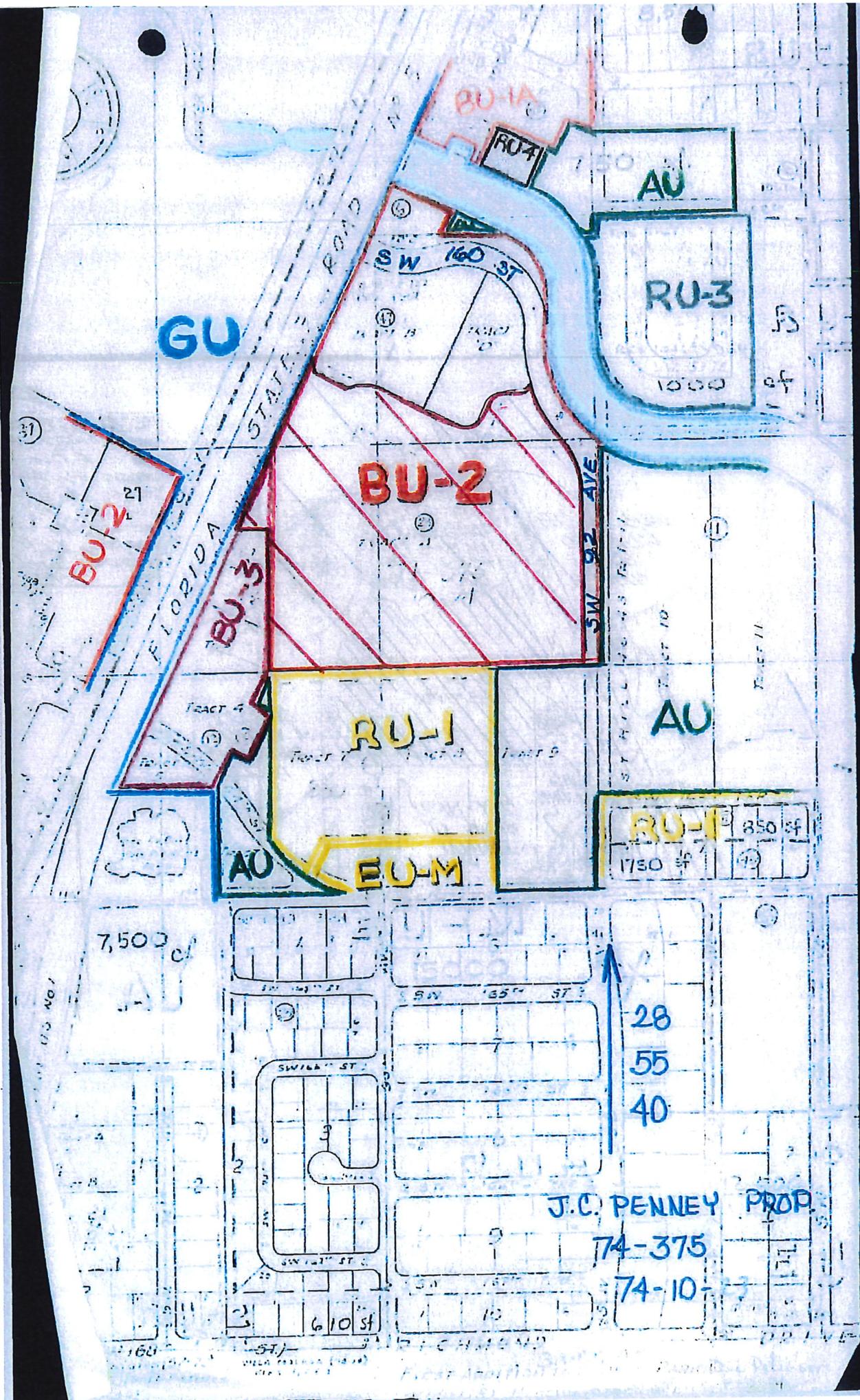
SUBJECT P.H. #74-375

Applicant: J.C. Penney Properties
Location: 16051 S. Federal Highway
(So. Dixie Highway)
Section: 28-55-40

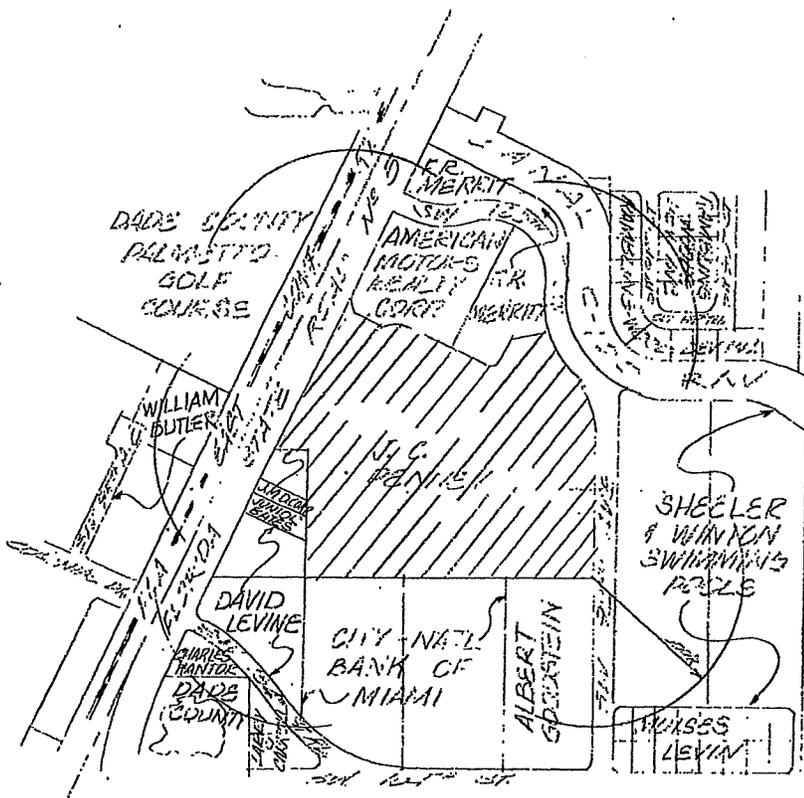
The D.O.T.T. has no objection to granting a Variance of zoning regulations to permit outdoor holiday sales under this store's existing canopy located at the front entrance area.

ELS/VM/jt

cc: Russell Kelly, Public Works Dept.
Dennis Crowley, Planning Dept.
Kevin MacNaughton, D.O.T.T.



23



SEC 29	100 50	12
SUBD	TRACT A	
Cost	\$ 1300	
APPLICANT	A. L. PENNIE	
PLAT NO.	20 50 20	
FILED DATE	OCT. 14	
ITEM NO.	13 50	
DRAFTSMAN	RAW	
CHECKED BY	T. J.	
SCALE	1/4" = 10'	





Record Results

[Print This Page](#)

Zoning Records Search

Process Number:	Z1991000290
Applicant:	CONTINENTAL FLORIDA PARTNERS, LTD.
Location:	16051 S DIXIE HWY
Legal Description:	Tr. "A" Treasury sub. 5023, (95-25).
Request:	
Application Date:	
Result:	
Result Date:	

Hearings

Board	Resolution	Result	Hearing Date	Item #
ZAB	4ZAB22991	APPROVED	9/4/1991	108

Documents

APPLICATION
HEARING PLAN
LTRS OF INTENT-SCHOOL-SUBSTCOMPLIANCE
RESOLUTION
RECOMMENDATIONS-KITS
RESOLUTION HISTORY
SURVEY

METROPOLITAN DADE COUNTY
**PLEASE FURNISH
FOLIO NUMBER**

30 5028-025 0010

RECEIVED
91-290

MAY 7 1991

ZONING HEARING SECTION
DADE CO. BLDG. & ZONING DEPT.

BY WJH/AN
Date Received Stamp
X91083774

Sec. 28 Twp. 55 Rge. 40

PLEASE TYPE OR PRINT LEGIBLY, IN INK, ALL INFORMATION ON APPLICATION.

1. Name of Applicant Continental Florida Partners, Ltd.

- a. if applicant is owner, give name exactly as recorded on deed.
- b. if applicant is lessee, attach copy of lease and Owner's Sworn-to-Consent form.
- c. if applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

Mailing Address c/o Continental Florida Realty Corporation
555 Madison Avenue, 5th Floor

City New York State New York Zip 10022

Tel. # (during working hours) (212) 752-4000

2. Name of Property Owner SAME AS ABOVE

Mailing Address _____

City _____ State _____ Zip _____

Tel. # (during working hours) _____

3. Contact Person Robert Malagon - Construction Manager
Burger King Corporation

Mailing Address 17777 Old Cutler Road

City Miami State FL Zip 33157

Tel. # (during working hours) (305) 378-7404

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION.

- a. if subdivided, provide lot, block, complete name of subdivision, plat book and page number.
- b. if metes and bounds description, provide complete description, including section, township and range.
- c. submit six (6) copies of a survey, if property is odd-shaped (1" to 300' scale).
- d. if separate requests apply to different areas, provide the legal description of each area covered by a separate request.

See "Schedule A"

TRACT "A" OF TREASURY SUBD.- NO. 5023, PB 95/25

Research indicates above legal is correct
for this application

5. Address or location of subject property: East side of U.S. 1 (South
Dixie Highway), Approximately 327' South of S.W. 158 Lane ¹⁶⁰⁵¹

6. Size of property: _____ ft. X _____ ft. Acres 18.23 acres

7. Date subject property acquired (X) or leased () 1st day of October, 19 86. Term of lease _____ years/months.

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property.

NO

9. Is there an option to purchase () or lease (x) the subject property or property contiguous thereto? (x) yes or () no

If yes, who are the potential purchasers or lessees?

Burger King Corporation

10. Present zoning classification(s): BU-2

11. REQUEST COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided.

- () District Boundary Change (s):
Zone classifications requested _____
- () Unusual Use _____
- () Use Variance _____
- (x) Non-Use Variance to allow 3rd detached sign and landscaping variance
- () Special Exception _____
- () Modification of previous resolution, plan _____

12. Has a public hearing been held on this property within the last year?

If yes, applicant's name NO

Date of hearing _____

Nature of hearing _____

Decision of hearing _____

Resolution # _____

13. Is this hearing being requested as a result of a violation notice?

() yes (x) no

If yes, give name to whom violation notice was served

Nature of violation _____

14. Are there any existing structures on the property? (x) yes () no

If yes, briefly describe Shopping Center

15. Is there any existing use on the property? (x) yes () no

If yes, what is the use and when was it established? Use Shopping Center
Established Early 1970s

I, _____, being first duly sworn, depose and say that I am the owner/tenant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Signature

Sworn to and subscribed to before me
this _____ day of _____, 19 ____.

Notary Public

Commission Expires: _____

CORPORATION AFFIDAVIT

We, _____, being first duly sworn depose and say that we are the President/Vice-President, and Secretary/Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before a hearing can be advertised.

President's Signature (Corp. Seal)

ATTEST:

Secretary's Signature

Sworn to and subscribed to before me
this _____ day of _____, 19 ____.

Notary Public

Commission Expires _____

PARTNERSHIP AFFIDAVIT

We, the undersigned, being first duly sworn depose and say that we are partners of the herein after named partnership, and as such, have been authorized to file this application for a public hearing; that all answers to the questions in said application and all sketches, data, and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said partnership is the owner/tenant of the property described herein which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before a hearing can be advertised.

CONTINENTAL FLORIDA PARTNERS, LIMITED
(Name of Partnership)

CONTINENTAL FLORIDA REALTY COOP, CA

By _____ X

By Emmanuel Boyer, Pres. X

By _____ X

By _____ X

Sworn to and subscribed to before me
this 2nd day of May, 19 91.

Sharon Omerik
Notary Public

Commission Expires _____
Public/State of New York

Qualified in New York County
Commission Expires Jan: 27, 19.23

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am _____ and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached and made a part of this application are honest and true to the the best of my knowledge and belief. I understand this application must be complete and accurate before a hearing can be advertised.

Signature

Sworn to and subscribed to before me
this _____ day of _____, 19 ____.

Notary Public

Commission Expires _____

SCHEDULE A

PARCEL "FIRST"

begin at the Northeast corner of Tract 3 of EAST HILL according to the Plat thereof, as recorded in Plat Book 46, at Page 43, of the Public Records of Dade County, Florida; thence South 01 degrees 20 minutes 53 seconds East along the East line of said Tract 3 a distance of 202.48 feet; thence South 88 degrees 39 minutes 07 seconds West a distance of 115.69 feet, more or less, to a point on the Westerly boundary line of said Tract 3, the same being a point on the Southeasterly right of way line of Florida State Road No. 5 (U.S. Highway No. 1); thence North 24 degrees 14 minutes 15 seconds East along the Westerly boundary line of said Tract 3 and being along the Southeasterly right of way line of Florida State Road No. 5 (U.S. Highway No. 1) a distance of 208.81 feet to the beginning of a tangential circular curve to the Southeast having a radius of 25 feet through a central angle of 65 degrees 45 minutes 45 seconds for an arc distance of 28.694 feet to the end of said curve; thence due East along the North line of said Tract 3, a distance of 2.42 feet to the Point of Beginning.

PARCEL "SECOND"

Tract A of the THE TREASURY SUBDIVISION - No. 5023, according to the Plat thereof, as recorded on March 15, 1973 in Plat Book 95, at Page 25, as Clerk's File No. 73R-62229, of the Public Records of Dade County, Florida, less and excepting the Parcel First described above.

Date: _____

Public Hearing No: _____

I hereby acknowledge that I am aware that the Department of Environmental Resources Management (DERM), the Public Works Department, and other County agencies review zoning applications and proffer comments that may affect their scheduling and outcome. These comments sometimes include requirements for an additional public hearing before the Environmental Quality Control Board, or other County Boards, and/or the prior preparation and execution of agreements to run with the land which are recorded. In addition to these agencies, I also understand that the South Florida Building Code may contain requirements that affect my ability to obtain a building permit (Building and Zoning Department 10th Floor) for my project, even if my zoning application is approved at public hearing. Contact with the above mentioned agencies is advised during the hearing process. Further, I understand that the cases of Machado v. Musgrove and McGaw v. Metropolitan Dade County may affect my public hearing application. I acknowledge receipt of copies of these cases for my reference.

CONTINENTAL FLORIDA PARTNERS, LIMITED

By: CONTINENTAL FLORIDA REALTY CORP.,
SA

By: Emmanuel O. Merkin, Pres
(Signature)

Notary: Sworn to and subscribed before me this

2nd day of May 1991.

Sharon O. Merkin
Notary Public - State of ~~Florida~~ New York

My Commission expires 1/27/93

SHARON O. MERKIN
Notary Public, State of New York
No. 4946266
Qualified in New York County
Commission Expires Jan. 27, 1993

DISCLOSURE OF INTEREST*

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

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
GRAMET TWO CORPORATION	100%
Pillsbury Center	
200 South Sixth Street	
Minneapolis, MN 55402	

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

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

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

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

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

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

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

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

BURGER KING CORPORATION

Signature: Eugene Feola
(Applicant) Eugene Feola, Vice President
and Assistant General Counsel

Sworn to and subscribed before me,

this 14th day of August, 1991

(SEAL)

Russ B. Wilson
Notary Public, State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR. 16, 1994
BONDED THRU GENERAL INS. UND.

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

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

555 Madison Avenue
5th Floor
New York, NY 10022

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
G.P. Continental Florida Realty Corporation	1%
L.P. Emanuel Orgonek	71%
L.P. Manuel E. Tayko	9%
L.P. Nelinda Flueckiger	5%
L.P. Milton Flueckiger	5%
L.P. Gerald N. Schaffer	5%
L.P. Chahee Chai	2%
L.P. Hilda Pflanzner	1%
L.P. Robert S. Grossman	1%

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

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

CONTINENTAL FLORIDA PARTNERS, LTD.

By: CONTINENTAL FLORIDA REALTY CORPORATION, G.P.

Signature: Emanuel Organeck
(Applicant) Emanuel Organeck, President

Sworn to and subscribed before me,
this 2nd day of May, 1991

(SEAL)

Sharon O Merkin
Notary Public, State of Florida at Large

My Commission Expires:

SHARON O. MERKIN
Notary Public, State of New York
No. 4848288
Qualified In New York County
Commission Expires Jan. 27, 1993

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

Fine Jacobson Schwartz Nash Block & England

100 Southeast 2nd Street
Miami, Florida 33131-2130
(305) 577-4000
Fax (305) 577-4088

June 27, 1991

RECEIVED
91-290
JUN 27 1991

HAND DELIVERY

Mr. Bill Harrington
Dade County Building and Zoning
Department
111 N.W. 1st Street
11th Floor
Miami, FL 33128

ZONING HEARING SECTION
DADE CO. BLDG. & ZONING DEPT.
BY *WJH*

Re: Continental Florida Partners Ltd.
Hearing Application #91-290

Dear Bill:

Pursuant to our discussions on June 25, 1991 and my subsequent review, please change the legal description for the above styled application to the following:

Tract A, The Treasury Subdivision -
Number 5023, Plat Book 95, Page 25 of
the Public Records of Dade County,
Florida.

The site plan and computations thereon already submitted are consistent with this legal description. No changes to the property owner radius notice requirements occur due to this modification.

Thank you for pointing out this matter in the application.

Very truly yours,



Jerry B. Proctor, AICP
Land Use Administrator

JBP:spm
cc: Stanley B. Price, Esq.
Bob Malagon
Sharon Merkin
Alberto Torres
1LT0626JBP.91
66389.0026

Barnett Bank Plaza - Suite 1100
One East Broward Boulevard
Ft. Lauderdale, Florida 33301-1880
(305) 462-2800
Fax (305) 527-8747

First Florida Bank Tower
215 South Monroe Street - Suite 804
Tallahassee, Florida 32301-1859
(904) 222-7000
Fax (904) 681-8651

Dr. Carlos Bonzon
June 18, 1991
Page Two

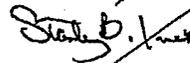
The new plans also illustrate the size and species of the on-site landscaping. The parent shopping center is about 20 years old, and the existing landscaping has been well maintained with good growth over the years. We feel that these conditions and Burger King's provision of 20% landscaping on its out-parcel merit favorable consideration of the landscaping variance.

With respect to the requested detached sign for Burger King, the two existing commercial signs are the Home Depot-Marshall's- Service Merchandise-Enterprise sign noted on the site plan and the Eagle-AMC sign to the north. Since that northern parcel was part of the original BU-2 rezoned property, it must be considered via the Zoning Code when computing signage allowances. However, it is now recognized that the northerly auto dealer parcel is owned and functions independently from the remaining 18.2 acre shopping center, and is separated from the same by SW 160 Street. The main identification sign on the center property is 242.25 square feet in size.

When combined with our 76.3 square foot requested sign for Burger King, the remaining larger-than-norm shopping center parcel would still contain less than the cumulative 400 square feet prescribed by Code for two detached signs.

Thank you for considering these factors in evaluating our application.

Very truly yours,



Stanley B. Price

SBP:spm
cc: Bob Malagon
Rey Villar
Greg Adkins

encl.
1LT0612SBP.91
66389.0026

Fine Jacobson Schwartz Nash Block & England

100 Southeast 2nd Street
Miami, Florida 33131-2130
(305) 577-4000
Fax (305) 577-4088

June 18, 1991

RECEIVED
91-290
JUN 24 1991

ZONING HEARING SECTION
DADE CO. BLDG. & ZONING DEPT.
[Signature]

REVISED LETTER OF INTENT

HAND DELIVERY

Dr. Carlos Bonzon
Director
Dade County Building and Zoning Department
11th Floor
111 N.W. 1st Street
Miami, FL 33128

Re: Zoning Hearing Application #91-290
Continental Florida Partners, Ltd.

Dear Dr. Bonzon:

Pursuant to your Department's rules and regulations, this represents a revised letter of intent for the abovementioned zoning application.

Pursuant to internal discussions and meetings with Rey Villar of your staff, the applicants have revised the site plans filed in conjunction with this application, to reflect the following:

- (1) Both the existing shopping center and proposed Burger King facility are shown on one site plan, with a more illustrative Burger King plan also revised and attached.
- (2) The landscaping total has been clarified and is now 12.4% (14% required) for the overall center.
- (3) The previously requested setback variance for the Burger King sign has been eliminated by moving the sign eastward.

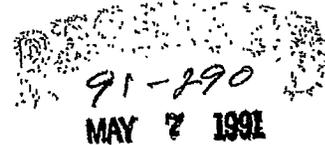
Barnett Bank Plaza • Suite 1100
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Fax (904) 681-6651

Fine Jacobson Schwartz Nash Block & England

100 Southeast 2nd Street
Miami, Florida 33131-2130
(305) 577-4000
Fax (305) 577-4088

May 6, 1991



Dr. Carlos Bonzon
Director
Dade County Building and Zoning
Department
111 N.W. 1st Street
11th Floor
Miami, FL 33128

ZONING HEARING SECTION
DADE COUNTY BUILDING & ZONING DEPT.
MAY 7 1991

**Re: Zoning Hearing Application
Continental Florida Partners, Ltd.**

Dear Dr. Bonzon:

Pursuant to your Department's rules and regulations, this represents a supplemental letter of intent for the abovementioned zoning hearing application.

Continental Florida Partners, Ltd. owns a long-standing, successful 18.2 acre shopping center in South Dade County which includes Home Depot, Marshall's, and Service Merchandise outlets. They seek to expand the center with the addition of a Burger King out-parcel along the South Dixie Highway frontage. This addition creates three non-use variances: (1) An overall shopping center landscaping total of 12.45% where 14% is now required; (2) A third detached sign for the benefit of Burger King where two detached signs are permitted and exist (Home Depot-Marshall's-Service Merchandise sign and Eagle/AMC sign for car dealership to the north); and (3) Said sign to setback six inches from the right-of-way of South Dixie Highway where 10.25' is required.

With respect to the landscaping variance, please note that Burger King is providing 20% landscaping on its out-parcel of approximately one-half acre, thereby adding significant green space to the Dixie Highway corridor and increasing the shopping

Barnett Bank Plaza - Suite 1100
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Ft. Lauderdale, Florida 33301-1880
(305) 462-2800
Fax (305) 527-8747

First Florida Bank Tower
215 South Monroe Street - Suite 804
Tallahassee, Florida 32301-1859
(904) 222-7000
Fax (904) 681-6851

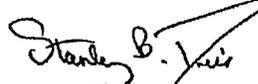
Dr. Carlos Bonzon
May 6, 1991
Page Two

center's existing non-conforming total of 12.03% of landscaped open space.

The signage request is a normal feature in the South Florida streetscape and the requested size of 8'2 11/16" x 9'4 9/16" and 20' high is of a lower scale than most detached signs in the vicinity. In addition, any "domino effect" on future signage in the area is reduced due to the built-out nature of this shopping center and the large recreation area to the west across South Dixie Highway (Dade County golf course). The low scale of the sign as described above also merits its placement closer than required to the right-of-way line.

Thank you for your consideration of this application.

Very truly yours,


Stanley B. Price

SBP:spm
cc: Bob Malagon- Burger King
encl.
4LT0506SBP.91
99997.0153

RESOLUTION NO. 4-ZAB-229-91

The following resolution was offered by Jose A. Losa seconded by William Losner and upon poll of members present, the vote was as follows:

Humberto Amaro	absent	William Losner	aye
Mavel Cruz	aye	Scott Notowitz	aye
Gussie Davis	absent	Dean Oddy	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, CONTINENTAL FLORIDA PARTNERS, LTD. had applied for the following:

- (1) MODIFICATION of Condition #3 of Resolution Z-6-69, passed and adopted by the Board of County Commissioners on the 9th day of January, 1969, but only as it affects the subject property, as follows:

FROM: "3. That the development be substantially in accordance with the plan submitted, except that a decorative wall be erected 10' in from the south property line and said 10' strip to be landscaped including trees, grass and a sprinkler system for proper maintenance and including a combination wall and hedge, intermittently at 10' intervals, set in 25' from the east property line up to the canal (60' from center line of S.W. 92 Avenue) said 25' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance."

TO: "3. That the development be substantially in accordance with the plan entitled 'Existing Planting Plan W/Proposed Burger King Site,' as prepared by Bruce Howard & Associates, Inc., last revised 6-5-91 except that a decorative wall be erected 10' in from the south property line and said 10' strip to be landscaped including trees, grass and a sprinkler system for proper maintenance, and including a combination wall and hedge, intermittently at 10' intervals, set in 25' from the east property line up to the canal (60' from center line of S.W. 92 Avenue) said 25' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance."

The purpose of the request is to amend the development site plan to include the proposed Burger King restaurant.

- (2) NON-USE VARIANCE OF ZONING REQUIREMENTS to permit 12.4% (14% required) landscaped open space.
- (3) NON-USE VARIANCE OF SIGN REGULATIONS in a shopping center limiting the number of detached signs to two; to vary same to permit a third detached sign (two exist), 77.6 sq. ft. advertising one tenant (Burger King).

4-Zab-229-91

- (4) NON-USE VARIANCE OF SIGN REGULATIONS to permit the aforementioned sign setback 130' (219' required - 30% of calculated street frontage) from the interior side (south) property line.

The aforementioned plans are on file and may be examined in the Zoning Department. Also included are plans entitled "Site Plan," by Stuart Lofberg and "8' x 8' Logo Sign," by Plastic-Line, Inc., both dated received June 24, 1991 by the Zoning Hearing Section. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of the TREASURY SUBDIVISION, NO. 5023, Plat book 95, Page 25.

LOCATION: 16051 South Dixie Highway, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification and non-use variances would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following condition:

That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and condition of this resolution.

PASSED AND ADOPTED this 4th day of September, 1991.

Hearing No. 91-9-7
Typed 9/9/91 bn

STATE OF FLORIDA)
)
)
COUNTY OF DADE)

I, Carlos F. Bonzon, Ph.D., P.E., Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 4-ZAB-229-91 adopted by said Zoning Appeals Board at its meeting held on September 4, 1991.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 10th day of September, A.D. 1991.

Carlos F. Bonzon, Ph.D., P.E., Ex-Officio Secretary
Metropolitan Dade County
Zoning Appeals Board

By: 

SEAL

METROPOLITAN DADE COUNTY, FLORIDA

METRO-DADE



METRO-DADE CENTER

BUILDING & ZONING DEPARTMENT
SUITE 1010
111 N.W. 1st STREET
MIAMI, FLORIDA 33128-1974
(305) 375-2500

September 16, 1991

Continental Florida Partners
c/o Continental Florida Realty Corporation
555 Madison Avenue, 5th Floor
New York, NY 10022

Re: Hearing No: 91-9-7
Location: 16051 South Dixie Highway

Gentlemen:

Enclosed herewith is a copy of Resolution No. 4-ZAB-229-91, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application on the above-described property. Please note the condition under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of \$500.00.

You are hereby advised that the decision of the Zoning Appeals Board may be appealed by an aggrieved party (within 14 days) or by the Directors of the Dade County Building and Zoning Department and Planning Department (within 18 days), as is provided in Chapter 33-313 of the Code of Metropolitan Dade County, Florida; and that no permits or Certificates of Use and Occupancy can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits and/or Certificate of Use and Occupancy permits should be made with this Department.

Very truly yours,

A handwritten signature in cursive script that reads "Chester C. Czebrinski".
Chester C. Czebrinski
Legal Counsel

CCC/bn
Enclosures

cc: Robert Malagon, Construction Manager
Burger King Corporation
17777 Old Cutler Road
Miami, FL 33157

Enforcement

TR-A.
91-290

28-55-40. B4-R.

(A)

✓ 2-6-6R

✓ 4ZAB-478-74

4ZAB-48-73 parent & body slope.

~~(A)~~

~~4ZAB-48-73~~

~~(A)~~

28-55-40

COVENANT RUNNING WITH THE LAND

THIS INDENTURE made as of this 3 day of November, 1972 by J. C. PENNEY PROPERTIES, INC., a Delaware corporation having its principal offices at 1301 Avenue of the Americas, New York, New York 10019 ("Penney")

WHEREAS, Penney is the owner of certain premises situated in Section 28, Township 55 South, Range 40 East, Dade County, Florida, described on Schedule A, annexed hereto and made a part hereof (the "Premises"), being a portion of the property acquired by Penney from J. C. Penney Company, Inc. by Quitclaim Deed dated September 21, 1970, recorded in the Office of the Clerk of the Circuit Court of Dade County, Florida in Official Records Book 7004, Page 224; and

WHEREAS, Penney is presently improving the Premises with a retail department store building and has requested Dade County to issue a temporary conditional permit for the erection of a structure to house the wells, pumps and other appurtenant equipment which will operate the sprinkler and fire protection systems of said retail department store building; and

WHEREAS, Dade County is willing to issue such a permit on certain conditions,

NOW, THEREFORE, Penney, as owner of the Premises, for itself, its successors and assigns, hereby declares, covenants and agrees with Dade County that (i) as an inducement to Dade County to issue the aforementioned temporary conditional permit, the use of said structure, wells, pumps and other appurtenant equipment will be temporary in nature, (ii) at such time as the quantity and pressure of the available water supply, whether furnished by the existing utility company or any successor supplier, whether private or public, is sufficient to operate said sprinkler and fire protection systems, said structure, pump and other appurtenant equipment will be removed and the ground thereunder leveled, and (iii) the aforementioned covenants and agreements shall be deemed covenants running with the land binding upon all subsequent owners of the Premises.

IN WITNESS WHEREOF, Penney has caused this Indenture to be signed, in its name, by its proper officers and its corporate seal to be affixed and attested by its Assistant Secretary the day hereinabove first written.

J. C. PENNEY PROPERTIES, INC.



By: *[Signature]*
Vice President

Attest: *[Signature]*
Assistant Secretary

Witnesses:

[Signature]
[Signature]

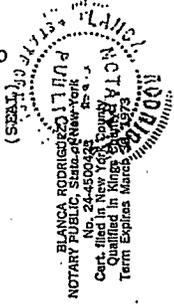
This instrument was prepared by Richard P. Rubenoff, Southeastern Regional Real Estate Department Attorney, J. C. Penney Company, Inc. 715 Peachtree Street, N. E., Atlanta, Georgia

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

BEFORE ME, the undersigned authority, personally appeared John Lewis and Blanca Rodriguez, personally known to me to be the Vice President and Assistant Secretary, respectively, of J. C. Penney Properties, Inc., a Delaware corporation, and known to me to be the persons who, as such officers, executed the foregoing instrument, and who severally acknowledged before me, each for himself, that he executed the same as such officer of said Corporation for and upon behalf of said Corporation, and that the seal affixed to said instrument is the common corporate seal of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office this 3 day of July, 1972.

Blanca Rodriguez
Notary Public



SCHEDULE A

COMMENCE at the NW corner of Tract 1 of EAST HILL according to the Plat thereof recorded in Plat Book 46 at Page 43 of the Public Records of Dade County, Florida, the same being a point on the Southeastly right-of-way line of Florida State Road No. 5 (U. S. Highway No. 1); thence run South 24 degrees 14 minutes 15 seconds West along the said Southeastly right-of-way line for a distance of 397.57 feet to the Point of Beginning of the tract of land herein described; thence run South 20°45'45" East for a distance of 40.95 feet to a point; thence run South 65°45'45" East for a distance of 102.79 feet to the point of beginning of a circular curve concave to the Northeast; thence along said curve to the left having a radius of 10 feet through a central angle of 46°50'07" for an arc distance of 8.17 feet to the end of said curve to the beginning of a tangential circular reverse curve concave to the southeast; thence along said curve to the right having a radius of 116.94 feet through a central angle of 46°50'07" for an arc distance of 95.59 feet to the end of said curve; thence run South 65°45'45" East for a distance of 239.67 feet to the beginning of a tangential circular curve concave to the Northwest; thence run along said tangential circular curve to the left having a radius of 45.0 feet through a central angle of 90°00'00" for an arc distance of 70.69 feet to the end of said curve; thence run North 24°14'15" East for a distance of 51.18 feet to the beginning of a tangential circular curve, concave to the Southeast; thence run along said tangential circular curve to the right having a radius of 55.0 feet through a central angle of 57°30'00" for an arc distance of 55.20 feet to the end of said curve; thence run North 81°44'15" East for a distance of 108.07 feet to a point; thence run North 44°58'27" East for a distance of 31.49 feet to a point on the Westerly right-of-way line of S.W. 92nd Avenue and a point on a circular curve, concave to the Northeast, whose center bears North 83 degrees 01 minutes 21 seconds East from said point; thence run Southerly along said Westerly right-of-way line and along said circular curve having a radius of 427.26 feet through a central angle of 34 degrees 53 minutes 32 seconds for an arc distance of 260.19 feet to a point of reverse tangential circular curve; thence continue southerly along said Westerly right-of-way line and along said reverse tangential circular curve having a radius of 215.0 feet through a central angle of 43 degrees 19 minutes 15 seconds for an arc distance of 162.56 feet to the end of said curve; thence run South 1 degree 27 minutes 04 seconds East along the said Westerly right-of-way line and along a line 35.0 feet West of, as measured at right angles to the East line of the NE¼ of the SW¼ of Section 28, Township 55 South, Range 40 East, Dade County, Florida, for a distance of 505.96 feet to a point on the South line of the NE¼ of the

SW $\frac{1}{4}$ of said Section 28; thence run South 89 degrees 45 minutes 45 seconds West along the South line of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 28 for a distance of 974.43 feet to the Southwest corner of the E $\frac{3}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 28, the same being the Southeast corner of tract 3 of the said Plat of EAST HILL; thence run North 1 degree 20 minutes 53 seconds West along the West line of the E $\frac{3}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 28 and along the East line of tract 3 of the said Plat of EAST HILL for a distance of 430.42 feet to a point 237.49 feet South of the Northwest corner of the E $\frac{3}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 28; thence run South 88 degrees the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 28; for a distance of 115.73 feet to a point 39 minutes 07 seconds West for a distance of 115.73 feet to a point on the Southeastly right-of-way line of Florida State Road No. 5 (U.S. Highway No. 1); thence run North 24 degrees 14 minutes 15 seconds East along the Southeastly right-of-way line of Florida State Road No. 5 (U.S. Highway No. 1) for a distance of 551.76 feet to the point of beginning of tract of land herein described. Containing 794,102.28 square feet, more or less, or 18.23008 acres, more or less.

PREPARED BY SPECIAL LICENSE EXCISE
 STATE OF FLORIDA
 TALLAHASSEE, FLORIDA
 E. R. LEACH, REGISTER
 ALLEN, BRADY & COMPANY
 TALLAHASSEE, FLORIDA



Record Results

[Print This Page](#)

Zoning Records Search

Process Number:	Z1999000347
Applicant:	BRANDSMART USA OF SOUTH DADE
Location:	16051 S DIXIE HWY
Legal Description:	Tr. "A", Treasury sub. 5023, (95-25)
Request:	NUV TO PERMIT A 4TH SIGN (3PERMITTED)
Application Date:	10/4/1999
Result:	
Result Date:	

Hearings

Board	Resolution	Result	Hearing Date	Item #
C13	CZAB13100	APPROVED IN PART	1/12/2000	156

Documents

[APPLICATION](#)

[HEARING PLAN](#)

[PLANS - REDUCED OR SMALL](#)

[LTRS OF INTENT-SCHOOL-SUBSTCOMPLIANCE](#)

[RESOLUTION](#)

[RECOMMENDATIONS-KITS](#)

[RESOLUTION HISTORY](#)

[SKETCH](#)

Sec. 28 Twp. 55 Rge. 40

Receipt # X 2,000 001 310.

ZONING HEARING APPLICATION
MIAMI-DADE COUNTY

RECEIVED
OCT 08 1999

ALL FOLIO NUMBERS ARE REQUIRED

30-5028-025-0010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY 299-347
Date Received Stamp

PLEASE TYPE OR PRINT LEGIBLY, IN INK, ALL INFORMATION ON APPLICATION

1. Name of Applicant BrandsMart USA of South Dade, Inc.
 - a. if applicant is owner, give name exactly as recorded on deed.
 - b. if applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
 - c. if applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

Mailing Address

3200 SW 42nd Street

City Hollywood State Florida Zip 33312

Tel. # (during working hours) (954) 797-4000 Other FAX (954) 797-4047

2. Name of Property Owner BrandsMart USA of South Dade, Inc.

Mailing Address 3200 SW 42nd Street

City Hollywood State Florida Zip 33312

Tel. # (during working hours) (954) 797-4000 Other FAX (954) 797-4047

3. Contact Person Larry Levine ~~Larry Levine~~ Larry Proctor

Mailing Address 3200 SW 42nd Street 200 S.

City Hollywood State Florida Zip 33312

Tel. # (during working hours) (954) 797-4000 Other FAX (954) 797-4047

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION

- a. if subdivided, provide lot, block, complete name of subdivision, plat book and page number.
- b. if metes and bounds description, provide complete description, (including section, township and range).
- c. submit 7-copies of a survey if property is odd-shaped (1" to 300' scale).
- d. if separate requests apply to different areas, provide the legal description of each area covered by a separate request.
- e. attach a separate, typed sheet if necessary. Verify the legal is correct.

Refer to Legal Description on Attached Survey by

High Surveying and Mapping

5. Address or location of subject property: 16051 South Dixie Highway
Miami, Florida 33156

6. Size of property: _____ ft. X _____ ft. Acres 18.33 Acres

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property".

None

9. Is there an option to purchase or lease the subject property or property contiguous thereto?
 yes or no

If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

10. Present zoning classification(s): BU-2

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided. Be advised that all zone changes require a special exception to permit site plan approval except for rezoning to residential of 3 acres or less.

- District Boundary (Zone) Change(s):
Zone classifications requested _____
- Special Exception to permit Site Plan Approval for _____
- Unusual Use _____
- Use Variance _____
- Non-use Variance _____
- Special Exception _____
- Modification of previous resolution/plan _____
- Modification of Declaration or Covenant _____

12. Has a public hearing been held on this property within the last year and a half? yes no

If yes, applicant's name _____

Date of hearing _____

Nature of hearing _____

Decision of hearing _____

Resolution # _____

13. Is this hearing being requested as a result of a violation notice? yes no

If yes, give name to whom violation notice was served

Nature of violation _____

14. Are there any existing structures on the property? yes no

If yes, briefly describe Site contains buildings for Major Retail Stores

and Buildings for Burger King and Amoco Gas Station

15. Is there any existing use on the property? yes no

If yes, what is the use and when was it established? Use Retail

Established 1971

OWNER OR TENANT AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am the owner tenant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

Signature

Sworn to and subscribed to before me
this _____ day of _____, _____

Notary Public

Commission Expires _____

CORPORATION AFFIDAVIT

We, MICHAEL PERLMAN, being first duly sworn, depose and say that we are the President Vice President, and Secretary Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner tenant of the property described herein and which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

President's Signature

(Corp. Seal)

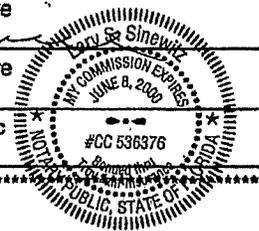
ATTEST: _____

Secretary's Signature

Sworn to and subscribed to before me
this 22 day of SEPT, 1999

Notary Public

Commission Expires _____



PARTNERSHIP AFFIDAVIT

We, the undersigned, being first duly sworn depose and say that we are partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; that all answers to the questions in said application and all sketches, data, and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said partnership is the owner/ tenant of the property described herein which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before the application can be submitted and hearing advertised.

(Name of Partnership)

By _____ %
By _____ %

By _____ %
By _____ %

Sworn to and subscribed to before me
this _____ day of _____, _____

Notary Public

Commission Expires _____

ATTORNEY AFFIDAVIT

I, Jonathan S. Marcus, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketch data and other supplementary matter attached and made a part of this application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

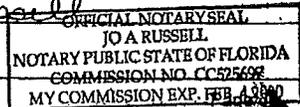
HOLLAND & KNIGHT LLP

By Jonathan S. Marcus
Signature Jonathan S. Marcus

Sworn to and subscribed to before me
this 24 day of September, 1999

Notary Public

Commission Expires _____



RESPONSIBILITIES OF THE APPLICANT

PLEASE READ CAREFULLY BEFORE SIGNING.

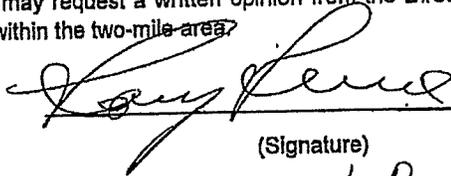
I hereby acknowledge that I am aware that the Department of Environmental Resources Management (DERM), the Public Works Department, and other County agencies review each zoning application and proffer comments that may affect its scheduling and outcome. These comments sometimes include requirements for an additional public hearing before DERM's Environmental Quality Control Board, (the EQCB) or other County boards, and/or the preparation and execution of agreements to run with the land which are recorded, prior to scheduling.

I understand that it is my responsibility as the applicant or applicant's representative to promptly follow through with the Compliance of DERM or Public Works requirements or to advise this office in writing if the application will not go forward and may be considered withdrawn. Contact with the above mentioned agencies is advised during the hearing process. You may obtain the telephone numbers and locations of the reviewing departments at the Zoning hearings Counter.

Fees: Further I understand that the hearing fees paid at the time of filing may not be the total cost of the hearing, that I will be advised of the following fees which must be paid promptly: additional radius fee, deferral or readvertising fee (if applicant requests deferral), revision fee, and/or other fees assessed for changes or additions to the hearing application or plans. I am aware that applications withdrawn within 60 days of the date of filing are eligible for refund of 50% of the hearing fee. After that time, hearings that are withdrawn or returned for inaction will *not* be eligible for a refund.

Permit Requirements: I also understand that the South Florida Building Code may contain requirements that affect my ability to obtain a required building permit from the Department of Planning, Development and Regulations (10th Floor) for my project, even if my zoning application is approved at public hearing. I am aware that a Building Permit is required for all construction and that I am responsible for obtaining the required permits, all required inspections, and the Certificate of Use and Occupancy or Certificate of Completion for any and all structures and additions whether proposed or existing without permits. Additionally, I am aware that a Certificate of use and Occupancy must be obtained for the use of the property, if approved at a Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or Use and Occupancy will result in the initiation of Enforcement action against the occupant and owner. I further understand that submittal of the Zoning Hearing application will not necessarily forestall enforcement action against the property.

Residential construction within 2 miles of a Blasting Site: Persons applying for a residence or residential development located within two miles of a permitted rock mining operation where blasting is permitted must record in the public records of Dade County a notice that the proposed development is within two miles of the blasting site, prior to the issuance of the first development permit. The notice must provide the location of the blasting site and state that such blasting is regulated by Chapter 13 of the Code of Metropolitan Dade County. Notice must be given to and signed by buyers with purchase contracts within the development. Maps showing permitted rock mining operations where blasting is permitted in Dade County are available in the Department of Planning, Development and Regulation (DPDR) and in the Public Works Department. Any developer may request a written opinion from the Director of Public Works as to whether a development is located within the two-mile area.



(Signature)

Larry Levine *Vice President*

(Print Name)

Notary: Sworn to and subscribed before me this
22 day of SEPTEMBER, 1999.



Notary Public - State of Florida

My commission expires _____



OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida

Public Hearing No. _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Michael Perlman, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the BrandsMart USA of South Dade, Inc. Corporation, with the following address:
3200 SW 42nd Street, Hollywood, Florida 33312
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:
Refer to Legal Description on Attached Survey by High Surveing and Mapping
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]
Signature

JERRY LADAN
Print Name

[Signature]
Signature

LARRY HILL
Print Name

[Signature]
Affiant's signature

Michael Perlman
Print Name

Sworn to and subscribed before me on the 22 day of SEPT, 1999.
Affiant is personally known to me or has produced _____ as identification.

[Signature]
Notary
(Stamp/Seal)
Commission Expires: _____



If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

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

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

NAME

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature: _____

(Applicant) Michael Perlman

Sworn to and subscribed before me,

this 22 day of SEPT, 99

Notary Public, State of Florida at Large

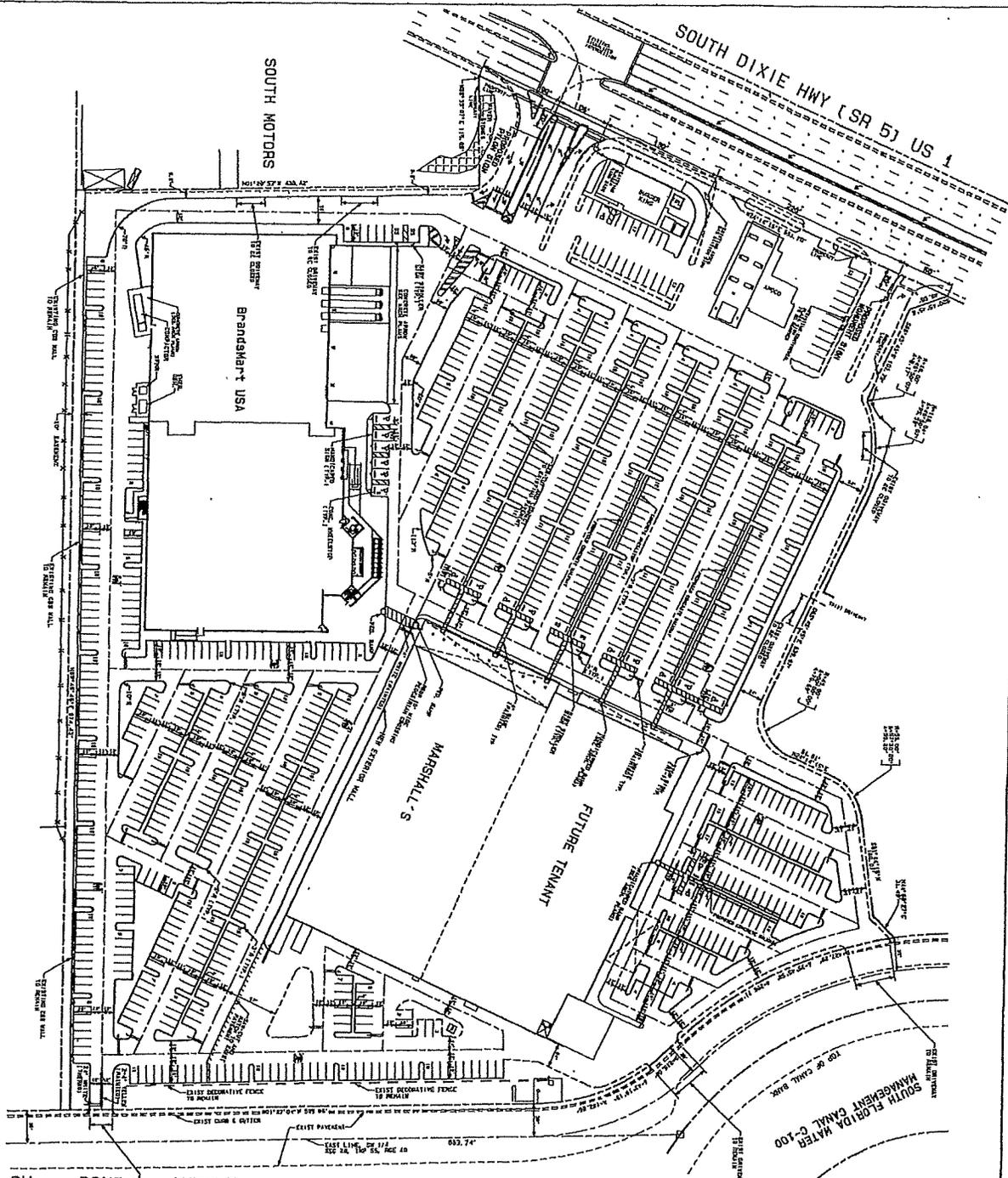


My Commission Expires:

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

PROPOSED SIGNAGE SITE PLAN

Scale: 1" = 50'



92ND AVENUE

RECEIVED
 OCT 08 1999
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

- LEGEND:**
- EXISTING SIGNAGE
 - PROPOSED SIGNAGE
 - TRAFFIC SIGN
 - REFERENCE LINE
 - HIGHWAY-TYPE LINE
 - PROPERTY LINE
 - CON
 - DRIVE & UTILITY
 - DIRECTIONAL, MARK
 - RESTRICTION SIGN
 - NO. OF MARKING STRIPS
 - CONCRETE MOUNTING

Scale: 1" = 50'

1 OF 2

DESIGNED BY	ENGINEER	DATE
DRAWN BY	CHECKED BY	APPROVED BY
PROJECT NO.	SCALE	DATE
BRANDSMART USA 8550 N. FLAGLER ST., SUITE 112, MIAMI, FLORIDA 33144 TEL. (305) 551-6287 FAX (305) 551-4542		

Brandsmart USA
 PROPOSED SOUTH MIAMI FACILITY
 WAREHOUSE AND SHOWROOM
 MIAMI, FLORIDA.

V S N

CIVIL
 LAND DEVELOPMENT
 TRAFFIC AND TRANSPORTATION

8550 N. FLAGLER ST., SUITE 112, MIAMI, FLORIDA 33144
 TEL. (305) 551-6287 FAX (305) 551-4542

BILZIN SUMBERG DUNN PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

2500 FIRST UNION FINANCIAL CENTER

200 SOUTH BISCAYNE BOULEVARD • MIAMI, FLORIDA 33131-2336

TELEPHONE: (305) 374-7580 • INFO@BILZIN.COM

FAX: (305) 374-7593 • BROWARD: (954) 462-6808

Jerry B. Proctor, Esq.
Direct Dial (305) 350-2362
E-Mail: JProctor@bilzin.com

October 22, 1999

Ms. Patricia Cicero
Public Hearings Section
Miami-Dade County
Department of Planning and Zoning
111 NW First Street, 11th Floor
Miami, Florida 33128

Re: Brands Mart U.S.A. of South Dade, Inc.
Zoning Application No. 99-347

Dear Patricia:

The above-styled application was filed on October 4, 1999. The purpose of this letter is to provide a supplemental letter of intent to accompany the application.

Please accept this application to place two detached signs and to remove one detached sign from the shopping center development located on So. Dixie Highway and approximately SW 160 Street. There are currently two detached signs on the 18.2 acre property recently purchased by Brands Mart; a detached sign of 77.6 sq. ft. for Burger King, as approved by attached Miami-Dade County Resolution No. 4-ZAB-229-91, and a larger identification sign located further to the north for the balance of the shopping center. Please note, however, that pursuant to language in the attached 1991 staff recommendations regarding the Burger King sign, that this shopping center originally comprised over 24 acres and included the property to the north which contains one detached sign and houses an automobile dealership. Accordingly, the "shopping center" as defined by Chapter 33 now contains three detached signs.

In this application, the applicant proposes to remove the larger identification sign and to place two additional detached signs, as depicted on the plans previously submitted. Given the zoning history of this parcel, I believe that the proper advertisement would be a non-use variance to permit a fourth detached sign (two detached signs of 200 sq. ft. each

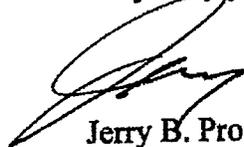
Ms. Patricia Cicero
October 22, 1999
Page 2

permitted; three detached signs previously approved). I would appreciate the opportunity to review the legal advertisement for the hearing before it is published.

In your department's subjective review of the application, I would appreciate the consideration that this 18.2 acre shopping center is one of the largest assemblages of commercial property in South Miami-Dade County and that the allowance of three detached signs (with the fourth sign for the dealership to the north) is not unreasonable given the scope of this commercial tract and the limited visibility which hampers the eastern portion of the property. As you know, a shopping center is permitted two 200 sq. ft. signs and one 40 sq. ft. sign at a corner, or a total of 449.6 sq. ft. of detached signage. This application proposes a 300 sq. ft. sign, the 77.6 square foot Burger King sign, and the proposed 72 sq. ft. monument sign, for a total of only 449.6 sq. ft. of signage (only 9.6 sq. ft. greater than the cumulative Code allowance for a shopping center). The majority of the signage has been oriented in the area adjacent to the southernmost driveway, which will be widened and enhanced insofar as capacity is concerned. This driveway and adjacent sign will provide a focal point for the project in a manner that will be compatible with the surrounding area.

Thank you for your consideration of this application.

Very truly yours,



Jerry B. Proctor

JBP:id

c: Larry Levine
Rudy Vargas
Skip Scofield

BrandsMart U.S.A. of South Dade, Inc.
3200 Southwest 42 Street - Hollywood, Florida 33312

Letter of Intent

Subject: Request For Additions To and Relocation Of Site Signage,
16051 South Dixie Highway

BrandsMart USA, a Miami-Dade County Company for more than twenty years, is proud to be able to create a rejuvenated shopping complex that, when complete will provide over 400 new jobs and become a state of the art example of the modern shopping experience.

The shopping center purchased by BrandsMart USA that is located at South Dixie Highway near 160th Street, built in the early 1970's, has always suffered from a visibility handicap. The properties located on the north and south of the center obstruct the view of motor vehicle traffic whose destination is one of the stores located within the center.

As a result there have been numerous motor vehicle crashes, unnecessary traffic congestion, and several business failures. Various obstacles, many of which BrandsMart USA is going to attempt to resolve, compounded those visibility problems.

The motor vehicle traffic coming southbound on South Dixie Highway currently has one choice to enter this center and that is the left turn lane at the north entry to the center. There is no traffic signal at this entry, so traffic must back up and wait until the northbound traffic subsides. Most often the southbound vehicles do not see the center in time and pass the left turn lane causing the operator to either make a U-turn at the next intersection or worse.

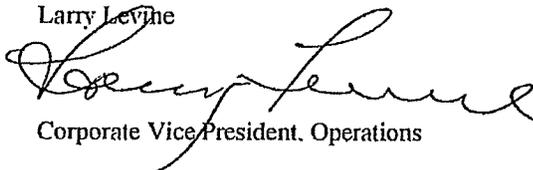
The northbound operator has a little easier situation to negotiate. That driver, who most often does not see the southern entry in time, has only to turn right into the northern entry. If that motor vehicle misses both entrances a hazardous U-turn is the result.

BrandsMart USA has proposed a redesign of the southern entry to the center that will allow a proper deceleration lane, a 600 foot lane for traffic waiting to turn left (into the southern entry) and a widened entry to allow more efficient traffic flow into and out of the center. In addition, northbound traffic that does not slow in time can still enter the center by the northern right turn entry. These entry modifications were suggested and recommended by the Florida Department of Transportation (FDOT).

In order to make the process work properly, new signage is needed to help the motorist find the center more easily. The proposed relocated and enlarged pylon sign at the southern entry and the new monument sign at the northern entry will effectively resolve those difficulties. The structure's location, closer to South Dixie Highway, will place those signs in the same proximity to the road as all the neighboring businesses signs, giving equal visibility to the center's signage for the first time. With this placement, traffic from both the north and the south will have better and more advanced indication of the center's location.

A more modern look to the center, reduced traffic mishaps and fatalities and better, more efficient traffic flow will be the result. It is further believed the new BrandsMart USA facility along with LA Fitness, Marshall's, Burger King and Amoco will create an exciting and revitalized business destination.

Larry Levine



Corporate Vice President, Operations

TELEPHONE 954 797-4000 - FACSIMILE 954 797-4049

RESOLUTION NO. CZAB13-1-00

WHEREAS, BRANDSMART USA OF SOUTH DADE, INC. applied for the following:

- (1) NON-USE VARIANCE OF SIGN REGULATIONS in a shopping center limiting the size and number of detached signs to two-200 sq. ft. signs or one-300 sq. ft. sign; to vary same to permit a total of 5 detached sign on the shopping center site (signs consisting of 77.6 sq. ft., 90 sq. ft., 120 sq. ft., 243 sq. ft. and 310 sq. ft.) (the 77.6 sq. ft. sign was previously approved by resolution).
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the aforementioned 310 sq. ft. sign to setback 62' (135.6' required) from the interior side (south) property line and for the aforementioned 90 sq. ft. sign to setback 25.81' (135.6' required) from the interior side (north) property line.

A plan is on file and may be examined in the Zoning Department entitled "Brandsmart USA - Proposed South Miami Facility," as prepared by VSN Engineering, Inc., consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", TREASURY SUBDIVISION, NO. 5023, Plat book 95, Page 25.

LOCATION: 16051 South Dixie Highway, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 13 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, at which time the applicant requested permission to withdraw those portions of the non-use variance of sign regulations and setback requirements (Items 1 & 2) that pertain to the 90 sq. ft. detached sign, and at which time the applicant requested a waiver of the refile period, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the portion of the requested non-use variance of sign regulations that pertain to the 77.6 sq. ft., 120 sq. ft., 243 sq. ft. and 310 sq. ft. detached signs (Item #1) and

that portion of the requested non-use variance of setback requirements that pertain to the 310 sq. ft. detached sign (Item #2) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the request to withdraw those portions of the non-use variance of sign regulations and setback requirements (Items 1 & 2) that pertain to the 90 sq. ft. detached sign should be approved, and that the requested waiver of the refile period should be approved, and

WHEREAS, a motion to permit the withdrawal of those portions of Items #1 & 2 that pertain to the 90 sq. ft. detached sign, waive the refile period and approve the balance of the application was offered by Paula Palm, seconded by Tom David, and upon a poll of the members present, the vote was as follows:

Tom David	aye	Paula Palm	aye
Robert Harrison III	absent	John Pettit	aye
Marsha Matson	aye	Linda Robinson	aye
	Susan M. Ludovici	aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 13, that the portion of the requested non-use variance of sign regulations that pertain to the 77.6 sq. ft., 120 sq. ft., 243 sq. ft. and 310 sq. ft. detached signs (Item #1) and that portion of the requested non-use variance of setback requirements that pertain to the 310 sq. ft. detached sign (Item #2) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Brandsmart USA - Proposed South Miami Facility," as prepared by VSN Engineering, Inc., consisting of 2 sheets. Except as herein modified to delete the 90 sq. ft. detached sign.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.

BE IT FURTHER RESOLVED, that the request to withdraw those portions of Items #1 & 2 that pertain to the 90 sq. ft. detached sign be and the same is hereby approved, and said Items are withdrawn without prejudice.

BE IT FURTHER RESOLVED, that the request to waive the refile period, be and the same is hereby approved.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 12th day of January, 2000.

Hearing No. 00-1-CZ13-2
sw

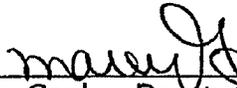
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 18th DAY OF JANUARY, 2000.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Marcy Gordon, as Deputy Clerk and Legal Counsel for the Miami-Dade County Department of Planning and Zoning as designated by Guillermo E. Olmedillo, Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 13, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB13-1-00 adopted by said Community Zoning Appeals Board at its meeting held on the 12th day of January, 2000.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18th day of January, 2000.



Marcy Gordon, Deputy Clerk and Legal Counsel
Miami-Dade County Department of Planning and Zoning



RESOLUTION NO. 5-ZAB-230-97

WHEREAS, SOUTH MOTORS COMPANY had applied for the following:

- (1) **NON-USE VARIANCE OF SIGN REGULATIONS** limiting the number of Class "B" signs on the property to 1 detached sign; to waive same to permit 3 additional detached signs (3 existing) for a total of 6 detached signs.
- (2) **NON-USE VARIANCE OF SETBACK REQUIREMENTS** to permit one of the aforementioned detached signs setback 7.5' (9.05' required) from the front property line.

Plans are on file and may be examined in the Zoning Department entitled "South Motors Proposed New Sign Package," as prepared by William Hamilton Arthur, Architect, Inc. and dated 10-31-96. Plans may be modified at public hearing.

SUBJECT PROPERTY: That portion of Tract 3, lying south and west of THE TREASURY SUBDIVISION NO. 5023, Plat book 95, Page 25; less Lots 1 & 2, PERRINE EAST, Plat book 73, page 31 and all of Tracts 4, 7 & 8, EAST HILL, Plat book 46, Page 43. and Tract 4 of the TREASURY SUBDIVISION NO. 5023, Plat book 95, Page 25.

TOGETHER WITH:

Lot 1 & Lot 2, PERRINE EAST, Plat book 73, Page 31.

LOCATION: 16165 S. Dixie Highway, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested a waiver of the filing period, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested non-use variance of sign regulations (Item #1) and

RECEIVED BY CLERK
Item # 97-340
CZAB # 13 Exhibit # 23

JAN 12 2000

the non-use variance of setback requirements (Item #2) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested waiver of the filing period should be granted, and

WHEREAS, a motion to approve the requested non-use variance of sign regulations (Item #1), the non-use variance of setback requirements (Item #2), and to grant the waiver of the filing period was offered by Spencer Eig, seconded by Frank Colunga, and upon a poll of the members present, the vote was as follows:

Frank Colunga	aye	Colleen Griffin	aye
Marcia Cummings-Grayson	aye	Barbara Hardemon	aye
Spencer Eig	aye	Eduardo LaCasa	aye
Karen Esty	aye	Dean Oddy	aye
Gerri J. Fontanella	aye	June Stevens	absent

Wilfredo Calvino, Jr. aye

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested non-use variance of sign regulations (Item #1), the non-use variance of setback requirements (Item #2), be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, display area, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "South Motors Proposed New Sign Package," as prepared by William Hamilton Arthur, Architect, Inc. and dated stamp received 6-3-97, except as herein modified to delete the "BMW Service" sign.

3. That the use be established and maintained in accordance with the approved plan.
4. That the existing detached signage be removed within thirty (30) days after permit issuance for the first monument sign.
5. Applicant will install "No Parking" signs along the northern side of S.W. 164th Street within thirty (30) days after permit issuance for the first monument sign.
6. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.

BE IT FURTHER RESOLVED, that the requested waiver of the filing period is hereby approved.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Dade County Department of Planning, Development and Regulation and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 16th day of July, 1997.

Hearing No. 96-10-28
SW

RESOLUTION NO. 4-ZAB-408-79

The following resolution was offered by Mr. Jose A. Losa, seconded by Mrs. Thelma Damewood, and upon poll of members present, the vote was as follows:

Thelma Damewood	aye	Margaret C. Nelson	aye
Jose A. Losa	aye	Batty S. Page	aye
Lillian Dickmon	aye	Murray Sisselman	aye
R. Jollivette Frazier	aye	Edward G. Coll, Jr.	aye
Peter Goldring	absent		

WHEREAS, SPORTS CAR REALTY, INC. has applied for the following:

- (1) NON-USE VARIANCE OF SIGN REGULATIONS limiting the number of Class "B" signs on the property to 4 (four) signs; to waive same to permit 5 (five) signs.
- (2) NON-USE VARIANCE OF SIGN REGULATIONS limiting the number of oversize detached signs on the same road frontage to one, to waive same to permit a second (40 sq. ft.) detached sign where there is an existing 124 sq. ft. detached sign, both signs to be located on South Dixie Hwy. frontage.
- (3) SPECIAL EXCEPTION to permit modification of previously approved plans for the storage of new and used cars in the AU zone as would be permitted in the BU-3 zone in conjunction with existing automotive sales and service, entitled "Automotive Storage House Layout VW South" prepared by William O'Heary, Architect and dated last revised 4/21/77, approved pursuant to Resolution Z-115-77 passed and adopted by the Board of County Commissioners on the 5th day of May, 1977, only as it applies to the four foot wooden fence and five foot concrete fence, as indicated on the plans.

Purpose of the request is to permit applicant to increase the height of the aforementioned fences to six feet.

- (4) NON-USE VARIANCE OF ZONING REGULATIONS to permit a six foot wooden fence (4' permitted) and a six foot concrete fence (5' permitted) along the southerly and easterly property lines.

SUBJECT PROPERTY: A portion of Section 28, Township 55 South, Range 40 East.

A portion of Tract 3 and all of Tract 4 East Hill (as recorded in Plat Book 46, Page 43, Sec. 28-55-40 lying and being in Dade County, Florida, more particularly described as follows:

Beginning at the NE corner of said Tract 4 and run due S. along the E. line of said Tract 4 a distance of 466.02' to a point on the N/ly right-of-way line of SW 164 St., thence along said N/ly line of SW 164 St., the following courses: With the arc of a curve to the right with a radius of 475.00' and a central angle of 3° 31'07" a distance of 29.17' to a point of reverse curve, thence along the arc of a curve to the left with a radius of 934.39' and a central angle of 28° 34'25" a distance of 466.12' to a point of reverse curve, thence along the arc of a curve to the right, with a radius of 25.00' and a central angle of 88° 50'04" a distance of 38.76' to a point of tangency, said point of tangency being on the easterly right of way line of South Dixie Highway, U.S. No. 1; thence along said right of way line N. 25° 46'20" E. a distance of 444.91' to a point; thence departing said right of way line and running through said Tract 3 S. 64° 13'40" E. a distance of 202.01' to a point on the E. line of said Tract 3; thence due S. along said E. line a distance of 207.53' to the POINT OF BEGINNING.

LOCATION: 16165 South Dixie Highway, Dada County, Florida.

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested non-use variances and special exception would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested non-use variances of sign regulations, special exception and non-use variance of zoning regulations be and the same are hereby approved, subject to the following conditions:

1. That the concrete fence be completed within thirty (30) days of expiration of appeal period.
2. That no off-site parking be permitted in the residential area.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to issuance of a certificate of occupancy.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 11th day of October, 1979.

Heard 10/11/79
No. 79-10-41
aac/nc

RESOLUTION NO. 2-ZAB-347-64

The following resolution was offered by Mr. Joseph Fields,
seconded by Mr. C. C. Paden, and upon poll of members present,
the vote was as follows:

Paul Brockman	aye	C. C. Paden	aye
Joseph Fields	aye	Frank P. Reynolds	aye
Carl Gardner	aye	I. Tommy Thomas	aye
Joseph H. Gardner	aye	Martin Woolin	abstain
Harry K. Hurst	aye	Andrew Lee	aye
John W. Morton	absent		

WHEREAS, Kaymo Motors Corp. has applied for a VARIANCE of setback requirements as applied to point of sale signs, to permit a detached sign setback 2' (12' required) from front (U.S. #1) property line and setback 25' (35' required) from side (N) property line, ON

A portion of Tracts 3 and 4, East Hill (NB 46, Pgs. 43) and more particularly described as follows: For a POB begin at the SW corner of Tract 3 of aforementioned East Hill; th. run N/ly along the W/ly line of said Tract 3 a distance of 51.98' to a point; th. run E/ly and at right angles to the W/ly line of Tract 3 a distance of 250' to a point; th. run S/ly and at right angles to the aforementioned course a distance of 221.82' to a point; said point lying on the S/ly line of Tract 4, East Hill; th. along a curve to the left with a radius of 934.39' thru' a central angle of 13° 51' 02" along the arc distance of 225.88' to a P.R.C., said arc being the S/ly r/w line of Tract 4; th. along a curve to the right having a radius of 25' thru' a central angle of 88° 28' along the arc a distance of 38.60' to the P.T.; th. N/ly along the W/ly line of Tracts 3 and 4 a distance of 175.66' to the POB. 16215 So. Federal Hwy. (U.S. #1), Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested variance would be in harmony with the general purpose and intent of the regulation and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested variance be and the same is hereby approved.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 17th day of June, 1964.

Heard 6/17/64
No. 64-6-45
6/20/64

RESOLUTION NO. 4-ZAB-478-74

The following resolution was offered by Mrs. Thelma Damewood, seconded by Mr. Miguel Suarez, and upon poll of members present, the vote was as follows:

Nancy Brown	aye	Joe H. Moffat	aye
Thelma Damewood	aye	Carl W. Rhetta	excused
Robert S. Kaufman	excused	Miguel Sa rez	aye
Edward G. Coll, Jr.	aye		

WHEREAS, J.C. PENNY PROPERTIES, INC. have applied for the following request:
VARIANCE of Zoning Regulations requiring all uses to be conducted from within an approved building; to waive same to permit outdoor sales, under existing canopy located at the front entrance area, on holidays during the year.

SUBJECT PROPERTY: Tract A of the TREASURY SUBDIVISION No. 5023, Plat Book 95, Page 25.

LOCATION: 16051 South Federal Highway (So. Dixie Highway), DADE COUNTY, FLORIDA.

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested Variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance; subject to conditions;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested Variance be and the same is hereby approved, subject to the following conditions:

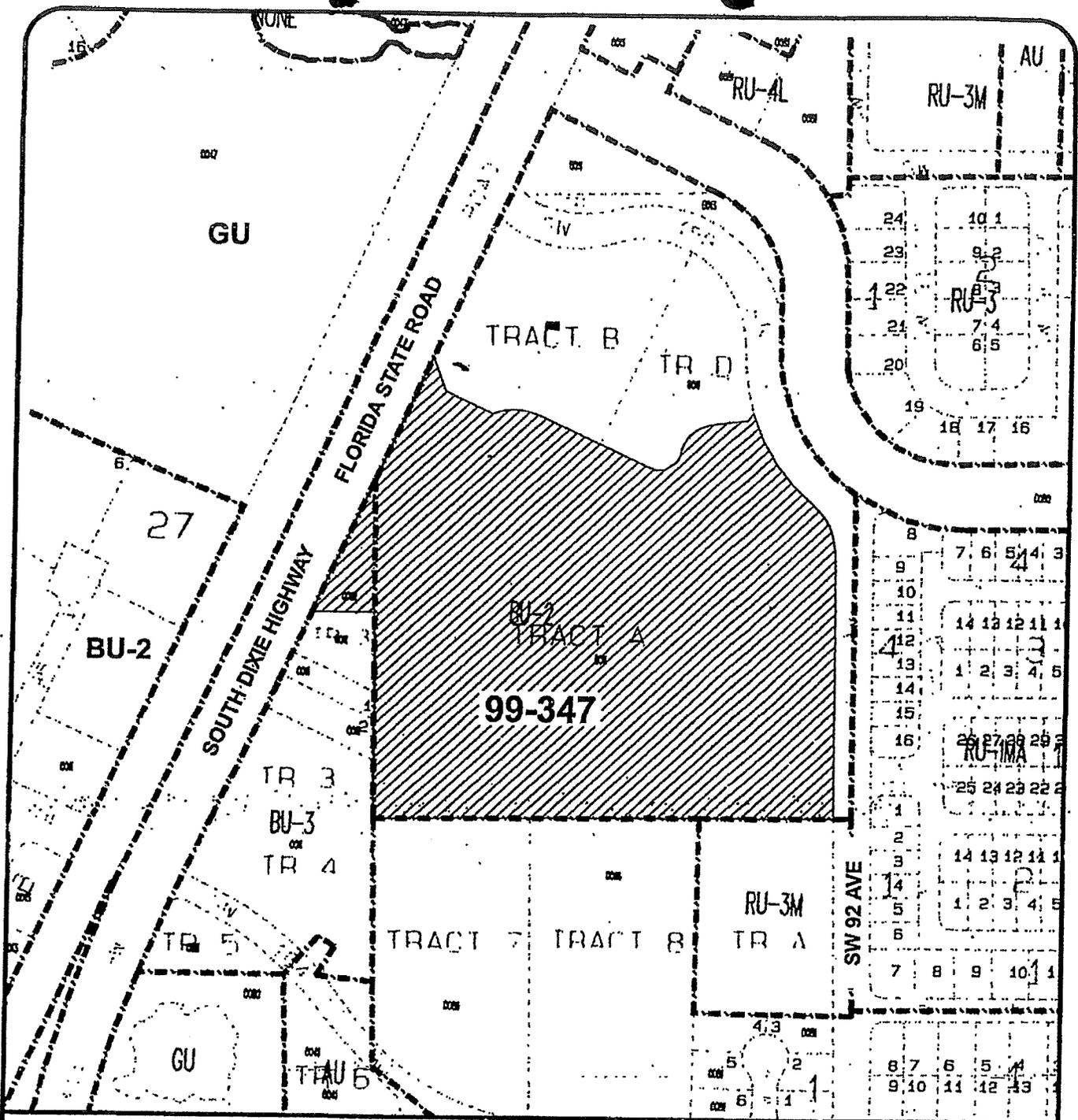
1. That only dry good type merchandise be permitted in the outdoor sales.
2. That the outdoor sales be limited to a two-day period, four times a year, and that the sales be limited to the day preceding and the day of the following holidays: "Washington Birthday, Fourth of July, Labor Day, Memorial Day (a total of eight days a year only).

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 3rd day of October, 1974.

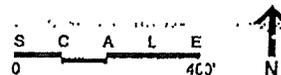
Heard 10/3/74
No. 74-10-23
10/17/74
ns

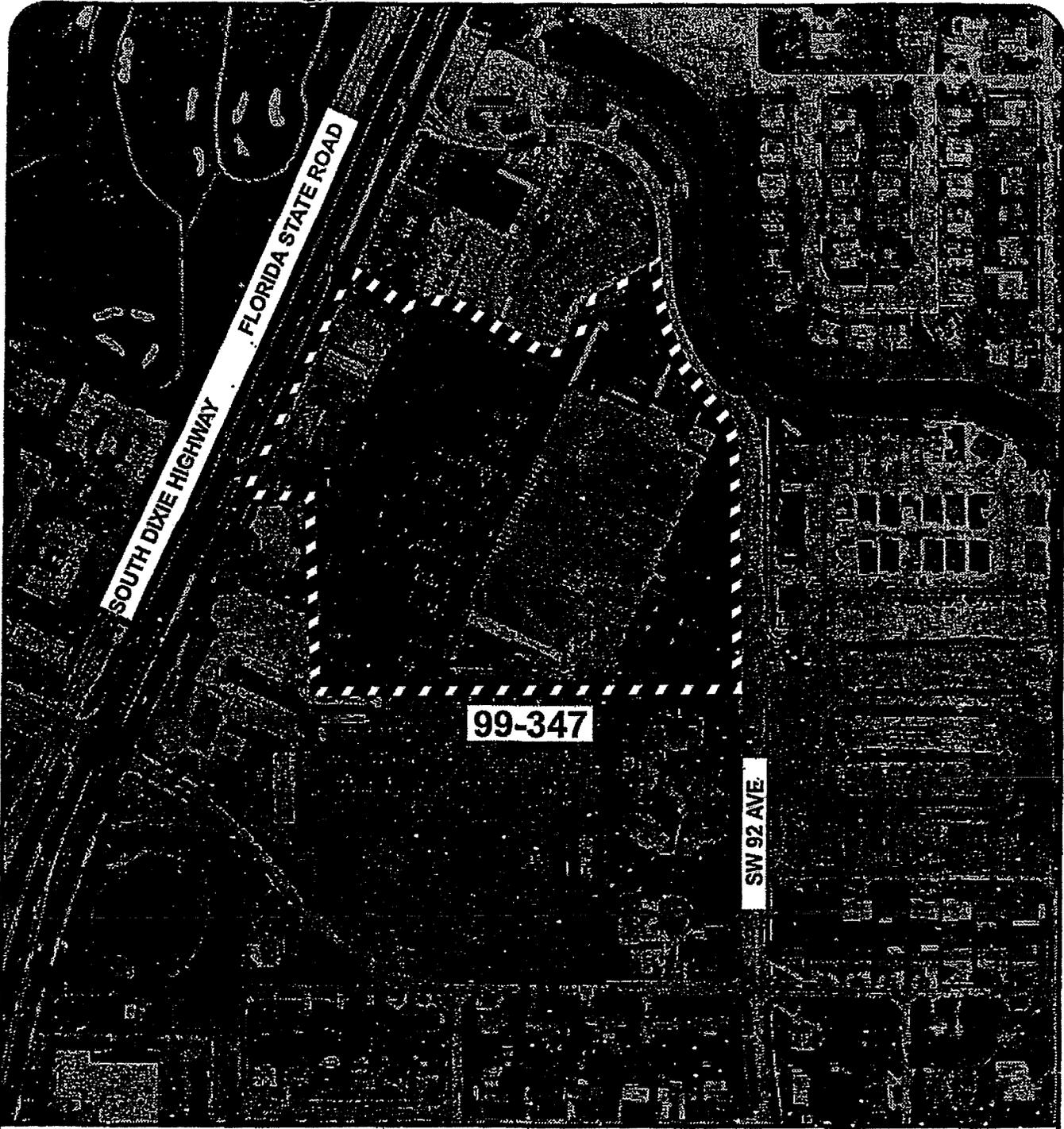
478-74



**MIAMI-DADE COUNTY
HEARING MAP**

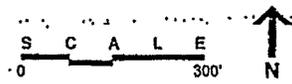
Section: 28 Township: .
 Process Number: 9900034/
 Applicant: BRANDSMART USA
 District Number: 8
 Zoning Board: C13
 Drafter ID: Eric
 Scale: 1:300





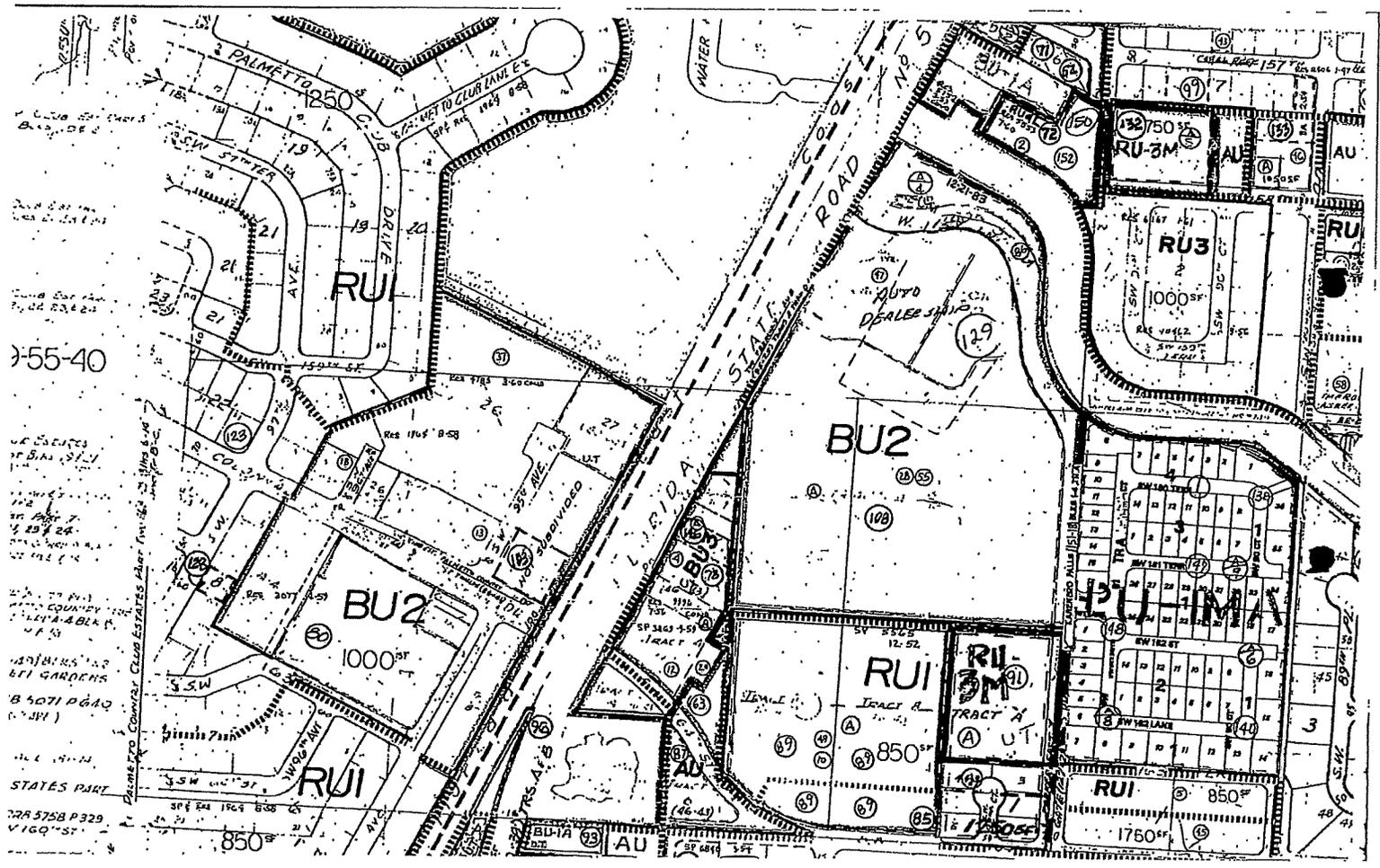
**MIAMI-DADE COUNTY
AERIAL**

**Section: 28 Township: 55 Range: 40
Process Number: 99000347
Applicant: BRANDSMART USA
District Number: 8
Zoning Board: C13
Drafter ID: Eric
Scale: 1:300**



 **SUBJECT PROPERTY**





55-40

REVISIONS
1. 11/27/83
2. 12/1/83
3. 12/1/83
4. 12/1/83
5. 12/1/83
6. 12/1/83
7. 12/1/83
8. 12/1/83
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STATES PART
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REVISIONS	DATE	BY	DESCRIPTION

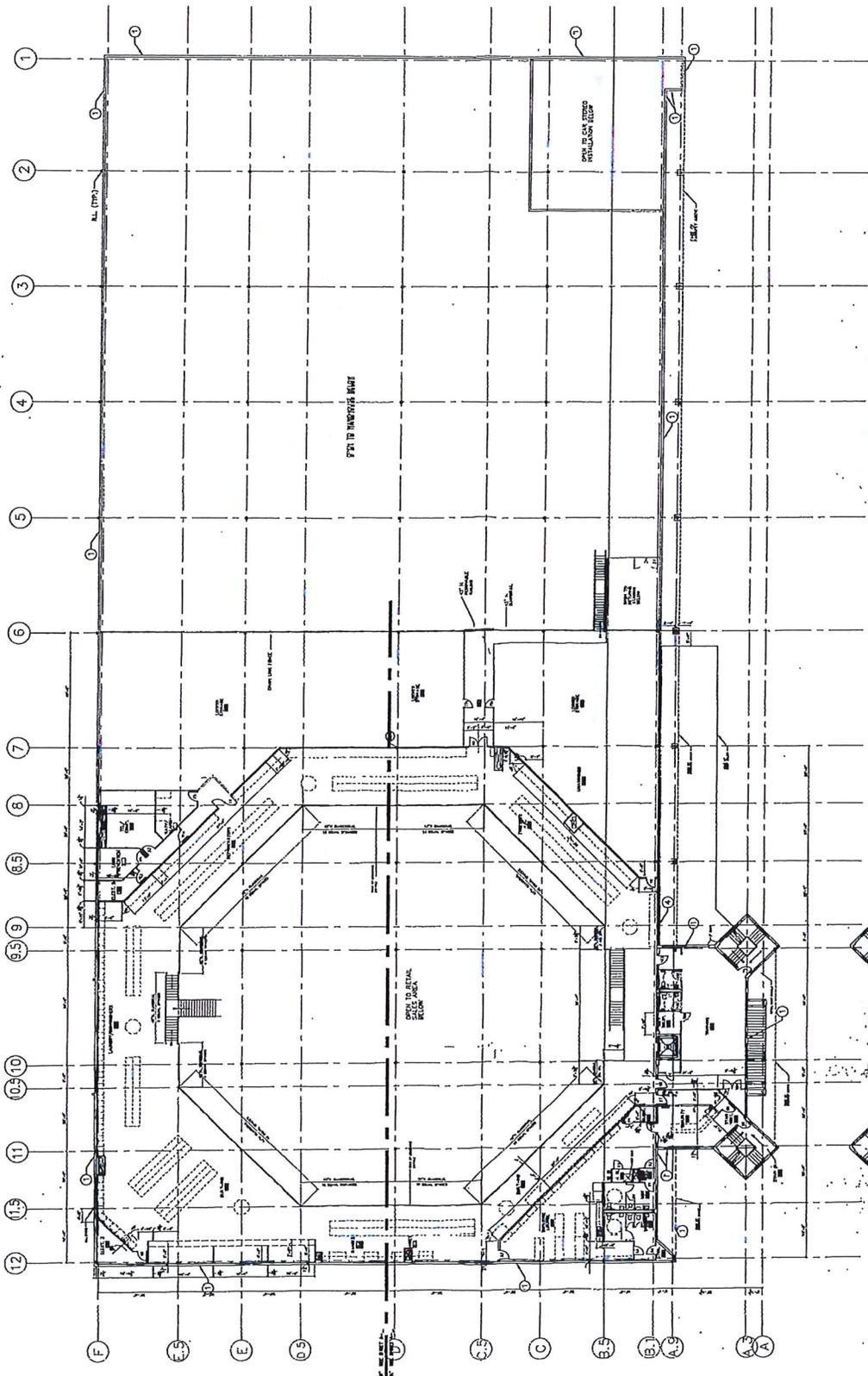
BRANDSMART USA
 WAREHOUSE & SHOWROOM
 10051 SOUTH DIKE HIGHWAY
 MIAMI, FLORIDA
 BRANDSMART REALTY CORP.
 3200 SW 42nd STREET
 HOLLYWOOD, FLORIDA 33312

Kenneth Negro P.A. Architect
 211 N. Redwood Ave., Suite 201
 Daytona Beach, Florida 32114
 P.O. (904) 230-6990 FX(904) 239 0006
 Florida Registration # AAC001927

DATE	1/11/11
PROJECT	WAREHOUSE & SHOWROOM
CLIENT	BRANDSMART USA
SCALE	1/8" = 1'-0"
DATE	02/22/11
BY	

2 of 3

NOT FOR CONSTRUCTION



LEGEND

○ CONCRETE CURB
 ○ CONCRETE SLAB / PRODUCT PANEL
 ○ CONCRETE FLOOR
 ○ CONCRETE FLOOR WITH 3/4" FILLING
 ○ CONCRETE FLOOR WITH 1/2" FILLING
 ○ CONCRETE FLOOR WITH 1/4" FILLING
 ○ CONCRETE FLOOR WITH 1/8" FILLING
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 ○ CONCRETE FLOOR WITH 1/107839776233232352095283111127841777776" FILLING
 ○ CONCRETE FLOOR WITH 1/215679552466464704190566222255683555552" FILLING
 ○ CONCRETE FLOOR WITH 1/431359104932929408381132444511371377776" FILLING
 ○ CONCRETE FLOOR WITH 1/862718209865858816762264889022742755552" FILLING
 ○ CONCRETE FLOOR WITH 1/17254364197317176352452977780448555552" FILLING
 ○ CONCRETE FLOOR WITH 1/34508728394634352704905955560897111104" FILLING
 ○ CONCRETE FLOOR WITH 1/69017456789268705409811911121794222208" FILLING
 ○ CONCRETE FLOOR WITH 1/138034913578537410819723822243584444416" FILLING
 ○ CONCRETE FLOOR WITH 1/27606982715707482163944764448716888832" FILLING
 ○ CONCRETE FLOOR WITH 1/5521396543141496432788952889743377776" FILLING
 ○ CONCRETE FLOOR WITH 1/110427930862829928557790577994867555552" FILLING
 ○ CONCRETE FLOOR WITH 1/220855861725659857115581155989735111104" FILLING
 ○ CONCRETE FLOOR WITH 1/44171172345131971423117131197947222208" FILLING
 ○ CONCRETE FLOOR WITH 1/88342344690263

BrandsMart USA PROPOSED SOUTH MIAMI FACILITY WAREHOUSE AND SHOWROOM DADE COUNTY, FLORIDA

ENGINEERS:
V.S.N. ENGINEERING, INC.
CIVIL ENGINEERS
 2550 N. FLORIAN STREET, SUITE 1113
 MIAMI, FLORIDA 33144
 TEL: (305) 551-6267
 FAX: (305) 551-4542

LIST OF DRAWINGS:
 1. GENERAL ASSET AND LOCATION MAP
 2. PRELIMINARY SITE PLAN
 3. LANSPECIFIC LEGEND, NOTES AND DETAILS

OWNER:
BrandsMart USA
 3200 SW 42ND STREET, N/S 1VTO1
 HOLLYWOOD, FLORIDA 33312
 (954) 797-4000

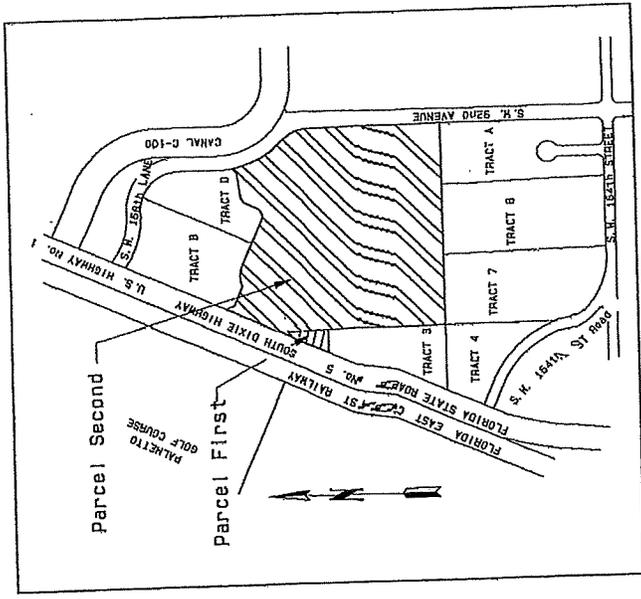
PROPOSED USE	AREA	PARKING REQUIRED	PARKING PROVIDED
1. BRANDSMART USA	101,745 S.F.	1,017	1,017
2. SERVICE MORGANISE	44,435 S.F.	009	009
3. AMUCO GAS STATION	270 S.F.	000	000
4. RUBBER KING	202,465 S.F.	800	1,200
TOTAL		1,826	2,226

NUMBER OF TREES TO BE REMOVED: 15
 NUMBER OF TREES TO BE PLANTED: 10

DESCRIPTION	AREA	REMARKS
FLORIDA AREA RATIO	202,465 SQ. FT.	100%
RETAIL (1 TRACT 2)	202,465 SQ. FT.	100%
TOTAL	202,465 SQ. FT.	100%
TOTAL SERVICE COVERAGE OF BUILDINGS IS - 784,000		
NET LAND AREA - 6,255 - FLORIDA AREA RATIO		

EXISTING VS PROPOSED CONDITIONS	PROPOSED CONDITIONS	PROPOSED CONDITIONS
1. BRANDSMART USA	0 S.F.	101,745 S.F.
2. SERVICE MORGANISE	44,435 S.F.	44,435 S.F.
3. AMUCO GAS STATION	270 S.F.	270 S.F.
4. RUBBER KING	202,465 S.F.	2,911 S.F.
5. AMUCO	270 S.F.	738 S.F.
TOTAL	189,440 S.F.	302,495 S.F.

NET INCREASE IN SQUARE FOOTAGE: 113,055 S.F. (17.01 %)



LOCATION MAP
NOT TO SCALE

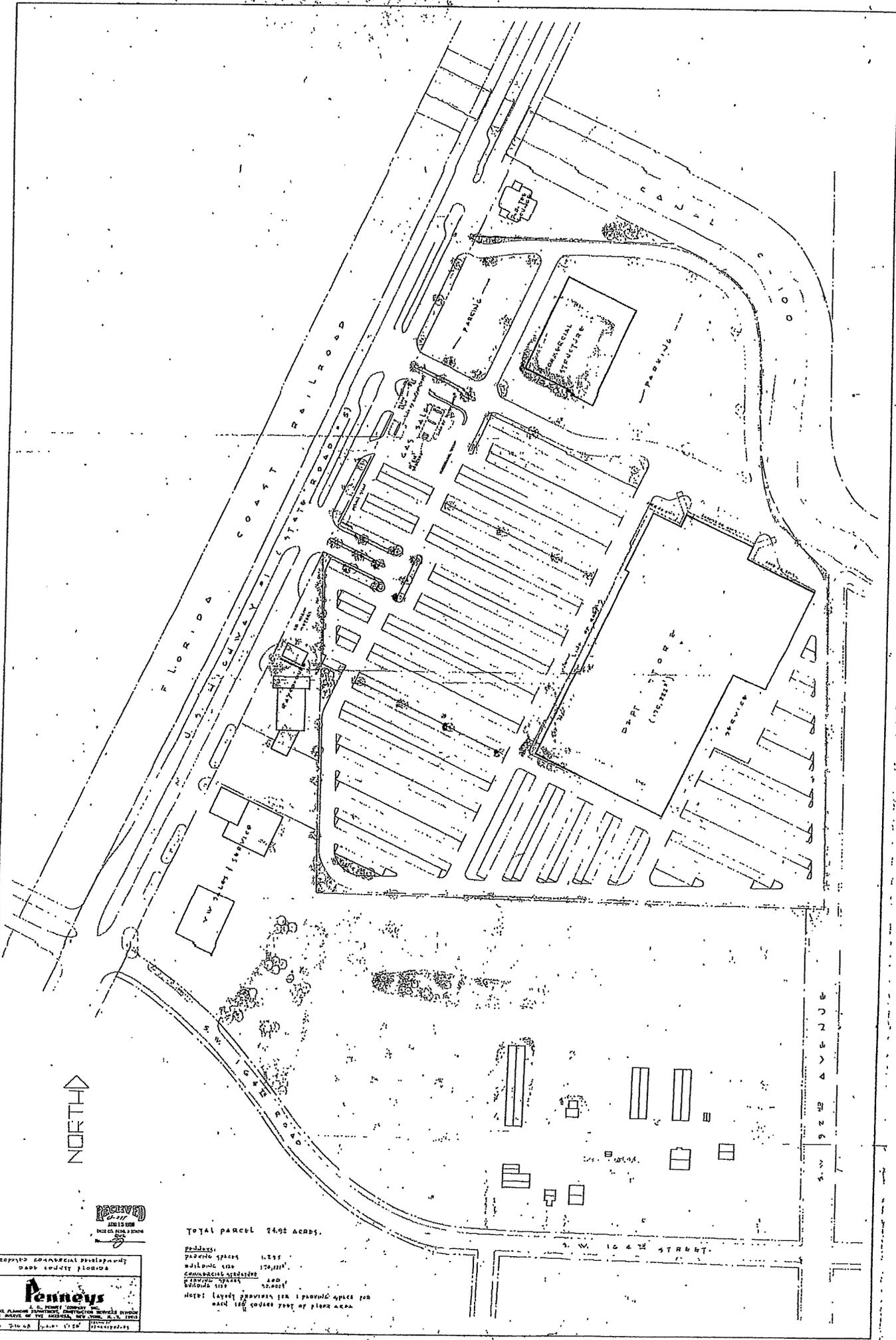
LEGAL DESCRIPTION:

PARCEL FIRST:
 TRACT 3 OF EAST HALF, ACCORDING TO THE PLAT RECORDING OF PARCELS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LANDSCAPED OPEN SPACE	REQUIRED	PROVIDED
NET LAND AREA	202,465 SQ. FT.	202,465 SQ. FT.
NET LAND AREA WITHIN ENCLOSED & UNRELEASED PLOTS	202,465 SQ. FT.	202,465 SQ. FT.
TOTAL	202,465 SQ. FT.	202,465 SQ. FT.

THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLANS OF THE INSTANT COMPANIES AND RESOLUTION 2-689-2-929-29-91

(Signature)
4-9-93



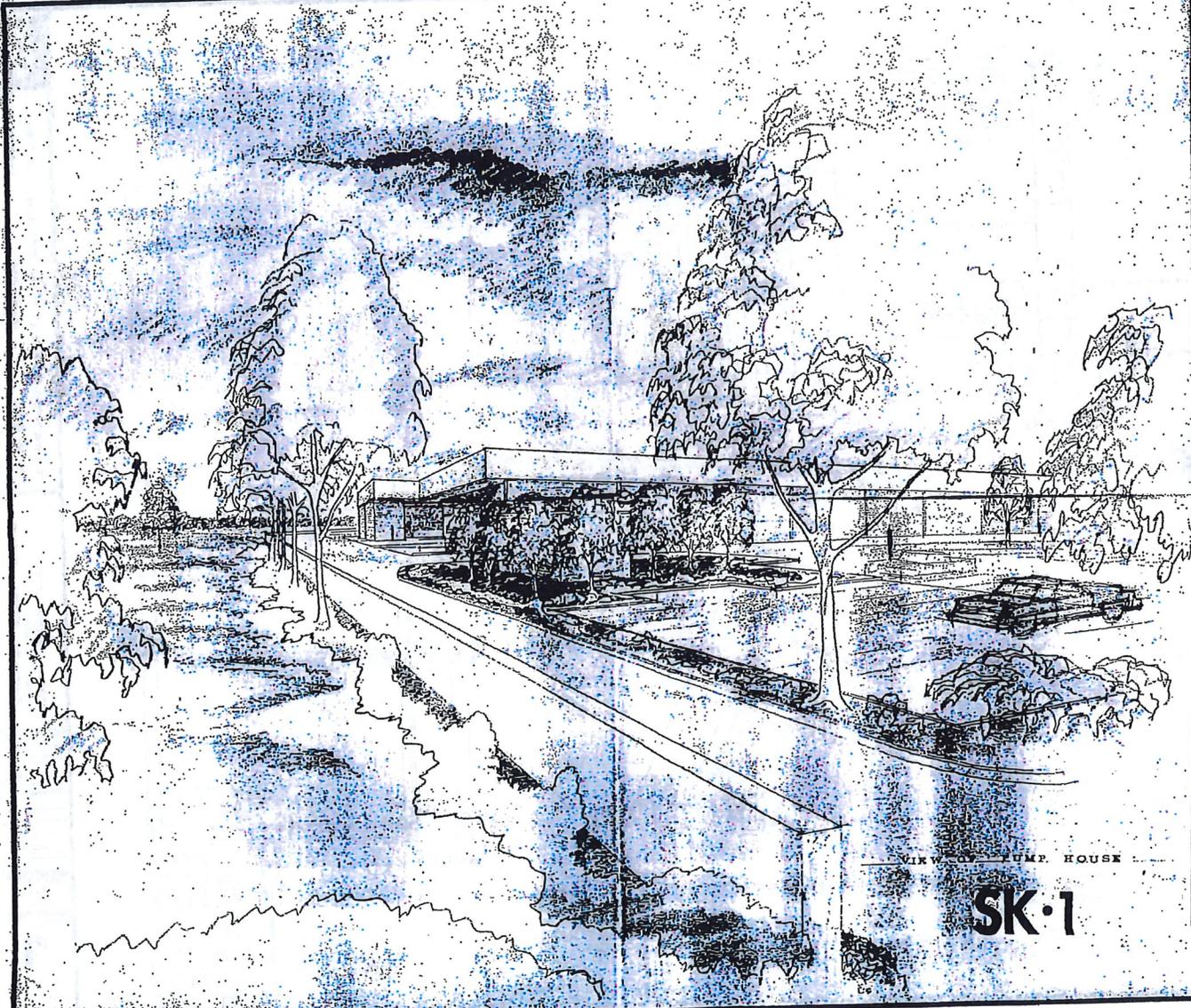
NORTH ↑

RECEIVED
 JUN 15 1958
 MAIL ROOM

TOTAL PARCEL 24.95 ACRES.

Paved areas 1.233
 PAVING SPACES 170,111
 MANAGERIAL USE 170,111
 COMMERCIAL STRUCTURE 440
 PAVING SPACES 440
 TOTAL SPACES 170,551
 TOTAL SPACES 170,551
 TOTAL SPACES 170,551

PROPOSED COMMERCIAL DEVELOPMENT
 DADE COUNTY FLORIDA
Penneys
 L. C. PENNEY COMPANY
 1201 AVENUE OF THE SUNSHINE, MIAMI, FLA. 33131
 FROM 21-0-08 11:00 A.M. 11-58



FERNANDO / DRAFTON / SPILLIS / CANDELA
ARCHITECTS
ENGINEERS
PLANNERS
CORAL GABLES, FLA. 33134
800 DOUGLAS RD.

The Treasury
SOUTH, D.A. DE.

DRAWN BY:
APPROVED:

DATE: 1 12 72
REVISIONS:

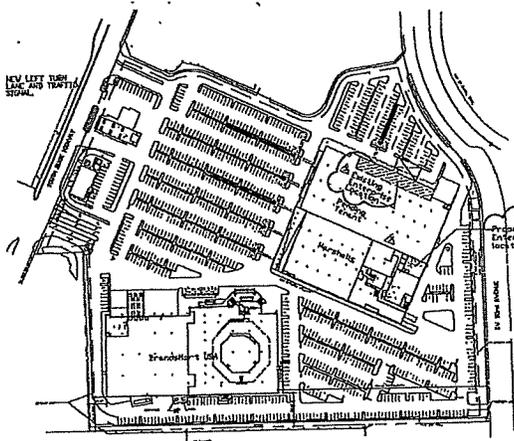
COMM. NO.

SHEET

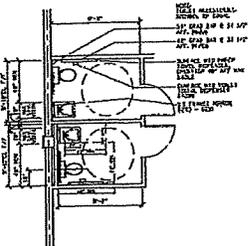
TOTAL:

VIEW OF PUMP HOUSE

SK-1

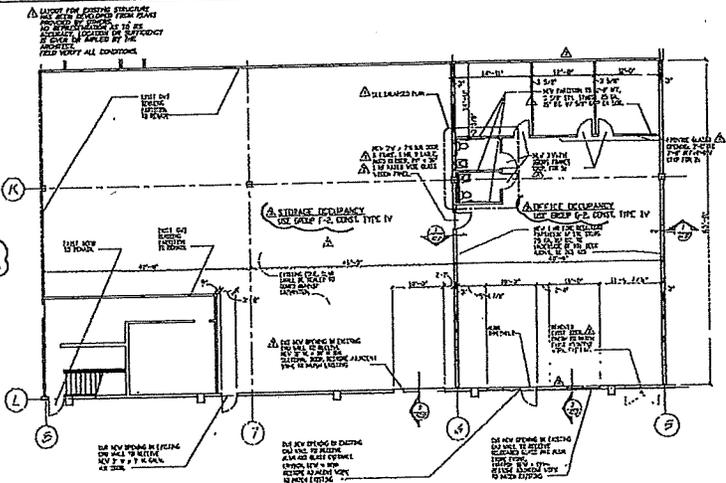


LOCATION PLAN
SCALE: 1" = 100'

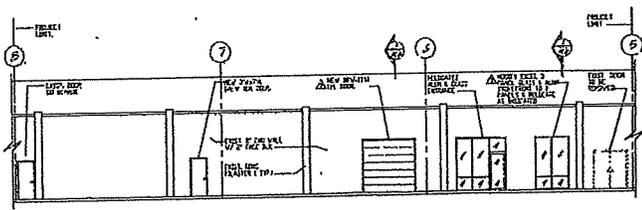


ENLARGED TOILET PLAN
SCALE: 1/4" = 1' - 0"

*OK for
relocation of
Enterprise facility -
per letter dated
1/21/00 (copy
attached)*



ENLARGED PARTIAL GROUND FLOOR PLAN
SCALE: 1/8" = 1' - 0"



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

NOT FOR CONSTRUCTION

NO. 1	BY
NO. 2	BY
NO. 3	BY
NO. 4	BY
NO. 5	BY
NO. 6	BY
NO. 7	BY
NO. 8	BY
NO. 9	BY
NO. 10	BY
NO. 11	BY
NO. 12	BY
NO. 13	BY
NO. 14	BY
NO. 15	BY
NO. 16	BY
NO. 17	BY
NO. 18	BY
NO. 19	BY
NO. 20	BY

ARCHITECT
M. C. G. P. A.
BRUNSWICK USA OF
ENTERPRISE RENT A CAR
1200 N. MIAMI AVENUE, SUITE 201
MIAMI, FLORIDA 33136
TEL: (305) 575-1111
FAX: (305) 575-1111

JUNIOR
BRUNSWICK USA OF
ENTERPRISE RENT A CAR
1200 N. MIAMI AVENUE, SUITE 201
MIAMI, FLORIDA 33136
TEL: (305) 575-1111
FAX: (305) 575-1111

SCALE
1/8" = 1' - 0"

A1.0



Record Results

[Print This Page](#)

Zoning Records Search

Process Number:	Z2000000025
Applicant:	BRANDSMART USA OF SOUTH DADE
Location:	16051 S DIXIE HWY
Legal Description:	Tr. 3, East Hill, (46-43) & Tr."A", Treasury Sub. (95-25).
Request:	NUV 2 WALL SIGNS
Application Date:	1/7/2000
Result:	
Result Date:	

Hearings

Board	Resolution	Result	Hearing Date	Item #
C13	CZAB13201	APPROVED IN PART	3/14/2001	161
C13			2/13/2001	

Documents

APPLICATION
GIS SKETCH
HEARING PLAN
PLANS - REDUCED OR SMALL
LTRS OF INTENT-SCHOOL-SUBSTCOMPLIANCE
RESOLUTION
RECOMMENDATIONS-KITS
RESOLUTION HISTORY
SKETCH

ZONING HEARING APPLICATION
METROPOLITAN DADE COUNTY
ALL FOLIO NUMBERS ARE REQUIRED

~~RECEIVED~~
~~25 JAN 9 11 2000~~
ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY 22000 00 025
Date Received Stamp

30-5028-025-0010

PLEASE TYPE OR PRINT LEGIBLY, IN INK, ALL INFORMATION ON APPLICATION

1. Name of Applicant BRANDS MART USA OF SOUTH DADE, INC.
 - a. if applicant is owner, give name exactly as recorded on deed.
 - b. if applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
 - c. if applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

Mailing Address 3200 SW 42 STREET

City HOLLYWOOD State FLORIDA Zip 33312

Tel. # (during working hours) (954)797-4000 Other FAX (954)797-4047

2. Name of Property Owner BRANDS MART USA OF SOUTH DADE, INC.

Mailing Address 3200 SW 42 STREET

City HOLLYWOOD State FLORIDA Zip 33312

Tel. # (during working hours) (954)797-4000 Other FAX (954)797-4047

3. Contact Person JERRY B. PROCTOR, ESQ. - BILZIN SUMBERG DUNN PRICE & AXELROD

Mailing Address 200 SOUTH BISCAYNE BOULEVARD, SUITE 2500

City Miami State Florida Zip 33131

Tel. # (during working hours) (305)350-2361 Other _____

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION
 - a. if subdivided, provide lot, block, complete name of subdivision, plat book and page number.
 - b. if metes and bounds description, provide complete description, (including section, township and range).
 - c. submit 7 copies of a survey if property is odd-shaped (1" to 300' scale).
 - d. if separate requests apply to different areas, provide the legal description of each area covered by a separate request.
 - e. attach a separate, typed sheet if necessary. Verify the legal is correct.

TRACT 3, EAST HILL, PLAT BOOK 46, PAGE 43, AND; TRACT "A", THE TREASURY
SUBDIVISION, PLAT BOOK 95, PAGE 25.

5. Address or location of property: 16051 South Dixie Highway, Miami, Florida 33156

6. Size of property: _____ ft. X _____ ft. Acres 18.33

7. Date subject property acquired or leased 30th day of April, 1999.

Term of lease _____ years/months.

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property.")

NO

9. Is there an option to purchase or lease the subject property or property contiguous thereto?

yes or no

If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

10. Present zoning classification(s): BU-2

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided. Be advised that all zone changes require a special exception to permit site plan approval except for rezoning to residential of 3 acres or less.

District Boundary (Zone) Change(s):
Zone classifications request

Special Exception to permit Site Plan Approval for

Unusual Use

Use Variance

Non-use Variance OF SIGNAGE REGULATIONS

Special Exception

Modification of previous resolution/plan

Modification of Declaration or Covenant

12. Has a public hearing been held on this property within the last year and a half? yes no

If yes, applicant's name

Date of hearing

Nature of hearing

Decision of hearing

Resolution #

13. Is this hearing being requested as a result of a violation notice? yes no

If yes, give name to whom violation notice was served

Nature of violation

14. Are there any existing structures on the property? yes no

If yes, briefly describe SITE CONTAINS BUILDINGS FOR MAJOR RETAIL STORES AND BUILDINGS FOR BURGER KING AND AMOCO GAS STATION

15. Is there any existing use on the property? yes no

If yes, what is the use and when was it established? Use RETAIL

Established 1971

Date: 1/3/00

Public Hearing No: _____

RESPONSIBILITIES OF THE APPLICANT

PLEASE READ CAREFULLY BEFORE SIGNING.

I hereby acknowledge that I am aware that the Department of Environmental Resources Management (DERM), the Public Works Department, and other County agencies review each zoning application and proffer comments that may affect its scheduling and outcome. These comments sometimes include requirements for an additional public hearing before DERM's Environmental Quality Control Board, (the EQCB) or other County boards, and/or the preparation and execution of agreements to run with the land which are recorded, prior to scheduling. I understand that it is my responsibility as the applicant or applicant's representative to promptly follow through with the Compliance of DERM or Public Works requirements or to advise this office in writing if the application will not go forward and may be considered withdrawn. Contact with the above mentioned agencies is advised during the hearing process. You may obtain the telephone numbers and locations of the reviewing departments at the Zoning hearings Counter.

Fees: Further I understand that the hearing fees paid at the time of filing may not be the total cost of the hearing, that I will be advised of the following fees which must be paid promptly: additional radius fee, deferral or readvertising fee (if applicant requests deferral), revision fee, and/or other fees assessed for changes or additions to the hearing application or plans. I am aware that applications withdrawn within 60 days of the date of filing are eligible for refund of 50% of the hearing fee. After that time, hearings that are withdrawn or returned for inaction will not be eligible for a refund.

Permit Requirements: I also understand that the South Florida Building Code may contain requirements that affect my ability to obtain a required building permit from the Department of Planning, Development and Regulations (10th Floor) for my project, even if my zoning application is approved at public hearing.

I am aware that a Building Permit is required for all construction and that I am responsible for obtaining the required permits, all required inspections, and the Certificate of Use and Occupancy or Certificate of Completion for any and all structures and additions whether proposed or existing without permits. Additionally, I am aware that a Certificate of Use and Occupancy must be obtained for the use of the property, if approved at a Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or Use and Occupancy will result in the initiation of Enforcement action against the occupant and owner. I further understand that submittal of the Zoning Hearing application will not necessarily forestall enforcement action against the property.

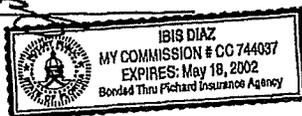
Residential construction within 2 miles of a Blasting Site: Persons applying for a residence or residential development located within two miles of a permitted rock mining operation where blasting is permitted must record in the public records of Dade County a notice that the proposed development is within two miles of the blasting site, prior to the issuance of the first development permit. The notice must provide the location of the blasting site and state that such blasting is regulated by Chapter 13 of the Code of Metropolitan Dade County. Notice must be given to and signed by buyers with purchase contracts within the development. Maps showing permitted rock mining operations where blasting is permitted in Dade County are available in the Department of Planning, Development and Regulation (DPDR) and in the Public Works Department. Any developer may request a written opinion from the Director of Public Works as to whether a development is located within the two-mile area.

Jerry B. Proctor
(Signature)
Jerry B. Proctor
(Print Name)

Notary: Sworn to and subscribed before me this 3 day of January, 2000.

Abie Diaz
Notary Public - State of Florida

My Commission Expires:



OWNER OR TENANT AFFIDAVIT

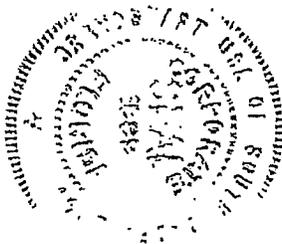
I, _____, being first duly sworn, depose and say that I am the owner tenant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

Sworn to and subscribed to before me this _____ day of _____

Signature _____

Notary Public _____

Commission Expires _____



CORPORATION AFFIDAVIT

XX I, Michael Perlman, being first duly sworn, depose and say that we are the President Vice President, and Secretary. Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner tenant of the property described herein and which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

(Corp. Seal)

ATTEST:

President's Signature _____

Asst Secretary's Signature _____

Notary Public _____

Commission Expires _____

Sworn to and subscribed to before me this 30 day of Dec, 1999

PARTNERSHIP AFFIDAVIT

We, the undersigned, being first duly sworn depose and say that we are partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; that all answers to the questions in said application and all sketches, data, and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said partnership is the owner tenant of the property described herein which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before the application can be submitted and hearing advertised.

By _____ %
By _____ %

(Name of Partnership) _____

By _____ %
By _____ %

Sworn to and subscribed to before me this _____ day of _____

Notary Public _____

Commission Expires _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketch data and other supplementary matter attached and made a part of this application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

Sworn to and subscribed to before me this _____ day of _____

Signature _____

Notary Public _____

Commission Expires _____



OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF DADE

Before me, the undersigned authority, personally appeared MICHAEL PERLMAN hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

- 1. Affiant is the president, vice-president or CEO of the BrandsMart USA of South Dade Inc Corporation, with the following address: 3300 SW 47 ST Hollywood FL 33312
- 2. The Corporation owns the property which is the subject of the proposed hearing.
- 3. The subject property is legally described as: Tract 3, East Hill, Plat Book 46, Page 43, and; Tract "A", The Treasury Subdivision, Plat Book 95, Page 25.
- 4. Affiant is legally authorized to file this application for public hearing.
- 5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]
Signature
L Levine
Print Name

[Signature]
Affiant's signature
Michael Perlman
Print Name

[Signature]
Signature
JANET B. WITKAZAK
Print Name

Sworn to and subscribed before me on the 30 day of DEC, 1999.
Affiant is personally known to me or has produced identification. AS

[Signature]
Notary
(Stamp/Seal)
Commission Expires: _____



If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

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

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

NAME

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

Page 3

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature: [Handwritten Signature]
(Applicant) [Handwritten Signature]

Larry Levine
Secretary

Sworn to and subscribed before me,
this 36 day of DEC, 19 99

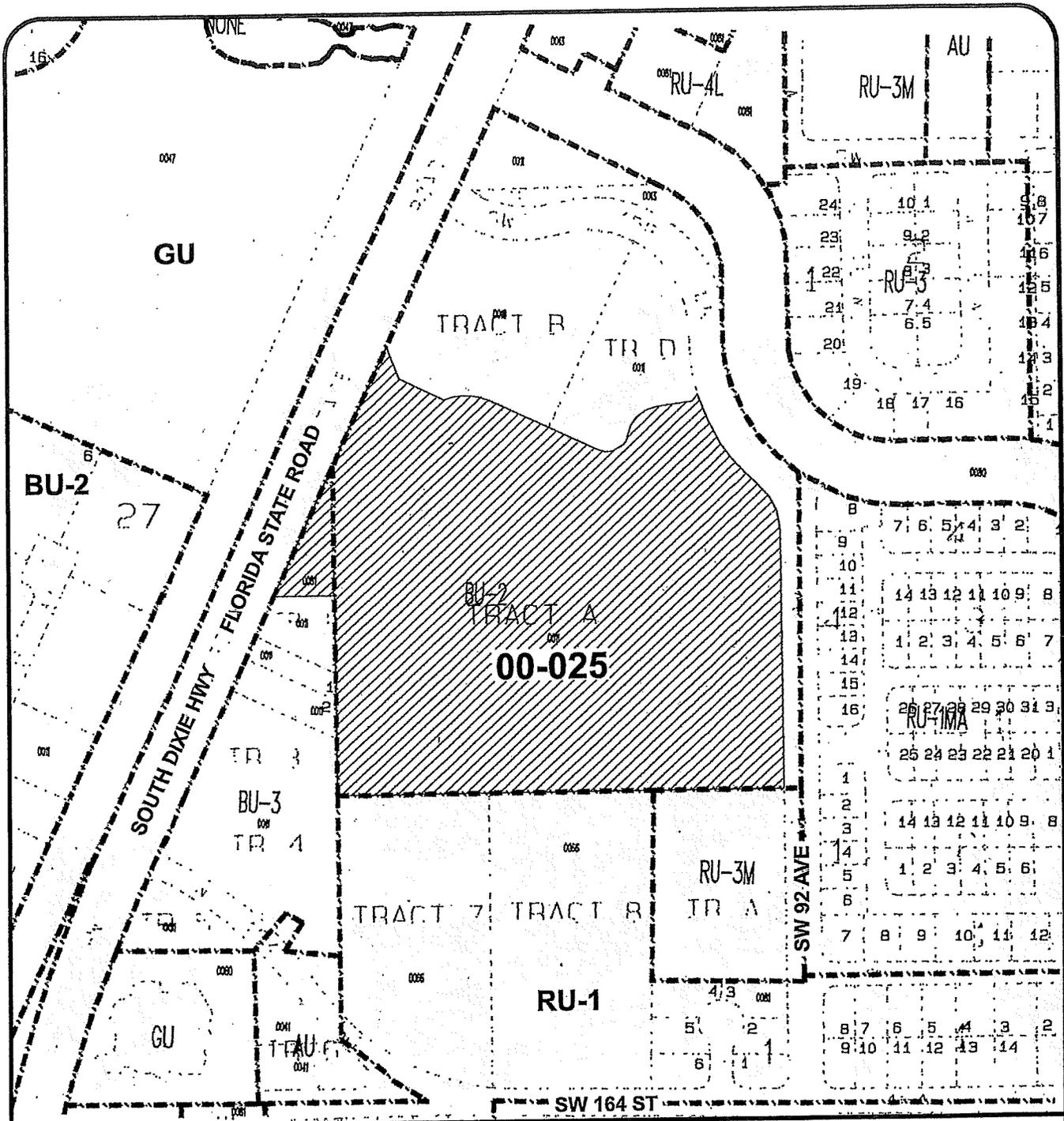
[Handwritten Signature]
Notary Public, State of Florida at Large

My Commission Expires:

(SEAL)



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



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 28 Township: 55 Range: 40
 Process Number: 0000025
 Applicant: BRANDSMART USA
 District Number: 8
 Zoning Board: C13
 Drafter ID: Eric
 Scale: 1:300

S C A L E
 0 300'



 SUBJECT PROPERTY





**MIAMI-DADE COUNTY
AERIAL**

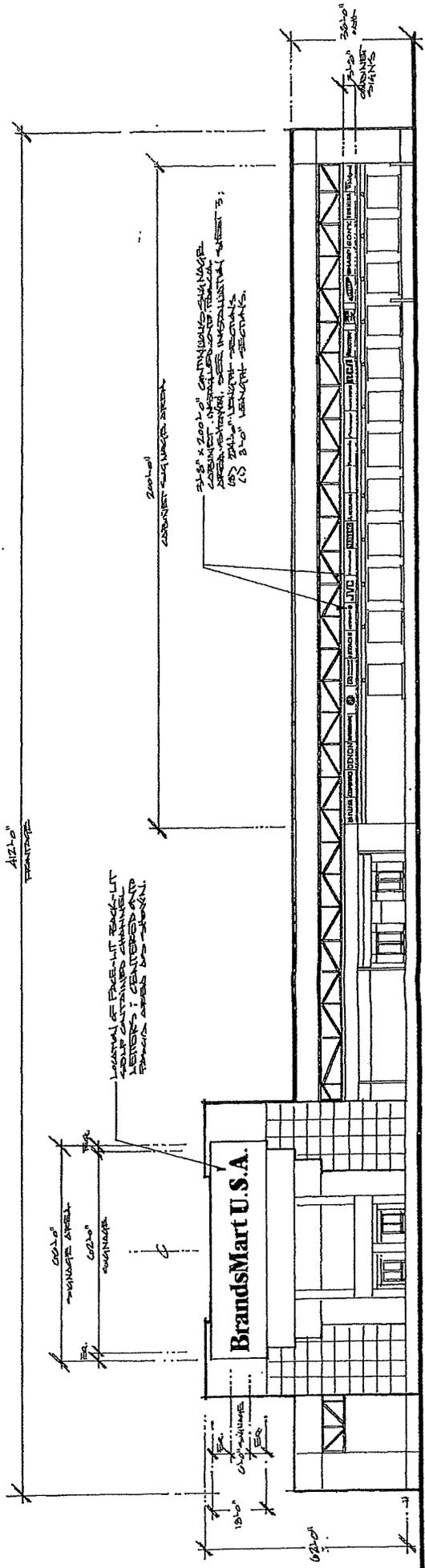
**Section: 28 Township: 55 Range: 40
Process Number: 0000025
Applicant: BRANDSMART USA
District Number: 8
Zoning Board: C13
Drafter ID: Eric
Scale: 1:300**

S C A L E
0 300'



SUBJECT PROPERTY

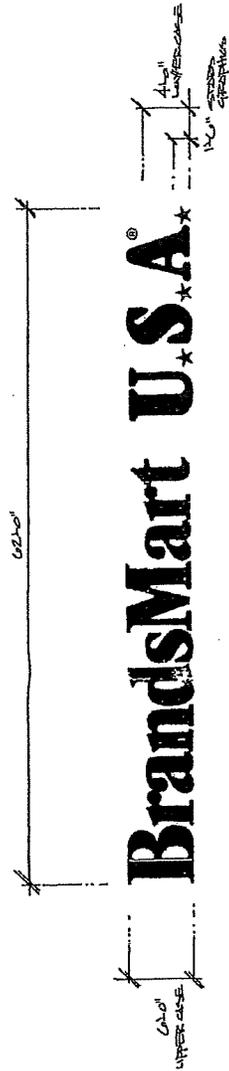




NORTH ELEVATION

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

REGISTERED SERVICE MARK



FRONT-LIT CHANNEL LETTERS

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

SEE INSTALLATION SHEET 2

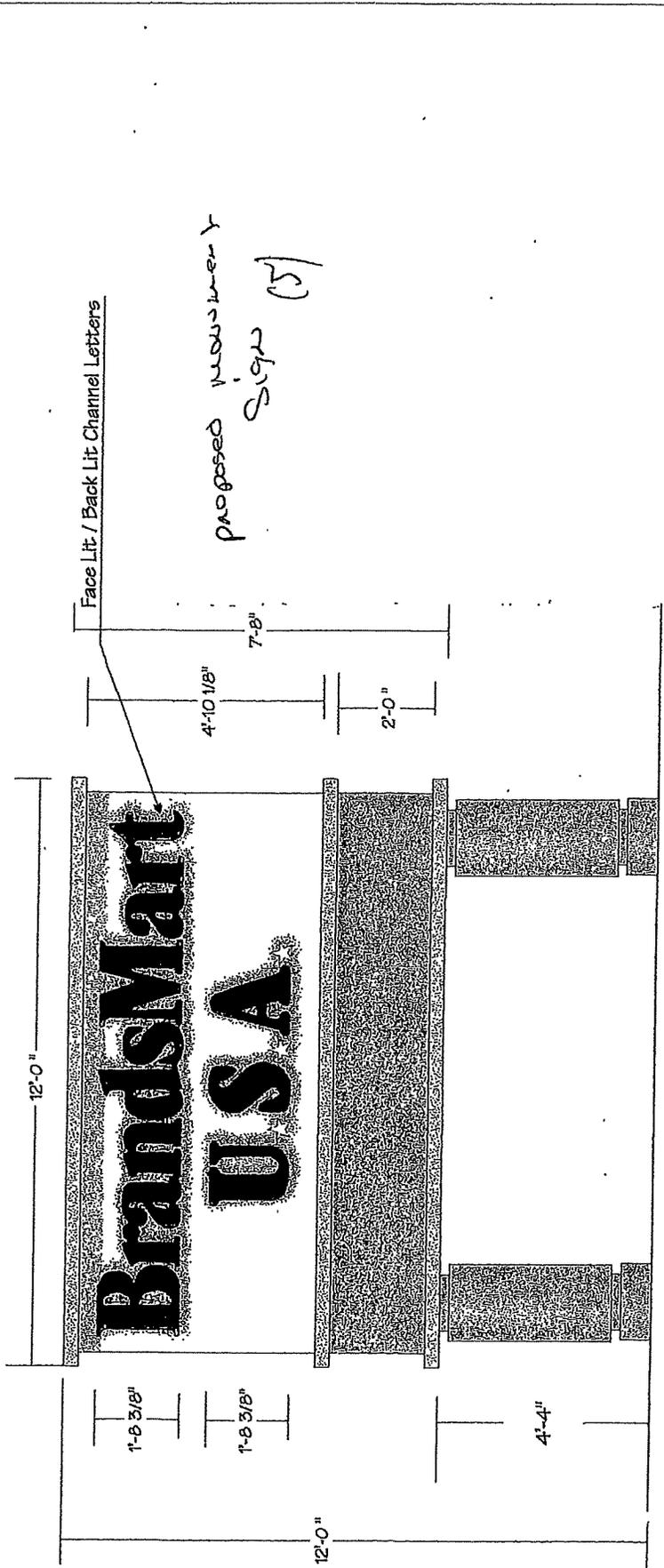
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SIGNAGE MEETS SPEC 2005-1A REQUIREMENTS ASSET 7 FOR 110 MET HINDS AS PER REQUIREMENTS

ENGINEER

TONG DE P.E., Inc.
CONSULTING STRUCTURAL ENGINEERS
5100 W. Copans Rd., #700 : Tony Lo, President
Boynton, Florida 33435 : 2282818

BROWARD COUNTY'S OLDEST 501 NW 5th Ave • Ft. Lauderdale • 762-4110	
SCALE: 1/8" = 1'-0" DATE: 10-1-04	APPROVED BY: SALES REP. K. SYKING
DRAWN BY: JCV/ES	REVISED:
DRAWING NUMBER 1049.00	



CUSTOMER APPROVAL	JOB TITLE: BRANDSMART USA ADDRESS: 16051 S. DUNE HWY MIAMI, FL SALES REP: KIRK	FACE COLOR _____ RETURN COLOR _____ TRIM COLOR _____ NEON COLOR _____ RACEWAY COLOR _____	LETTER HEIGHT _____ DEPTH _____ LETTER STYLE _____ ALLOWABLE S.F. _____ PROPOSED S. F. 92.00
	DATE: 06/09/2000 DWG#: 2K-06-09-327 SCALE: AS NOTED DRAWN BY: RED SHEET #: 1	REVISIONS	 <p>835 NW 6th Avenue, Ft. Lauderdale FL 33311 Art@ArtSignFL.com • WWW.ArtSignFL.com Phone 954-763-4410 • Fax (954)-763-2736</p>
<small>This drawing, concept, rendering & spec are the exclusive property of Art Sign Company, Inc. And may not be shown to any person or organization outside the client's organization. Nor are they to be reproduced in any way, shape or form without the expressed, written consent of Art Sign Company, Inc.</small>			

Scale 3/8"=1'-0"
Monument Sign With
Internally Illuminated Channel Letters

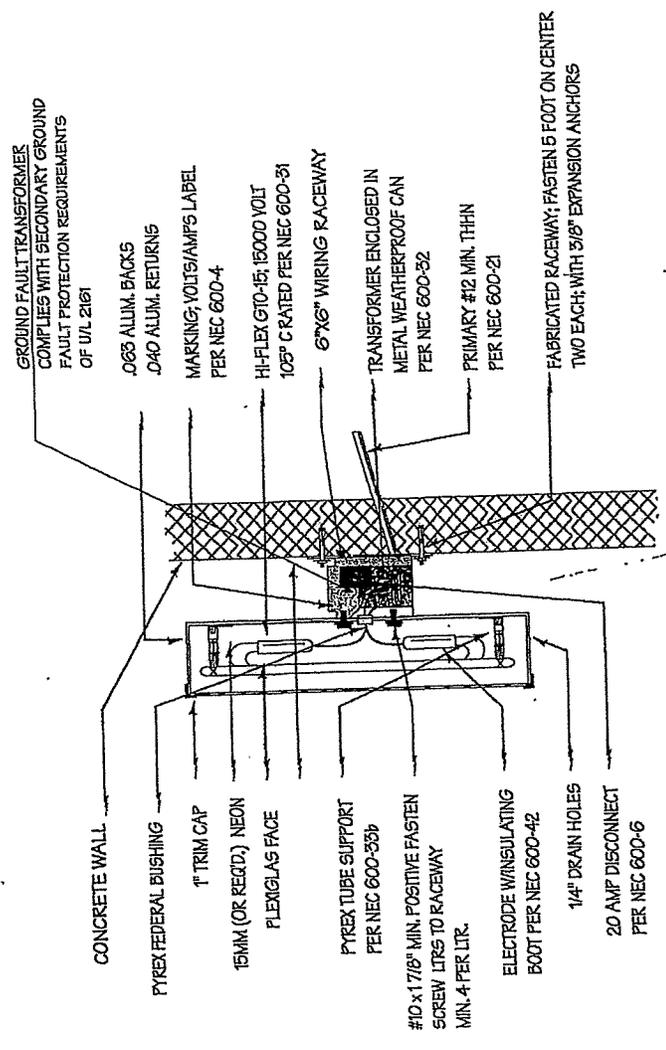
File: brandmart16051.rcd

DATE:

TITLE:

QTY.	SOURCE	SIZE	AMPS	TOTAL
		12000/30	3.0	
		9000/30	2.3	
		7500/30	1.9	

ALL SECONDARY WIRING IS WITHIN ULTA WIRING RACEWAYS PER NEC 600-31
GENERAL NOTES & SPECIFICATIONS
 (1) 20 AMP CIRCUIT(S) RECD.
 (2) 20 AMP DISCONNECT SWITCHES
 BREAKER # _____
 PANEL _____
 ALL ELECTRICAL COMPONENTS ARE UL LISTED AND
 A UL LABEL APPEARS ON THE SIGN. IT IS GROUNDED
 IN ACCORDANCE WITH NEC 250
 PRIMARY - NO. 12 THIN THWN OR AWN IN 1/2" DIA.
 WIRING RACEWAY TO EXISTING CIRCUIT PROVIDED NEC 600-21
 1/2" MIN. LITTLE RAY FLEXIBLE ALUMINUM CONDUIT
 OR UL APPROVED EQUAL
 DRAIN HOLES IN ACCORDANCE WITH NEC 600-8
 DISCONNECT SWITCHES IN ACCORDANCE WITH NEC 600-6
 ENGINEERED TO WITHSTAND 120 MPH WIND VELOCITIES
 AND WIND LOADS OF 50 LB. PSF.
 NEGATIVE PRESSURE = -50 LB. PSF
 POSITIVE PRESSURE = +50 LB. PSF
 DISSIPILAR MATERIALS TREATED IN ACCORDANCE WITH SFDC
 GROUNDING & BONDING PER NEC 250.
 #12 THIN, THWN, AWG COPPER WIRE.
 MARKING; VOLTS / AMPS LABEL PER NEC 600-4.
 DESIGN FABRICATION & INSTALLATION MEETS OR EXCEEDS
 ALL LOCAL, STATE AND NATIONAL CODE REQUIREMENTS



SECTION THRU LETTER @ WALL.....N.T.S.
 Typical Raceway Mounted Channel Letters
 Concrete Fascia
 Installation: Steves Anchors

ENGINEERS
 Tony Le PE, Inc.
 Consulting Structural Engineers
 Tony Le, President
 5100 W. Copans Rd. #700
 Margate, Florida
 (954) 974-6560

The drawings, concepts, specifications and/or materials property of Art Sign Co., Inc. and may not be shown to any person or corporation outside the client organization nor, in whole or in part, without expressed written consent of Art Sign Co., Inc.

Art Sign Company
 835 NW 6th Avenue, Ft. Lauderdale, Florida 33311
 (PHONE) 954-763-4410 (FAX) 954-763-2738

Job Title: BRANDSMAN USA
 Address: 1601 S. Dixie Hwy
 Miami, FL
 Sales Rep: KICK SWING

DATE: 06/19/2000
 DWG # 2K-
 SCALE: NONE
 PAGE: 2 OF 2
 DRAWN BY: RED

FIG: RCH008

BILZIN SUMBERG DUNN BAENA PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

2500 FIRST UNION FINANCIAL CENTER

200 SOUTH BISCAYNE BOULEVARD • MIAMI, FLORIDA 33131-2336

TELEPHONE: (305) 374-7580 • FAX: (305) 374-7593

E-MAIL: INFO@BILZIN.COM • WWW.BILZIN.COM

BROWARD: (954) 356-0030

Jerry B. Proctor, Esq.
Direct Dial (305) 350-2361
E-Mail: JProctor@Bilzin.com

December 11, 2000

Ms. Patricia Cicero
Public Hearings Section
Miami-Dade County
Department of Planning and Zoning
111 NW First Street, 11th Floor
Miami, Florida 33128

Re: Brands Mart USA of South Dade, Inc.
Zoning Application No. 00-25 (CZAB 13)

Dear Patricia:

Please accept this amended letter of intent in conjunction with the above-styled public hearing application.

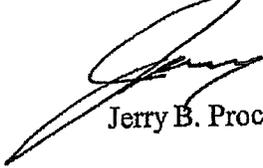
The undersigned represents Brands Mart USA of South Dade, Inc. ("Brands Mart"), the owner and developer of the newly renovated shopping center parcel on US1 that houses the southernmost outlet of Brands Mart electronics, as well as several other retail tenants. Please accept this request to amend the site plan of record for the shopping center to place a new, 90 sq. ft. detached sign as depicted on plans previously presented. This would represent the fifth detached sign approved for the original shopping center (to be described below). The purpose of this change is to develop a sign that will be aesthetically harmonious with the renovated shopping center design, as well as with the new 310 sq. ft. detached sign located in the south property area as previously approved by Community Zoning Appeals Board 13. A large sign is no longer necessary at the north entrance to the shopping center; accordingly, the existing 243 sq. ft. sign in that area will be removed. That entrance was previously accessible to southbound patrons with a left turn movement. However, that movement is no longer available and it has been replaced by a safer, more convenient left turn movement further to the south at the traffic light opposite the new Brands Mart store. Accordingly, the purpose of the proposed 90 sq. ft. sign is merely to introduce the Brands Mart name to southbound travelers, not to direct those travelers into the northbound entrance as previously located. In summary, we believe that this revision will result in a more aesthetically compatible sign of a lower scale that will therefore be harmonious with its surroundings. Please also be advised that the wall signage request previously made with this application remains the same.

Ms. Patricia Cicero
December 11, 2000
Page 2

To better direct staff as to the signage history of the original shopping center, please be advised that the four existing detached signs are as follows: (1) 310 sq. ft. sign at the Brands Mart entrance (previously described); (2) 77.6 sq. ft. Burger King sign as approved by the Zoning Appeals Board; (3) 218.85 sq. ft. auto dealership sign for the now-subdivided dealership to the north; and (4) 42.5 sq. ft. "Enterprise Rent-a-Car" sign, as depicted on the plans.

Thank you for your consideration of this application.

Very truly yours,



Jerry B. Proctor

JBP:id

c: Larry Levine

BILZIN SUMBERG DUNN BAENA PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

2500 FIRST UNION FINANCIAL CENTER

200 SOUTH BISCAYNE BOULEVARD • MIAMI, FLORIDA 33131-2336

TELEPHONE: (305) 374-7580 • FAX: (305) 374-7593

E-MAIL: INFO@BILZIN.COM • WWW.BILZIN.COM

BROWARD: (954) 356-0030

*Jerry B. Proctor, Esq.
Direct Dial (305) 350-2361
E-Mail: JProctor@Bilzin.com*

September 25, 2000

Ms. Patricia Cicero
Public Hearings Section
Miami-Dade County
Department of Planning and Zoning
111 NW First Street, 11th Floor
Miami, Florida 33128

Re: Brands Mart USA of South Dade, Inc.
Zoning Application No. 00-25

Dear Patricia:

Please accept the attached, revised plans in conjunction with the above-styled application.

The undersigned represents Brands Mart USA of South Dade, Inc. ("Brands Mart"), owner of the commercial property zoned BU-2 located on the East side of South Dixie Highway, South of SW 158 Lane and West of SW 92 Avenue. The Brands Mart parcel is approximately 17.9 acres in size. Brands Mart hereby requests a non-use variance to permit a fifth detached sign (two detached signs permitted; a third and fourth detached sign previously permitted by resolution, with the fourth sign approved by Resolution No. CZAB13-1-00). In addition, Brands Mart hereby requests non-use variance approval to permit a third and fourth wall sign on the Brands Mart building in the south property area as depicted on the attached plans.

The purpose of the additional detached sign is to assist southbound travelers on South Dixie Highway in identifying the major tenants within this retail complex. Due to the configuration of the parcel and the existing buildings thereon, identification of the major tenants is difficult for travelers heading south on South Dixie Highway (US 1), the only significant access point to this project. By Resolution No. CZAB13-1-00, Brands Mart obtained approval and has erected a detached sign to identify their new retail outlet, which is significantly obscured from passersby by the intervening automobile dealership located along South Dixie Highway. The purpose of the additional detached sign would be primarily to serve the visibility needs of southbound travelers along South Dixie Highway. Southbound travelers do not enjoy the benefit of the detached sign approved by Resolution No. CZAB13-1-00 until they have virtually passed the project's main access point in the area between a Burger King restaurant and the aforementioned automobile dealership. Approval of an additional sign would permit southbound travelers to have proper identification of the major retail

Ms. Patricia Cicero
September 25, 2000
Page 2

uses within the project before reaching the project's main access point (the only access point to the project which affords a full range of turning movement opportunities for southbound travelers).

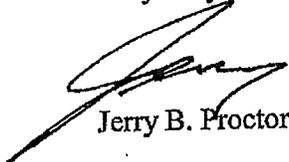
As you will note on the attached plans, the additional requested detached sign is of a monument type, only 92 sq. ft. in size and 12 feet in height. It is intended to serve the needs of the major users within the retail complex and will not be made available to any minor tenants. The sign will be well spaced from any residential properties and will enhance the identification opportunities on this parcel, which is one of the largest commercial properties in South Miami-Dade County.

With respect to the requested wall signage, it will provide greater identification to the Brands Mart building which is somewhat obscured on the site as noted above. The requested wall signs will cover only a minimal portion of each wall of the Brands Mart building.

In conjunction with this submittal, details have also been provided regarding the signs on the property already permitted through both the above-mentioned resolution of the Community Zoning Appeals Board and as a matter of right. These details have been provided at your request.

Thank you for your consideration of this application.

Very truly yours,



Jerry B. Proctor

JBP:id

c: Larry Levine

BILZIN SUMBERG DUNN PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

2500 FIRST UNION FINANCIAL CENTER

200 SOUTH BISCAYNE BOULEVARD • MIAMI, FLORIDA 33131-2336

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E-MAIL: INFO@BILZIN.COM • WWW.BILZIN.COM

Jerry B. Proctor, Esq.
Direct Dial (305) 350-2361
E-Mail: JProctor@Bilzin.com

ONE EAST BROWARD BOULEVARD • SUITE 700

FORT LAUDERDALE, FLORIDA 33301

TELEPHONE: (954) 356-0030

July 12, 2000

Ms. Patricia Cicero
Public Hearings Section
Miami-Dade County
Department of Planning and Zoning
111 NW First Street, 11th Floor
Miami, Florida 33128

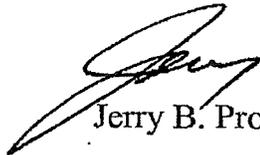
Re: Brands Mart U.S.A. of South Dade, Inc.
Zoning Application No. 00-25

Dear Patricia:

In conjunction with the above-mentioned application, please accept this letter requesting additional time to provide the necessary plan revisions to your office. We would request a period until August 15, 2000 to complete this submittal. We are in the process of preparing the plans but it has taken a bit longer than expected. Since there are no hearings during the August recess, I do not believe that this will significantly delay the hearing in this matter.

Thank you for your consideration.

Very truly yours,


Jerry B. Proctor

JBP:id

c: Larry Levine

BILZIN SUMBERG DUNN PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

2500 FIRST UNION FINANCIAL CENTER

200 SOUTH BISCAYNE BOULEVARD • MIAMI, FLORIDA 33131-2336

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E-MAIL: INFO@BILZIN.COM

ONE EAST BROWARD BOULEVARD • SUITE 700

FORT LAUDERDALE, FLORIDA 33301

TELEPHONE: (954) 356-0030

Jerry B. Proctor, Esq.
Direct Dial (305) 350-2361
E-Mail: JProctor@Bilzin.com

May 31, 2000

Ms. Patricia Cicero
Public Hearings Section
Department of Planning and Zoning
111 NW First Street, 11th Floor
Miami, Florida 33128

HAND DELIVERY

Re: BrandsMart USA of South Dade, Inc.
Zoning Application No. 00-025

Dear Patricia:

Please accept this letter for additional delay before processing the above-styled application until approximately July 15, 2000. The applicant continues to plan to proceed with this application to request certain additional signage for the BrandsMart premises located on South Dixie Highway and approximately SW 160 Street. However, the applicant is in the process of devising an updated signage package for presentation at the hearing, and this modification has taken longer than expected. The applicant understands that with the August recess, that the above-mentioned schedule will result in a hearing date no earlier than September, 2000.

Thank you for your consideration.

Very truly yours,


Jerry B. Proctor

JBP:id

c: Larry Levine

GADMS\74070\128260296722.01
5/31/2000

BILZIN SUMBERG DUNN PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

2500 FIRST UNION FINANCIAL CENTER

200 SOUTH BISCAYNE BOULEVARD • MIAMI, FLORIDA 33131-2336

TELEPHONE: (305) 374-7580 • FAX: (305) 374-7593

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ONE EAST BROWARD BOULEVARD • SUITE 700

FORT LAUDERDALE, FLORIDA 33301

TELEPHONE: (954) 356-0030

Jerry B. Proctor, Esq.

Direct Dial (305) 350-2361

E-Mail: JProctor@Bilzin.com

April 20, 2000

Ms. Patricia Cicero
Public Hearings Section
Department of Planning and Zoning
111 NW First Street, 11th Floor
Miami, Florida 33128

HAND DELIVERY

Re: BrandsMart USA of South Dade, Inc.
Zoning Application No. 00-025

Dear Patricia:

I am in receipt of your letter dated March 20, 2000, received by my office on April 10, 2000.

Please be advised that the applicant is in the process of making certain site plan revisions to the above-styled application. Accordingly, since this matter does not involve any outstanding notices of violation, I would appreciate your consideration in maintaining this file in a current, but uncompleted status until approximately June 1, 2000.

Thank you for your consideration.

Very truly yours,


Jerry B. Proctor

JBP:id

c: Lynne Talleda
Larry Levine

BILZIN SUMBERG DUNN PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

2500 FIRST UNION FINANCIAL CENTER

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TELEPHONE: (305) 374-7580 • FAX: (305) 374-7593

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ONE EAST BROWARD BOULEVARD • SUITE 700

FORT LAUDERDALE, FLORIDA 33301

TELEPHONE: (954) 356-0030 • FAX: (954) 356-0406

JERRY B. PROCTOR, ESQ.
DIRECT DIAL (305) 350-2361
E-MAIL: JPROCTOR@Bilzin.com

January 6, 2000

Mr. Guillermo Olmedillo, Director
Miami-Dade County
Department of Planning and Zoning
111 N.W. First Street, 11th Floor
Miami, Florida 33128

Re: Zoning Application by BrandsMart USA of South Dade, Inc.
16051 South Dixie Highway

Dear Guillermo:

This constitutes the required letter of intent in conjunction with a Miami-Dade County Zoning Hearing Application.

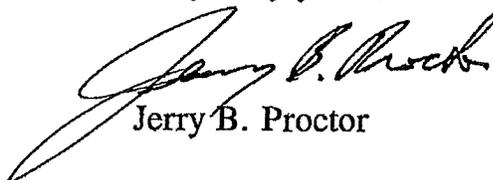
The undersigned represents BrandsMart USA of South Dade, Inc. ("Brands Mart"), the owner and developer of the commercial parcel of approximately 18 acres in size located at South Dixie Highway and theoretical SW 160 Street. Through the purchase and development of this property, BrandsMart is committing approximately \$18 million to the redevelopment of one of the largest commercial tracts in this area of South Miami-Dade County. In doing so, BrandsMart is offering significant retail and employment opportunities to the citizenry in South Miami Dade, as well as significantly bolstering the ad valorem tax revenue capabilities of Miami-Dade County.

Mr. Guillermo Olmedillo
January 6, 2000
Page 2

BrandsMart hereby requests a third and fourth wall sign where two wall signs are permitted pursuant to Section 33-106. The wall signs, as depicted on the attached drawings, will be placed on the east and west walls of the new BrandsMart store on the premises, which is now under construction. Pursuant to the attached plans, the wall signs will merely advertise the BrandsMart name to passersby along South Dixie Highway for the westerly sign, and potential customers in the parking lot and in the area to the east along SW 92 Avenue for the proposed easterly wall sign. As you will note from the attached site plan, the BrandsMart building is located in the southerly property area and does not enjoy great visibility to any surrounding roadways, due to the pre-existing shopping center configuration with intervening outparcels and the absence of east/west public streets in the immediate vicinity of the BrandsMart store. We hope that you will agree that the signs are of a low scale and intensity and are aesthetically compatible with this surrounding commercial area. By way of comparison, I am also enclosing several Dade County zoning resolutions approving additional signage for the "Honda South" automobile dealership to the south. When considering the volume and intensity of the signage at the automobile dealership, we believe that it would be inequitable to deny two additional wall signs for a major commercial operation on over 18 acres of property in an area surrounded by other commercial interests.

Thank you for your consideration of this application.

Very truly yours,



Jerry B. Proctor

JBP: id

c: Larry Levine
Laurie Thompson, Esq.

RESOLUTION NO. CZAB13-2-01

WHEREAS, BRANDSMART USA OF SOUTH DADE, INC. applied for the following:

- (1) NON-USE VARIANCE OF ZONING REGULATIONS to permit a fifth 90 sq. ft. detached sign (4 previously approved).
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a third and fourth wall sign (2 signs per tenant permitted).
- (3) MODIFICATION of Condition #2 of Resolution CZAB13-1-00 passed and adopted by Community Zoning Appeals Board #13 on the 12th day of January, 2000, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Brandsmart USA - Proposed South Miami Facility,' as prepared by VSN Engineering, Inc., consisting of 2 sheets. Except as herein modified to delete the 90 sq. ft. detached sign."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Brandsmart USA,' as prepared by VSN Engineering, Inc., as further modified by the applicant and dated received 12/22/00."

The purpose of the request is to permit the applicant to submit plans showing the additional signage.

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

SUBJECT PROPERTY: Tract 3, EAST HILL, Plat book 46, Page 43 and Tract "A", TREASURY SUBDIVISION, Plat book 95, Page 25.

LOCATION: 16051 South Dixie Highway, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 13 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested non-use variance of zoning regulations (Item #1), and modification (Item #3) on a modified basis to delete the third and fourth wall sign, would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, but the non-use variance of zoning regulations (Item #2) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve Item #1, approve Item #3 on a modified basis, and deny Item #2 without prejudice was offered by Linda Robinson, seconded by Karen Kirby, and upon a poll of the members present, the vote was as follows:

Robert Harrison III	aye	Marsha Matson	nay
Karen Kirby	aye	Paula Palm	nay
Albert J. LaVoie	aye	Linda Robinson	aye

John Pettit	nay
-------------	-----

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 13, that the requested non-use variance of zoning regulations (Item #1) be and the same is hereby approved.

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 13 that the requested modification (Item #3) on a modified basis be and the same is hereby approved, and shall read as follows:

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Brandsmart USA,' as prepared by VSN Engineering, Inc., dated received 12/22/00, except as herein modified to delete the third and fourth wall signs."

BE IT FURTHER RESOLVED that the application as approved is subject to the

following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Brandsmart USA,' as prepared by VSN Engineering, Inc., dated received 12/22/00, except as herein modified to delete the third and fourth wall sign."
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That the existing 243 sq. ft. sign located approximately 55 ft. south from the north property line and approximately 60 ft. from South Dixie Highway right-of-way line shall be permanently removed.

BE IT FURTHER RESOLVED that the non-use variance of zoning regulations (Item #2) be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 14th day of March, 2001.

Hearing No. 01-2-CZ13-1
rb

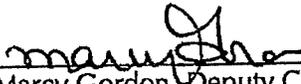
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 23RD DAY OF MARCH, 2001.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

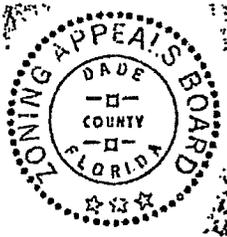
I, Marcy Gordon, as Deputy Clerk and Legal Counsel for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 13, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB13-2-01 adopted by said Community Zoning Appeals Board at its meeting held on the 14th day of March, 2001.

IN WITNESS WHEREOF, I have hereunto set my hand on this 23rd day of March, 2001.



Marcy Gordon, Deputy Clerk and Legal Counsel
Miami-Dade County Department of Planning and Zoning

SEAL





DIRECT DIAL: (305) 375-3075
DIRECT FAX: (305) 375-1239

DEPARTMENT OF PLANNING AND ZONING
111 NW FIRST STREET
SUITE 1210
MIAMI FLORIDA 33128-1974
(305) 375-2800
FAX (305) 375-2795

March 23, 2001

Brandsmart USA of South Dade, Inc.
c/o Jerry B. Proctor, Esq.
Bilzin Sumberg Dunn Baena Price & Axelrod
200 South Biscayne Boulevard #2500
Miami, FL 33131-2336

Re: Hearing No. 01-2-CZ13-1
Location: 16051 South Dixie Highway

Dear Applicant:

Enclosed herewith is Resolution No. CZAB13-2-01, adopted by the Miami-Dade County Community Zoning Appeals Board 13, which approved Item #1, approved Item #3 on a modified basis, and denied Item #2 on the above described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of \$500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this department in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

Application for necessary permits and /or Certificate of Use and Occupancy permits should be made with this Department, or the Building Department as appropriate. At time of permit application you must provide a copy of this resolution.

You are hereby advised that the decision of the Community Zoning Appeals Board may be appealed by an aggrieved party to Circuit Court within 30 days of the date of the transmittal of the resolution to the Clerk of the County Commission. You are further advised that in the event that an appropriate appeal is timely filed in the Circuit Court any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Copies of any court filings concerning this matter should be served upon both my office and:

Robert A. Ginsburg, County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marcy Gordon".

Marcy Gordon
Legal Counsel

MG:rb
Enclosures

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property".

None

9. Is there an option to purchase or lease the subject property or property contiguous thereto?
 yes or no

If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

10. Present zoning classification(s): BU-2

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided. Be advised that all zone changes require a special exception to permit site plan approval except for rezoning to residential of 3 acres or less.

- District Boundary (Zone) Change(s):
Zone classifications requested _____
- Special Exception to permit Site Plan Approval for _____
- Unusual Use _____
- Use Variance _____
- Non-use Variance _____
- Special Exception _____
- Modification of previous resolution/plan _____
- Modification of Declaration or Covenant _____

12. Has a public hearing been held on this property within the last year and a half? yes no
If yes, applicant's name _____

Date of hearing _____

Nature of hearing _____

Decision of hearing _____

Resolution # _____

13. Is this hearing being requested as a result of a violation notice? yes no
If yes, give name to whom violation notice was served _____

Nature of violation _____

14. Are there any existing structures on the property? yes no
If yes, briefly describe Site contains buildings for Major Retail Stores
and Buildings for Burger King and Amoco Gas Station

15. Is there any existing use on the property? yes no
If yes, what is the use and when was it established? Use Retail

Established 1971

OWNER OR TENANT AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am the
 owner tenant of the property described and which is the subject matter of the proposed hearing;
that all the answers to the questions in this application, and all sketch data and other supplementary
matter attached to and made a part of the application are honest and true to the best of my knowledge
and belief. I understand this application must be complete and accurate before the application can be
submitted and the hearing advertised.

Signature

Sworn to and subscribed to before me
this _____ day of _____

Notary Public

Commission Expires _____

CORPORATION AFFIDAVIT

We, MICHAEL PERLMAN, being first duly sworn, depose and say that we are the
 President Vice President, and Secretary Asst. Secretary of the aforesaid corporation, and as
such, have been authorized by the corporation to file this application for public hearing; that all answers to
the questions in said application and all sketches, data and other supplementary matter attached to and
made a part of this application are honest and true to the best of our knowledge and belief; that said
corporation is the owner tenant of the property described herein and which is the subject matter of
the proposed hearing. We understand this application must be complete and accurate before the
application can be submitted and the hearing advertised.

President's Signature

(Corp. Seal)

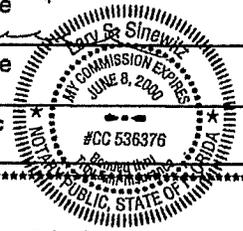
ATTEST:

Secretary's Signature

Sworn to and subscribed to before me
this 22 day of SEPT, 1999

Notary Public

Commission Expires _____



PARTNERSHIP AFFIDAVIT

We, the undersigned, being first duly sworn depose and say that we are partners of the hereinafter named
partnership, and as such, have been authorized to file this application for a public hearing; that all answers
to the questions in said application and all sketches, data, and other supplementary matter attached to
and made a part of this application are honest and true to the best of our knowledge and belief; that said
partnership is the owner/ tenant of the property described herein which is the subject matter of
the proposed hearing. We understand this application must be complete and accurate before the
application can be submitted and hearing advertised.

(Name of Partnership)

By _____ %
By _____ %

By _____ %
By _____ %

Sworn to and subscribed to before me
this _____ day of _____

Notary Public

Commission Expires _____

ATTORNEY AFFIDAVIT

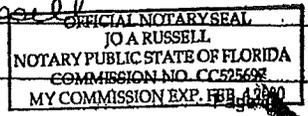
I, Jonathan S. Marcus, being first duly sworn, depose and say that I am a State of Florida
Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject
matter of the proposed hearing; that all answers to the questions in this application, and all sketch data
and other supplementary matter attached and made a part of this application are honest and true to the
best of my knowledge and belief. I understand this application must be complete and accurate before the
application can be submitted and the hearing advertised.

HOLLAND & KNIGHT LLP

By Jonathan S. Marcus
Signature Jonathan S. Marcus

Sworn to and subscribed to before me
this 24th day of September, 1999

Notary Public
Commission Expires _____



RESPONSIBILITIES OF THE APPLICANT

PLEASE READ CAREFULLY BEFORE SIGNING.

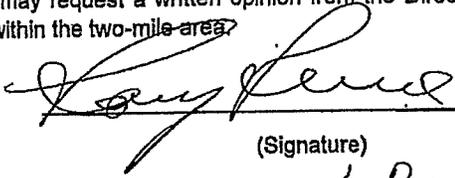
I hereby acknowledge that I am aware that the Department of Environmental Resources Management (DERM), the Public Works Department, and other County agencies review each zoning application and proffer comments that may affect its scheduling and outcome. These comments sometimes include requirements for an additional public hearing before DERM's Environmental Quality Control Board, (the EQCB) or other County boards, and/or the preparation and execution of agreements to run with the land which are recorded, prior to scheduling.

I understand that it is my responsibility as the applicant or applicant's representative to promptly follow through with the Compliance of DERM or Public Works requirements or to advise this office in writing if the application will not go forward and may be considered withdrawn. Contact with the above mentioned agencies is advised during the hearing process. You may obtain the telephone numbers and locations of the reviewing departments at the Zoning hearings Counter.

Fees: Further I understand that the hearing fees paid at the time of filing may not be the total cost of the hearing, that I will be advised of the following fees which must be paid promptly: additional radius fee, deferral or readvertising fee (if applicant requests deferral), revision fee, and/or other fees assessed for changes or additions to the hearing application or plans. I am aware that applications withdrawn within 60 days of the date of filing are eligible for refund of 50% of the hearing fee. After that time, hearings that are withdrawn or returned for inaction will *not* be eligible for a refund.

Permit Requirements: I also understand that the South Florida Building Code may contain requirements that affect my ability to obtain a required building permit from the Department of Planning, Development and Regulations (10th Floor) for my project, even if my zoning application is approved at public hearing. I am aware that a Building Permit is required for all construction and that I am responsible for obtaining the required permits, all required inspections, and the Certificate of Use and Occupancy or Certificate of Completion for any and all structures and additions whether proposed or existing without permits. Additionally, I am aware that a Certificate of use and Occupancy must be obtained for the use of the property, if approved at a Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or Use and Occupancy will result in the initiation of Enforcement action against the occupant and owner. I further understand that submittal of the Zoning Hearing application will not necessarily forestall enforcement action against the property.

Residential construction within 2 miles of a Blasting Site: Persons applying for a residence or residential development located within two miles of a permitted rock mining operation where blasting is permitted must record in the public records of Dade County a notice that the proposed development is within two miles of the blasting site, prior to the issuance of the first development permit. The notice must provide the location of the blasting site and state that such blasting is regulated by Chapter 13 of the Code of Metropolitan Dade County. Notice must be given to and signed by buyers with purchase contracts within the development. Maps showing permitted rock mining operations where blasting is permitted in Dade County are available in the Department of Planning, Development and Regulation (DPDR) and in the Public Works Department. Any developer may request a written opinion from the Director of Public Works as to whether a development is located within the two-mile area.



(Signature)

Larry Levine *Vice President*

(Print Name)

Notary: Sworn to and subscribed before me this
22 day of SEPTEMBER, 1999.



Notary Public - State of Florida
My commission expires _____



OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida

Public Hearing No. _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Michael Perlman,
hereinafter the Affiant(s), who being first duly sworn by
me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the BrandsMart USA of South Dade, Inc. Corporation, with the following address:
3200 SW 42nd Street, Hollywood, Florida 33312
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:
Refer to Legal Description on Attached Survey by High Surveing and Mapping
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]
Signature

JERRY LARSEN
Print Name

[Signature]
Signature

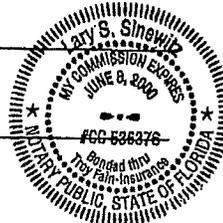
LARRY HILL
Print Name

[Signature]
Affiant's signature

Michael Perlman
Print Name

Sworn to and subscribed before me on the 22 day of SEPT, 1999.
Affiant is personally known to me or has produced _____ as
identification.

[Signature]
Notary
(Stamp/Seal)
Commission Expires: _____



If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

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

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

NAME

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature: _____

(Applicant) Michael Perlman

Sworn to and subscribed before me,

this 22 day of SEPT, 99

Notary Public, State of Florida at Large



My Commission Expires:

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

RESOLUTION NO. 4-ZAB-229-91

The following resolution was offered by Jose A. Losa seconded by William Losner and upon poll of members present, the vote was as follows:

Humberto Amaro	absent	William Losner	aye
Mavel Cruz	aye	Scott Notowitz	aye
Gussie Davis	absent	Dean Oddy	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, CONTINENTAL FLORIDA PARTNERS, LTD. had applied for the following:

- (1) MODIFICATION of Condition #3 of Resolution Z-6-69, passed and adopted by the Board of County Commissioners on the 9th day of January, 1969, but only as it affects the subject property, as follows:

FROM: "3. That the development be substantially in accordance with the plan submitted, except that a decorative wall be erected 10' in from the south property line and said 10' strip to be landscaped including trees, grass and a sprinkler system for proper maintenance and including a combination wall and hedge, intermittently at 10' intervals, set in 25' from the east property line up to the canal (60' from center line of S.W. 92 Avenue) said 25' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance."

TO: "3. That the development be substantially in accordance with the plan entitled 'Existing Planting Plan W/Proposed Burger King Site,' as prepared by Bruce Howard & Associates, Inc., last revised 6-5-91 except that a decorative wall be erected 10' in from the south property line and said 10' strip to be landscaped including trees, grass and a sprinkler system for proper maintenance, and including a combination wall and hedge, intermittently at 10' intervals, set in 25' from the east property line up to the canal (60' from center line of S.W. 92 Avenue) said 25' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance."

The purpose of the request is to amend the development site plan to include the proposed Burger King restaurant.

- (2) NON-USE VARIANCE OF ZONING REQUIREMENTS to permit 12.4% (14% required) landscaped open space.
- (3) NON-USE VARIANCE OF SIGN REGULATIONS in a shopping center limiting the number of detached signs to two; to vary same to permit a third detached sign (two exist), 77.6 sq. ft. advertising one tenant (Burger King).

4-Zab-229-91

- (4) NON-USE VARIANCE OF SIGN REGULATIONS to permit the aforementioned sign setback 130' (219' required - 30% of calculated street frontage) from the interior side (south) property line.

The aforementioned plans are on file and may be examined in the Zoning Department. Also included are plans entitled "Site Plan," by Stuart Lofberg and "8' x 8' Logo Sign," by Plastic-Line, Inc., both dated received June 24, 1991 by the Zoning Hearing Section. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of the TREASURY SUBDIVISION, NO. 5023, Plat book 95, Page 25.

LOCATION: 16051 South Dixie Highway, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification and non-use variances would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following condition:

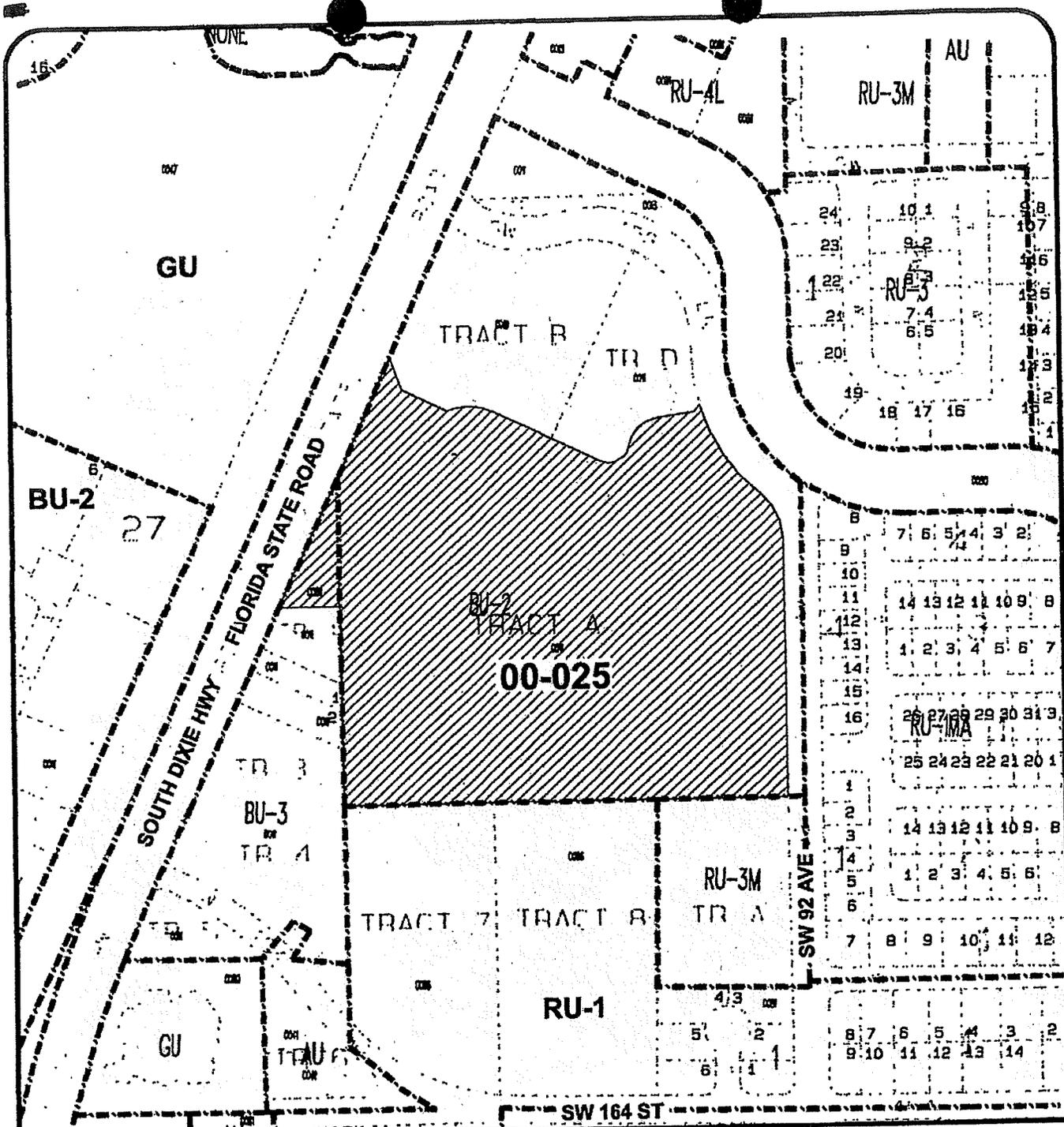
That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and condition of this resolution.

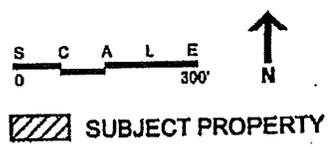
PASSED AND ADOPTED this 4th day of September, 1991.

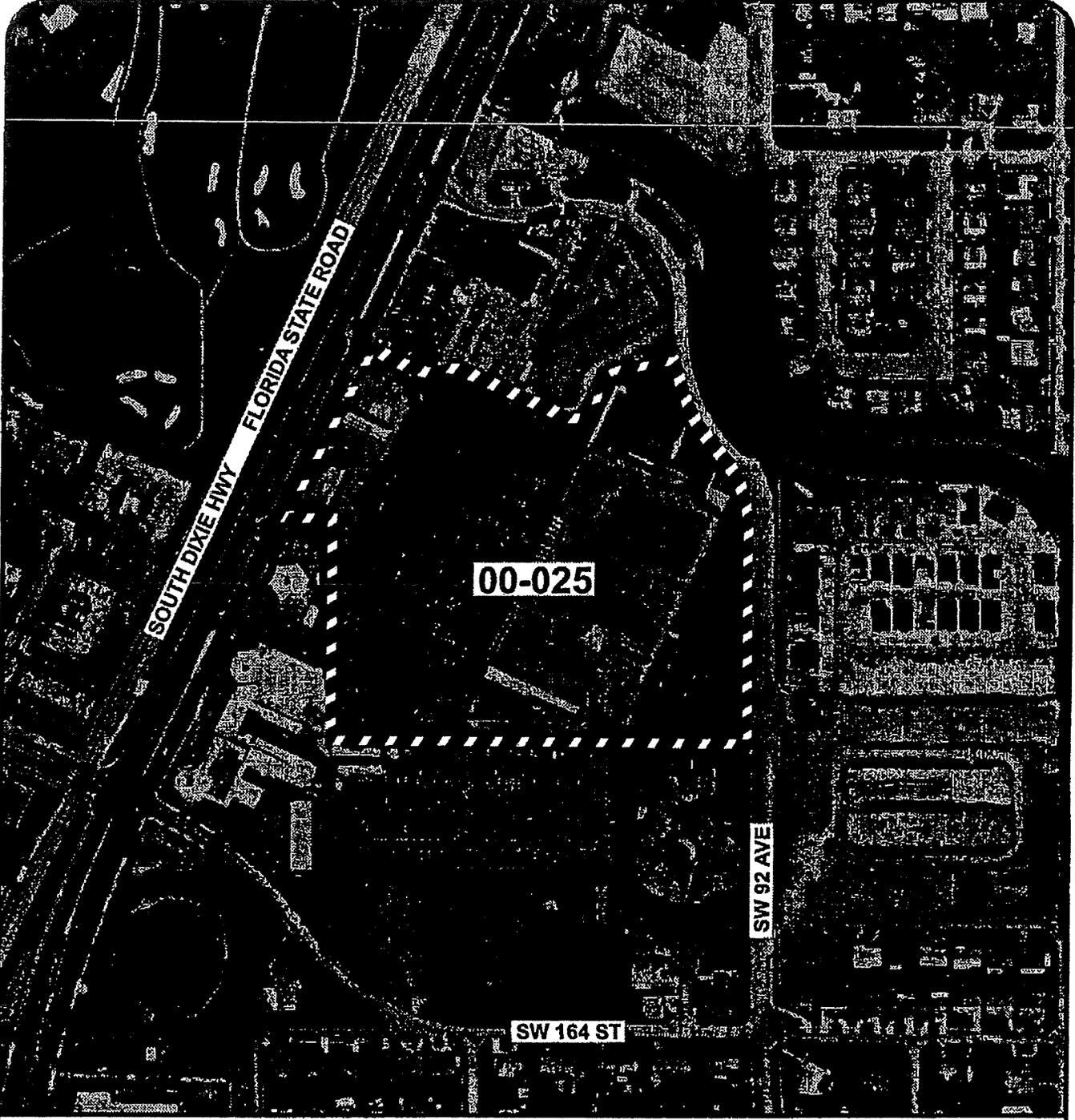
Hearing No. 91-9-7
Typed 9/9/91 bn



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 28 Township: 55 Range: 40
 Process Number: 00000025
 Applicant: BRANDSMART USA
 District Number: 8
 Zoning Board: C13
 Drafter ID: Eric
 Scale: 1:300





**MIAMI-DADE COUNTY
AERIAL**

**Section: 28 Township: 55 Range: 40
Process Number: 0000025
Applicant: BRANDSMART USA
District Number: 8
Zoning Board: C13
Drafter ID: Eric
Scale: 1:300**

S C A L E
0 300'



SUBJECT PROPERTY





January 21, 2000

Carlos Williard, Esq.
Carlos Williard & Flanagan, P.A.
Attorneys At Law
900 Ponce De Leon Boulevard
Coral Gables, Florida 33134

**Re: Enterprise Rent-A-Car at 16011 South Dixie Highway,
Miami-Dade County**

Dear Mr. Williard:

This is in reply to your letter dated January 5, 2000 regarding the above referenced property.

Specifically, you have requested a determination if the Enterprise Rent-A-Car facility which currently exists on this site may be relocated from its current location (on the northerly side of the Marshall's building) to the easterly side of that same building. The existing Enterprise facility is non-conforming in that it was established in 1989 prior to the adoption of Ordinance No. 90-118 on November 6, 1990 which among other things, required a special exception public hearing to establish the use and a 15' greenbelt along rights-of-way.

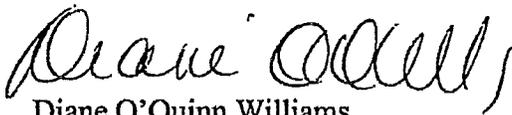
You have requested that any determination in this regard be based on the plan entitled "Enterprise Rent-A-Car" as prepared by Kenneth McGee, P.A. and dated last revised 12-3-99 (the "Plan") and the details in your correspondence, particularly as those details relate to the decrease in Enterprise's square footage and the deletion of the outdoor fenced parking area.

After much consideration of your request, I have found that Enterprise's proposed shift in location with its concurrent decrease of intensity is acceptable. You will recall that Section 33-35(a), Miami-Dade County Zoning Code, specifically provides that "a non-conforming use shall not be extended nor replaced by another use not specifically permitted in the district concerned", neither of which is the proposal in the Enterprise instance. I find it reasonable and in accordance with zoning regulations that the Enterprise facility be allowed to relocate to the area indicated on the Plan. This letter therefore, serves as your client's authorization to proceed to obtain a building permit and Certificate of Use and Occupancy for the new location.

Carlos Williard
January 23, 2000
Page 2

I trust that this information is of assistance to you, however, should you have any further questions on this matter, please do not hesitate to contact me again.

Sincerely,

A handwritten signature in cursive script, appearing to read "Diane O'Quinn Williams".

Diane O'Quinn Williams
Acting Assistant Director for Zoning

DOQW:jb

c: Jerry Proctor, Esq.

CARLOS WILLIARD & FLANAGAN, P.A.

ATTORNEYS AT LAW

THOMAS P. CARLOS
W. CHAD WILLIARD
JEFFREY M. FLANAGAN

SUITE 1000
999 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
TELEPHONE 305.444.1500
FACSIMILE 305.443.8617
E-MAIL: CWF-LAW@SHADOW.NET

January 5, 2000

VIA HAND DELIVERY

Mrs. Diane O'Quinn-Williams
Miami-Dade County
Department of Planning and Zoning
111 NW 1st Street, 11th Floor
Miami, FL 33128

RECEIVED
JAN 06 2000

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

BY _____

Re: **Enterprise Rent-A-Car at 16011 South Dixie Highway –
Legal Non-Conforming Use**

Dear Diane:

Thank you for meeting with Jerry Proctor and me on Monday, January 3, 2000, to discuss the above referenced matter. Pursuant to our conversation, I am writing to provide the Department of Planning and Zoning (the "Department") with additional information regarding Enterprise Rent-A-Car's facility at 16011 South Dixie Highway ("Enterprise"); and to request written confirmation from the Department with respect to the preservation of Enterprise's legal non-conforming use status.

As we discussed, Enterprise is relocating within the commercial center at 16011 South Dixie Highway from an (approximately) 11,176 square foot space (5,776 square foot interior space and a 5,400 square foot exterior, fenced parking area) to a (approximately) 6,664 square foot space (2,400 square foot office space and 4,264 square foot, interior parking area). For the reasons set forth below, the aforementioned relocation does not trigger the loss of Enterprise's legal non-conforming use status.

Section 33-35 (a) of the Code of Miami Dade County, states that "a non-conforming use shall not be extended... ." In the instant case, not only is the "non-conforming" automobile leasing agency not being extended, the overall square footage of the Enterprise facility will decrease by approximately 40 percent. Moreover, the Enterprise relocation will result in a lessening of the intensity of the use on the property: Enterprise currently utilizes an exterior, fenced parking area; as part of the relocation, the parking area will be moved to an interior portion of Enterprise's new space. Thus, reducing the overall intensity of Enterprise's operation.

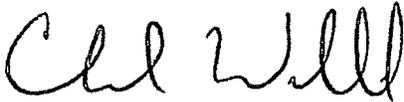
Mrs. Diane O'Quinn Williams
January 5, 2000
Page 2 of 2

Additionally, the Enterprise relocation will be in accordance with the site plan entitled, "Enterprise Rent-A-Car Tenant Improvements" (a copy of which is enclosed herewith; the "Plan"). The Plan is consistent with: the site plan approved at public hearing in 1991; and more current plans which received a substantial compliance determination by the Department in 1999.

Given the facts set forth herein, I trust the Department has the information necessary to provide an interpretation that the subject Enterprise relocation can be undertaken as a matter of right and does not trigger the loss of its legal non-conforming use status. Accordingly, please provide written confirmation of the Department's position at your earliest convenience. Should you have questions or need further information please do not hesitate to contact me. Thank you for your consideration and cooperation.

Yours truly,

CARLOS WILLIARD & FLANAGAN, P.A.



W. Chad Williard

cc: Steve Bradway, Enterprise Rent-A-Car (via fax; w/o enclosure)
Jerry Proctor, Esq., Brandsmart USA of South Dade, Inc. (via fax; w/o enclosure)

Enclosure

WCW/ssm



DEPARTMENT OF PLANNING AND ZONING
111 NW 1ST STREET
SUITE 1110
MIAMI, FLORIDA 33128-1974
(305) 375-2800
FAX (305) 375-2795

April 9, 1999

Mr. Larry Levine
BrandsMart U.S.A.
3200 South West 42nd Street
Hollywood, Florida 33312

RE: Application for Substantial Compliance Determination "Brands Mart U.S.A, South Miami Facility"

Dear Mr. Levine:

This Department has processed the above referenced application and accompanying plans entitled "BrandsMart U.S.A., Proposed South Miami Facility" as prepared by V.S.N. Engineering, Inc., dated April 7, 1999 on the cover sheet, and pages C-1, L-1, L-2. Floor and elevations plans prepared by Kenneth McGee, P.A. Architect dated 03/24/99 on pages 1, 2 and 3. for a total of seven pages.

Upon review of said plan we find that it is in substantial compliance with the plans previously approved pursuant to resolution Z-6-69 which was further modified by resolution 4-ZAB-229-91..

Sincerely,

Diane O'Quinn Williams
Acting Assistant Director for Zoning
Department of Planning and Zoning

4-22-99
31-55-40
16-6-91



EXECUTIVE OFFICES: 3200 SOUTHWEST 42ND STREET • M/S IVT01 • HOLLYWOOD, FL 33312 • TEL: (954) 797-4000 • FAX: (954) 797-4047

February 24, 1999

Miami-Dade County
Department of Planning and Zoning
111 NW 1st Street
Miami, Florida 33128-1974

RECEIVED
MAR 5 1999

ZONING DRAFTING SECTION
DADE CO. DEPT. OF PLANNING
DEVELOPMENT & REGULATION
BY _____

Attention: Mr. Antonio Atala
Zoning Drafting Section Supervisor

Reference: **BrandsMart USA** Proposed South Miami Facility at
16051 S. Dixie Highway
Resolution No's: 4-ZAB-229-91, 4-ZAB-478-74 and Z-6-69

Gentlemen:

On behalf of Continental Florida Partners, Ltd., we are respectfully submitting the attached application for a Substantial Compliance Determination for the above-referenced project, in accordance with the requirements of the Zoning Drafting Section.

The proposed project is substantially in compliance with the above-referenced resolutions with the exception of a net increase of 7.04%, in the proposed building square footage.

This project will consist of the demolition of the existing Home Depot Store (88,433 SF) and the construction of the new BrandsMart USA Facility (101,745 SF) for a net increase of 13,312 SF of building floor area.

The associated Site Improvements will consist of reconfiguring the existing parking areas to provide 1,004 parking spaces. The reconfigured parking will be upgraded to meet the current Stripping and Landscape Requirements (402 trees and 4,020 shrubs), which will be a significant enhancement of the present conditions at the site. The total Landscape Open Space provided will be 12.5% which is above the 12.4% as required by the 1991 resolution.

4320 Northwest 167 Street, Miami, FL 33054
Dade: (305) 624-5400
Broward: (954) 764-0400
Statewide: 1 (800) 432-8579
Fax: (305) 621-7903

12801 West Sunrise Blvd., Sunrise, FL 33323
Broward: (954) 846-0000
Palm Beach: (561) 641-5000
Statewide: 1 (800) 432-8579
Fax: (954) 846-2518

821 Natura Blvd., Deerfield Beach, FL 33441
Deerfield Beach: (954) 698-1000
Palm Beach County: (561) 641-5000
Statewide: 1 (800) 432-8579
Fax: (954) 422-5530

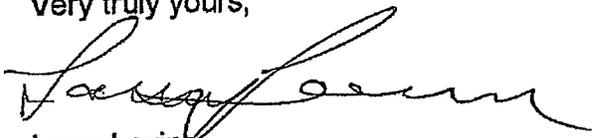
February 24, 1999
Page 2

The project will bring a very positive impact to its immediate vicinity for various reasons, amongst them the creation of over 300 new jobs in the community and improvement of the conditions of an area characterized by a deteriorating development, which dates from the early seventies.

Your prompt response to this application will be greatly appreciated, due to the timetable required for the successful acquisition of the property.

If you have any questions, please contact this office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Larry Levine", written over a horizontal line.

Larry Levine
Vice President of Operations

LL:oh



DEPARTMENT OF PLANNING, DEVELOPMENT AND REGULATION
111 NW 1ST STREET
SUITE 1110
MIAMI FLORIDA 33128-1974
(305) 375-2500
FAX (305) 375-2795

February 22, 1999

Anthony J. Burke
The Tower Group
10145 N.W. 19 Street
Miami, Florida 33172

Re: Proposed Brandsmart Facility Consisting of 112,000 Square Feet
Existing Home Depot Facility Consisting of 82,300 Square Feet
Located East of South Dixie Highway and North of S.W. 164 Street
Miami-Dade County, Florida

Dear Mr. Burke:

In response to your letter of February 12, 1999, I have conducted a concurrency review on the above-referenced.

Please be advised, as of today, the proposed Brandsmart facility consisting of approximately 112,000 square feet, replacing an existing Home Depot facility consisting of approximately 82,300 square feet, located East of South Dixie Highway and North of S.W. 164 Street, Miami-Dade County, Florida, does meet all concurrency level of service standards.

If you have any questions or comments, please contact me at (305) 375-2589.

Sincerely yours,

A handwritten signature in cursive script that reads "Helen A. Brown".

Helen A. Brown
Concurrency Administrator

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

BRANDSMART USA

PROCESS NUMBER _____

Legal description: Lot TRACT A Block A, Subdivision THE TREASURY SUB
P.B. 99, Page 22, Development name BRANDSMART USA
Located at (address) 10051 S. DIXIE HWY. MIAMI, FL

I/We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 95-222 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Dade County and that none of the species are from the prohibited list.

Additionally automatic sprinkler systems (if applicable) comply with requirement of said ordinance as to type of heads, spray system, location, etc.

I/We further certify that I/we am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

[Signature]
Professional Preparer's Signature
James F. Gorch
Print Name

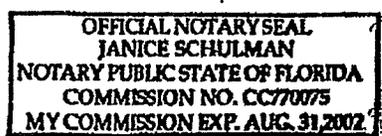
Seal:

[Signature]
2/26/99

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 26 day of February, 1999, by James Gorch, of _____ a _____ corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my signature and official seal this 26 day of February, 1999, in the County and State aforesaid, the date and year last aforesaid.



[Signature]
Notary Public
JANICE SCHULMAN
Print Name



DEPARTMENT OF PLANNING AND ZONING
111 NW 1ST STREET
SUITE 1110
MIAMI, FLORIDA 33128-1974
(305) 375-2800
FAX (305) 375-2795

February 17, 1999

Mr. Anthony J. Burke
The Tower Group
10145 Northwest 19 Street
Miami, Florida 33172

Re: **16051 South Dixie Highway**
Tract A, THE TREASURY SUB., PB. 95-25
Folio # 30-5028-025-0010

RECEIVED
MAR 5 1999

ZONING DRAFTING SECTION
DADE CO. DEPT. OF PLANNING
DEVELOPMENT & REGULATION
BY _____

Dear Mr. Burke:

In response to your zoning verification request, please note that the above referenced property is zoned BU-2, (Business Special District). This classification permits retail use.

Enclosed is a copy of zoning Resolution 4-ZAB-229-91 which approved a specific plan of development for the subject site. Deviation from said plan will necessitate approval through the public hearing process.

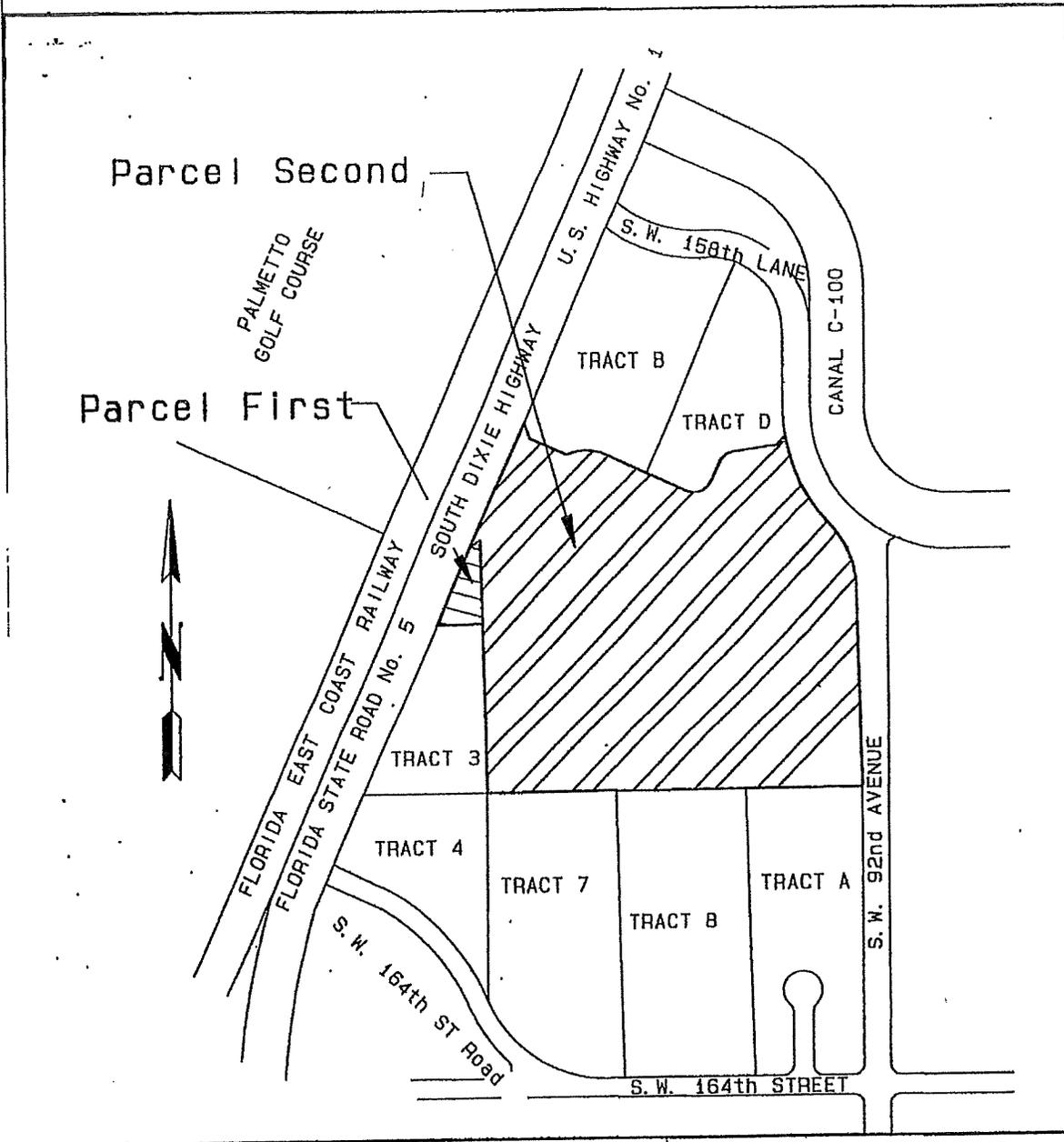
Should you need additional information, please contact this office at (305) 375-1808.

Sincerely,

A handwritten signature in black ink, appearing to read "Deena G. Mullinix". The signature is fluid and cursive.

Deena G. Mullinix, Supervisor
Zoning Information Section

encl.



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL FIRST:

TRACT 3 OF EAST HILL ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 43, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PARCEL SECOND:

TRACT "A" OF "THE TREASURY SUBDIVISION - NO. 5023", ACCORDING TO THE PLAT THEREOF, AS RECORDED MARCH 15, 1973, IN PLAT BOOK 95, AT PAGE 25, UNDER CLERK'S FILE NO. 73R-62229 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPTING THE PARCEL FIRST DESCRIBED ABOVE.

30

74R200187

'74 AUG 27 AM 11:33

OFF REC 8765 PG 949

55

EASEMENT DEED

THIS INDENTURE, made as of the 13th day of August, 1974, by and between J. C. PENNEY PROPERTIES, INC. ("Penney Properties") and J. C. PENNEY COMPANY, INC. ("Penney Company"), both Delaware corporations having their principal office at 1301 Avenue of the Americas, New York, New York, 10019 ("Grantors"), and AM-DEV CORPORATION, a Florida corporation having its principal office at 1110 Brickell Avenue, Suite 506, Miami, Florida, 33131 ("Grantee"),

W I T N E S S E T H that:

WHEREAS, Penney Properties is the owner in fee of two parcels of land in Section 28, Township 55 South, Range 40 East, Dade County, Florida, conveyed by Penney Company to Penney Properties by Quitclaim Deed dated September 21, 1970, recorded in the Office of the Clerk of the Circuit Court of Dade County, Florida, in Official Records Book 7004, Page 224, which two parcels comprise a major portion of Tract "A", as shown on the Plat captioned "The Treasury Subdivision - No. 5023" dated March, 1972, prepared by Garris Engineers, Inc. and recorded in said Clerk's Office in Plat Book 95, Page 25; and

WHEREAS, Penney Company has a leasehold estate in and to said Tract "A" as assignee of a Lease and Agreement dated as of November 23, 1973 made by DadePenn Associates, as lessor,

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PB AUG 27 '74 \$ 00.30
JUL 2 1974

This instrument was prepared
by Richard P. Rubenoff,
Southeastern Region Real Estate
Department Attorney, J. C. Penney Company, Inc.
715 Peachtree Street, N. E., Atlanta, Georgia
30303

FLORIDA
DOCUMENTARY SUR TAX
\$ 00.55
AUG 27 1974

1200

and Penney Properties as lessee, a short form of which was recorded in said Clerk's Office in OR Book 8540, Page 971, for a primary term expiring on December 31, 2003, with an option to extend the term thereof for four (4) consecutive terms of five (5) years each, and, under certain circumstances, for two (2) additional terms of five (5) years each; and

WHEREAS, Grantee is the owner in fee of Tract "D", as shown on said Plat, adjoining Tract "A" on the north and has requested Grantors to grant an easement of right-of-way over the driveway on Tract "A", comprising the northerlymost portion thereof and connecting U.S. Highway No. 1 with S.W. 92nd Avenue, and Grantors are willing to grant such easement of right-of-way on the terms and conditions hereinafter set forth,

NOW, THEREFORE, for an in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, Grantors do hereby grant and convey unto Grantee, its successors and assigns, an easement of right-of-way over and across the following described property in order to afford said Tract "D" pedestrian and vehicular access to U.S. Highway No. 1 and S.W. 92nd Avenue:

All that portion of said Tract "A", lying northerly of the following described line, COMMENCE at the N.W. corner of said Tract "A"; thence S. 24° 14' 15" W. along the westerly line of said Tract A 63.96 feet to the Point of BEGINNING of said line; thence S. 65° 45' 45" E. 131.75 feet to a point of curve; thence Northeasterly along the arc of a circular curve concave to the northwest, said curve having a radius of 45.00 feet and a central angle of 46° 50' 07", an arc distance

of 36.78 feet to a point of reverse curve; thence northeasterly along the arc of a circular curve concave to the southeast, said curve having a radius of 81.94 feet and a central angle of 46° 50' 07", an arc distance of 66.98 feet to a point of tangency; thence S. 65° 45' 45" E., 239.67 feet to a point of curve; thence northeasterly along the arc of a circular curve concave to the northwest, said curve having a radius of 80.00 feet and a central angle of 90° 00' 00", an arc distance of 125.66 feet to a point of tangency; thence N. 24° 14' 15" E., 51.81 feet to a point of curve; thence northeasterly along the arc of a circular curve concave to the southeast, said curve having a radius of 20.00 feet and a central angle of 57° 30' 00", an arc distance of 20.07 feet to a point of tangency; thence N. 81° 44' 15" E., 137.41 feet to a point on the westerly right-of-way line of S.W. 92nd Avenue, said point also being on a circular curve (Radius point bears N. 73° 44' 52" E.) and said point being the end of said line.

TO HAVE AND TO HOLD, the easement of right-of-way granted hereby for a term expiring on the earlier of (i) the expiration or prior termination of the term of said Lease and Agreement dated as of November 23, 1973, or (ii) the date the retail department store building located on said Tract "A" shall no longer be utilized for retail purposes.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed in their respective names by their respective Vice Presidents and their respective corporate seals to be affixed by their respective Assistant Secretaries, as of the day hereinabove first written.

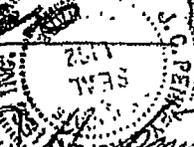
Signed, sealed and delivered in our presence:

Charles H. Flannery
Elizabeth Woodruff

J. C. PENNEY PROPERTIES, INC.

By: *[Signature]*
Vice President

Attest: *[Signature]*
Assistant Secretary



Signed, sealed and delivered in our presence:

Charles Flanagan
Elizabeth Woodruff

J. C. PENNEY COMPANY, INC.

By: *[Signature]*
Vice President

APPROVED
[Signature]
ATTORNEY

Attest: *[Signature]*
Assistant Secretary

1924
JAN 15 1924
C. S. PENNEY

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

BEFORE ME, the undersigned authority, personally appeared F. E. Sears and Elting H. Smith personally known to me to be the Vice President and Assistant Secretary, respectively, of J. C. PENNEY PROPERTIES, INC. a corporation, and known to me to be the persons who, as such officers, executed the foregoing instrument, and who severally acknowledged before me, each for himself, that he executed the same as such officer of said corporation for and upon behalf of said corporation, and that the seal affixed to said instrument is the common corporate seal of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office this 14th day of August 1974.

My Commission Expires:

Arlene Crawford
Notary Public

ARLENE CRAWFORD
Notary Public, State of New York
No. 41-4508486
Qualified in Queens County
Certificate filed in New York County
Commission Expires March 30, 1975



STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

BEFORE ME, the undersigned authority, personally appeared F. E. Sears and Elting H. Smith personally known to me to be the Vice President and Assistant Secretary, respectively, of J. C. PENNEY COMPANY, INC., a Delaware corporation, and known to me to be the persons who, as such officers, executed the foregoing instrument, and who severally acknowledged before me, each for himself, that he executed the same as such officer of said corporation for and upon behalf of said corporation, and that the seal affixed to said instrument is the common corporate seal of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office this 14th day of August 1974.

Arlene Crawford
Notary Public

ARLENE CRAWFORD
Notary Public, State of New York
No. 41-4508486
Qualified in Queens County
Certificate filed in New York County
Commission Expires March 30, 1975



RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD NUMBER

RICHARD P. BRINKER,
CLERK CIRCUIT COURT

X1999080043

DEPARTMENT OF PLANNING AND ZONING
APPLICATION FOR SUBSTANTIAL COMPLIANCE DETERMINATION

Amount of Fee \$ 500.00

Receipt Number X1999080043

RECEIVED
MAR 5 1999

Section 28 Township 55 Range 40

ZONING DRAFTING SECTION
DADE CO. DEPT. OF PLANNING
DEVELOPMENT & REGULATION
BY _____

Applicant Name BrandsMart Realty Corp.

Mailing Address 3200 SW 42nd Street, Hollywood, Fl. 33312

Telephone Number 954-797-4000 Fax Number 954-797-4047

Name of Property Owner Continental Florida Partners, LTD.

Owner's Address 2255 Glades Road, Ste 223A, Boca Raton, Fl. 33431

Owner's Telephone Number 561-241-7200 Fax Number _____

Location of Subject Property 16051 S. Dixie Highway, Miami, Fl.

Size of Property (_____) x (_____) or 18.229 Acres

Legal Description of the Property See Attached.

Refer to Legal on attached survey by HIGH SURVEYING AND MAPPING.

Note: Legal Description may be attached as an exhibit

State in brief and concise language the justification for proposed deviation from the approved plans.

An increase of 13,312 SF (7.04%) of Building Floor Area
is required in order to develop a proposed BrandsMart
Facility.

This project will meet all other requirements of the
applicable resolutions, and will upgrade the parking and
landscape to meet current standards.

APPLICATION FOR SUBSTANTIAL COMPLIANCE DETERMINATION

Page 2 of 2

PLANS INFORMATION

Plans Entitled BrandsMart USA Proposed South Miami Facility.

Prepared by (Architects or Company's Name) VSN Engineering, Inc.
and Kenneth McGee, PA

Number of Pages 8

ZONING INFORMATION

Zoning on Property BU-2

Type of Development:

Residential Total Number of Units _____ Office: Total sq. ft. _____

Business: Total sq. ft. 202,455 Industrial: Total sq. ft. _____

Applicable Resolution(s) 4-ZAB-222-91, 4-ZAB-478-74, and Z-6-69

Applicable Covenants (Official Record Book and Page Numbers) _____

DEPARTMENTAL USE ONLY
APPROVED

Sign Zoning Drafting Supervisor

[Signature] 4/9/95
Signature Date

Acting Zoning Services Division Chief

Diane O'Connell for Al Torres 4-9-95
Signature Date

DENIED

Sign Zoning Drafting Supervisor

Signature Date

Acting Zoning Services Division Chief

Signature Date

RECEIVED
MAR 15 1999

ZONING DRAFTING SECTION
DADE CO. DEPT. OF PLANNING
DEVELOPMENT & REGULATION
BY _____

28-55-40/91-290

RESOLUTION NO. 4-ZAB-229-91

The following resolution was offered by Jose A. Losa seconded by William Losner and upon poll of members present, the vote was as follows:

Humberto Amaro	absent	William Losner	aye
Mavel Cruz	aye	Scott Notowitz	aye
Gussie Davis	absent	Dean Oddy	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, CONTINENTAL FLORIDA PARTNERS, LTD. had applied for the following:

- (1) MODIFICATION of Condition #3 of Resolution Z-6-69, passed and adopted by the Board of County Commissioners on the 9th day of January, 1969, but only as it affects the subject property, as follows:

FROM: "3. That the development be substantially in accordance with the plan submitted, except that a decorative wall be erected 10' in from the south property line and said 10' strip to be landscaped including trees, grass and a sprinkler system for proper maintenance and including a combination wall and hedge, intermittently at 10' intervals, set in 25' from the east property line up to the canal (60' from center line of S.W. 92 Avenue) said 25' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance."

TO: "3. That the development be substantially in accordance with the plan entitled 'Existing Planting Plan W/Proposed Burger King Site,' as prepared by Bruce Howard & Associates, Inc., last revised 6-5-91 except that a decorative wall be erected 10' in from the south property line and said 10' strip to be landscaped including trees, grass and a sprinkler system for proper maintenance, and including a combination wall and hedge, intermittently at 10' intervals, set in 25' from the east property line up to the canal (60' from center line of S.W. 92 Avenue) said 25' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance."

The purpose of the request is to amend the development site plan to include the proposed Burger King restaurant.

- (2) NON-USE VARIANCE OF ZONING REQUIREMENTS to permit 12.4% (14% required) landscaped open space.
- (3) NON-USE VARIANCE OF SIGN REGULATIONS in a shopping center limiting the number of detached signs to two; to vary same to permit a third detached sign (two exist), 77.6 sq. ft. advertising one tenant (Burger King).

4-Zab-229-91

(4) NON-USE VARIANCE OF SIGN REGULATIONS to permit the aforementioned sign setback 130' (219' required - 30% of calculated street frontage) from the interior side (south) property line.

The aforementioned plans are on file and may be examined in the Zoning Department. Also included are plans entitled "Site Plan," by Stuart Lofberg and "8' x 8' Logo Sign," by Plastic-Line, Inc., both dated received June 24, 1991 by the Zoning Hearing Section. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of the TREASURY SUBDIVISION, NO. 5023, Plat book 95, Page 25.

LOCATION: 16051 South Dixie Highway, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification and non-use variances would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following condition:

That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and condition of this resolution.

PASSED AND ADOPTED this 4th day of September, 1991.

Hearing No. 91-9-7
 Typed 9/9/91 bn

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ion
 at

and

etary

RESOLUTION NO. Z-6-69

The following resolution was offered by Commissioner Ben Shepard,
seconded by Commissioner Earl J. Carroll, and upon poll of members present,
the vote was as follows:

Earl J. Carroll	aye	Arthur H. Patten, Jr.	absent
Alexander S. Gordon	nay	Ben Shepard	aye
Harold A. Groves	absent	Karl M. Starnes	aye
R. Hardy Matheson	absent	Chuck Hall	nay
Thomas D. O'Malley	aye		

WHEREAS, Achor and Thomson have applied for a district boundary change
from AU (Agricultural) to BU-2 (Special Business), ON the following described
property:

The NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$; and E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 55 South,
Range 40 East: All that certain plot, piece or parcel of land situated
in Sec. 28-55-40, known as Tracts 1 and 2 "East Hill" (PB 46, Pgs. 43);
less and excepting the following described lands: A parcel of land lying
in tracts 1 and 2 of "East Hill" Sub, Sec. 28-55-40 (PB 46, Pgs. 43),
said parcel being more specifically described as follows: Beginning at the
NE corner of said Tract 1, bear S. 3 $^{\circ}$ 07' 43" E. along the E. line of said
Tracts 1 and 2 a distance of 565.81' to the point of curvature of a curve
to the right having a radius of 25'; th. bear in a SW/ly direction along
the arc of said curve and the E. line of said Tract 2 a distance of 23.55'
to an intersection thereof with a curve concave to the NE having a radius
of 357.26', a central angle of 42 $^{\circ}$ 42' 02" and a long chord bearing of N.
24 $^{\circ}$ 28' 44" W.; th. bear in a NW/ly direction along the arc of said curve
a distance of 266.25' to the point of tangency; th. N. 3 $^{\circ}$ 07' 43" W. a
distance of 153.07' to the point of curvature of a curve to the left
having a radius of 180'; th. bear in a NW/ly direction along the arc of
said curve a distance of 202' to its point of tangency; th. N. 67 $^{\circ}$ 27' 23"
W. a distance of 81.34' to an intersection thereof with the N. line of said
Tract 1; th. N. 88 $^{\circ}$ 16' 43" E. along the N. line of said Tract 1 a distance
of 280.58' to the POB. E. side U.S. #1 (St. Rd. #5), between theo. SW
158 St. and theo. SW 162 St., Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals
Board was advertised and held, as required by law, and all interested parties
concerned in the matter were heard, and upon due and proper consideration
having been given to the matter, the Zoning Appeals Board was of the opinion
that the requested district boundary change, under certain conditions, would
be compatible with the neighborhood concerned and would not be in conflict
with the principles and intent of the plan for the development of Dade County,
Florida, and recommended approval of the same, and

WHEREAS, 15-day notice of the time and place of the meeting of this Board
was published, as required by the Zoning Procedure Ordinance, and after review-
ing the record and recommendation of the Zoning Appeals Board, and having given
an opportunity for interested parties to be heard, and upon considering the
record and recommendation of the Zoning Appeals Board and all matters presented
at the meeting, it is the opinion of this Board that the requested district
boundary change on a modified basis is compatible with the neighborhood concerned

and does not conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change be and the same is hereby approved, and said property is hereby zoned accordingly, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That dedication be provided from the East 35' of the subject property for SW 92 Avenue.
3. That the development be substantially in accordance with the plan submitted, except that a decorative wall be erected 10' in from the South property line and said 10' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance, and including a combination wall and hedge, intermittently at 10' intervals, set in 25' from the East property line up to the canal (60' from center line of SW 92 Avenue), said 25' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance.
4. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Metropolitan Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 9th day of January, 1969.

DADE COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS

E. B. LEATHERMAN, CLERK

BY: EDWARD D. PHELAN
Deputy Clerk

Heard 12/11/68-Hrg. No. 68-12-45
1/21/69
omm

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 2-6-69, adopted by the said Board of County Commissioners at its meeting held on January 9th, 19 69.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 31st day of January, A. D. 19 69.

E. B. LEATHERMAN; Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By Julia M. Wright
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

SHUTTS & BOWEN

ATTORNEYS AND COUNSELLORS AT LAW

TENTH FLOOR FIRST NATIONAL BANK BUILDING

MIAMI, FLORIDA 33131

TELEPHONE (305) 358-6300

CABLE ADDRESS "SHUTTSBO"

FRANK B. SHUTTS
(1870-1947)

CRATE D. BOWEN
(1871-1959)

J. P. SIMMONS
(1881-1961)

P. G. PREVATT
(1891-1968)

HARRY N. BOUREAU
THOMAS H. ANDERSON
WILLIAM P. SIMMONS, JR.
RICHARD M. WHITE
WILLARD R. BROWN
JOHN S. CHOWNING
PRESTON L. PREVATT
SENECA B. ANDERSON
JAMES F. DURHAM, II
THOMAS L. WOLFE
THOMAS C. BRITTON
CRISTOPHER C. LARIMORE
ROBERT E. GUNN
JOHN B. WHITE
ANTONIO MARTINEZ, JR.
RICHARD M. LESLIE
PHILLIP G. NEWCOMM
KARL V. HART
ROBERT C. SOMMERVILLE
STEPHEN L. PERRONE
BOWMAN BROWN
ROBERT A. JARVIS, JR.
EDWARD J. WALDRON
WILLIAM J. KENDRICK
JOHN P. McNUTT
B. MACKAY BROWN
HENRY H. FOX
ERIC B. MEYERS
GUIDO A. AGUILERA
LAWRENCE R. METSCH

November 3, 1972

Honorable Chester C. Czebrinski
Assistant Director
Dade County Building and Zoning Department
1351 N. W. 12th Street
Miami, Florida 33125

Re: The Treasury, 1605 South Federal Highway, Miami;
fire sprinkler pump

Dear Mr. Czebrinski:

Thank you very much for your letter of November 1. Your
patience and assistance in this matter is most deeply appreciated.

I enclose a Covenant Running With the Land in accordance
with the requirement specified in your letter. I also enclose
our check in the amount of \$10 made payable to the clerk of the
circuit court to cover the cost of recording this document. Please
telephone me if these enclosures do not fully meet with your
approval.

With warmest personal regards,

Sincerely,

Tom
Thomas C. Britton

TCB/ll
Enclosures

*T. J. ...
83-55-40
Ent. D. ...
2-6-69*

November 1, 1972

Mr. Thomas C. Britton
Shutts & Bowen
Tenth Floor
First National Bank Building
Miami, Florida 33131

RE: The Treasury, 1605 South Federal Highway, Miami;
Fire Sprinkler Pump

Dear Mr. Britton:

This will acknowledge receipt of your letter of October 24, 1972 in reference to the above subject matter. We would have no objection for the issuance of a temporary conditional permit for the structure housing the well and pump for the sprinkler system, providing that some type of instrument were submitted for recording, indicating that the use would be temporary and would be removed when the water pressure in the area was increased to meet the requirements for the sprinkler installation. It would be presumed that diligent effort would be made to attain the necessary pressure for that purpose, by your clients as well as the utility company.

If you concur in this arrangement I would request that a proposed form of agreement be submitted to this department for approval.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING & ZONING DEPARTMENT

Chester C. Czebrinski
Assistant Director

CCC/amm

bcc: Miles E. Moss
Cook
CCC
Harrington
File

October 26, 1972

Chester C. Czebrinski
Assistant Director
Dade County Building & Zoning Dept.
1351 NW 12 Street
Miami, Florida 33125

Re: Treasury well & pump building

Dear Sir:

The residents of SouthWest 164th Street waive objection to the 'Treasury' planned temporary detached building in the South-east corner of their property. This building was represented to them as an emergency water supply well and pump, to be used only in an emergency, and is to be screened by trees.

Insofar as this proposal is correct, and subject to the approval of the Zoning Director, the residents have no objection.

Mr. Ross Stone, 9280 SW 164 Street, who previously had objected, has now advised me that he has no objection.

Thank you for your continued assistance in protecting the residential character of this area.

Sincerely,

Nancy Carroll Brown

Nancy Carroll Brown, Secretary,
East Perrine Homeowners Assn.

SHUTTS & BOWEN

ATTORNEYS AND COUNSELLORS AT LAW

TENTH FLOOR FIRST NATIONAL BANK BUILDING

MIAMI, FLORIDA 33131

TELEPHONE (305) 358-6300

CABLE ADDRESS "SHUTTSBO"

FRANK B. SHUTTS
(1870-1947)

CRATE D. BOWEN
(1871-1959)

J. P. SIMMONS
(1891-1961)

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(1891-1966)

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WILLARD R. BROWN
JOHN S. CHOWNING
PRESTON L. PREVATT
SENECA B. ANDERSON
JAMES F. DURHAM, II
THOMAS L. WOLFE
THOMAS C. BRITTON
CHRISTOPHER C. LARIMORE
ROBERT E. GUNN
JOHN B. WHITE
ANTONIO MARTINEZ, JR.
RICHARD M. LESLIE
PHILLIP G. NEWCOMM
KARL V. HART
ROBERT C. SOMMERVILLE
STEPHEN L. PERRONE
BOWMAN BROWN
ROBERT A. JARVIS, JR.
EDWARD J. WALDRON
WILLIAM J. KENDRICK
JOHN P. McNUTT
B. MACKAY BROWN
HENRY H. FOX
ERIC B. MEYERS
GUIDO A. AGUILERA

October 24, 1972

Honorable Chester C. Czebrinski
Assistant Director
Dade County Building and Zoning Department
1351 N. W. 12th Street
Miami, Florida 33125

Re: The Treasury, 1605 South Federal Highway, Miami;
fire sprinkler pump

Dear Mr. Czebrinski:

Our client, the J. C. Penney Company, is building the subject department store, which is governed by the provisions of Resolution No. Z-6-69. After the approval of our client's plot plan, it was discovered that the water company serving this area does not have sufficient water pressure to meet the County's requirements for a sprinkler system. Our client, therefore, has no alternative other than to provide a well and pump solely to serve the sprinkler system.

The purpose of this letter is to request your consideration of a pump and well in a detached structure at the southeast corner of the building as a temporary structure. An attached Site Plan, Elevation Plan and Sketch show the details of the proposed structure. As

SHUTTS & BOWEN

Honorable Chester C. Czebrinski
Page Two
October 24, 1972

soon as adequate water pressure is available to the subject building, our client, the owner, will immediately disconnect the pumps, remove the pump house, and will restore the ground surface to its original planned condition. If any further assurance of this commitment is required, we will be happy to furnish it.

In support of this proposal, it should be noted that these pumps will operate only during a fire and for infrequent tests. There is no structure on the property which adjoins either the east or the south of our property. When either of these properties is developed, it seems reasonable to presume that adequate water pressure will be available and that this structure will have been removed. The enclosed plans show that this structure will be completely screened by landscaping.

Mrs. Nancy Brown, 9220 Southwest 166th Street, Miami, who heads the local civic association, has reviewed this proposal and informs us that the association has no objection and that none of the residents in the area have any objection. I have spoken to a resident in the neighborhood, Mr. Ross Stone, who originally questioned this proposal, but he has told me that he has no objection.

Our architect and our clients have carefully studied your earlier suggestion that the pump house be located in the northwest corner. This location has presented the following difficulties for us:

1. Because the interior plumbing is already installed in a manner to connect with the water supply in the southeast corner,

SHUTTS & BOWEN

Honorable Chester C. Czebrinski
Page Three
October 24, 1972

very expensive plumbing modifications would be necessary as well as a cut through the existing wall. In addition, we would have to abandon the two 16" wells which have already been dug. The additional direct cost of using this location would be \$25,500.

2. Because a pump house of this nature must be outside any other construction, location of this building in this area would preclude the completion of the future nursery expansion originally planned and authorized in this area.

3. In the judgment of our architects, location of this structure at this point on the front of our building would damage the esthetic appearance of the building where it is most highly visible and would interfere with the flow of pedestrian traffic at our most heavily traveled corner.

For the foregoing reasons, we are very hopeful that the enclosed proposal will meet with your approval as a temporary structure. If there is anything else we could do to provide a prompt solution to this unanticipated problem, Mr. Grafton and I would welcome an opportunity to meet with you at your convenience.

With warmest personal regards,

Sincerely,


Thomas C. Britton

TCB/ll
Enclosures

cc: Edward G. Grafton, A. I. A.
Mrs. Nancy Brown

September 13, 1972

Ferandino/Drafton/Spillis & Candela
500 Douglas Rd.
Coral Gables, Florida

Attention: Mr. Ed Grafton

RE: Fire Sprinkler Pump House

Dear Mr. Grafton:

Confirming our telephone conversation with your office the other day, this is to advise you that your request to locate the above mentioned facility just to the east of the southeast corner of the Department Store cannot be approved at the proposed location. Resolution No. 2-6-59, adopted by the Board of County Commissioners on January 9, 1969 required that the development be substantially in accordance with the plans submitted for the hearing (which zoned the subject property for the Department Store). It is the determination of this Department that the addition of the facility does not comply with the requirement in the resolution.

Very truly yours,

**METROPOLITAN DADE COUNTY
BUILDING & ZONING DEPARTMENT**

Chester C. Czabinski
Assistant Director

CCC/amm

cc: Robert F. Cook, Director
Building & Zoning Department

William Harrington
Jon Della Forte

bcc: Hearing File 68-12-45 ✓
CCC

November 9, 1972

Mr. Thomas C. Britton
Shutts & Bowen
Tenth Floor
First National Bank Building
Miami, Florida 33131

RE: The Treasury, 1605 South Federal Highway, Miami;
Fire Sprinkler Pump

Dear Mr. Britton:

We have accepted the Covenant Running With the Land submitted by you in connection with the above subject matter, even though there are some minor discrepancies. Since the agreement does not cover the building proper and the pump house, we feel that the recording will accomplish the intended purpose. However, we do wish to advise you and J. C. Penney Properties, Inc. that the legal description on the agreement is not the same and covers a similar area than on which the original building permit was issued. We also wish to point out that although we have approved the tentative plans submitted for the pump house, detail plans for the pump house area will be required, in accordance with our agreements, prior to final inspections and occupancy.

I know that the Treasury is anxious to occupy the structure and would therefore request that what ever necessary parties should be advised would be advised concerning these discrepancies.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING & ZONING DEPARTMENT

Chester C. Czebrinski
Assistant Director

CCC/ama

bcc: Cook
Hearing File 68-12-45
CCC



January 21, 2000

Carlos Williard, Esq.
Carlos Williard & Flanagan, P.A.
Attorneys At Law
900 Ponce De Leon Boulevard
Coral Gables, Florida 33134

**Re: Enterprise Rent-A-Car at 16011 South Dixie Highway,
Miami-Dade County**

Dear Mr. Williard:

This is in reply to your letter dated January 5, 2000 regarding the above referenced property.

Specifically, you have requested a determination if the Enterprise Rent-A-Car facility which currently exists on this site may be relocated from its current location (on the northerly side of the Marshall's building) to the easterly side of that same building. The existing Enterprise facility is non-conforming in that it was established in 1989 prior to the adoption of Ordinance No. 90-118 on November 6, 1990 which among other things, required a special exception public hearing to establish the use and a 15' greenbelt along rights-of-way.

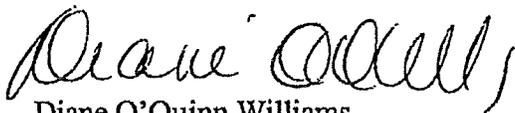
You have requested that any determination in this regard be based on the plan entitled "Enterprise Rent-A-Car" as prepared by Kenneth McGee, P.A. and dated last revised 12-3-99 (the "Plan") and the details in your correspondence, particularly as those details relate to the decrease in Enterprise's square footage and the deletion of the outdoor fenced parking area.

After much consideration of your request, I have found that Enterprise's proposed shift in location with its concurrent decrease of intensity is acceptable. You will recall that Section 33-35(a), Miami-Dade County Zoning Code, specifically provides that "a non-conforming use shall not be extended nor replaced by another use not specifically permitted in the district concerned", neither of which is the proposal in the Enterprise instance. I find it reasonable and in accordance with zoning regulations that the Enterprise facility be allowed to relocate to the area indicated on the Plan. This letter therefore, serves as your client's authorization to proceed to obtain a building permit and Certificate of Use and Occupancy for the new location.

Carlos Williard
January 23, 2000
Page 2

I trust that this information is of assistance to you, however, should you have any further questions on this matter, please do not hesitate to contact me again.

Sincerely,

A handwritten signature in cursive script, appearing to read "Diane O'Quinn Williams".

Diane O'Quinn Williams
Acting Assistant Director for Zoning

DOQW:jb

c: Jerry Proctor, Esq.

CARLOS WILLIARD & FLANAGAN, P.A.
ATTORNEYS AT LAW

THOMAS P. CARLOS
W. CHAD WILLIARD
JEFFREY M. FLANAGAN

SUITE 1000
999 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
TELEPHONE 305.444.1500
FACSIMILE 305.443.8617
E-MAIL: CWF-LAW@SHADOW.NET

January 5, 2000

VIA HAND DELIVERY

Mrs. Diane O'Quinn-Williams
Miami-Dade County
Department of Planning and Zoning
111 NW 1st Street, 11th Floor
Miami, FL 33128

RECEIVED
JAN 06 2000

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING
BY _____

Re: **Enterprise Rent-A-Car at 16011 South Dixie Highway –
Legal Non-Conforming Use**

Dear Diane:

Thank you for meeting with Jerry Proctor and me on Monday, January 3, 2000, to discuss the above referenced matter. Pursuant to our conversation, I am writing to provide the Department of Planning and Zoning (the "Department") with additional information regarding Enterprise Rent-A-Car's facility at 16011 South Dixie Highway ("Enterprise"); and to request written confirmation from the Department with respect to the preservation of Enterprise's legal non-conforming use status.

As we discussed, Enterprise is relocating within the commercial center at 16011 South Dixie Highway from an (approximately) 11,176 square foot space (5,776 square foot interior space and a 5,400 square foot exterior, fenced parking area) to a (approximately) 6,664 square foot space (2,400 square foot office space and 4,264 square foot, interior parking area). For the reasons set forth below, the aforementioned relocation does not trigger the loss of Enterprise's legal non-conforming use status.

Section 33-35 (a) of the Code of Miami Dade County, states that "a non-conforming use shall not be extended..." In the instant case, not only is the "non-conforming" automobile leasing agency not being extended, the overall square footage of the Enterprise facility will decrease by approximately 40 percent. Moreover, the Enterprise relocation will result in a lessening of the intensity of the use on the property: Enterprise currently utilizes an exterior, fenced parking area; as part of the relocation, the parking area will be moved to an interior portion of Enterprise's new space. Thus, reducing the overall intensity of Enterprise's operation.

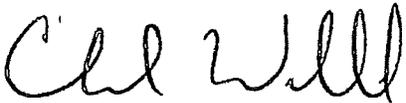
Mrs. Diane O'Quinn Williams
January 5, 2000
Page 2 of 2

Additionally, the Enterprise relocation will be in accordance with the site plan entitled, "Enterprise Rent-A-Car Tenant Improvements" (a copy of which is enclosed herewith; the "Plan"). The Plan is consistent with: the site plan approved at public hearing in 1991; and more current plans which received a substantial compliance determination by the Department in 1999.

Given the facts set forth herein, I trust the Department has the information necessary to provide an interpretation that the subject Enterprise relocation can be undertaken as a matter of right and does not trigger the loss of its legal non-conforming use status. Accordingly, please provide written confirmation of the Department's position at your earliest convenience. Should you have questions or need further information please do not hesitate to contact me. Thank you for your consideration and cooperation.

Yours truly,

CARLOS WILLIARD & FLANAGAN, P.A.



W. Chad Williard

cc: Steve Bradway, Enterprise Rent-A-Car (via fax; w/o enclosure)
Jerry Proctor, Esq., Brandsmart USA of South Dade, Inc. (via fax; w/o enclosure)

Enclosure

WCW/ssm



DEPARTMENT OF PLANNING AND ZONING
111 NW 1ST STREET
SUITE 1110
MIAMI, FLORIDA 33128-1974
(305) 375-2800
FAX (305) 375-2795

April 9, 1999

Mr. Larry Levine
BrandsMart U.S.A.
3200 South West 42nd Street
Hollywood, Florida 33312

RE: Application for Substantial Compliance Determination "Brands Mart U.S.A, South Miami Facility"

Dear Mr. Levine:

This Department has processed the above referenced application and accompanying plans entitled "BrandsMart U.S.A., Proposed South Miami Facility" as prepared by V.S.N. Engineering, Inc., dated April 7, 1999 on the cover sheet, and pages C-1, L-1, L-2. Floor and elevations plans prepared by Kenneth McGee, P.A. Architect dated 03/24/99 on pages 1, 2 and 3. for a total of seven pages.

Upon review of said plan we find that it is in substantial compliance with the plans previously approved pursuant to resolution Z-6-69 which was further modified by resolution 4-ZAB-229-91..

Sincerely,

Diane O'Quinn Williams
Acting Assistant Director for Zoning
Department of Planning and Zoning

04-55-98
16-688-000-h



EXECUTIVE OFFICES: 3200 SOUTHWEST 42ND STREET • M/S IVT01 • HOLLYWOOD, FL. 33312 • TEL: (954) 797-4000 • FAX: (954) 797-4047

February 24, 1999

Miami-Dade County
Department of Planning and Zoning
111 NW 1st Street
Miami, Florida 33128-1974

RECEIVED
MAR 5 1999

ZONING DRAFTING SECTION
DADE CO. DEPT. OF PLANNING
DEVELOPMENT & REGULATION
BY _____

Attention: Mr. Antonio Atala
Zoning Drafting Section Supervisor

Reference: **BrandsMart USA** Proposed South Miami Facility at
16051 S. Dixie Highway
Resolution No's: 4-ZAB-229-91, 4-ZAB-478-74 and Z-6-69

Gentlemen:

On behalf of Continental Florida Partners, Ltd., we are respectfully submitting the attached application for a Substantial Compliance Determination for the above-referenced project, in accordance with the requirements of the Zoning Drafting Section.

The proposed project is substantially in compliance with the above-referenced resolutions with the exception of a net increase of 7.04%, in the proposed building square footage.

This project will consist of the demolition of the existing Home Depot Store (88,433 SF) and the construction of the new BrandsMart USA Facility (101,745 SF) for a net increase of 13,312 SF of building floor area.

The associated Site Improvements will consist of reconfiguring the existing parking areas to provide 1,004 parking spaces. The reconfigured parking will be upgraded to meet the current Stripping and Landscape Requirements (402 trees and 4,020 shrubs), which will be a significant enhancement of the present conditions at the site. The total Landscape Open Space provided will be 12.5% which is above the 12.4% as required by the 1991 resolution.

4320 Northwest 167 Street, Miami, FL 33054
Dade: (305) 624-5400
Broward: (954) 764-0400
Statewide: 1 (800) 432-8579
Fax: (305) 621-7903

12801 West Sunrise Blvd., Sunrise, FL 33323
Broward: (954) 846-0000
Palm Beach: (561) 641-5000
Statewide: 1 (800) 432-8579
Fax: (954) 846-2518

821 Natura Blvd., Deerfield Beach, FL 33441
Deerfield Beach: (954) 698-1000
Palm Beach County: (561) 641-5000
Statewide: 1 (800) 432-8579
Fax: (954) 422-5530

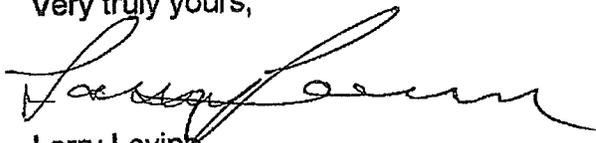
February 24, 1999
Page 2

The project will bring a very positive impact to its immediate vicinity for various reasons, amongst them the creation of over 300 new jobs in the community and improvement of the conditions of an area characterized by a deteriorating development, which dates from the early seventies.

Your prompt response to this application will be greatly appreciated, due to the timetable required for the successful acquisition of the property.

If you have any questions, please contact this office.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Larry Levine".

Larry Levine
Vice President of Operations

LL:oh



DEPARTMENT OF PLANNING, DEVELOPMENT AND REGULATION

111 NW 1ST STREET

SUITE 1110

MIAMI FLORIDA 33128-1974

(305) 375-2500

FAX (305) 375-2795

February 22, 1999

Anthony J. Burke
The Tower Group
10145 N.W. 19 Street
Miami, Florida 33172

Re: Proposed Brandsmart Facility Consisting of 112,000 Square Feet
Existing Home Depot Facility Consisting of 82,300 Square Feet
Located East of South Dixie Highway and North of S.W. 164 Street
Miami-Dade County, Florida

Dear Mr. Burke:

In response to your letter of February 12, 1999, I have conducted a concurrency review on the above-referenced.

Please be advised, as of today, the proposed Brandsmart facility consisting of approximately 112,000 square feet, replacing an existing Home Depot facility consisting of approximately 82,300 square feet, located East of South Dixie Highway and North of S.W. 164 Street, Miami-Dade County, Florida, does meet all concurrency level of service standards.

If you have any questions or comments, please contact me at (305) 375-2589.

Sincerely yours,

A handwritten signature in cursive script that reads "Helen A. Brown".

Helen A. Brown
Concurrency Administrator

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

BRANDSMART IKA

PROCESS NUMBER _____

Legal description: Lot _____ Block TRACT A, Subdivision THE TREASURY SUB
P.B. 90, Page 22, Development name BRANDSMART IKA
Located at (address) 10051 S. Dixie Hwy, Miami, FL

I/We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 95-222 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Dade County and that none of the species are from the prohibited list.

Additionally automatic sprinkler systems (if applicable) comply with requirement of said ordinance as to type of heads, spray system, location, etc.

I/We further certify that I/we am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

[Signature]
Professional Preparer's Signature
James F. Sorach
Print Name

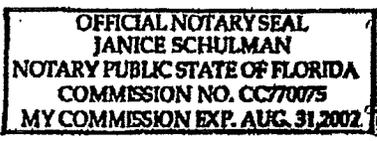
Seal:

[Signature]
2/26/99

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 26 day of February, 1999, by James Sorach, of _____, a _____ corporation, on behalf of the corporation. He/She is personally known to me or has produced _____, as identification and did/did not take an oath.

Witness my signature and official seal this 26 day of February, 1999, in the County and State aforesaid, the date and year last aforesaid.



[Signature]
Notary Public
JANICE SCHULMAN
Print Name



STEPHEN P. CLARK CENTER

DEPARTMENT OF PLANNING AND ZONING
111 NW 1ST STREET
SUITE 1110
MIAMI, FLORIDA 33128-1974
(305) 375-2800
FAX (305) 375-2795

February 17, 1999

Mr. Anthony J. Burke
The Tower Group
10145 Northwest 19 Street
Miami, Florida 33172

Re: **16051 South Dixie Highway**
Tract A, THE TREASURY SUB., PB. 95-25
Folio # 30-5028-025-0010

RECEIVED
MAR 5 1999

ZONING DRAFTING SECTION
DADE CO. DEPT. OF PLANNING
DEVELOPMENT & REGULATION
BY _____

Dear Mr. Burke:

In response to your zoning verification request, please note that the above referenced property is zoned BU-2, (Business Special District). This classification permits retail use.

Enclosed is a copy of zoning Resolution 4-ZAB-229-91 which approved a specific plan of development for the subject site. Deviation from said plan will necessitate approval through the public hearing process.

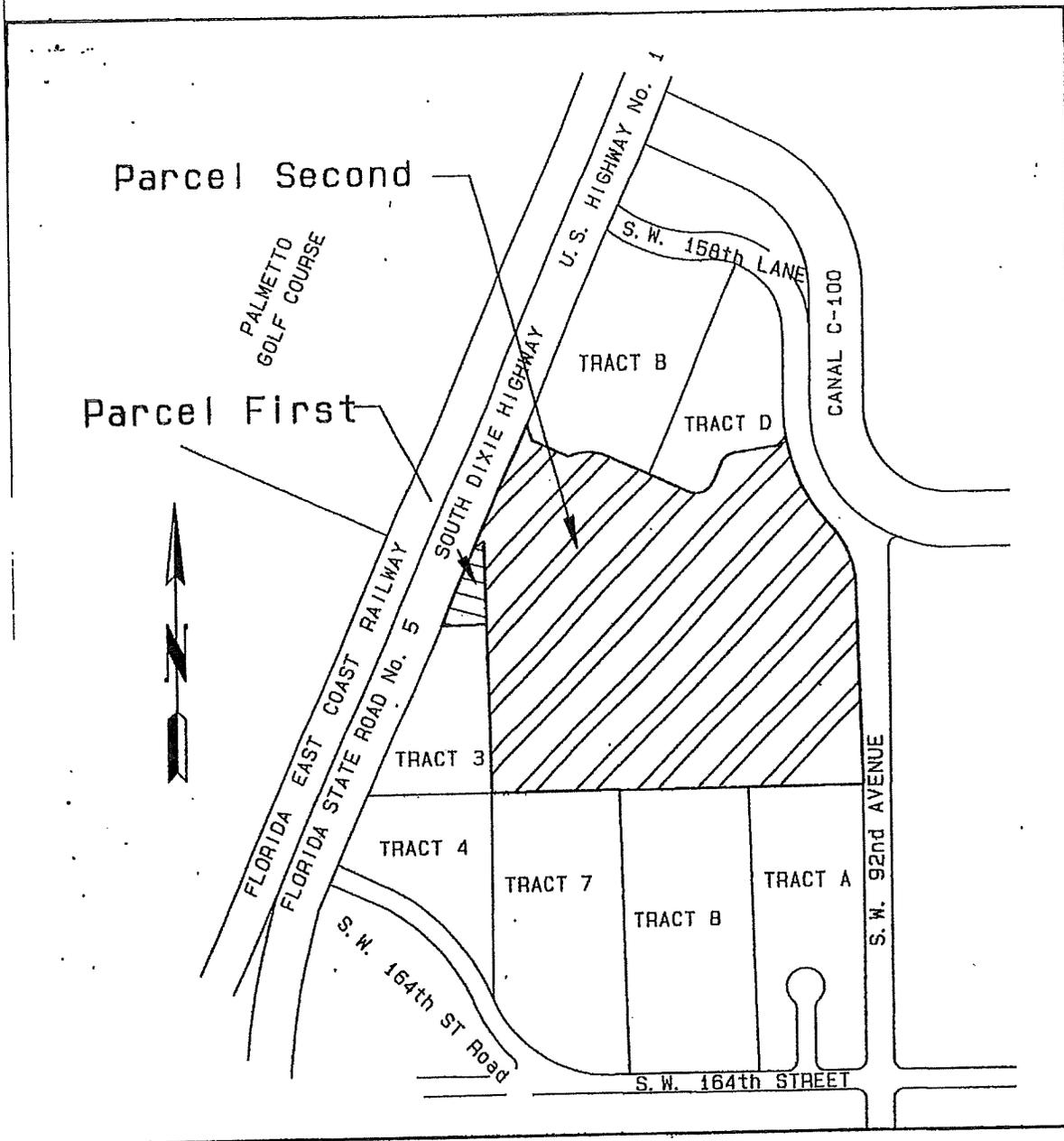
Should you need additional information, please contact this office at (305) 375-1808.

Sincerely,

A handwritten signature in black ink, appearing to read "Deena G. Mullinix". The signature is fluid and cursive.

Deena G. Mullinix, Supervisor
Zoning Information Section

encl.



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL FIRST:

TRACT 3 OF EAST HILL ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 43, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PARCEL SECOND:

TRACT "A" OF "THE TREASURY SUBDIVISION - NO. 5023", ACCORDING TO THE PLAT THEREOF, AS RECORDED MARCH 15, 1973, IN PLAT BOOK 95, AT PAGE 25, UNDER CLERK'S FILE NO. 73R-62229 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPTING THE PARCEL FIRST DESCRIBED ABOVE.

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74R200187

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OFF REC 8765 PG 949

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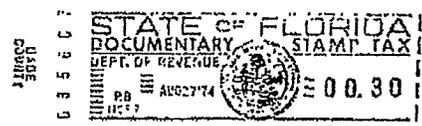
EASEMENT DEED

THIS INDENTURE, made as of the 30th day of August, 1974, by and between J. C. PENNEY PROPERTIES, INC. ("Penney Properties") and J. C. PENNEY COMPANY, INC. ("Penney Company"), both Delaware corporations having their principal office at 1301 Avenue of the Americas, New York, New York, 10019 ("Grantors"), and AM-DEV CORPORATION, a Florida corporation having its principal office at 1110 Brickell Avenue, Suite 506, Miami, Florida, 33131 ("Grantee"),

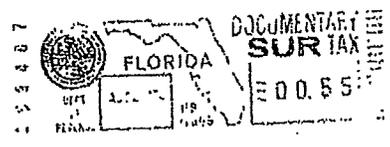
W I T N E S S E T H that:

WHEREAS, Penney Properties is the owner in fee of two parcels of land in Section 28, Township 55 South, Range 40 East, Dade County, Florida, conveyed by Penney Company to Penney Properties by Quitclaim Deed dated September 21, 1970, recorded in the Office of the Clerk of the Circuit Court of Dade County, Florida, in Official Records Book 7004, Page 224, which two parcels comprise a major portion of Tract "A", as shown on the Plat captioned "The Treasury Subdivision - No. 5023" dated March, 1972, prepared by Garris Engineers, Inc. and recorded in said Clerk's Office in Plat Book 95, Page 25; and

WHEREAS, Penney Company has a leasehold estate in and to said Tract "A" as assignee of a Lease and Agreement dated as of November 23, 1973 made by DadePenn Associates, as lessor,



This instrument was prepared by Richard P. Rubenoff, Southeastern Region Real Estate Department Attorney, J. C. Penney Company, Inc. 715 Peachtree Street, N. E., Atlanta, Georgia 30309



1200

and Penney Properties as lessee, a short form of which was recorded in said Clerk's Office in OR Book 8540, Page 971, for a primary term expiring on December 31, 2003, with an option to extend the term thereof for four (4) consecutive terms of five (5) years each, and, under certain circumstances, for two (2) additional terms of five (5) years each; and

WHEREAS, Grantee is the owner in fee of Tract "D", as shown on said Plat, adjoining Tract "A" on the north and has requested Grantors to grant an easement of right-of-way over the driveway on Tract "A", comprising the northerlymost portion thereof and connecting U.S. Highway No. 1 with S.W. 92nd Avenue, and Grantors are willing to grant such easement of right-of-way on the terms and conditions hereinafter set forth,

NOW, THEREFORE, for an in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, Grantors do hereby grant and convey unto Grantee, its successors and assigns, an easement of right-of-way over and across the following described property in order to afford said Tract "D" pedestrian and vehicular access to U.S. Highway No. 1 and S.W. 92nd Avenue:

All that portion of said Tract "A", lying northerly of the following described line, COMMENCE at the N.W. corner of said Tract "A"; thence S. $24^{\circ} 14' 15''$ W. along the westerly line of said Tract A 63.96 feet to the Point of BEGINNING of said line; thence S. $65^{\circ} 45' 45''$ E. 131.75 feet to a point of curve; thence Northeasterly along the arc of a circular curve concave to the northwest, said curve having a radius of 45.00 feet and a central angle of $46^{\circ} 50' 07''$, an arc distance

of 36.78 feet to a point of reverse curve; thence northeasterly along the arc of a circular curve concave to the southeast, said curve having a radius of 81.94 feet and a central angle of 46° 50' 07", an arc distance of 66.98 feet to a point of tangency; thence S. 65° 45' 45" E., 239.67 feet to a point of curve; thence northeasterly along the arc of a circular curve concave to the northwest, said curve having a radius of 80.00 feet and a central angle of 90° 00' 00", an arc distance of 125.66 feet to a point of tangency; thence N. 24 14' 15" E., 51.81 feet to a point of curve; thence northeasterly along the arc of a circular curve concave to the southeast, said curve having a radius of 20.00 feet and a central angle of 57° 30' 00", an arc distance of 20.07 feet to a point of tangency; thence N. 81° 44' 15" E., 137.41 feet to a point on the westerly right-of-way line of S.W. 92nd Avenue, said point also being on a circular curve (Radius point bears N. 73° 44' 52" E.) and said point being the end of said line.

TO HAVE AND TO HOLD, the easement of right-of-way granted hereby for a term expiring on the earlier of (i) the expiration or prior termination of the term of said Lease and Agreement dated as of November 23, 1973, or (ii) the date the retail department store building located on said Tract "A" shall no longer be utilized for retail purposes.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed in their respective names by their respective Vice Presidents and their respective corporate seals to be affixed by their respective Assistant Secretaries, as of the day hereinabove first written.

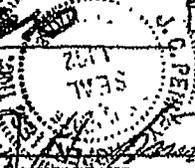
Signed, sealed and delivered in our presence:

Charles H. Flannery
Elizabeth Woodruff

J. C. PENNEY PROPERTIES, INC.

By: *[Signature]*
Vice President

Attest: *[Signature]*
Assistant Secretary



Signed, sealed and delivered in our presence:

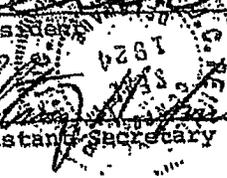
Charles Flynn
Elizabeth Woodruff

J. C. PENNEY COMPANY, INC.

By: *[Signature]*
Vice President

APPROVED
[Signature]
ATTORNEY

Attest: *[Signature]*
Assistant Secretary



STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

BEFORE ME, the undersigned authority, personally appeared F. E. Sears and Elting H. Smith personally known to me to be the Vice President and Assistant Secretary, respectively, of J. C. PENNEY PROPERTIES, INC. a corporation, and known to me to be the persons who, as such officers, executed the foregoing instrument, and who severally acknowledged before me, each for himself, that he executed the same as such officer of said corporation for and upon behalf of said corporation, and that the seal affixed to said instrument is the common corporate seal of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office this 14th day of August 1974.

My Commission Expires:

Arlene Crawford
Notary Public

ARLENE CRAWFORD
Notary Public, New York
No. 41-4508486
Qualified in Queens County
Certificate filed in New York County
Commission Expires March 30, 1975



STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

BEFORE ME, the undersigned authority, personally appeared F. E. Sears and Elting H. Smith personally known to me to be the Vice President and Assistant Secretary, respectively, of J. C. PENNEY COMPANY, INC., a Delaware corporation, and known to me to be the persons who, as such officers, executed the foregoing instrument, and who severally acknowledged before me, each for himself, that he executed the same as such officer of said corporation for and upon behalf of said corporation, and that the seal affixed to said instrument is the common corporate seal of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office this 14th day of August 1974.

Arlene Crawford
Notary Public

ARLENE CRAWFORD
Notary Public, New York
No. 41-4508486
Qualified in Queens County
Certificate filed in New York County
Commission Expires March 30, 1975



RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD NUMBER

RICHARD P. BRINKER,
CLERK CIRCUIT COURT

X1999 080043

DEPARTMENT OF PLANNING AND ZONING
APPLICATION FOR SUBSTANTIAL COMPLIANCE DETERMINATION

Amount of Fee \$ 500.00

Receipt Number X1999 080043

RECEIVED
MAR 5 1999

Section 28 Township 55 Range 40

ZONING DRAFTING SECTION
DADE CO. DEPT. OF PLANNING
DEVELOPMENT & REGULATION
BY _____

Applicant Name BrandsMart Realty Corp.

Mailing Address 3200 SW 42nd Street, Hollywood, Fl. 33312

Telephone Number 954-797-4000 Fax Number 954-797-4047

Name of Property Owner Continental Florida Partners, LTD.

Owner's Address 2255 Glades Road, Ste 223A, Boca Raton, Fl. 33431

Owner's Telephone Number 561-241-7200 Fax Number _____

Location of Subject Property 16051 S. Dixie Highway, Miami, Fl.

Size of Property () x () or 18.229 Acres

Legal Description of the Property See Attached.

Refer to Legal on attached survey by HIGH SURVEYING AND MAPPING.

Note: Legal Description may be attached as an exhibit

State in brief and concise language the justification for proposed deviation from the approved plans.

An increase of 13,312 SF (7.04%) of Building Floor Area is required in order to develop a proposed BrandsMart Facility.

This project will meet all other requirements of the applicable resolutions, and will upgrade the parking and Landscape to meet current standards.

APPLICATION FOR SUBSTANTIAL COMPLIANCE DETERMINATION
Page 2 of 2

PLANS INFORMATION

Plans Entitled BrandsMart USA Proposed South Miami Facility.
Prepared by (Architects or Company's Name) VSN Engineering, Inc.
and Kenneth McGee, PA
Number of Pages 8

ZONING INFORMATION

Zoning on Property BU-2
Type of Development:
Residential Total Number of Units _____ Office: Total sq. ft. _____
Business: Total sq. ft. 202,455 Industrial: Total sq. ft. _____
Applicable Resolution(s) 4-ZAB-222-91, 4-ZAB-478-74, and Z-6-69
Applicable Covenants (Official Record Book and Page Numbers) _____

DEPARTMENTAL USE ONLY
APPROVED

Sign Zoning Drafting Supervisor [Signature] 4/9/95
Signature Date

Acting Zoning Services Division Chief [Signature] for Al Torres 4-9-95
Signature Date

DENIED

Sign Zoning Drafting Supervisor _____
Signature Date

Acting Zoning Services Division Chief _____
Signature Date

RECEIVED
MAR 25 1999

ZONING DRAFTING SECTION
DADE CO. DEPT. OF PLANNING
DEVELOPMENT & REGULATION
BY _____

28-55-40/91-290

RESOLUTION NO. 4-ZAB-229-91

The following resolution was offered by Jose A. Losa seconded by William

Losner and upon poll of members present, the vote was as follows:

Humberto Amaro	absent	William Losner	aye
Mavel Cruz	aye	Scott Notowitz	aye
Gussie Davis	absent	Dean Oddy	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, CONTINENTAL FLORIDA PARTNERS, LTD. had applied for the following:

- (1) MODIFICATION of Condition #3 of Resolution Z-6-69, passed and adopted by the Board of County Commissioners on the 9th day of January, 1969, but only as it affects the subject property, as follows:

FROM: "3. That the development be substantially in accordance with the plan submitted, except that a decorative wall be erected 10' in from the south property line and said 10' strip to be landscaped including trees, grass and a sprinkler system for proper maintenance and including a combination wall and hedge, intermittently at 10' intervals, set in 25' from the east property line up to the canal (60' from center line of S.W. 92 Avenue) said 25' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance."

TO: "3. That the development be substantially in accordance with the plan entitled 'Existing Planting Plan W/Proposed Burger King Site,' as prepared by Bruce Howard & Associates, Inc., last revised 6-8-91 except that a decorative wall be erected 10' in from the south property line and said 10' strip to be landscaped including trees, grass and a sprinkler system for proper maintenance, and including a combination wall and hedge, intermittently at 10' intervals, set in 25' from the east property line up to the canal (60' from center line of S.W. 92 Avenue) said 25' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance."

The purpose of the request is to amend the development site plan to include the proposed Burger King restaurant.

- (2) NON-USE VARIANCE OF ZONING REQUIREMENTS to permit 12.4% (14% required) landscaped open space.
- (3) NON-USE VARIANCE OF SIGN REGULATIONS in a shopping center limiting the number of detached signs to two; to vary same to permit a third detached sign (two exist), 77.6 sq. ft. advertising one tenant (Burger King).

A-Zab-229-91

- (4) NON-USE VARIANCE OF SIGN REGULATIONS to permit the aforementioned sign setback 130' (219' required - 30% of calculated street frontage) from the interior side (south) property line.

The aforementioned plans are on file and may be examined in the Zoning Department. Also included are plans entitled "Site Plan," by Stuart Lofberg and "8' x 8' Logo Sign," by Plastic-Line, Inc., both dated received June 24, 1991 by the Zoning Hearing Section. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of the TREASURY SUBDIVISION, NO. 5023, Plat book 95, Page 25.

LOCATION: 16051 South Dixie Highway, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification and non-use variances would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following condition:

That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and condition of this resolution.

PASSED AND ADOPTED this 4th day of September, 1991.

Hearing No. 91-9-7
 Typed 9/9/91 bn

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ion
 at

and

etary

RESOLUTION NO. Z-6-69

The following resolution was offered by Commissioner Ben Shepard,
seconded by Commissioner Karl J. Carroll, and upon poll of members present,
the vote was as follows:

Karl J. Carroll	aye	Arthur H. Patten, Jr.	absent
Alexander S. Gordon	nay	Ben Shepard	aye
Harold A. Greene	absent	Karl M. Starnes	aye
R. Hardy Matheson	absent	Chuck Hall	aye
Thomas D. O'Malley	aye		

WHEREAS, Achor and Thomson have applied for a district boundary change
from AU (Agricultural) to BU-2 (Special Business), ON the following described
property:

The NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$; and E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 55 South,
Range 40 East: All that certain plot, piece or parcel of land situated
in Sec. 28-55-40, known as Tracts 1 and 2 "East Hill" (PB 46, Pgs. 43);
less and excepting the following described lands: A parcel of land lying
in tracts 1 and 2 of "East Hill" Sub, Sec. 28-55-40 (PB 46, Pgs. 43),
said parcel being more specifically described as follows: Beginning at the
NE corner of said Tract 1, bear S. 3° 07' 43" E. along the E. line of said
Tracts 1 and 2 a distance of 565.81' to the point of curvature of a curve
to the right having a radius of 25'; th. bear in a SW/ly direction along
the arc of said curve and the E. line of said Tract 2 a distance of 23.55'
to an intersection thereof with a curve concave to the NE having a radius
of 357.26', a central angle of 42° 42' 02" and a long chord bearing of N.
24° 28' 44" W.; th. bear in a NW/ly direction along the arc of said curve
a distance of 266.25' to the point of tangency; th. N. 3° 07' 43" W. a
distance of 153.07' to the point of curvature of a curve to the left
having a radius of 180'; th. bear in a NW/ly direction along the arc of
said curve a distance of 202' to its point of tangency; th. N. 67° 27' 23"
W. a distance of 81.54' to an intersection thereof with the N. line of said
Tract 1; th. N. 88° 16' 43" E. along the N. line of said Tract 1 a distance
of 280.58' to the P.O.B. E. side U.S. #1 (St. Rd. #5), between theo. SW
158 St. and theo. SW 162 St., Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals
Board was advertised and held, as required by law, and all interested parties
concerned in the matter were heard, and upon due and proper consideration
having been given to the matter, the Zoning Appeals Board was of the opinion
that the requested district boundary change, under certain conditions, would
be compatible with the neighborhood concerned and would not be in conflict
with the principles and intent of the plan for the development of Dade County,
Florida, and recommended approval of the same, and

WHEREAS, 15-day notice of the time and place of the meeting of this Board
was published, as required by the Zoning Procedure Ordinance, and after review-
ing the record and recommendation of the Zoning Appeals Board, and having given
an opportunity for interested parties to be heard, and upon considering the
record and recommendation of the Zoning Appeals Board and all matters presented
at the meeting, it is the opinion of this Board that the requested district
boundary change on a modified basis is compatible with the neighborhood concerned

and does not conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change be and the same is hereby approved, and said property is hereby zoned accordingly, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That dedication be provided from the East 35' of the subject property for SW 92 Avenue.
3. That the development be substantially in accordance with the plan submitted, except that a decorative wall be erected 10' in from the South property line and said 10' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance, and including a combination wall and hedge, intermittently at 10' intervals, set in 25' from the East property line up to the canal (60' from center line of SW 92 Avenue), said 25' strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance.
4. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Metropolitan Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 9th day of January, 1969.

DADE COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS

E. B. LEATHERMAN, CLERK

BY: EDWARD D. PHELAN
Deputy Clerk

Heard 12/11/68-Hrg. No. 68-12-45
1/21/69

am

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 2-6-69, adopted by the said Board of County Commissioners at its meeting held on January 9th, 1969.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 31st day of January, A. D. 19 69.

E. B. LEATHERMAN; Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By Julia M. Wright
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

SHUTTS & BOWEN

ATTORNEYS AND COUNSELLORS AT LAW

TENTH FLOOR FIRST NATIONAL BANK BUILDING

MIAMI, FLORIDA 33131

TELEPHONE (305) 358-6300

CABLE ADDRESS "SHUTTSBO"

FRANK B. SHUTTS
(1870-1947)

CRATE D. BOWEN
(1871-1958)

J. P. SIMMONS
(1881-1961)

P. G. PREVATT
(1891-1968)

HARRY N. BOUREAU
THOMAS H. ANDERSON
WILLIAM P. SIMMONS, JR.
RICHARD M. WHITE
WILLARD R. BROWN
JOHN S. CHOWNING
PRESTON L. PREVATT
SENECA B. ANDERSON
JAMES F. DURHAM, II
THOMAS L. WOLFE
THOMAS C. BRITTON
CRISTOPHER C. LARIMORE
ROBERT E. GUNN
JOHN B. WHITE
ANTONIO MARTINEZ, JR.
RICHARD M. LESLIE
PHILLIP G. NEWCOMM
KARL V. HART
ROBERT C. SOMMERVILLE
STEPHEN L. PERRONE
BOWMAN BROWN
ROBERT A. JARVIS, JR.
EDWARD J. WALDRON
WILLIAM J. KENDRICK
JOHN P. McNUTT
B. MACKAY BROWN
HENRY H. FOX
ERIC B. MEYERS
GUIDO A. AGUILERA
LAWRENCE R. METSCH

November 3, 1972

Honorable Chester C. Czebrinski
Assistant Director
Dade County Building and Zoning Department
1351 N. W. 12th Street
Miami, Florida 33125

Re: The Treasury, 1605 South Federal Highway, Miami;
fire sprinkler pump

Dear Mr. Czebrinski:

Thank you very much for your letter of November 1. Your patience and assistance in this matter is most deeply appreciated.

I enclose a Covenant Running With the Land in accordance with the requirement specified in your letter. I also enclose our check in the amount of \$10 made payable to the clerk of the circuit court to cover the cost of recording this document. Please telephone me if these enclosures do not fully meet with your approval.

With warmest personal regards,

Sincerely,

Tom
Thomas C. Britton

TCB/11
Enclosures

*T. D. ...
83.55.40
East ...
2-6-89*

November 1, 1972

Mr. Thomas C. Britton
Shutts & Bowen
Tenth Floor
First National Bank Building
Miami, Florida 33131

RE: The Treasury, 1605 South Federal Highway, Miami;
Fire Sprinkler Pump

Dear Mr. Britton:

This will acknowledge receipt of your letter of October 24, 1972 in reference to the above subject matter. We would have no objection for the issuance of a temporary conditional permit for the structure housing the well and pump for the sprinkler system, providing that some type of instrument were submitted for recording, indicating that the use would be temporary and would be removed when the water pressure in the area was increased to meet the requirements for the sprinkler installation. It would be presumed that diligent effort would be made to attain the necessary pressure for that purpose, by your clients as well as the utility company.

If you concur in this arrangement I would request that a proposed form of agreement be submitted to this department for approval.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING & ZONING DEPARTMENT

Chester C. Czebrinski
Assistant Director

CCC/amm

bcc: Miles E. Moss
Cook
CCC
Harrington
File

October 26, 1972

Chester C. Czebrinski
Assistant Director
Dade County Building & Zoning Dept.
1351 NW 12 Street
Miami, Florida 33125

Re: Treasury well & pump building

Dear Sir:

The residents of SouthWest 164th Street waive objection to the 'Treasury' planned temporary detached building in the South-east corner of their property. This building was represented to them as an emergency water supply well and pump, to be used only in an emergency, and is to be screened by trees.

Insofar as this proposal is correct, and subject to the approval of the Zoning Director, the residents have no objection.

Mr. Ross Stone, 9280 SW 164 Street, who previously had objected, has now advised me that he has no objection.

Thank you for your continued assistance in protecting the residential character of this area.

Sincerely,

Nancy Carroll Brown

Nancy Carroll Brown, Secretary,
East Perrine Homeowners Assn.

SHUTTS & BOWEN

ATTORNEYS AND COUNSELLORS AT LAW

TENTH FLOOR FIRST NATIONAL BANK BUILDING

MIAMI, FLORIDA 33131

TELEPHONE (305) 358-6300

CABLE ADDRESS "SHUTTSBO"

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(1870-1947)

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PRESTON L. PREVATT
SENECA B. ANDERSON
JAMES F. DURHAM, II
THOMAS L. WOLFE
THOMAS C. BRITTON
CHRISTOPHER C. LARIMORE
ROBERT E. GUNN
JOHN B. WHITE
ANTONIO MARTINEZ, JR.
RICHARD M. LESLIE
PHILLIP G. NEWCOMM
KARL V. HART
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STEPHEN L. PERRONE
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WILLIAM J. KENDRICK
JOHN P. McNUTT
B. MACKAY BROWN
HENRY H. FOX
ERIC B. MEYERS
GUIDO A. AGUILERA

October 24, 1972

Honorable Chester C. Czebrinski
Assistant Director
Dade County Building and Zoning Department
1351 N. W. 12th Street
Miami, Florida 33125

Re: The Treasury, 1605 South Federal Highway, Miami;
fire sprinkler pump

Dear Mr. Czebrinski:

Our client, the J. C. Penney Company, is building the subject department store, which is governed by the provisions of Resolution No. Z-6-69. After the approval of our client's plot plan, it was discovered that the water company serving this area does not have sufficient water pressure to meet the County's requirements for a sprinkler system. Our client, therefore, has no alternative other than to provide a well and pump solely to serve the sprinkler system.

The purpose of this letter is to request your consideration of a pump and well in a detached structure at the southeast corner of the building as a temporary structure. An attached Site Plan, Elevation Plan and Sketch show the details of the proposed structure. As

SHUTTS & BOWEN

Honorable Chester C. Czebrinski
Page Two
October 24, 1972

soon as adequate water pressure is available to the subject building, our client, the owner, will immediately disconnect the pumps, remove the pump house, and will restore the ground surface to its original planned condition. If any further assurance of this commitment is required, we will be happy to furnish it.

In support of this proposal, it should be noted that these pumps will operate only during a fire and for infrequent tests. There is no structure on the property which adjoins either the east or the south of our property. When either of these properties is developed, it seems reasonable to presume that adequate water pressure will be available and that this structure will have been removed. The enclosed plans show that this structure will be completely screened by landscaping.

Mrs. Nancy Brown, 9220 Southwest 166th Street, Miami, who heads the local civic association, has reviewed this proposal and informs us that the association has no objection and that none of the residents in the area have any objection. I have spoken to a resident in the neighborhood, Mr. Ross Stone, who originally questioned this proposal, but he has told me that he has no objection.

Our architect and our clients have carefully studied your earlier suggestion that the pump house be located in the northwest corner. This location has presented the following difficulties for us:

1. Because the interior plumbing is already installed in a manner to connect with the water supply in the southeast corner,

SHUTTS & BOWEN

Honorable Chester C. Czebrinski
Page Three
October 24, 1972

very expensive plumbing modifications would be necessary as well as a cut through the existing wall. In addition, we would have to abandon the two 16" wells which have already been dug. The additional direct cost of using this location would be \$25,500.

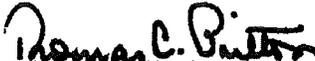
2. Because a pump house of this nature must be outside any other construction, location of this building in this area would preclude the completion of the future nursery expansion originally planned and authorized in this area.

3. In the judgment of our architects, location of this structure at this point on the front of our building would damage the esthetic appearance of the building where it is most highly visible and would interfere with the flow of pedestrian traffic at our most heavily traveled corner.

For the foregoing reasons, we are very hopeful that the enclosed proposal will meet with your approval as a temporary structure. If there is anything else we could do to provide a prompt solution to this unanticipated problem, Mr. Grafton and I would welcome an opportunity to meet with you at your convenience.

With warmest personal regards,

Sincerely,


Thomas C. Britton

TCB/11
Enclosures

cc: Edward G. Grafton, A. I. A.
Mrs. Nancy Brown

September 13, 1972

Fernando/Grafton/Spillis & Candela
800 Douglas Rd.
Coral Gables, Florida

Attention: Mr. Ed Grafton

RE: Fire Sprinkler Pump House

Dear Mr. Grafton:

Confirming our telephone conversation with your office the other day, this is to advise you that your request to locate the above mentioned facility just to the east of the southeast corner of the Department Store cannot be approved at the proposed location. Resolution No. 2-6-69, adopted by the Board of County Commissioners on January 9, 1969 required that the development be substantially in accordance with the plans submitted for the hearing (which zoned the subject property for the Department Store). It is the determination of this Department that the addition of the facility does not comply with the requirement in the resolution.

Very truly yours,

**METROPOLITAN DADE COUNTY
BUILDING & ZONING DEPARTMENT**

Chester C. Grabinski
Assistant Director

CCC/amm

cc: Robert F. Cook, Director
Building & Zoning Department

William Harrington
Joe Della Porta

bcc: Hearing File 68-12-45 ✓
CCC

November 9, 1972

Mr. Thomas C. Britton
Shutte & Bowen
Tenth Floor
First National Bank Building
Miami, Florida 33131

RE: The Treasury, 1605 South Federal Highway, Miami;
Fire Sprinkler Pump

Dear Mr. Britton:

We have accepted the Covenant Running With the Land submitted by you in connection with the above subject matter, even though there are some minor discrepancies. Since the agreement does not cover the building proper and the pump house, we feel that the recording will accomplish the intended purpose. However, we do wish to advise you and J. C. Penney Properties, Inc. that the legal description on the agreement is not the same and covers a similar area than on which the original building permit was issued. We also wish to point out that although we have approved the tentative plans submitted for the pump house, detail plans for the pump house area will be required, in accordance with our agreements, prior to final inspections and occupancy.

I know that the Treasury is anxious to occupy the structure and would therefore request that what ever necessary parties should be advised would be advised concerning these discrepancies.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING & ZONING DEPARTMENT

Chester C. Czebrinski
Assistant Director

CCC/amm

bcc: Cook
Hearing File 68-12-45
CCC



ITEM 3



To: Honorable Mayor and Village Council

Date: September 21, 2020

From: Gregory H. Truitt, Interim Village Manager

Re: VPB-19-007

Amend Future Land Use Map
and Rezoning

Gregory H. Truitt for G. Truitt

1. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO AMENDING THE COMPREHENSIVE PLAN, REFERRED TO IN SEC. 30-30.8, TO CHANGE FROM "ENVIRONMENTAL PROTECTED" TO "ESTATE DENSITY RESIDENTIAL
2. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "ESTATE-SINGLE FAMILY" ("E-1") TO "ESTATE MODIFIED" ("E-S") (ONE UNIT PER 25,000 NET SQ FT; PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

THE APPLICANT HAS REQUESTED BY THE ATTACHED LETTER THAT THE ITEM BE CONTINUED TO THE NEXT IN-PERSON HEARING. THE REQUEST FOR CONTINUANCE LETTER IS ATTACHED.

BACKGROUND AND ANALYSIS:

The request is for the 5-acre parcel of land that is located north of SW 152nd Street, east SW 71st Court and west of SW 69th Court. The request by the owner of the property is to:

- 1) amend the Village of Palmetto Bay Future Land Use Plan Map from *Environmental Protected (EP)* to *Estate Density Residential (EDR)*;
- 2) amend the Village of Palmetto Bay Zoning Map to change from *Estate Single-Family (E-1)* to *Estate Suburban Single-Family (ES)*;

Upon the second reading of the ordinances for Request 1 and Request 2, the applicant will present for Council approval, the proposed site plan for single family homes which will be

Village of Palmetto Bay Downtown Zoning District

Request 3. The intent of the requests by the property owner are to provide for the construction of single-family homes along a cul-de-sac, with the new street and other improvements to be provided by the developer. The land is currently vacant and was formerly the site of an inland lake that was filled in 2018 as permitted by the Miami-Dade Division of Environmental Resource Management (DERM).

FISCAL IMPACT:

A positive fiscal impact is expected to the Village portion of the ad-valorem property tax on the additional homes.

RECOMMENDATION:

Staff recommendation is to approve the small-scale amendment of the Village Future Land Use Map (FLUM) from from *Environmental Protected (EP)* to *Estate Density Residential (EDR)*; and to approve the rezoning from *Estate Single-Family (E-1)* to *Estate Suburban Single-Family (ES)*.

REQUEST FOR CONTINUANCE

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.789.7413 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

James R. Williams Jr.
(305) 789-7413
james.williams@hklaw.com

September 15, 2020

Mr. Mark Alvarez
Village of Palmetto Bay
Interim Planning and Zoning Director
9705 East Hibiscus Street
Palmetto Bay, FL 33157

**Re: Windsor Investments (Westminster Manor), LLC / Folio No. 33-5023-000-0582 / Item 3 –
September 21, 2020 Zoning Meeting / Continuance Request**

Dear Mr. Alvarez:

This law firm represents Windsor Investments (Westminster Manor, LLC (“Applicant”), in connection with the parcel located north of SW 152 Street (Coral Reef Drive) between SW 71 Court and SW 69 Court (the “Property”), in the Village of Palmetto Bay (the “Village”). Specifically, the Applicant has submitted a rezoning application from “Estate – Single Family (E-1)” to “Estate Suburban Single Family District (E-S)”, pursuant to Section 30-30.7 of the Village Code of Ordinances (“Village Code”), and a small scale amendment to the Village’s Comprehensive Master Plan Future Land Use Map (“FLUM”) to re-designate the Property from “Environmental Protected” to “Estate Density Residential”, both applications are identified as Item 3 on the September 21, 2020 Agenda (the “Application”).

On Wednesday, September 15, 2020, we were informed by Village Planning and Zoning staff that all quasi-judicial items, including the Application, would be heard virtually at the September 15, 2020 Zoning Hearing. The purpose of this letter is to serve as the Applicant’s notice requesting that the Application be continued until such time that the Village Council has the ability to hold Zoning Hearings in-person. Due to the circumstances surrounding the Application, we feel it would be most appropriate to be able to discuss the Application in-person with the Village Council. As equally important, we would also like to have a chance to meet with the surrounding neighbors in-person to discuss some of the recent changes we have made to the project, which we have been unable to safely do so at this time due to the ongoing COVID-19 pandemic.

Based on the foregoing, we respectfully request the approval of the continuance. As always, thank you for your considerate attention to this Application. If you should have any questions or require any additional information, please do not hesitate to contact me at (305) 789-7413.

Respectfully submitted,

HOLLAND & KNIGHT LLP



James R. Williams Jr., Esq.



ITEM 4



To: Honorable Mayor and Village Council

Date: September 21, 2020

From: Gregory H. Truitt, Interim Village Manager

Re: VPB—20-009

Lot Split w/ Lot Dimension Varaince

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, REQUESTING A LOT SPLIT AND SITE PLAN APPROVAL FOR THE DEVELOPMENT OF TWO SINGLE-FAMILY HOMES ON A VACANT LOT IN THE ESTATE MODIFIED – SINGLE FAMILY (E-M) ZONING DISTRICT, WITH VARIANCES FOR MINIMUM LOT SIZE, MINIMUM LOT FRONTAGE, AND BUILDING SETBACKS, PUSUANT TO: SECTION 30-50.4, ESTATE MODIFIED SINGLE-FAMILY DISTRICT; SECTION 30-80.1, SUBDIVISION PLAT APPROVAL; SECTION 30-30.6, VARIANCES; AND SECTION 30-30.5, SITE PLAN APPROVAL.

APPLICANT HAS CONCURRED WITH STAFF THAT THE ITEM BE DEFFERED TO THE OCTOBER 19, 2020 ZONING HEARING. STAFF RECOMMENDED DEFERRAL TO PROVIDE ADDITIONAL TIME FOR THE APPLICANT TO RECEIVE WRITTEN SUPPORT OF THE VARIANCE REQUESTS FROM ADJOINING PROPERTY OWNERS.

BACKGROUND AND ANALYSIS:

The applicant requests a lot split approval of a vacant lot on the corner of Old Cutler Road and SW 164th Terrace, and non-use variances to allow for 66'7" of frontage for Lot 12 and 75' of frontage for Lot 11 where a minimum of 120' frontage is required and to allow for a lot area of 8,090 sq. ft. for Lot 12 and of 8,890 sq. ft. for lot 11 where 15,000 sq. ft. is required. The applicant is proposing to construct two (2) two-story single-family homes of approximately 3,246 sq. ft. each.

FISCAL IMPACT:

A positive fiscal impact is expected to the Village portion of the ad-valorem property tax on the additional home.

RECOMMENDATION:

Staff recommendation is to be determined upon receipt of adjoining propery owners' support.