



**AGENDA
VIRTUAL ZONING HEARING
MONDAY, JUNE 15, 2020 – 7:00 PM**

The Village of Palmetto Bay shall conduct a Virtual Public Hearing on **Monday, June 15th, 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: Submit your public comments using this [Public Comments Online Form](#). Complete and submit the online [form](#) before 6 pm on the meeting date to be read with the corresponding agenda item number during the meeting. Public comment forms received after 6 pm on the meeting date will be read at the end of the meeting.

3. PUBLIC HEARING ITEMS:

Item 1: (Continued) The following item is being considered pursuant to Section(s) 30-50.23, 30-30.5, 30-100 and 30-120.1 of the Village's Land Development Code:

Applicant: Dream Starts, LLC

Folio(s): 33-5033-004-0100/33-5033-004-0140

File No.: VPB-18-004

Location: 16999 South Dixie Highway

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, AN 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 SECTIONS 30-100 AND 30-120.1 PUBLIC CHARTER SCHOOL FACILITIES.

***This item will be opened and continued to a date and time to be announced at the meeting.**

Item 2: The following item is being considered pursuant to Section(s) 30-30.8, and 30-10.5 of the Village’s Land Development Code:

***This item will be opened and continued to a date and time to be announced at the meeting.**

Applicant: Windsor Investments (Westminster Manor), LLC
Folio(s): 33-5023-000-0582
File No.: VPB-19-007
Location: North of SW 152nd Street, South of SW 149th Terrace, between SW 71st Court and SW 69th Court

Request(s):

- 1- AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE FUTURE LAND USE MAP, REFERRED TO IN SECTION 30-30.8, TO CHANGE 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 COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE ZONING MAP, REFERRED TO IN SECTION 30-10.5 TO CHANGE FROM “ESTATE-SINGLE FAMILY” (“E-1”) TO “ESTATE-SUBURBAN” (“E-S”) (ONE UNIT PER 25,000 GROSS SQ.FT); PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE.
4. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF PALMETTO BAY, FLORIDA, RELATING TO THE VILLAGE OF PALMETTO BAY ADOPTED COMPREHENSIVE PLAN AND ADOPTED FUTURE LAND USE MAP, AMENDING THE TEXT OF POLICY 1.1.1. OF THE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT AS PER ATTACHMENT “A”; AND AMENDING THE FUTURE LAND USE MAP TO FROM FRANJO ACTIVITY CENTER (FAC) LOW DENSITY RESIDENTIAL THE SOUTH EASTERN PORTION OF THE “FAC” PERIMETER FROM SW 97TH AVENUE TO SW 95TH COURT WEST TO EAST DIRECTION, AND FROM THE REAR LOT LINE OF PROPERTIES FRONTING THE NORTH SIDE OF SW 181ST TERRACE TO SW 184TH STREET IN THE NORTH TO SOUTH DIRECTION, AND INCLUDING PROPERTIES FRONTING THE WEST SIDE OF SW 94TH COURT FROM SW 180TH STREET TO SW 181ST TERRACE AS PER ATTACHMENT “B”; AND PROVIDING FOR AN EFFECTIVE DATE.

***This item will be opened and continued to a date and time to be announced at the meeting.**

5. **ORDINANCE ON SECOND READING/PUBLIC HEARING:** The following Ordinance amending First Reading of the Downtown Zoning Code is being considered:

***This item will be opened and continued to a date and time to be announced at the meeting.**

- AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF PALMETTO BAY, FLORIDA, RELATING TO THE DOWNTOWN URBAN VILLAGE (DUV) ZONING DISTRICT; PROVIDING FOR A NEW DOWNTOWN ZONING CODE MAP AS PER ATTACHMENT "A"; PROVIDING FOR A MAXIMUM RESIDENTIAL DENSITY OF FIFTY-FOUR (54) RESIDENTIAL UNITS PER GROSS ACRE FOR THE ISLAND SECTOR (FORMERLY KNOWN AS THE DOWNTOWN GENERAL (DG) SECTOR); FORTY-THREE (43) RESIDENTIAL UNITS PER GROSS ACRE FOR THE EUREKA SECTOR; THIRTY-TWO (32) RESIDENTIAL UNITS PER GROSS ACRE FOR THE MAIN STREET SECTOR (FORMERLY KNOWN AS THE DOWNTOWN VILLAGE (DV) SECTOR); TWENTY-FOUR (24) RESIDENTIAL UNITS PER GROSS ACRE FOR THE NEIGHBORHOOD SECTOR (FORMERLY KNOWN AS THE NEIGHBORHOOD VILLAGE (NV) SECTOR AND THE URBAN VILLAGE (UV) SECTOR); PROVIDING FOR MAXIMUM BUILDING HEIGHTS OF FIVE (5) STORIES FOR "RESIDENTIAL ONLY", "COMMERCIAL ONLY", AND "MIXED-USE" BUILDINGS IN THE ISLAND SECTOR; FIVE (5) STORIES FOR THE EUREKA SECTOR; FOUR (4) STORIES FOR "RESIDENTIAL-ONLY" BUILDINGS AND FIVE (5) STORIES FOR "MIXED-USE" BUILDINGS FOR THE MAIN STREET SECTOR; THREE (3) STORIES FOR ALL BUILDINGS IN THE NEIGHBORHOOD SECTOR; AMENDING THE SECTOR BOUNDARIES IN THE DOWNTOWN TO CHANGE FROM DUV TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) IN THE SOUTH EASTERN PORTION OF THE (DUV) PERIMETER FROM SW 97TH AVENUE TO SW 94TH COURT IN THE WEST TO EAST DIRECTION, AND FROM THE REAR LOT LINE OF PROPERTIES FRONTING THE NORTH SIDE OF SW 181ST TERRACE TO SW 184TH STREET IN THE NORTH TO SOUTH DIRECTION, AND INCLUDING PROPERTIES FRONTING THE WEST SIDE OF SW 94TH COURT FROM SW 180TH STREET TO SW 181ST TERRACE; PROVIDING FOR AMENDING THE DOWNTOWN CODE PARKING REQUIREMENTS AS PER ATTACHMENT "B"; AMENDING THE ZONING CODE OF ORDINANCES BY THE ADDITION OF SECTION 30-50.23.2-07 WHICH PROVIDES FOR A MAXIMUM NUMBER OF TWO THOUSAND FIVE HUNDRED (2,500) RESIDENTIAL UNITS IN THE DOWNTOWN DISTRICT; AND PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact the Village Hall at (305) 259-1234 for 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).

6. COUNCIL COMMENTS

7. 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.



AGENDA ITEM 3

**ITEM 1 – DREAM STARTS, LLC
VPB-18-004**



To: Honorable Mayor and Village Council

Date: March 16th ,2020

From: Greg H. Truitt, Interim Village Manager

Re: VPB-18-004

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

This is a quasi-judicial hearing for approval of a site plan and school that is continued from January 13, 2020.

MEMO



To: Honorable Mayor and Village Council

Date: January 13, 2020

From: Edward Silva, Village Manager

Re: Site Plan Approval, Dream Starts

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

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 preschool and office uses 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 residential, employment/office spaces, and schools with an enclosed playground and private open space. In addition, the project is located within 1,000 feet of the SW 168th Street Busway station that can serve future residents, office workers and student's families. The project promotes creative compact land development within 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.

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 and 31 residences.

RECOMMENDATION:

Staff recommendation is to approve the site plan with three design considerations for: 1) reduced first floor height; 2) secondary massing achieved through architectural design and vertical separation of building masses; and 3) ground floor transparency on SW 94th Court for one of the building masses with a recommended condition to locate an art in public places project there.

RESOLUTION

1 RESOLUTION NO. 2020-____
2

3 A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL
4 OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SITE
5 PLAN FOR A MIXED-USE BUILDING ON TWO ADJOINING PARCELS,
6 BOTH ZONED DOWNTOWN URBAN VILLAGE (DUV), DOWNTOWN
7 GENERAL SECTOR (DG), WITH GROUND-FLOOR COMMERCIAL USE;
8 AN OFFICE COMPONENT; A RESIDENTIAL COMPONENT, AND A
9 SCHOOL COMPONENT, PURSUANT TO SECTION 30-50.23, DUV
10 ZONING DISTRICT SECTION 30-30.5, SITE PLAN APPROVAL; AND
11 SECTION 30-120.1 PUBLIC CHARTER SCHOOL FACILITIES OF THE
12 VILLAGE ZONING CODE; AND PROVIDING FOR AN EFFECTIVE
13 DATE.
14

15 WHEREAS, pursuant to ZONING APPLICATION VPB-18-004, The
16 applicant, Alexis Tejada of "Dream Starts Investments II, LLC" filed an
17 application that was accepted by the Village of Palmetto Bay on August 17,
18 2018 for a mixed-use development including 22,146 square feet of office
19 space, 33,841 square feet of residential, 5,845 square feet for a preschool
20 and 6,459 square feet for a charter school; and
21

22 WHEREAS, the application accepted by the Village was for a 0.91-
23 acre site that includes folios 33-5033-004-0100 and 33-5033-004-0140;
24 and
25

26 WHEREAS, the Village Council of the Village of Palmetto Bay
27 conducted a quasi-judicial hearing on the application at Village Hall, 9705
28 East Hibiscus Street on January 13, 2020 which was continued by the
29 Village Council; and
30

31 WHEREAS, the Mayor and Village Council finds, based on
32 substantial competent evidence in the record, that the application for the
33 modification to the approved site plan is consistent with the Village of
34 Palmetto Bay Comprehensive Plan and the applicable Land Development
35 Regulations; and
36

37 WHEREAS, based on the foregoing finding, the Mayor and Village
38 Council determined to grant the application, as provided in this resolution.
39
40

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" and continued to March 9, 2020. Pursuant to the testimony
8 and evidence presented during the hearing, the Village Council makes the
9 following findings of fact, 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

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

1 **Section 3. Conclusions of law.**
2

3 The site plan for the specific use was reviewed pursuant to Sections
4 30-30.5, 30-50.23, and 30-120 of Palmetto Bay's Code of Ordinances, and
5 was found to be consistent with conditions.
6

7 **Section 4. Order.**
8

9 The Village Council grants the site plan approval request as it would
10 be in keeping with the applicable Land Development Regulations with the
11 Village's Comprehensive Plan. The Village Council, pursuant to Section 30-
12 30.5(j)(1), 30-50.23 and 30-120 approves the plans entitled "Mixed Use
13 Development 16999 South Dixie Highway" as prepared by Dalima Studio
14 Architecture consisting of 16 sheets, dated August 27, 2018 with Sheet
15 1.00 modified and dated September 10, 2018, and as presented to Village
16 Council on January 13, 2020, together with design considerations and
17 conditions listed in this section. The applicant has agreed to the conditions
18 in the section entitled Order.
19

20 **Section 5. Design Considerations:**
21

- 22 1. First Floor Height: The ground story of the mixed-use building is 12-feet
23 where 14-feet minimum to 18-feet maximum is required.
24
- 25 2. Secondary massing as required in the DG Sector is met and accepted
26 through the project's vertical massing, horizontal canopy structure and
27 architectural as provided in the staff analysis, and as shown on the
28 plans.
29
- 30 3. Ground floor transparency along one of the building masses along the
31 SW 94th Court frontage is accepted, provided that part of the applicant's
32 Art In Public Places (AIPP) contribution will include appropriate art on
33 this wall as well as other AIPP works in the public realm of the US-1
34 and/or SW 170th Street frontages.
35

36 **Section 6. General Conditions:**
37

- 38 1) Plans will be modified to provide bicycle parking per the requirements
39 of Section 4.03, and staff recommendations as contained in the staff
40 report.

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

16
17 **This is a final order.**

18
19 **Section 7. Record.**

20
21 The record shall consist of the notice of hearing, the Village of
22 Palmetto Bay Staff Report, the applications, documents submitted by the
23 applicant and the applicants' representatives to the Village of Palmetto Bay
24 Division of Planning and Zoning in connection with the applications, the
25 testimony of sworn witnesses and documents presented at the quasi-
26 judicial hearing, and the tape and minutes of the hearing. The record shall
27 be maintained by the Village Clerk.

28
29 **Section 8.** This resolution shall take effect immediately upon
30 approval.

31
32 **PASSED AND RESOLVED** this 16th day of March 2020.

33
34 Attest:

35
36
37
38
39 _____
Missy Arocha
40 Village Clerk

35
36
37
38
39 _____
Karyn Cunningham
40 Mayor

1 **APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE**
2 **AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:**

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John C. Dellagloria
Village Attorney

10 **FINAL VOTE AT ADOPTION:**

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Council Member Patrick Fiore _____
Council Member David Singer _____
Council Member Marsha Matson _____
Vice Mayor John DuBois _____
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. ft.) 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)

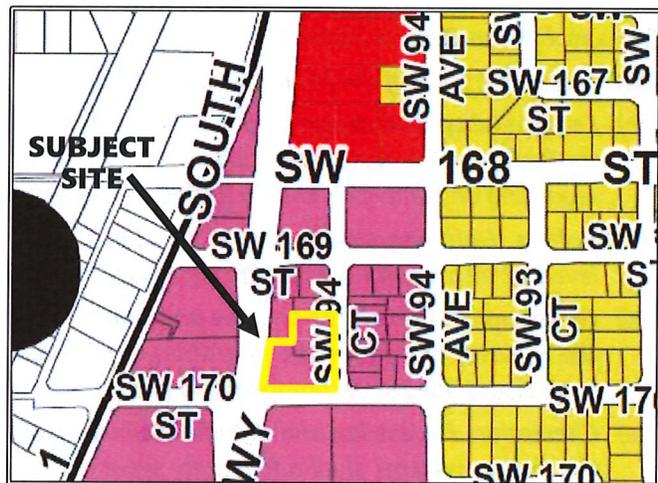
Surrounding Properties

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 situating 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.



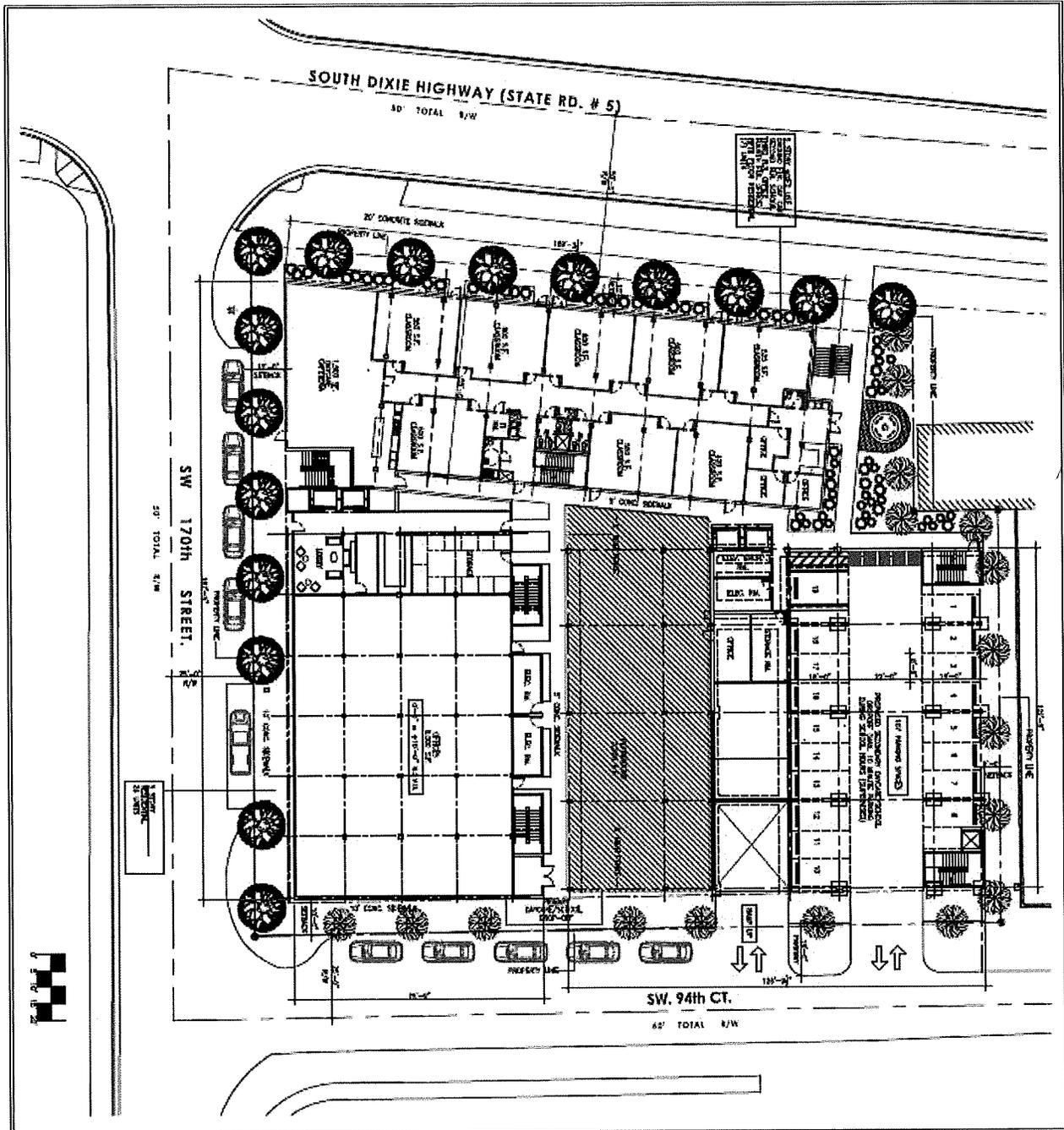
Proposed project rendering from SW 170th Street



Proposed project rendering from SW 94th Court



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



Proposed site plan, Sheet 1.00 as modified and dated September 10, 2018

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
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
 - Queuing 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 not applicable
 (minimum height 36-inches, maximum height 72-inches)
- 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 220 elementary/25 = 9 personnel 48 spaces required
Daycare & K-5		
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-foot (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

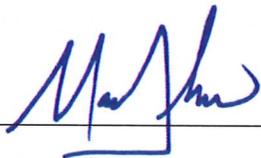
Bicycle Parking: Provide bicycle parking per Section 4.03 in which 1 bicycle space for every 10 required parking spaces is required, with 25% of these spaces to be along the primary street frontage on South Dixie Highway. The gross total requirement for parking is 151 parking spaces. A total of 16 bicycle 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

NOTICE

Public Notice Advertisement

Miami Daily Business Review

December 12, 2019



VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Village of Palmetto Bay shall conduct a Zoning Public Hearing on Monday, January 13, 2020, at 7:00 p.m. at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, FL. Discussion and public input will be welcomed concerning the following items:

Item 1: The following item is being considered pursuant to Section(s) 30-50.23 and 30-30.5 Village's Land Development Code:

Applicant: South Dade Imports, LLC

Folio(s): 33-5032-004-2480, 33-5032-004-2490, 33-5032-004-2500, 33-5032-004-2520, 33-5032-004-2530

File No.: VPB-16-017

Location: 17400 SW 97th Avenue, 17414 SW 97th Avenue, 17405 South Dixie Highway, 17407 South Dixie Highway, 17409 South Dixie Highway, 17411 South Dixie Highway, 17413 South Dixie Highway

Request: REQUEST FOR APPROVAL OF A SITE PLAN MODIFICATION WITH DESIGN CONSIDERATIONS FOR A NEW AUTO SALES CENTER WITH SALES AND SERVICE FACILITIES AND A RETAIL COMPONENT AT SOUTH DIXIE HIGHWAY AND BANYAN ROAD, ZONED DOWNTOWN URBAN VILLAGE (DUV), DOWNTOWN GENERAL (DG) SECTOR, PURSUANT TO SECTION 30-50.23 DUV ZONING DISTRICT; AND SECTION 30-30.5, SITE PLAN APPROVAL.

Item 2: The following item is being considered pursuant to Section(s) 30-50.23, 30-30.5, and 30-120.1 of the Village's Land Development Code:

Applicant: Dream Starts, LLC

Folio(s): 33-5033-004-0100

File No.: VPB-18-004

Location: 16999 South Dixie Highway

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 COMERCIAL USE, AND OFFICE COMPONENT, A RESIDENTIAL COMPONENT, AND A SCHOOL COMPONENT,

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 30-30.5, 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) 269-1234 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 KSAKUMA
17170 SW 94 AVE 801
PALMETTO BAY, FL 33157-4445

LA CALANDRIA LLC
5775 SW 39 ST
MIAMI, FL 33155

PHILIP SHENKMAN
12951 SW 79 ST
MIAMI, FL 33183-4207

GEHONG TAO
9031 SW 162 LN
PALMETTO BAY, FL 33157

EDUARDO H COLOMBO LE
7467 SW 189 ST
CUTLER BAY, FL 33157

YINGJUN LU
287 S ORANGE AVE
LIVINGSTON, NJ 07039

17255 UNIT 156 LLC
10301 SW 89 AVE
MIAMI, FL 33176

RAMOND & NICOLE A VALERE JTRS
17255 SW 95 AVE #363
PALMETTO BAY, FL 33157-4450

CLEMENTE F VERA
10773 NW 58 ST #337
DORAL, FL 33178

JOEL CORBEA
9781 SW 167 ST
MIAMI, FL 33157

RUN QUN KWOCK ZHENG
17170 SW 94 AVE #803
PALMETTO BAY, FL 33157

RUNXIA TIAN
17255 SW 95 AVE 109
MIAMI, FL 33157

PALMETTO BAY CONDO 218 LLC
7003 N WATERWAY DR STE 218
MIAMI, FL 33155

CLAUDIA NAVARRO
14359 MIRAMAR PARKWAY 188
MIRAMAR, FL 33027

JOSE ARBIDE
10505 SW 136 CT
MIAMI, FL 33186

PALMETTO BAY 17255 LLC
8385 SW 100 ST
MIAMI, FL 33156

CYNTHIA STANISLAUS
35 E AVENUE
VALLEY STREAM, NY 11580

R ALEXANDER RODRIGUEZ
9411 SW 174 ST 9411
PALMETTO BAY, FL 33157

MAHADEO TULSIE
16030 SW 108 AVE
MIAMI, FL 33157-2917

FAY BATSON-MILLER
9751 SW 167 ST
MIAMI, FL 33157-3342

MARWA MOUSSA
17190 SW 94 AVE #911
PALMETTO BAY, FL 33157

ALTA PINE LLC
PO BOX 565871
MIAMI, FL 33256

HUGO LUIS FRAGA
16401 SW 81 AVE
PALMETTO BAY, FL 33157

JUN ZHENG
19723 BRICKEL POINT DR
BOCA RATON, FL 33498-4503

QUNHUI SUN
14750 SW 132ND CT
MIAMI, FL 33186-7636

JAMES Z ZHOU & W LONGXIU WU
9190 SW 70 AVE
MIAMI, FL 33156-1604

HUARAO ZHOU
3463 N FIELD WAY NW
KENNESAW, GA 30144

DANYS CABRERA
4526 SW 146 CT
MIAMI, FL 33175

DIOVEL HERNANDEZ
16545 SW 95 AVE
MIAMI, FL 33157

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

NIVIA 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

YADONG LUO &W CUIHUA HUANG
10800 SW 67TH AVE
MIAMI, FL 33156-3908

MARY ANN ESPINOSA
17091 SW 92 CT
MIAMI, FL 33158

JEAN M BELOT
9270 SW 170 ST
PALMETTO BAY, FL 33157

RAMON GERARDO VARELA MARTINEZ
9375 SW 173 TER
PALMETTO BAY, FL 33157

VITRAN HOMES LLC
11767 S DIXIE HWY #136
MIAMI, FL 33156

LISA J GOODKIND
9298 SW 166 TERR
MIAMI, FL 33157-3426

CARLOS AITA
9310 SW 165 ST
MIAMI, FL 33157-3449

CHRISTINE M ALFRE &H
16655 SW 93 CT
MIAMI, FL 33157-3412

E & L 168 STREET CO LLC
11231 SW 69 CT
MIAMI, FL 33156

ALAN B YOUNG &W LOURDES
9334 SW 172 TERR
MIAMI, FL 33157-4446

DARIA BUENO
16810 SW 92 AVE
MIAMI, FL 33157-4562

TOD R ROY
17301 SW 93 AVE
MIAMI, FL 33157-4401

BAF 2 TRS LLC
3505 KOGER BLVD STE 400
DULUTH, GA 30096

ALBERTO J MARINO LE
9365 SW 173 TER
PALMETTO BAY, FL 33157

ACADEMIC PROPERTIES LLC
3749 PARADISO CIR
KISSIMMEE, FL 34746

ALEXANDRA V TOPOLE
9280 SW 166 TERR
MIAMI, FL 33157-3426

STEVE M ANTEEN
16674 SW 93 CT
PALMETTO BAY, FL 33157

OLINTO A CARDENAS
16665 SW 93 CT
MIAMI, FL 33157

HECTOR ORTIZ &W
320 ATLANTIC AVE
SUNNY ISLES BEACH, FL 33160

MICHAEL J BARNES &W RUTH Q
9344 SW 172 TERR
MIAMI, FL 33157-4446

MONICA BUENO JTRS
16820 SW 92 AVE
PALMETTO BAY, FL 33157

RONALD M BAILY & W DEANNE S
17261 SW 93 AVE
MIAMI, FL 33157-4407

HECTOR DE LOS RIOS
17020 SW 92 CT
PALMETTO BAY, FL 33157

CONG LI
9381 SW 174 ST
PALMETTO BAY, FL 33157

SO BELL TEL & TEL CO
PO BOX 7207
BEDMINSTER, NJ 07921

CIANNI DEVELOPMENT LLC
14801 SW 93 CT
MIAMI, FL 33176

ELIZABETH S OGLESBY
9320 SW 167 ST
MIAMI, FL 33157-3431

LUIS F ROCA
19 EMERY ST
HOLBROOK, MA 02343

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	SCOTT A MCKINLEY &W LESLIE M 8430 SW 148 DR MIAMI, FL 33158-1940	JOHN A RUSS &W PATRICIA & 9719 SO DIXIE HWY MIAMI, FL 33156-2834
RETIREMENT ENTERPRISES LLC PO BOX 160161 MIAMI, FL 33116	WENDY CANDIA 16915 SW 93 AVE MIAMI, FL 33157	GEORGE ALDEGUER JR &W DAWN 7500 SW 139 ST MIAMI, FL 33158-1254
JAMES C SILL 9420 SW 170 ST #205 MIAMI, FL 33157-4457	DYNASTY PROP OF SOUTH FLORIDA LLC 13500 SW 88 ST 131 MIAMI, FL 33186	HONGWEI SHAO 17100 SW 194 AVE #503 PALMETTO BAY, FL 33157
BARNETT L KAUFMAN &W ADRIENNE 9760 SW 99 TERR MIAMI, FL 33176-2858	ODALIS ALVAREZ 17170 SW 94 AVE 802 PALMETTO BAY, FL 33157	THOMAS ROSS & BEVERLY ROSS 17170 SW 94 AVE #804 MIAMI, FL 33157-4485
EFFECTIVE BLDRS LLC 7600 SW 109 TER MIAMI, FL 33156	PEDRO MERIDA 1311 SW 64 AVE WEST MIAMI, FL 33144	ALEESHIA BAILEY 514 HAWTHORNE LN WINDSOR, CT 06095
RIGOBERTO J FERNANDEZ LE 12369 NW 13 CT PEMBROKE PINES, FL 33026	CANTELI GROUP INC 8287 SW 128TH ST APT 112 MIAMI, FL 33156-5910	LICI CADAVID 730 PENNSYLVANIA AVE #410 MIAMI BEACH, FL 33139
YONG CAI 7311 SW 146 TERR MIAMI, FL 33158	OO2 INVESTMENT CORP 2668 NW 97TH AVE DORAL, FL 33172-1400	CECIL L BROWN PO BOX 970704 MIAMI, FL 33197
SUSANA MARIA BORROTO 1013 SW 133 TER PEMBROKE PINES, FL 33025	JIPING WU 8840 SW 164 ST PALMETTO BAY, FL 33157	IBETH GONZALEZ 15466 SW 36 TER MIAMI, FL 33185
MAURA PANIAGUA &H 12032 SW 208 TERR MIAMI, FL 33177-5324	136 WATERFALLS LLC PO BOX 56 2022 MIAMI, FL 33256	SOFIA A DASILVA 17220 SW 94 AVE #17220 PALMETTO BAY, FL 33157
CODY WALLACE &W 17240 SW 94TH AVE PALMETTO BAY, FL 33157	CESAR C DUMARAN &W MAY B 16501 SW 95 AVE MIAMI, FL 33157-3423	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

ISVI PROPERTIES 1 LLC
4011 SW 129 AVE
MIAMI, FL 33175

CRISTINA RAMOS
9314 SW 172 TER
PALMETTO BAY, FL 33157

LESLIE MENDOZA
16921 SW 92 CT
PALMETTO BAY, FL 33157

MANUEL LA ROSA LE
16950 SW 92 AVE
VILLAGE OF PALMETTO BAY, FL 33157

LISA J WELSH
9301 SW 174 ST
PALMETTO BAY, FL 33157

ELIZABETH SHAW
7640 SW 170 ST
PALMETTO BAY, FL 33157

JOAQUIN MARTINEZ
16664 SW 93 CT
MIAMI, FL 33157-3402

BRIAN D PUKALL &W
9305 SW 166TH TER
PALMETTO BAY, FL 33157

VAN T VO
9201 SW 170 LN
MIAMI, FL 33157-4561

PREMNATH MAHARAJ
9370 SW 170 ST
PALMETTO BAY, FL 33157

JORGE L CASALI
9344 SW 170 LN
PALMETTO BAY, FL 33157

LENIN R MERCADO
9364 SW 172 TER
PALMETTO BAY, FL 33157

17475 LLC
10800 BISCAYNE BLVD STE 600
MIAMI, FL 33161

YIN HA MAK
17080 SW 92 CT
PALMETTO BAY, FL 33157

ANABEL ARGUEZ
9299 SW 166 ST
PALMETTO BAY, FL 33157

JAVIER ORREGO &W CLARA
9260 SW 167 TERR
MIAMI, FL 33157-3434

ZASHA CANFUX
9310 SW 167 ST
PALMETTO BAY, FL 33157

PATRICIA MARIA SABATES TRS
9300 SW 166 ST
PALMETTO BAY, FL 33157

CORAL GABLES FED SAVING & LOAN
PO BOX 2609
CARLSBAD, CA 92018

CHRISTOPHER C FOWLER
9365 SW 170 LN
PALMETTO BAY, FL 33157

PATRICIA INEZ WILLIAMS TRS
9325 SW 172 TER
PALMETTO BAY, FL 33157

FRANK ALONSO
9240 SW 168 ST
MIAMI, FL 33157

HERNAN V VALDEZ LE
16981 SW 92 CT
PALMETTO BAY, FL 33157

JACK M NUNES
9324 SW 173 TER
PALMETTO BAY, FL 33157

JAMES R DAVIS &W KELLY D
9280 SW 166 ST
MIAMI, FL 33157-3447

NAUMAN HAMID
16644 SW 93 CT
MIAMI, FL 33157

CHARLES M CONKLING &W ELIZABETH
C
8850 SW 112 ST
MIAMI, FL 33176-3751

EASY OIL CHANGE CORP
13507 SW 137 AVE
MIAMI, FL 33186-5315

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:	V1992000299
Applicant:	ELLEN KALLOW AND DIONY D KALLOW
Location:	9435 SW 170 ST (FOLIO AND ADDRESS DO NOT MATCH)
Legal Description:	9435 SW 170 ST (FOLIO AND ADDRESS DO NOT MATCH)
Request:	VARIANCE OF LOT FONTAGE AND AREA
Application Date:	7/30/1992
Result:	
Result Date:	

Hearings

Board	Resolution	Result	Hearing Date	Item #

Documents

METROPOLITAN DADE CO. ZONING BOARD
APPLICATION FOR PUBLIC HEARING

RECEIVED

61-548

\$70.00 7/27/61

MAP # IV-31
SEC. 33 TWP. 55 RGE. 40
RADIUS ASSIGNED 300'

AMOUNT OF FEE 70.00
RECEIPT # 54150
DADE CO. ZONING
Date Received 7/27/61
By GC

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,

72 Also the South 101.42 feet of the East 125 feet of Track 4, of the ~~revised plat off Lindley Perrine Center, recorded in plat book (38, page 29) of the public records of Dade County.~~ ^{Revised}

6. Address (if number has been assigned) ^{NE/C} File US#1 (State Rd #5) Northbound. & SW 170 St.

7. Size of Property 200 ft. X 200 Approx. ft. Acres 1/2

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 BU-1A zone classification.

10. Reasons why the application should be approved. If hardship is involved, explain in detail. (Use separate sheet if required)

Area on Highway frontage - with 12 ft. 1 ft. on both north & south sides. It is intended 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. WAVERS 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 petition 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.

James E. Fisher
NOTARY PUBLIC

Commission Expires: March 3, 1965
Notary Public, State of New York, Commission Expires March 3, 1965

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: _____
SECRETARY'S SIGNATURE (CORP. SEAL)

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

Clyde F. Harrison
Applicant

RESOLUTION NO. RB-603-61

The following resolution was offered by Mr. Leon McAskill, seconded by Mr. Carl Gardner, and upon poll of members present, the vote was as follows:

Leo J. Adesb	absent	Kenneth Markham	aye
William Adesb	aye	Frank Reynolds, Jr.	aye
Carl Gardner	aye	L. Tomary Thomas	aye
Leon McAskill	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, Page. 29). NE corner US #1: (State Rd. #5) 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
hf

September 22, 1961

Mr. Clyde F. Hinson
9000 S. W. 17th Street
Perrine 57, Florida

Re: Clyde F. Hinson; R2-2 to R2-1A, 8500 c.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

CCC/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 Reg. 1951
Map Number _____
Date _____

APPLICATION FOR PUBLIC HEARING

Notice to Applicant: _____

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) Perrine Baptist Church
2. Post Office Address of Applicant P. O. Box 657, Perrine, Fla.
City Perrine, 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 _____ May 5, 1951
(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 RI-2 & RI-2 Minimum cubic content at present _____
9. Zone Classification desired RI-2 & RI-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? _____

2 - copies to be submitted to the Planning, Zoning and Building Department, Dade County, Florida, on or before June 11, 1951.

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. Nearest Public Park APPROX. 1/4 Mile
Nearest Airport? 3 Miles Nearest School? 1 Mile Nearest Corporate
limits? 8 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 optional
owners
- _____ 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, M. Carter Jessee, being first duly sworn, depose and say

that: (I am the owner) of the property
(I am the leasee)
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.

M. Carter Jessee
(Signature)
As Attorney for Perrine Baptist Church

Sworn and subscribed before me

this 11th day of June 19 57

Madge M. Headley
(Notary)

Notary Public, State of Florida at large
My commission expires 7, 1962
Bonded by American Surety Co. of N. Y.

37556 - (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 300 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

ADD ON

71

(Present site of church)

- 1) S 156.26 feet of E. 200' of Tract 3, Lindley
Terrine Center (38-22)

2) (Parking Lot for church)

- a) South 201.12 feet of the West 125 feet of Tract 4,
Lindley Terrine Center (38-23)

also

- b) South 101.47 feet of East 125 feet of Tract 4,
Lindley Terrine Center (38-23)

R
c-15 51

DADE COUNTY BOARD OF ADJUSTMENT
Public Hearing
June 25, 1951

8. Ferrina Baptist Church

IV-31

Variance to setback reqts., to permit add'n. of educational bldg. to existing structure.

S 156.26' 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)

N/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. GROZIER: 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, Grozier, 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.

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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

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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

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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

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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

38
39
40

WHEREAS, in April of 2004 the DRTF presented their downtown concept to the Mayor and Village Council; and

41
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44

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.

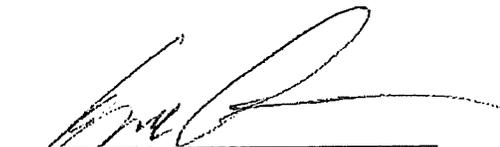
21
22 **Section 8. Effective Date.** This ordinance shall take effect immediately upon
23 enactment.

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:

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40 
41 Dexter W. Lehtinen
42 Village Attorney

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FINAL VOTE AT ADOPTION:

Council Member Katryn Cunningham	<u>YES</u>
Council Member Tim Schaffer	<u>YES</u>
Council Member Larissa Siegel Lara	<u>YES</u>
Vice-Mayor John DuBois	<u>YES</u>
Mayor Eugene Flinn	<u>YES</u>



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
25 WHEREAS, the Village Council has been designated as the Local Planning Agency for the
26 Village pursuant to Section 163.3174, Florida Statutes; and

27
28 WHEREAS, the Comprehensive Plan for the Village of Palmetto Bay was originally
29 adopted on August 1st, 2005, provided for a range of permitted uses and development intensities for
30 certain lands within the Village which included the designations of Mixed Use Corridor and
31 Neighborhood Mixed Use; and

32
33 WHEREAS, the Comprehensive Plan, together with the implementing tools, ensures that
34 the development patterns for future land uses within the Village match the community vision and
35 quality-of-life expectations of its residents; and

36
37 WHEREAS, the specific authority and requirements for municipalities to do
38 Comprehensive Planning in Florida emanates from Chapter 163, Florida Statutes; and

39
40 WHEREAS, as the Comprehensive Plan, and amendments thereto are adopted via
41 Ordinance; and

42
43 WHEREAS, on November 8, 2004, the Mayor and Village Council adopted Resolution No.
44 04-89 amending and accepting "The Franjo Triangle Commercial Island Charrette Report, A
45 Citizen's Vision Plan" prepared September, 2004, and further directed staff to take appropriate
46 action to implement the Report; and

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
38 **Section 1.** Recitals. The above recitals are true and correct and incorporated herein by
39 this reference.

40
41 **Section 2.** Compliance with Criteria. In evaluating an application for a Comprehensive
42 Plan amendment, from Neighborhood Mixed Use and Mixed Use Corridor, the Palmetto Bay
43 Village Council is applying the standard under 30-30.8(b), of the Village's Code.

44
45 **Section 3.** The Land Use Element of the Village's Comprehensive Plan is amended to
46 read as follows:

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 (NMCU): 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~~

1 requirement. Compliance with Village's Urban Design Manual is required
2 especially with respect to compatibility, and contribution to the character of the
3 street and community. On-street parking is allowed and off-street parking is
4 highly encouraged to be located in the rear of buildings. Residential density shall
5 range from a minimum of 18 to a maximum of 40 dwelling units per gross acre;

6
7 Franjo Activity Center (FAC). This designation encourages development or
8 redevelopment that seeks to facilitate multi-use and mixed-use projects that
9 encourage mass transit, reduce the need for automobile travel, provide incentives
10 for quality development, provide for the efficient use of land and infrastructure,
11 provide for urban civic open space, and give definition to a pedestrian urban
12 form. The Franjo Activity Center is intended to support the achievement of a
13 residential to non-residential balance that increases the opportunities for
14 transportation demand management alternatives including but not limited to
15 walking and transit, reduced vehicle miles traveled, and reduced single use trips.
16 The Franjo Activity Center shall serve as a significant, multifamily, employment,
17 office and commercial center of the Village.

18
19 Development within the Franjo Activity Center shall:

- 20
21 1. Focus on the effective mix of office, service, retail, entertainment, residential,
22 community facilities, open space and transportation uses that will promote a
23 lively, livable, and successful downtown area;
24 2. Encourage a pedestrian oriented core;
25 3. Promote mass transit and other forms of transportation as an alternative to
26 the automobile that will link to the Miami-Dade mass transit system and the
27 Village's local I-bus service or any predecessor service thereto;
28 4. Encourage the integration of transportation and transit systems with land
29 use;
30 5. Allow for development and redevelopment activities at varying density and
31 intensity ranges, and allow for the transfer of densities and intensities for
32 properties within the boundaries of the FAC, as may be permitted by the
33 Village;
34 6. Promote compact, innovative land development;
35 7. Promote creative siting of buildings, transportation routes, and open
36 space to create vistas that will unite the downtown areas, link the downtown
37 with the rest of Franjo Activity Center area, and

38
39 Total densities and intensities of development within the Franjo Activity Center
40 shall be as follows:

- 41 • Residential Land Uses – 5,389 dwelling units, of which 1,246 are to be held
42 in reserve by the Village to be allocated by the Village at the time of site plan
43 approval;
44 • Commercial/Office/Retail – 1,500,000 square feet, of which 500,000 square
45 feet are held in reserve to be allocated by the Village at the time of site plan
46 approval.

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o 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
32 Policy 7.1.2 Through the maintenance and expansion of the existing park facilities and the
33 acquisition and/or development of new parks and open space, achieve: (1) a
34 Village-wide level of service (LOS) standard of 5.0 acres per 1,000 residents by
35 2025; and (2) a separate LOS of .25 acres per 1,000 residents for developments
36 within the Franjo Activity Center area.

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.

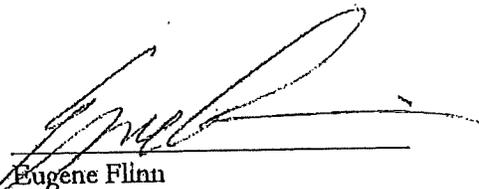
15
16 Section 9. Effective Date. This ordinance shall take effect 31 days after enactment.

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:

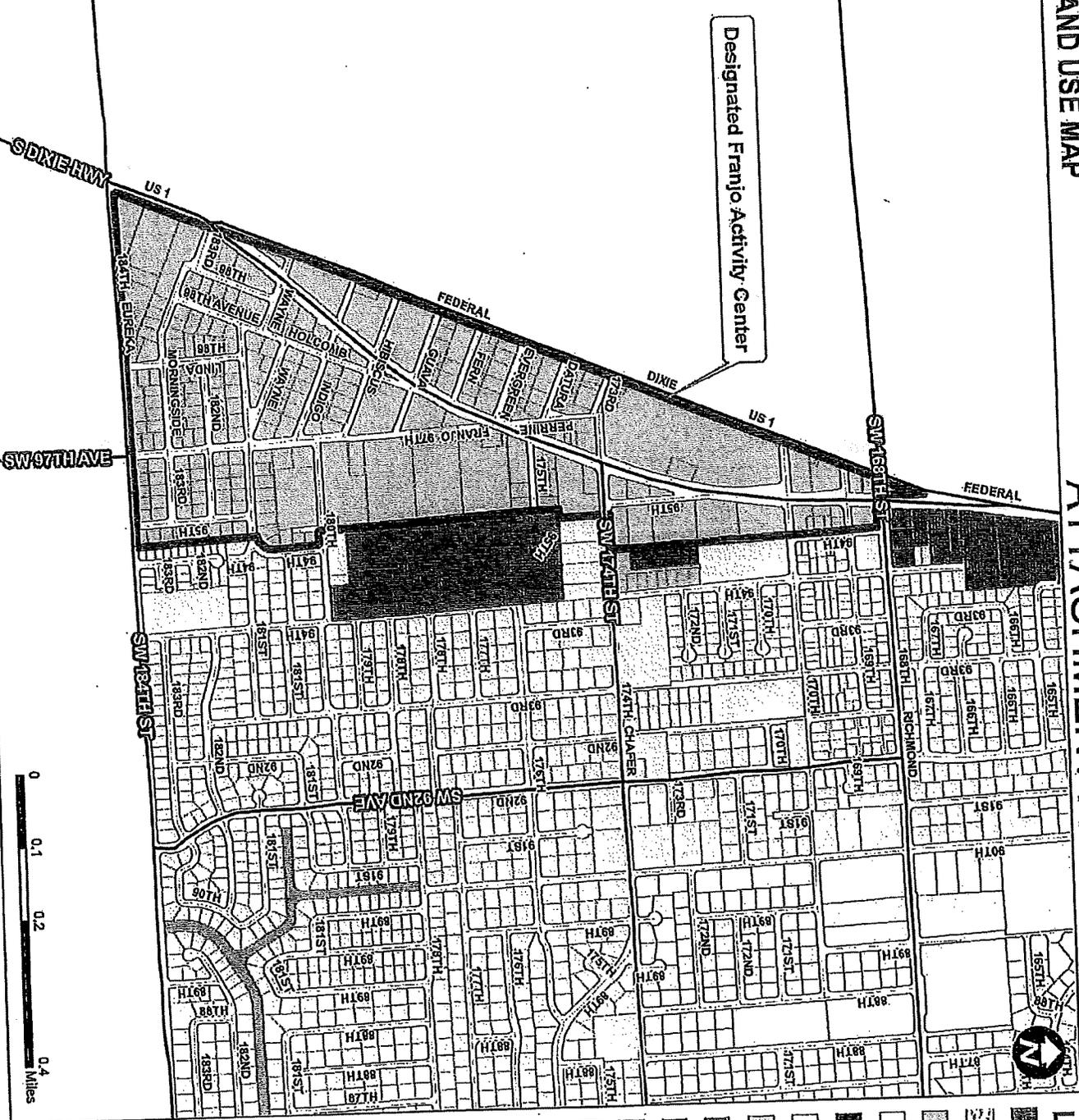
31 
32 Dexter W. Lehtinen
33 Village Attorney

34
35
36 FINAL VOTE AT ADOPTION:

37
38 Council Member Karyn 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



Source: Village of Palmetto Bay



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 DUV,
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

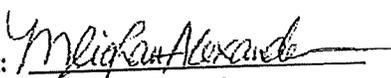
10 **Section 6. Conflicting Provisions.** The provisions of the Code of Ordinances of the
11 Village of Palmetto Bay, Florida and all ordinances or parts of ordinances in conflict with the
12 provisions of this ordinance are hereby repealed.
13

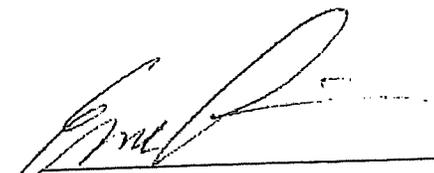
14 **Section 7. Severability.** The provisions of this Ordinance are declared to be severable,
15 and if any sentence, section, clause or phrase of this Ordinance shall, for any reason, be held to be
16 invalid or unconstitutional, such decision shall not affect the validity of the remaining sentences,
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
24 PASSED and ENACTED this 4th day of January, 2016.

25
26 First Reading: December 14, 2015
27 Second Reading: January 4, 2016
28

29
30
31 Attest: 
32 Meighan Alexander
33 Village Clerk
34


35 Eugene Flinn
36 Mayor
37

38
39 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
40 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:
41


42 Dexter W. Lehtinen
43 Village Attorney

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FINAL VOTE AT ADOPTION:

- Council Member Katryn 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:	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

30-5033-04-013 AND

RECEIVED
83-453

AUG 8 1993

ZONING HEARING SECTION

Date Received Stamp

Sec. 33 Twp. 55 Rge. 40
30-5033-04-014

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 PERRINE 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} for ¹²⁵ 125 ft., ^{then 50' to 125'} 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 PERRINE 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 corrections 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.

[Signature]
Notary Public
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 2 1984
BONDED THRU GENERAL TRS, UNDERWRITERS

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.

RECEIVED
83-453
AUG 3 1983

ATTEST:

President's Signature (Corp. Seal)

Secretary's Signature

Notary Public

Commission Expires

ZONING HEARING SECTION
CIVIL & ZONING DEPT.
I, _____, subscribed to before me this 28 day of _____, 19 ____.

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 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.

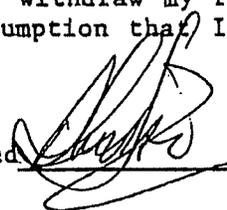
Recommendations from the Planning Department should also be available at this time, and can be obtained from the Development Division Office, 9th floor, Planning Department, 909 S.E. 1st Avenue.

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 - 2 BU-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 A.D., 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)

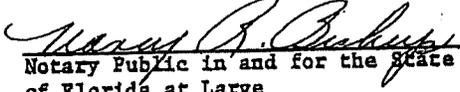
I HEREBY certify that on this 4th day of August A.D. 19 83 before me personally appeared ROBERT MULLINS and CLAUDIE MULLINS, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged to me the execution thereof to be their free act and deed for 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.

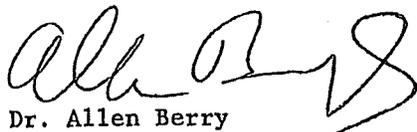
Presently there is a single family home on the subject site.

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-66-84

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 Ruvlin	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-CC-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

Claudie 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 submittal 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. Czebriuski
Assistant Director

CCC/mr

Enclosure

18 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 ENVIROMENTAL 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: CLAUDIE 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: RU-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


Joseph G. Avino, P.E., P.L.S.
DIRECTOR, METROPOLITAN DADE
COUNTY BUILDING & ZONING DEPT.

96

13

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

PH 83-453

APPLICANT Claudie 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.

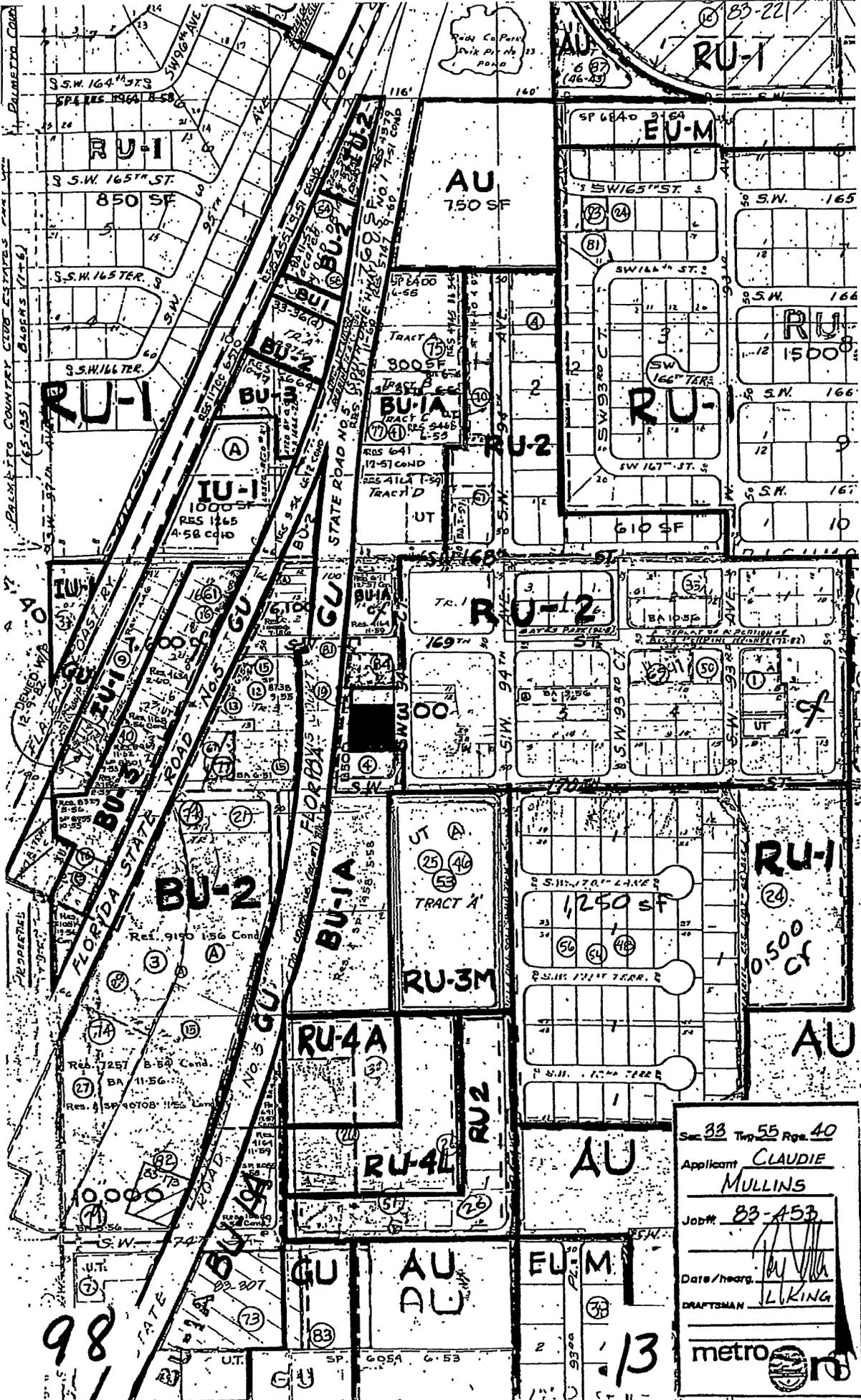
RRW:WFG:RC:EES:na
Date Typed: 2-15-84

Reginald R. Walters

Reginald R. Walters, Director
Planning Department

97

13



Sec 33 Top 55 Rge 40
 Applicant CLAUDIE MULLINS
 Job# 83-453
 Date/hear. [Signature]
 DRAFTSMAN L. KING
 metro

ZONING DIRECTOR'S RECOMMENDATION
COUNTY COMMISSION

HEARING DATE: FEBRUARY 9, 1984

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: BU-1; unimproved
EAST: RU-2; single family home
SOUTH: BU-1A; restaurant
WEST: BU-1A; parking lot

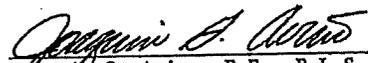
RECOMMENDATION: Denial of BU-1A, approval of RU-5A zoning in lieu thereof.

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


Joseph G. Avino, P.E., P.L.S.
DIRECTOR, METROPOLITAN DADE
COUNTY BUILDING & ZONING DEPT.

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

PH 83-453

APPLICANT Claudie 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:

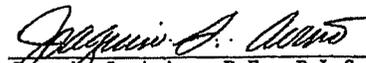
NORTH: RU-2; unimproved
EAST: RU-2; single family home
SOUTH: BU-1A; restaurant
WEST: BU-1A; parking lot

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


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

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

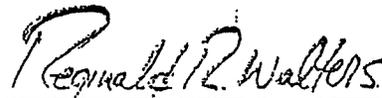
None

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 Rge. 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 or 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. Helmsick Department or Division _____
FEB 21 1984

PUBLIC WORKS

MEMORANDUM

John Hazel

DADE COUNTY FORM 107.07-17A

*Kevin's
File*

TO: Robert Bredahl, Chief
 Zoning Control
 Building and Zoning Dept.

DATE: October 26, 1983

SUBJECT: BCC #83-453
 Claudie Mullins
 16950 SW 94 Court
 RU-2 to BU-1A
 (18750 sq. ft. gr.)

FROM: Rafael Rodon, P.E., Chief
 Environmental Planning Division
 Environmental Resources Management

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 _____

RECEIVED
 OCT 31 1983
 ROBERT J. BREDAIL
 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,

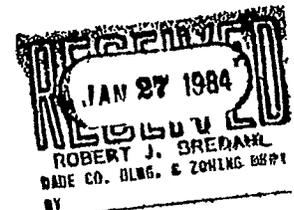
Richard K. Poley

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

Rafael P. Avila 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

*Herrings
File*

TO Robert Bredahl, Chief
Zoning Control
Building and Zoning Dept.

FROM Rafael Rodon, P.E., Chief
Environmental Planning Division
Environmental Resources Management

Rafael Rodon

DATE March 2, 1984

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

RECEIVED
MAR 7 1984

ROBERT J. BREDAHL
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 _____

APPLICATION



ZONING HEARING (ZH) APPLICATION
Village of Palmetto Bay, Department of Planning and Zoning

LIST ALL FOLIO #S: 33-5033.004-0100/33-5033.004-0140 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).
DREAM STARTS INVESTMENT II, LLC

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:
Mailing Address: 16301 NW 2nd Ave SUITE 2
City: MIAMI State: FL Zip: 33169 Phone#: 305-951-0269

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:
Owner's Name (Provide name of ALL owners): ALEXIS A. TEJEDA
16301 NW 2nd Ave SUITE 2
City: MIAMI State: FL Zip: 33169 Phone#: 305-951-0269

4. CONTACT PERSON'S INFORMATION:
Name: Company: DREAM STARTS INVESTMENT II, LLC / ALEXIS TEJEDA
City: MIAMI State: FL Zip: 33169 Cell Phone#: 305-951-0269
Phone#: _____ Fax#: 786-520-3640 E-mail: ATEJEDA32@YAHOO.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.)

FOLIO: 33-5033-001-0101
THE SOUTH 201.12 FEET OF THE WEST 125 FEET OF TRACT 4 AND THE SOUTH 101.47 FEET OF THE EAST 125 FEET OF TRACT 4, OF THE "REVISED PLAT OF WHISKEY PERKINS CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED LAND DECEDED BY THE TRUSTEES OF PEABODY BAPTIST CHURCH ON JULY 17, 1992, AS RECORDED IN DEED BOOK 3418, AT PAGE 316, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TO-WIT:
THAT PART OF TRACT FOUR (4) OF THE "REVISED PLAT OF WHISKEY PERKINS CENTER", ACCORDING TO THE PLAT THEREOF, AS 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 TRACT 4 A DISTANCE OF 101.47 FEET, MORE OR LESS, TO A POINT WHICH IS THE P.O.B.; 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 EAST 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.
ALSO LESS A 100 FEET ROAD RIGHT-OF-WAY OVER A PORTION OF THE SOUTH 149.12 FEET OF THE WEST 125 FEET OF TRACT 4, OF SAID "REVISED PLAT OF WHISKEY PERKINS CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, AT PAGE 29, AS SHOWN ON THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 18702-103 ROAD # 5, RECORDED BY PLAT BOOK 80, AT PAGE 19, 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 #23338, AND A FINAL JUDGMENT ENTERED IN SAID CAUSE FILED DECEMBER 10, 1991, RECORDED DECEMBER 12, 1991, IN CIRCUIT COURT MINUTE BOOK 201, AT PAGE 689, DADE COUNTY, FLORIDA, LOCAL AS PER TITLE COMMITMENT.

FOLIO: 33-5033-001-0140
TRACT 4
FOUR (4) THE INTERSECTION OF THE NORTH AND EAST LINES, EXTENDED OF TRACT 4, OF THE "REVISED PLAT OF WHISKEY PERKINS CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, RUN SOUTH ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 131.43 FEET, TO A POINT; THENCE RUN WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 113.43 FEET, THENCE SOUTH 75 FEET, THENCE EAST 125 FEET, THENCE NORTH 176 FEET TO THE POINT OF BEGINNING.
TRACT 4
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 WHISKEY PERKINS CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THAT PORTION BEGINS AT INTERSECTION OF THE NORTH AND EAST LINES EXTENDED OF THE SAID TRACT 4, THENCE SOUTH 213.43 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 55 FEET, THENCE NORTH 101.47 FEET, THENCE EAST 100 FEET TO THE POINT OF BEGINNING.
TRACT 4
LESS A STRIP OF LAND REPRESENTING A GAP OR JUNCTION BETWEEN SAID PARCEL A AND PARCEL B HEREBY ABOVE, AND WHICH STRIP OF LAND BEING DESCRIBED HEREIN AS PARCEL B, CONTIGUOUS AND ADJACENT TO THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL A HEREBY ABOVE AND BE COMMENSURABLE AND ADJACENT TO THE NORTHERLY BOUNDARY LINE OF SAID PARCEL A ABOVE, AND WHICH STRIP OF LAND BEING DESCRIBED HEREIN AS PARCEL B IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A STRIP OF LAND 1.3 FEET WIDE AND 113.0 FEET LONG LYING WEST OF THE WEST BOUNDARY LINE OF SAID TRACT 4, SAID LINE ALSO BEING THE EAST BOUNDARY LINE OF TRACT 4, REVISED PLAT OF WHISKEY PERKINS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND BETWEEN THE SOUTH LINE OF THE FOLLOWING DESCRIBED PARCELS FROM THE INTERSECTION OF NORTH AND EAST LINES EXTENDED OF TRACT 4, OF SAID WHISKEY PERKINS CENTER, PLAT RUN SOUTH ALONG THE EAST LINE OF SAID TRACT 4 A DISTANCE OF 131.43 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 BEGINS 100 FEET NORTH OF THE SOUTHEAST CORNER OF TRACT 4, OF SAID REVISED PLAT OF WHISKEY PERKINS CENTER PLAT RUN NORTH 100.00 FEET; THENCE WEST 125.00 FEET; THENCE SOUTH 50.00 FEET; THENCE EAST 125.00 FEET TO THE POINT OF BEGINNING AND BOUNDING TO THE WEST BY THE NORTHERLY PROJECTION OF THE WEST LINE OF THE LAST DESCRIBED PARCEL.

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used:

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: 6200 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? _____ Year: _____
Use: _____

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed 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), DREAM STARTS INVESTMENT U, 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 21st AVE Suite 2 Miami FL 33169
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 II 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 RIBARNE
Print Name

[Signature]
Signature

Magdeline Echevarria
Print Name

Affiant's signature

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 lint of the last described parcel.

PARCEL IV

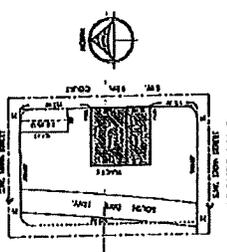
The South 201.12 feet of the West 125 feet of Tract 4; also the South 101.47 feet of the East 125 feet of Tract 4, of the Revised Plat of LINDLEY PERRINE CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 29 of the Public Records of Miami-Dade County, Florida LESS the following described 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 aquired 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.



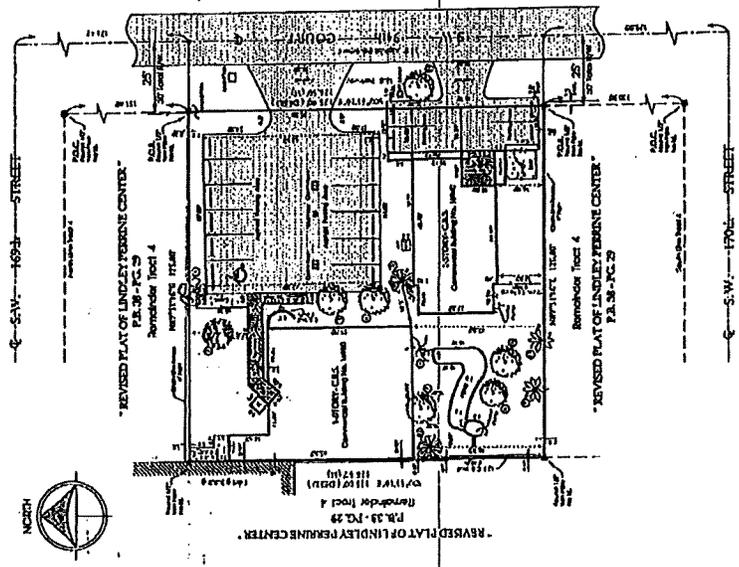
LEGAL DESCRIPTIONS

THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS THAT PART OF THE TRACT OF LAND HEREIN REFERRED TO AS "REVERSED PLAT OF LINDLEY PERKINS CENTER", ACCORDING TO THE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF ALBERTA, BRITISH COLUMBIA, CANADA, IN THE VOLUME AND PAGE NUMBERS HEREIN SPECIFIED, WHICH IS MORE PARTICULARLY DESCRIBED IN THE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF ALBERTA, BRITISH COLUMBIA, CANADA, IN THE VOLUME AND PAGE NUMBERS HEREIN SPECIFIED, AND WHICH IS MORE PARTICULARLY DESCRIBED IN THE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF ALBERTA, BRITISH COLUMBIA, CANADA, IN THE VOLUME AND PAGE NUMBERS HEREIN SPECIFIED.

NO.	BEZ	DESCRIPTION	AREA
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3	3
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GENERAL NOTES

1. THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS THAT PART OF THE TRACT OF LAND HEREIN REFERRED TO AS "REVERSED PLAT OF LINDLEY PERKINS CENTER", ACCORDING TO THE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF ALBERTA, BRITISH COLUMBIA, CANADA, IN THE VOLUME AND PAGE NUMBERS HEREIN SPECIFIED, WHICH IS MORE PARTICULARLY DESCRIBED IN THE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF ALBERTA, BRITISH COLUMBIA, CANADA, IN THE VOLUME AND PAGE NUMBERS HEREIN SPECIFIED.



PROPERTY ADDRESS:
15701 HWY 1693, UNIT 100, ALBERTA, CANADA

FLOOD ZONE INFORMATION:
FLOOD ZONE: 1
DATE OF FLOOD ZONE: 2017

OWNER:
ONLINE LAND SURVEYORS INC
15701 HWY 1693, UNIT 100, ALBERTA, CANADA

ALTA/ACSM LAND TITLE SURVEY

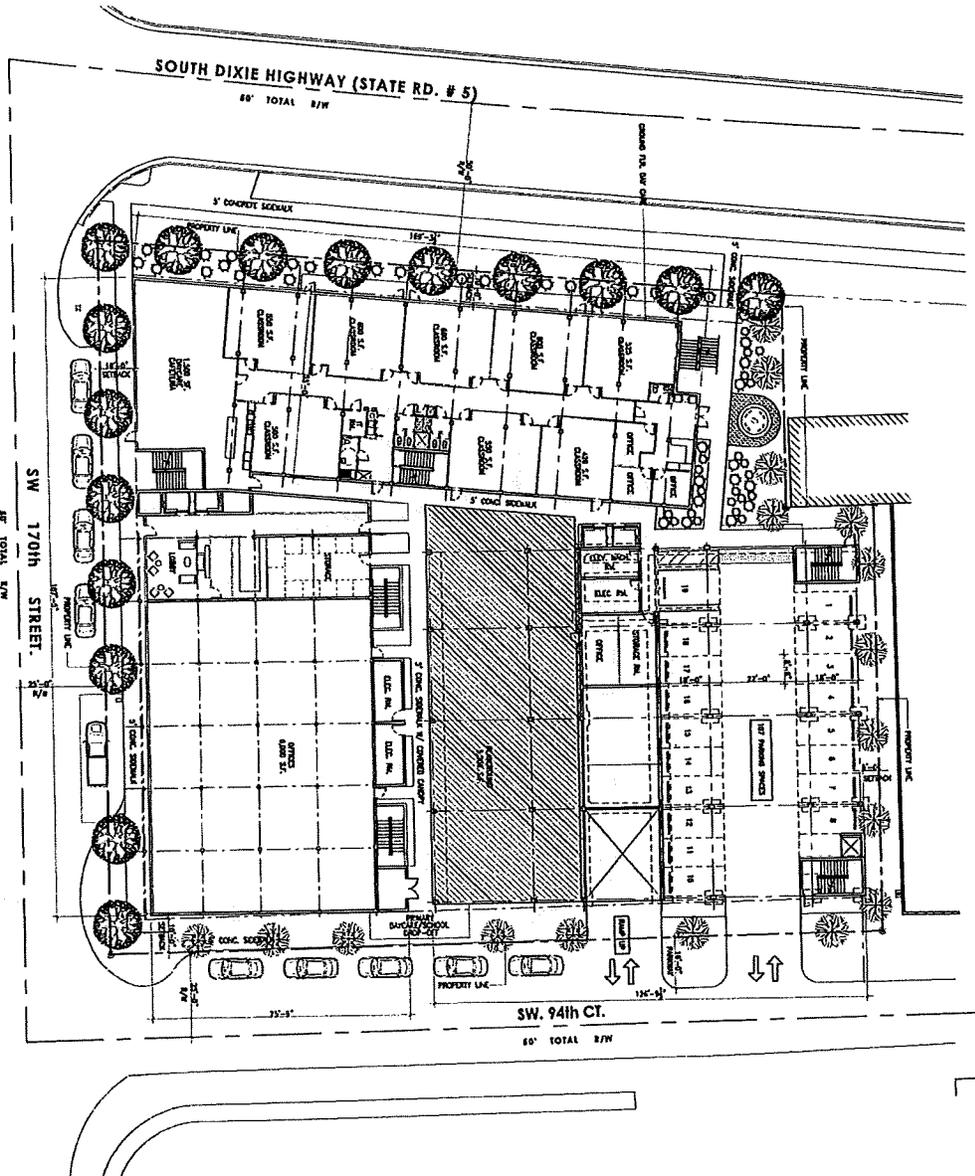
CENTRED TO:
ONLINE LAND SURVEYORS INC
15701 HWY 1693, UNIT 100, ALBERTA, CANADA

REGISTERED:
ONLINE LAND SURVEYORS INC
15701 HWY 1693, UNIT 100, ALBERTA, CANADA

REGISTERED:
ONLINE LAND SURVEYORS INC
15701 HWY 1693, UNIT 100, ALBERTA, CANADA

DRAWINGS

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

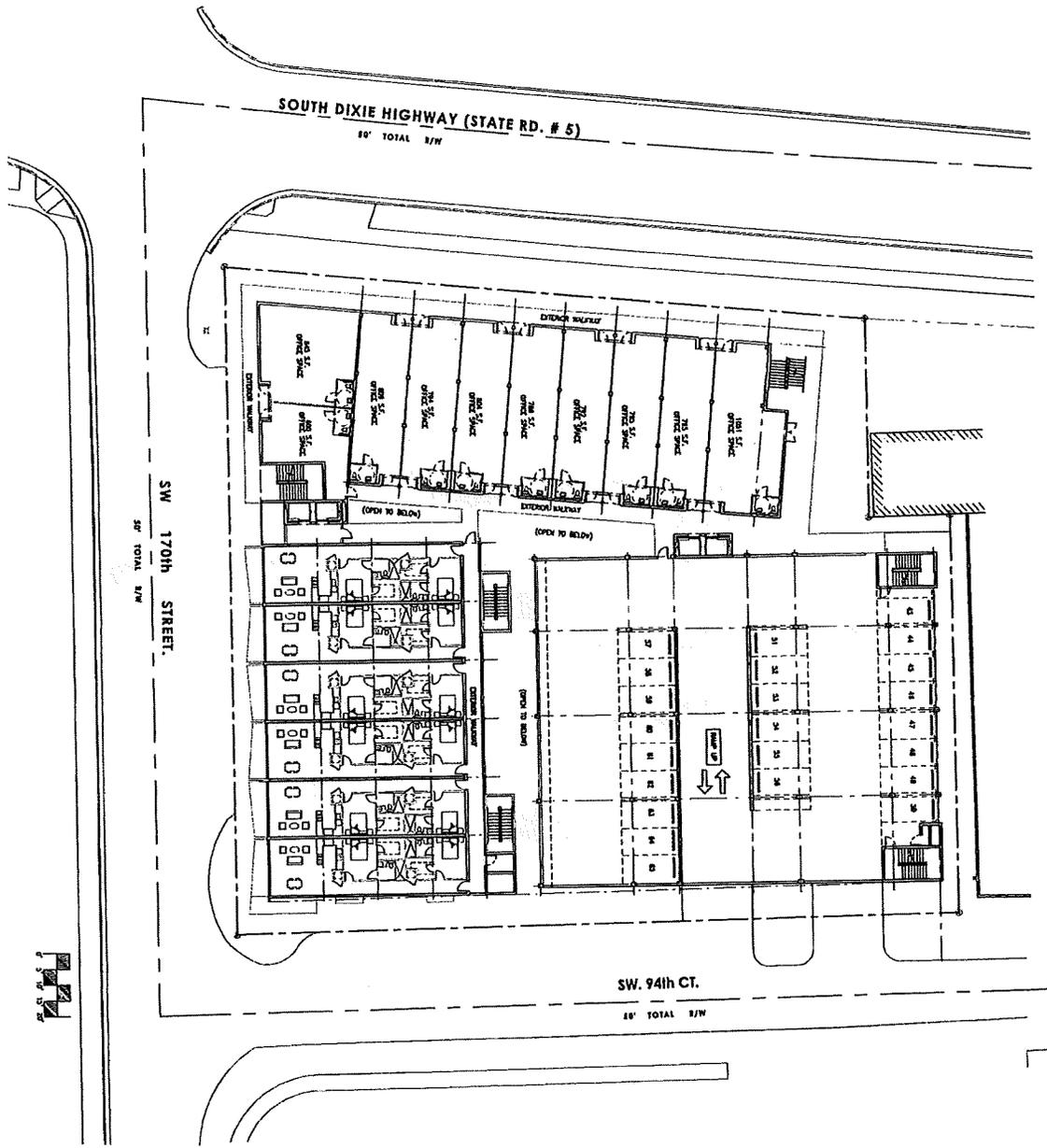


PROPOSED GROUND FLOOR PLAN



PROJECT NO. 16999 DATE: AUGUST 27, 2018 AS NOTED TYPED:	SHEET NO. A1.01	PROPOSED GROUND FLOOR PLAN	ALBERT L. RODRIGUEZ FLORIDA REGISTERED ARCHITECT No. 12282	DUV, Downtown General (DG) Sector Mixed Use Development 16999 South Dixie Highway Palmetto Bay, Florida	NOTE: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
				DALIMA ARCHITECTURE 1430 PINEAPPLE CIRCLE, SUITE 100 PALMETTO BAY, FLORIDA 33151 TEL: 305-891-1111 WWW.DALIMAARCHITECTURE.COM	

THIS PLAN IS THE PROPERTY OF DALLIMA ARCHITECTURE, INC. 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 DALLIMA ARCHITECTURE, INC.

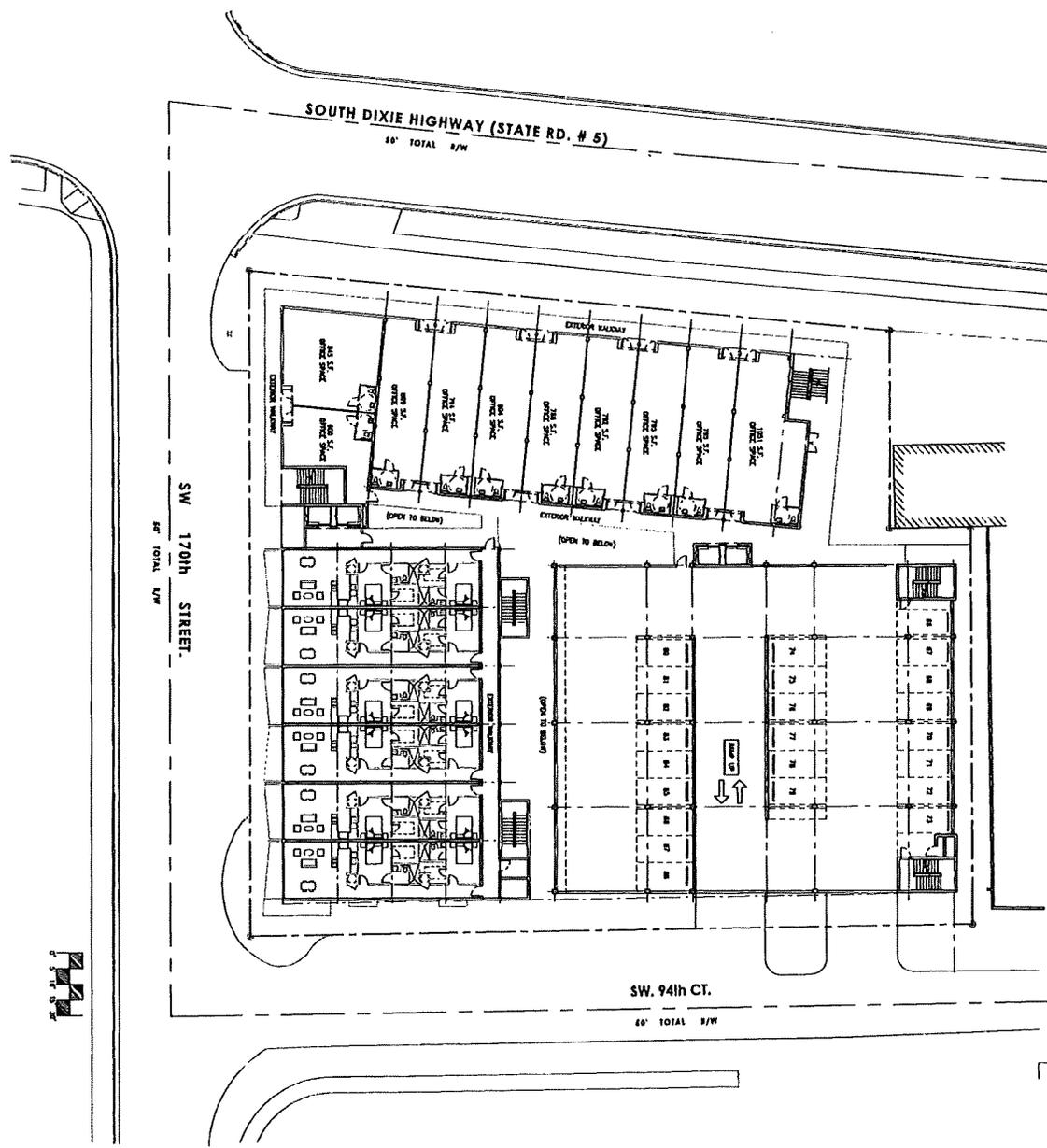


PROPOSED THIRD FLOOR PLAN



<p>PROPOSED THIRD FLOOR PLAN</p> <p>DATE: August 27, 2018</p> <p>SCALE: AS SHOWN</p> <p>TITLE: A1.03</p>	<p>REVISIONS</p>	<p>ALBERT L. RODRIGUEZ FLORIDA REGISTERED ARCHITECT No. 18282</p>	<p>DUV, Downtown General (DG) Sector</p> <p>Mixed Use Development</p> <p>16999 South Dixie Highway</p> <p>Palmetto Bay, Florida</p>	<p>DALLIMA ARCHITECTURE</p> <p>1432 PINE ST., SUITE 100, PALMETTO BAY, FLORIDA 33151 Phone: 305.422.1111 www.dallima.com</p>	<p>NOTE: 1. THESE PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS SHALL BE CONSIDERED TO BE THE ENTIRE AGREEMENT BETWEEN THE CLIENT AND ARCHITECT. NO OTHER AGREEMENTS, CONTRACTS, SPECIFICATIONS, OR CONDITIONS SHALL BE APPLICABLE UNLESS SPECIFICALLY REFERENCED TO IN THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONFLICTS OR OMISSIONS IN THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONFLICTS OR OMISSIONS IN THESE PLANS.</p>

DATE: 04/27/2018
 TIME: 10:00 AM
 PROJECT: 16999 SOUTH DIXIE HIGHWAY
 SHEET: 1 OF 4

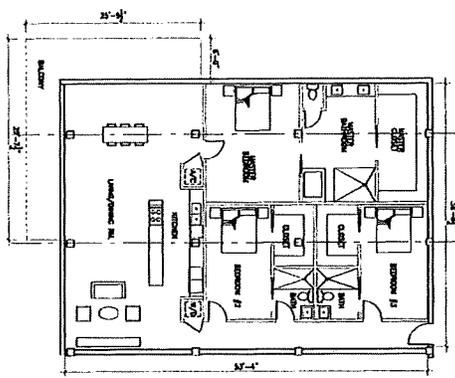


1 PROPOSED FOURTH FLOOR PLAN
 1/17 1/17

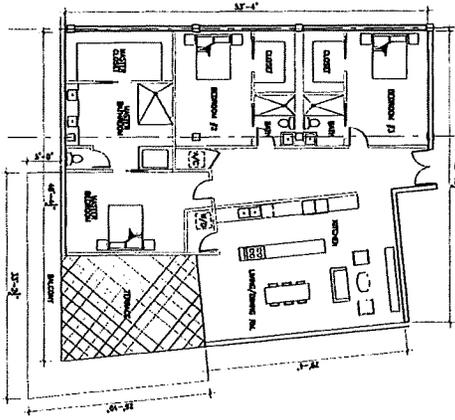


PROPOSED FOURTH FLOOR PLAN A1.04	DATE: 04/27/2018 TIME: 10:00 AM PROJECT: 16999 SOUTH DIXIE HIGHWAY SHEET: 1 OF 4	DALLIMA ARCHITECTURE 1625 PINEAPPLE BLVD, SUITE 200 PALMETTO BAY, FLORIDA 33151 TEL: 305.422.1111 WWW.DALLIMAA.COM	DUV, Downtown General (DG) Sector Mixed Use Development 16999 South Dixie Highway Palmetto Bay, Florida	ALBERT S. RODRIGUEZ FLORIDA REGISTERED ARCHITECT No. 18212
	REVISIONS NO. DATE DESCRIPTION 1 04/27/18 A1.04	PROJECT: 16999 SOUTH DIXIE HIGHWAY SHEET: 1 OF 4	PROJECT: 16999 SOUTH DIXIE HIGHWAY SHEET: 1 OF 4	PROJECT: 16999 SOUTH DIXIE HIGHWAY SHEET: 1 OF 4

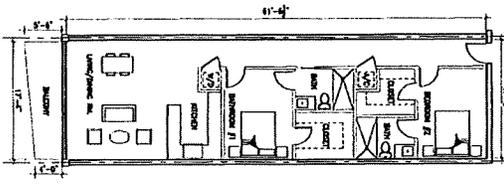
DATE: 08/27/2018
 TIME: 10:00 AM
 PROJECT: 16999 SOUTH DIXIE HIGHWAY
 SHEET: A2.00
 DRAWN BY: [Name]
 CHECKED BY: [Name]



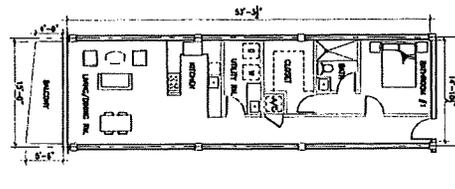
1 (1) UNIT
 2,072 S.F.
 273 S.F. BALCONY



2 (1) UNIT
 2,028 S.F.
 273 S.F. BALCONY
 300 S.F. TERRACE



3 (2) UNITS
 1,069 S.F.
 82 S.F. BALCONY



4 (5) UNITS
 877 S.F.
 71 S.F. BALCONY

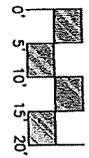
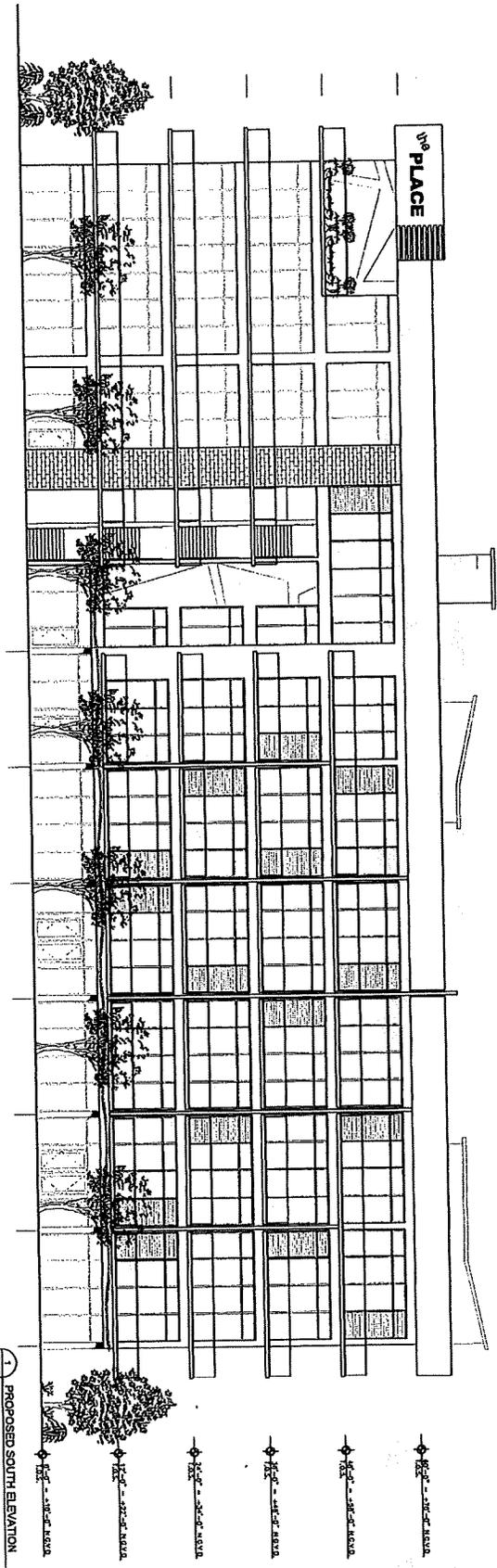


5 PROPOSED RESIDENTIAL FLOOR PLANS



PROPOSED FLOOR PLANS A2.00	DUV, Downtown General (DG) Sector Mixed Use Development 16999 South Dixie Highway Palmetto Bay, Florida	DALIMA ARCHITECTURE 1625 PINEAPPLE BLVD. SUITE 100 PALMETTO BAY, FLORIDA 33159 TEL: 305.422.1000 WWW.DALIMAARCHITECTURE.COM	LICENSED ARCHITECT 00012 AND ENGINEER 00012 STATE OF FLORIDA PROJECT NO. 16999 SOUTH DIXIE HIGHWAY SHEET NO. A2.00 DATE: 08/27/2018 DRAWN BY: [Name] CHECKED BY: [Name]
	REVISIONS NO. DESCRIPTION 1. [Blank] 2. [Blank] 3. [Blank] 4. [Blank] 5. [Blank]	ALBERT E. RODRIGUEZ FLORIDA REGISTERED PROFESSIONAL ENGINEER NO. 16,182	

DATE: 08/27/2018
 TIME: 10:00 AM
 USER: ALBERT L. RODRIGUEZ
 PROJECT: 16999 SOUTH DIXIE HWY



PROPOSED SOUTH ELEVATION
 SCALE: 1/8\"/>

NOTE:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.
 3. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL MECHANICAL CODE.
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODES AND SPECIFICATIONS.

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 PALMETTO BAY, FLORIDA 33761
 TEL: (727) 835-1111
 FAX: (727) 835-1112
 WWW.DALIMAA.COM

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 Mixed Use Development
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 Palmetto Bay, Florida

ALBERT L. RODRIGUEZ
 FLORIDA REGISTERED ARCHITECT
 No. 12222

REVISIONS

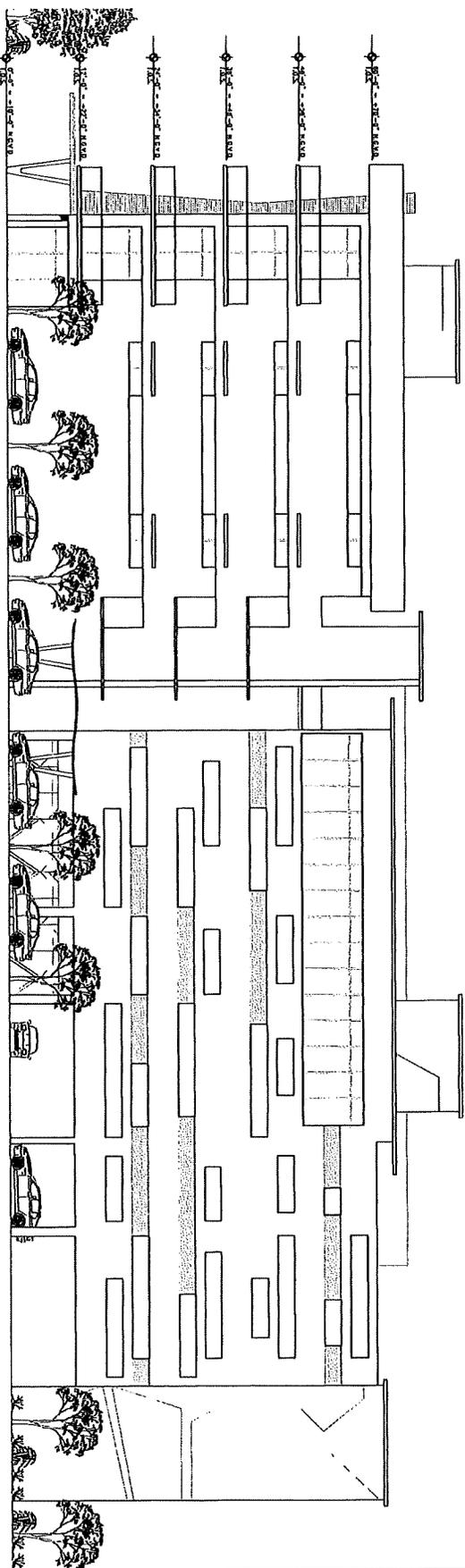
PROPOSED
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 ELEVATIONS

Drawn by: M.C.P.
 Checked by: A.R.
 Date: August 27, 2018
 Project: AS NOTED
 Title: ELEVATIONS

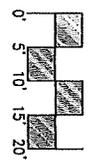
A3.00

DATE: 08/27/2018
 TIME: 10:00 AM
 USER: ALBERT L. RODRIGUEZ
 PROJECT: 16999 SOUTH DIXIE HWY

DATE: 08/27/2018
 TIME: 10:00 AM
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 PROJECT: 16999 SOUTH DIXIE HIGHWAY
 SHEET: A3.01

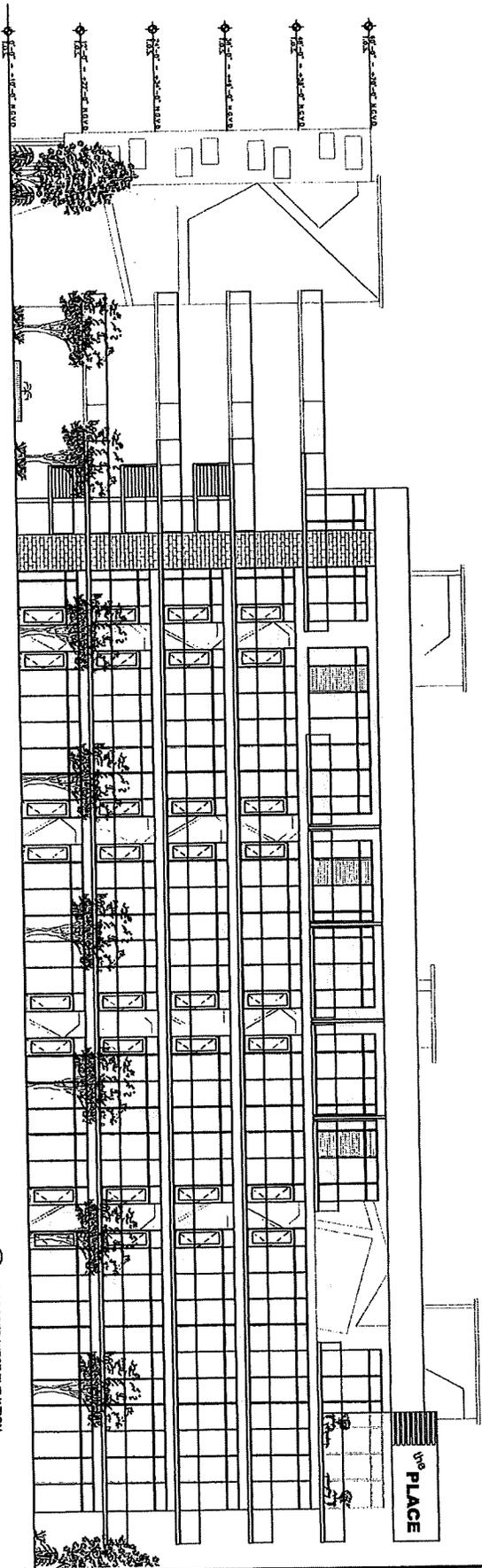


PROPOSED EAST ELEVATION
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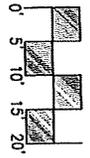


<p>ALBERT L. RODRIGUEZ ARCHITECT 2822 N.W. 35th St. Fort Lauderdale, FL 33309 Phone: (954) 571-1111 Fax: (954) 571-1112 Email: albert@albertlrodriguez.com</p>	<p>DUV, Downtown General (DG) Sector Mixed Use Development 16999 South Dixie Highway Palmetto Bay, Florida</p>	<p>DATE: 08/27/2018 TIME: 10:00 AM USER: ALBERT L. RODRIGUEZ PROJECT: 16999 SOUTH DIXIE HIGHWAY SHEET: A3.01</p>	<p>DATE: 08/27/2018 TIME: 10:00 AM USER: ALBERT L. RODRIGUEZ PROJECT: 16999 SOUTH DIXIE HIGHWAY SHEET: A3.01</p>																														
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1 PROPOSED WEST ELEVATION
(SEE PLAN FOR GRID LINE 1)



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1620 FRONT ST. SUITE 200
CORAL GABLES, FLORIDA 33134
TEL: 305.442.1111
WWW.DALIMAA.COM

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16999 South Dixie Highway
Palmetto Bay, Florida

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No. 12122

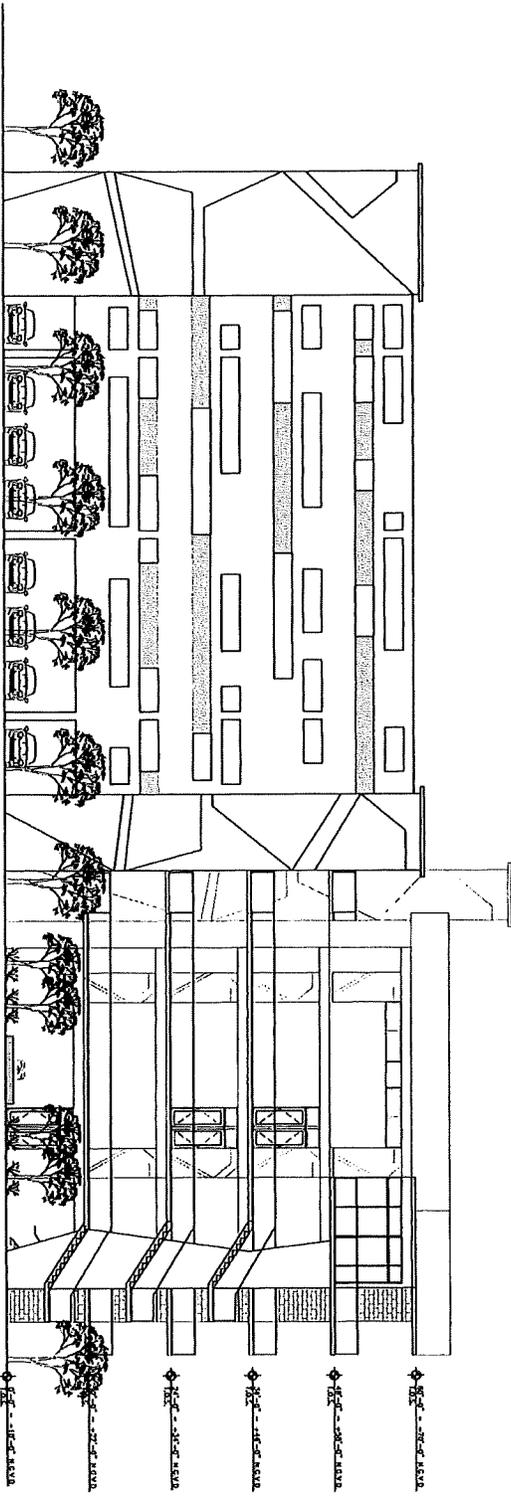
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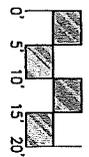
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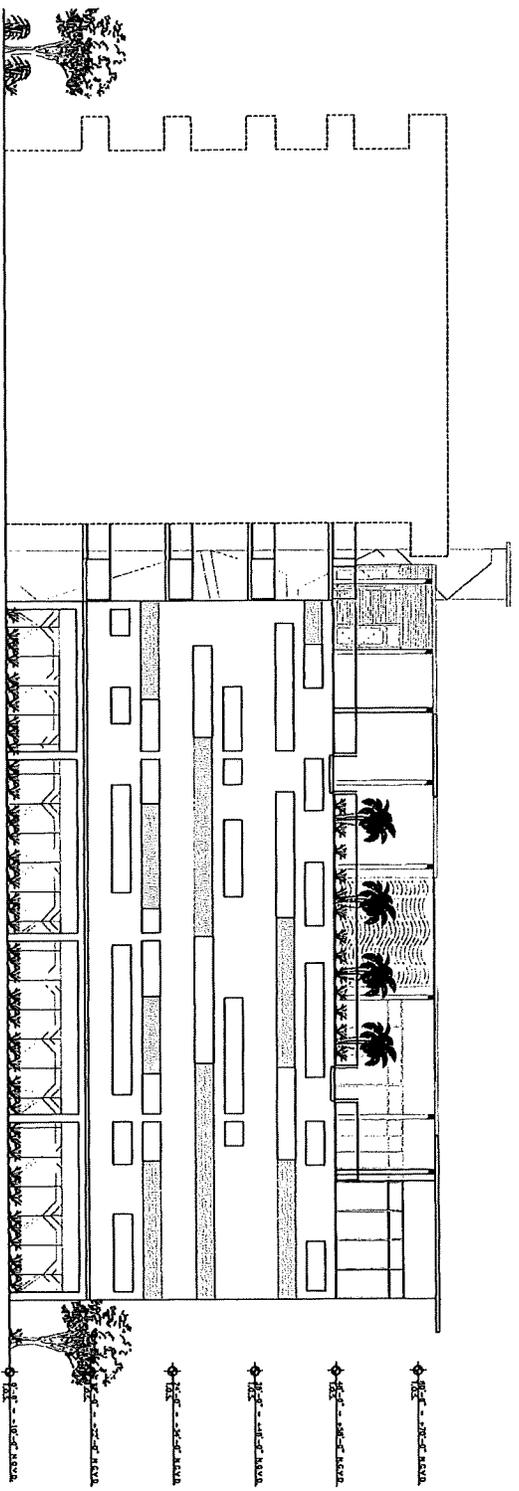


1 PROPOSED NORTH ELEVATION
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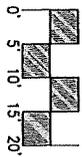


<p>NOTES:</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.</p> <p>7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.</p> <p>9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.</p>	<p>16999 SOUTH DIXIE HIGHWAY PALMETTO BAY, FLORIDA 33156 TEL: 305.424.1234 FAX: 305.424.1235 WWW.DALLMANARCHITECTURE.COM</p>																				
	<p>DALLMAN ARCHITECTURE</p>																				
<p>DUV, Downtown General (DG) Sector Mixed Use Development 16999 South Dixie Highway Palmetto Bay, Florida</p>	<p>ALBERT S. RODRIGUEZ FLORIDA REGISTERED ARCHITECT No. 18287</p>																				
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<p>PROPOSED EXTERIOR ELEVATIONS</p>	<p>A3.03</p>																				

DATE: 08/27/2018
 TIME: 10:00 AM
 PROJECT: 16999 SOUTH DIXIE HIGHWAY
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 SHEET: A3.05



PROPOSED SOUTH ELEVATION @ PARKING GARAGE



- 1'-0" = 1'-0" AS SHOWN

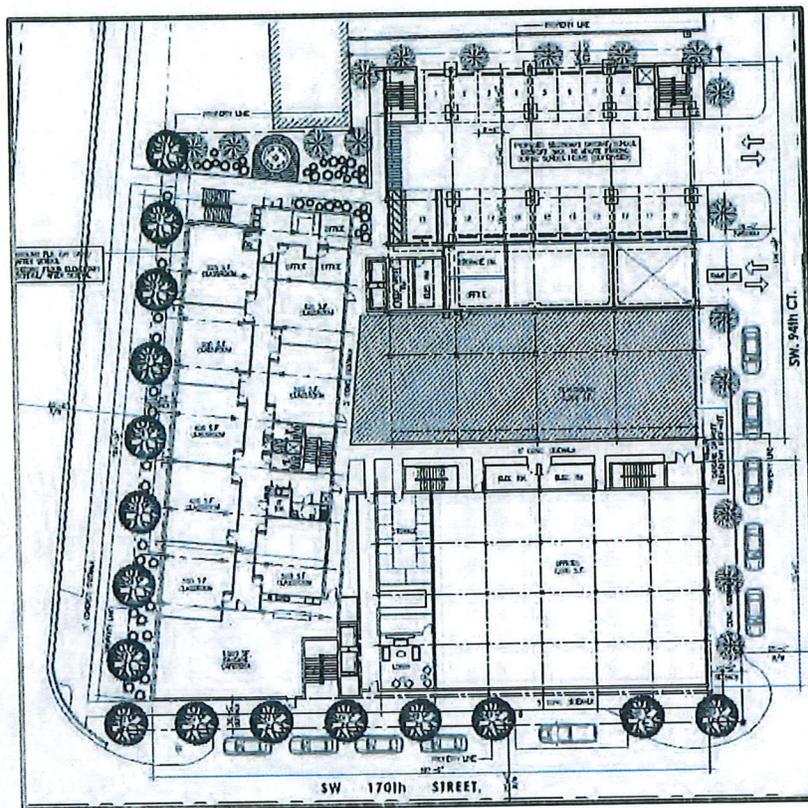
<p>NOTE: OWNER, CONTRACTOR AND ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE OWNER OR CONTRACTOR DUE TO OMISSIONS, INADEQUACIES OR ERRORS IN THE DESIGN OR CONSTRUCTION OF THE PROJECT.</p> <p>DALIMA S T Y L O A R C H I T E C T U R E</p> <p>1625 PINEAPPLE BLVD. SUITE 100 PALMETTO BAY, FLORIDA 33150 (305) 988-1111 WWW.DALIMAA.COM</p>	<p>DUV, Downtown General (DG) Sector Mixed Use Development 16999 South Dixie Highway Palmetto Bay, Florida</p>																				
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TRAFFIC IMPACT STUDY



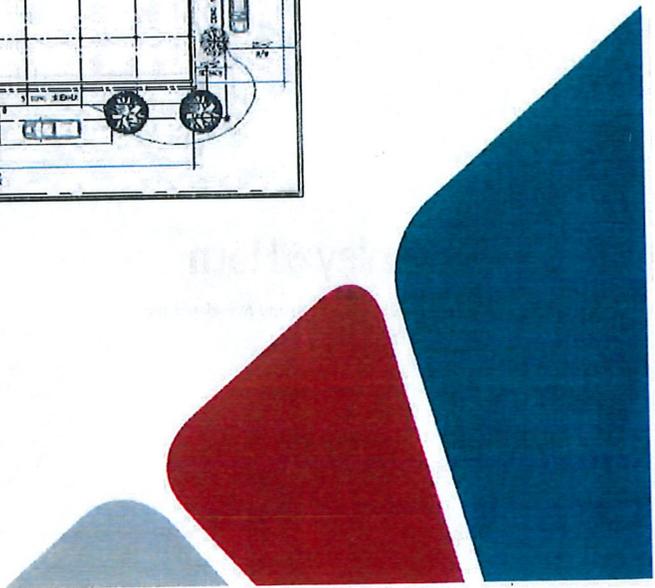
Traffic Impact Analysis

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.



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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.

↑
N
NOT TO SCALE

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

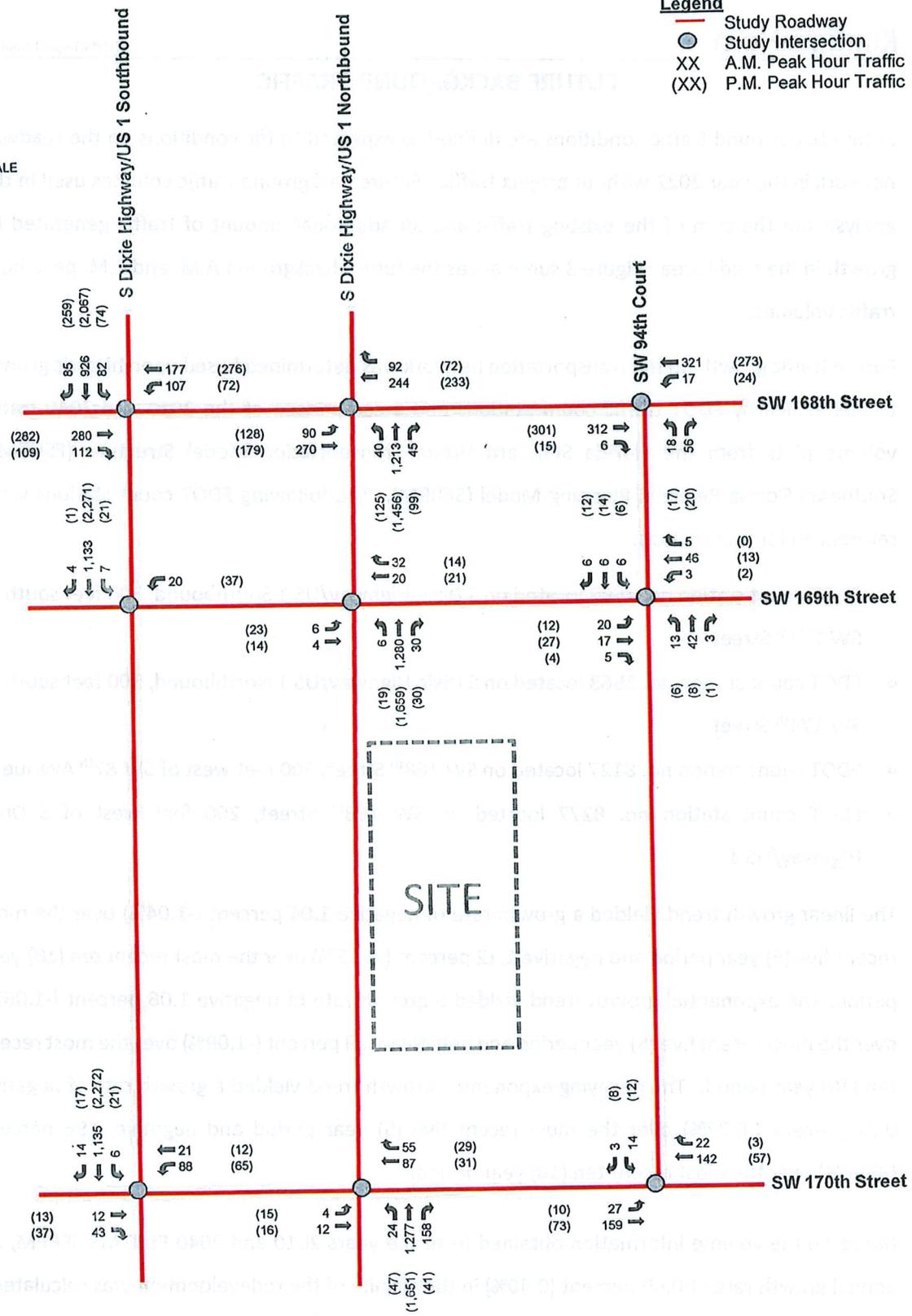


Figure 2
Existing Peak Hour Traffic Volumes
16999 South Dixie Highway
Palmetto Bay, Florida

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.

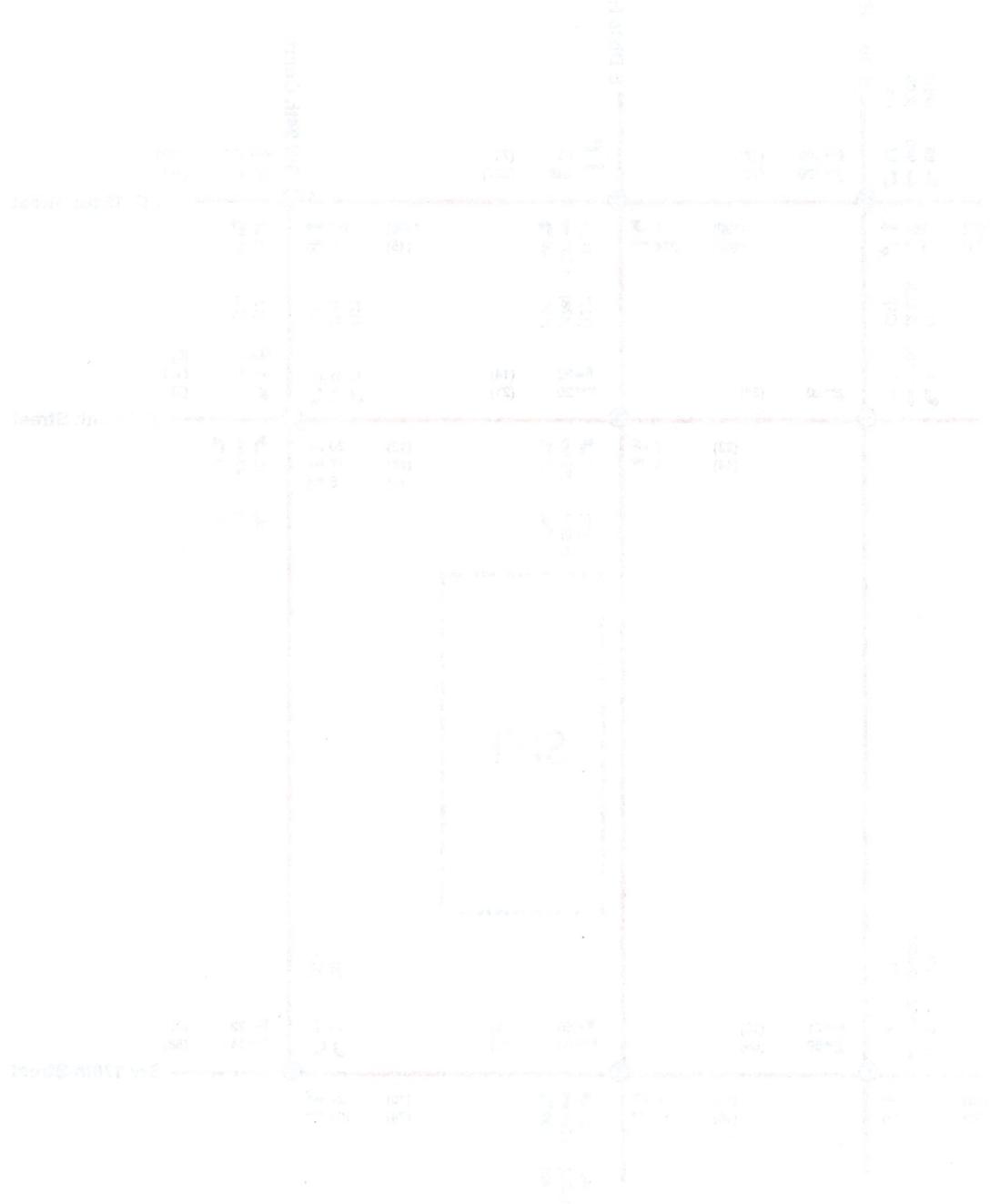
Future traffic growth on the transportation network was determined based upon historic growth trends at nearby FDOT traffic count stations and a comparison of the 2010 and 2040 traffic volume plots from the Florida Standard Urban Transportation Model Structure (FSUTMS) Southeast Florida Regional Planning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





NOT TO SCALE

Legend

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

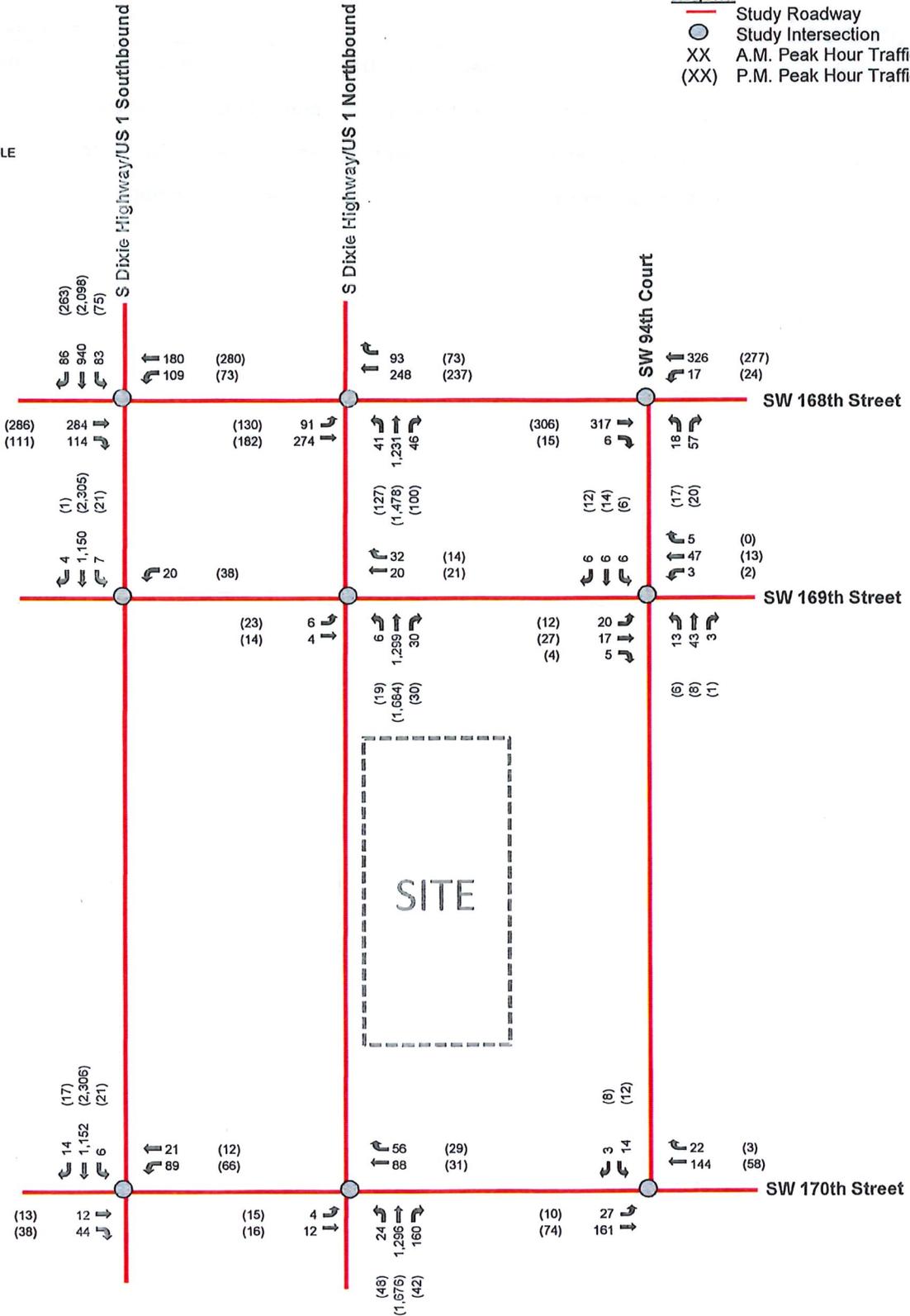


Figure 3
 Future Background Peak Hour Traffic Volumes
 16999 South Dixie Highway
 Palmetto Bay, Florida

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

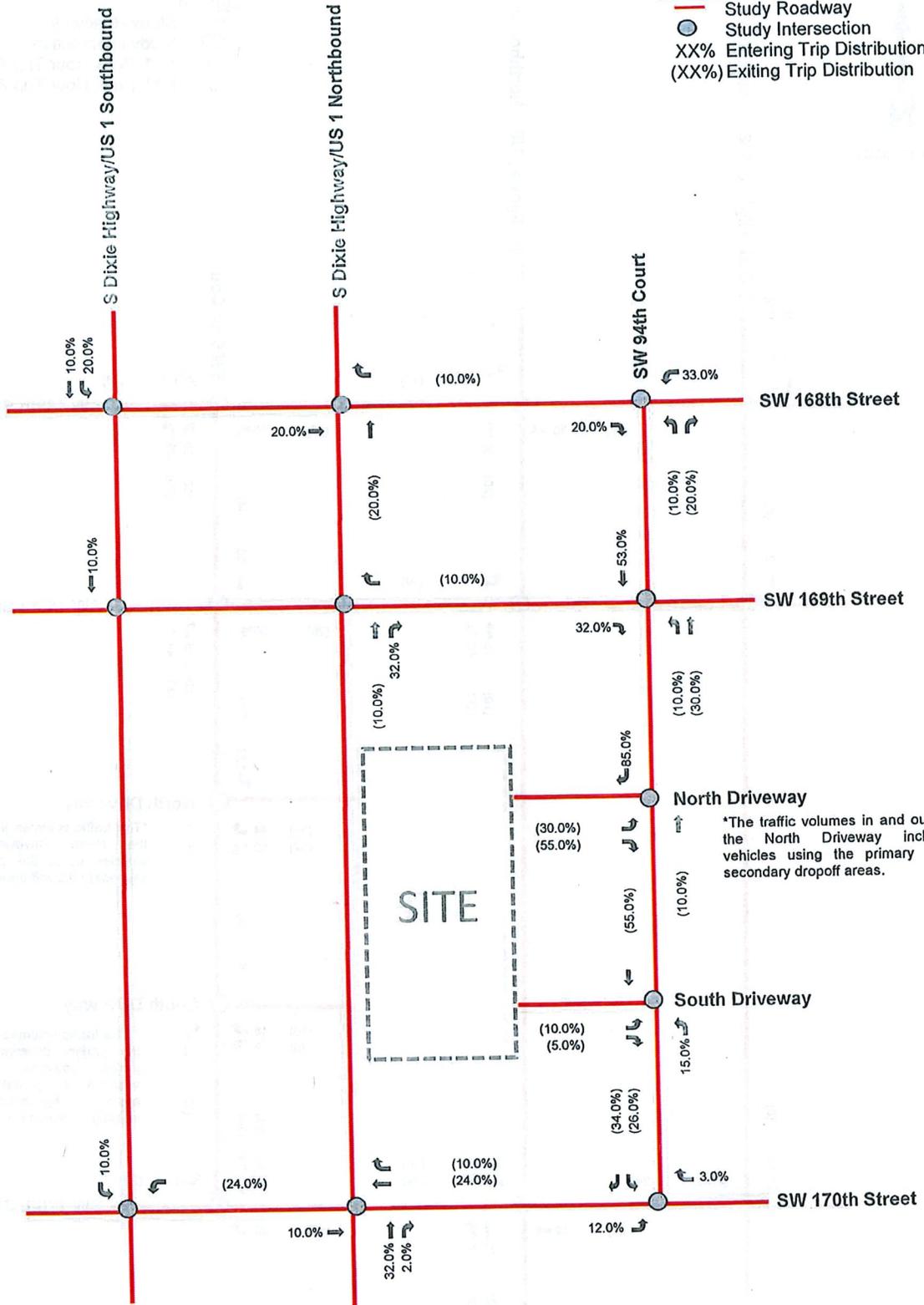
The likely distribution of project traffic was forecast for the trips expected to be generated by the proposed redevelopment. The trip distribution was based on an interpolated cardinal trip distribution for the project site’s traffic analysis zone (TAZ) for the years 2010 and 2040 for the project’s 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.

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

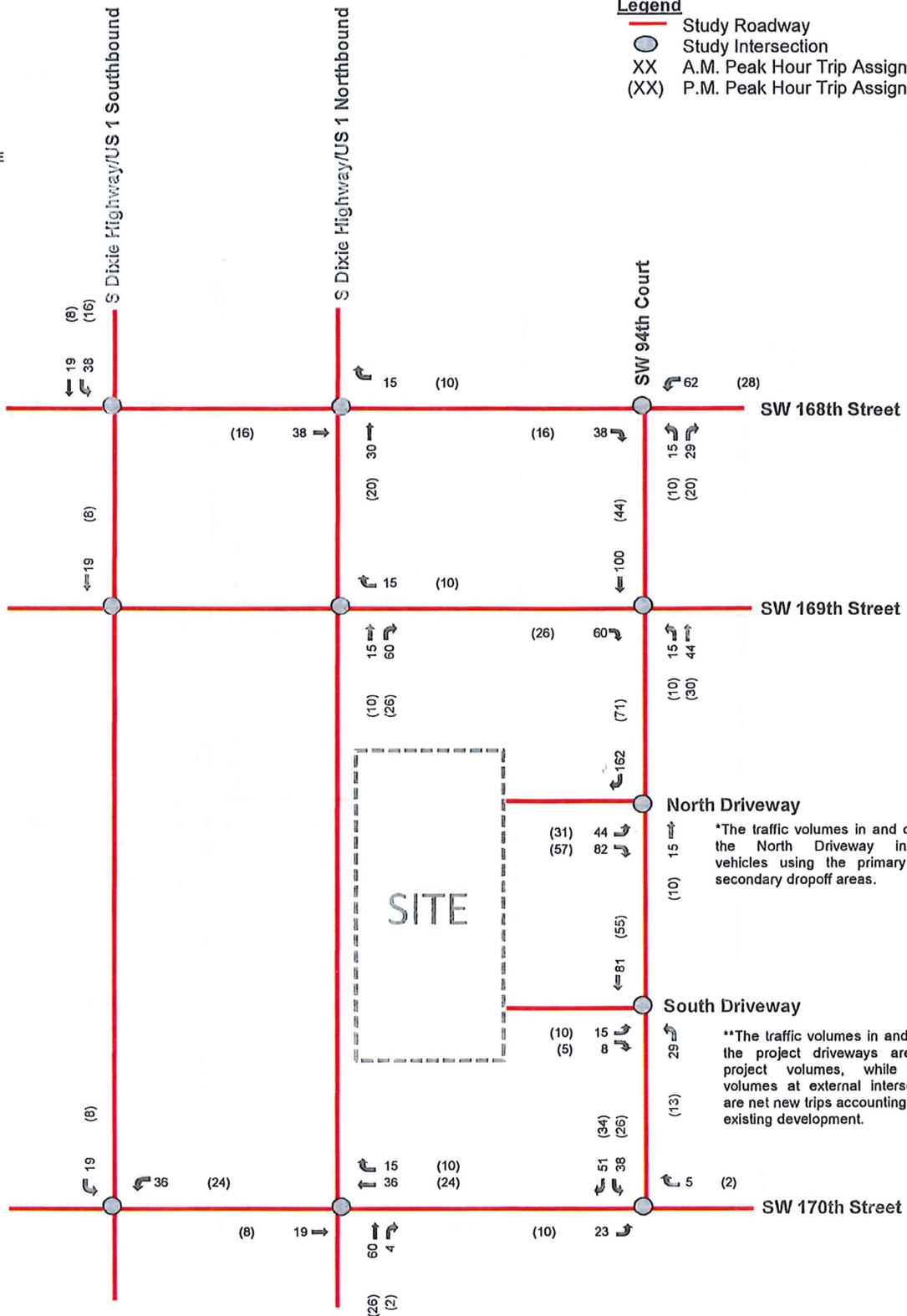


*The traffic volumes in and out of the North Driveway include vehicles using the primary and secondary dropoff areas.

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

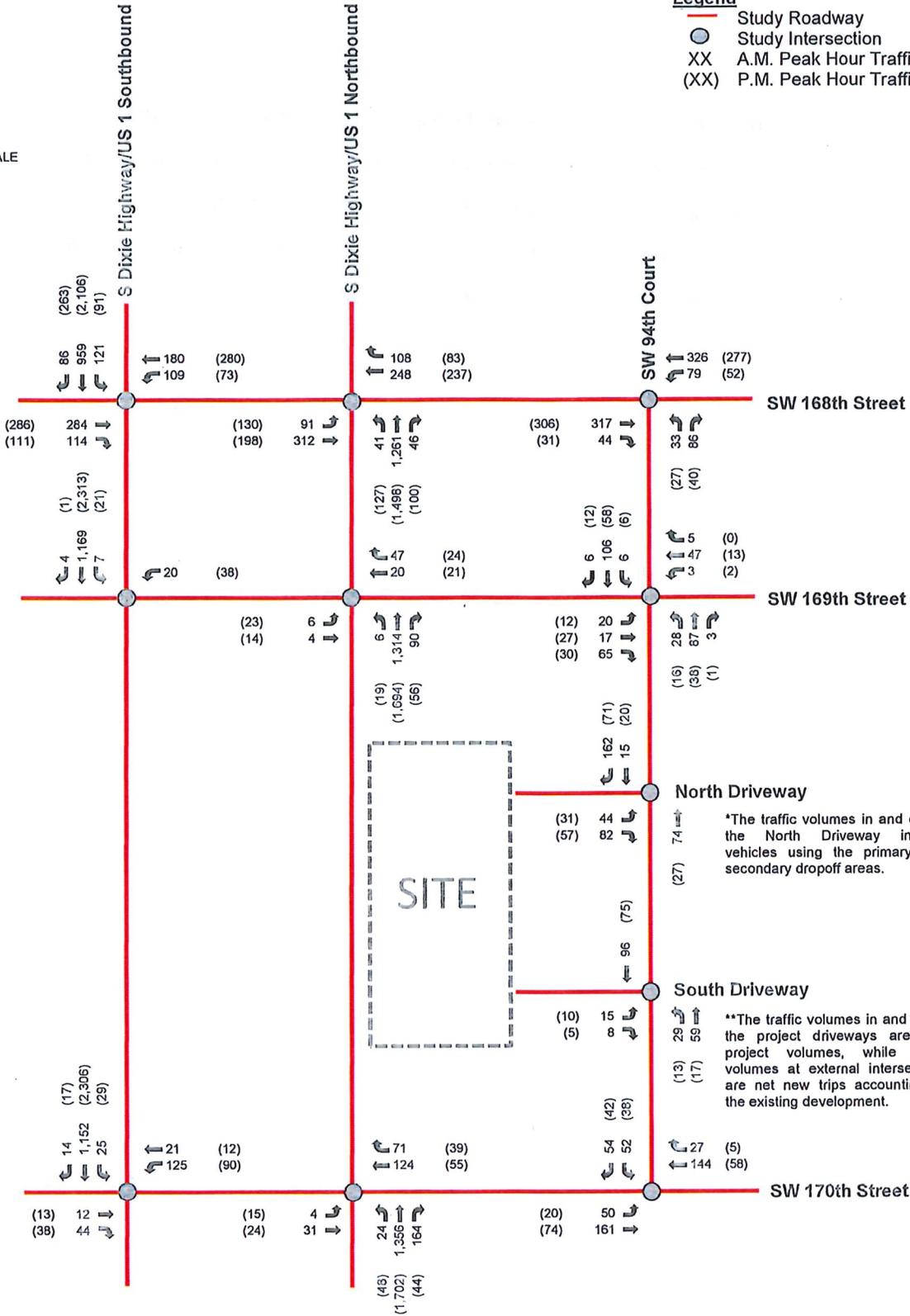
FUTURE TOTAL TRAFFIC

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.

Table 7: Surrogate School Observed 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.

Table 8: Proposed School Expected Accumulation				
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

Table 9: Proposed School Expected Accumulation				
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

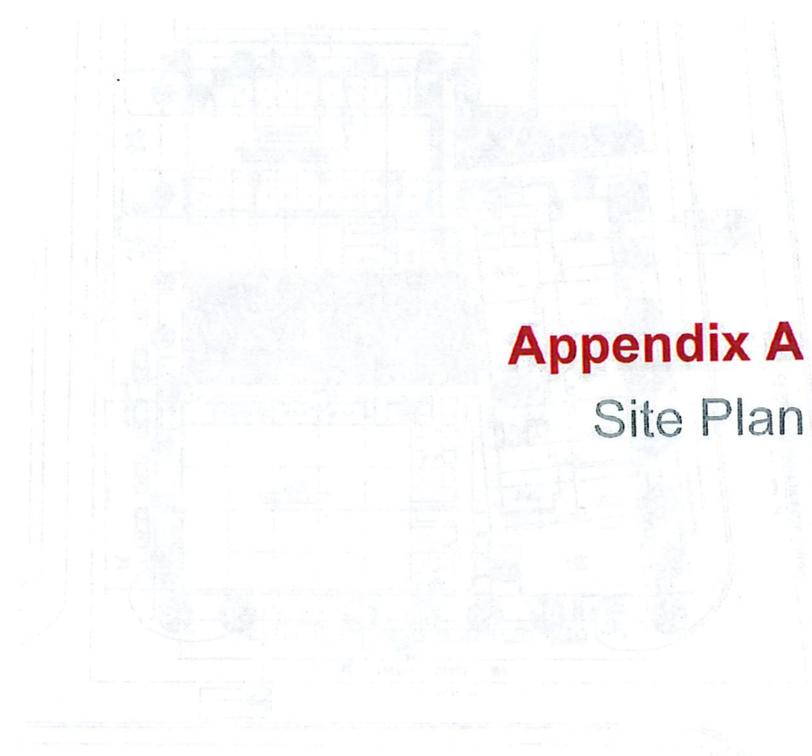
The property located within the northwest quadrant of the intersection of SW 170th Street and SW 94th Court located in Palmetto Bay, Florida is proposed to be redeveloped. The site proposed for redevelopment is currently occupied by 2,156 square feet of office space. The proposed redevelopment consists 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.

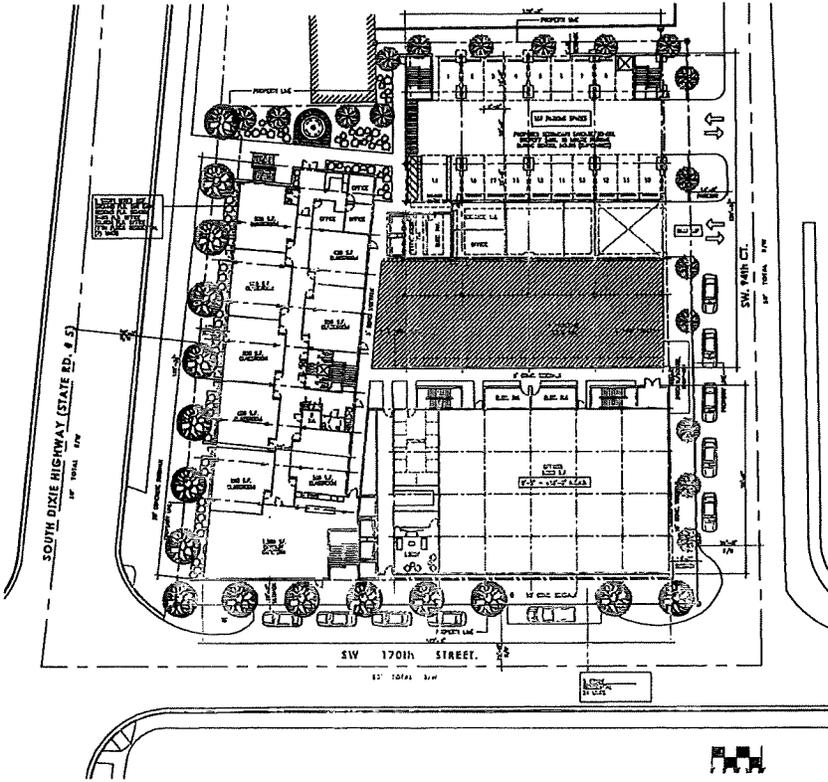
Trip generation calculations for the proposed redevelopment were performed using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. The project is expected to generate 336 net new weekday A.M. peak hour vehicular trips, and 182 net new weekday P.M. peak hour vehicular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



Appendix A
Site Plan



INDEX OF DRAWINGS

- ARCHITECTURAL**
- AL00 PROPOSED SITE PLAN
 - AL01 PROPOSED TRAFFIC CIRCULATION PLAN
 - AL02 PROPOSED LANDSCAPE PLAN
 - AL03 PROPOSED EXTERIOR FLOOR PLAN
 - AL04 PROPOSED INTERIOR FLOOR PLAN
 - AL05 PROPOSED ROOF FLOOR PLAN
 - AL06 PROPOSED FOUNDATION PLAN
 - AL07 PROPOSED SECTION ELEVATION
 - AL08 PROPOSED EXTERIOR ELEVATION
 - AL09 PROPOSED INTERIOR ELEVATION
 - AL10 PROPOSED SECTION ELEVATION
 - AL11 PROPOSED EXTERIOR ELEVATION
 - AL12 PROPOSED INTERIOR ELEVATION

ZONING DATA:

ZONING DISTRICT: DUV - Downtown General (DG) Sector
ZONE AREA: 42,811 SF
NET AREA: 42,811 SF
TOTAL: 12,120 SF
REAR YARD / 11.50 SF = 1.44 ACRES
1.44 ACRES = 31,500 SQUAR FEET
31,500 SQUAR FEET = 31 LOTS

PARKING:
REQUIREMENT: 21 UNITS x 1.5 = 31.5 SPACES
PROVIDED: 19 SPACES
DEFICIENCY: 12.5 SPACES

TOTAL = 113 SPACES

REQUIREMENT: 1.00 SPACES PER 1,000 SF
TOTAL = 42.8 SPACES

DEFICIENCY: 31.5 SPACES

TOTAL = 14 SPACES REQUIRED

NET AREA = 42,811 SF
PERCENTAGE OF SITE COVERED BY BUILDING = 28.12 SF / 42,811 SF = 0.66

TOTAL FLOOR AREA BY FLOOR:
GROUND FLOOR = 11,778 SF
SECOND FLOOR = 2,143 SF
THIRD FLOOR = 2,143 SF
FOURTH FLOOR = 2,143 SF
FIFTH FLOOR = 2,143 SF

OPEN SPACE REQUIREMENTS = 41,077 SF x 10% = 4,107 SF

GROUND FLOOR COVERAGE OF IMPROVED AREA:
21,118 SF x 10% COVERAGE REQUIREMENT = 2,112 SF
WALKWAYS = 2,100 SF

BUILDING HEIGHT = 5 FLOORS
1ST FLOOR = OFFICE/BUSINESS/OTHER
2ND FLOOR = OFFICE/BUSINESS/OTHER
3RD FLOOR = OFFICE/BUSINESS/OTHER
4TH FLOOR = OFFICE/BUSINESS/OTHER
5TH FLOOR = RESIDENTIAL

NOTICE:
 THIS PLAN IS THE PROPERTY OF DALIMA ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DALIMA ARCHITECTURE, INC.

DALIMA ARCHITECTURE

16899 South Dixie Highway
 Palmto Bay, Florida

DUV, Downtown General (DG) Sector
Mixed Use Development
16899 South Dixie Highway
Palmto Bay, Florida

REVISIONS

NO.	DATE	DESCRIPTION

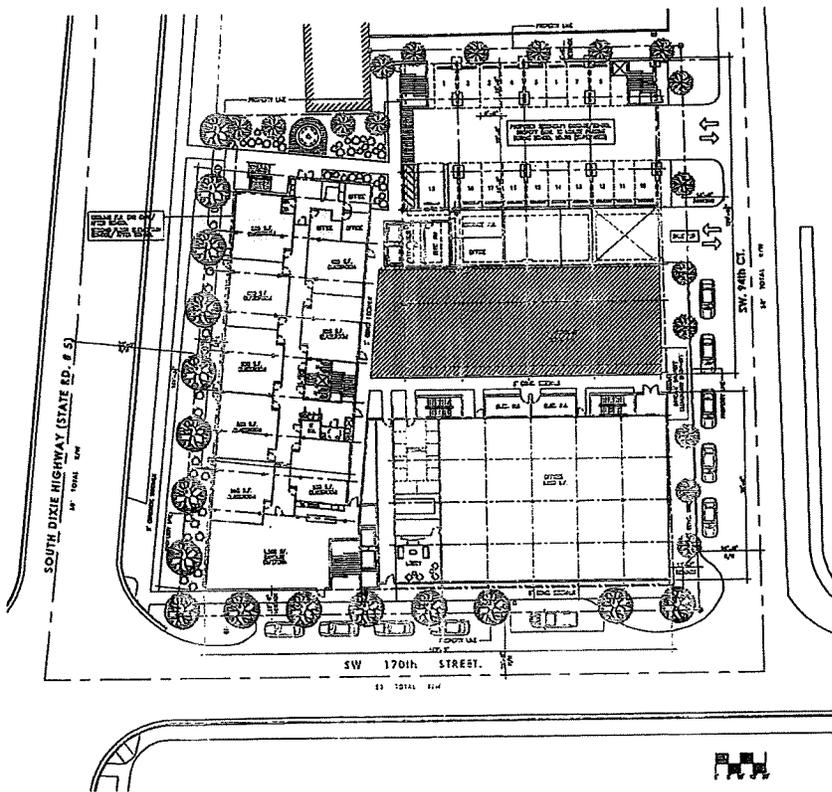
PROPOSED SITE PLAN

DATE: September 10, 2016
SCALE: AS SHOWN
PROJECT NO.: 16899

A1.00



DATE: 08/27/18
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN
 PROJECT NO: 18099



ADVISORY SCOPE ANALYSIS

WORKING PROCEDURE:

- STUDY WORKING GROUP: THERE WILL BE AT LEAST 1 TEACHER AND ADMINISTRATOR THAT GREET PARENTS AND STUDENTS
- A TEACHER TAKES THE STUDENTS TO THE CAFETERIA OR 2 ELEMENTARY ROOMS (STUDENTS GET ON TO THEIR RESPECTIVE CLASSROOMS)
- CLASS START APPROXIMATELY BETWEEN THE HOURS OF 7:30-8:00 AM
- THE P.E. COACH AND SHIRT HELP DIRECT TRAFFIC AND PARKING
- TEACHERS HELP STUDENTS WALK TO THE CAFETERIA FOR BREAKFAST
- OTHER STAFF REMAIN IN THE HALLWAYS TO DIRECT STUDENTS AND PARENTS
- AT APPROXIMATELY 8:00 AM ADMINISTRATION HAS COMPLETED THEIR TASK. THE EXTERIOR SCENE ARE ORDERED TO BE SECURE.

AFTERNOON PROCEDURE:

- AT APPROX 2:15 THE ADMINISTRATORS BEGIN TO PICK UP OF STUDENTS
- AT 2:30 P.M. GYMNASIUM BEGINS AND DUES AROUND 3:00 P.M.
- ADMINISTRATORS WALK WALKWAY TO ORGANIZATIONS. THERE ARE (2) LEVELS. THEY BEGIN WITH THE FIRST FLOOR AND GO WITH THE SECOND FLOOR.
- ADMINISTRATORS AND TEACHERS ARE OUTSIDE UNTIL 3:00 P.M. THEREAFTER, PARENTS LEAVE FROM THE FRONT OFFICE FOR PICK UP.
- AT 3:00 P.M. CLASS ROOMS AFTER 4:00 P.M. THEY ALL GATHER IN THE GYMNASIUM OFFICE.
- AFTER 4:00 P.M. FOR ELEMENTARY STUDENTS THE SECOND FLOOR ELEMENTARY OFFICES ARE COVERED BY ADMINISTRATORS AND TEACHERS TO KEEP RESPECTIVE CLASSROOMS FOR AFTER SCHOOL. SERVICES ARE PROVIDED WITH PICK UP.
- THE BUSSES ARE TO BE PICKED UP AT THE FRONT OFFICE AREA.
- PARENTS GO OUT FIRST TO THE MAIN OFFICE TO PICK UP THEIR CHILDREN.

STUDENT POPULATION:
 320 BUSINES/AFTER-SCHOOL @ GROUND FLOOR
 315 ELEMENTARY/AFTER-SCHOOL @ SECOND FLOOR
 TOTAL = 635 STUDENTS

NOTE:
 THIS PROJECT IS UNDER THE
 CONTROL OF THE PROJECT MANAGER
 AND SHALL BE KEPT UNDER
 CONTROL AT ALL TIMES.

DALIMA
 STUDIO
 ARCHITECTURE

1899 South Dixie Highway
 Palmiello Bay, Florida

DUV, Downtown General (DG) Sector
 Mixed Use Development
 1899 South Dixie Highway
 Palmiello Bay, Florida

REVISIONS

TRAFFIC PROCEDURE PLAN

DATE: August 27, 2018
 AS NOTED

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 
Alex Iliev, E.I. 

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)

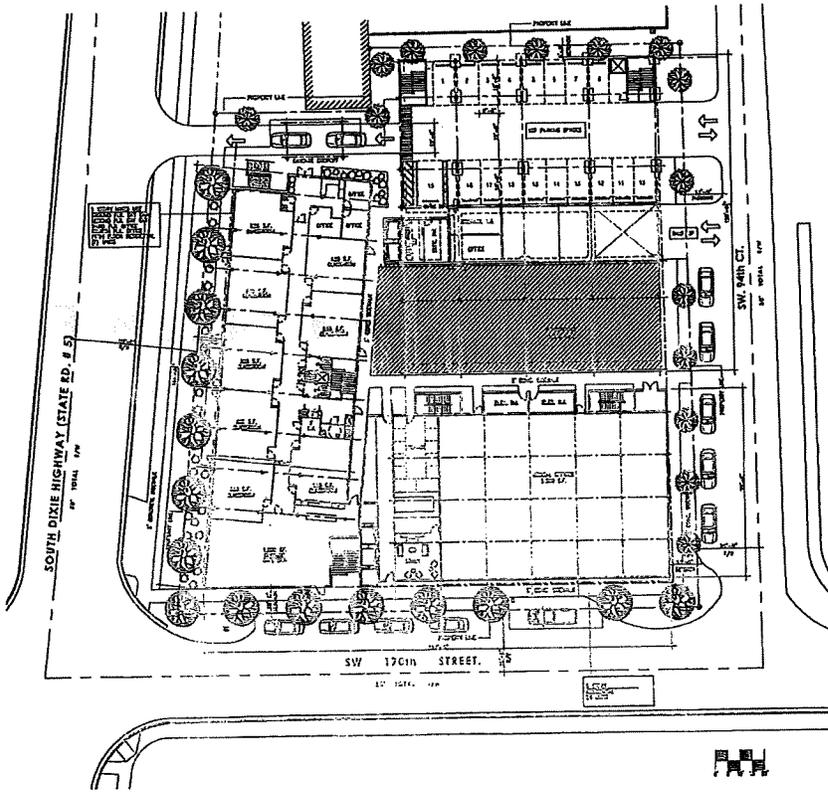
QUEUING ANALYSIS

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



INDEX OF DRAWINGS

- ARCHITECTURAL**
- A1.00 PROPOSED LANSCAPE PLAN
 - A1.01 PROPOSED SITE PLAN
 - A1.02 PROPOSED EXTERIOR FLOOR PLAN
 - A1.03 PROPOSED INTERIOR FLOOR PLAN
 - A1.04 PROPOSED ROOF FLOOR PLAN
 - A1.05 PROPOSED FINISH FLOOR PLAN
 - A1.06 PROPOSED SECTION AND ELEVATION
 - A1.07 EXTERIOR ELEVATIONS
 - A1.08 EXTERIOR ELEVATIONS
 - A1.09 EXTERIOR ELEVATIONS
 - A1.10 EXTERIOR ELEVATIONS

ZONING DATA:

ORDINANCE DISTRICT: DUV Downtown General (DG) Sector
 ZONING: DUV-G
 LOT AREA = 43,873 SF.
 NET AREA = 43,873 SF.
 TOTAL = 43,873 SF.
 BUILDING FLOOR AREA = 348,000 SF.
 1.5X EXCESS = 516,000 SF. = 21.84% EXCESS FLOOR AREA
 PROVIDES UNITS = 31 UNITS

PARKING:

PROVIDES 31 UNITS @ 1.5 = 47 SPACES
 1.5X EXCESS = 516,000 SF. / 420 = 12 SPACES
 TOTAL = 117 SPACES
 PROVIDES 117 STREET PARKING SPACES
 TOTAL = 117 SPACES

NET AREA = 43,873 SF.
 GROSS SPACE REQUIREMENTS = 43,873 SF. x 106 = 4,650,528 SF.

BUILDING HEIGHT = 8 FLOORS
 1ST FLOOR = OFFICE/RETAIL
 2ND FLOOR = OFFICE/RETAIL
 3RD FLOOR = OFFICE/RETAIL
 4TH FLOOR = OFFICE/RETAIL
 5TH FLOOR = OFFICE/RETAIL

NOTE:
 ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
 ALL MATERIALS SHALL BE OF QUALITY AS SPECIFIED IN THE DRAWINGS.
 THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 THE DRAWINGS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
 ANY REVISIONS SHALL BE INDICATED BY A REVISION TABLE AND SHALL BE APPROVED BY THE ARCHITECT.

DALMA
 ARCHITECTURE

16500 SW 17th Street, Suite 100
 Palmetto Bay, Florida 33157
 Phone: (305) 850-1111
 Fax: (305) 850-1112
 Email: info@dalma.com

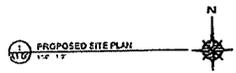
DUV, Downtown General (DG) Sector
 Mixed Use Development
 16999 South Dixie Highway
 Palmetto Bay, Florida

REVISIONS

NO.	DATE	DESCRIPTION

PROPOSED SITE PLAN

DESIGNED BY: M.C. BROWN
 ARCHITECT: A.R. BROWN
 DATE: August 10, 2018
 SCALE: AS NOTED
 SHEET: A1.00



Attachment B
Trip Generation Calculations

AM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY AM 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	Edison	Ceds	Scale	Units	Percent		In	Out	Total	Percent	In	Out	Total	Percent	In	Out	Total	Percent	In	Out	Total			
	ITE Land Use Code	Rate of Equation	Total:																						
1	Small Office Building	10	712	2156	311	83%	16%	3	1	4	3.2%	0	3	1	4	0.0%	0	3	1	4	0.0%	0	3	1	4
2																									
3																									
4																									
5																									
6																									
7																									
8																									
9																									
10																									
11																									
12																									
13																									
14																									
15																									
ITE Land Use Code		Rate of Equation		Total:																					
712		Y=1.92(X)																							

PROPOSED WEEKDAY AM 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	ITE Edison	ITE Ceds	ITE Scale	ITE Units	Percent		In	Out	Total	Percent	In	Out	Total	Percent	In	Out	Total	Percent	In	Out	Total			
	ITE Land Use Code	Rate of Equation		Total:																					
1	Multi-Family (Apt/Hud)	10	221	31	31	20%	74%	3	6	11	3.2%	0	3	6	11	0.0%	0	3	6	11	0.0%	0	3	6	11
2	General Office Building	10	710	10,748	311	83%	12%	36	6	42	3.2%	1	35	6	41	7.3%	3	24	4	33	0.0%	0	34	6	58
3	Day Care Center	10	565	220	311	53%	47%	65	75	160	3.2%	5	82	73	155	1.9%	3	60	72	152	0.0%	0	60	72	152
4	Elementary School	10	520	220	311	54%	46%	79	63	147	3.2%	6	76	66	142	1.9%	3	74	65	139	0.0%	0	74	65	139
5																									
6																									
7																									
8																									
9																									
10																									
11																									
12																									
13																									
14																									
15																									
ITE Land Use Code		Rate of Equation		Total:																					
221		LN(Y) = 0.83 LN(X) - 0.55																							
710		Y = 0.64(X) + 26.49																							
565		Y = 0.66(X) + 8.42																							
520		Y = 0.67(X)																							

NET NEW TRIPS	168	148	316
---------------	-----	-----	-----

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	Edges	Cuts	Scale	Units	Percent		In	Out	Total	Percent	TR	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
						In	Out																		
1	Smart Office Building	10	712	2,156	KSI	32%	68%	2	3	5	3.2%	0	2	3	5	0.0%	0				0.0%	0	2	3	5
2																									
3																									
4																									
5																									
6																									
7																									
8																									
9																									
10																									
11																									
12																									
13																									
14																									
15																									
ITE Land Use Code		Rate of 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	ITE Edges	ITE Cuts	ITE Feet	ITE Units	Percent		In	Out	Total	Percent	TR	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
						In	Out																		
1	Manufacturing (M4-High)	10	221	31	0.1	61%	39%	9	5	14	3.2%	0	9	5	14	42.9%	6	5	11	8	0.0%	0	5	3	8
2	General Office Building	10	710	16,726	SM	16%	84%	3	11	14	3.2%	1	3	17	20	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	220	STU	45%	55%	18	19	37	3.2%	1	16	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		Rate of Equation				Total:		101	123	224	3.2%	7	60	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)+0.33																							
565		LN(Y) = 0.67*LN(X)+0.23																							
520		Y=0.17(X)																							

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	Total % Reduction	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
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	1,818	+/-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 '-' 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 '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '**' 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.

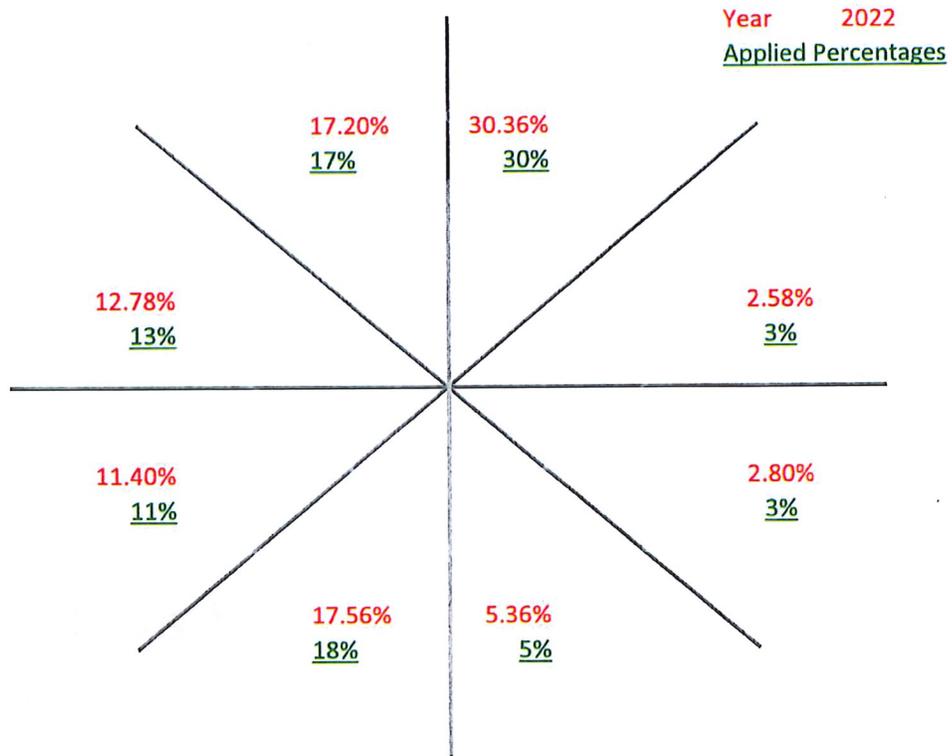


Attachment C

Trip Distribution

Category	Percentage	Count
North-Horizon	31%	100
East-Northeast	29%	90
East-Southeast	20%	60
South-Southeast	12%	35
South-Southwest	10%	30
West-Southwest	10%	30
West-Northeast	10%	30
Total	100%	300

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	821	61	133	247	706	290	313	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	

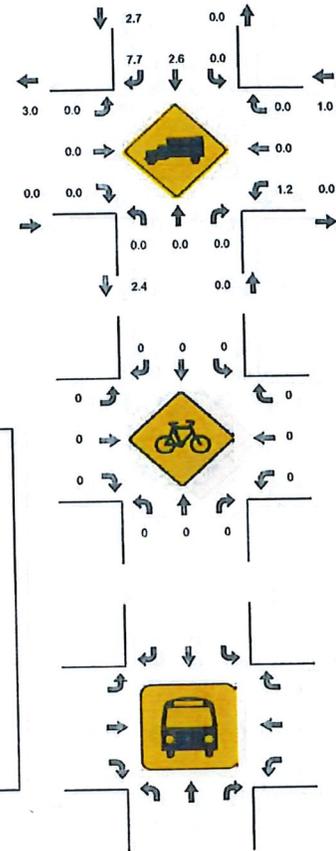
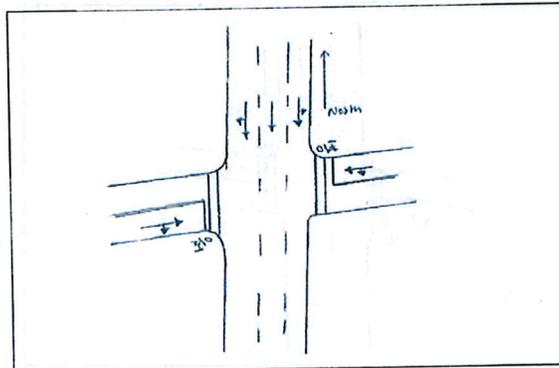
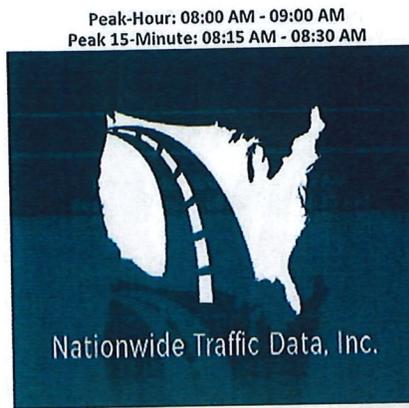
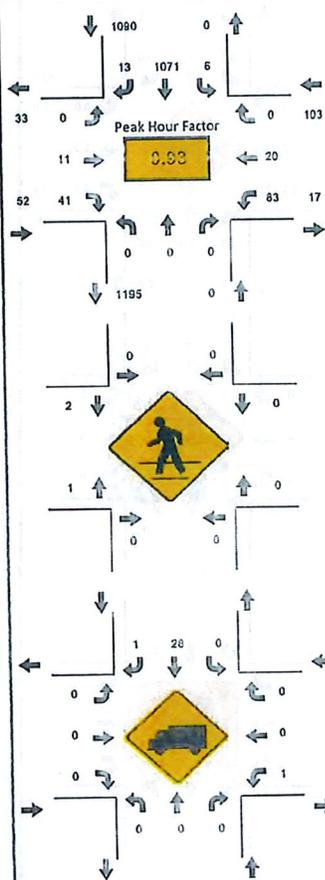
Turning Movement Counts

Appendix C
Traffic Data

Turning Movement Counts

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

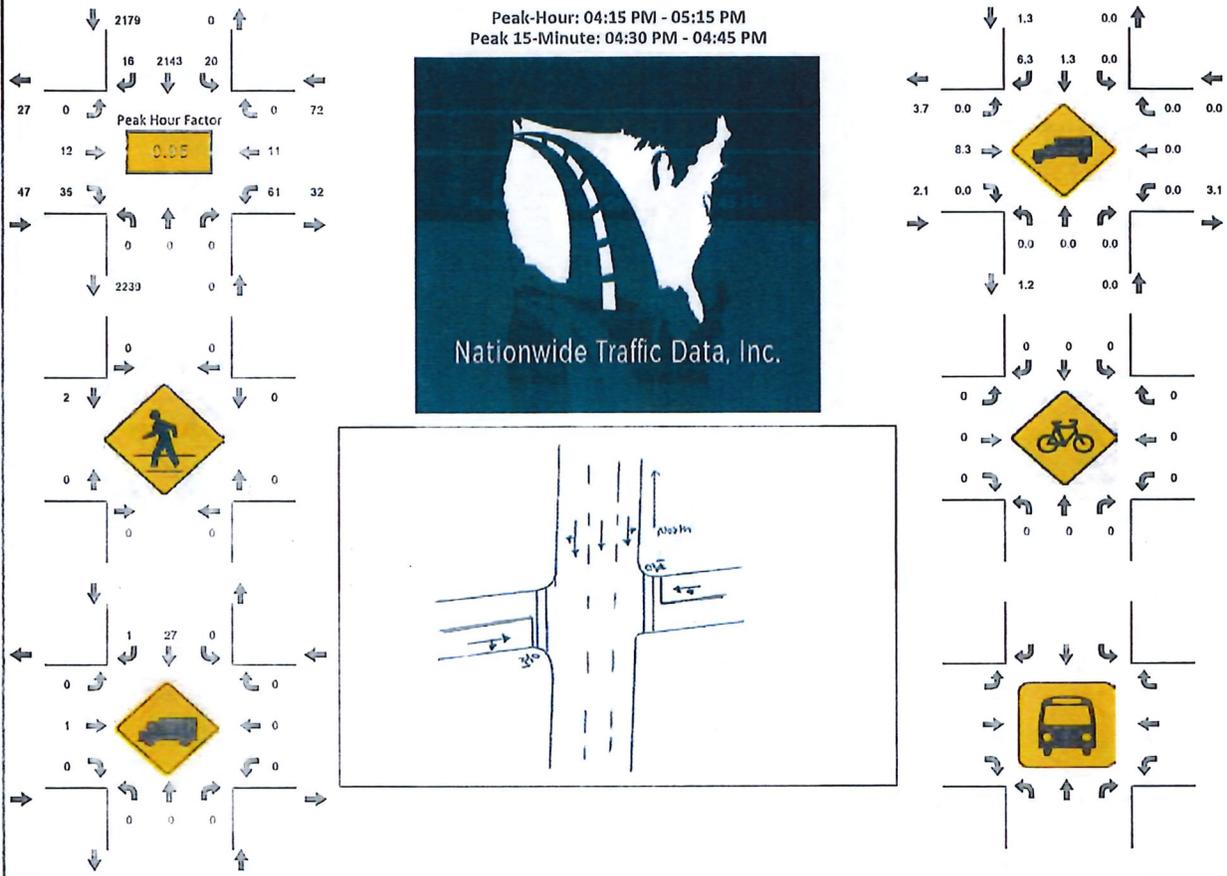
PROJECT ID: 19-1035-002
 DATE: 09/10/2019



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	288	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	18	0	0	28	5	0	0	0	312	620
08:45 AM	0	0	0	0	0	2	278	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*		
All Vehicles	0	0	0	0	0	12	1152	24	0	0	0	20	64	0	0	112	24	0	0	0	1408	
Heavy Trucks	0	0	0	0	0	0	40	4	0	0	0	0	0	0	0	4	0	0	0	0	48	
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	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

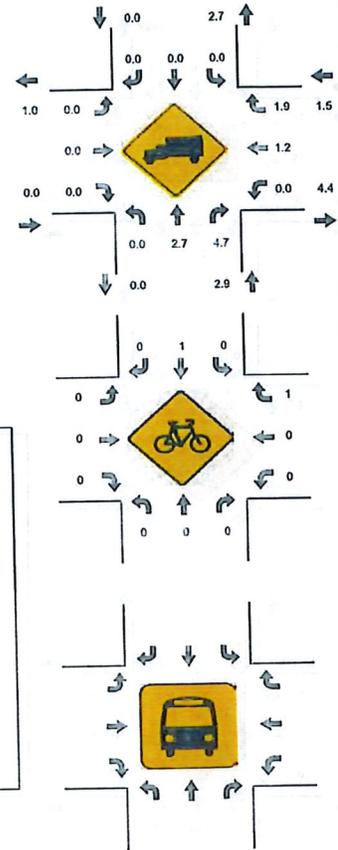
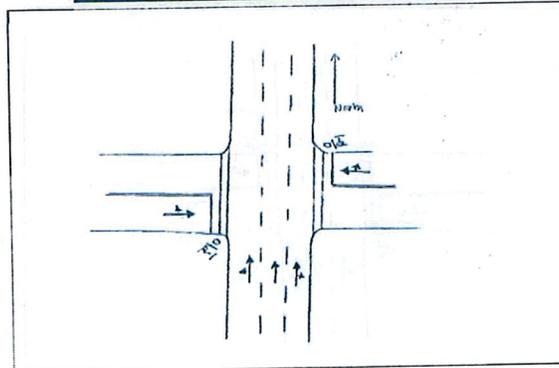
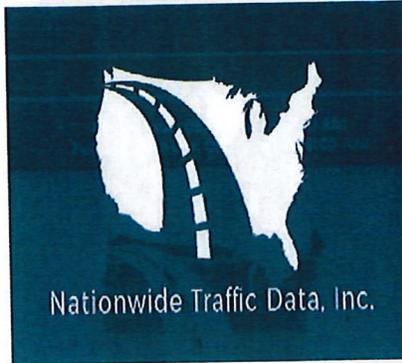
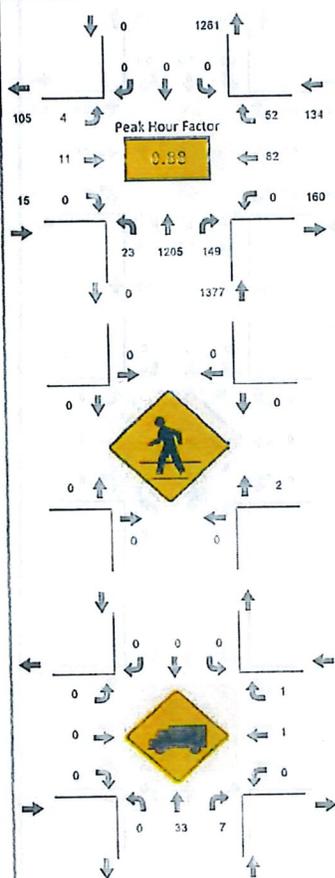


15-Min Count Period Beginning At	S Dixie Hwy/US 1 SB Northbound					S Dixie Hwy/US 1 SB Southbound					SW 170th St Eastbound					SW 170th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	0	0	0	0	9	521	5	0	0	0	2	5	0	0	15	5	0	0	0	562	2293
04:15 PM	0	0	0	0	0	9	517	2	0	0	0	3	8	0	0	18	3	0	0	0	588	2298
04:30 PM	0	0	0	0	0	2	564	4	0	0	0	3	8	0	0	18	3	0	0	0	602	2278
04:45 PM	0	0	0	0	0	2	505	4	0	0	0	4	10	0	0	13	2	0	0	0	541	2235
05:00 PM	0	0	0	0	0	7	526	6	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	
	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	35	2256	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	8	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	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 170th St
 CITY/STATE: Palmetto Bay, FL

PROJECT ID: 19-1035-001
 DATE: 09/10/2019

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

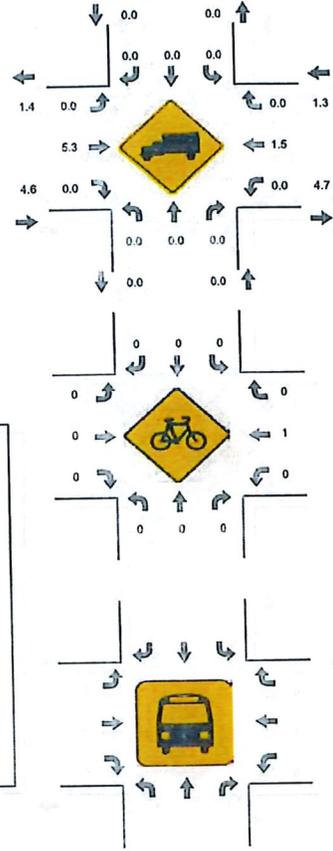
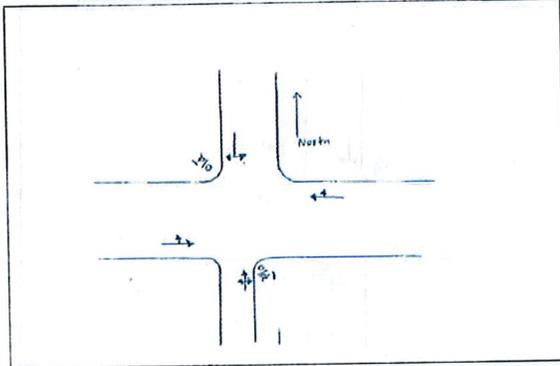
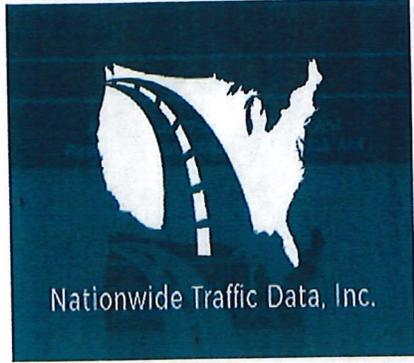
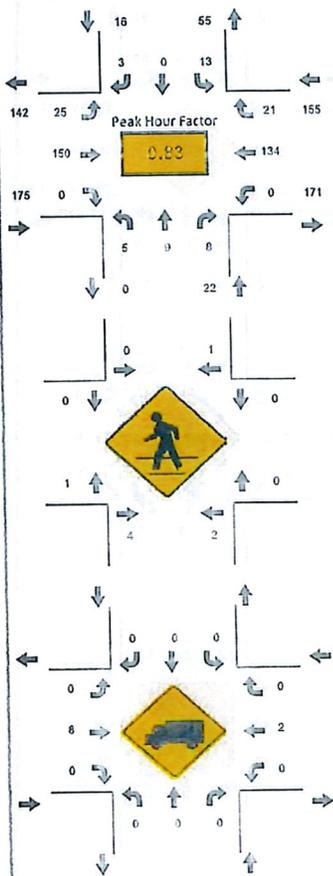


15-Min Count Period Beginning At	S Dixie Hwy/US 1 NB Northbound					S Dixie Hwy/US 1 NB Southbound					SW 170th St Eastbound					SW 170th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	185	7	0		0	0	0	0		1	2	0	0		0	2	4	0		201	1130
07:15 AM	5	293	6	0		0	0	0	0		1	3	0	0		0	5	4	0		317	1311
07:30 AM	5	267	31	0		0	0	0	0		0	1	0	0		0	14	5	0		323	1360
07:45 AM	5	208	43	0		0	0	0	0		2	3	0	0		0	14	14	0		289	1379
08:00 AM	4	285	54	0		0	0	0	0		0	0	0	0		0	26	13	0		382	1526
08:15 AM	3	278	37	0		0	0	0	0		3	5	0	0		0	25	17	0		366	1144
08:30 AM	9	271	27	0		0	0	0	0		0	2	0	0		0	22	11	0		342	778
08:45 AM	7	373	31	0		0	0	0	0		1	4	0	0		0	9	11	0		436	436
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	36	1492	218	0		0	0	0	0		12	20	0	0		0	104	63	0		1948	
Heavy Trucks	0	44	12			0	0	0			0	0	0			0	4	4			64	
Pedestrians	0					0					0					4					4	
Bicycles	0	0	0			0	4	0			0	0	0			0	0	4			8	
Railroad Stopped Buses																						

LOCATION: SW 94th Ct & SW 170th St
 CITY/STATE: Palmetto Bay, FL

PROJECT ID: 19-1035-003
 DATE: 09/10/2019

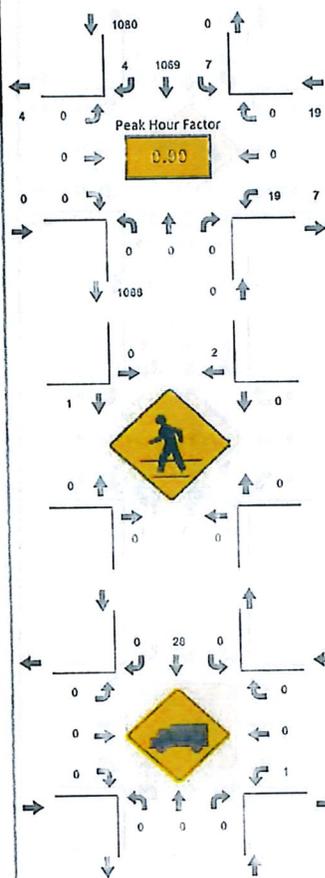
Peak-Hour: 07:45 AM - 08:45 AM
 Peak 15-Minute: 08:00 AM - 08:15 AM



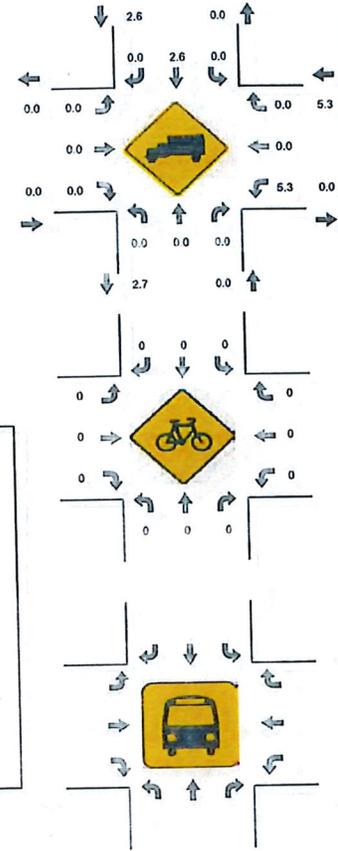
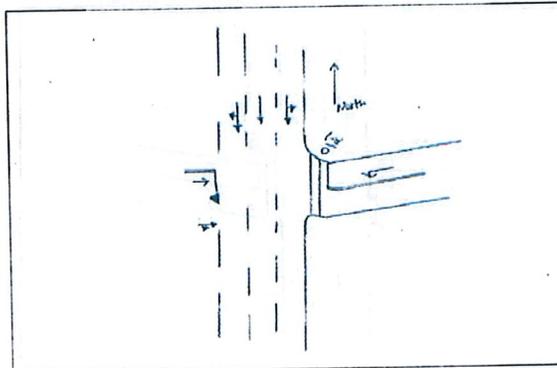
15-Min Count Period Beginning At	SW 94th Ct Northbound					SW 94th Ct Southbound					SW 170th St Eastbound					SW 170th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	1	2	0	0		2	0	0	0		3	5	0	1		0	3	4	0		21	193
07:15 AM	2	1	1	0		2	0	0	0		2	6	0	0		0	7	1	0		22	283
07:30 AM	1	0	2	0		0	0	3	0		2	31	0	0		0	21	3	1		64	366
07:45 AM	1	5	1	0		4	0	1	0		7	41	0	0		0	24	2	0		86	368
08:00 AM	0	3	5	0		2	0	1	0		7	47	0	1		0	40	5	0		111	352
08:15 AM	1	1	1	0		4	0	1	0		7	36	0	0		0	42	10	0		105	241
08:30 AM	3	0	1	0		3	0	0	0		3	2	0	0		0	26	4	0		66	136
08:45 AM	0	1	0	0		1	0	1	0		2	33	0	0		0	28	4	0		70	70
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	20	0		18	0	4	0		28	188	0	4		0	168	40	0		500	
Heavy Trucks	0	0	0			0	0	0			0	12	0			0	4	0			16	
Pedestrians		16					4					4					0				24	
Bicycles	0	0	0			0	0	0			0	0	0			0	4	0			4	
Railroad																						
Stopped Buses																						

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

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



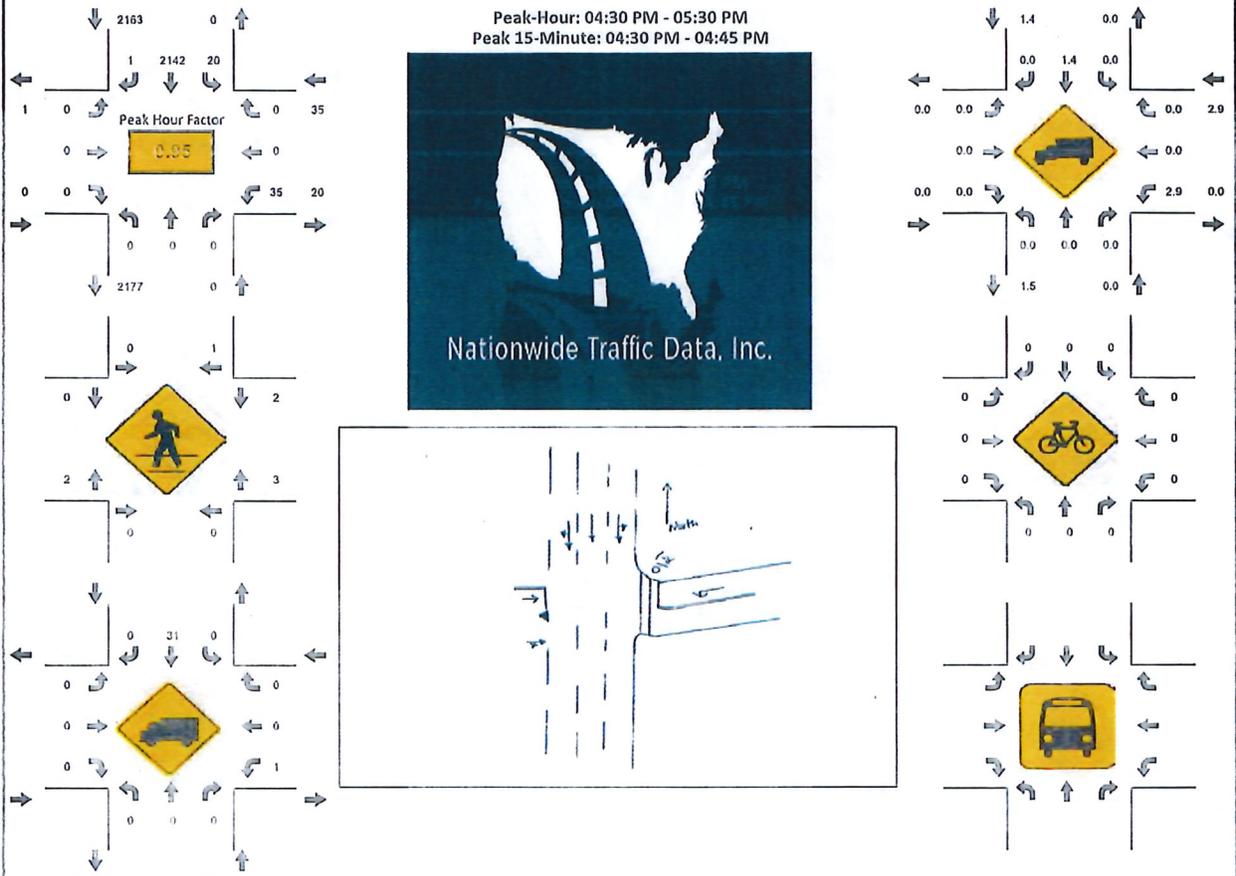
Peak-Hour: 08:00 AM - 09:00 AM
 Peak 15-Minute: 08:15 AM - 08:30 AM



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	2	0	0	0	0	239	1066
07:45 AM	0	0	0	0	0	7	259	1	0	0	0	0	0	0	0	5	0	0	0	0	272	1085
08:00 AM	0	0	0	0	0	2	233	0	0	0	0	0	0	0	0	8	0	0	0	0	249	1099
08:15 AM	0	0	0	0	0	3	294	4	0	0	0	0	0	0	0	5	0	0	0	0	306	850
08:30 AM	0	0	0	0	0	1	270	0	0	0	0	0	0	0	0	4	0	0	0	0	268	544
08:45 AM	0	0	0	0	0	1	260	0	0	0	0	0	0	0	0	2	0	0	0	0	266	266
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	12	1176	13	0	0	0	0	0	0	0	32	0	0	0	0	1236	
Heavy Trucks	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	4	0	0	0	0	44	
Pedestrians	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
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

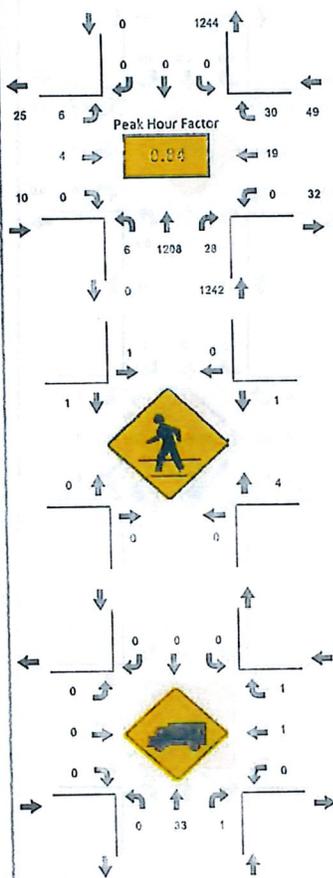
PROJECT ID: 19-1035-004
 DATE: 09/10/2019



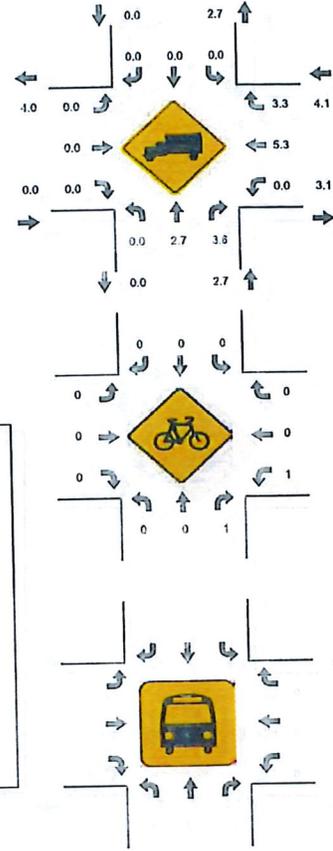
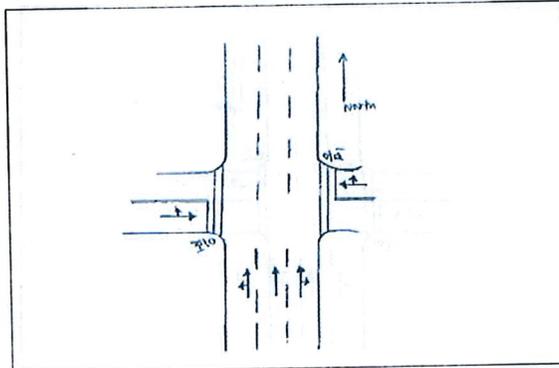
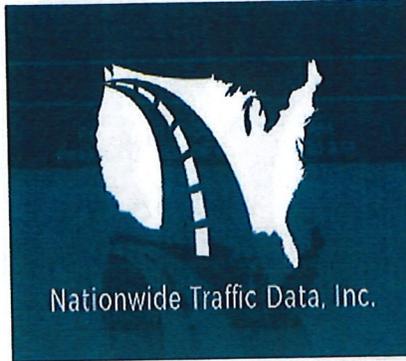
15-Min Count Period Beginning At	S Dixie Hwy/US 1 SB Northbound					S Dixie Hwy/US 1 SB Southbound					SW 169th St Eastbound					SW 169th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	0	0	0	0	4	537	0	0	0	0	0	0	0	0	10	1	0	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	585	0	0	0	0	0	0	0	0	15	0	0	0	0	581	2198
04:45 PM	0	0	0	0	0	7	522	0	0	0	0	0	0	0	0	5	0	0	0	0	505	2144
05:00 PM	0	0	0	0	0	6	526	0	0	0	0	0	0	0	0	9	0	0	0	0	541	2151
05:15 PM	0	0	0	0	0	8	520	0	0	0	0	0	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	
	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	28	2280	4	0	0	0	0	0	0	0	60	0	0	0	0	2352	
Heavy Trucks	0	0	0	0	0	0	48	0	0	0	0	0	0	0	0	4	0	0	0	0	52	
Pedestrians	0	0	0	0	0	0	4	0	0	0	8	0	0	0	0	16	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



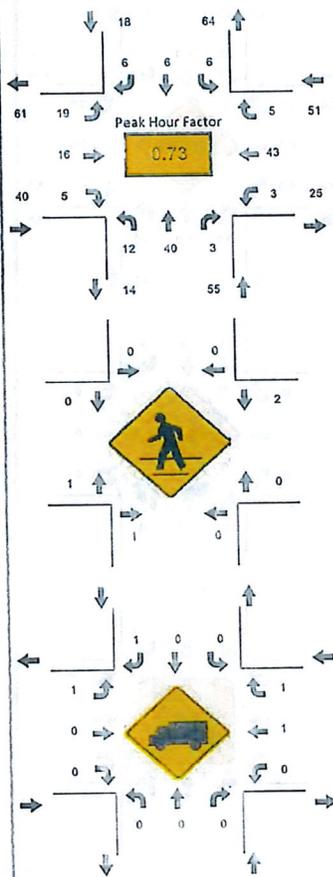
Peak-Hour: 08:00 AM - 09:00 AM
 Peak 15-Minute: 08:45 AM - 09:00 AM



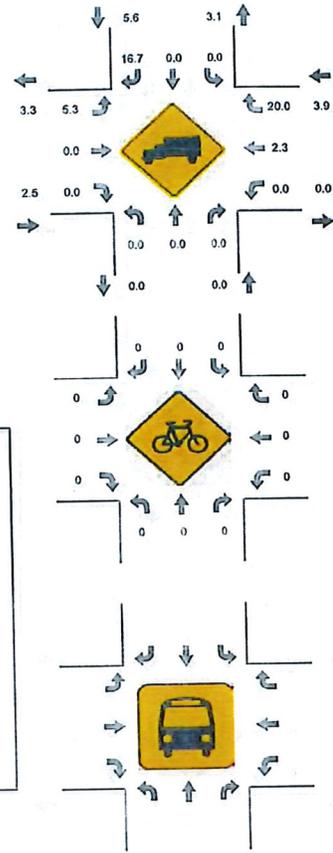
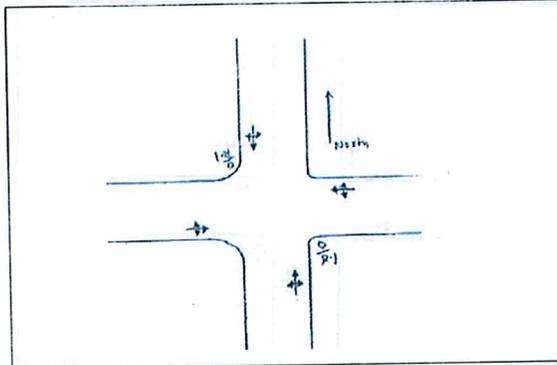
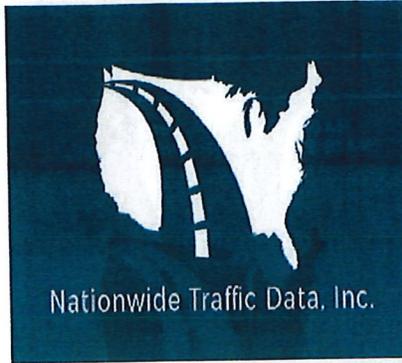
15-Min Count Period Beginning At	S Dixie Hwy/US 1 NB Northbound					S Dixie Hwy/US 1 NB Southbound					SW 169th St Eastbound					SW 169th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	174	3	0		0	0	0	0		2	2	0	0		0	4	6	0		191	1016
07:15 AM	2	294	9	0		0	0	0	0		1	2	0	0		0	0	1	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	274	4	0		0	0	0	0		1	1	0	0		0	9	9	0		298	1301
08:15 AM	0	292	5	0		0	0	0	0		1	2	0	0		0	3	15	0		322	1003
08:30 AM	0	277	11	0		0	0	0	0		2	0	0	0		0	4	4	0		296	681
08:45 AM	3	366	6	0		0	0	0	0		2	1	0	0		0	3	2	0		385	385
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	1464	44	0		0	0	0	0		8	8	0	0		0	36	60	0		1632	
Heavy Trucks	0	44	4	0		0	0	0	0		0	0	0	0		0	4	4	0		56	
Pedestrians	0	0	0	0		0	0	4	0		0	4	0	0		0	8	0	0		16	
Bicycles	0	0	4	0		0	0	0	0		0	0	0	0		4	0	0	0		3	
Railroad																						
Stopped Buses																						

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

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



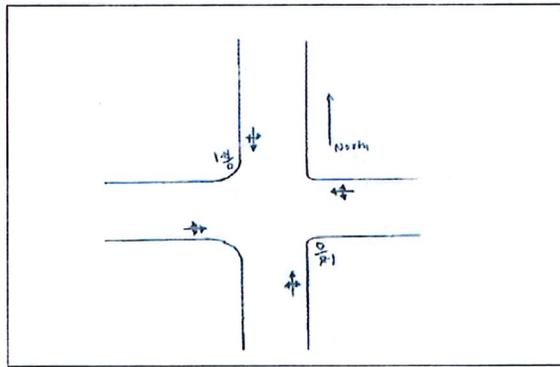
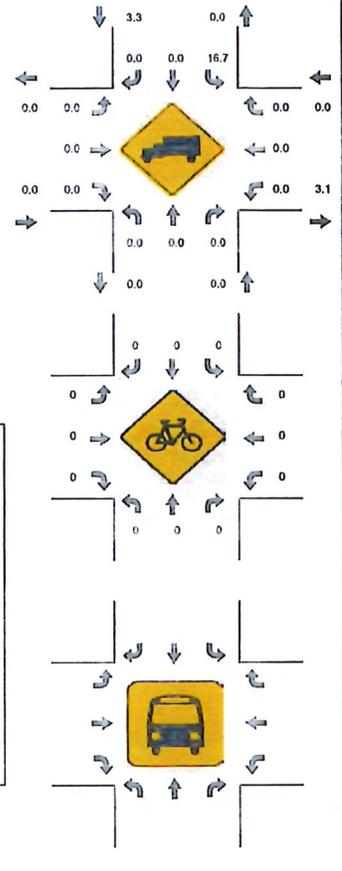
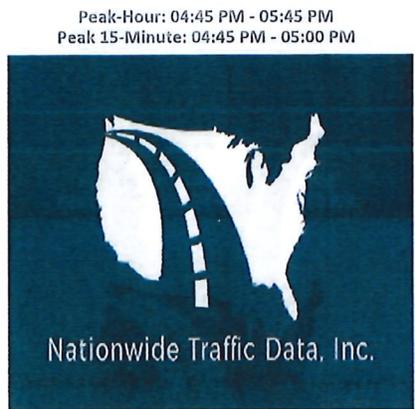
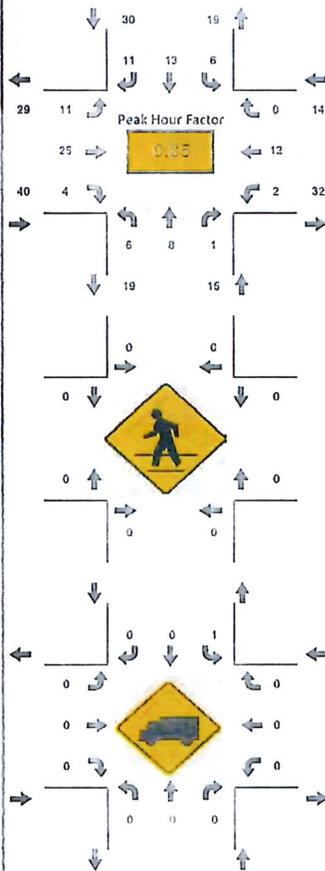
Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 08:15 AM - 08:30 AM



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*		
07:00 AM	2	7	1	0		0	1	5	0		1	2	1	0		0	5	0	0		25	107
07:15 AM	1	5	0	0		0	2	0	0		5	2	0	0		0	2	0	0		17	125
07:30 AM	0	5	0	0		2	1	0	0		2	7	0	0		0	7	0	0		27	164
07:45 AM	3	8	2	0		2	2	2	0		5	3	0	0		0	6	1	0		33	163
08:00 AM	4	11	1	0		1	1	0	0		4	2	0	0		2	18	1	0		43	152
08:15 AM	5	13	0	0		1	2	4	0		7	4	2	0		1	14	3	0		56	109
08:30 AM	3	5	0	0		2	0	0	0		3	2	2	0		0	9	0	0		26	53
08:45 AM	2	6	0	0		0	2	3	0		4	6	1	0		0	2	1	0		27	27
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	20	52	8	0		8	8	16	0		23	23	12	0		8	64	12	0		264	
Heavy Trucks	0	0	0			0	0	4			4	0	0			0	4	4			16	
Pedestrians	4					0		0			4					0	8				16	
Bicycles	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

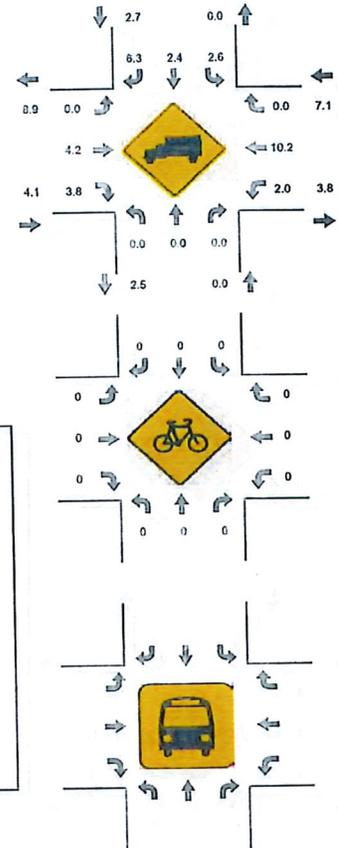
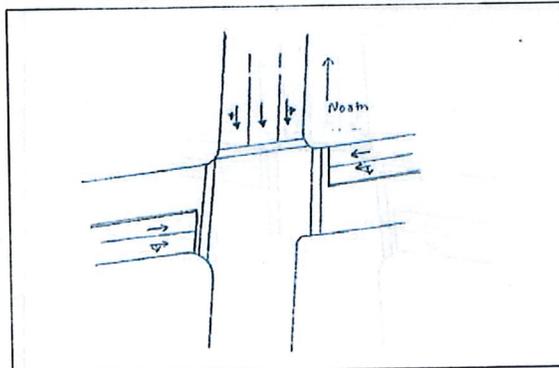
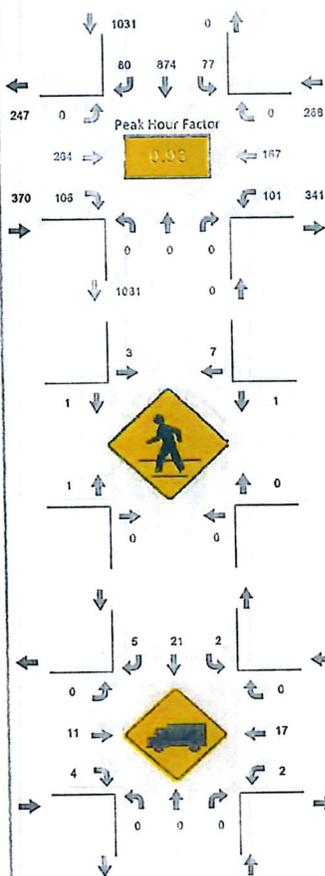


15-Min Count Period Beginning At	SW 94th Ct Northbound					SW 94th Ct Southbound					SW 169th St Eastbound					SW 169th St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	1	1	0	0	0	0	1	2	0	0	0	5	3	0	0	0	4	0	0	0	17	88
04:15 PM	1	4	0	0	0	1	3	2	0	0	0	7	1	0	0	0	5	0	0	0	24	91
04:30 PM	0	0	0	0	0	1	2	5	0	0	5	4	1	0	0	0	0	0	0	0	18	92
04:45 PM	3	2	0	0	0	0	5	2	0	0	4	7	2	0	0	0	4	0	0	0	29	99
05:00 PM	2	1	0	0	0	0	3	0	0	0	2	7	2	0	0	0	2	0	0	0	20	89
05:15 PM	1	0	0	0	0	4	0	0	0	0	2	0	0	0	0	1	0	0	0	0	25	69
05:30 PM	0	0	0	0	0	2	0	0	0	0	3	2	0	0	0	1	0	0	0	0	25	44
05:45 PM	1	3	0	0	0	1	6	2	0	0	0	3	1	0	0	0	2	0	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	0	16	24	15	0	0	13	32	8	0	0	4	16	0	0	0	168	
Heavy Trucks	0	0	0	0	0	4	0	0	0	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	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 168th St
 CITY/STATE: Palmetto Bay, FL

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

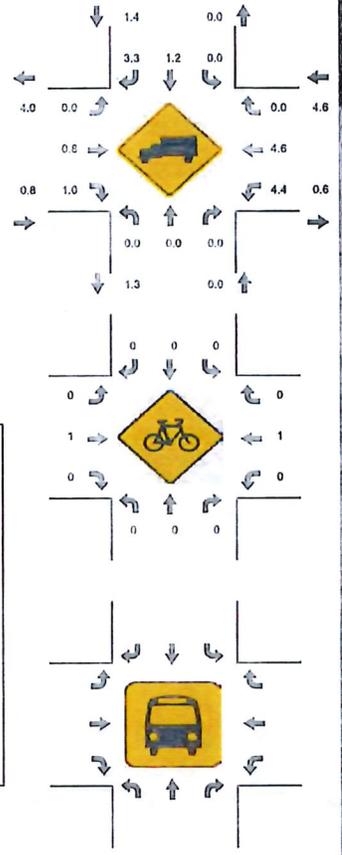
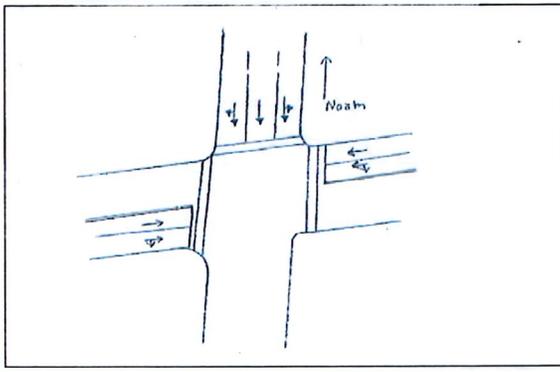
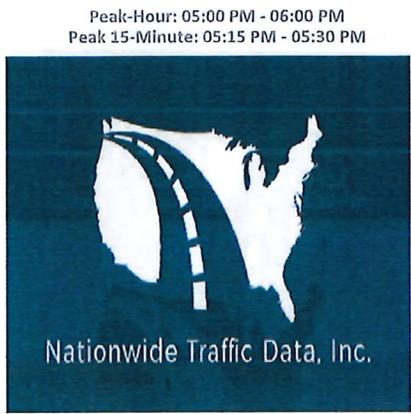
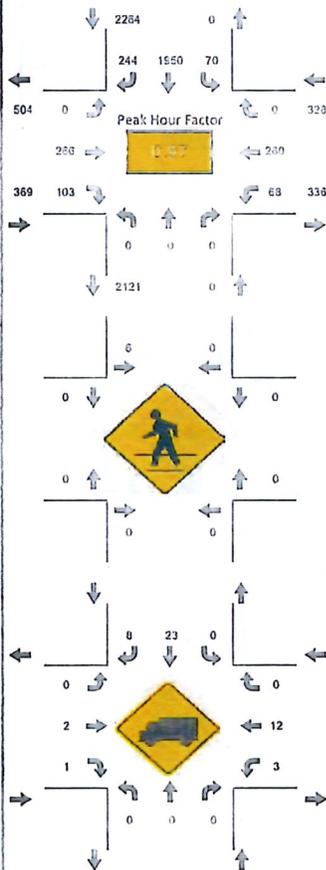
Peak-Hour: 08:00 AM - 09:00 AM
 Peak 15-Minute: 08:15 AM - 08:30 AM



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	79	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	158	15	0	0	0	68	22	0	0	30	45	0	0	0	406	820
08:45 AM	0	0	0	0	0	25	220	21	0	0	0	50	35	0	0	25	40	0	0	0	414	414
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	92	1008	100	0	0	0	316	140	0	0	120	180	0	0	0	1556	
Heavy Trucks	0	0	0	0	0	8	40	8	0	0	0	16	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

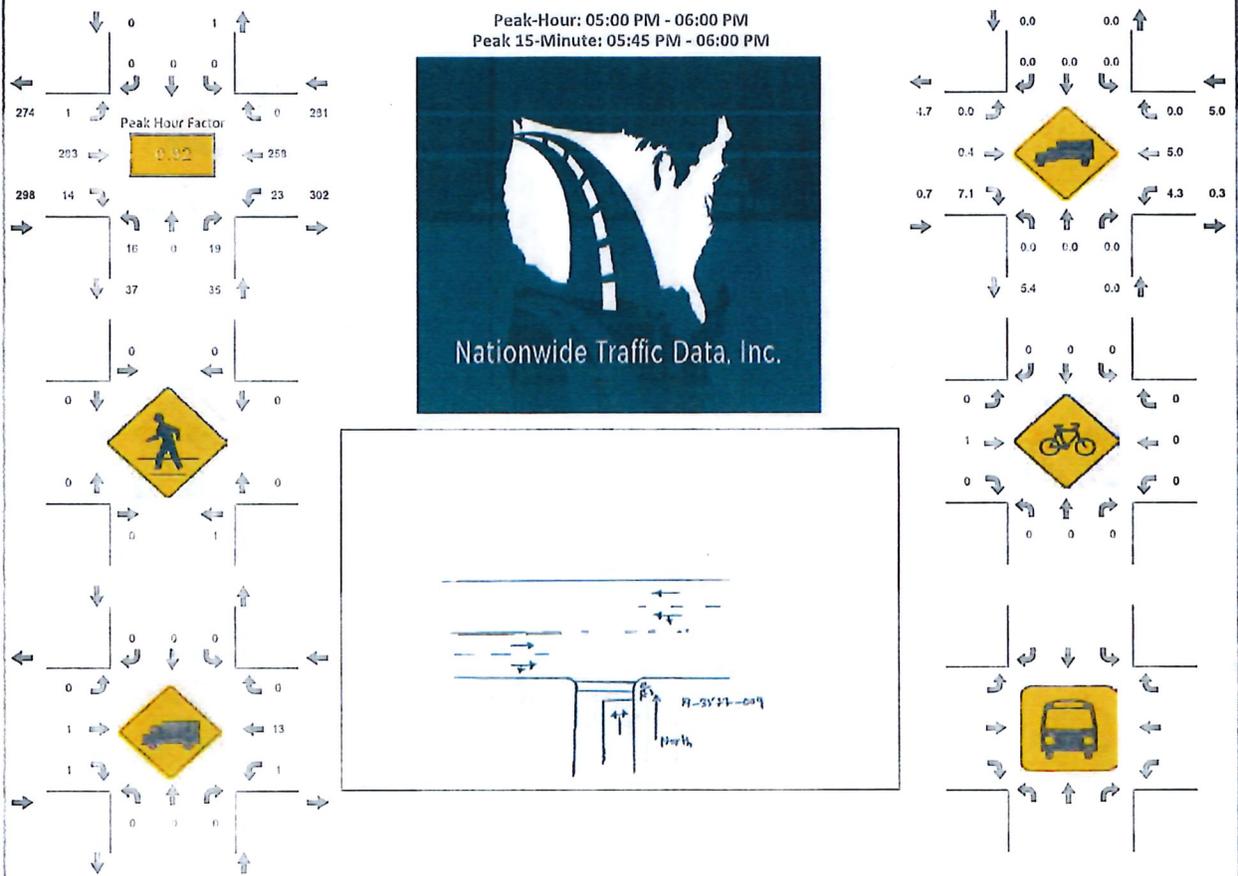
PROJECT ID: 19-1035-007
 DATE: 09/10/2019



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		21	498	48	0		0	65	23	0		18	54	0	0		727	2931
04:15 PM	0	0	0	0		16	502	65	0		0	48	23	0		31	60	0	0		745	2930
04:30 PM	0	0	0	0		21	509	53	0		0	45	30	0		27	59	0	0		744	2945
04:45 PM	0	0	0	0		19	464	54	0		0	58	28	0		21	71	0	0		715	2930
05:00 PM	0	0	0	0		13	495	65	0		0	59	26	0		16	52	0	0		726	2961
05:15 PM	0	0	0	0		22	501	65	0		0	55	29	0		18	72	0	0		760	2235
05:30 PM	0	0	0	0		15	472	54	0		0	75	28	0		22	64	0	0		729	1475
05:45 PM	0	0	0	0		20	491	52	0		0	77	22	0		12	72	0	0		748	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		88	2004	260	0		0	308	116	0		88	263	0	0		3152	
Heavy Trucks	0	0	0	0		0	23	12		0	4	4		4	16	0		68				
Pedestrians	0	0	0	0		16				0				0				16				
Bicycles	0	0	0	0		0	0	0		0	4	0		0	4	0		8				
Railroad																						
Stopped Buses																						

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	3	0	3	0	0	0	0	0	0	0	0	57	0	0	0	5	66	0	0	0	134	614
05:15 PM	2	0	4	0	0	0	0	0	0	0	0	65	1	1	0	5	73	0	0	0	157	480
05:30 PM	5	0	4	0	0	0	0	0	0	0	0	77	3	0	0	5	55	0	0	0	157	323
05:45 PM	6	0	4	0	0	0	0	0	0	0	0	84	4	0	0	8	60	0	0	0	156	166
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	24	0	32	0	0	0	0	0	0	0	0	335	23	4	0	32	292	0	0	0	748	
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	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
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

MOCF: 0.96
 PSCF

WEEK	DATES	SF	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 Compatibility (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 No
 Interlock CRC
 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	1	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Phases	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	1	.	.	.	X	X	.	.	.	.	.	.	.	.	.	.
Must	2	.	.	.	X	X	.	.	.	.	.	.	.	.	.	.
Gap	3	.	.	.	.	X	X	.	.	.	.	.	.	.	.	.
With	4	.	.	.	.	.	X	X	.	.	.	.	.	.	.	.
Phase	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	X
3	3	V	.	.	.	+	Red	X	.
4	4	V	.	.	.	+	Red	X	.
5	0	+	.	.	.
6	6	V	.	.	.	+	Yel	X	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



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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
Walk:2	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
Dyn 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 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 V/t	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
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	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										
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 No
 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
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	190s	135s	0s	0s

Misc. Data
 Veh Perm 1 0 Veh Perm 2 0 Veh Perm 2 Disp 0
 Split Demand Pat 1 0 Split Demand Pat 2 0 Crossing Arterial Pat 0

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
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 No
 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
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	150s	97s	0s	0s

Misc. Data
 Veh Perm 1 0 Veh Perm 2 0 Veh Perm 2 Disp 0
 Split Demand Pat 1 0 Split Demand Pat 2 0 Crossing Arterial Pat 0

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

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 Split Demand 0 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 Split Demand 0 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 Plan 0 Ped Det Diag 0
 Dimming Enable No Pmt Veh Priority No
 Ret
 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 - 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 Plan 0 Ped Det Diag 0
 Dimming Enable No Pmt Veh Priority No
 Ret
 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 - 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 0
 Plan Plan 0
 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 - 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 0
 Plan Plan 0
 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	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Miami-Dade, FL



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

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	18:30
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		

Robert D. Wood Johnson Foundation

Appendix D

Growth Rate Calculations

FDOT Historical Growth Trends

FDOT Growth Rate Summary

Station Number	Location	Historic Growth- Linear				Historic Growth- Exponential				Historic Growth-Decaying Exponential			
		5-year	R-squared	10-year	R-squared	5-year	R-squared	10-year	R-squared	5-year	R-squared	10-year	R-squared
2562	SR 5/US 1/5 Dade Highway Southbound -- 300 feet south of SW 174th Street	-1.80%	81.76%	-0.69%	17.49%	-1.85%	82.49%	-0.67%	17.10%	-2.01%	94.22%	-0.48%	7.88%
2563	SR 5/US 1/5 Dade Highway Northbound -- 300 feet south of SW 174th Street	-0.50%	32.14%	-1.54%	26.48%	-0.51%	32.40%	-1.50%	27.56%	-0.42%	30.82%	-1.44%	20.21%
8127	SW 166th Street -- 200 feet west of SW 87th Avenue	-1.10%	11.45%			-1.12%	12.03%			-0.38%	1.88%		
8277	SW 166th Street -- 200 feet west of US 1	-0.76%	3.95%			-0.77%	4.56%			-0.28%	0.46%		
Total		-1.04%	32.33%	-1.12%	21.98%	-1.06%	32.87%	-1.08%	22.33%	-0.77%	31.85%	-0.96%	14.05%

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

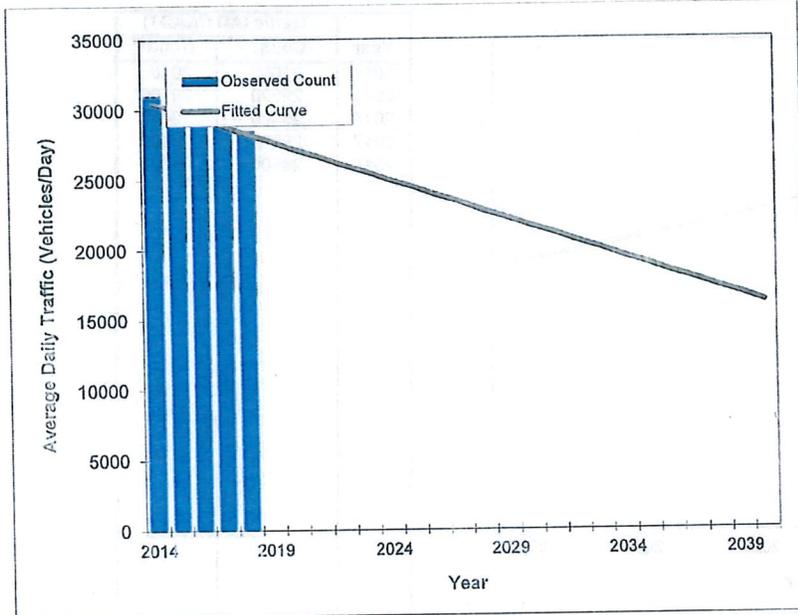
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*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

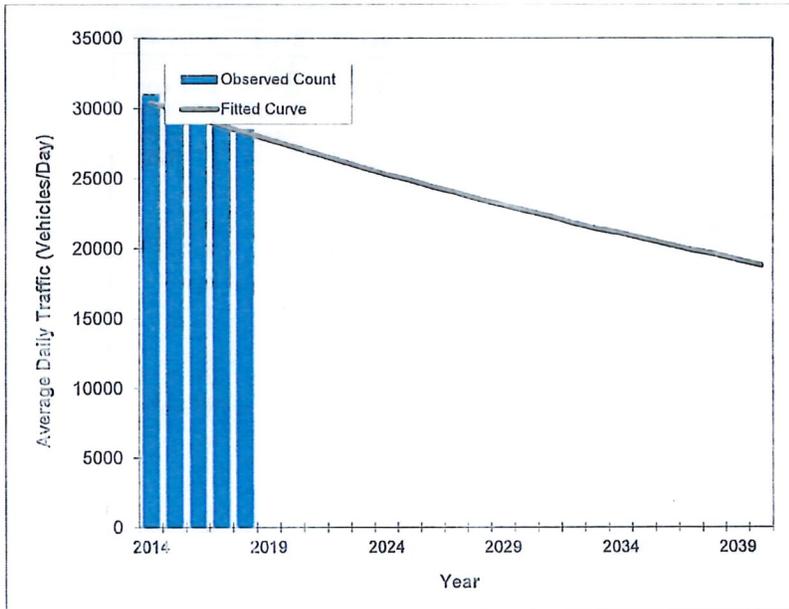
Trend R-squared:	81.76%
Trend Annual Historic Growth Rate:	-1.80%
Printed:	28-Aug-19
Straight-Line Growth Option	

*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

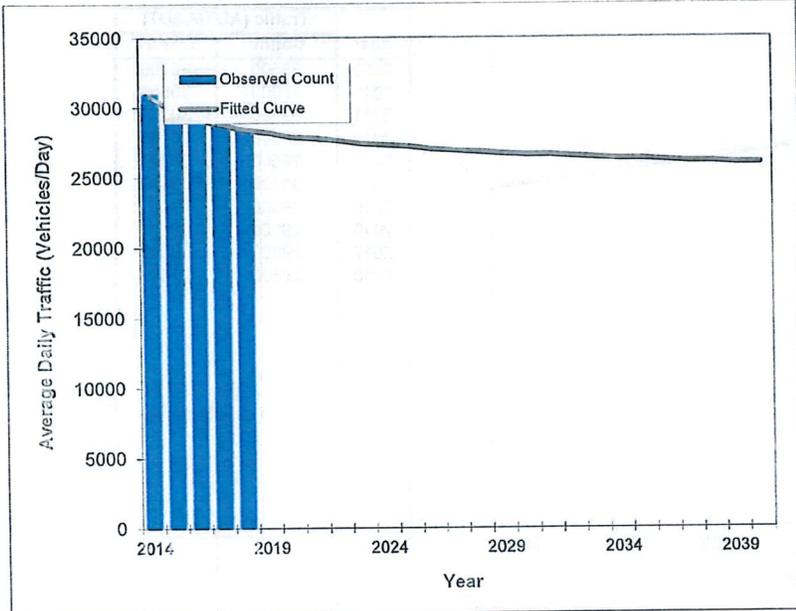
Trend R-squared:	82.49%
Compounded Annual Historic Growth Rate:	-1.85%
Printed:	28-Aug-19
Exponential Growth Option	

*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

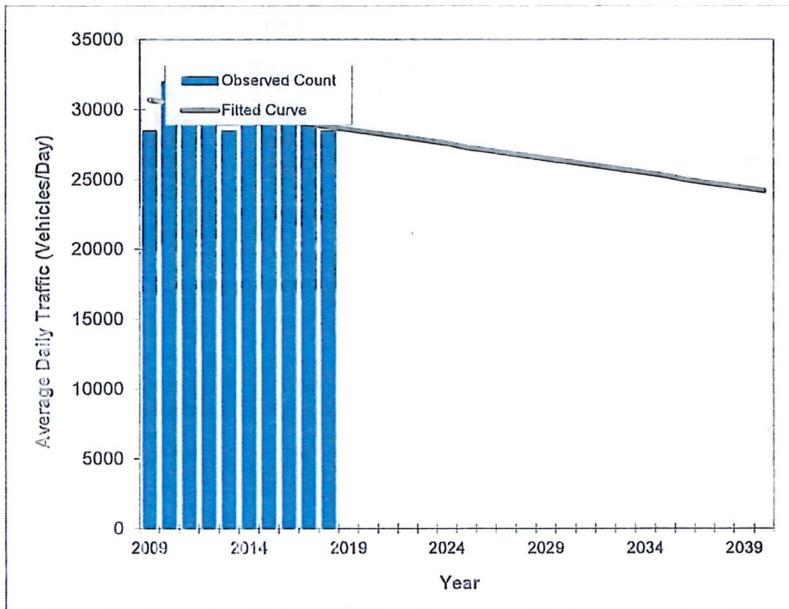
Trend R-squared:	94.22%
Compounded Annual Historic Growth Rate:	-2.01%
Printed:	28-Aug-19
Decaying Exponential Growth Option	

*Axle-Adjusted

Traffic Trends

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

County:	Miami (87)
Station #:	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

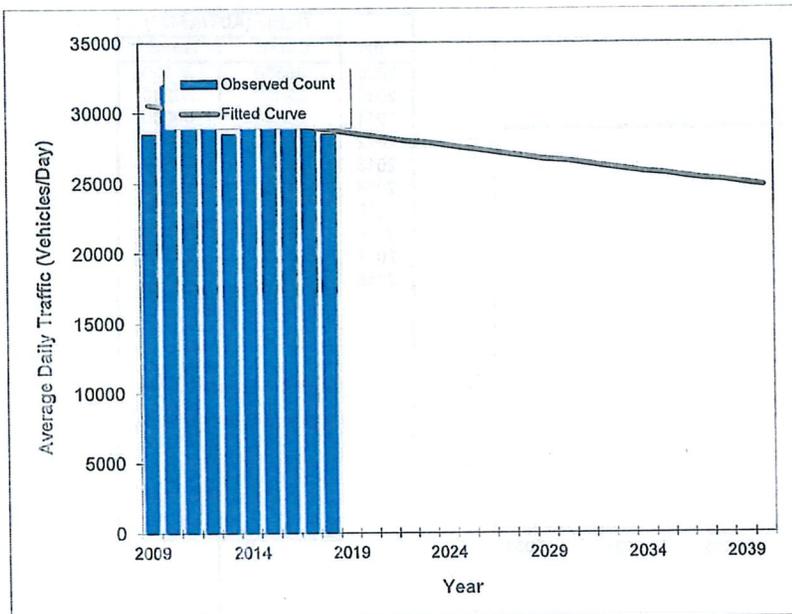
Trend R-squared: 17.49%
 Trend Annual Historic Growth Rate: -0.69%
 Printed: 28-Aug-19
 Straight Line Growth Option

*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**
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

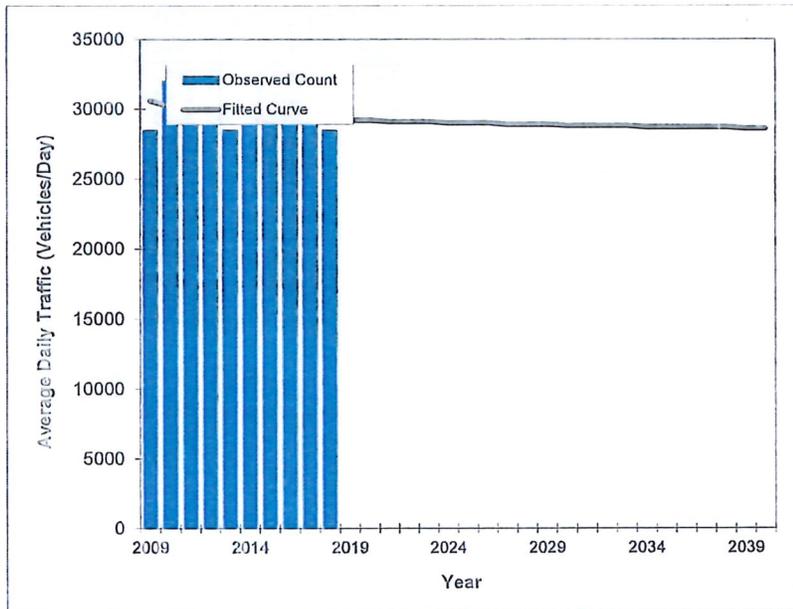
Trend R-squared:	17.10%
Compounded Annual Historic Growth Rate:	-0.67%
Printed:	28-Aug-19
Exponential Growth Option	

*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
 Decaying 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

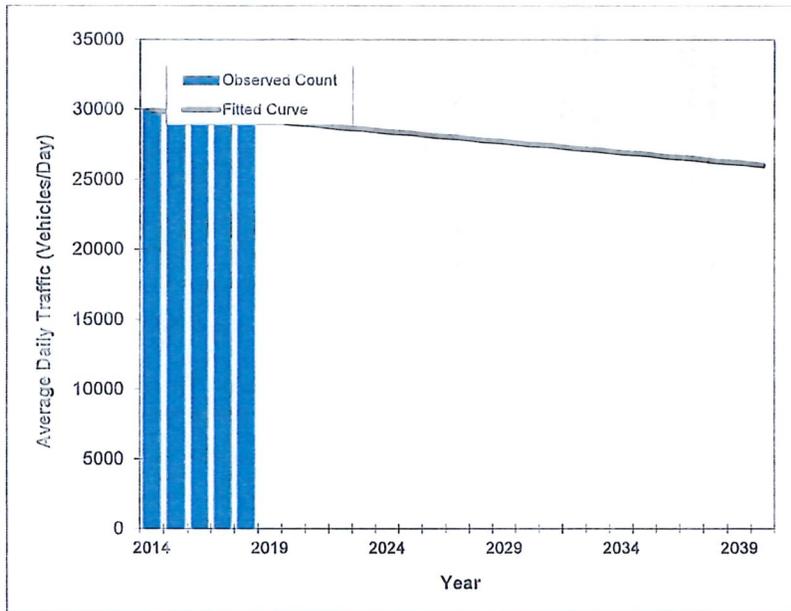
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	29000 C	N 29000	0	9.00	99.90	4.80
2017	30000 C	N 30000	0	9.00	99.90	5.40
2016	29500 C	N 29500	0	9.00	99.90	4.70
2015	29500 C	N 29500	0	9.00	99.90	5.20
2014	30000 C	N 30000	0	9.00	99.90	5.80
2013	30000 C	N 30000	0	9.00	99.90	5.40
2012	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; 6 = 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

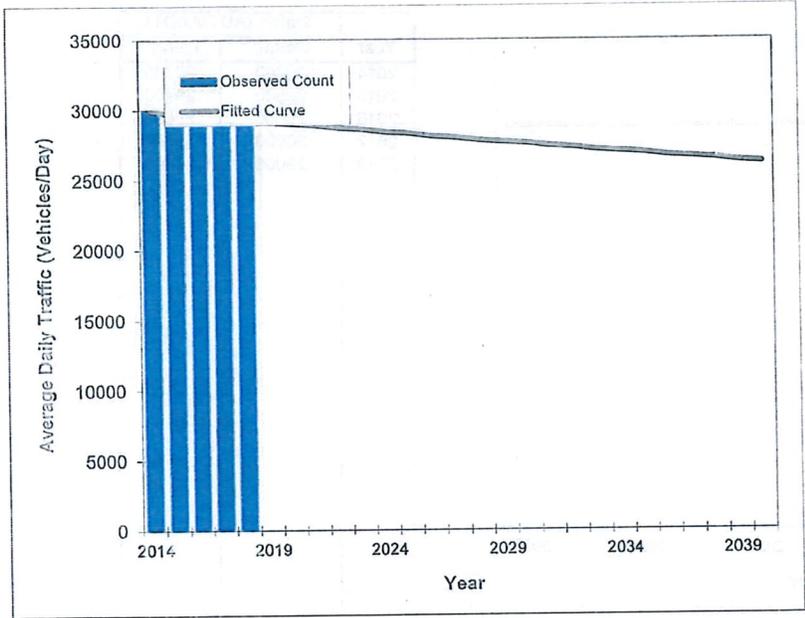
Trend R-squared: 32.14%
 Trend Annual Historic Growth Rate: -0.50%
 Printed: 28-Aug-19
 Straight Line Growth Option

*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

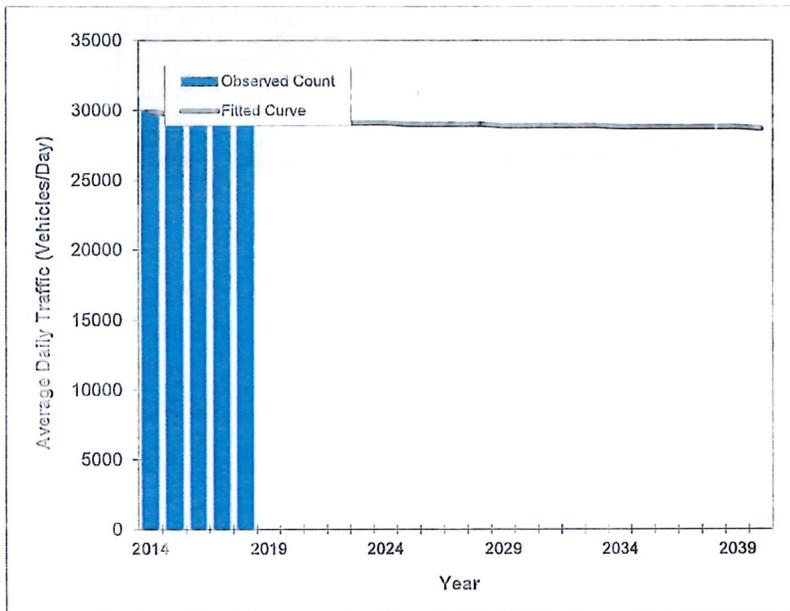
Trend R-squared:	32.40%
Compounded Annual Historic Growth Rate:	-0.51%
Printed:	28-Aug-19
Exponential Growth Option	

*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

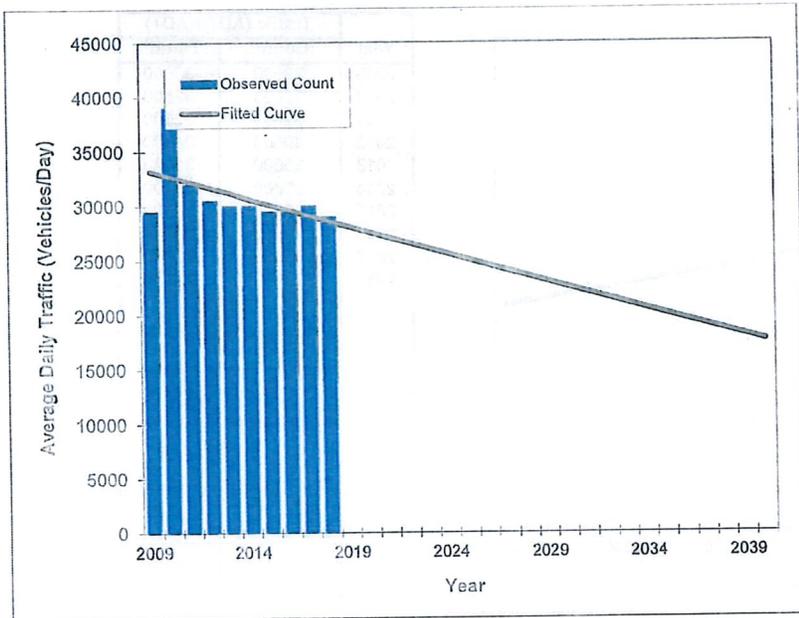
Trend R-squared:	30.82%
Compounded Annual Historic Growth Rate:	-0.42%
Printed:	28-Aug-19
Decaying Exponential Growth Option	

*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

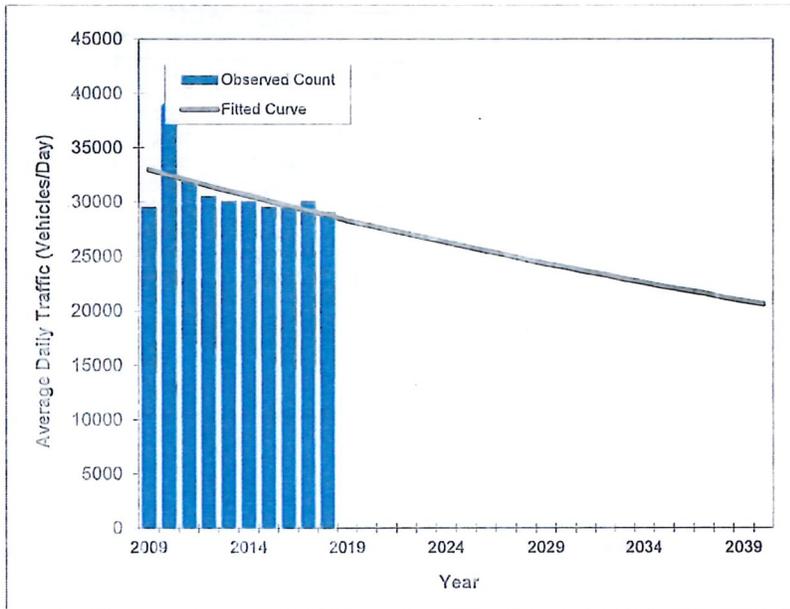
Trend R-squared: 26.46%
 Trend Annual Historic Growth Rate: -1.54%
 Printed: 28-Aug-19
 Straight Line Growth Option

*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

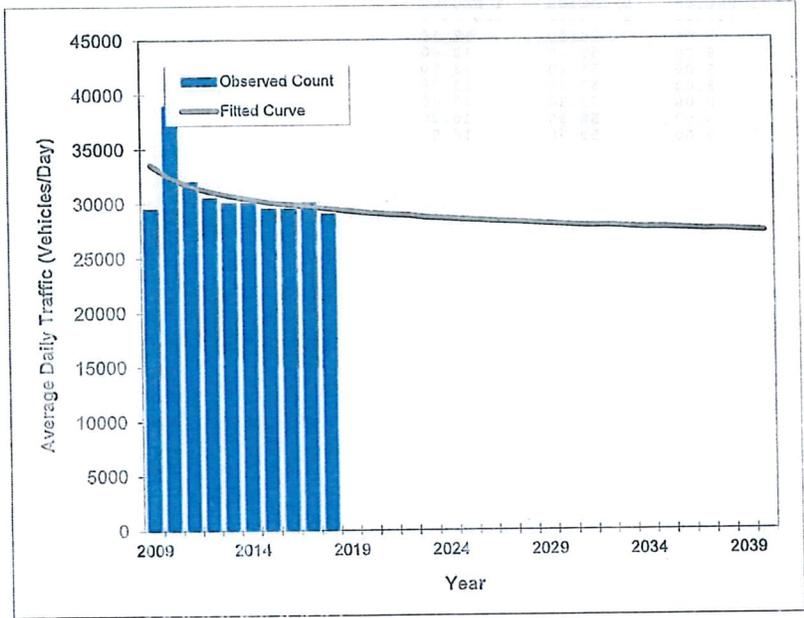
Trend R-squared: 27.56%
 Compounded Annual Historic Growth Rate: -1.50%
 Printed: 28-Aug-19
 Exponential Growth Option

*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
 Decaying 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

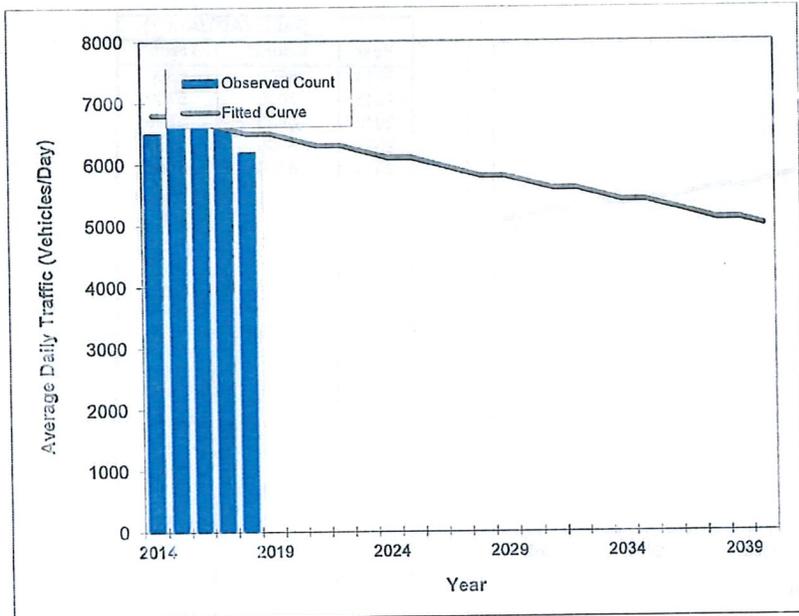
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	6200 F	E 2900	W 3300	9.00	54.30	12.10
2017	6900 C	E 3200	W 3700	9.00	59.30	12.60
2016	6800 F	E 3300	W 3500	9.00	56.10	13.50
2015	7000 C	E 3400	W 3600	9.00	57.40	13.70
2014	6500 S	E 3100	W 3400	9.00	59.30	17.40
2013	6500 F	E 3100	W 3400	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 K10 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

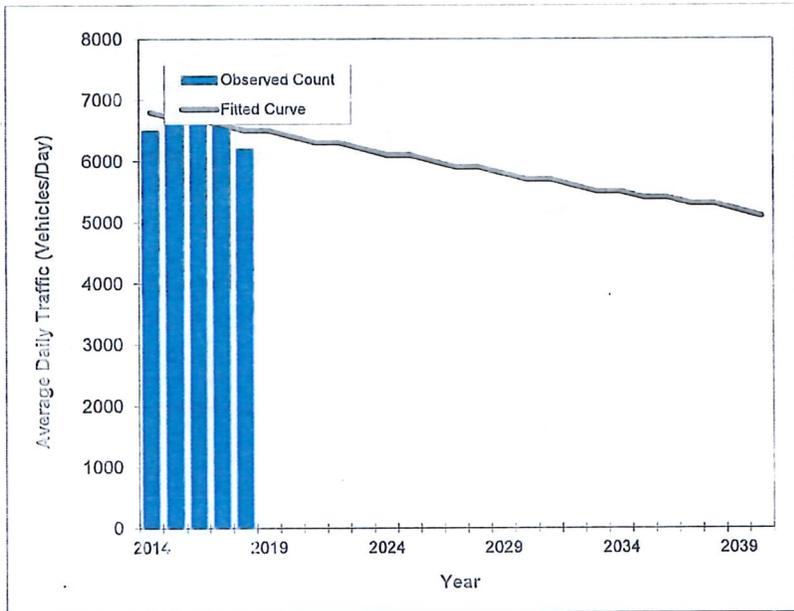
Trend R-squared: 11.45%
 Trend Annual Historic Growth Rate: -1.10%
 Printed: 28-Aug-19
 Straight Line Growth Option

*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

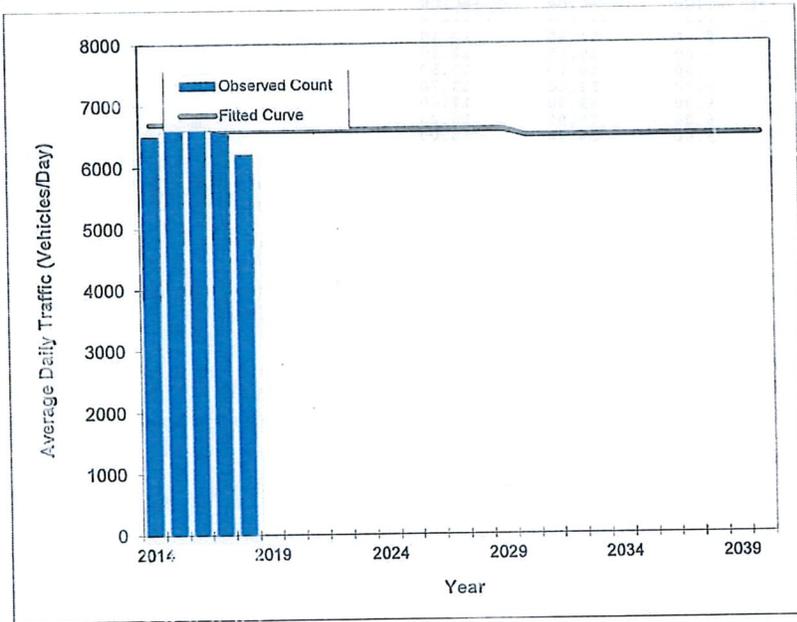
Trend R-squared: 12.03%
 Compounded Annual Historic Growth Rate: -1.12%
 Printed: 28-Aug-19
 Exponential Growth Option

*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

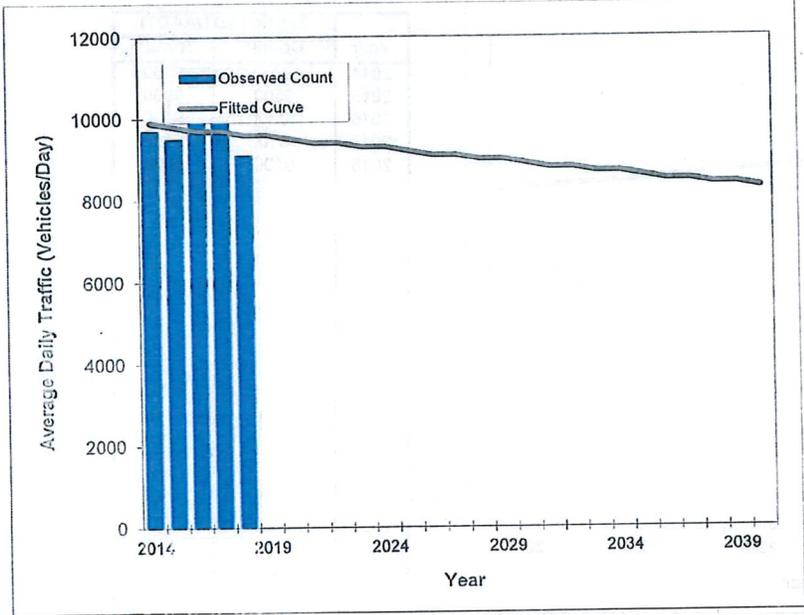
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	9100 S	E 4600	W 4500	9.00	54.30	12.10
2017	10100 F	E 5100	W 5000	9.00	59.30	12.60
2016	10300 C	E 5200	W 5100	9.00	56.10	13.50
2015	9500 T	E 4600	W 4900	9.00	57.40	13.70
2014	9700 S	E 4700	W 5000	9.00	59.30	17.40
2013	9700 F	E 4700	W 5000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

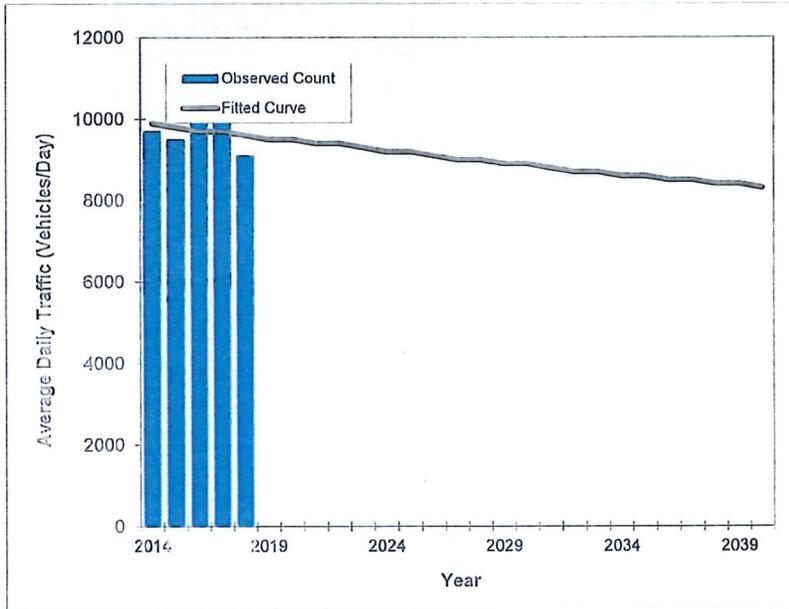
Trend R-squared:	3.95%
Trend Annual Historic Growth Rate:	-0.76%
Printed:	28-Aug-19
Straight Line Growth Option	

*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

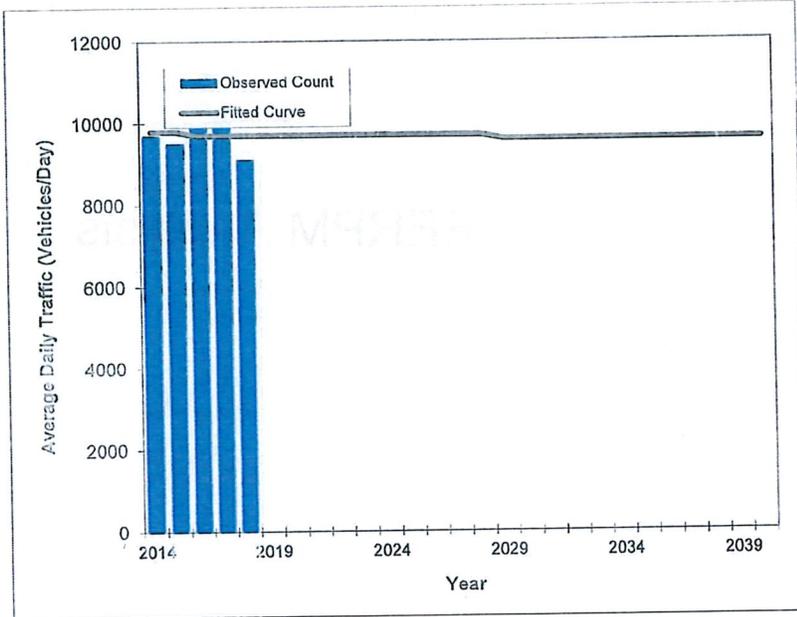
Trend R-squared: 4.56%
 Compounded Annual Historic Growth Rate: -0.77%
 Printed: 28-Aug-19
 Exponential Growth Option

*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

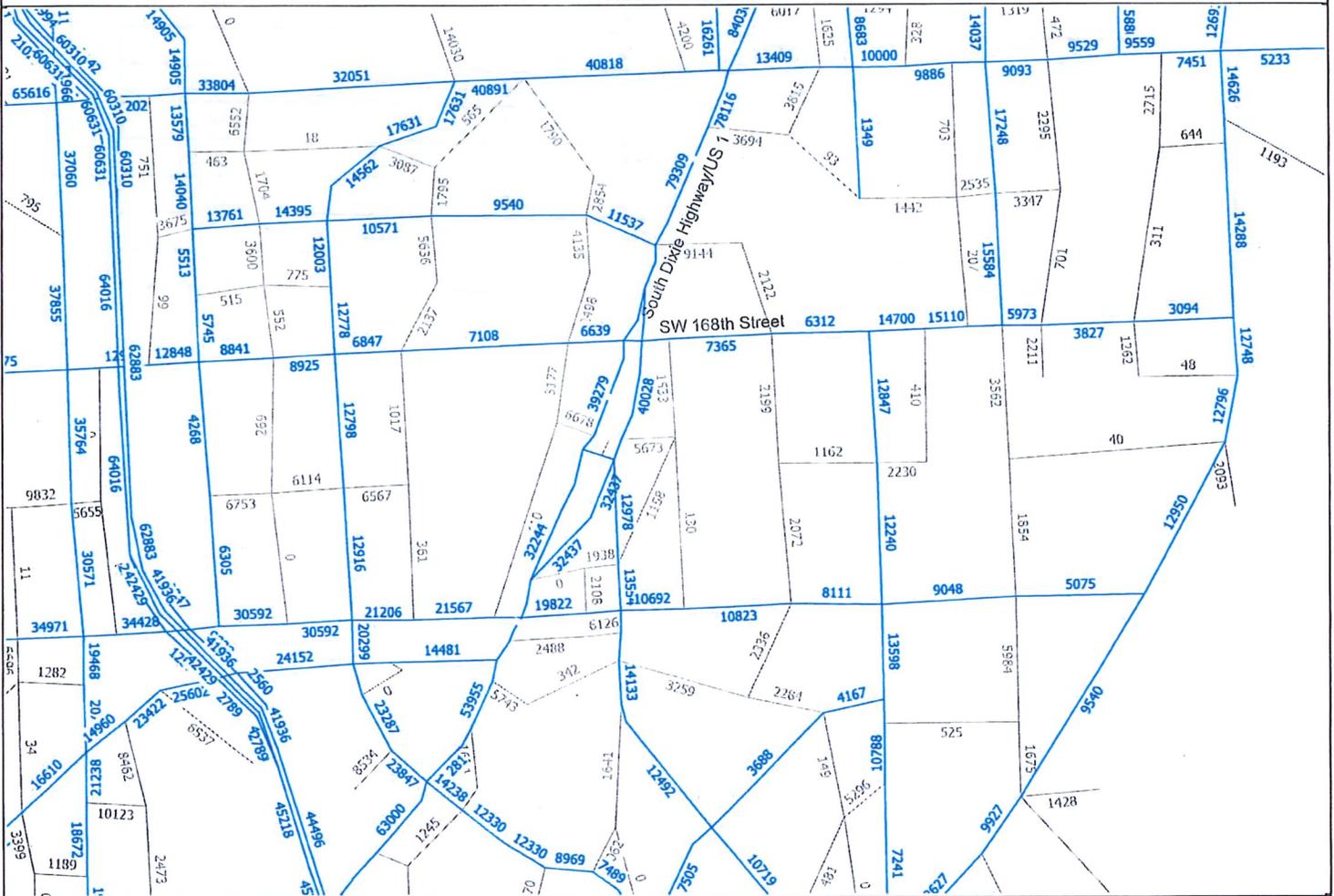
Trend R-squared: 0.46%
 Compounded Annual Historic Growth Rate: -0.26%
 Printed: 28-Aug-19
 Decaying Exponential Growth Option

*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
2010 Volumes
SERPM 7.071



16999 South Dixie Highway
CF2040 Volumes
SERPM7.071

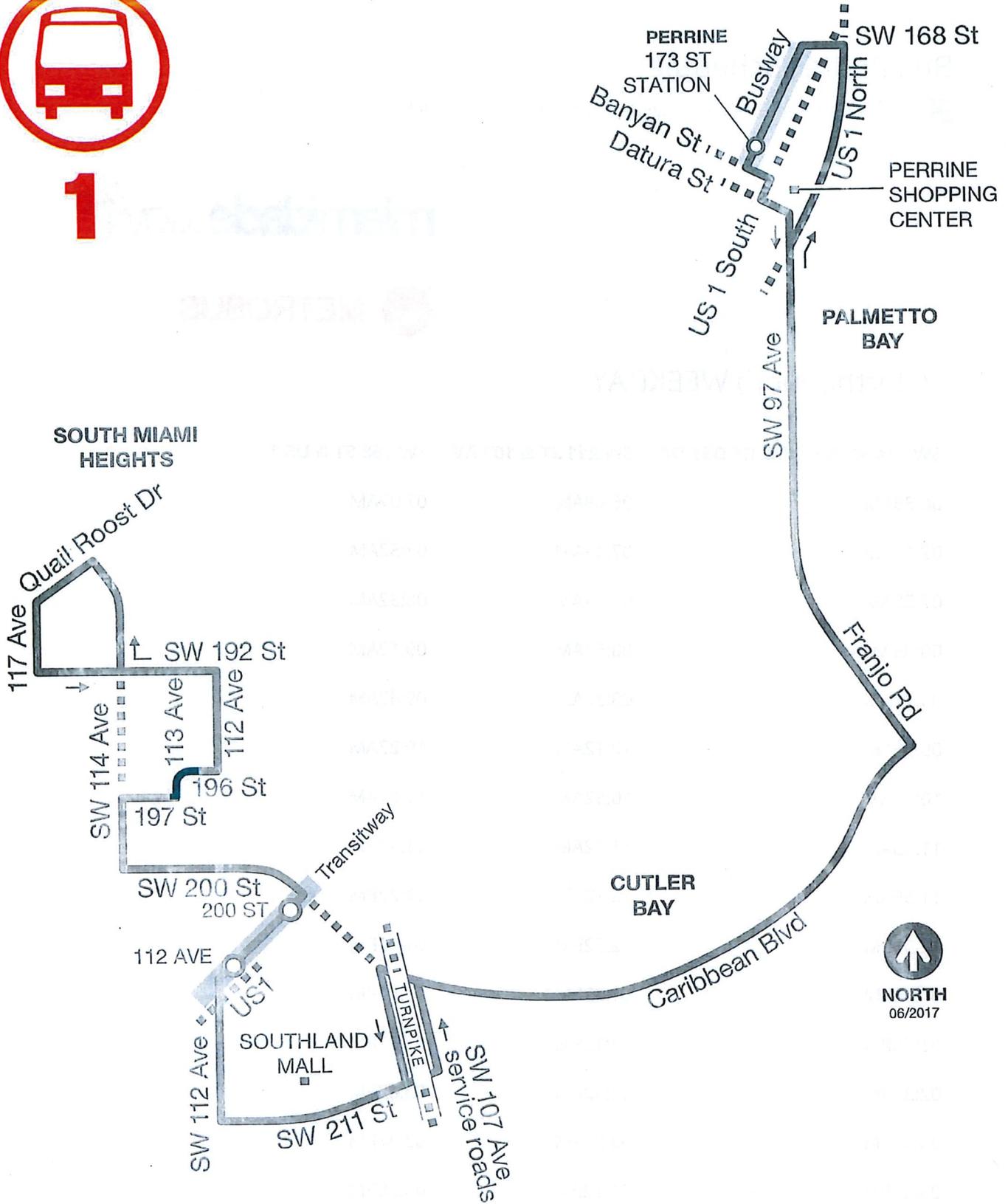


Appendix E

Transit Route Information



1



NORTH
06/2017

www.miamidade.gov/transit

DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS



@GoMiamiDade



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



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

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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

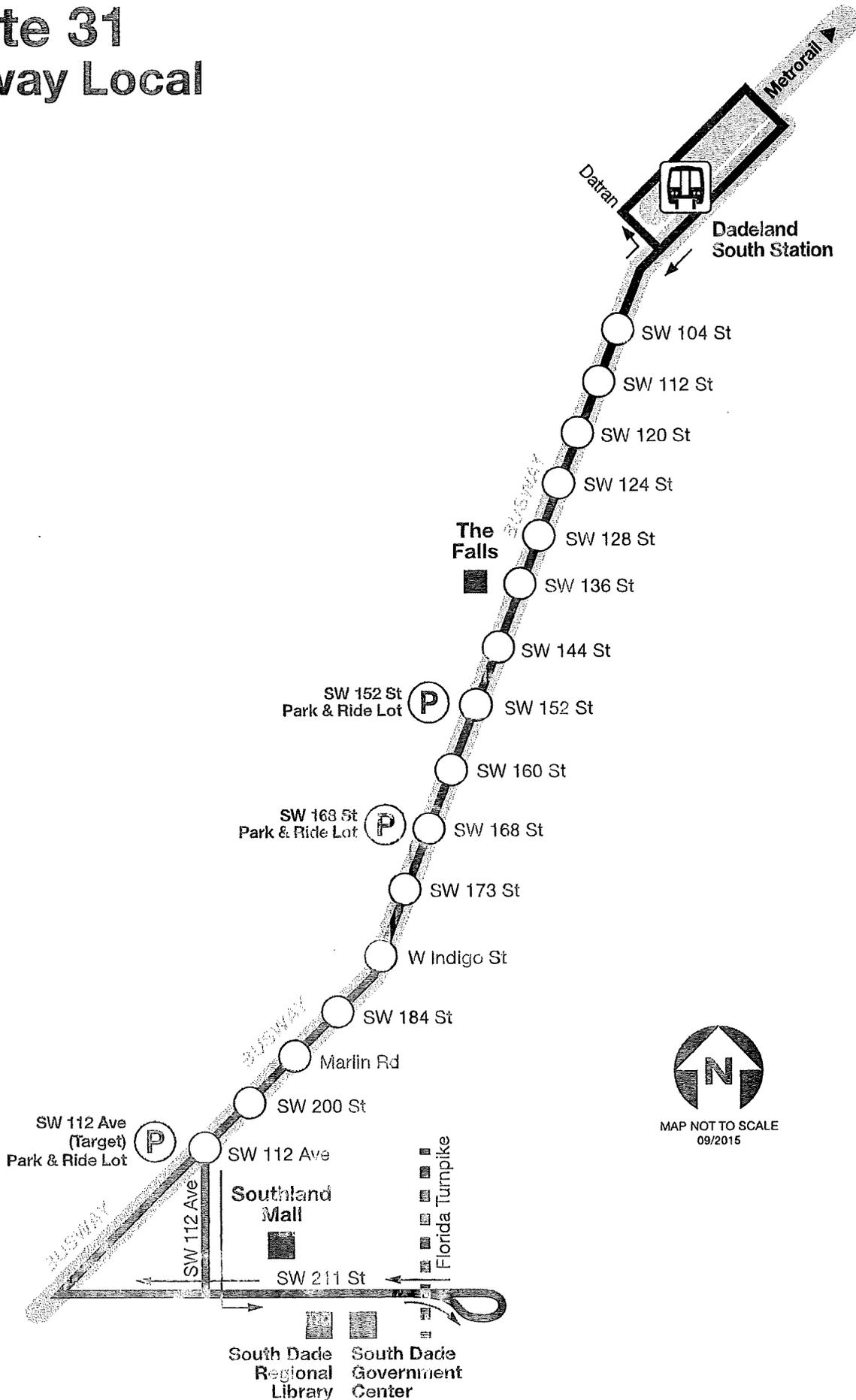
06:35PM

06:52PM

07:05PM

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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 METRORAIL 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

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EXPRESS

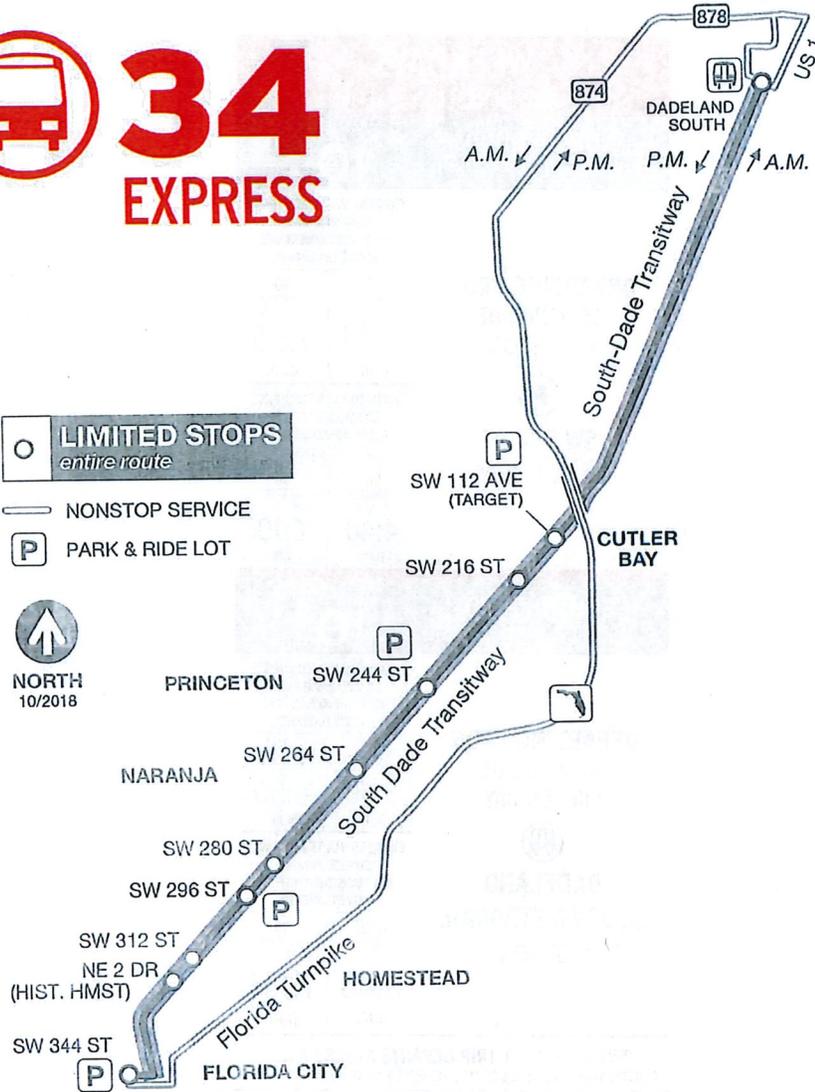
LIMITED STOPS
entire route

— NONSTOP SERVICE

P 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 IND

EVERY / CAD / BHAK

10 min

EXPRESS VIA TRANSITWAY
EXPRESO ATRAVES
DEL TRANSITWAY / EKSPRES
ATRAVÈ TRANSITWAY

DEPARTING FROM
SALIENDO DE
VIRE DO BAY

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



SW 344 ST
PARK & RIDE

NONSTOP VIA TURNPIKE
SIN PARADAS ATRAVES
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 / CAD / BHAK

10 min

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

DEPARTING FROM
SALIENDO DE
VIRE DO BAY

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



DADELAND
SOUTH METRORAIL
STATION

EXPRESS VIA TRANSITWAY
EXPRESO ATRAVES
DEL TRANSITWAY / EKSPRES
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. / PENULTYEM VIVATAJ PART NAN 6:55 P.M.

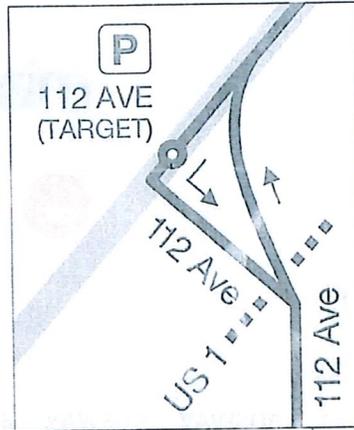


38

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

SW 216 ST
SW 220 ST
216 St

232 ST
SW 244 ST

SW 264 ST
SW 272 ST

WALDIN DR / SW 280 ST

SW 296 ST

NE 2 DR
(HIST. HMSD)

SW 324 ST

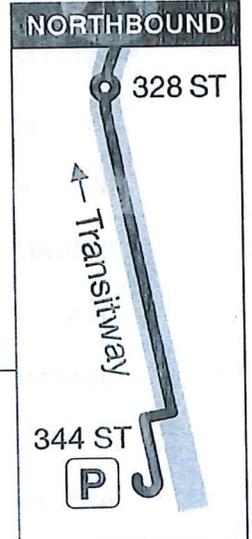
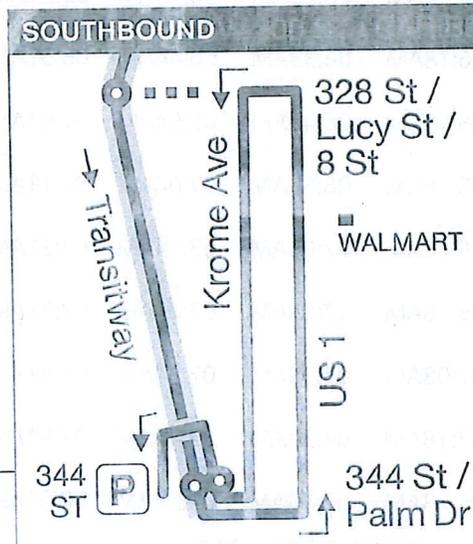
SW 312 ST

South Dade
Transitway

FLORIDA
CITY



NORTH
MAP NOT TO SCALE
08/2018



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



@GoMiamiDade



MDT TRACKER

EASY PAY MIAMI

MDT TRANSIT WATCH



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



Bus Routes Schedule

 www8.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
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11:53AM	12:08PM	12:23PM	12:34PM	12:41PM	12:45PM	12:53PM	12:58PM	01:10PM
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04:59AM	05:12AM	05:25AM	05:34AM	05:39AM	05:42AM	05:50AM	05:54AM	06:04AM

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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
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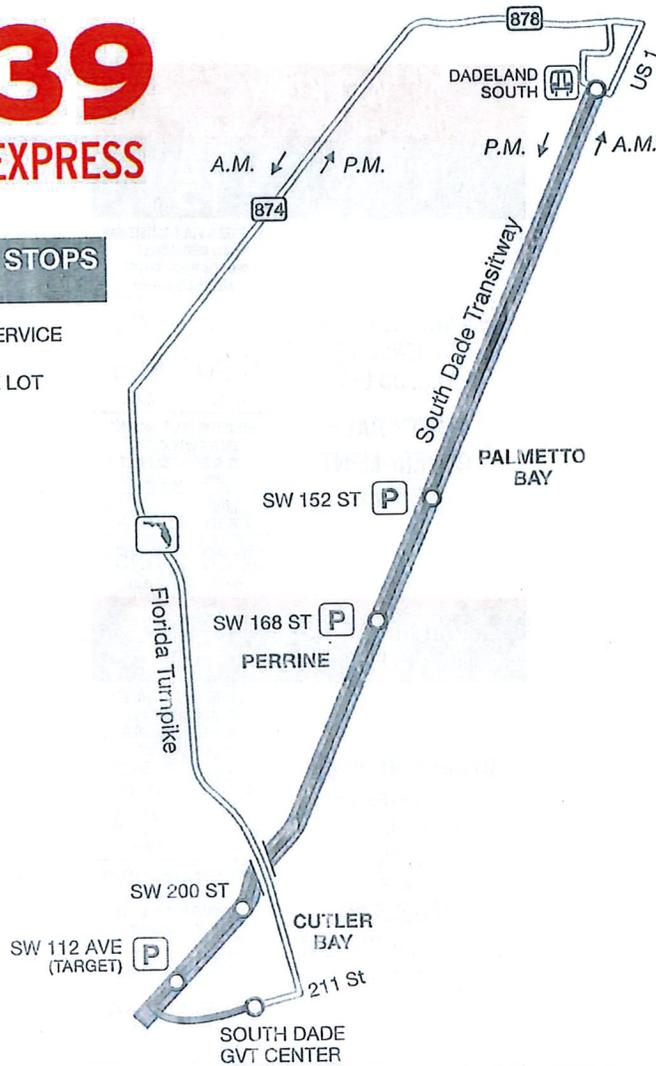
39

EXPRESS

LIMITED STOPS
entire route

— NONSTOP SERVICE

P PARK & RIDE LOT



NORTH
11/2018

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 CAD/CHAK

15 min

EXPRESS VIA TRANSITWAY
EXPRESO ATRAVES
DEL TRANSITWAY/EKSPRÈS
ATRAVÈ TRANSITWAY

DEPARTING FROM
SALIENDO DE
VIRE DO BAY

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

**SOUTH DADE
GOVERNMENT
CENTER**

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

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

SOUTHBOUND
RUMBO SUR / DIREKSYON SID

EVERY CAD/CHAK

15 min

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

DEPARTING FROM
SALIENDO DE
VIRE DO BAY

FROM DESDE/DE	TO HASTA/A
5:59 a.m.	7:44 a.m.



**DAELAND
SOUTH METRORAIL
STATION**

EXPRESS VIA TRANSITWAY
EXPRESO ATRAVES
DEL TRANSITWAY/EKSPRÈS
ATRAVÈ TRANSITWAY

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

Bus Routes Schedule

 www8.miamidade.gov/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

 www8.miamidade.gov/transportation_publicworks/routes_schedule.asp



52 (Southbound) WEEKDAY

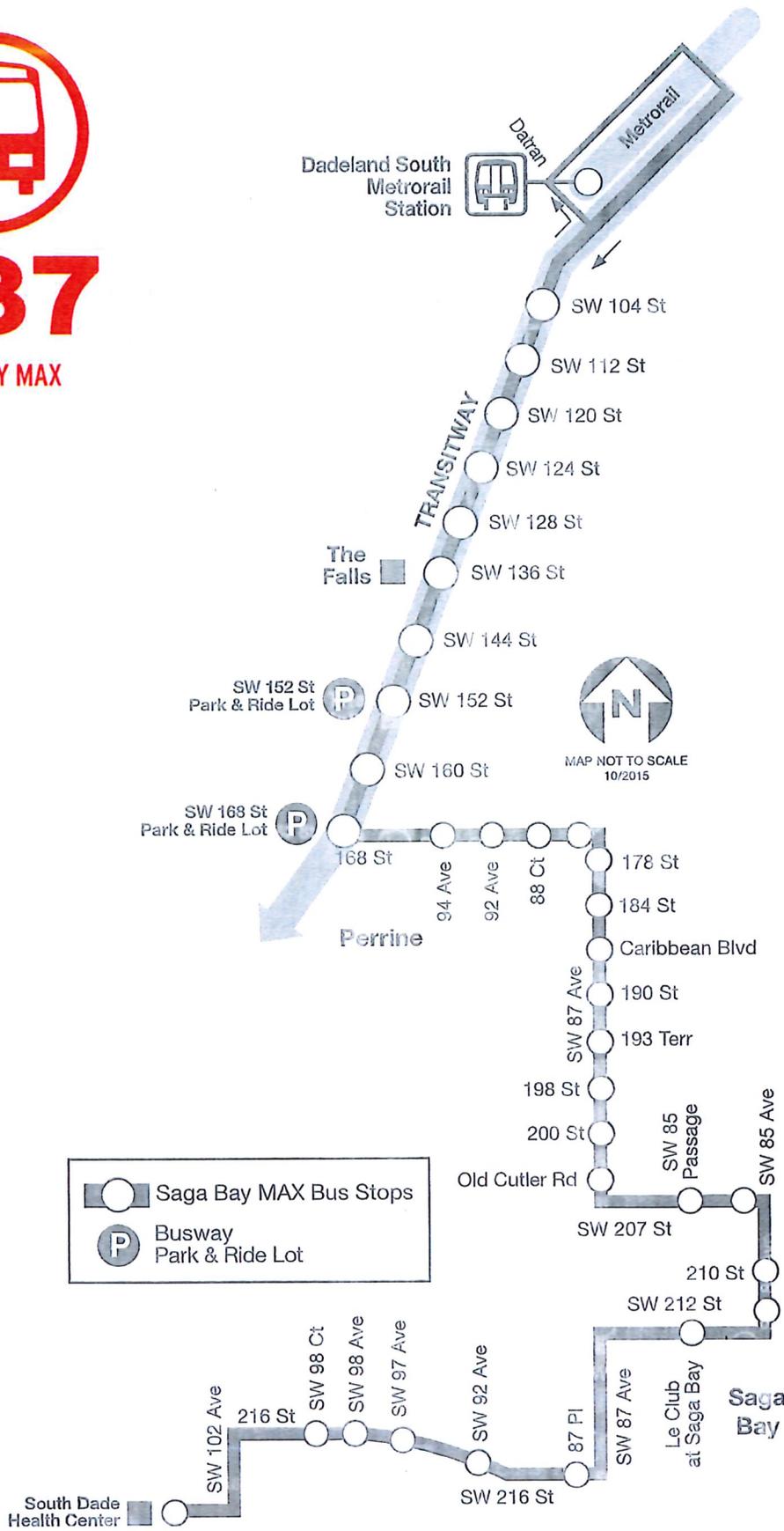
DADELAND SOUTH METRORAIL STATION	BUSWAY & SW 136 ST.	SW 112 AV & 152 ST	US 1 & BANYAN ST	SW 122 AV & 181 TERR	QUAIL ROOST DR & SW 123 PL	SW 211 ST & SOUTHLAND MALL	COMMUNITY HEALTH OF SOUTH FLORIDA
05:21AM	05:30AM	05:46AM	05:56AM	06:10AM	06:19AM	06:33AM	06:41AM
05:57AM	06:06AM	06:22AM	06:32AM	06:46AM	06:55AM	07:10AM	07:18AM
06:27AM	06:36AM	06:52AM	07:04AM	07:19AM	07:29AM	07:44AM	07:52AM
06:57AM	07:08AM	07:28AM	07:40AM	07:55AM	08:05AM	08:20AM	08:28AM
07:27AM	07:38AM	07:58AM	08:10AM	08:25AM	08:35AM	08:50AM	08:58AM
07:57AM	08:08AM	08:28AM	08:40AM	08:55AM	09:05AM	09:22AM	09:31AM
08:26AM	08:37AM	08:57AM	09:09AM	09:24AM	09:33AM	09:50AM	09:59AM
09:12AM	09:23AM	09:41AM	09:52AM	10:07AM	10:16AM	10:33AM	10:42AM
09:57AM	10:08AM	10:26AM	10:37AM	10:52AM	11:01AM	11:18AM	11:27AM
10:37AM	10:48AM	11:06AM	11:17AM	11:32AM	11:41AM	11:58AM	12:07PM
11:22AM	11:33AM	11:51AM	12:02PM	12:17PM	12:26PM	12:43PM	12:52PM
12:07PM	12:18PM	12:36PM	12:47PM	01:02PM	01:11PM	01:28PM	01:37PM
12:52PM	01:03PM	01:21PM	01:32PM	01:47PM	01:56PM	02:13PM	02:22PM
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



@GoMiamiDade



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 METRO RAIL 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 METRORAIL 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

[Back to previous page](#)

AM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY AM 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	Address	Code	Scale	Units	Percent		In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total		
						In	Out																				
1	Small Office Building	10	712	2,158	3ST	83%	15%	3	1	4	3.2%	0	3	1	4	0.0%	0	3	1	4	0.0%	0	3	1	4		
2																											
3																											
4																											
5																											
6																											
7																											
8																											
9																											
10																											
11																											
12																											
13																											
14																											
15																											
ITE Land Use Code								Rate of Equation		Total:																	
712								Y=1.92(X)		3		1		4		3.1%		0		3		1		4		0.0%	

PROPOSED WEEKDAY AM 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	ITE Address	ITE Code	ITE Scale	ITE Units	Percent		In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total		
						In	Out																				
1	Medium Office Building	10	221	31	250	25%	75%	3	8	11	3.2%	0	3	8	11	0.0%	0	3	8	11	0.0%	0	3	8	11		
2	General Office Building	10	710	10,746	340	83%	17%	3	6	9	3.2%	1	55	5	41	7.3%	3	31	2	28	0.0%	0	31	4	33		
3	Day Care Center	10	555	250	310	63%	47%	65	75	140	3.2%	5	82	73	155	1.8%	3	60	72	132	0.0%	0	60	72	132		
4	Elementary School	10	520	220	310	51%	46%	79	65	144	3.2%	5	76	65	142	1.5%	3	74	65	139	0.0%	0	74	65	139		
5																											
6																											
7																											
8																											
9																											
10																											
11																											
12																											
13																											
14																											
15																											
ITE Land Use Code								Rate of Equation		Total:																	
221								Y=0.83(X)+0.03		293		167		460		3.2%		11		103		163		340		2.5%	
710								Y=0.84(X)+26.49																			
555								Y=0.65(X)+8.42																			
520								Y=0.67(X)																			

NET NEW TRIPS	188	148	336
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Appendix F
Trip Generation

VILLAGE OF PALMETTO BAY

IBus Circulator Service



Route A Schedule (Departure Times)

DESTINATION	SW 152 Street / US1	SW 152 Street / SW 82 Avenue	Coral Reef Park	SW 152 Street / SW 77 AV	SW 144 Street / SW 77 Avenue	SW 136 Street / SW 77 Avenue	SW 136 Street / US1	SW 144 Street / US1	Publix Shopping Plaza / SW 146 Street	SW 152 Street / US1 Busway	SW 152 Street / SW 89 Avenue	SW 152 Street / SW 82 Avenue	SW 168 Street / SW 82 Avenue	SW 168 Street / SW 87 Avenue	SW 168 Street / SW 92 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	10:18 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
	11:58 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	

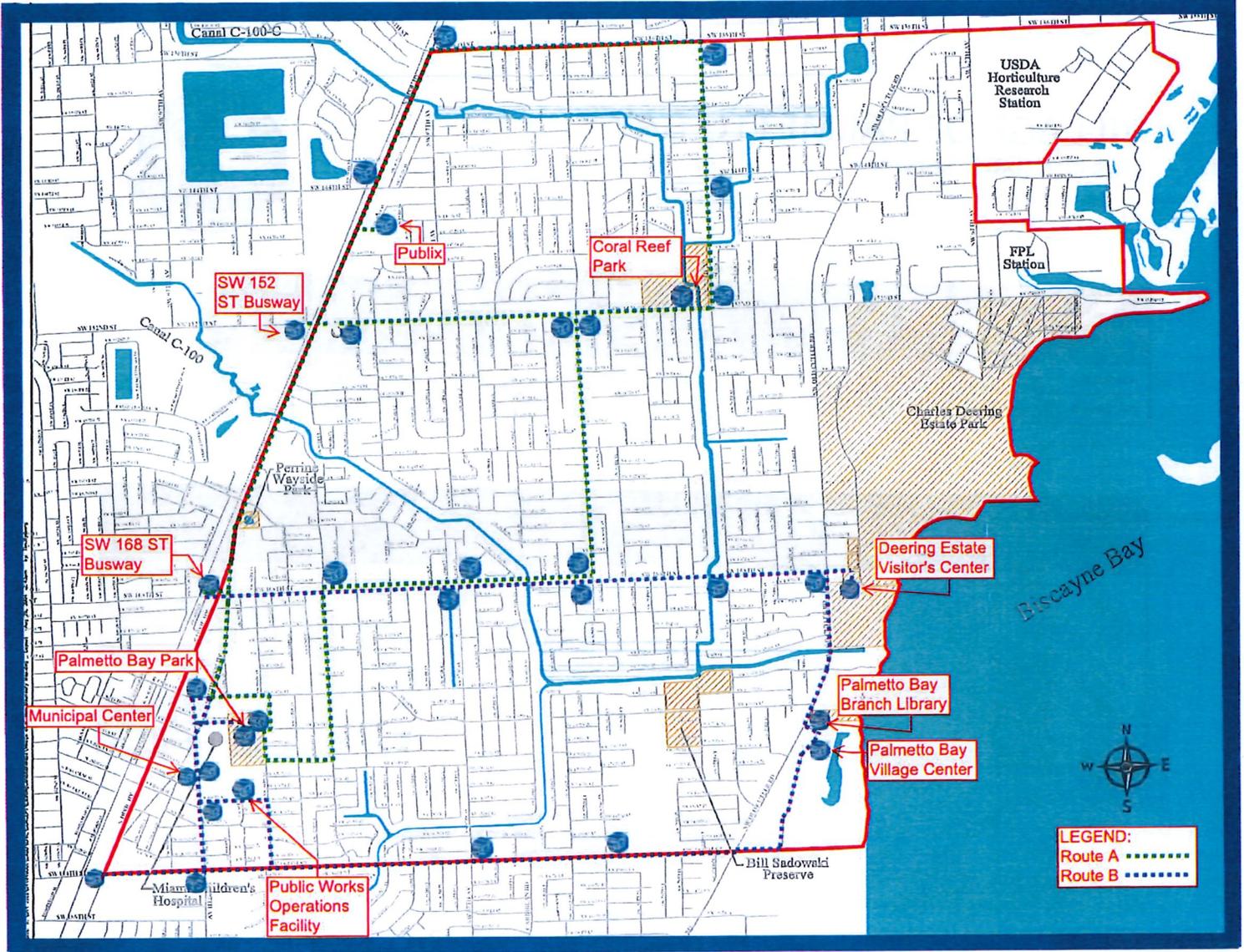
Out of Service @ 1:50 PM

Route B Schedule (Departure Times)

DESTINATION	SW 168 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 AV	SW 97 Avenue / SW 181 Terrace	SW 97 Avenue / Guava Street	Palmetto Bay Park	Bayan Street / Perrine Avenue	Palmetto Bay Municipal Ctr.	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	8:02 AM	8:00 AM	7:58 AM	7:56 AM	7:52 AM	7:50 AM	7:49 AM	7:48 AM	7:48 AM	8:37 AM						8:42 AM	8:44 AM	8:46 AM
	8:08 AM	8:12 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									
							8:52 AM	8:50 AM	8:49 AM								2:10 PM	2:12 PM	2:14 PM
P.M. Schedule	2:38 PM	2:54 PM	2:52 PM	2:50 PM	2:28 PM	2:26 PM	2:25 PM	2:22 PM	2:20 PM	2:18 PM									3:12 PM
	2:58 PM	2:42 PM	2:44 PM	2:46 PM	2:48 PM	2:50 PM	2:54 PM	2:56 PM	2:58 PM	3:00 PM	3:02 PM	3:08 PM	3:10 PM			3:20 PM	3:18 PM	3:14 PM	
																			4:00 PM
	3:26 PM	3:30 PM	3:32 PM	3:34 PM	3:36 PM	3:38 PM	3:42 PM	3:44 PM	3:46 PM	3:48 PM	3:50 PM	3:54 PM	3:56 PM			4:10 PM	4:05 PM	4:02 PM	
																			4:48 PM
	4:14 PM	4:18 PM	4:20 PM	4:22 PM	4:24 PM	4:26 PM	4:30 PM	4:32 PM	4:34 PM	4:36 PM	4:38 PM	4:42 PM	4:44 PM			4:56 PM	4:54 PM	4:50 PM	
																			4:58 PM
	5:20 PM	5:14 PM			5:11 PM		5:06 PM	5:06 PM	5:04 PM	5:03 PM									

No Bus Service between 6:52 AM - 2:10 PM • Out of Service @ 5:20 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



USDA Horticulture Research Station

FPL Station

Publix

Coral Reef Park

SW 152 ST Busway

Charles Deering Estate Park

SW 168 ST Busway

Deering Estate Visitor's Center

Palmetto Bay Park

Palmetto Bay Branch Library

Municipal Center

Palmetto Bay Village Center

Miami Children's Hospital

Public Works Operations Facility

Bill Sadowicki Preserve

LEGEND:
Route A
Route B



Biscayne Bay

Canal C-100

Canal C-100-C

Perrine Wayside Park

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	Code	Scale	Units	Rate	In	Out	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total							
	ITE Land Use Code	ITE	Scale	Units	Rate	In	Out	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total							
1	Small Office Building	10	712	2,155	kif	32%	65%	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:								2	3	5	0.0%	0	2	3	5	0.0%	0	2	3	5	0.0%	0	2	3	5							
ITE Land Use Code		Rate of Equation			Total:																											
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	Code	Scale	Units	Rate	In	Out	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total													
	ITE Land Use Code	ITE	Scale	Units	Rate	In	Out	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total	Percent	Trips	In	Out	Total													
1	Medium Office Building	10	221	31	kif	61%	39%	9	5	14	3.2%	0	9	5	14	42.9%	6	5	3	8	0.0%	0	5	3	5													
2	General Office Building	10	710	1,740	kif	15%	84%	3	13	16	3.2%	1	3	17	23.0%	4	2	14	16	0.0%	0	2	14	15														
3	Day Care Center	10	555	220	SFU	47%	53%	71	81	152	3.2%	5	89	70	147	6.8%	10	64	73	137	0.0%	0	64	73	137													
4	Elementary School	10	520	220	SFU	48%	52%	10	19	27	3.2%	1	18	18	35	6.8%	10	13	13	29	0.0%	0	13	13	26													
5																																						
6																																						
7																																						
8																																						
9																																						
10																																						
11																																						
12																																						
13																																						
14																																						
15																																						
Total:								101	123	224	3.2%	7	99	113	217	11.0%	30	64	103	167	0.0%	0	64	103	167													
ITE Land Use Code		Rate of Equation			Total:																																	
221		LN(Y) = 0.57 LN(X) - 0.53																																				
710		LN(Y) = 0.57 LN(X) + 0.25																																				
555		LN(Y) = 0.57 LN(X) + 0.23																																				
520		Y=0.17(X)																																				
																					NET NEW TRIPS		IN		OUT		TOTAL											
																					82		100		182													

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
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%		6.3%	
	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

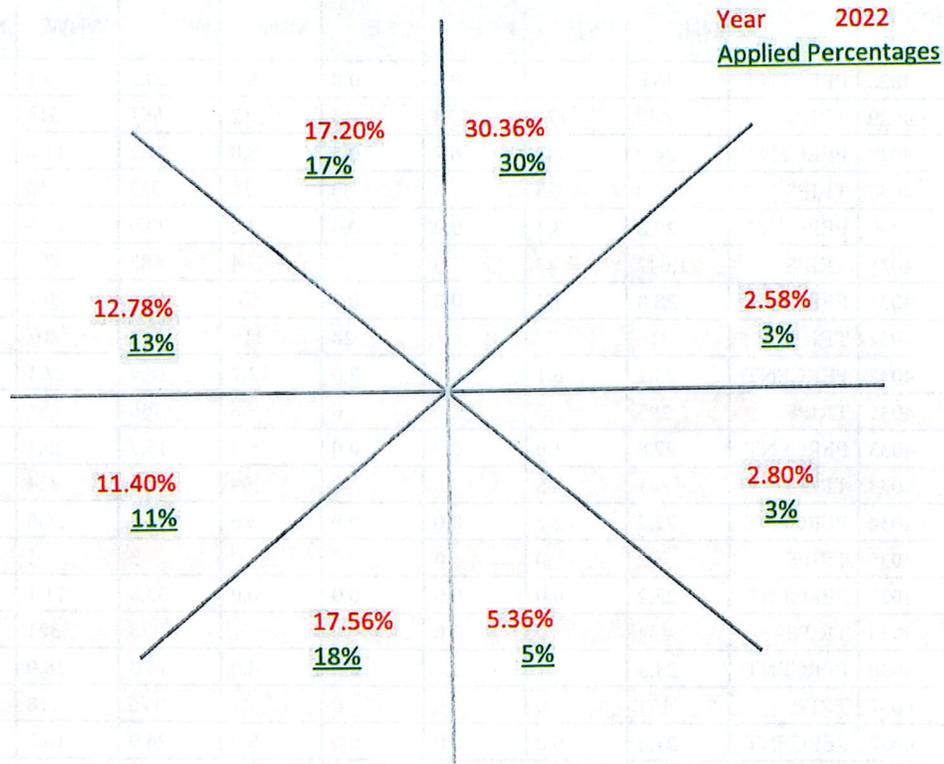
Explanation of Symbols:

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 "!" 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 "!" 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.

Appendix G

Cardinal Trip Distribution

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	821	81	155	247	700	290	515	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 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	0	0	0	23	1205	149	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		
AM EXISTING CONDITIONS	4	12	0	0	0	0	0	0	24	1,277	158	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	11	15	0	0	0	29	27	0	44	1558	39	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		
PM EXISTING CONDITIONS	15	16	0	0	0	31	29	0	47	1,651	41	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		
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
Years 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%		
AM BACKGROUND TRAFFIC GROWTH	0	0	0	0	0	1	1	0	0	13	2	0	0	0	0		
"AM NON-PROJECT 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		
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
Years 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%		
PM BACKGROUND TRAFFIC GROWTH	0	0	0	0	0	0	0	0	1	25	1	0	0	0	0		
"PM NON-PROJECT 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		
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
Years 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%		
PM BACKGROUND TRAFFIC GROWTH	0	0	0	0	0	0	0	0	1	25	1	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
Pass-by	Existing																
Distribution	Existing																
Value	Existing																
Distribution	Existing																
Network	Existing			10.0%								32.0%	2.0%				
Distribution	Existing							24.0%	10.0%								
"PM PROJECT DISTRIBUTION"																	
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-by	Existing																
Distribution	Existing																
Value	Existing																
Distribution	Existing																
Network	Existing			10.0%								32.0%	2.0%				
Distribution	Existing							24.0%	10.0%								
"AM PROJECT TRAFFIC"																	
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSITY																	
Project	Pass-by																
Value	Value			19				29	16			60	4				
Network	Network																
AM TOTAL PROJECT TRAFFIC	0	19	0	0	0	0	0	16	15	0	60	4	0	0	0	0	
"AM TOTAL TRAFFIC"																	
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	
TOTAL TRAFFIC	4	31	0	0	0	0	124	71	24	1,337	164	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
PM TRAFFIC DIVERSITY																	
Project	Pass-by																
Value	Value							24	10			26	2				
Network	Network																
PM TOTAL PROJECT TRAFFIC	0	0	0	0	0	0	24	10	0	26	2	0	0	0	0		
"PM TOTAL TRAFFIC"																	
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	
TOTAL TRAFFIC	15	21	0	0	0	0	55	39	47	1,702	44	0	0	0	0		

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: SW 169th Street and S Dixie Highway/US 1 Southbound
COUNT DATE: September 10, 2019
AM PEAK HOUR FACTOR: 0.9
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		0	0	0	19	0	0	0	0	0	0	0	7	1,069	4		
Peak Season Correction Factor	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	
AM EXISTING CONDITIONS		0	0	0	20	0	0	0	0	0	0	0	7	1,133	4		
"PM EXISTING TRAFFIC"																	
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	
PM Raw Turning Movements		0	0	0	35	0	0	0	0	0	0	0	20	2,142	1		
Peak Season Correction Factor	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	
PM EXISTING CONDITIONS		0	0	0	37	0	0	0	0	0	0	0	21	2,271	1		
"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	
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	17	0	0	
AM NON-PROJECT TRAFFIC		0	0	0	20	0	0	0	0	0	0	0	7	1,150	4		
"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	
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	1	0	0	0	0	0	0	0	0	34	0	0	
PM NON-PROJECT TRAFFIC		0	0	0	20	0	0	0	0	0	0	0	21	2,305	1		
"AM PROJECT DISTRIBUTION"																	
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Residential	Entering																
Distribution	Entering																
Vehicle	Entering																
Distribution	Entering																
Residential	Entering																10.0%
Distribution	Entering																
AM TOTAL PROJECT TRAFFIC																	
AM TOTAL TRAFFIC		0	0	0	20	0	0	0	0	0	0	0	7	1,192	4		
"PM PROJECT DISTRIBUTION"																	
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Residential	Entering																
Distribution	Entering																
Vehicle	Entering																
Distribution	Entering																
Residential	Entering																10.0%
Distribution	Entering																
PM TOTAL PROJECT TRAFFIC																	
PM TOTAL TRAFFIC		0	0	0	38	0	0	0	0	0	0	0	21	2,313	1		

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: SW 160th 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	19	30		6	1,208	30		0	0	0	
Peak Season Correction Factor	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
AM EXISTING CONDITIONS	6	4	0		0	20	32		6	1,280	30		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	14	0		0	21	14		19	1,659	30		0	0	0	
Peak Season Correction Factor	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
PM EXISTING CONDITIONS	23	14	0		0	21	14		19	1,659	30		0	0	0	

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC	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	19	0	0	0	0	0									

AM NON-PROJECT TRAFFIC	6	4	0		0	20	32		6	1,280	30		0	0	0	
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"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC	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	25	0	0	0	0	0									

PM NON-PROJECT TRAFFIC	23	14	0		0	21	14		19	1,654	30		0	0	0	
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"AM PROJECT DISTRIBUTION"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
LAND USE	TYPE																
Pass-by	Entering																
Distribution	Entering																
Wet	Entering																
Distribution	Entering																
Net New	Entering																
Distribution	Entering																
										10.0%			10.0%				

"PM PROJECT DISTRIBUTION"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
LAND USE	TYPE																
Pass-by	Entering																
Distribution	Entering																
Wet	Entering																
Distribution	Entering																
Net New	Entering																
Distribution	Entering																
										10.0%			10.0%				

"AM PROJECT TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
LAND USE	TYPE																
AM TRAFFIC DIVERSIONS																	
Project	Pass-by																
Trips	Wet									15		15	60				
	Wet									15		15	60				
ALL TOTAL PROJECT TRAFFIC		0	0	0		0	0	0		0	0	15	60	0	0	0	0
AM TOTAL TRAFFIC		6	4	0		0	20	32		6	1,314	30		0	0	0	

"PM PROJECT TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
LAND USE	TYPE																
AM TRAFFIC DIVERSIONS																	
Project	Pass-by																
Trips	Wet									10		10	25				
	Wet									10		10	25				
ALL TOTAL PROJECT TRAFFIC		0	0	0		0	0	0		0	0	10	25	0	0	0	0
PM TOTAL TRAFFIC		23	14	0		0	21	14		19	1,674	65		0	0	0	

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: SW 168th Street and S Dixie Highway/US 1 Southbound
COUNT DATE: September 10, 2019
AM PEAK HOUR FACTOR: 0.93
PM PEAK HOUR FACTOR: 0.97

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements	0	204	105		101	167	0		0	0	0		77	874	83	
Peak Season Correction Factor	1.080	1.050	1.020	1.000	1.020	1.050	1.080	1.050	1.080	1.050	1.020	1.000	1.020	1.050	1.080	1.050
AM EXISTING CONDITIONS	0	283	112		107	177	0		0	0	0		82	926	85	

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements	0	269	103		69	260	0		0	0	0		70	1,550	244	
Peak Season Correction Factor	1.080	1.050	1.020	1.000	1.050	1.080	1.050	1.080	1.050	1.020	1.000	1.050	1.020	1.050	1.080	1.050
PM EXISTING CONDITIONS	0	282	103		72	276	0		0	0	0		74	2,087	259	

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
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	4	2		2	3	0		0	0	0		1	14	1	

AM NON-PROJECT TRAFFIC	0	284	114		109	180	0		0	0	0		83	910	86	
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"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
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	4	2		1	4	0		0	0	0		1	31	4	

PM NON-PROJECT TRAFFIC	0	286	111		73	280	0		0	0	0		75	2,088	263	
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"AM PROJECT DISTRIBUTION"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-by	Entering																
Distribution	Entering																
Valet	Entering																
Distribution	Existing													20.0%	10.0%		
Net New	Entering																
Distribution	Existing																

"PM PROJECT DISTRIBUTION"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-by	Entering																
Distribution	Existing																
Valet	Entering																
Distribution	Existing													20.0%	10.0%		
Net New	Entering																
Distribution	Existing																

"AM PROJECT TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERGENCE																	
Project	Pass-By																
Trips	Net New																
AM TOTAL PROJECT TRAFFIC		0	0	0	0	0	0	0	0	0	0	0	0	33	19	0	0
AM TOTAL TRAFFIC		0	284	114		109	180	0	0	0	0		121	959	86		

"PM PROJECT TRAFFIC"		EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERGENCE																	
Project	Pass-By																
Trips	Net New																
PM TOTAL PROJECT TRAFFIC		0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	0
PM TOTAL TRAFFIC		0	286	111		73	280	0	0	0	0		51	2,105	263		

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 Rev Turning Movements	0	0	0	0	0	0	0	0	0	55	0	0	0	14	0		
Peak Season Correction Factor	1.000	1.010	1.050	1.080	1.010	1.010	1.010	1.010	1.010	1.010	1.010	1.010	1.010	1.010	1.010		
AM EXISTING CONDITIONS	0	0	0	0	0	0	0	0	0	55	0	0	0	14	0		
"PM EXISTING TRAFFIC"																	
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	
PM Rev Turning Movements	0	0	0	0	0	0	0	0	0	16	0	0	0	19	0		
Peak Season Correction Factor	1.000	1.010	1.050	1.080	1.010	1.010	1.010	1.010	1.010	1.010	1.010	1.010	1.010	1.010	1.010		
PM EXISTING CONDITIONS	0	0	0	0	0	0	0	0	0	16	0	0	0	19	0		
"AM BACKGROUND TRAFFIC"																	
	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	
TOTAL "VESTED" TRAFFIC	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		
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%		
AM BACKGROUND TRAFFIC GROWTH	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0		
AM NON-PROJECT TRAFFIC	0	0	0	0	0	0	0	0	0	59	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 "VESTED" TRAFFIC	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		
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%		
PM BACKGROUND TRAFFIC GROWTH	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		
"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																
Distribution	Exiting																65.0%
Net New	Entering																
Distribution	Exiting	30.0%			55.0%							10.0%					
"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																
Distribution	Exiting																65.0%
Net New	Entering																
Distribution	Exiting	30.0%			55.0%							10.0%					
"AM PROJECT TRAFFIC"																	
LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project	Pass-by																
Trips	Valet												15				162
	Net New	44			82							0	15	0		0	162
AM TOTAL PROJECT TRAFFIC		44	0	0	82	0	0	0	0	0	74	0	0	0	15	162	
AM TOTAL TRAFFIC		44	0	0	82	0	0	0	0	74	0	0	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 TRAFFIC DIVERSIONS																	
Project	Pass-by																
Trips	Valet												10				71
	Net New	31			57							0	10	0		0	71
PM TOTAL PROJECT TRAFFIC		31	0	0	57	0	0	0	0	0	27	0	0	0	20	71	
PM TOTAL TRAFFIC		31	0	0	57	0	0	0	0	27	0	0	0	20	71		

Appendix I

Intersection Capacity Analysis Worksheets

Existing A.M.

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)												
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	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			Major2		
Conflicting Flow All	520	-	-	0	0	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

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

Existing Conditions

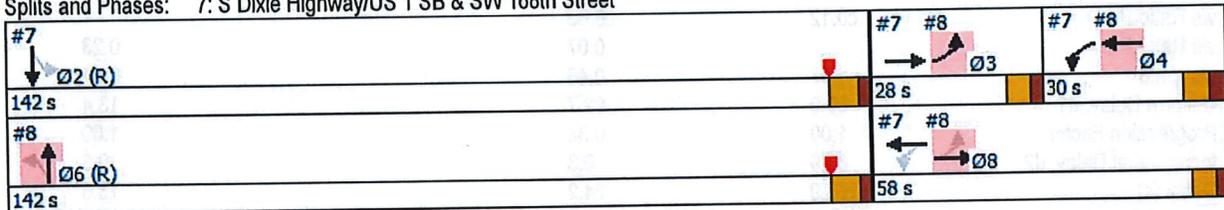
A.M. Peak Hour

	→	↖	←	↓	∅6
Lane Group	EBT	WBL	WBT	SBT	∅6
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

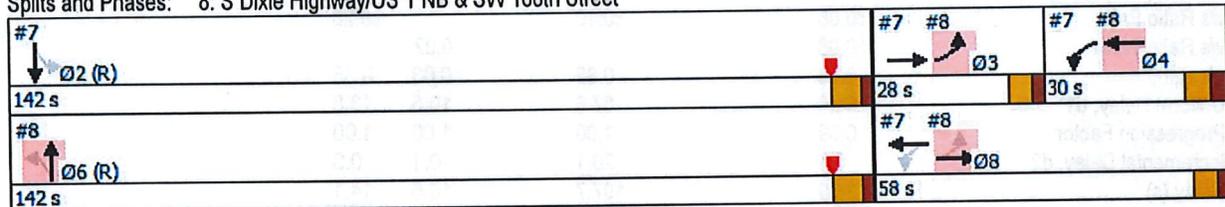
Existing Conditions
 A.M. Peak Hour

Lane Group	EBL	EBT	WBT	NBL	NBT	Ø2
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					
Frb, ped/bikes		1.00			0.99		1.00	1.00					
Flpb, ped/bikes		1.00			1.00		1.00	1.00					
Fr		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 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			62.6%				ICU Level of Service		B				
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		
Conflicting Flow All	0	0	346	0	554 173
Stage 1	-	-	-	-	343 -
Stage 2	-	-	-	-	211 -
Critical Hdwy	-	-	4.14	-	5 5
Critical Hdwy Stg 1	-	-	-	-	5.84 -
Critical Hdwy Stg 2	-	-	-	-	5.84 -
Follow-up Hdwy	-	-	2.22	-	3 3
Pot Cap-1 Maneuver	-	-	1210	-	694 1013
Stage 1	-	-	-	-	791 -
Stage 2	-	-	-	-	929 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1210	-	682 1013
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			Major2		
Conflicting Flow All	527	-	-	0	0	0
Stage 1	0	-	-	-	-	-
Stage 2	527	-	-	-	-	-
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	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						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	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		
p0 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

	→	↙	←	↓	
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

#7 ↓ Ø2 (R)	#7 #8 → ↗ Ø3	#7 #8 ↖ ← Ø4
142 s	28 s	30 s
#8 ↑ Ø6 (R)	#7 #8 ← ↘ Ø8	
142 s	58 s	

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	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		c0.12			c0.05							
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 Level of Service				D		
HCM 2000 Volume to Capacity ratio			0.46									
Actuated Cycle Length (s)			200.0			Sum of lost time (s)				19.8		
Intersection Capacity Utilization			59.7%			ICU Level of Service				B		
Analysis Period (min)			15									
c Critical Lane Group												

Timings

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

Future Background Conditions

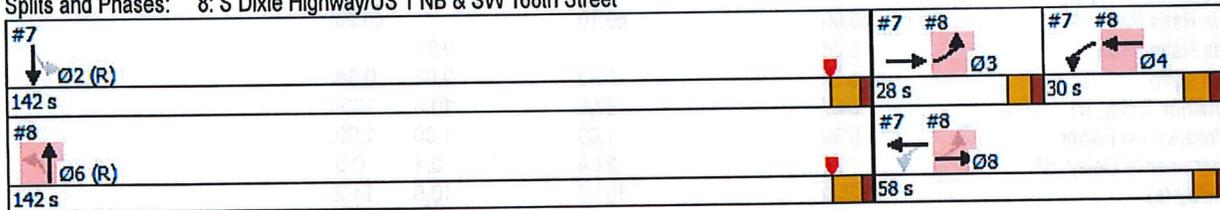
A.M. Peak Hour

	↖	→	←	↙	↑	∅2
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		c0.06			c0.10			c0.26				
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	Minor2	Minor3
Conflicting Flow All	0	0	352	0	562
Stage 1	-	-	-	-	349
Stage 2	-	-	-	-	213
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	-	-	1203	-	689
Stage 1	-	-	-	-	785
Stage 2	-	-	-	-	927
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1203	-	676
Mov Cap-2 Maneuver	-	-	-	-	676
Stage 1	-	-	-	-	770
Stage 2	-	-	-	-	927

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)												
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	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	0	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 %tile 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						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	475	1691	1	1639	1638	450	1			1676		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	475	1691	1	1639	1638	450	1			1676		
tC, single (s)	*5.0	*5.0	6.9	7.5	*5.0	*6.0	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	89	92	100			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

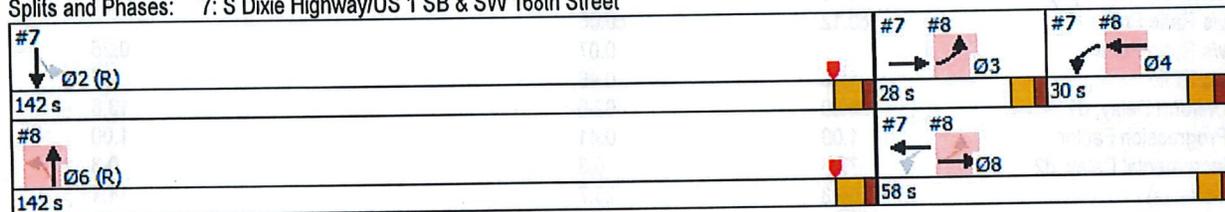
Actuated Cycle Length: 200

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	
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						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	1		2
Turn Type		NA		pm+pt	NA					Perm	NA	
Protected Phases		3		4	8						2	
Permitted Phases				8								
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 Level of Service						D	
HCM 2000 Volume to Capacity ratio			0.47									
Actuated Cycle Length (s)			200.0		Sum of lost time (s)					19.8		
Intersection Capacity Utilization			60.6%		ICU Level of Service					B		
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

Lane Group	EBL	EBT	WBT	NBL	NBT	Ø2
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

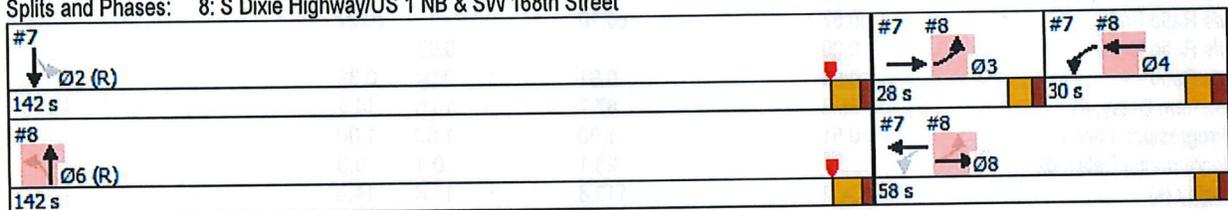
Actuated Cycle Length: 200

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



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 Level of Service			C			
HCM 2000 Volume to Capacity ratio			0.49									
Actuated Cycle Length (s)			200.0			Sum of lost time (s)			19.8			
Intersection Capacity Utilization			65.2%			ICU Level of Service			C			
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	Minor2	Minor3
Conflicting Flow All	0	0	393	0	718
Stage 1	-	-	-	-	369
Stage 2	-	-	-	-	349
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	-	-	1162	-	588
Stage 1	-	-	-	-	766
Stage 2	-	-	-	-	785
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1162	-	534
Mov Cap-2 Maneuver	-	-	-	-	534
Stage 1	-	-	-	-	696
Stage 2	-	-	-	-	785

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 %tile 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	↔			↕	↕	
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	NBTEBLn1	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	T		T		T	
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					B		
Analysis Period (min)			15									

* 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		↕	↕		↕	↕
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 %tile 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)												
Median type								None			None	
Median storage (veh)											238	
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	502	1821	6	1818	1805	456	0			1781		
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
7: S Dixie Highway/US 1 SB & SW 168th Street

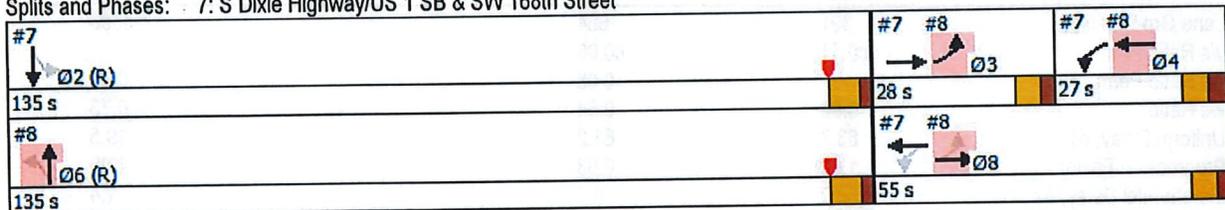
Existing Conditions
P.M. Peak Hour

Lane Group	EBT	WBL	WBT	SBT	Ø6
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	
Frt		0.96			1.00						0.98	
Flt Protected		1.00			0.99						1.00	
Satd. Flow (prot)		3379			3503						4995	
Flt 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								
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

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

Existing Conditions

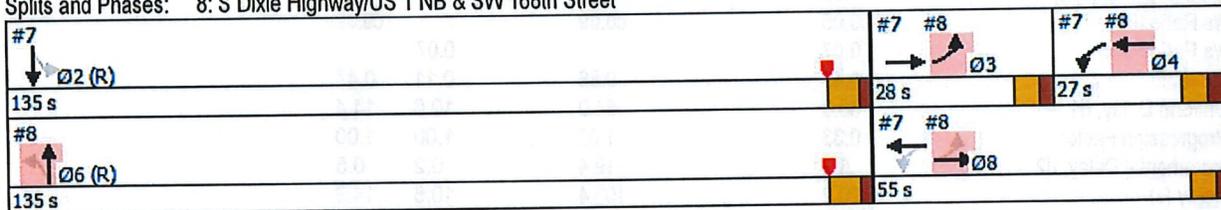
P.M. Peak Hour

						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 Level of Service				C	
HCM 2000 Volume to Capacity ratio			0.52									
Actuated Cycle Length (s)			190.0				Sum of lost time (s)			19.8		
Intersection Capacity Utilization			65.8%				ICU Level of Service			C		
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	0	537 173
Stage 1	-	-	-	-	336 -
Stage 2	-	-	-	-	201 -
Critical Hdwy	-	-	4.14	-	5 5
Critical Hdwy Stg 1	-	-	-	-	5.84 -
Critical Hdwy Stg 2	-	-	-	-	5.84 -
Follow-up Hdwy	-	-	2.22	-	3 3
Pot Cap-1 Maneuver	-	-	1212	-	706 1013
Stage 1	-	-	-	-	798 -
Stage 2	-	-	-	-	941 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1211	-	687 1012
Mov Cap-2 Maneuver	-	-	-	-	687 -
Stage 1	-	-	-	-	776 -
Stage 2	-	-	-	-	941 -

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)												
Median type								None			None	
Median storage (veh)												742
Upstream signal (ft)												
pX, platoon unblocked	0.68	0.68	0.68	0.68	0.68		0.68					
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			Major2		
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	0	0	1148	-	-
Stage 1	-	0	0	-	-	-
Stage 2	324	0	0	-	-	-
Platoon blocked, %					-	-
Mov Cap-1 Maneuver	430	0	-	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)												
Median type								None			None	
Median storage (veh)											238	
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	509	1848	6	1846	1832	462	0			1808		
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%		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
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

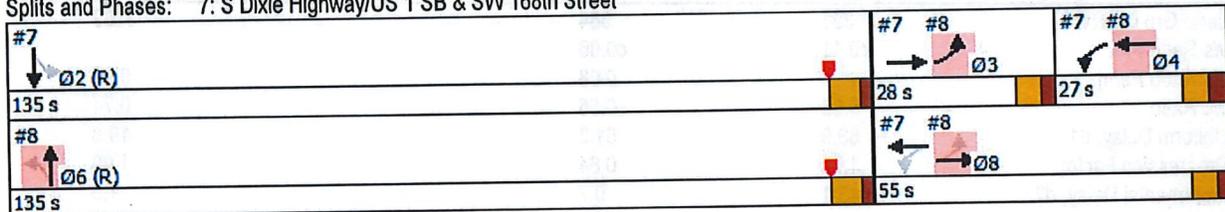
Future Background Conditions
P.M. Peak Hour

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								
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									
c Critical Lane Group												

Timings

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

Future Background Conditions

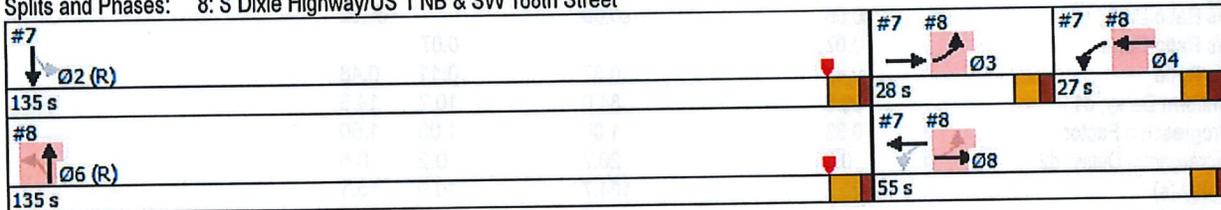
P.M. Peak Hour

						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	
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				
Frb, ped/bikes		1.00			0.99		1.00	1.00				
Flpb, ped/bikes		1.00			1.00		1.00	1.00				
Frft		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 Level of Service		C			
HCM 2000 Volume to Capacity ratio			0.53									
Actuated Cycle Length (s)			190.0				Sum of lost time (s)		19.8			
Intersection Capacity Utilization			66.5%				ICU Level of Service		C			
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	Minor2	Minor3
Conflicting Flow All	0	0	350	0	545
Stage 1	-	-	-	-	342
Stage 2	-	-	-	-	203
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	-	1206	-	-	700
Stage 1	-	-	-	-	792
Stage 2	-	-	-	-	938
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	1205	-	-	681
Mov Cap-2 Maneuver	-	-	-	-	681
Stage 1	-	-	-	-	771
Stage 2	-	-	-	-	938

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)													
Median type								None			None		
Median storage (veh)											742		
Upstream signal (ft)													
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					C			
Analysis Period (min)			15										

* 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 %tile 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	0	0	1148	-	-
Stage 1		-	0	0	-	-	-
Stage 2		323	0	0	-	-	-
Platoon blocked, %							
Mov Cap-1 Maneuver		429	0	-	1143	-	-
Mov Cap-2 Maneuver		429	0	-	-	-	-
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													
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

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

Future Total Conditions

P.M. Peak Hour

Lane Group	EBT	WBL	WBT	SBT	Ø6
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

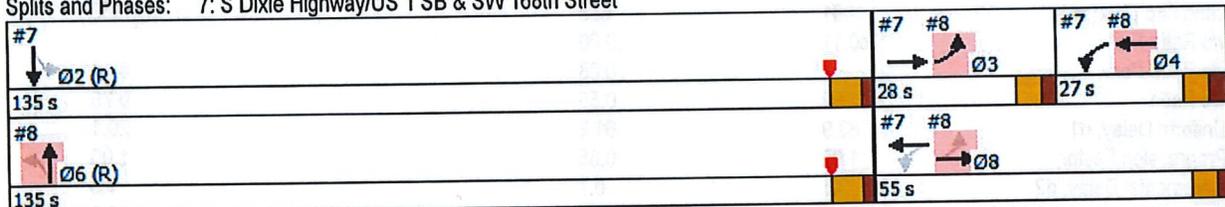
Actuated Cycle Length: 190

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/c 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			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			85.4%			ICU Level of Service			E			
Analysis Period (min)			15									
c Critical Lane Group												

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

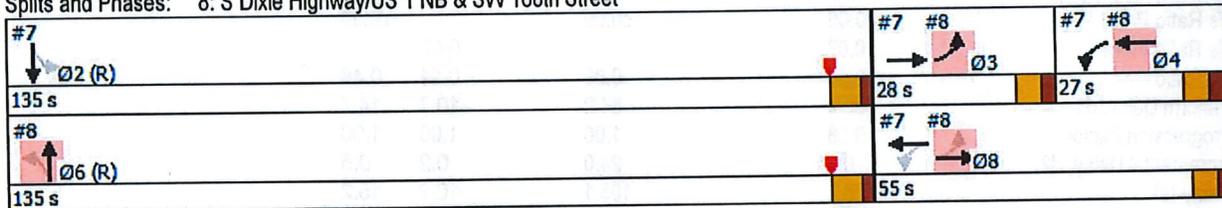
Future Total Conditions
P.M. Peak Hour

Lane Group	EBL	EBT	WBT	NBL	NBT	Ø2
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	
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			
Frbp, ped/bikes		1.00			0.99		1.00		1.00			
Flpb, ped/bikes		1.00			1.00		1.00		1.00			
Frtp		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	311		0	1643		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 Level of Service				C			
HCM 2000 Volume to Capacity ratio		0.54										
Actuated Cycle Length (s)		190.0			Sum of lost time (s)				19.8			
Intersection Capacity Utilization		67.6%			ICU Level of Service				C			
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	Minor2	Minor3
Conflicting Flow All	0	0	368	0	616 185
Stage 1	-	-	-	-	351 -
Stage 2	-	-	-	-	265 -
Critical Hdwy	-	-	4.14	-	5 5
Critical Hdwy Stg 1	-	-	-	-	5.84 -
Critical Hdwy Stg 2	-	-	-	-	5.84 -
Follow-up Hdwy	-	-	2.22	-	3 3
Pot Cap-1 Maneuver	-	-	1187	-	652 1001
Stage 1	-	-	-	-	783 -
Stage 2	-	-	-	-	870 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1186	-	614 1000
Mov Cap-2 Maneuver	-	-	-	-	614 -
Stage 1	-	-	-	-	737 -
Stage 2	-	-	-	-	870 -

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	↖			↕	↗	
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									
NUMBER OF VEHICLES ACCUMULATED											
TIME		ON SITE								TOTAL	
		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 Min 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									
NUMBER OF VEHICLES ACCUMULATED											
TIME		ON SITE								TOTAL	
		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
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	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	3	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
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	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

NUMBER OF VEHICLES ACCUMULATED											
TIME		ON SITE								TOTAL	
		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



AGENDA ITEM 3

**ITEM 2 – WINDSOR INVESTMENTS,
(WESTMINSTER MANOR), LLC
VPB-19-007**



To: Honorable Mayor and Village Council

Date: June 15th 2020

From: Greg H. Truitt, Interim Village Manager

Handwritten initials "GA" in blue ink.

Re: VPB-19-007

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 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. The intent of the requests by the property owner are to provide for the construction of ten 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:

Overall fiscal and budgetary impacts will be positive and result from the additional tax base of eight estate-density single family homes in the Village of Palmetto Bay.

RECOMMENDATION:

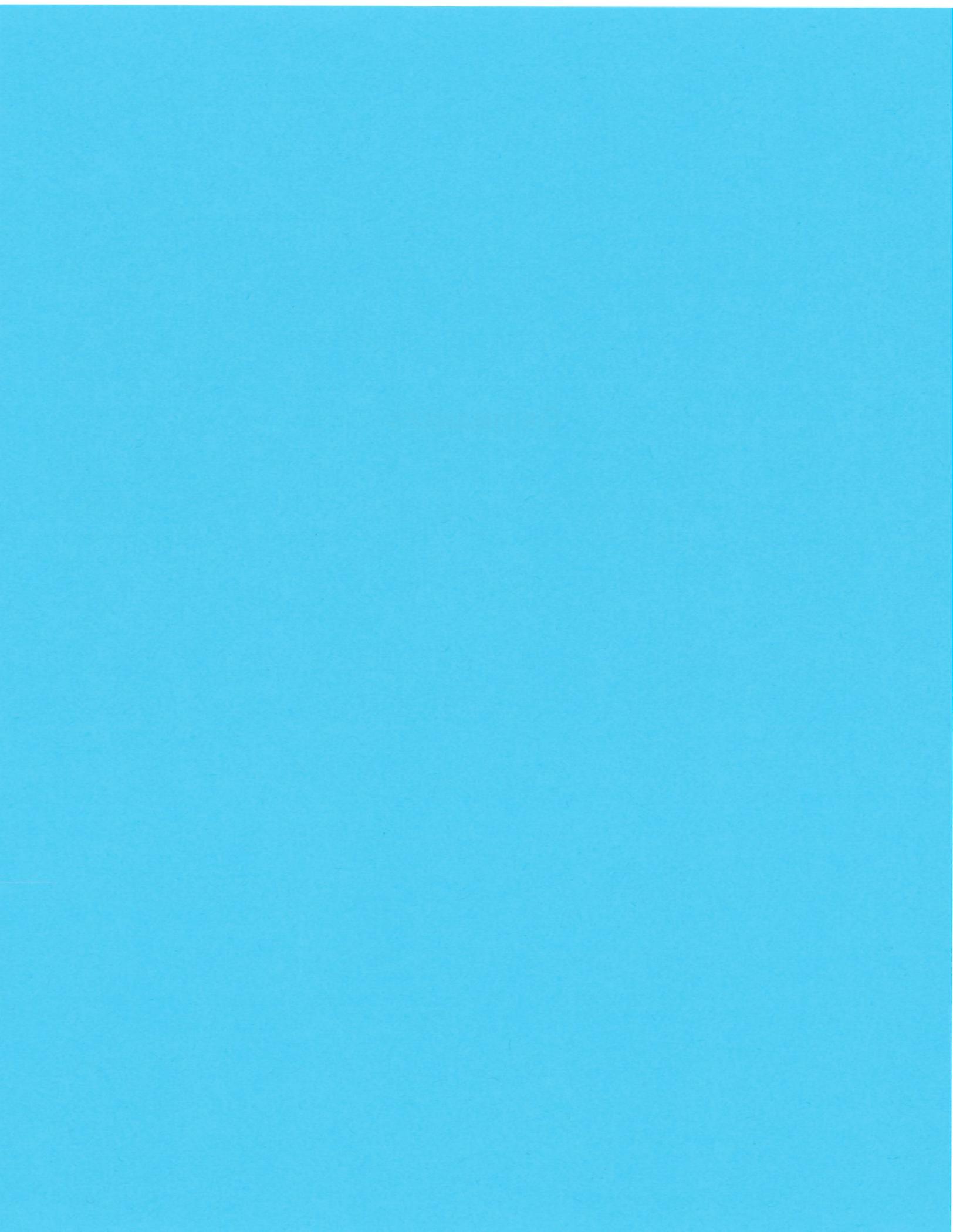
Comprehensive Plan: Future Land Use Map Amendment

approval as an ordinance, and to transmit the amendment for State of Florida Department of Economic Opportunity as a Small Scale Amendment, pursuant to the process of §163.3187 F.S., to become effective 31 days after approval at the required second Council hearing for an ordinance.

Zoning Amendment: Zoning Map

Approval on first reading as an ordinance, to become effective on or after the date of the FLUM amendment becoming effective.

ORDINANCES



1 **WHEREAS**, the “Estate Density Residential” (“EDR”) Future Land
2 Use Map designation is also compatible with the Deering Estate North
3 Addition lands that are located to the south across SW 152nd Street from
4 this parcel; and

5
6 **WHEREAS**, re-designating this land on the Village of Palmetto Bay
7 Future Land Use Map is consistent with, and supports the goals,
8 objectives and policies of the Village of Palmetto Bay Comprehensive
9 Plan, as determined and detailed in the Village Planning and Zoning
10 Division Staff Analysis.

11
12 **NOW, THEREFORE, BE IT ENACTED BY THE MAYOR AND**
13 **VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA,**
14 **AS FOLLOWS:**

15
16 **Section 1.** **Findings**

17
18 The Village Council hereby incorporates the "Whereas" clauses
19 recited above as findings.

20
21 **Section 2. Amendment to Adopted Future Land Use Map**

22
23 The Future Land Use Map (FLUM) of the Comprehensive Plan of
24 the Village of Palmetto Bay is hereby amended as follows:

25
26 The parcel described by Miami Dade Property folio # 33-5023-000-
27 0582 and the survey contained in Attachment “A”, consisting of 5.00 acres
28 located north of SW 152nd Street, generally to the east of SW 71st Court,
29 generally to the west of 69th Court, and generally to the south SW 149th
30 Terrace is redesignated from “Environmental Protected” (“EP”) to “Estate
31 Density Residential” (“EDR”) pursuant to the Small Scale Amendment
32 process of §163.3187 F.S. and to §30-30.8 of the Village of Palmetto Bay
33 Zoning Code

34
35 **Section 3. Conflicting Provisions.** The provisions of the Village
36 of Palmetto Bay adopted Comprehensive Plan, and the Code of
37 Ordinances of the Village of Palmetto Bay, Florida and all ordinances or

1 parts of ordinances in conflict with the provisions of this Comprehensive
2 Plan amendment are hereby repealed.

3
4 **Section 4. Effective Date.** This Ordinance shall become effective
5 31 days after approval at the required second Council hearing for an
6 ordinance.

7
8 First Reading: _____

9
10 Second Reading: _____

11
12 **PASSED and ENACTED** this ____ day of _____, 2020.

13
14 Attest: _____
15 Missy Arocha Karyn Cunningham
16 Village Clerk Mayor

17
18 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
19 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

20
21 _____
22 John Dellagloria
23 Village Attorney

24
25
26 FINAL VOTE AT ADOPTION:

27
28 Council Member Patrick Fiore _____

29
30 Council Member David Singer _____

31
32 Council Member Marsha Matson _____

33
34 Vice-Mayor John DuBois _____

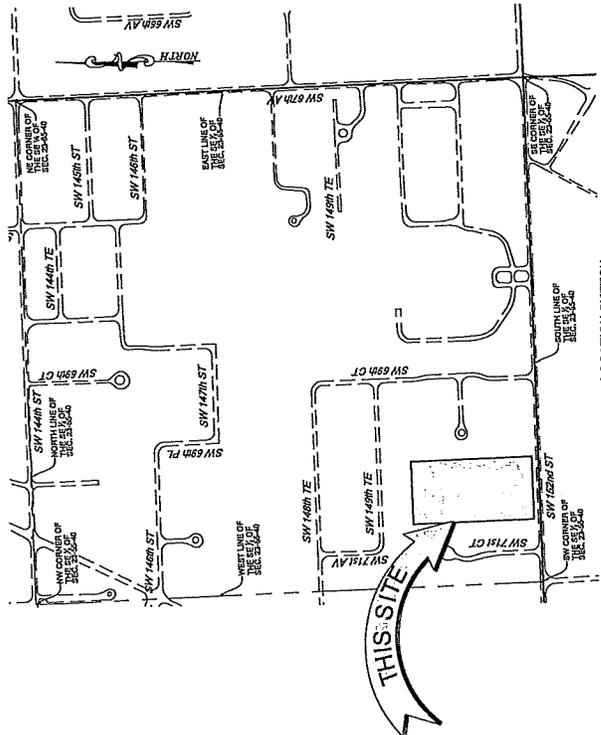
35
36 Mayor Karyn Cunningham _____

ATTACHMENT A
SURVEY & PROPERTY DESCRIPTION

BOUNDARY / TOPOGRAPHIC SURVEY

WESTMINSTER MANOR - PALMETTO BAY

A PORTION OF THE SE 1/4 OF SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.



LOCATION SKETCH
A PORTION OF SECTION 23,
TOWNSHIP 55 SOUTH, RANGE 40 EAST,
VILLAGE OF PALMETTO BAY, MIAMI-DADE
COUNTY, FLORIDA.
SCALE: 1"=300'

SYMBOL	DESCRIPTION
(1)	Adjacent
(2)	Adjacent
(3)	Adjacent
(4)	Adjacent
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(7)	Adjacent
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(99)	Adjacent
(100)	Adjacent

- SURVEYOR'S REPORT:**
1. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 2. THE ACCURACY OBTAINED BY FIELD MEASUREMENT METHODS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES MEETS AND EXCEEDS THE STANDARDS OF PRACTICE REQUIREMENT FOR COMMERCIAL HIGH/RISK AREA (LINEAR: 1 FOOT IN 10,000 FEET) AS DEFINED IN CHAPTER 55-17.051, FLORIDA ADMINISTRATIVE CODE.
 3. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 4. THE SYMBOLS (IF ANY) REFLECTED IN THE LEGEND AND ON THE SURVEY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
 5. THE SURVEYOR DID NOT INSPECT THE PROPERTY FOR ENVIRONMENTAL HAZARDS OR JURISDICTIONAL WETLANDS.
 6. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF THE SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME. LAST FIELD SURVEY DATE: 9-27-18.
 7. DUE TO THE FREQUENT CHANGES AND INTERPRETATIONS OF ZONING ORDINANCES IT IS THE OWNER'S RESPONSIBILITY TO VERIFY ZONING RESTRICTIONS BEFORE CONSTRUCTION.
 8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 9. FENCE OWNERSHIP, IF ANY, WAS ESTABLISHED BY VISUAL MEANS ONLY, BUT LEGAL OWNERSHIP HAS NOT BEEN DETERMINED.
 10. UNLESS OTHERWISE NOTED, RECORDS AND MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT. ALL DISTANCES AND ELEVATIONS (IF ANY) SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.
 11. SET IRON PIPE OR PIN WITH DIA #1012 (1" IN LENGTH BY 0.2 SQUARE INCHES, MINIMUM) AT ALL CORNERS CONSISTENT WITH PROPERTY LINES AND/OR FENCE LINES.
 12. LIMITS OF ASPHALT PAVING ARE APPROXIMATE AND, UNLESS OTHERWISE SHOWN, ARE REASONABLY CONSISTENT WITH PROPERTY LINES AND/OR FENCE LINES.
 13. THE STREET RIGHT-OF-WAY ABUTTING THIS PROPERTY ARE PHYSICALLY OPEN UNLESS OTHERWISE NOTED.
 14. THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.
 15. BEARINGS ARE BASED ON AN ASSUMED VALUE OF N87°55'01"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
 16. ELEVATIONS SHOWN ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 17. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.

BENCHMARK INFORMATION:

LOCATION: 801 HWY 190 RM45
 ELEVATION: 12.59
 LOC. 1: SW 152 ST ON C/L
 LOC. 2: SW 152 ST ON C/L
 LOC. 3: SW 152 ST ON C/L
 US C & G BRASS DISC IN CONC. MON. (TRIANGULATION STA.)

LEGAL DESCRIPTION: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE SOUTHWEST 35 FEET THEREOF, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPERTY AS SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THERE ARE NO UNDISCLOSED ENCUMBRANCES, EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS AFFECTING THE PROPERTY. I AM A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA. MY LICENSE NUMBER IS 18183. I AM A MEMBER OF THE FLORIDA SURVEYING AND MAPPING SOCIETY (FSMS) AND THE FLORIDA SURVEYING AND MAPPING SOCIETY OF MIAMI-DADE COUNTY (FSMS-MDC). I AM A MEMBER OF THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17.051, FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012
 ARTURO A. SOSA
 PROFESSIONAL ENGINEER NO. 2829
 STATE OF FLORIDA
 art@ludovici-engineers.com

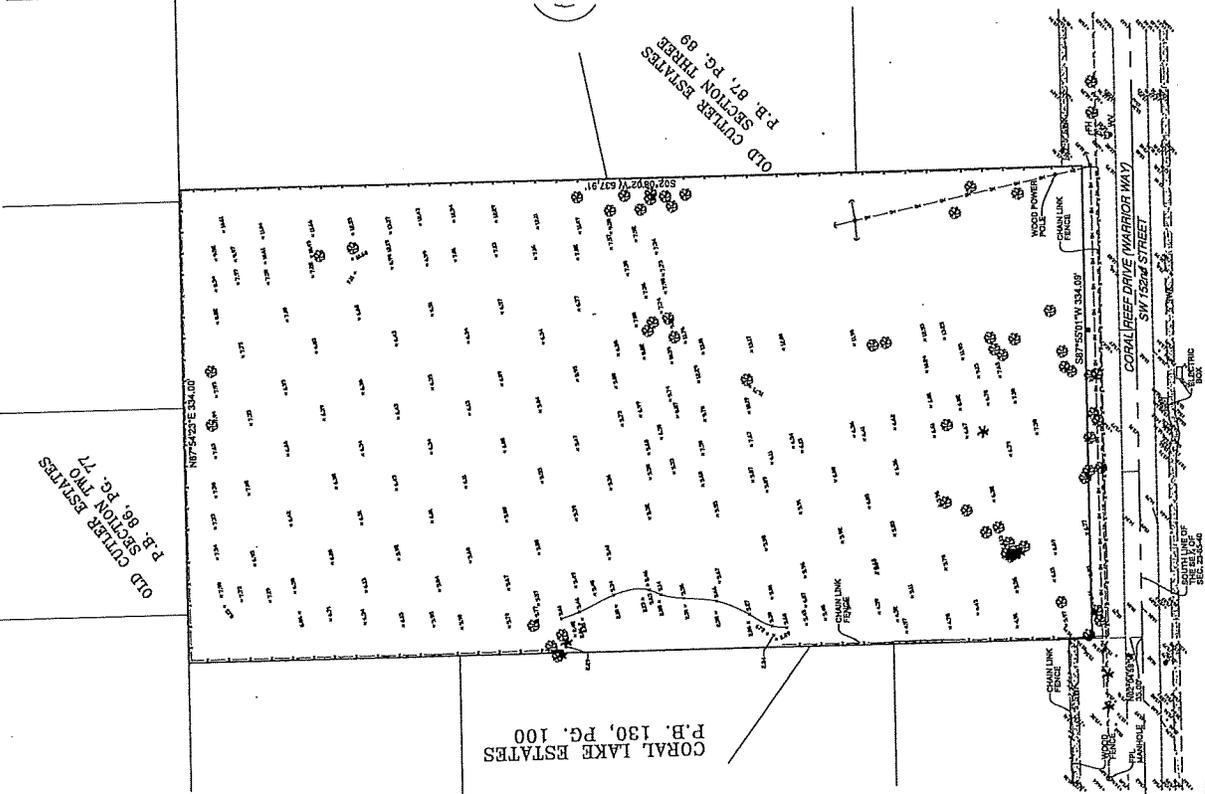
NO.	DATE	DESCRIPTION
1	12/11/10	FIELD MEASUREMENTS ON WEST PROP. LINE
2	1/11/11	INTERPRESED SURVEY WITH NEWLY ACQUIRED GROUND ELEVATIONS

BOUNDARY / TOPOGRAPHIC SURVEY
 WESTMINSTER MANOR - PALMETTO BAY
 VILLAGE OF PALMETTO BAY
 CORAL LAKE, FLORIDA 33144
 11 MAJOR AVENUES
 WESTMINSTER WESTMINSTER MANOR, LLC
 11 MAJOR AVENUES
 CORAL GABLES, FLORIDA 33134

LUDOVICI & ORANGE
 CONSULTING ENGINEERS, INC.
 329 PALMWAY AVENUE, CORAL GABLES, FLORIDA 33134
 CERTIFICATE OF AUTHORIZATION NO. 16102
 PHONE 305-445-1500 | INFO@LUDOORANGE.COM

DRAWN: BR
 CHECKED: AS
 SCALE: AS NOTED
 DATE: 09/24/14
 P.L. 08, PG. 12
 SHEET: 2 OF 2 SHEETS

BOUNDARY / TOPOGRAPHIC SURVEY
WESTMINSTER MANOR - PALMETTO BAY
 A PORTION OF THE SE 1/4 OF SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE
 OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.



1 **WHEREAS**, the designation of the Village of Palmetto Bay Future
2 Land Use Map that assures development in a more orderly, consistent
3 and compatible pattern with the surrounding area is “Estate – Suburban
4 Single Family” (“E-S”), which is the zoning designation that abuts the
5 property for the entirety of all three sides of the parcel that abut residential
6 neighborhoods;

7
8 **WHEREAS**, the “Estate – Suburban Single Family” (“E-S”) zoning
9 designation is also compatible with the Deering Estate North Addition
10 lands that are located to the south across SW 152nd Street from this parcel;
11 and

12
13 **WHEREAS**, re-designating this land on the Village of Palmetto Bay
14 Zoning Map is consistent with, and supports the goals, objectives and
15 policies of the Village of Palmetto Bay Comprehensive Plan, and is
16 internally consistent with the requirements of the zoning district as
17 determined and detailed in the Village Planning and Zoning Division Staff
18 Analysis.

19
20 **NOW, THEREFORE, BE IT ENACTED BY THE MAYOR AND**
21 **VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA,**
22 **AS FOLLOWS:**

23
24 **Section 1. Findings**

25 The Village Council hereby incorporates the "Whereas" clauses
26 recited above as findings.

27
28 **Section 2. Amendment to Adopted Future Land Use Map**

29 The Zoning Map of the Village of Palmetto Bay is hereby amended
30 as follows:

31 The parcel described by Miami Dade Property folio # 33-5023-000-
32 0582 and the survey contained in Attachment “A”, consisting of 5.00 acres
33 located north of SW 152nd Street, generally to the east of SW 71st Court,
34 generally to the west of 69th Court, and generally to the south SW 149th
35 Terrace is redesignated from “Estate – Single Family” (“E-1”) to “Estate –
36 Suburban Single Family” (“E-S”) pursuant to §30-30.7 of the Village of
37 Palmetto Bay Zoning Code.

1

2 Vice-Mayor John DuBois

3

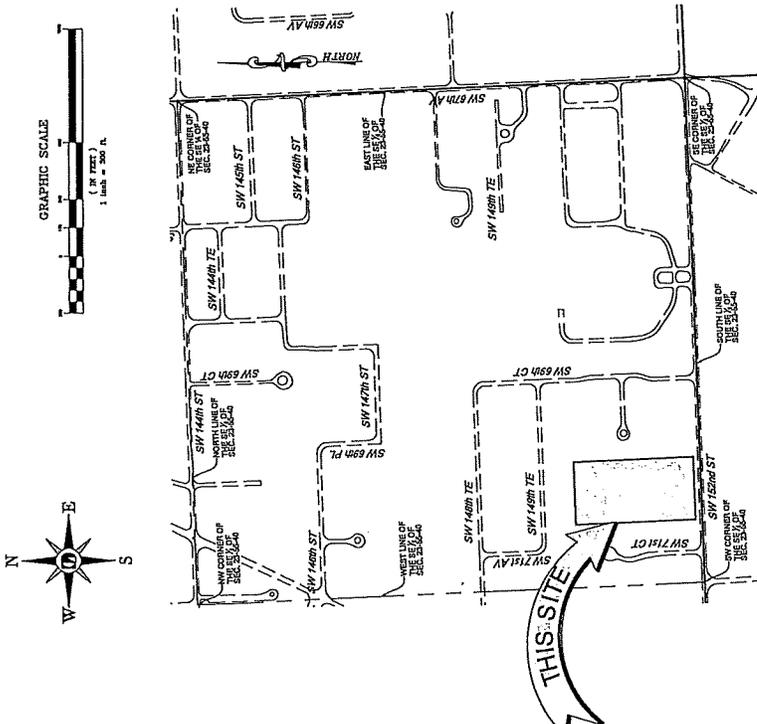
4 Mayor Karyn Cunningham

ATTACHMENT A
SURVEY & PROPERTY DESCRIPTION

BOUNDARY / TOPOGRAPHIC SURVEY

WESTMINSTER MANOR - PALMETTO BAY

A PORTION OF THE SE 1/4 OF SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.



LOCATION SKETCH
A PORTION OF SECTION 23,
TOWNSHIP 55 SOUTH, RANGE 40 EAST,
VILLAGE OF PALMETTO BAY, MIAMI-DADE
COUNTY, FLORIDA.
SCALE: 1"=500'

1. ALL INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
2. THE ACCURACY OBTAINED BY FIELD MEASUREMENT METHODS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES MEETS AND EXCEEDS THE STANDARDS OF PRACTICE REQUIRMENT FOR COMMERCIAL HIGH/RISK AREA (LINEAR: 1 FOOT IN 10,000 FEET) AS DEFINED IN CHAPTER 53-17.0251, FLORIDA ADMINISTRATIVE CODE.
3. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THE SYMBOLS (IF ANY), REFLECTED IN THE LEGEND AND ON THE SURVEY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
5. THE SURVEYOR DID NOT INSPECT THE PROPERTY FOR ENVIRONMENTAL HAZARDS OR JURISDICTIONAL WETLANDS.
6. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF THE SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME. LAST FIELD SURVEY DATE: 9-27-18.
7. DUE TO THE FREQUENT CHANGES AND INTERPRETATIONS OF ZONING ORDINANCES IT IS THE OWNER'S RESPONSIBILITY TO VERIFY ZONING RESTRICTIONS BEFORE CONSTRUCTION.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FENCE OWNERSHIP, IF ANY, WAS ESTABLISHED BY VISUAL MEANS ONLY, BUT LEGAL OWNERSHIP HAS NOT BEEN DETERMINED.
10. UNLESS OTHERWISE NOTED, RECORD AND UNRECORDED DATA ARE IN SUBSTANTIAL AGREEMENT. ALL DISTANCES AND ELEVATIONS (IF ANY) SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.
11. SET IRON PIPE OR PIN WITH CAP #1012 (1" IN LENGTH BY 0.3 SQUARE INCHES, MINIMUM) AT ALL CORNERS UNLESS OTHERWISE NOTED.
12. LIMITS OF ASPHALT PAVING ARE APPROXIMATE AND, UNLESS OTHERWISE SHOWN, ARE REASONABLY CONSISTENT WITH PROPERTY LINES AND/OR FENCE LINES.
13. THE STREET RIGHT-OF-WAY ABUTTING THIS PROPERTY ARE PHYSICALLY OPEN UNLESS OTHERWISE NOTED.
14. THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.
15. BEARINGS ARE BASED ON AN ASSUMED VALUE OF N87°55'01"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
16. ELEVATIONS SHOWN ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
17. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.

LOCATOR: 5014
LOCATOR: 5014
 BEACH MARK: 31-32-0-R
 ELEVATION: 12.89
 LOC 1: SW 152 ST ON C/A
 LOC 2: SW 152 ST ON C/A
 LOC 3: 8" SW 152 ST ON C/A
 US D & BRASS DISC IN CONC. MON. (TRIANGULATION STA.)

BENCHMARK INFORMATION:
 LOCATOR: 5014
 BEACH MARK: 31-32-0-R
 ELEVATION: 12.89
 LOC 1: SW 152 ST ON C/A
 LOC 2: SW 152 ST ON C/A
 LOC 3: 8" SW 152 ST ON C/A
 US D & BRASS DISC IN CONC. MON. (TRIANGULATION STA.)

LEGAL DESCRIPTION:
 A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE SOUTHWEST 35 FEET THEREOF, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LONG AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE PROPERTY AS SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THERE ARE NO UNRECORDED EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS AFFECTING THE PROPERTY AS SHOWN AND DESCRIBED HEREON. I AM A LICENSED SURVEYOR AND MAPPER BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012
 ARTURO A. SOSA, REGISTERED PROFESSIONAL ENGINEER NO. 2629
 STATE OF FLORIDA
 PROFESSIONAL SEAL
 enr@ludovici-engineers.com

BOUNDARY / TOPOGRAPHIC SURVEY
 WESTMINSTER MANOR - PALMETTO BAY
 TOWN OF PALMETTO BAY
 117 AMADOR WAY
 MIAMI, FLORIDA 33134

LUDOVICI & ORANGE
 CONSULTING ENGINEERS, INC.
 1800 S.W. 15TH AVENUE, SUITE 100
 MIAMI, FLORIDA 33134
 PHONE: 305.441.1800
 FAX: 305.441.1801
 www.ludovici-engineers.com

NO. DATE DESCRIPTION

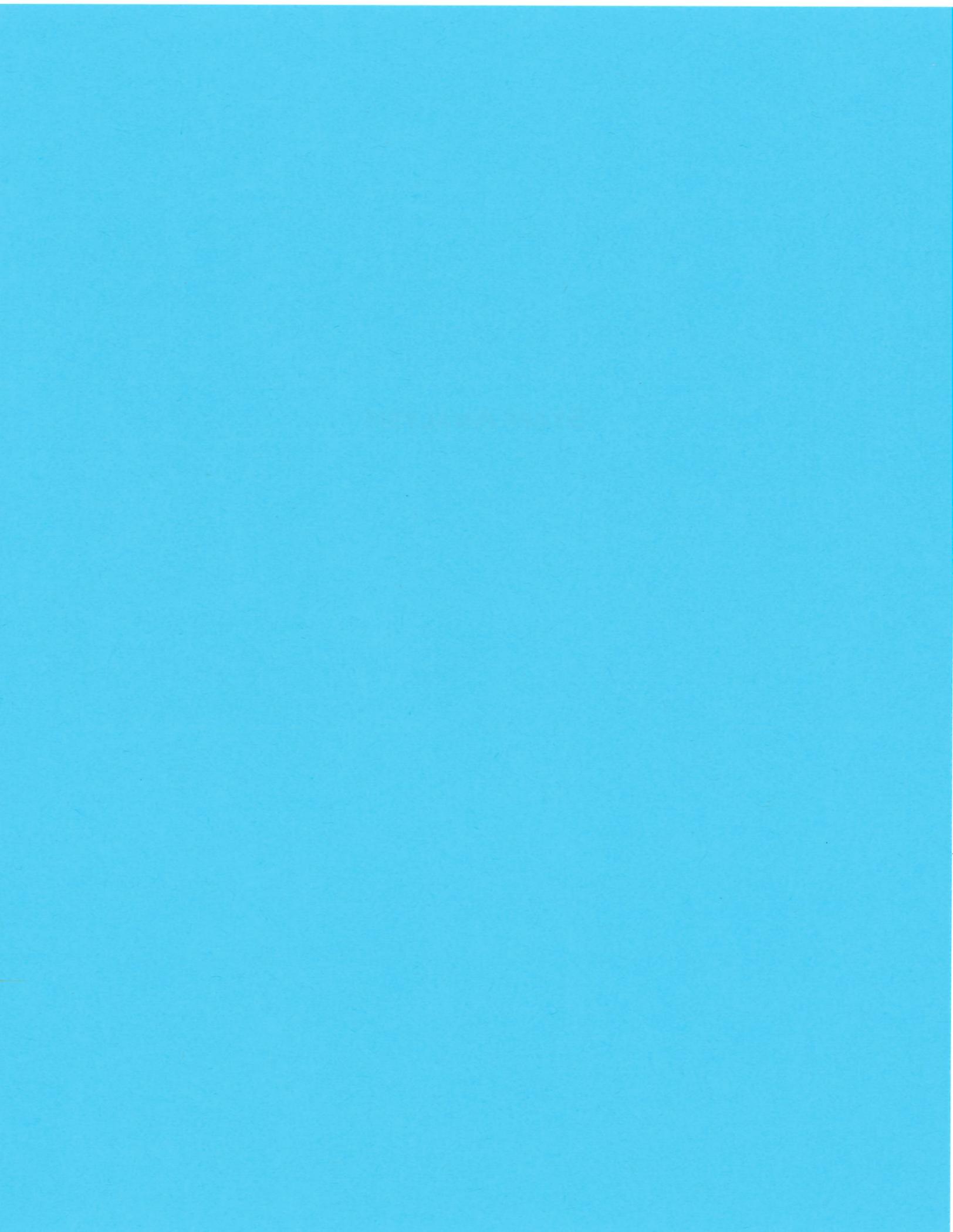
1. 1/18/18 AND NEW ELEV. ON WEST PROP. LINE

2. 1/18/18 REVISION SURVEY WITH NEWLY ACQUIRED ELEVATIONS

SCALE: AS NOTED
 DATE: 10/02/2018
 SHEET: 1
 OF 2 SHEETS

SYMBOL	DESCRIPTION
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100	Survey Station

STAFF ANALYSIS





Village of Palmetto Bay

Florida

STAFF ANALYSIS

FILE: VPB19-007

HEARING DATE: June 15, 2020

APPLICANT Village of Palmetto Bay

COUNCIL DISTRICT: 1

REQUEST:

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. 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).

This is a combined report for the Future Land Use Map amendment and zoning map amendment.

LOCATION:

East:

Coral Lakes Estates
Subdivision -
single-family homes

West:

Old Cutler Estate Section 3
Subdivision -
single-family homes

North:

Old Cutler Estates Section 2
Subdivision -
single-family homes

South:

SW 152nd Street, &
Deering Estates North
Addition



Folio #: 33-5023-000-0582

Lot Size: 217,840 sq. ft.
5.00 acres

Ownership: Windsor Investments, LLC
1401 Brickell Ave #825 Miami, Fl 33131

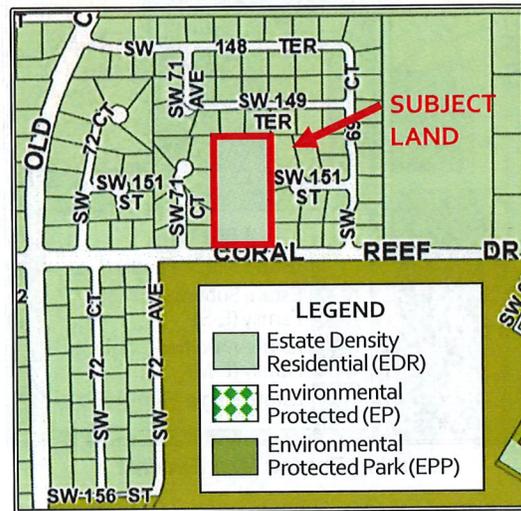
Existing Use: Vacant

PROPOSED ORDINANCE – COMPREHENSIVE PLAN AMENDMENT

An ordinance of the Mayor and Village Council of the Village of Palmetto Bay, Florida, relating to amending the Future Land Use Map of the Village Comprehensive Plan, referred to in Sec. 30-30.8, to change the property generally located north of SW 152nd Street, to the east SW 71st Court and to the west of SW 69th Court and described by Miami-Dade Folio #33-5023-0582 from "Environmental Protected (EP)" to "Estate Density Residential (EDR)"; providing for conflicting provisions and providing for an effective date.



Existing Future Land Use Map Excerpt



Proposed Future Land Use Map Excerpt

From:

Village of Palmetto Bay Adopted Comprehensive Plan Land Use Element Policy 1.1.1

Environmental Protected (EP): Parcels designated EP are environmentally-sensitive lands under the ownership of government or non-profit entities. No development except low intensity, passive recreational uses are permitted. Limited administrative office, retail, and storage uses incidental to protection use are allowed.

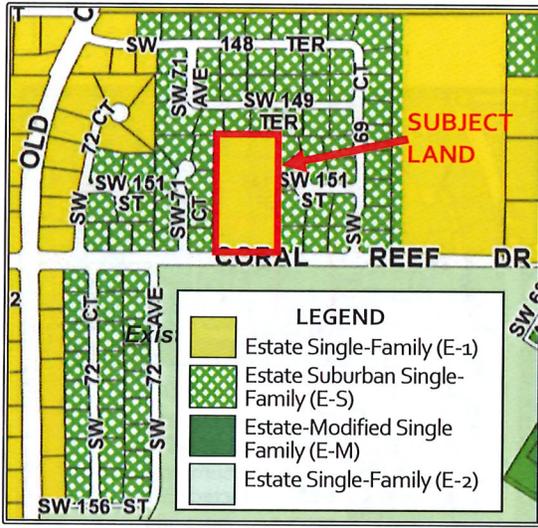
To:

Village of Palmetto Bay Adopted Comprehensive Plan Land Use Element Policy 1.1.1

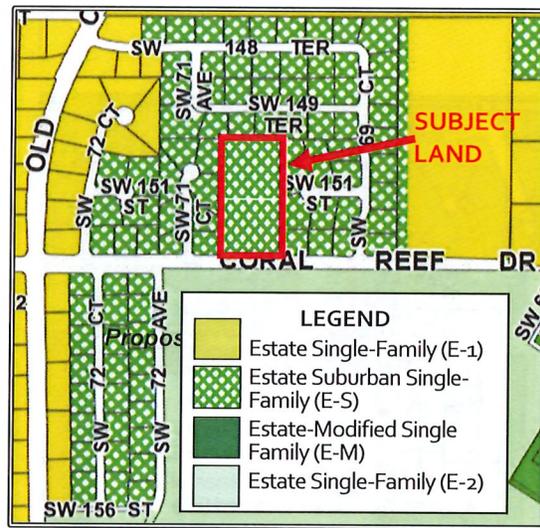
Estate Density Residential (EDR): The residential densities allowed in this category shall not exceed 2.5 dwelling units per gross acre. This density category is characterized solely by detached single family homes on relatively large lots.

PROPOSED ORDINANCE – ZONING MAP AMENDMENT

An ordinance of the Mayor and Village Council of the Village of Palmetto Bay, Florida, relating to amending the Village Zoning Map, referred to in Sec. 30-10.5, to change the property generally located north of SW 152nd Street, east SW 71st Court and west of SW 69th Court and described by Miami-Dade Folio #33-5023-0582 from "Estate Single-Family (E-1)" to "Estate Suburban Single-Family (ES)"; providing for conflicting provisions and providing for an effective date.



Existing Zoning Map Excerpt



Proposed Zoning Map Excerpt

Table 1 - Zoning District Comparison – E-1 to E-S

	Estate Single-Family (E-1)	Estate Suburban Single-Family (E-S)
Uses	<ul style="list-style-type: none"> ▪ Single-family residential dwellings ▪ Home office ▪ Non-commercial boat piers or slips ▪ Municipal recreation buildings, playgrounds or parks ▪ Private recreation buildings, playgrounds or parks ▪ Golf course ▪ Family day care or after school care ▪ Religious facilities and schools ▪ Group homes ▪ Up to 2 horses, as an accessory use 	<ul style="list-style-type: none"> ▪ Single-family residential dwellings ▪ Home office ▪ Non-commercial boat piers or slips ▪ Municipal recreation buildings, playgrounds or parks ▪ Private recreation buildings, playgrounds or parks ▪ Golf course ▪ Family day care or after school care ▪ Religious facilities and schools ▪ Group homes
Lot Size (minimum)	1 acre (gross)	25,000 sq. ft. (gross)
Lot Frontage (minimum)	125 feet	125 feet
Lot Depth (minimum)	200 feet	135 feet
Lot Coverage (maximum)	22% @ 1 story 17% @ 2 stories	32%
Open Space (minimum)	78% @ 1 story 83% @ 2 stories	68%
Landscape Pervious Area (minimum)	45%	35%
Structure Height (maximum)	35 feet and 2 stories	35 feet and 2 stories
Residential Density (maximum)	1.00 DU/acre _{gross}	1.74 DU/acre _{gross}

From:

30-50.6. - E-1, One Acre Estate Single Family District

(a) *Uses permitted. No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed, structurally altered or maintained for any purpose in the E-1 District which shall be designed, arranged or intended to be used or occupied for any purpose other than the following, unless specifically provided herein:*

- (1) *Single family residential dwellings, including accessory uses consistent with the character of existing homes and uses in the area including but not limited to private garages, servant's quarters or guest houses not over one story in height (incidental to the principal residential use).*
- (2) *All permitted uses allowed in E-M District.*
- (3) *It shall be permissible to keep and maintain more than two horses, provided (1) such use is incidental to an existing residential use, (2) the area used to keep and maintain the horses is part of the residential site, and (3) that the horses are fenced at least 50 feet from property under different ownership. One additional horse may likewise be kept and maintained for each acre in excess of the first acre that is part of the residential site on those estates which are five acres or less in size. On those estates which are between five and nine acres in size, one additional horse may likewise be kept and maintained for each additional two acres that forms part of the residential site larger than five acres. On those estates which are larger than nine acres in size, one additional horse may likewise be kept and maintained for each additional five acres that forms part of the residential site larger than nine acres. The total of all horses shall not exceed ten. In no event shall the property be used for the keeping of horses owned by others than those residing on the property. All horses kept, maintained, and housed in properly constructed stalls, stables, or places of shelter approved as to location and construction by the department.*
- (4) *Beekeeping not to exceed five hives, provided the same are located no closer than 150 feet to a highway line nor closer than 150 feet to a residential structure.*

(b) *Conditional uses. Same as R-1 District.*

(c) *Prohibited uses. Same as R-1 District.*

(d) *Dimensional regulations.*

(1) <i>Minimum lot area</i>	<i>One acre including ROW</i>
(2) <i>Maximum density</i>	<i>One unit including ROW</i>
(3) <i>Minimum lot frontage</i>	<i>125 feet</i>
(4) <i>Minimum lot depth</i>	<i>200 feet from center line of ROW</i>
(5) <i>Maximum lot coverage</i>	<i>0.17 of lot area including accessory buildings, or 0.22 if all construction on the property is limited to one story</i>
(6) <i>Reserved.</i>	
(7) <i>Minimum open space</i>	<i>0.83 of lot area, or 0.78 if all construction on the property is limited to one story</i>
(8) <i>Min. landscaped pervious area</i>	<i>0.45 of lot area</i>
(9) <i>Minimum building size</i>	<i>2,000 square feet</i>
(10) <i>Maximum building height</i>	<i>35 feet</i>
(11) <i>[Reserved]</i>	
(12) <i>Maximum number of stories</i>	<i>Two</i>

To:

Sec. 30-50.5. - E-S, Estate Suburban Single-Family District

(a) *Uses permitted. No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed, structurally altered or maintained for any purpose in the E-S District which shall be designed, arranged or intended to be used or occupied for any purpose other than the following, unless specifically provided herein:*

- (1) *Single family residential dwellings, including accessory uses consistent with the character of existing homes and uses in the area including but not limited to private garages, servant's quarters or guest houses not over one story in height (incidental to the principal residential use).*
- (2) *All permitted uses allowed in E-M District, except noncommercial boat piers or slips for docking of private watercraft.*
- (3) *Beekeeping not to exceed five hives, provided the same are located no closer than 150 feet to a highway or right-of-way line nor closer than 150 feet to a residential structure.*

(b) *Conditional uses. Same as R-1 District.*

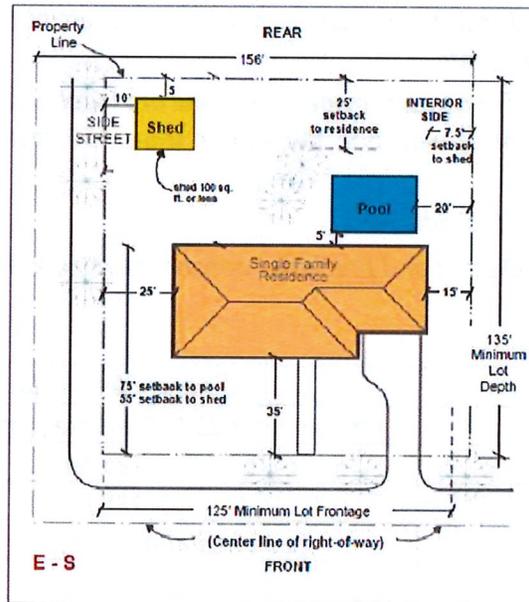
(c) *Prohibited uses. Same as R-1 District and precludes noncommercial boat piers or slips for docking of private watercraft.*

(d) *Dimensional regulations.*

(1) <i>Minimum lot area</i>	<i>25,000 square feet including ROW</i>
(2) <i>Maximum density</i>	<i>One unit per 25,000 square feet including ROW</i>
(3) <i>Minimum lot frontage</i>	<i>125 feet</i>
(4) <i>Minimum lot depth</i>	<i>135 feet</i>
(5) <i>Maximum lot coverage</i>	<i>0.32 including accessory building.</i>
(6) <i>Reserved.</i>	
(7) <i>Minimum open space</i>	<i>0.68 of lot area</i>
(8) <i>Minimum landscaped pervious area</i>	<i>0.35 of lot area</i>
(9) <i>Minimum building size</i>	<i>2,000 square feet</i>
(10) <i>Maximum building height</i>	<i>35 feet</i>
(11) <i>Maximum number of stories</i>	<i>Two</i>
(12) <i>Accessory building height</i>	<i>Not exceeding 15 feet above grade to the roof ridge.</i>
(13) <i>Uninhabitable sheds less than 145 square feet, with width and depth dimensions of 12 feet or less, shall not exceed eight feet in height above grade to the roof ridge. All other sheds and structures with roofs shall comply with the accessory building setback requirements.</i>	
(14) <i>Septic tanks. Unless the plumbing system of the residential building on the lot is connected to a sanitary sewer other than septic tank with field drains, every lot used for residential purposes in any district shall have a yard with an area of at least 25 percent of the total lot area, provided that sufficient lot area required to care for a septic tank drain field shall not be occupied by an accessory building or other structure. The septic system shall comply with all State of Florida Health Department and DERM requirements.</i>	

(e) *Minimum setbacks.*

Structure	Setbacks				
	Front	Rear	Between Buildings	Interior Side	Side Street
Principal	35 feet	25 feet	N/A	15 feet	25 feet
Accessory structures	75 feet	7.5 feet	10 feet	20 feet	30 feet
Sheds less than 145 square feet	55 feet	5 feet	5 feet	5 feet	10 feet
Pools	75 feet	7.5 feet	5 feet	20 feet	30 feet
Pool screen enclosures	N/A	6 feet	N/A	15 feet	25 feet



(f) *Minimum width of lots in new subdivisions in the E-S District may be decreased from the amount required under the following conditions:*

- (1) *The decrease shall be applicable to lots containing a portion of their frontage along the curvilinear streets and culs-de-sac.*
- (2) *The minimum lot frontage as defined elsewhere for the various zoning districts must be provided at the minimum building setback line of curvilinear lots.*
- (3) *That the minimum frontage requirement at street right-of-way line and radius requirements of exterior street right-of-way line along curvilinear streets and culs-de-sac shall meet a minimum frontage of 85 feet.*
- (4) *Lot area must comply with all other minimum zoning requirements.*
- (5) *The design of the streets where the lot frontage occurs must conform to standards of the public works department.*

(Ord. No. 09-17, § 1, 8-20-2009; Ord. No. 2012-23, §§ 2, 5, 11-5-2012; Ord. No. 2013-03, § 1, 2-25-2013; Ord. No. 2014-03, § 2, 4-7-2014)

BACKGROUND

The requests are made pursuant to the Village criteria defined by:

1. *§30-50.8 Amendment to the comprehensive plan* for the request to amend the Village of Palmetto Bay Future Land Use Map (FLUM). The request is for a map amendment only, and there is no proposed text amendment to the policy of the Village of Palmetto Bay adopted Comprehensive Plan. The requested FLUM amendment is for a parcel of land that is 10 acres or less; therefore, the request is also made pursuant to *§163-3187, Florida Statutes, Process for adoption of small-scale comprehensive plan amendment*. The small-scale amendment process requires only one public hearing of the ordinance to amend the FLUM and it is the adoption hearing. The amendment becomes effective 31 days after adoption if the amendment is not challenged. An affected person may file a petition with the Division of Administrative Hearings (DOAH) to request a hearing to challenge the compliance of the small-scale development amendment within 30 days following adoption of the amendment.
2. *§30-50.8 Amendment to the official zoning map of text of the land development code* for the request to amend the Village of Palmetto Bay Zoning Map, which is in *§30-10.5. Pursuant to §163-3187 and 163.3102, Florida Statutes*, the zoning amendment becomes effective 31 days after adoption so as to be consistent with the Village Comprehensive Plan, if the comprehensive plan amendment is not challenged.

As a combined staff analysis to avoid repetition, the criteria for each request have been combined as applicable, and as summarized in Table 2, below.

Table 2
Comparison of Village Criteria for
Comprehensive Plan Amendment and Zoning Amendment

CRITERIA	FUTURE LAND USE MAP	ZONING MAP	Pg
Whether the proposal is internally consistent with the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program. 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. <i>(site plan review text)</i>	30-30.8(b)(1)	30-30.7(j)(1)	p.24
Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing comprehensive plan, and whether the changes support or work against the proposed amendment	30-30.8(b)(2)	30-30.7(b)(3)	p.36
Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed neighboring property land use.	30-30.8(b)(3)	30-30.7(b)(4)	p.36
Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.	30-30.8(b)(4)	30-30.7(b)(7)	p.37
Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on such pattern shall be identified.	30-30.8(b)(5)	30-30.7(b)(8)	p.38
Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of the comprehensive plan.	30-30.8(b)(6)	30-30.7(b)(9)	p.38
Whether the proposed amendment meets the requirements of F.S. § 163.3161, entitled "The Local Government Comprehensive Planning and Land Development Regulation Act.	30-30.8(b)(7)	Not Applicable	p.39
Whether the proposal is in conformance with all applicable requirements of Chapter 30. In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located. <i>(site plan review text)</i>	Not Applicable	30-30.7(b)(2)	p.39
Other matters which the local planning agency or the village council, in its legislative discretion, may deem appropriate.	30-30.8(b)(8)	30-30.7(b)(10)	p.42
Whether, and the extent to which, the proposal would result in demands on transportation systems, public facilities and services; would exceed the capacity of the facilities and services, existing or programmed, including: transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services.	Not Applicable	30-30.7(b)(5)	p.39
Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetland protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.	Not Applicable	30-30.7(b)(6)	p.40

Sec. 30-30.8. - Amendment to the comprehensive plan.

(a) *Application.* An application for an amendment to the text of the comprehensive plan or to the future land use map of the plan shall follow the general procedures of subsection 30-30.2(a)–(f), except that the village or its representatives shall not be required to submit an application. An amendment to the comprehensive plan shall be by ordinance and comply with the requirements of F.S. § 166.041.

(1) *The application shall contain at least the following information:*

- a. *A statement identifying the section proposed to be amended.*
- b. *An explanation of the text of the amendment desired.*
- c. *An explanation of the need and justification for the proposed change, including the data and analysis that supports the amendment.*
- d. *An explanation of the how the proposed amendment meets the requirements of F.S. § 163.3161, et seq., "The Local Government Comprehensive Planning and Land Development Regulation Act."*

(2) *For an amendment to the future land use map, the application shall also include the following information:*

- a. *A legal description and a description by street address of the property whose land use designation is proposed to be changed.*
- b. *Current and proposed future land use map designation for the subject property.*
- c. *The existing and proposed zoning designation for the subject property.*
- d. *The existing and proposed use of the subject property, if applicable.*

(b) *Process and criteria for review.* All proposed amendments, regardless of the source, shall be evaluated by the department of planning and zoning, the local planning agency and the village council. If the amendment is proposed by the village, the village shall prepare the necessary information for the amendment to be reviewed pursuant to the requirements of F.S. § 163.3161. In evaluating proposed amendments, the village council shall consider the following criteria:

- (1) *Whether the proposal is internally consistent with the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program.*
- (2) *Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing comprehensive plan, and whether the changes support or work against the proposed amendment.*
- (3) *Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed neighboring property land use.*
- (4) *Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.*
- (5) *Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on such pattern shall be identified.*

- (6) *Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of the comprehensive plan.*
 - (7) *Whether the proposed amendment meets the requirements of F.S. § 163.3161, entitled "The Local Government Comprehensive Planning and Land Development Regulation Act."*
 - (8) *Other matters which the local planning agency or the village council, in its legislative discretion, may deem appropriate.*
- (c) *Final action by the village council. The applicant shall be advised of the time and place of the village council meetings. The notice and hearings on the proposed amendment shall comply with the requirements of this chapter, F.S. Ch. 163 and § 166.041. After the necessary public hearing(s), the village council shall take action to deny or approve the application, or approve it with modifications or conditions for purposes of transmittal to the Florida Department of Community Affairs (DCA) pursuant to F.S. § 163.3161.*
- (1) *If denied, the applicant may resubmit the application as provided under section 30-30.2.*
 - (2) *If approved for purposes of transmittal, the village shall thereafter provide the necessary administrative support for the department of community affair's review process required under F.S. § 163.3161 et seq., the village council shall have the legislative discretion to adopt, adopt with conditions, or not adopt the amendment once the state review process has been completed.*

(Ord. No. 09-28, § 1, 12-7-2009)

Sec. 30-30.7. - Amendment to the official zoning map or the text of the Land Development Code.

- (a) *Application. Application for an amendment to the text of this chapter or to the official zoning map shall follow the general procedures of section 30-30.2, except that the village or its representatives shall not be required to submit an application. The application shall be approved by the adoption of an ordinance reflecting the map or code change and comply with F.S. § 166.041. The application shall contain at least the following information:*
- (1) *A statement identifying the text or map area proposed to be amended.*
 - (2) *An explanation of the text of the amendment desired.*
 - (3) *An explanation of the need and justification for the proposed change.*
 - (4) *For an amendment to the official zoning map, the application shall also include the following information:*
 - a. *A legal description and a description by street address of the property whose zoning designation is proposed to be changed.*
 - b. *Current and proposed comprehensive plan land use map designation for the subject property.*
 - c. *The existing and proposed zoning designation for the subject property.*
 - d. *The existing and proposed use of the subject property, if applicable.*

- (b) *Process and criteria for review. All proposed amendments, regardless of the source, shall be evaluated by the department of planning and zoning, the local planning agency and the village council. In evaluating proposed amendments, the village council shall consider the following criteria:*
- (1) *Whether the proposal is consistent with the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the village's concurrency management program.*
 - (2) *Whether the proposal is in conformance with all applicable requirements of Chapter 30.*
 - (3) *Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether the changes support or work against the proposed change in land use policy.*
 - (4) *Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed land uses.*
 - (5) *Whether, and the extent to which, the proposal would result in demands on transportation systems, public facilities and services; would exceed the capacity of the facilities and services, existing or programmed, including: transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services.*
 - (6) *Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetland protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.*
 - (7) *Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.*
 - (8) *Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on land use pattern shall be identified.*
 - (9) *Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of Chapter 30.*
 - (10) *Other matters which the local planning agency or the village council in its legislative discretion may deem appropriate.*
- (c) *Final action by the village council. The applicant shall be advised of the time and place of the village council meeting. The notice and hearings on the proposed amendment shall be provided pursuant to this chapter, F.S. Ch. 163 and F.S. § 166.041. After the necessary public hearing(s), the village council shall take action to deny, approve the application, or approve it with modifications or conditions. If denied, the applicant may re-submit the application as provided for under section 30-30.2.*
- (d) *Official zoning map. Each amendment to zoning district boundaries or other zoning requirement as portrayed on the official zoning map shall be entered promptly on the official zoning map after the amendment has been approved by the village council. The*

village shall be responsible for assuring that the physical updating and amendment of the official zoning district map is carried out in a timely manner.

- (e) *Zoning in progress, hold on permits or certificate of uses. When an amendment to Chapter 30 or a rezoning of a parcel of land has been approved on first reading by the village council, no development application pending before the village with respect to the area or text which is the subject of the proposed amendment shall be approved unless the development application would be in conformity with both the existing legislation and the proposed legislation for a period of six months from the date of the approval on first reading by the village council. This period may be extended one time for an additional three months by resolution of the village council.*

(Ord. No. 09-28, § 1, 12-7-2009)

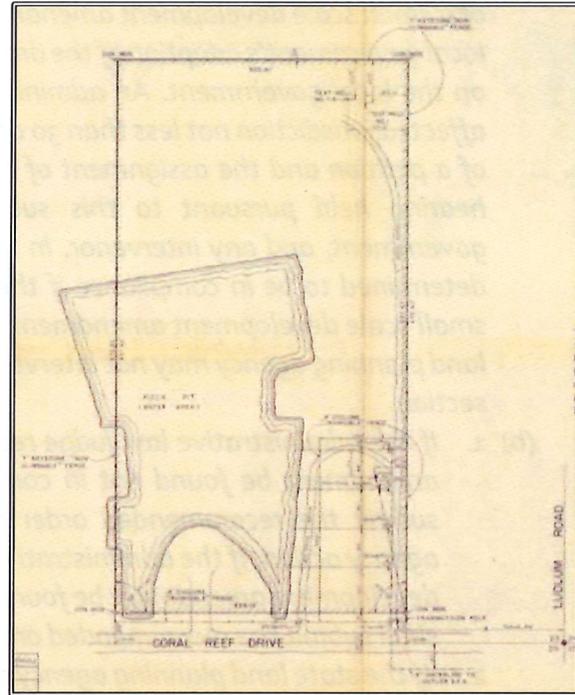
Ch. 163.3187 FS Process for adoption of small-scale comprehensive plan amendment.

- (1) *A small scale development amendment may be adopted under the following conditions:*
- (a) *The proposed amendment involves a use of 10 acres or fewer and:*
 - (b) *The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government's comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity. However, text changes that relate directly to, and are adopted simultaneously with, the small scale future land use map amendment shall be permissible under this section.*
 - (c) *The property that is the subject of the proposed amendment is not located within an area of critical state concern, unless the project subject to the proposed amendment involves the construction of affordable housing units meeting the criteria of s. 420.0004(3), and is located within an area of critical state concern designated by s. 380.0552 or by the Administration Commission pursuant to s. 380.05(1).*
- (2) *Small scale development amendments adopted pursuant to this section require only one public hearing before the governing board, which shall be an adoption hearing as described in s. 163.3184(11).*
- (3) *If the small scale development amendment involves a site within a rural area of opportunity as defined under s. 288.0656(2)(d) for the duration of such designation, the 10-acre limit listed in subsection (1) shall be increased by 100 percent to 20 acres. The local government approving the small scale plan amendment shall certify to the state land planning agency that the plan amendment furthers the economic objectives set forth in the executive order issued under s. 288.0656(7), and the property subject to the plan amendment shall undergo public review to ensure that all concurrency requirements and federal, state, and local environmental permit requirements are met.*
- (4) *Comprehensive plans may only be amended in such a way as to preserve the internal consistency of the plan pursuant to s. 163.3177. Corrections, updates, or modifications of current costs which were set out as part of the comprehensive plan shall not, for the purposes of this act, be deemed to be amendments.*

- (5) (a) *Any affected person may file a petition with the Division of Administrative Hearings pursuant to ss. 120.569 and 120.57 to request a hearing to challenge the compliance of a small scale development amendment with this act within 30 days following the local government's adoption of the amendment and shall serve a copy of the petition on the local government. An administrative law judge shall hold a hearing in the affected jurisdiction not less than 30 days nor more than 60 days following the filing of a petition and the assignment of an administrative law judge. The parties to a hearing held pursuant to this subsection shall be the petitioner, the local government, and any intervenor. In the proceeding, the plan amendment shall be determined to be in compliance if the local government's determination that the small scale development amendment is in compliance is fairly debatable. The state land planning agency may not intervene in any proceeding initiated pursuant to this section.*
- (b) 1. *If the administrative law judge recommends that the small scale development amendment be found not in compliance, the administrative law judge shall submit the recommended order to the Administration Commission for final agency action. If the administrative law judge recommends that the small scale development amendment be found in compliance, the administrative law judge shall submit the recommended order to the state land planning agency.*
2. *If the state land planning agency determines that the plan amendment is not in compliance, the agency shall submit, within 30 days following its receipt, the recommended order to the Administration Commission for final agency action. If the state land planning agency determines that the plan amendment is in compliance, the agency shall enter a final order within 30 days following its receipt of the recommended order.*
- (c) *Small scale development amendments may not become effective until 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small scale development amendment is in compliance.*
- (d) *In all challenges under this subsection, when a determination of compliance as defined in s. 163.3184(1)(b) is made, consideration shall be given to the plan amendment as a whole and whether the plan amendment furthers the intent of this part.*

PROPERTY ZONING & PERMIT HISTORY

On May 15, 1949, the Board of County Commissioners of Dade County approved Resolution 3228 (Process # Z1949000184), applied for by the Florida Power and Light Company (FPL) to construct four 30-foot water wells, one to be used to supply fresh water for "make-up water" and other fresh water uses to the FPL Cutler Plant, and the other three to be used for emergency fire fighting needs for the FPL Cutler Plant. The FPL Cutler Plant power generation facilities were located ½-mile to the east, having been completed in 1949 and consisting of a steam-turbine, oil-fueled power plant of 85-kilowatts capacity. The approval included conditions that FPL maintain landscape buffering along the perimeter of the site, with a 50-ft. deep landscape buffer along the frontage on Coral Reef Drive. FPL had purchased the property from Dade County in 1948, and the property included a rock pit that the County was using, and would use under agreement with FPL until approximately 1953. The rock pit, at the time of the 1949 survey was shown as a "water area" establishing that the lake existing at this time, with origins as a man-made lake. At this time, the zoning on the property and in the area was EU-2 (5-acre estates).



1949 Survey of Subject Property

On November 17, 1952, the Board of County Commissioners of Dade County denied Resolution 5477 (Process # Z1952000579), applied for by Oscar Nelson, et.al. to permit 1-acre home sites in areas zoned EU-2. The request included the southern part of this property and other lands for approximately 300 feet north of the centerline of Coral Reef Drive (SW 152nd Street) from Ludlum Road (SW 67th Avenue) to Palmetto Road (SW 77th Avenue), also including lands on both sides of Old Cutler Road extending to Mitchell Drive (SW 144th Street), and land south of the centerline of Mitchell Drive.

On October 30, 2013, as recorded by the Miami-Dade Property Appraiser database, FPL sold the 5-acre property and lake to RJR Land Clearing, LLC, a privately-owned Florida Limited Liability Company, first filed January 14, 2013 and currently active. By this time, the formerly related Cutler Power Plant facility to the east had been decommissioned and demolished on August 10, 2013, implying that FPL would have no further need for the subject property, and wells thereupon.

On April 24, 2014, as recorded by the Miami-Dade Property Appraiser database, RJR Land Clearing, LLC, sold the 5-acre property and lake to Windsor Investment Holdings,

LLC, a privately-owned Florida Limited Liability Company that is currently active, and remains the current owner of the property and applicant for these zoning actions.

On May 2, 2016, Smart Sciences completed its Florida Bonneted Bat Survey of the property for Windsor Investments, LLC. The survey, using acoustic monitoring at six on-site locations, concluded that while Florida Bonneted Bats do fly over the site, they do not appear to use the site for foraging or roosting.

On September 19, 2016, the Miami-Dade Division of Environmental Resource Management (DERM) provided comments to Ludovici & Orange Consulting Engineers, Inc. regarding the proposal to subdivide the property in to single-family home lots around a central cul-de-sac road. Comments included the need for subsequent surveys and permits.

On February 2, 2017, Windsor Investments received Environmental Resource Permit No. 13-06383-P from the South Florida Water Management District for the construction and operation of a stormwater management system to serve the proposed residential project.

On February 22, 2017, Windsor Investments, LLC obtained permits from the Environmental Permitting Section (EPS) of the Miami-Dade Division of Environmental Management (DERM) to fill the lake on this property, that being the majority of the lake (with a small unfilled portion remaining on a neighboring property to the west that is not under the ownership or control of Windsor). On December 12, 2017 was issued a permit card by the Village of Palmetto Bay Building Department for the DERM-permitted filling of the lake.

On May 24, 2017, Mr. Hugo Arza representing the property owner, Westminster Manor (Windsor Investments, LLC) received from the Village of Palmetto Bay a zoning verification letter indicating that proposed work and use of the land would not violate any zoning law applicable to the area, subject to DERM review and compliance with the Village's Comprehensive Plan and land development regulations.

On July 14, 2017, Windsor Investments, LLC obtained overall approval from DERM for lake fill and drainage work, including trees and wetlands impacts review. DERM recommended that all plants prohibited by Miami-Dade County shall be removed prior to development, and that development parcels are maintained to prevent growth or accumulation of prohibited species; and that this condition be a part of the zoning approval.

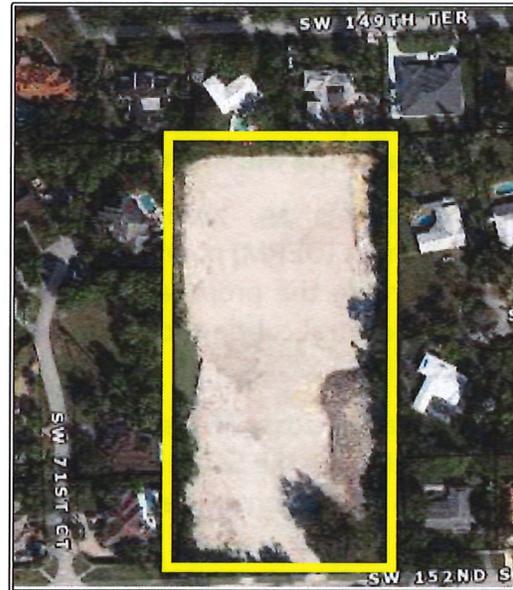
In April, 2018, the lake was filled to the shoreline with material originating from White Rock Quarries and CEMEX (Krome). The northern end of the property (upland) had been cleared and lime rock was placed on this area and on the rock-filled lake, raising the elevation of the property. On an adjacent property to the west (folio # 33-5023-038-0060), a portion of the lake was left open. These notes are from the December 12, 2018 inspection by DERM to document site conditions. The inspection found no violations.

EXISTING CONDITIONS – SUBJECT PROPERTY

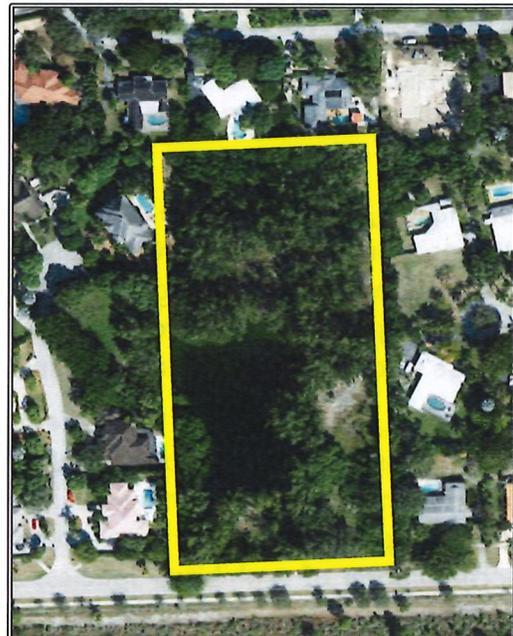
The subject property is currently vacant, with the majority of its 5 acres covered by crushed rock that was used to fill the submerged lands of the former lake. The property is mostly cleared, with some existing vegetation and trees along the perimeter and along the SW 152nd Street side. Prior to filling of the submerged lands, there had been a lake occupying part of the site.

The site is designated as Environmentally Protected (EP) on the Village of Palmetto Bay Future Land Use Map. The EP FLUM designation requires that the land is environmentally sensitive and under the ownership of government or non-profit entities. No development except low intensity, passive recreational uses are permitted. Through the environmental permitting process with Miami-Dade Division of Environmental Resource Management (DERM) to fill the lake, clear the property and establish drainage and other infrastructure to support development; there were no characteristics of the land, its flora or fauna that were determined to be environmentally sensitive. On October 30 2013 when the land was purchased from FPL by RJR Land Clearing, LLC, a Florida for profit company, the property was and remains not under the ownership of government or non-profit entities. As such, the FLUM designation is inconsistent with Policy 1.1.1 of the Village Land Use Element.

The site is zoned Estate Single-Family (E-1). The E-1 zoning designation is inconsistent with the current FLUM designation, and essentially regulates the property to no possible use; therefore, compelling the Village to rezone the property. Noting above that the property does not meet criteria to be categorized as Environmentally Protected, the property should be rezoned to a designation that is most consistent with the adjacent and neighboring properties. The analysis for this is contained in the next section of this report.



*Aerial showing existing condition
Subject land shown with yellow*



*Aerial showing condition prior to lake fill
Subject land shown with yellow*

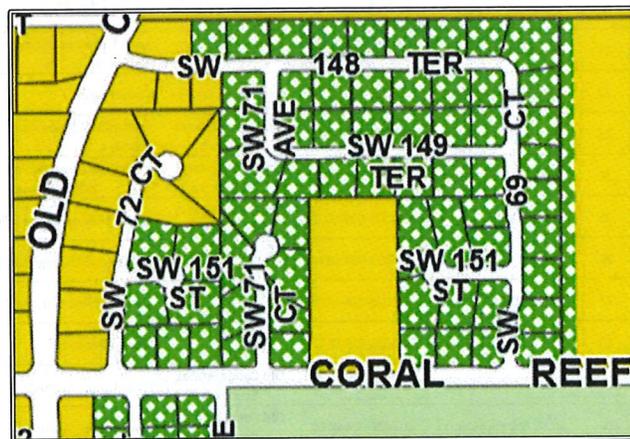
EXISTING CONDITIONS – SURROUNDING AREA

The subject property is located within and surrounded on three sides by the single-family neighborhood comprised of 54 homes in the Coral Lakes Estates and Old Cutler Estates subdivisions that were predominantly developed in the 1970's. The neighborhood is defined by the boundaries of: the FPL transmission lines easements to the north; SW 152nd Street and the Deering Estates North Addition to the south; Old Cutler Road to the west; and Westminster Christian School to the east. The neighborhood is shown in the aerial exhibit below.



Aerial showing subject property (red boundary) and surrounding neighborhood (yellow dashed boundary)

Eighty-four percent of the properties (54 of 66) in this neighborhood are zoned Estate Suburban Single-Family Residential (E-S) which permits single-family detached homes on lots with a minimum area of 25,000 square feet, including half of adjacent rights-of-way (gross lot area). The subject property is an isolated area zoned E-1 with adjacent properties 2 to 5 lots deep that are zoned E-S. Among the 54 E-S properties, 16 are non-conforming



Zoning districts in the surrounding neighborhood

in terms of lot area and density as summarized in Table 3; however, the average non-conformity is less than 1% of the required area.

Table 3
Surrounding Neighborhood Conformity with the E-S Zoning Designation

	ADDRESS	FOLIO	SUBDIVISION	OWNER	HOME AREA	FLOORS	YEAR	LOT AREA	GROSS LOT AREA	CONFORMING TO E-S	PERCENT NON-CONFORMING AREA
DIRECTLY ABUTTING PROPERTIES											
1	15161 SW 71st Court	33-5023-038-0080	Coral Lakes Estates	Paul H Seigel, Judy Wolf	3,819	1	1988	18,520	27,700	YES	-%
2	15101 SW 71st Court	33-5023-038-0070	Coral Lakes Estates	Anthony L Rogers	5,278	1	1995	19,180	25,055	YES	-%
3	15151 SW 71st Court	33-5023-038-0060	Coral Lakes Estates	Michael A Chin, Angela B Chin	-	1	-	28,337	30,837	YES	-%
4	15001 SW 71st Court	33-5023-038-0050	Coral Lakes Estates	Casa Amarilla, LLC	4,976	1	2001	24,760	26,760	YES	-%
5	7022 SW 149th Terrace	33-5023-021-0050	Old Cutler Estates Section 2	US Bank Trust, c/o Caliber Home Loans	3,022	1	1970	20,287	23,412	NO	6%
6	7012 SW 149th Terrace	33-5023-021-0060	Old Cutler Estates Section 2	Jason N Kellogg, Cassandra Kellogg	3,067	1	1970, 1993	21,462	25,106	YES	-%
7	7002 SW 149th Terrace	33-5023-021-0070	Old Cutler Estates Section 2	Fernando Wadskier, Alina Wadskier	3,247	1	1970	21,462	25,106	YES	-%
8	6972 SW 149th Terrace	33-5023-021-0080	Old Cutler Estates Section 2	Harold Diaz, Esleyda Medina	5,819	1	2018	21,462	25,106	YES	-%
9	6973 SW 151st Street	33-5023-024-0090	Old Cutler Estates Section 3	Marlene Bateman	2,939	1	1971	25,056	27,556	YES	-%
10	6974 SW 151st Street	33-5023-024-0100	Old Cutler Estates Section 3	Clement Ryan Reetz, Susanne Reetz	3,229	1	1970, 1993	22,780	25,280	YES	-%
11	6971 SW 152nd Street	33-5023-038-0080	Old Cutler Estates Section 3	Karl B Ellins	3,165	1	1971	19,430	24,120	NO	4%
ADJACENT PROPERTIES											
12	7211 SW 151st Street	33-5023-026-0100	Old Cutler Estates Section 4	Michael A Chin, Angela B Chin	3,228	1	1972	30,058	39,808	YES	-%
13	7220 SW 151st Street	33-5023-026-0130	Old Cutler Estates Section 4	Richard E Hardwick Trust	2,737	1	1971	23,958	32,208	YES	-%
14	15155 SW 72nd Court	33-5023-026-0140	Old Cutler Estates Section 4	Maria S Place, LLC	3,382	1	1971	18,731	27,731	YES	-%
15	7201 SW 151st Street	33-5023-026-0110	Old Cutler Estates Section 4	Vivian B Lorraine, M Hixon	2,860	1	1971	38,768	41,268	YES	-%
16	7210 SW 151st Street	33-5023-026-120	Old Cutler Estates Section 4	William F Murphy, Donna V Mouser	3,235	1	1971	33,106	35,981	YES	-%
17	7261 SW 152nd Street	33-5023-026-150	Old Cutler Estates Section 4	Amado Penate, Yadira Penate	4,198	1	1972, 74, 89	18,731	22,756	NO	9%
18	7251 SW 152nd Street	33-5023-026-160	Old Cutler Estates Section 4	David M Burnham, Karumi Burnham	2,247	1	1971	18,731	22,756	NO	9%
19	15000 SW 71st Court	33-5023-038-0040	Coral Lakes Estates	Toby Prince Brigham Trust	3,563	1	1988	24,620	26,745	YES	-%
20	15060 SW 71st Court	33-5023-038-0030	Coral Lakes Estates	Mark J Boulris, Amy J Boulris	5,136	1	1990	24,400	27,025	YES	-%
21	15100 SW 71st Court	33-5023-038-0020	Coral Lakes Estates	Leon P Reitnauer, Doreen L Reitnauer	3,627	1	1988	22,610	26,860	YES	-%
22	15160 SW 71st Court	33-5023-038-0010	Coral Lakes Estates	Daniel Fields	4,418	1	1990	16,740	26,455	YES	-%
23	6963 SW 151st Street	33-5023-024-0080	Old Cutler Estates Section 3	Edward E Morales, Bonnie L Morales	3,215	1	1970	29,000	32,750	YES	-%
24	15010 SW 69th Court	33-5023-024-0060	Old Cutler Estates Section 3	Madison Paige Janney, Dylan Russell Janney	2,612	1	1970	21,420	24,570	NO	2%
25	15020 SW 69th Court	33-5023-024-0070	Old Cutler Estates Section 3	Carlos M Perez, Alina R Perez	2,989	1	1971	29,152	39,227	YES	-%
26	6964 SW 151st Street	33-5023-024-0110	Old Cutler Estates Section 3	Anhish Poonia, Jagot Poonia	3,302	1	1970	22,780	26,130	YES	-%
27	6954 SW 151st Street	33-5023-024-0120	Old Cutler Estates Section 3	Carey J Miller, Doris Miller	2,890	1	1970	22,375	30,611	YES	-%
28	6961 SW 152nd Street	33-5023-024-0140	Old Cutler Estates Section 3	Maria A Monzon	3,749	1	1971, 10-11	19,430	24,120	NO	4%
29	15120 SW 69th Street	33-5023-024-0130	Old Cutler Estates Section 3	Hope L Hughes Trust	3,021	1	1971, 1980	18,125	27,200	YES	-%
30	15001 SW 69th Court	33-5023-024-0010	Old Cutler Estates Section 3	Ryan B Lane, Shannon L Lane	3,272	1	1971	21,684	25,159	YES	-%

Table 3 continued
Surrounding Neighborhood Conformity with the E-S Zoning Designation

	ADDRESS	FOLIO	SUBDIVISION	OWNER	HOME AREA	FLOORS	YEAR	LOT AREA	GROSS LOT AREA	CONFORMING TO E-S	PERCENT NON-CONFORMING AREA
31	15011 SW 69th Court	33-5023-024-0020	Old Cutler Estates Section 3	Juan Marrero, Mary Marrero	2,277	1	1970	21,736	25,311	YES	-%
32	15101 SW 69th Court	33-5023-024-0030	Old Cutler Estates Section 3	Kurt R Bauer, Erin Bauer	2,819	1	1970, 82, 06	21,736	25,311	YES	-%
33	15111 SW 69th Court	33-5023-024-0040	Old Cutler Estates Section 3	Julie F Westrich, Matthew D Westrich	3,412	1	1971	21,736	25,047	YES	-%
34	15001 SW 69th Court	33-5023-024-0050	Old Cutler Estates Section 3	Pedro Rodriguez, Maria Lacamoire	2,848	1	1971	21,875	32,000	YES	-%
35	14950 SW 71st Avenue	33-5023-021-0140	Old Cutler Estates Section 2	CSK Educational Funding Trust, LLC	4,875	1	2000, 01	39,694	41,944	YES	-%
36	6962 SW 149th Terrace	33-5023-021-0090	Old Cutler Estates Section 2	Charles A Stoker, Charlotte J Stoker	4,168	1	1971	21,462	25,106	YES	-%
37	6952 SW 149th Terrace	33-5023-024-0100	Old Cutler Estates Section 2	Amishi Parag, Michael Antonio Bonanno	3,531	1	1971	18,375	25,775	YES	-%
38	14951 SW 69th Court	33-5023-021-0020	Old Cutler Estates Section 2	Oscar D Rosales, Amy R Rosales	2,226	1	1971	21,600	29,000	YES	-%
39	7110 SW 148th Terrace	33-5023-020-0120	Old Cutler Estates Section 1	Robert Penichet, Millie Penichet, Norma Wheatley	3,507	1	1969	22,737	30,919	YES	-%
40	7020 SW 148th Terrace	33-5023-020-0150	Old Cutler Estates Section 1	Jessica Gaibor, Ricardo Gaibor	2,545	1	1970	18,048	25,409	YES	-%
41	7010 SW 148th Terrace	33-5023-020-0150	Old Cutler Estates Section 1	Elaine H Fenlow Trust	3,539	1	1970, 1976	21,150	24,906	NO	0%
42	7000 SW 148th Terrace	33-5023-020-0170	Old Cutler Estates Section 1	Juan Ruiz Unger, Carmen Ruiz Unger	3,304	1	1969	21,150	24,906	NO	0%
43	6970 SW 148th Terrace	33-5023-020-0180	Old Cutler Estates Section 1	JLM 6970, LLC	3,018	1	1969	21,150	24,906	NO	0%
44	6960 SW 148th Terrace	33-5023-020-0190	Old Cutler Estates Section 1	Emilio Nunez, Glenda Nunez	2,871	1	1969, 1979	21,150	24,906	NO	0%
45	6950 SW 148th Terrace	33-5023-020-0200	Old Cutler Estates Section 1	Marco Botero, Maria Botero	3,360	1	1970	18,048	25,410	YES	-%
46	14851 SW 69th Court	33-5023-020-0110	Old Cutler Estates Section 1	Andrew R Freidman	2,462	1	1970	22,218	25,656	YES	-%
47	14900 SW 71st Avenue	33-5023-021-0030	Old Cutler Estates Section 2	Marlene B Carlin Trust	2,824	1	1971	21,669	24,669	NO	1%
48	14901 SW 71st Avenue	33-5023-021-0160	Old Cutler Estates Section 2	Brian Rogers, Christine Rogers	3,378	1	1970, 1993	18,189	25,553	YES	-%
49	7015 SW 149th Terrace	33-5023-021-0150	Old Cutler Estates Section 2	Thomas Sleeper, Sherri Sleeper	3,628	1	1970, 1983	21,150	24,906	NO	0%
50	7005 SW 149th Terrace	33-5023-021-0140	Old Cutler Estates Section 2	Walter Sygman, Adela Sygman	3,090	1	1970, 1973	21,150	24,906	NO	0%
51	6975 SW 149th Terrace	33-5023-021-0130	Old Cutler Estates Section 2	James M Gillis, Gillis Joint Rev. Trust, Elaine Gillis Trust	3,251	1	1969	21,150	24,906	NO	0%
52	6965 SW 149th Terrace	33-5023-021-0120	Old Cutler Estates Section 2	Susan A Mueller Revocable Trust	3,270	1	1971	21,150	24,906	NO	0%
53	14940 SW 149th Ter.	33-5023-021-0110	Old Cutler Estates Section 2	Agnes C Mainwaring	3,338	1	1971	18,048	25,410	YES	-%
54	14941 SW 69th Court	33-5023-021-0010	Old Cutler Estates Section 2	James Phillips, Geneveva Rodriguez	2,907	1	1970, 1981	21,600	24,979	NO	0%
54	AVERAGE OF ALL E-S PROPERTIES & NUMBER NON CONFORMING				3,309			22,502	27,447	16	less than 1%

ANALYSIS

The following is a review of the request pursuant to the criteria found at §30-30.8(b) of the Land Development Code for reviewing the amendment to the Comprehensive Plan, to the criteria found at §30-30.7(b) of the Land Development Code for reviewing the amendment the zoning map or text, and to the criteria found at §30-30.5(b) of the Land Development Code for reviewing the site plans for approval. The citations for each review criteria are given to the three sections of code.

§30-30.8(b) Comprehensive Plan Amendment Criterion 1

§30-30.7(b) Zoning Map Amendment Criterion 1

§30-30.5(b)(1)a. Site Plan Review Criterion 1

Criterion: Whether the proposal is consistent with the Comprehensive Plan, including the adopted infrastructure minimum levels of service standards and the Village's concurrency management program.

Analysis: The proposed Future Land Use Plan Map amendment would redesignate 5 acres of land the is designated *Environmental Protection (EP)* to *Estate Density Residential (EDR)*. The existing EP FLUM designation requires that the land is environmentally sensitive and under the ownership of government or non-profit entities. Through the environmental permitting process with Miami-Dade Division of Environmental Resource Management (DERM) to fill the lake, clear the property and establish drainage and other infrastructure to support development; there were no characteristics of the land, its flora or fauna that were determined to be environmentally sensitive. On October 30 2013 when the land was purchased from FPL by RJR Land Clearing, LLC, a Florida for profit company, the property was and remains not under the ownership of government or non-profit entities. As such, the FLUM designation is inconsistent with Policy 1.1.1 of the Village Comprehensive Plan Future Land Use Element, and should be reclassified to the FLUM category that is most consistent with the surrounding area. The surrounding area on three sides is designated *Estate Density Residential (EDR)* with long established existing residential uses that are consistent with this category. To the south, across SW 152nd Street, the Deering Estate North Addition is categorized as *Environmentally Protected Parks EPP*, which is appropriate for the Deering Estate land, but not for privately owned residential areas. The subject site should be



Existing Future Land Use Map Excerpt

recategorized as EDR to cure inconsistencies with the existing category and promote compatibility with the surrounding area.

Consistency with the Comprehensive Plan Policy

The specific goals, objectives and policies of the Village of Palmetto Bay adopted Comprehensive Plan that are relevant to the proposed amendment supports are listed below (in navy blue, italicized typeface), with an evaluation for each policy in red typeface. As broader aspirational statements of intent, the Goals and Objectives are not directly evaluated, but provided for reference to the intent of policies. Each policy is evaluated as:

- Supportive: the proposed amendment directly furthers the policy in a measurable or otherwise material way
- Consistent: the proposed amendment does not further the policy as above and does not countervail or reduce it.
- Not Consistent: the proposed amendment directly countervails the policy.

1 Future Land Use Element

Goal 1 *To guide the Village of Palmetto Bay from birth to early maturity as an outstanding and truly livable community in southeast Florida by building on, and improving, the existing land use blueprint through visionary planning and place-making, cost efficient provision of high quality facilities and services, quality neighborhood protection, and enhancement of its unique and beautiful coastal environmental resources.*

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 Low Density Residential (LDR): *The residential densities allowed in this category shall not exceed 2.5 dwelling units per gross acre. This density category is characterized solely by detached single family homes on relatively large lots.*

Supportive: The LDR land use designation is consistent with the surrounding residential community, would allow development on the subject site that is compatible with the area, and would add value to the surrounding neighborhood by stabilizing anticipations for future development.

Objective 1.2 *Land Development Code: Maintain, and revise as necessary, an effective Land Development Code (LDC), which clearly implements the goal, objectives, and policies of this Element, and the adopted*

Comprehensive Plan as a whole, and regulate development quality and impacts.

Policy 1.2.1 Continue to update the Village Land Development Code so that it is consistent with this Future Land Use Element and other applicable elements of the adopted Comprehensive Plan, and provides Village businesses, residents and developers with a clear and concise set of zoning and other regulations for implementing Palmetto Bay's future vision.

Supportive: The Village Future Land Use Map (FLUM) and Zoning Map are to be amended as companion ordinances, creating consistency between the land development regulations and the Village Comprehensive Plan and compatibility with the surrounding neighborhood, and curing the existing incompatibility between the property's zoning designation and FLUM designation that results in an undevelopable property.

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 1.3.1 The adopted level-of-service standards in this Plan shall be required to be maintained throughout the planning, design, and construction phases of development approvals in the Village.

Consistent: Roads and infrastructure needed to support proposed development are proposed as part of the site plan. The impact on existing roadway infrastructure is de-minimis based on the trip generation analysis by John P. Kim, P.E. provided on September 20, 2019.

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.

Consistent: Roads and infrastructure needed to support proposed development are proposed as part of the site plan. The impact on existing roadway infrastructure is de-minimis based on the trip generation analysis by John P. Kim, P.E. provided on September 20, 2019.

2 Transportation Element

Goal 2A Provide for a safe, convenient, effective, and efficient motorized and non-motorized transportation system that is intricately related to the land use pattern and improves the level of mobility of all residents and visitors within the Village.

Objective 2A.1 Transportation Level of Service: To the maximum extent controllable by the Village of Palmetto Bay, all roadways within the

Village shall operate at or above the roadway level of service standards contained in this element.

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*

Consistent: Roadway infrastructure needed to support proposed development and redevelopment are proposed as part of the site plan. The impact on existing roadway infrastructure is de-minimis based on the trip generation analysis by John P. Kim, P.E. provided on September 20, 2019.

Policy 2A.1.4 The minimum acceptable p.m. peak period operating level of service for all Village maintained streets within Palmetto Bay shall be Level of Service E.

Consistent: See response to Policy 2A.1.1

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.

Consistent: Roadway infrastructure needed to support proposed development and redevelopment are proposed as part of the site plan.

Objective 2A.4 Community and neighborhood Protection: Development and expansion of the transportation system within Palmetto Bay should be done in a way that does not adversely impact community and neighborhood integrity.

Policy 2A.4.2 The Village will continue to preserve and protect the integrity of its existing transportation system from the avoidable intrusion of roadway widening and request that appropriate state and county agencies consider all other capacity improvements, including

public transit, bicycle, and pedestrian enhancements, prior to moving forward with any road widening projects that impacts the character of Palmetto Bay.

To this end, the Village strongly opposes any recommended roadway widening, now or in the future, to SW 136th Street, SW 144th Street, SW 152nd Street, or SW 168th Street east of US 1 or the widening of SW 67th Avenue, SW 72nd Avenue, SW 77th Avenue, SW 82nd Avenue, SW 87th Avenue, SW 92nd Avenue, and SW 97th Avenue between northbound lanes of US 1 and SW 184th Street.

Consistent: See response to Policy 2A.1.1. The impact on SW 152nd Street is de-minimis based on the trip generation analysis by John P. Kim, P.E. provided on September 20, 2019.

Goal 2C Preserve and enhance desirable development patterns that support Palmettos 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 2C.1 Future Land Use Coordination: The transportation system shall be coordinated with the Future Land Use Map (FLUM) and the goals, objectives, and policies of the Future Land Use Element to ensure that transportation facilities and services are available to adequately serve existing and proposed population densities, land uses, and housing and employment patterns.

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

Consistent: The site plan provides sidewalks with crossings designed to safely support bicycle travel along SW 152nd Street.

3 Housing Element

The site plan and estate density residential FLUM and zoning categories proposed are intended to develop market rate housing. There are no policies in the Housing Element for which the proposed amendment is supportive, consistent, or not consistent.

4 Infrastructure Element

(A) Potable Water Sub-Element

Goal 4A A quality, dependable potable water supply sufficient to meet the existing and future needs of Village residents and businesses on a timely basis, at a reasonable cost and in compliance with utility regulatory standards

Objective 4A.1 *Potable Water Level of Service: Coordinate effectively with the Village's water service provider, Miami-Dade County Water and Sewer Department (WASD) to ensure that potable water service to the Village will meet or exceed the adopted level-of-service (LOS) standard throughout the planning period.*

Policy 4A.1.1 *The adopted level of service standard adopted by the Miami-Dade Water and Sewer Department (WASD) for potable water service within the Village of Palmetto Bay is:*

a. *The Regional Treatment: System shall operate with rated maximum daily capacity no less than 2% above the maximum daily flow for the preceding year, and an average daily capacity 2% above the average daily system demand for the preceding five years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.*

b. *Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:*

<i>Land Use</i>	<i>Min. Fire Flow (gpm)</i>
<i>Single Family Residential Estate</i>	<i>500</i>
<i>Single Family and Duplex; Residential on Minimum lots of 7,500 sf</i>	<i>750</i>
<i>Multi-Family Residential; Semiprofessional Offices</i>	<i>1,500</i>
<i>Hospitals; Schools</i>	<i>2,000</i>
<i>Business and Industry</i>	<i>3,000</i>

c. *Water Quality: Meet all federal, state, and county primary potable water standards.*

d. *Countywide Storage: Storage capacity for finished water shall equal no less than 15% of countywide average daily demand.*

Consistent: Infrastructure needed to support proposed development are proposed as part of the site plan. A 20-inch water main runs along SW 152nd Street that has sufficient available capacity for the proposal. Potable water service infrastructure level-of-service will not be adversely affected.

Policy 4A.2.1 *Encourage future development and redevelopment in areas that are already served, or programmed to be served, by Miami-Dade County WASD potable water facilities.*

Consistent: 20-inch water main runs along SW 152nd Street that has sufficient available capacity for the proposal.

(B) Sanitary Sewer Sub Element

Goal 4B Environmentally-sound and cost-effective wastewater treatment and distribution facilities that protect public health and safety and meet the village's current and future needs

Objective 4B.1 Sanitary Sewer level of service: Coordinate effectively with the Villages wastewater service provider (WASD), to ensure that wastewater service to the Village will meet or exceed the adopted level-of-service standard thorough the planning period.

Policy 4B.1.1 The adopted level of service standard established by the Miami-Dade County Water and Sewer Department (WASD) for sanitary sewer service within the Village of Palmetto Bay is:

- a. Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow.*
- b. Effluent discharged from wastewater treatment plants shall meet all federal, state, and county standards.*
- c. The system shall maintain the capacity to collect and dispose of 102 percent of average daily sewage demand for the preceding 5 years.*

Consistent: Infrastructure needed to support proposed development are proposed as part of the site plan. A sanitary sewer force main runs along SW 152nd Street that has sufficient available capacity for the proposal. Sanitary sewer infrastructure level-of-service will not be adversely affected.

Policy 4B.1.3 All Village development order approvals must ensure the Village's adopted sanitary sewer LOS standard will be maintained from planning through to construction and operation.

Consistent: Sanitary sewer infrastructure level-of-service will not be adversely affected.

Objective 4B.2 Existing Wastewater Facilities and Efficient Expansion: Coordinate with the Miami-Dade Water and Sewer Department (WASD) to help ensure the cost-efficient use of existing facilities and coordinate prudent future expansion plans consistent with projected needs to accommodate development at the densities and intensities prescribed in the Future Land Use Element.

Policy 4B.2.1 Encourage future development into areas that are already served, or programmed to be served, by Miami-Dade County WASD sanitary sewer facilities.

Consistent: A sanitary sewer force main runs along SW 152nd Street that has sufficient available capacity for the proposal.

(C) Stormwater Management (Drainage) Sub-Element

Goal 4C Protect the health and safety of the public by ensuring storm water management facilities and services are properly maintained, environmentally-sound, cost-effective, and meet the community's present and future demands.

Objective 4C.1 Maintain Adopted Level-of-Service Standards: Coordinate with the Federal Emergency Management Agency (FEMA), South Florida Water Management District (SFWMD), and Miami-Dade County to ensure the Village's storm water management system meets or exceeds adopted LOS design standards over the planning period.

Policy 4C.1.1 The storm water management LOS standards for Village of Palmetto Bay are: Water Quality Standard. Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-302.500 and 25.025, F.A.C., with treatment of first one (1) inch of rainfall runoff Water Quality Standard. Where two or more standards impact a specific development, the most restrictive standard shall apply:

- a. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.*
- b. Treatment of the runoff from the first one (1) inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.*

Supportive: Stormwater LOS standards will be maintained as required through the site plan approval. The applicant has obtained DERM permits for its drainage plan.

(D) Solid Waste Sub-Element

Goal 4D Promote the efficient and economical balance of public and private solid waste collection and disposal services for the Village of Palmetto Bay that will meet established requirements in a manner that will protect the public health, safety, and environmental resources of the community.

Objective 4D.1 Existing and Future Needs: Coordinate with Miami-Dade County Department of Public Works Waste Management (PWWM), the entity responsible for solid waste collection and disposal, to help ensure maintenance of a safe, dependable, and efficient solid waste collection and disposal system for Village of Palmetto Bay residents and businesses and in compliance with the adopted level of service.

Policy 4D.1.1 The adopted Level of Service standards maintained by the Miami-Dade County Department of Public Works Waste Management (PWWM), for solid waste services within Village of Palmetto Bay are 9.9 pounds/capita/day to maintain solid waste disposal

capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five (5) years in accordance with the County's Comprehensive Development Master Plan.

Consistent: Solid waste collection system and capacity will not be adversely affected.

5 Coastal Element

The land area for which the amendment pertains to is not in a Coastal High Hazard Area. There are no policies in the Coastal Element for which the proposed amendment is supportive, consistent, or not consistent.

6 Conservation Element

Goal 6 *Protect and enhance the environmental resources of Palmetto Bay to ensure continued resource availability and environmental quality through prudent management, public education, appropriate regulations and enforcement, and active partnerships with governmental and environmental entities.*

Objective 6.5 *Protection of Natural Resources: Conserve and protect the remaining natural systems of the Village of Palmetto Bay, in recognition of the inherent values of these areas left in their natural state.*

Policy 6.5.1 *Manage environmentally sensitive natural systems in the Village, including, but not limited to, water resources, wetlands, and native habitats of flora and fauna through prudent land use planning and land development regulations.*

The applicant has performed required environmental analysis and obtained necessary permits from the Miami-Dade Division of Environmental Resources Management (DERM) and environmentally sensitive wetlands or flora and fauna habitats have not been identified.

Objective 6.6 *Wetland Protection*
Ensure identified wetlands under county, regional, state or federal jurisdictions are protected from unlawful, intrusive actions that could result in environmental damage or degradation.

The applicant has performed required environmental analysis and obtained necessary permits from DERM. Environmentally sensitive wetlands have not been identified on this site.

Objective 6.7 *Protection of Plants and Wildlife*
Continue to ensure that wildlife and plant species listed as endangered, threatened or of special concern that inhabit the

environments in Palmetto Bay are protected and enhanced where possible.

Policy 6.7.3 *Development plans shall be conditioned to require that all required local, state, and federal permits pertaining to listed flora and fauna species be obtained and filed with the Village, prior to clearing and building on the site.*

The applicant has performed required environmental analysis and obtained necessary permits from DERM. Habitats of listed flora and fauna species have not been identified on this site.

Policy 6.7.8 *Trees should be planted along residential streets, in parking lots requiring landscaping, and in other pervious areas as the opportunity arises and in accordance with the Village's Street Tree Master Plan. Trees should be retained whenever possible and maintained using Best Management Practices as appropriate for each tree type.*

The site plan will be required to have trees planted consistent with the Village landscape requirements along the residential street to be created as part of the site plan and as appropriate along SW 152nd Street.

Policy 6.7.9 *The exotic pest plant and nuisance species listed in Section 24-49.4 of the Code of Miami-Dade County, shall not be sold, propagated, or planted within the Village. If existing on a development site, they shall be removed prior to development or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.*

Exotic invasive and nuisance species have been required to be removed as part of the overall approval from DERM on July 14, 2017 for lake fill and drainage work, including trees and wetlands impacts review. DERM recommended that the requirement that all plants prohibited by Miami-Dade County shall be removed prior to development, and that development parcels are maintained to prevent growth or accumulation of prohibited species; and that this condition be a part of the zoning approval.

Policy 6.7.10 *The exotic plant species listed in the County's adopted Landscape Manual as amended may not be planted within 500 feet of native plant communities in the village. These plant species have been documented by the Florida Exotic Pest Plant Council, the Miami-Dade County Parks, Recreation and Open Spaces Department's Natural Areas Management Program, and the Miami-Dade County Division of Environmental*

The site is within 500 feet of the pine rocklands of the Deering Estate North Addition. Exotic invasive and nuisance species have been required to be removed as part of the overall approval from DERM on July 14, 2017 for lake fill and drainage work, including

trees and wetlands impacts review. DERM recommended that the requirement that all plants prohibited by Miami-Dade County shall be removed prior to development, and that development parcels are maintained to prevent growth or accumulation of prohibited species; and that this condition be a part of the zoning approval.

7 Recreation and Open Space Element

Goal 7 Provide a balanced, multi-purpose system of excellent parks, greenways, and trails that meet and exceed the needs of Palmetto Bay's residents, Businesses, and Visitors.

Objective 7.1 Parks and Recreational System Needs: Maintain and enhance Village parks and open space lands and facilities consistent with the adopted level-of-service (LOS) standard.

Policy 7.1.2 Through the maintenance and expansion of existing park facilities and the acquisition and/or development of new parks and open space, achieve: (1) a village-wide level of service (LOS) standard of 5.0 acres per 1,000 residents by 2025; and (2) a separate LOS of .25 acres per 1,000 residents for developments within the Franjo Activity Center area.

Consistent: The capacity and level-of-service of the Village's parks and recreation facilities will not be adversely affected by the eight additional homes that are proposed.

8 Intergovernmental Coordination Element

Goal 8 Establish and improve intergovernmental relationships with public, quasi-public, private and non-profit entities involved in planning and development activities. Resource protection and allocation, and utility and infrastructure provision, including coordination of plans and programs affecting the Village of Palmetto Bay and its neighboring communities.

Objective 8.1 Non-Transportation Coordination Activities and Participation: Maintain and greatly enhance, where possible, intergovernmental coordination initiatives and activities with governmental agencies, quasi-public companies, local service providers and non-profits, such as Miami-Dade County, South Florida Water Management District, and Miami-Dade County School Board, to maximize the capital improvement, service and financial benefits from those entities to the residents and businesses of Palmetto Bay.

Policy 8.1.4 The Village Manager and his designee shall disseminate information on proposed comprehensive plan and/or land development regulation amendments by the Village, neighboring cities, Miami-Dade County, and other governmental agencies which will have potentially significant impacts.

Consistent: Village staff has provide notification consistent with the requirements of §163.3187, F.S.

Objective 8.3 Communicate Village Plans to Affected Outside Entities: Village of Palmetto Bay's plans and programs proposed in the Comprehensive Plan or through other approved policy documents that impact adjacent communities, Miami-Dade County, the region and the State shall be fully communicated and considered through effective coordination mechanisms.

Consistent: Village staff has provide notification consistent with the requirements of §163.3187, F.S.

Policy 8.3.1 Review of proposed development within the Village of Palmetto Bay shall include findings, where appropriate, indicating any significant impacts on adjacent communities, including unincorporated Miami-Dade County, and their comprehensive plans. Special attention will be given to proposed development on the Village borders.

Consistent: The site is internal to the Village and over 1 mile from the nearest Village border. There are no significant impacts on adjacent communities.

9 Capital Improvements Element

There are no policies in the Capital Improvements Element for which the proposed amendment is supportive, consistent, or not consistent.

11 Water Supply Facility Plan

There are no policies in the Water Supply Facility Plan for which the proposed amendment is supportive, consistent, or not consistent.

Finding: **The proposal is Consistent with Criterion 1**

§30-30.8(b) Comprehensive Plan Amendment Criterion 2

§30-30.7(b) Zoning Map Amendment Criterion 3

Criterion: **Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing comprehensive plan, and whether the changes support or work against the proposed amendment.**

Analysis: Land development conditions have changed. On October 30 2013 when the land was purchased from FPL by RJR Land Clearing, LLC, a Florida for profit company, The site was used by the prior owner, Florida Power & Light (FPL) to support the Cutler Power Plant operation with four 30-foot water wells, one to be used to supply fresh water for "make-up water" and other fresh water uses for the Cutler Power Plant, and the other three to be used for

emergency fire fighting needs for the Cutler Plant facilities, located ½-mile to the east. FPL had purchased the property from Dade County in 1948, prior to the power plant completion in 1949. The Cutler Power Plant facility to the east had been decommissioned and demolished on August 10, 2013, implying that FPL would have no further need for the subject property, and wells thereupon.

On October 30, 2013, as recorded by the Miami-Dade Property Appraiser database, FPL sold the 5-acre property and lake to RJR Land Clearing, LLC, which then sold the property to Windsor Investments, LLC in On April 24, 2014. At this time, the property is in private ownership and is no longer used for power generation purposes. The current land use designation and zoning designation leave the property unusable without changing the designations to be consistent with each other and compatible to the neighborhood development pattern. These changes and the inconsistent designations compel the map amendments.

Finding: Consistent

§30-30.8(b) Comprehensive Plan Amendment Criterion 3

§30-30.7(b) Zoning Map Amendment Criterion 4

Criterion: Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed land uses.

Analysis: The proposed Future Land Use Plan Map amendment and companion zoning map amendment redesignates the subject land from the *Environmental Protection (EP)* land use designation to the *Estate Density Residential (EDR)* land use designation. There are no identifiable wetlands, flora or fauna species and habitats that have been identified for protective status.

The proposed amendment redesignates the land to be the same category, *EDR* as the surrounding community which is developed consistent with the *EDR* designation. As a companion ordinance to the FLUM redesignation, the proposal includes rezoning to *Estate Suburban Single-Family (E-S)*, which provides for single-family development at one unit per 25,000 gross square feet that implements the *EDR* FLUM category, and is consistent with the surrounding community.

Finding: Consistent

§30-30.8(b) Comprehensive Plan Amendment Criterion 4

§30-30.7(b) Zoning Map Amendment Criterion 7

Criterion: Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.

Analysis: The proposed amendment redesignates the land to be the same category, *EDR* as the surrounding community. The existing development in the community is consistent with the *EDR* designation. As a companion ordinance to the FLUM redesignation, the proposal includes rezoning to *Estate Suburban Single-Family (E-S)*, which provides for single-family development at one unit per 25,000 gross square feet that implements the *EDR* FLUM category, and is also consistent with the surrounding community. By providing greater consistency in the neighborhood, removing capacity for prior utility land uses, and reducing uncertainty and community concerns about the possibilities of future redevelopment that could be incompatible, the proposed amendments beneficially affect property values in the affected area and the public welfare. In addition, as the proposed amendments will provide for the development of new estate-density single family homes, average market value for the area can be expected to rise with the influence of the new homes on market comparable.

Finding: Consistent.

§30-30.8(b) Comprehensive Plan Amendment Criterion 5

§30-30.7(b) Zoning Map Amendment Criterion 8

Criterion: Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on such pattern shall be identified.

Analysis: The proposed amendment redesignates the land to be the same category, *EDR* as the surrounding community which is developed consistent with the *EDR* designation. As a companion ordinance to the FLUM redesignation, the proposal includes rezoning to *Estate Suburban Single-Family (E-S)*, which provides for single-family development at one unit per 25,000 gross square feet that implements the *EDR* FLUM category, and is consistent with the surrounding community. Both the proposed Future Land Use Map amendment and the Zoning Map amendment would result in a more orderly and compatible land use pattern.

Finding: Consistent.

§30-30.8(b) Comprehensive Plan Amendment Criterion 6

§30-30.7(b) Zoning Map Amendment Criterion 9

Criterion: Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of the comprehensive plan.

Analysis: The purpose and intent of the adopted Village of Palmetto Bay Comprehensive Plan, Future Land Use Element is, *"to guide the Village of Palmetto Bay from birth to early maturity as an outstanding and truly livable community in southeast Florida by building on, and improving, the existing land use blueprint through visionary planning and place-making, cost efficient provision of high quality facilities and services, quality neighborhood protection, and enhancement of its unique and beautiful coastal environmental resources."*

The proposed amendment redesignates the land to be the same category, *EDR* as the surrounding community which is developed consistent with the *EDR* designation. As a companion ordinance to the FLUM redesignation, the proposal includes rezoning to *Estate Suburban Single-Family (E-S)*, which provides for single-family development at one unit per 25,000 gross square feet that implements the *EDR* FLUM category, and is consistent with the surrounding community. Both the proposed Future Land Use Map amendment and the Zoning Map amendment would result in a more orderly and compatible land use pattern, and one that supports the livability and integration of the surrounding neighborhood, and protects the neighborhood from other potential land use proposals that may adversely affect the existing neighborhood. These outcomes are in harmony with the purpose and intent of the Village Comprehensive Plan.

Finding: Consistent.

§30-30.8(b) Comprehensive Plan Amendment Criterion 7

Criterion: Whether the proposed amendment meets the requirements of F.S. §163.3161, entitled "The Local Government Comprehensive Planning and Land Development Regulation Act.

Analysis: The comprehensive plan amendment process included extensive notice, public participation, opportunity for intervention by affected parties, application of required criteria and response with data and analysis to assure that the proposed amendment meets the spirit, intent and law of § 163.3161, F.S. entitled "*The Local Government Comprehensive Planning and Land Development Regulation Act*" and § 163.3187 F.S, entitled "*Process for Adoption of Small-Scale Comprehensive Plan Amendment.*"

Finding: Consistent

§30-30.7(b) Zoning Map Amendment Criterion 2

Criterion: Whether the proposal is in conformance with all applicable requirements of Chapter 30.

Analysis: The zoning amendment process included extensive notice, public participation, opportunity for intervention by affected parties, application of required criteria with data-based analysis and conclusions. The rezoning proposal and the site plan meet all requirements of Division 30-30 Development Approval Procedures, specifically §30-30.7, §30-30.8, and §30-30.11. The proposed zoning amendment also conforms with Division 30-10, specifically §30-10.2, §30-10.3, and §30-10.5. The proposed zoning amendment also has no conflicts with other zoning district provisions contained in Division 30-50 of the Village zoning code. The proposed site plan is for development that is wholly consistent with the permitted uses for the proposed *E-S* zoning district, and requires no non-use variances. As proposed, the site plan meets all area and dimensional requirements for the home sites.

Finding: Consistent

§30-30.7(b) Zoning Map Amendment Criterion 5

Criterion: Whether, and the extent to which, the proposal would result in demands on transportation systems, public facilities and services; would exceed the capacity of the facilities and services, existing or programmed, including: transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services.

Analysis: The proposed amendment of the Village Zoning Map changes the designation of a 5-acre property from the *Estate Single-Family* permitting a density of 1 dwelling unit per gross acre to *Estate Suburban Single-Family* permitting a density of 1 dwelling unit per 25,000 gross square feet. The zoning change permits an increase of 3 single family homes (from 5 units to 8 units). The increased potential for development results in higher demand for transportation systems, public facilities and services, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services; however, the increase of 3 homes is de-minimis. The impact on existing roadway infrastructure is de-minimis based on the trip generation analysis by John P. Kim, P.E. provided on September 20, 2019. Capacities of public facilities and services will not be exceeded.

Finding: Consistent

§30-30.7(b) Zoning Text and Map Amendment Criterion 6

Criterion: Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetland protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.

Analysis: The applicant has performed required environmental analysis and obtained necessary permits from the Miami-Dade Division of Environmental Resources Management (DERM). Environmentally sensitive wetlands, groundwater aquifers, wildlife habitats, or vegetative communities that are designated for preservation have not been identified on the subject site. The applicant has received overall approval from DERM on July 14, 2017 for lake fill, clearing and drainage work, including trees and wetlands impacts review.

Finding: Consistent

§30-30.8(b) Comprehensive Plan Amendment Criterion 8

§30-30.7(b) Zoning Text and Map Amendment Criterion 10

Criterion: Other matters which the Local Planning Agency or the Village Council in its legislative discretion may deem appropriate.

Analysis: The Local Planning Agency may consider other appropriate factors to determine whether the proposed amendment is appropriate and consistent with the public interest.

Finding: Decision for the Village Council.

FISCAL/BUDGETARY IMPACT

Overall fiscal and budgetary impacts will be positive and result from the additional tax base of eight estate-density single family homes in the Village of Palmetto Bay.

RECOMMENDATION

Comprehensive Plan: Future Land Use Map Amendment

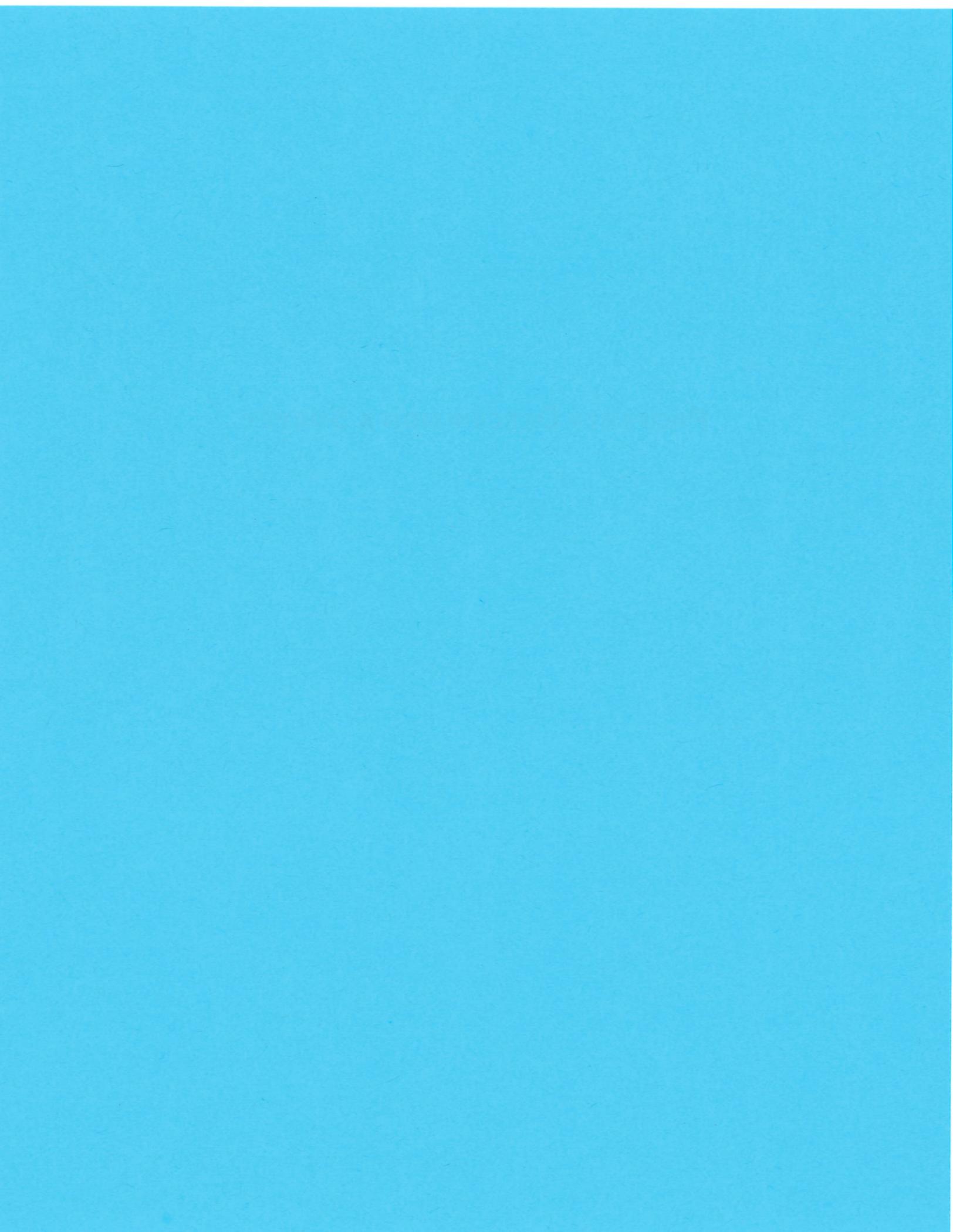
Regarding the proposed amendment to the Village of Palmetto Bay Future Land Use Map (FLUM) for the land area and property as described changing land use designation from *Environmental Protection (EP)* to *Estate Density Residential (EDR)*, the Village of Palmetto Bay Planning and Zoning Division Staff recommend approval as an ordinance, and to transmit the amendment for State of Florida Department of Economic Opportunity as a Small Scale Amendment, pursuant to the process of §163.3187 F.S., to become effective 31 days after approval to become effective 31 days after approval at the required second Council hearing for an ordinance.

Zoning Amendment: Zoning Map

Regarding the proposed amendment to the adopted Village of Palmetto Bay Zoning Map to redesignate the area as described in this report from *Estate Single-Family (E-1)* to *Estate Suburban Single-Family (E-S)* the Village of Palmetto Bay Planning and Zoning Division Staff recommend approval on first reading as an ordinance, to become effective on or after the date of the FLUM amendment becoming effective.


Mark Alvarez
Interim Planning & Zoning Director
Village of Palmetto Bay, Florida
malvarez@palmettobay-fl.gov

PROPERTY DESCRIPTION & SURVEY



NOTICE: IF ANY PARTY WOULD LIKE TO REPRODUCE THIS SURVEY, THEY MUST OBTAIN WRITTEN PERMISSION FROM LUDOVICI & ORANGE CONSULTING ENGINEERS, INC. ANY REPRODUCTION OF THIS SURVEY WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S STANDARDS AND THE PROFESSIONAL ENGINEER'S ETHICS. THE SURVEYOR'S RESPONSIBILITY IS TO THE PUBLIC AND NOT TO ANY INDIVIDUAL OR ENTITY.



SURVEYOR'S RECORD:
 INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 1. THE ACCURACY OBTAINED BY FIELD MEASUREMENT METHODS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES MEETS AND EXCEEDS THE STANDARDS OF PRACTICE REQUIREMENT FOR COMMERCIAL HIGH-RISK AREA (LINEAR: 1 FOOT IN 10,000 FEET) AS IN CHAPTER 5A-17.051, FLORIDA ADMINISTRATIVE CODE.
 2. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 3. THE SYMBOLS (IF ANY) REFLECTED IN THE LEGEND AND ON THE SURVEY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
 4. THE SURVEYOR DID NOT INSPECT THE PROPERTY FOR ENVIRONMENTAL HAZARDS OR JURISDICTIONAL WETLANDS.
 5. THE INFORMATION DERIVED FROM THIS MAP REPRESENTS THE RESULTS OF THE SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME. LAST FIELD SURVEY DATE: 9-27-16.
 6. DUE TO THE FREQUENT CHANGES AND MISINTERPRETATIONS OF ZONING ORDINANCES IT IS THE OWNER'S RESPONSIBILITY TO VERIFY ZONING RESTRICTIONS BEFORE CONSTRUCTION.
 7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 8. FENCE OWNERSHIP, IF ANY, WAS ESTABLISHED BY VISUAL MEANS ONLY, BUT LEGAL OWNERSHIP HAS NOT BEEN DETERMINED.
 9. UNLESS OTHERWISE NOTED, MEASUREMENTS AND HEIGHTS DATA ARE IN SUBSTANTIAL AGREEMENT. ALL DISTANCES AND ELEVATIONS (IF ANY) SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.
 10. SET IRON PIPE OR PIN WITH CAP #1012 1/8" IN LENGTH BY 0.2 SQUARE INCHES, MINIMUM) AT ALL CORNERS UNLESS OTHERWISE NOTED.
 11. LIMITS OF ASPHALT PAVING ARE APPROXIMATE AND, UNLESS OTHERWISE SHOWN, ARE REASONABLY CONSISTENT WITH PROPERTY LINES AND/OR FENCE LINES.
 12. THE STREET RIGHT-OF-WAY ABUTTING THIS PROPERTY ARE PHYSICALLY OPEN UNLESS OTHERWISE NOTED.
 13. THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.
 14. BEARINGS ARE BASED ON AN ASSUMED VALUE OF NORTH-SOUTH-E EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
 15. ELEVATIONS SHOWN ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 16. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.

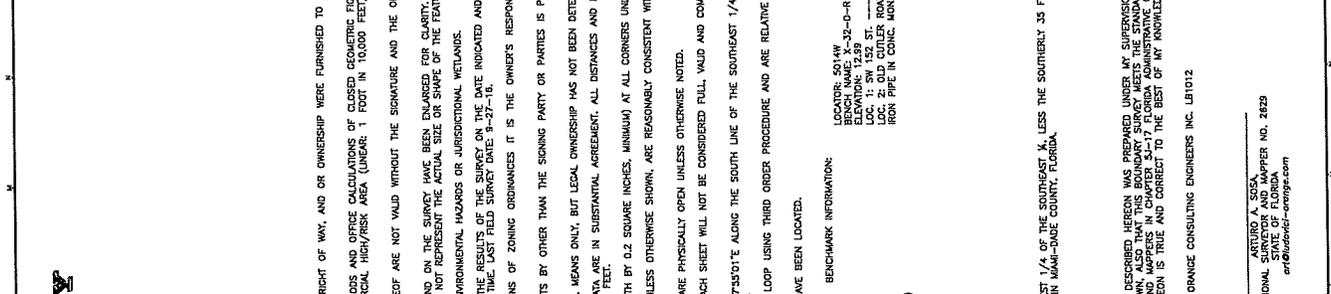
LOCATOR: 3014
 BENCH NAME: MCO RMFS
 LOC. 1: SW 152 ST. 31' SOUTH OF C/L
 LOC. 2: SW 87 AVE. 70.5' WEST OF C/L
 LOC. 3: SW 152 ST. 31' SOUTH OF C/L
 LOC. 4: SW 87 AVE. 70.5' WEST OF C/L
 US C & BRASS DISK IN CONC. MON. (TRANSLUCATION STA.)

BENCHMARK INFORMATION:
 LOCATOR: 3014
 BENCH NAME: MCO RMFS
 LOC. 1: SW 152 ST. 31' SOUTH OF C/L
 LOC. 2: SW 87 AVE. 70.5' WEST OF C/L
 LOC. 3: SW 152 ST. 31' SOUTH OF C/L
 LOC. 4: SW 87 AVE. 70.5' WEST OF C/L
 US C & BRASS DISK IN CONC. MON. (TRANSLUCATION STA.)

LEGAL DESCRIPTION:
 THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, LESS THE SOUTHWEST 35 FEET THEREOF, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, BEING IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:
 I, HERBERT GENTILE, THAT THE PROPERTY AS SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN AND APPROPRIATE IN CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 550.05, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012
 ARTURO A. SISA
 PROFESSIONAL SURVEYOR NUMBER NO. 2829
 ar@ludovici-orange.com



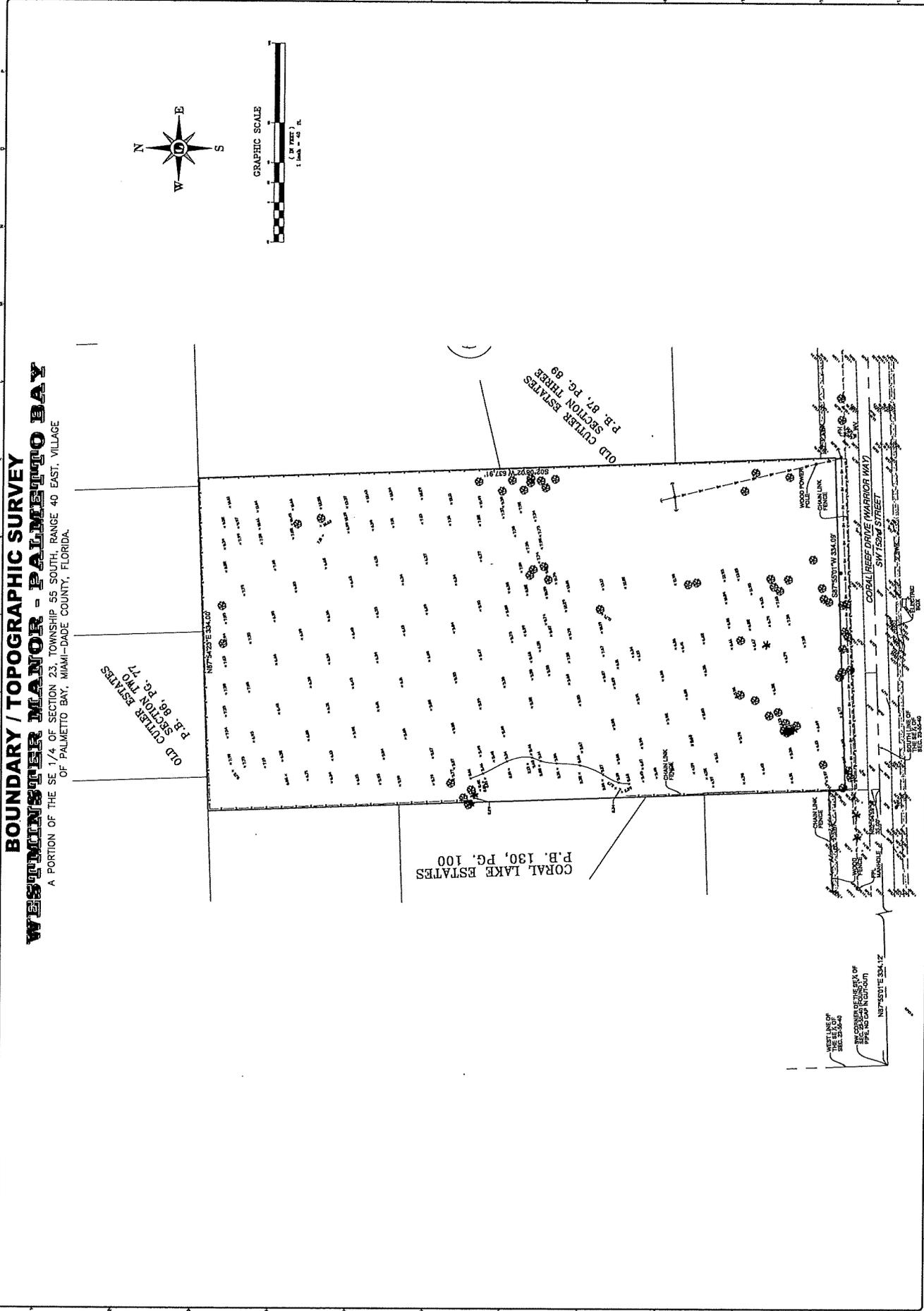
NO.	DATE	DESCRIPTION
1	1/2/11	FINAL AND NEW ELEV. ON WEST PROP. LINE
2	1/2/11	FINAL REVISION SURVEY WITH NEWLY ACQUIRED GROUND ELEVATIONS

BOUNDARY / TOPOGRAPHIC SURVEY
 WESTMINSTER MANOR - PALMETTO BAY
 VILLAGE OF PALMETTO BAY
 MIAMI-DADE COUNTY, FLORIDA
 PROJECT NO. 11744000
 TRANSFORMATIONS WESTMINSTER MANOR, LLC
 1744000 AVENUE
 CORAL GABLES, FLORIDA 33134

LUDOVICI & ORANGE
 CONSULTING ENGINEERS, INC.
 389 Palm Beach Blvd., Suite 201
 West Palm Beach, FL 33411
 Phone: 561-833-1200 | ludo@ludoeng.com

OWNER: DEL	DATE: 01/20/11
SCALE: AS SHOWN	DATE: 01/20/11
PROJECT: WESTMINSTER MANOR	DATE: 01/20/11
DATE: 01/20/11	DATE: 01/20/11
DATE: 01/20/11	DATE: 01/20/11

SHEET: 2 OF 2 SHEETS



BOUNDARY / TOPOGRAPHIC SURVEY
WESTMINSTER MANOR - PALMETTO BAY
 A PORTION OF THE SE 1/4 OF SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE
 OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.

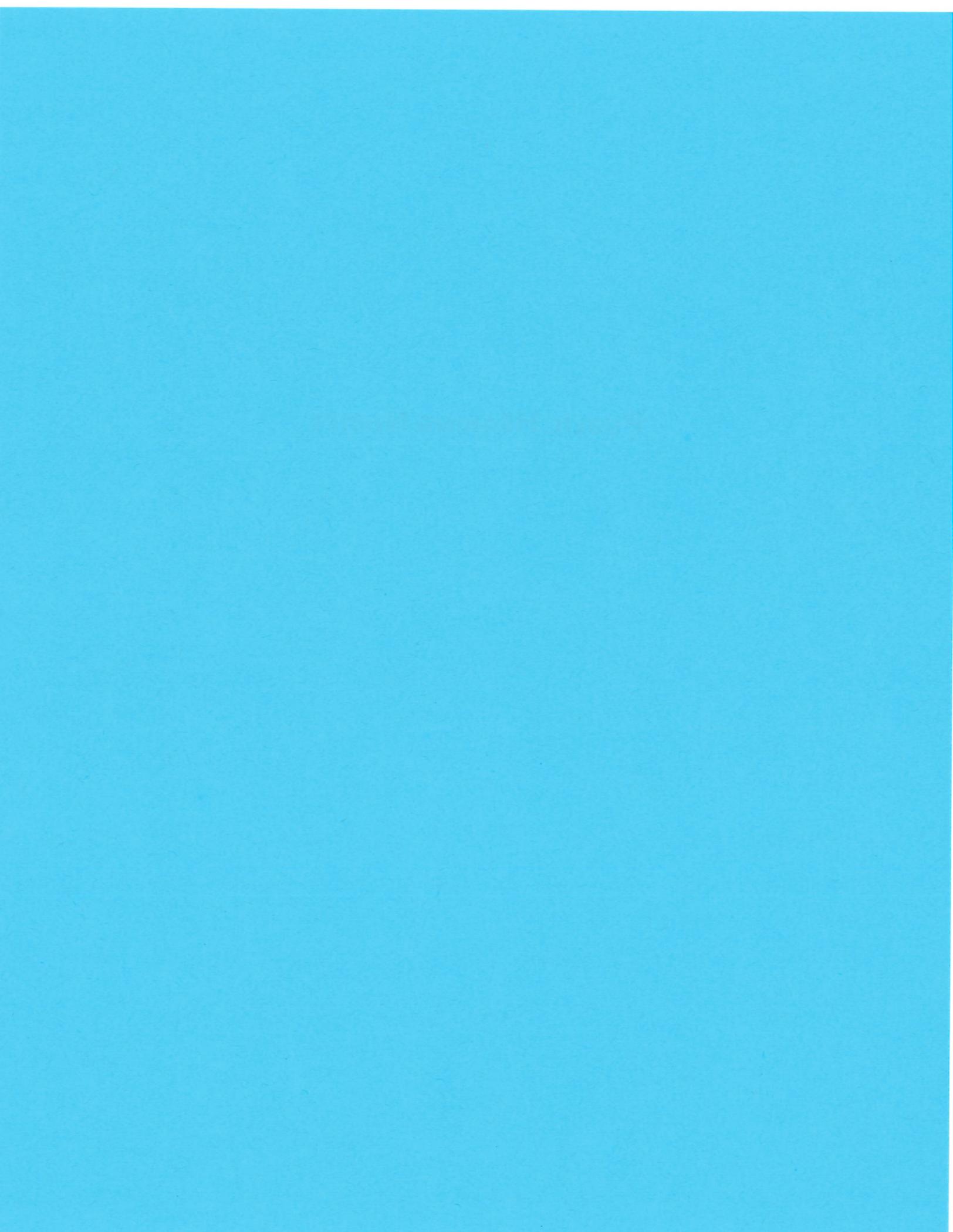
OLD CITTER ESTATES
 P.B. 86, PG. 77

CORAL LAKE ESTATES
 P.B. 130, PG. 100

OLD CITTER ESTATES
 P.B. 87, PG. 86

BY CORNER DENMARK OF
 SEC. 23-55-40
 SEC. 23-55-40
 SEC. 23-55-40

PUBLIC HEARING NOTICE



Public Notice Advertisement
Miami Daily Business Review
February 14, 2020

2/14/2020



VILLAGE OF PALMETTO BAY
NOTICE OF ZONING PUBLIC HEARING

CATEGORY: Hearings, FL
AD NUMBER: 0000456950-01

NOTICE IS HEREBY GIVEN that the Village of Palmetto Bay shall conduct a Zoning Public Hearing on Monday, March 16, 2020 at 7:00 p.m. The Zoning Hearing shall be held at Village of Palmetto Bay Municipal Center, 9705 East Hibiscus Street, Palmetto Bay, Florida 33157. Discussion and public input will be welcomed concerning the following items that may be of interest to your immediate neighborhood.

Item 1: The following item is being considered pursuant to Section(s) 30-30.4, 30-30.5, and 30-60.30 of the Village's Land Development Code:

Applicant: Eco-Site II, LLC
Folio(s): 33-5028-025-0010
File No.: VPB-19-008

Location: 16051 South Dixie Highway

Request(s): (1) 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;

(2) 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 30-60.3 TELECOMMUNICATION TOWERS, ANTENNAS AND SATELLITE DISHES;

Item 2: The following item is being considered pursuant to Section(s) 30-30.5, 30-30.8, and 30-10.5 of the Village's Land Development Code:

Applicant: Windsor Investments (Westminster Manor), LLC
Folio(s): 33-5023-000-0582
File No.: VPB-19-007

Location: North of SW 152nd Street, South of SW 149th Terrace, between SW 71st Court and SW 69th Court

Request(s): (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 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 AND CONTAINED IN SECTION 30-10.5, TO CHANGE FROM "ESTATE-SINGLE FAMILY" ("E-1") TO "ESTATE-SUBURBAN" ("E-S") (ONE UNIT PER 25,000 GROSS SQ. FT); PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE;

(3) SITE PLAN APPROVAL FOR SINGLE FAMILY HOMES DEVELOPMENT PURSUANT TO SECTION 30-30.5 OF THE VILLAGE'S CODE OF ORDINANCES

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 Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, FL 33157 during regular business hours. It is recommended that an appointment is scheduled in advance. 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.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to these matters, 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.

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 four (4) days prior to the proceedings.

www.palmettobay-fl.gov

Mailed Courtesy Public Notice

Mailed by applicant

VILLAGE OF PALMETTO BAY PUBLIC NOTICE

APPLICANT: WINDSOR INVESTMENTS (WESTMINSTER MANOR), LLC
ZONING APPLICATION NO. VPB 19-007 **FOLIO:** #33-5023-000-0582
LOCATION: NORTH OF SW 152ND ST, SOUTH OF SW 149TH TR, BETWEEN SW 71ST CT AND SW 69TH CT.

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 §30-30.8, TO CHANGE 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 §30-10.5 AND CONTAINED IN §30-10.5, TO CHANGE FROM "ESTATE-SINGLE FAMILY" ("E-1") TO "ESTATE-SUBURBAN" ("E-S") (ONE UNIT PER 25,000 GROSS SQ. FT); PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.
3. SITE PLAN APPROVAL FOR THE DEVELOPMENT OF TEN (10) SINGLE FAMILY HOMES, WITH LOT AREA VARIANCES PURSUANT TO §30-30.5 AND §30-30.6 OF THE CODE OF ORDINANCES.

**THE PUBLIC HEARINGS WILL BE HELD: MONDAY, MARCH 16, 2020 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.

WHENFIELD MANOR LLC
9521 SW 102 ST
MIAMI, FL 33176

ROBERT F CULLEN JR &W KAREN
14641 SW 67 AVE
CORAL GABLES, FL 33158-1704

MAN TAT CHAN &W LEYON CHAN
14601 SW 67 AVE
CORAL GABLES, FL 33158-1704

LILLIAN VALLS HAMPTON TRS
14630 SW 66 AVE
MIAMI, FL 33158-1826

GREGORY ANDERSON
6600 MAHI DR
CORAL GABLES, FL 33158-1855

ST ANDREWS EPISCOPAL CHURCH INC
14260 OLD CUTLER RD
MIAMI, FL 33158-1347

SHARON GOLDFARB
6767 SW 144 ST
MIAMI, FL 33158-1712

RONALD REYES
7453 SW 188 TER
MIAMI, FL 33157

MAISON PALMETTO BAY LLC
1000 NW 65 ST 201
FORT LAUDERDALE, FL 33309

ARMANDO L GARCIA MENDOZA
6991 SW 144 ST
PALMETTO BAY, FL 33158

OLD CUTLER PRESBYTERIAN CH INC
14401 OLD CUTLER RD
MIAMI, FL 33158-1722

DIEGO ARAMBURU &W PATRICIA
6801 SW 144 ST
MIAMI, FL 33158-1714

RONNIE FERNANDEZ TRS
6845 SW 144 ST
PALMETTO BAY, FL 33158

JONATHAN KATCHER
14300 SW 68 AVE
MIAMI, FL 33133

NATHALIE DIERICKX
6921 SW 144 ST
PALMETTO BAY, FL 33158-1715

JACK W FELL &W R PAMELA REID
7201 MITCHELL DR
MIAMI, FL 33158-1613

VIRGINIA QUINTANA TRS
7350 SW 144 ST
PALMETTO BAY, FL 33158

GERMAN E PEREZ &W NORAYDA
7370 SW 144 ST
MIAMI, FL 33158-1614

VASILIOS BIRLIDIS &W RITA
14855 SW 74 AVE
MIAMI, FL 33158-2118

ROSEMARY R GOLDIN &H WAYNE
7310 SW 148 ST
MIAMI, FL 33158-2126

DANE TAYLOR
14980 OLD CUTLER RD
PALMETTO BAY, FL 33158

GELINA BURKE
14900 OLD CUTLER RD
MIAMI, FL 33158-2115

FLORIDA POWER & LIGHT CO
700 UNIVERSE BLVD, PSX/JB
JUNO BEACH, FL 33408

WINDSOR INVESTMENTS LLC
1401 BRICKELL AVE #825
MIAMI, FL 33131

BOARD OF TRS OF II TRUST FUND
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

ALEXANDER SCHOOL INC
6050 SW 57 AVE
MIAMI, FL 33143-2346

OLD CUTLER PRESBYTERIAN CHURCH
14401 OLD CUTLER RD
MIAMI, FL 33157

WESTMINSTER CHRISTIAN
6855 SW 152 ST
MIAMI, FL 33157-2623

WESTMINSTER PRVT SCHOOL INC
6855 SW 152 ST
MIAMI, FL 33157-2623

WESTMINSTER CHRISTIAN PRIVATE
6855 SW 152 ST
PALMETTO BAY, FL 33157

RAMON L LLORET 9450 SW 61 CT MIAMI, FL 33156	CHRIST CONGREGATIONAL CHURCH 14920 SW 67 AVE MIAMI, FL 33158-2103	MIAMI DADE COUNTY 111 NW 1 ST STE 17-202 MIAMI, FL 33128
GARY PASTORELLA &W CAROLYN 6940 SW 142 TERR MIAMI, FL 33158-1329	KARL WIEGANDT 6900 SW 142 TER MIAMI, FL 33158	JOSHUA D STERN 6860 SW 142 TER PALMETTO BAY, FL 33158
SUSAN M MARKLEY 7395 SW 148 ST MIAMI, FL 33158-2125	MIGUEL CINTRON &W JANET MCDANIEL 7385 SW 148 ST MIAMI, FL 33158-2125	ELBA CAREAGA 7345 SW 148 ST MIAMI, FL 33158-2125
EVA SARANTOS VOGLER 7325 SW 148 ST MIAMI, FL 33158-2125	THR FLORIDA LP 1717 MAIN ST 2000 DALLAS, TX 75201	CEAA DAVIS PATINO 7275 SW 148 ST MIAMI, FL 33158-2124
LUIS RUIZ 14780 OLD CUTLER RD PALMETTO BAY, FL 33158-1724	FABIOLA BURBANO 7401 CORAL REEF DR MIAMI, FL 33157-2431	BEHZAD CESAR RAVAN 7425 SW 152 ST PALMETTO BAY, FL 33157
SOFIA TURNER SMITH 15100 SW 74 AVE PALMETTO BAY, FL 33158	DANIEL FAWLEY 437 HIALEAH DR CHERRY HILL, NJ 08002	SHELLA ALAM 15020 SW 74 AVE MIAMI, FL 33158-2123
JANET P GARDINER EST OF 14920 SW 74 AVE MIAMI, FL 33158-2121	FRANCIS C FARKAS &W JEAN F 14910 SW 74 AVE MIAMI, FL 33158-2121	STEVE T TAKAHASHI 14900 SW 74 AVE MIAMI, FL 33158-2121
EUGENE HERSHORIN &W ANDREA 14820 SW 74 AVE MIAMI, FL 33158-2119	FREDERICK KRAMER LE 14800 SW 74 AVE MIAMI, FL 33158	PAUL D LENNON &W ROSA A 15001 SW 74 AVE MIAMI, FL 33158-2122
ROBERTO ALEJANDRO LINARES TRS 15025 SW 74 AVE PALMETTO BAY, FL 33158	ROBERT SCOTT GORHAM &W KARON SUE 15101 SW 74 AVE MIAMI, FL 33158-2144	ENRIQUE APICELLA &W JANET 15125 SW 74 AVE MIAMI, FL 33158-2144
ISAIAS DEL SOL &W SARAH 7345 SW 152 ST MIAMI, FL 33157-2430	JULIAN ANDRES OCAMPO 7325 SW 152 ST MIAMI, FL 33176	FREDDY MULLER 15190 OLD CUTLER RD MIAMI, FL 33158-2152

CHRISTOPHER CHARLES ARMSTRONG
15100 OLD CUTLER RD
PALMETTO BAY, FL 33158

FERNANDO V RIVABEM &W LISET
15020 OLD CUTLER RD
MIAMI, FL 33158-2116

DAVID M SCHOR &W OLGA S
15000 OLD CUTLER RD
MIAMI, FL 33158-2116

BOGDAN SCHINDLER
14400 SW 69 CT
MIAMI, FL 33158-1707

JONATHAN C MOORE &W CAROL
SHARPE
945 W END AVE #6C
NEW YORK, NY 10025

NICOLE GLAB PERAITA
6910 SW 145 TER
MIAMI, FL 33158

ALAN M PARR &W LINDA S
14405 SW 69 CT
MIAMI, FL 33158-1706

WM H GUTIERREZ &W ELENA
14401 SW 69 CT
MIAMI, FL 33158-1706

MARY CASELLA WASSENBERG TRS
6720 SW 144 ST
MIAMI, FL 33158

H RONALD CORDES TRS
6740 SW 144 ST
MIAMI, FL 33158

GISELA BROWN TRS
6760 SW 144 ST
MIAMI, FL 33158

JOSE B SOLORZANO
6797 SW 145 ST
PALMETTO BAY, FL 33158

JORGELINA B PINERO LE
6745 SW 145 ST
MIAMI, FL 33158

PETER STERN &W JOAN
6725 SW 145 ST
MIAMI, FL 33158-1717

RAMON L BARDELAS &W DIANE S
6705 SW 145 ST
MIAMI, FL 33158-1717

FRANK G MEITIN
6700 SW 145 ST
MIAMI, FL 33158

MICHAEL BILECA &W VIVIAN
9130 SW 100 ST
MIAMI, FL 33176

ANDREW RASKEN
6740 SW 145 ST
PALMETTO BAY, FL 33158

JOSEPH PEREZ
6760 SW 145 ST
MIAMI, FL 33156

SEAN M TRACY
6785 SW 146 ST
MIAMI, FL 33158

JESUS G RODRIGUEZ JR
6745 SW 146 ST
PALMETTO BAY, FL 33158

LUIS F ARMANDO &W
7301 SW 79 ST
MIAMI, FL 33143

CAROL BEGELMAN TRS
6701 SW 146 ST
VILLAGE OF PALMETTO BAY, FL 33158

XAVIER IGNACIO CORTADA
14275 SW 73 AVE
PALMETTO BAY, FL 33158

SUZZANE C ROSE
14301 SW 73 AVE
MIAMI, FL 33158-1601

PETER ROODENBURG &W YOLANDA
14391 SW 73 AVE
MIAMI, FL 33158-1601

DON A MCCARTHY &W CAROLYN
7255 SW 144 ST
MIAMI, FL 33158-1666

LOUISE MCCARTHY
14300 SW 72 CT
MIAMI, FL 33158-1664

RAJ B UTTAMCHANDANI &W ARUNA
14270 SW 72 CT
MIAMI, FL 33158-1664

SCOTT M SANDLER
7250 SW 142 TERR
MIAMI, FL 33158-1611

ALEXANDRA O BINKOWSKI
14285 SW 72 CT
MIAMI, FL 33158-1663

FELIPE LOPEZ ALANIZ
14325 SW 72 CT
PALMETTO BAY, FL 33158

HERNAN LARDIEZ
14345 SW 72 CT
PALMETTO BAY, FL 33158

THOMAS L CURTRIGHT &W JO ANN
14365 SW 72 CT
MIAMI, FL 33158-1663

ARACELI HARUKO HARVIE LE
14270 SW 72 AVE
MIAMI, FL 33158-1361

OSCAR D FONSECA
14250 SW 72 AVE
MIAMI, FL 33158

MARC J SPIEGELMAN &W DANIELLE F
14390 SW 73 CT
MIAMI, FL 33158-1690

ALEXANDRE NOGUEIRA
14395 SW 73 CT
MIAMI, FL 33158

BRIAN S ALLENDER
14390 SW 73 AVE
MIAMI, FL 33158

RICHARD T CHESTER &W MARGO S.
14300 SW 73 AVE
MIAMI, FL 33158-1602

DIANNE SINGER
14270 SW 73 AVE
MIAMI, FL 33158-1691

DENNY E COHEN &W JUDITH H
7207 SW 148 TERR
MIAMI, FL 33158-2131

DENNIS B AMORES
7127 SW 148 TER
PALMETTO BAY, FL 33158

PETER GROSS
7107 SW 148 TER
MIAMI, FL 33158

JAMES G GREGORY
7027 SW 148 TER
MIAMI, FL 33156

JOSEPH A SANZ &W JOAN
7017 SW 148 TERR
MIAMI, FL 33158-2127

DONALD A BAKER
7007 SW 148 TERR
MIAMI, FL 33158-2127

ANTONIO ABREU
6977 SW 148 TER
PALMETTO BAY, FL 33158

JASON M ANDERSON
6967 SW 148 TER
PALMETTO BAY, FL 33158

JORGE L GUERRA &W GAYLE L
6957 SW 148 TERR
MIAMI, FL 33158-2111

FARAH Y LAMOGLIA
14841 SW 69 CT
MIAMI, FL 33158-2106

ANDREW R FRIEDMAN
14851 SW 69 CT
MIAMI, FL 33158-2106

TERRA NOVIS PROPERTIES LLC
7210 SW 148 TER
PALMETTO BAY, FL 33158

ROBERT PENICHER &W MILLIE &
7110 SW 148 TERR
MIAMI, FL 33158-2130

JESSICA GAIBOR
15709 BALLENTINE ST
OVERLAND PARK, KS 66221-7111

ELAINE H FENLON TRS
7010 SW 148 TER
PALMETTO BAY, FL 33158

JUAN RUIZ UNGER
7000 SW 148 TER
PALMETTO BAY, FL 33158

JLM 6970 LLC
6201 SW 70 ST 2 FLOOR
MIAMI, FL 33143

EMILIO NUNEZ &W GLENDA
6960 SW 148 TERR
MIAMI, FL 33158-2112

MARCO BOTERO
6950 SW 148 TER
PALMETTO BAY, FL 33158

JAMES PHILLIPS
14941 SW 69 CT
PALMETTO BAY, FL 33158

OSCAR D ROSALES
9315 CYPRESS COVE DR
ORLANDO, FL 32819-5324

MARLENE B CARLIN TRS
14900 SW 71 AVE
MIAMI, FL 33158

CSK EDUCATIONAL FUNDING TRUST
LLC
1717 N BAYSHORE DR STE 4250
MIAMI, FL 33132

U S BANK TRUST NA TRS
3630 PEACHTREE RD NE
ATLANTA, GA 30326

JASON K KELLOGG
7012 SW 149 TERRACE
PALMETTO BAY, FL 33158

FERNANDO WADSKIER
7002 SW 149 TER
PALMETTO BAY, FL 33158

HAROLD DIAZ
6972 SW 149 TER
PALMETTO BAY, FL 33158

CHARLES A STOKER &W CHARLOTTE J
6962 SW 149 TERR
PALMETTO BAY, FL 33158-2155

AMISHI PARAG JHA
6952 SW 149 TER
PALMETTO BAY, FL 33158

AGNES C MAINWARING
14940 SW 69 CT
MIAMI, FL 33158-2108

SUSAN A MUELLER TRS
6965 SW 149 TER
MIAMI, FL 33158

JAMES M GILLIS TRS
6975 SW 149 TER
PALMETTO BAY, FL 33158

WALTER SYGMAN &W ADELA
7005 SW 149 TERR
MIAMI, FL 33158-2150

THOMAS SLEEPER
7015 SW 149 TER
PALMETTO BAY, FL 33158

BRIAN ROGERS &W
6018 PARADISE POINT DR
PALMETTO BAY, FL 33157

TERI KRUGMAN
14803 SW 74 PL
MIAMI, FL 33158

MARIA RODRIGUEZ MORA
14823 SW 74 PL
PALMETTO BAY, FL 33158

ROBERT HILL
14903 SW 74 PL
MIAMI, FL 33158

KEUM J CHONG
14923 SW 74 PL
MIAMI, FL 33158-2136

MARK FRIEDMAN &W ELLEN
15003 SW 74 PL
MIAMI, FL 33158-2138

JOEL R BARBER
15023 SW 74 PL
PALMETTO BAY, FL 33158

EDUARDO F SMITH
15103 SW 74 PL
MIAMI, FL 33158

NEIZA GREAU
15123 SW 74 PL
MIAMI, FL 33158-2140

JEREMY KOSS
7490 SW 148 ST
PALMETTO BAY, FL 33158

CARLOS RISI
14822 SW 74 PL
PALMETTO BAY, FL 33158

GERARDO GUARINO &W
14902 SW 74 PL
MIAMI, FL 33158-2137

JOSE RAMON QUINTANA MACOUZET
14912 SW 74 PLACE
PALMETTO BAY, FL 33158

BRIAN L SOCOLOW &W
14922 SW 74 PL
MIAMI, FL 33158-2137

SALVADOR COHEN
15002 SW 74 PL
MIAMI, FL 33158-2139

JUDITH FELDMAN
15022 SW 74 PL
MIAMI, FL 33158

JORGE CHAMORRO &W CAROLINA
14400 SW 73 AVE
MIAMI, FL 33158-1604

MANUEL CORRAL &W MARIA E
7321 SW 145 TERR
MIAMI, FL 33158-1657

MARK E FABIAN &W NANCY C
7351 SW 145 TERR
MIAMI, FL 33158-1657

GRIELA C RODRIGUEZ
7211 SW 146 TER
MIAMI, FL 33158

JAIME A MARTINEZ &W
7241 SW 146 TER
MIAMI, FL 33158-1659

RICHARD COBA
7331 SW 146 TER
MIAMI, FL 33158

RAUL A GARCIA
7350 SW 145TH TER
PALMETTO BAY, FL 33158-1658

ALLEN D SMITH &W JOAN R
7320 SW 145 TERR
MIAMI, FL 33158-1658

JOHN LAWRENCE
7240 SW 146 TER
PALMETTO BAY, FL 33157

EVELYN ROISMAN TRS
15112 SW 74 PL
MIAMI, FL 33158

ALVARO A & PATRICIA A VEGA
14420 SW 73 AVE
MIAMI, FL 33158-1604

DAVID SMYTH
7331 SW 145 TER
PALMETTO BAY, FL 33158-1657

RALPH F CHEPLAK &W JOYCE
14423 SW 74 AVE
MIAMI, FL 33158-1607

HUMBERTO J MARTINEZ &W DOLORES
M
7221 SW 146 TERR
MIAMI, FL 33157

YONG CAI &W
7311 SW 146 TERR
MIAMI, FL 33158-1661

PEDRO A RIVERA &W LAUREL K
7341 SW 146 TERR
MIAMI, FL 33158-1661

MICHAEL F AUDIE TRS
7330 SW 145 TER
PALMETTO BAY, FL 33158

FRANCES L BABOUN TRS
7300 SW 145 TER
PALMETTO BAY, FL 33158

CHARLES F YANES &W SCARLETT
7260 SW 146 TERR
MIAMI, FL 33158-1660

MARTA GARCIA
15122 SW 74 PL
MIAMI, FL 33158-2141

KEVIN P DUNN &W KAREN B
7301 SW 145 TERR
MIAMI, FL 33158-1657

LEONARD C ATKINS IV
7341 SW 145 TER
PALMETTO BAY, FL 33158

CHRISTOPHER RAMOS
14401 SW 74 AVE
MIAMI, FL 33157

JONATHAN KARL KISH
7231 SW 146 TER
PALMETTO BAY, FL 33158

GEORGE B BILLBROUGH &W PATRICIA
E
7321 SW 146 TERR
MIAMI, FL 33158-1661

OSCAR MOLINA
7351 SW 146 TER
PALMETTO BAY, FL 33158

MARK R ANTONELLI &W DEBRA B
7326 SW 145 TERR
MIAMI, FL 33158-1658

FERNANDO LORA &W NEREIDA
7200 SW 146 TER
MIAMI, FL 33158-1660

RAIMUNDO V ROCHA &W LYNN P
7310 SW 146 TERR
MIAMI, FL 33158-1662

JACQUELINE S VIHLEN
7320 SW 146 TERRACE
PALMETTO BAY, FL 33158

ROBERT F CONRAD &W DEBORAH K
7330 SW 146 TERR
MIAMI, FL 33158-1662

STEVEN SAGROTT
7340 SW 146 TERR
MIAMI, FL 33158-1662

CLAUDIO SALAZAR
7400 SW 145 TERR
MIAMI, FL 33158-1640

PETER H RUKRIGL &W KARAN L
7420 SW 145 TERR
MIAMI, FL 33158-1640

HOWARD L SILVERSTEIN TRS
7401 SW 145 TERR
MIAMI, FL 33158-1639

ARAMIS ROMERO
7421 SW 145 TERR
MIAMI, FL 33158-1639

RYAN B LANE
15001 SW 69 CT
PALMETTO BAY, FL 33158

JUAN MARRERO &W MARY
15011 SW 69 CT
PALMETTO BAY, FL 33158-2109

KURT R BAUER &W
15101 SW 69 CT
MIAMI, FL 33158-2154

JULIE F WESTRICH
15111 SW 69 CT
MIAMI, FL 33158

PEDRO RODRIGUEZ &W
15121 SW 69 CT
MIAMI, FL 33158-2154

MADISON PAIGE JANNEY
15010 SW 69 CT
KPALMETTO BAY, FL 33158

CARLOS M PEREZ &W ALINA R
15020 SW 69 CT
MIAMI, FL 33158-2110

EDUARDO E MORALES &W BONNIE L
6963 SW 151 ST
MIAMI, FL 33158-2113

MARLENE BATEMAN
1728 MUSCATEL AVE
CARLSBAD, NM 88220

CLEMENT RYAN REETZ &W SUSANNE W
6974 SW 151 ST
MIAMI, FL 33158-2113

ASHISH S POONIA
6964 SW 151 ST
PALMETTO BAY, FL 33158

CAREY J MILLER &W DORIS
6954 SW 151 ST
MIAMI, FL 33158-2113

HOPE L HUGHES TRS
15120 SW 69 CT
MIAMI, FL 33158

MARIA A MONZON
6961 SW 152 ST
MIAMI, FL 33157

KARL B ELLINS
6971 SW 152 ST
MIAMI, FL 33157-2601

JONATHAN PINTO
6841 SW 144 TER
PALMETTO BAY, FL 33058

WILLIAM JACKSON &W
6821 SW 144 TERR
PALMETTO BAY, FL 33158

RUDOLPH BABOUN
6801 SW 144 TER
PALMETTO BAY, FL 33158

CAROLINE C JOHNSON
6842 SW 144 TERR
MIAMI, FL 33158-1728

JUAN CARLOS FERNANDEZ BRAVO
6822 SW 144 TER
PALMETTO BAY, FL 33158

JAMES LOSITO &W
6802 SW 144 TERR
PALMETTO BAY, FL 33158-1728

DAVID A LANDY &W MELISSA K
6803 SW 145 TERR
MIAMI, FL 33158-1719

GARY R FROW &W VIRGINIA L
6823 SW 145 TERR
MIAMI, FL 33158-1719

CECIL WETHY &W NANCY
6843 SW 145 TERR
MIAMI, FL 33158-1719

BRADEN K MOLL
6840 SW 145 TER
PALMETTO BAY, FL 33158-1720

LINDA ANN SABO TRS
14502 SW 68 CT
MIAMI, FL 33158

RICHARD F COHEN &W JOAN
15134 SW 72 CT
MIAMI, FL 33158-2149

SUSAN J NAUGHTON TRS
13611 S DIXIE HWY #109 PMB446
MIAMI, FL 33176

CLARKE SMITH &W NANCY JAYNE
14921 SW 72 CT
MIAMI, FL 33158-2146

WILLIAM F MURPHY
7210 SW 151 ST
MIAMI, FL 33158

AMADO PENATE
7261 SW 152 ST
PALMETTO BAY, FL 33157

JULIO E MUNOZ & MARCELA V MUNOZ
7100 SW 146 ST
MIAMI, FL 33158-1727

REGINALD HAYDEN JR &W BEVERLY
6950 SW 146 ST
MIAMI, FL 33158-1736

PALMETTO BAY 6864 LLC
6864 SW 145 TER
PALMETTO BAY, FL 33158

DAVID A KAHN
14402 SW 68 CT
PALMETTO BAY, FL 33158

YUNCONG LI
15154 SW 72 CT
PALMETTO BAY, FL 33158

HELMUTH SOLIS
15000 SW 72 CT
MIAMI, FL 33158

ERNESTO A ARILL &W JANET K
4779 COLLINS AVE #1505
MIAMI BEACH, FL 33140-3292

MICHAEL A CHIN
7211 SW 151 ST
PALMETTO BAY, FL 33158

RICHARD E HARDWICK (TRUST)
7220 SW 151 ST
MIAMI, FL 33158-2133

DAVID M BURNHAM &W KARUMI
7251 SW 152 ST
MIAMI, FL 33157-2513

HUNG LUNG LEE (TRUSTEE)
14670 SW 71 AVE
MIAMI, FL 33158-1725

AMELIA H FRASER
14670 SW 69 PL
PALMETTO BAY, FL 33158

CHRISTOPHER LYN SUE
6844 SW 145 TER
PALMETTO BAY, FL 33158

THERESA BLANCO TRS
14422 SW 68 CT
PALMETTO BAY, FL 33158

MICHAEL THALER &W ESTHER
15144 SW 72 CT
MIAMI, FL 33158-2149

ASA B GROVES III &W DENISE M
14910 SW 72 CT
MIAMI, FL 33158-2146

PEDRO J PINTO
14911 SW 72 CT
PALMETTO BAY, FL 33158

VIVIAN B & LORRAINE M HIXON JTRS
7201 SW 151 ST
VLGE OF PALMETTO BAY, FL 33158

MARIA S PLACE LLC
2021 SW 3 AVE 1203
MIAMI, FL 33129

RENE HERRERA &W
14665 OLD CUTLER RD
MIAMI, FL 33158-1739

GRACIELA VICTORERO
150 SOLANO PRADO
CORAL GABLES, FL 33156

CLAYTON E PARKER &W JULIA P
14607 SW 69 PL
MIAMI, FL 33158-1732

KENNY K SPECHT &W CAMILLE
6925 SW 147 ST
MIAMI, FL 33158-1738

CHARLES BAUER &W RITA
14650 SW 69 AVE
MIAMI, FL 33158-1711

DON M WATERS &W BARBARA
14610 SW 69 AVE
MIAMI, FL 33158-1711

DALE A HECKERLING &W SUSAN L
14625 SW 74 CT
MIAMI, FL 33158-1615

MARIO MICHAEL BOSCH
7435 SW 147 ST
PALMETTO BAY, FL 33158

LUIS PAIROT
7405 SW 147 ST
PALMETTO BAY, FL 33158

GASPER ARREDONDO &W ANGELA &
PO BOX 56-2825
MIAMI, FL 33256

JOSE FERNANDO A PONCE DE LEON
14600 SW 74 CT
PALMETTO BAY, FL 33158

DAVID KLEINBERG &W TRICIA
14620 SW 74 CT
MIAMI, FL 33158-1616

RUSSELL C TYSON
7445 SW 147 ST
PALMETTO BAY, FL 33158

JAMES A POTUCEK &W CARYN S
7475 SW 147 ST
MIAMI, FL 33158-1667

ALBERTO RAUL ROQUE
14625 SW 75 AVE
PALMETTO BAY, FL 33158

MICHAEL PRONIN
7400 SW 144 TER
PALMETTO BAY, FL 33158

MARK ALAN CLOSE
7420 SW 144 TER
MIAMI, FL 33158

JACKIE HEADLEY MCDONALD
7470 SW 147 ST
MIAMI, FL 33158

EDWARD J DE ARCOS &W SHANNON
7480 SW 147 ST
MIAMI, FL 33158-1646

MARK BLUH TR
7490 SW 147 ST
PALMETTO BAY, FL 33158-1646

ANDREA LJUSTINA &H GORAN
7499 SW 148 ST
PALMETTO BAY, FL 33158-2142

UTHAI SIRICHOKE LE
7495 SW 148 ST
PALMETTO BAY, FL 33158

ALEJANDRO J STANZIOLA &W IVETTE M
7485 SW 148 ST
PALMETTO BAY, FL 33158-2142

KENNETH FLICKER &W CAROL
7360 SW 148 ST
MIAMI, FL 33158-2126

ROBERT WALLIN CALDWELL
7330 SW 148 ST
MIAMI, FL 33158

RAFAEL VILLAMIZAR &W DORIS
14921 SW 74 AVE
MIAMI, FL 33158-2120

JESPER KANOLD &W JENNIFER
14941 SW 74 AVE
MIAMI, FL 33158-2120

MARCO ZIGNI
14901 SW 74 AVE
MIAMI, FL 33158

SERGIO A SAENZ
7420 SW 147 ST
MIAMI, FL 33158-1646

RALPH MAYA &W BARBARA
7400 SW 147 ST
MIAMI, FL 33158-1646

NELSON J HENDRIKSE TRS
7401 SW 148 ST
PALMETTO BAY, FL 33158

THOMAS R & ALMA R EMERSON
(TRUST)
7421 SW 148 ST
MIAMI, FL 33158-2142

ANASTASIA ELIZABETH MILIAN
7297 SW 146 STREET CIR
PALMETTO BAY, FL 33158

JAY M SAKALO
7291 SW 146 STREET CIR
Palmetto Bay, FL 33158-1670

JASON R VIRELLI
7267 SW 146 STREET CIR
Palmetto Bay, FL 33158-1670

RONALD O MACKENDREE &W
KATHRYN L
7249 SW 146 STREET CIR
Palmetto Bay, FL 33158-1670

JORGE AIME &W RHONA
7231 SW 146 ST CIR
MIAMI, FL 33158-1600

ELLIOTT MOTTLEY &W SANTA AMOR
7213 SW 146 STREET CIR
Palmetto Bay, FL 33158-1600

MANUEL A GONZALEZ
7206 SW 146 STREET CIR
Palmetto Bay, FL 33158-1600

RICHARD S LUCK TRS
7236 SW 146 STREET CIR
Palmetto Bay, FL 33158-1600

RAUL A MARTINEZ &W NANCY C
7296 SW 146 STREET CIR
Palmetto Bay, FL 33158-1670

MARK J BOULRIS
15060 SW 71 CT
MIAMI, FL 33158-2100

MICHAEL A CHIN &W ANGELA B
16425 SW 75 AVE
MIAMI, FL 33157-3805

SCOTT BETTRIDGE &W PAMELA A
7285 SW 146 STREET CIR
Palmetto Bay, FL 33158-1670

EUGENE O SAUNDERS
7261 SW 146 STREET CIR
Palmetto Bay, FL 33158-1670

HAIM M DUBITZKY
7243 SW 146 STREET CIRCLE
PALMETTO BAY, FL 33158

FRANCO UCCELLI
7225 SW 146 STREET CIR
MIAMI, FL 33158

MARK NORTH
7207 SW 146 STREET CIR
PALMETTO BAY, FL 33158

MILDRED LEE
7216 SW 146 STREET CIR
Palmetto Bay, FL 33158-1600

FRANCIS CHIN
7211 SW 151 ST
MIAMI, FL 33158-2133

DANIEL FIELDS
15160 SW 71 CT
MIAMI, FL 33158-2178

TOBY PRINCE BRIGHAM TRS
15000 SW 71 CT
PALMETTO BAY, FL 33158

ANTHONY L ROGERS
15101 SW 71 CT
MIAMI, FL 33158-2179

NANCY C WARE
7279 SW 146 STREET CIR
MIAMI, FL 33158

RICHARD J MCALPIN &W ANGELA C
7255 SW 146 STREET CIR
MIAMI, FL 33158

ALLAN NG &W BETTY
7237 SW 146 STREET CIR
Palmetto Bay, FL 33158-1600

RONALD SALINAS &W HANNETTE
7219 SW 146 STREET CIR
Palmetto Bay, FL 33158-1600

RICARDO L CASAS &W MYRIAM S
7201 SW 146 STREET CIR
Palmetto Bay, FL 33158-1600

OSCAR MEDEROS
7226 SW 146 STREET CIR
Palmetto Bay, FL 33158-1600

CARMEN SUAREZ
7286 SW 146 STREET CIR
Palmetto Bay, FL 33158-1670

LEON P REITNAUER &W DOREEN L
15100 SW 71 CT
MIAMI, FL 33158-2178

CASA AMARILLA LLC
15000 SW 71 CT
PALMETTO BAY, FL 33158

PAUL H SEIGEL &W JUDY WOLF
15161 SW 71 CT
MIAMI, FL 33158-2179

CRAIG S MERWITZER
14730 SW 75 AVE
MIAMI, FL 33158

ALBERT E KREDI TRS
14760 SW 75 AVE
PALMETTO BAY, FL 33158

GARY P GEGERSON &W DALE K
7570 SW 151 TERR
MIAMI, FL 33158-2186

CRAIG S ARNOLD &W
15131 SW 75 CT
PALMETTO BAY, FL 33158-2177

DIEMATLUC LLC
1313 PONCE DE LEON BLVD 201
CORAL GABLES, FL 33134

ALEXANDER ARENCIBIA
15041 SW 75 CT
PALMETTO BAY, FL 33158

EDUARD TORA &W MARIA L BUENO
15021 SW 75 CT
MIAMI, FL 33158-2176

CHARLES ANDERSON &W KELLY
15001 SW 75 CT
MIAMI, FL 33158-2176

BRENDA GLEIBERMAN
14941 SW 75 CT
PALMETTO BAY, FL 33158

JOSE A BATULE &W VIVIAN
14911 SW 75 CT
MIAMI, FL 33158-2185

PAUL A SHELOWITZ &W TRACEY
14891 SW 75 CT
MIAMI, FL 33158-2174

JAMES M FISHMAN &W CHERYL S
14871 SW 75 CT
MIAMI, FL 33158-2174

XIAOSHENG LI
14851 SW 75 CT
PALMETTO BAY, FL 33158

MAX J SCAGNETTI
7570 SW 148 TER
PALMETTO BAY, FL 33158

ZIAD KHATIB &W RANDA
14890 SW 75 CT
MIAMI, FL 33158-2173

LEON W CHOMIAK &W KAREN K
14910 SW 75 CT
MIAMI, FL 33158-2184

JASON M LEVINE &W KAREN E
7571 SW 150 ST
MIAMI, FL 33158-2600

LISA A GELLER
7570 SW 150 ST
PALMETTO BAY, FL 33158

EMILIO BENZADON &W JESSICA K
15020 SW 75 CT
MIAMI, FL 33158-2175

15040 SW 75 CT LLC
309 GRAND AVE 305
MIAMI, FL 33131

OSWALD JOSEPH &W JOSEPHINE
7571 SW 151 TERR
MIAMI, FL 33158-2164

MIAMI-DADE COUNTY
3071 SW 38 AVE
MIAMI, FL 33146-1520

GIULIANA DE LA PIEDRA
7200 SW 148 TER
PALMETTO BAY, FL 33158

148 TERR PROPERTY LLC
11767 S DIXIE HWY 155
PINECREST, FL 33156

JUSTIN SPORRER
7300 SW 148 STREET
PALMETTO BAY, FL 33158

DENNIS M CAMPBELL &W DEBORAH D
7272 SW 148 ST
MIAMI, FL 33158-2181

C MICHAEL CORNELY &W HELEN Z
14850 OLD CUTLER RD
MIAMI, FL 33158-2114

YACHT CLUB BY LUXCOM LLC
8500 SW 8 ST STE 228
MIAMI, FL 33144

KIM COLE
15354 SW 67 CT
MIAMI, FL 33157-2640

JUAN CARLOS PERNAS
6702 ROYAL PALM DR
PALMETTO BAY, FL 33157

ANTHONY J BURKE
6730 ROYAL PALM DRIVE
MIAMI, FL 33157

PEDRO E VASALLO &W DAWN D
6770 ROYAL PALM DR
MIAMI, FL 33157-2600

THOMAS E & URSULA DOUGLASS TR
6777 SW 154 ST
MIAMI, FL 33157-2604

ROBERT C CAVA
15360 SW 67 AVE
PALMETTO BAY, FL 33157

RICHARD ENGEL &W SANDRA
6695 ROYAL PALM DR
MIAMI, FL 33157-2606

RICHARD & SANDRA A ENGEL
6695 ROYAL PALM DR
MIAMI, FL 33157-2606

TRS II FUND STATE OF FL
275 NW 2 ST 4TH FL
MIAMI, FL 33128-1794

TIMOTHY WRIGHT
15450 SW 67 CT
PALMETTO BAY, FL 33157

RICHARD P ENGEL &W SANDRA A
PO BOX 560643
MIAMI, FL 33256

DAVID MCDONALD
15555 SW 67 CT
MIAMI, FL 33157

PETER H KIRCHER &W MARIANNE
6750 ROYAL PALM DR
MIAMI, FL 33157-2600

FERNANDO RUIZ
15225 SW 68 AVE
PALMETTO BAY, FL 33157

PHILLIP ZADI &W MAGNY
6767 SW 154 ST
MIAMI, FL 33157-2604

ALFREDO SUAREZ
6670 SW 152 ST
MIAMI, FL 33157-2647

GUILLERMO CANCIO BELLO
15440 SW 78 CT
CUTLER BAY, FL 33157

D RICHARD SENA &W CHERYL
15222 OLD COUNTY RD
MIAMI, FL 33157

EDW A MCCARTHY-ARCHBISHOP
9401 BISC BLVD
MIAMI, FL 33138-2970

JUAN ALAYO &W TANIA MATOS ALAYO
6766 SW 154 ST
MIAMI, FL 33157-2605

BARRY I KATZ &W
15451 SW 67 CT
MIAMI, FL 33157-2617

RICHARD MIXSON TRS
15500 SW 67 CT
MIAMI, FL 33167

DARLENE LEGORBURU
6740 ROYAL PALM DR
PALMETTO BAY, FL 33157

ANA A ZULUETA
15353 SW 68 AVE
PALMETTO BAY, FL 33157-2619

IVAN SANTA CRUZ
6763 SW 154 ST
MIAMI, FL 33157

ZHE LIU
6690 SW 152 ST
PALMETTO BAY, FL 33157

RICHARD P ENGLE &W SANDRA A
6695 ROYAL PALM DR
MIAMI, FL 33157-2606

MIAMI-DADE COUNTY
33 SW 2 AVE
MIAMI, FL 33130-1501

MIAMI-DADE COUNTY
275 NW 2 ST 4FL
MIAMI, FL 33128-1794

ERIC C DAVIS &W CLAUDETTE B
15400 SW 67 CT
MIAMI, FL 33157-2612

CHARLES W FLYNN III &W KATHRYN
15505 SW 67CT
MIAMI, FL 33157-2544

RICHARD MIXSON &W MICHELLE
15500 SW 67 CT
MIAMI, FL 33157-2614

LUIS CASTRO TREJO
15225 OLD CUTLER RD
PALMETTO BAY, FL 33157

ANITA K SACHARIAH
15445 OLD CLUTLER RD
MIAMI, FL 33157-2520

MICHAEL E CALDERON
15555 OLD CUTLER ROAD
PALMETTO BAY, FL 33157

PAULA CABALLERO
15585 OLD CUTLER RD
PALMETTO BAY, FL 33157

JOSEPH JOHNSON
15550 SW 72 CT
PALMETTO BAY, FL 33157

HUGO R TORRES
15500 SW 72 CT
PALMETTO BAY, FL 33157

KATHLEEN S HUTCHINS
15450 SW 72 CT
MIAMI, FL 33157-2508

ERIC SHEEDER &W GAYLE
15400 SW 72 COURT
MIAMI, FL 33157-2508

JARED MATTHEW VOLPE &W JACQUIE
O
15390 SW 72 CT
MIAMI, FL 33157-2510

WILLIAM B KIRTLAND &W MARY D
15300 SW 72 CT
MIAMI, FL 33157-2510

GREGORY D LEE &W LAURA KETNER
15290 SW 72 CT
PALMETTO BAY, FL 33157-2506

JEFFREY STOUFFER &W MONICA L
7405 SW 144 TERR
MIAMI, FL 33158-1647

JAMES E MIDDLETON TRS
15205 SW 72 CT
PALMETTO BAY, FL 33157

GAOFENG WANG &W CHUNRONG LU
15245 SW 72 CT
MIAMI, FL 33157-2505

WILLIAM H DOWSE &W DEBORAH
15305 SW 72 CT
MIAMI, FL 33157-2509

RAFAEL RODRIGUEZ
15375 SW 72 CT
PALMETTO BAY, FL 33157

PATRICIO COMPARINI
15405 SW 72 CT
MIAMI, FL 33157

FRED PAREIRA &W KATHLEEN
15455 SW 72 CT
MIAMI, FL 33157-2507

SOUTH PACIFIC PROPERTIES LLC
6205 DOLPHIN DR
CORAL GABLES, FL 33158

SYLVIA M OSORIO
15555 SW 72 CT
MIAMI, FL 33157-2511

MARTIN & ELPITHA SHAW TRUSTEE
15550 SW 72 AVE
MIAMI, FL 33157-2554

JERRY SZWED &W DEBRA
15500 SW 72 AVE
MIAMI, FL 33157-2554

CHARLES A KAPLANEK III
15420 SW 72 AVE
PALMETTO BAY, FL 33157

YOUNG A TUCKER
15400 SW 72 AVE
PALMETTO BAY, FL 33157

WILLIAM KOKORELIS &W MARIA W
15380 SW 72 AVE
MIAMI, FL 33157-2553

MANFRED BECK
15340 SW 72 AVENUE
PALMETTO BAY, FL 33157

VICTOR BAO &W
15280 SW 72 AVE
MIAMI, FL 33157-2540

EO DOMUM INC
15240 SW 72 AVE
MIAMI, FL 33157

D WAYNE DARNELL &W FRANCES E
15200 SW 72 AVE
MIAMI, FL 33157-2540

MARIE M CAYARD
15201 SW 74 PL
PALMETTO BAY, FL 33157-2472

MARC PARNES &W
15620 SW 74 AVE
MIAMI, FL 33157-2407

DAVID M MCDONALD &W MARIA D
15623 SW 74 PL
MIAMI, FL 33157-2406

GLADSTONE LOSHUSAN (TRUST &)
7350 SW 152 TER
PALMETTO BAY, FL 33157

BRETT C HIXON
7371 SW 153 ST
PALMETTO BAY, FL 33157

ANGEL A CORTINAS
7370 SW 153 ST
PALMETTO BAY, FL 33157

ROBERT B POWELL &W STEPHANIE G
7375 SW 154 TERR
MIAMI, FL 33157-2466

NEAL R LEWIS &W CLAUDIA B
7370 SW 154 TERR
MIAMI, FL 33157-2466

GABRIEL F BIFANO &W JEANNE L
7371 SW 156 ST
MIAMI, FL 33157-2438

MICHAEL S BRILL
15425 SW 74 CT
PALMETTO BAY, FL 33157

MOSHE FRIEDMAN
15305 SW 74 CT
MIAMI, FL 33157

EDWARD S MAHLER &W JOAN
7480 SW 156 ST
MIAMI, FL 33157-2401

SEAN KRAMER
15204 SW 73 CT
PALMETTO BAY, FL 33157

EMMANUEL LAZOPOULOS &W LAURA
7330 SW 152 TERR
PALMETTO BAY, FL 33157-2467

NEIL A BURGE
7391 SW 153 ST
PALMETTO BAY, FL 33157

JULIO GABAY
7350 SW 153 ST
PALMETTO BAY, FL 33157

JACK B WOODARD &W
7395 SW 154 TERR
MIAMI, FL 33156

RICHARD L GANTER
7350 SW 154 TER
PALMETTO BAY, FL 33157

CHRISTOPHER DIMERCURIO
7391 SW 156 ST
PALMETTO BAY, FL 33157

PETER J ROMBAUT
15405 SW 74 CT
PALMETTO BAY, FL 33157

ROGER OPRANDI
15304 SW 74 CT
PALMETTO BAY, FL 33157

YONG BAO &W
7482 SW 156 ST
MIAMI, FL 33157-2401

STEPHEN M ROWLAND &W HEIDI
GASULL
7370 SW 152 TERR
MIAMI, FL 33157-2467

JOSE ADOLFO MCENTEE &W ANNA C
7351 SW 153 ST
MIAMI, FL 33157-2437

GEORGE LOUIS CUESTA
7390 SW 153 ST
PALMETTO BAY, FL 33157

GEOFF WYNTON BIGGS
7355 SW 154 TER
PALMETTO BAY, FL 33157

NESTOR QUISPEZ ASIN
7390 SW 154 TERR
MIAMI, FL 33157

HUMBERTO N SPEZIANI &W NORA M
15500 SW 73 CT
MIAMI, FL 33157-2461

MARIO CAMARGO JR &W MARIA A
15505 SW 74 CT
PALMETTO BAY, FL 33157-2487

ANTONIO O LOPEZ
15325 SW 74 CT
PALMETTO BAY, FL 33157

DANIEL G KALBAC M.D &W BETH
15404 SW 74 CT
MIAMI, FL 33157-2496

DARLENE T DEPPMAN LE
15221 SW 74 PL
PALMETTO BAY, FL 33157

XIOMARA SELEM
15301 SW 74 PL
MIAMI, FL 33157-2488

EDUARDO J PALACIO
15321 SW 74PL
MIAMI, FL 33157

DAVID B BOOHER &W BARBARA
15200 SW 74 PL
MIAMI, FL 33157-2473

DONALD S LEE
15220 SW 74 PL
PALMETTO BAY, FL 33157

EMAD SELIM
15300 SW 74 PL
PALMETTO BAY, FL 33157-2489

YALE J FISHMAN &W KAREN A
15320 SW 74 PL
MIAMI, FL 33157-2489

GARY ALVO
7325 SW 157 TER
MIAMI, FL 33157

MARCOS B ESQUENAZI &W MAGUY B
7345 SW 157 TERR
MIAMI, FL 33157-2474

WEN ZHENG
7365 SW 157 TER
PALMETTO BAY, FL 33157

FENFEI LENG
7405 SW 157 TER
PALMETTO BAY, FL 33157

JOHN OPACIUCH
7425 SW 157 TERR
PALMETTO BAY, FL 33157

MARIE J ROY LE MEHAUTE
7320 SW 157 TERR
MIAMI, FL 33157-2475

FRANCK E VON MATT
7340 SW 157 TER
PALMETTO BAY, FL 33157

WILLIAM E JOHNS &W
7360 SW 157 TERR
MIAMI, FL 33157-2475

MONIQUE DE LA VIESCA
7335 SW 152 TER
PALMETTO BAY, FL 33157

LUIS CASTANEDA
3575 NW 11 ST
MIAMI, FL 33125

MITCHEL A BURNS &W JOYCE
15245 SW 73 CT
MIAMI, FL 33157-2478

MITCHEL BURNS &W JOYCE
15245 SW 73 CT
MIAMI, FL 33157-2478

ROBERT F EHRLING TRS
15305 SW 73 CT
MIAMI, FL 33157

MARK R STEVENS &W SUSAN O
3828 INVERNESS WAY
MARTINEZ, GA 30907

ADOLFO M MCGREGOR &W ANNE F
15405 SW 73 CT
PALMETTO BAY, FL 33157-2462

NICHOLAS E CHRISTIN &W FELICIA
15505 SW 73 CT
MIAMI, FL 33157-2460

ELIZABETH BRITO
15605 SW 73 CT
MIAMI, FL 33157

DAVID ZIGHELBOIM &W SUSAN
15625 SW 73 CT
MIAMI, FL 33157-2402

CYNTHIA ARBOLEDA
15620 SW 73 CT
MIAMI, FL 33157-2459

DOUGLAS J KING &W MARION S
15604 SW 73 CT
MIAMI, FL 33157-2459

LUIS R RODRIGUEZ TRS
7370 SW 156 ST
PALMETTO BAY, FL 33157

FRANCISCO J ZELADA
7390 SW 156 ST
MIAMI, FL 33157

KYLE BENSON &W CHERYL
15621 SW 74 AVE
MIAMI, FL 33157-2407

MARK KACER &W DEBRA
15504 SW 74 CT
MIAMI, FL 33157-2490

BRAD J HERSKOWITZ
15503 SW 74 PL
MIAMI, FL 33157

KIMBROUGH C SMITH &W BONNIE
15403 SW 74 PL
MIAMI, FL 33157-2470

HEATHER VARGAS
15325 SW 74 PL
MIAMI, FL 33157

WARREN LOVELY &W HELEN T
15323 SW 74 PL
MIAMI, FL 33157-2488

VINCENT J WARGER &W FIORELLA
15502 SW 74 PL
MIAMI, FL 33157-2469

RALF LANDGRAF LE
15402 SW 74 PL
PALMETTO BAY, FL 33157

DAVID K CHARLTON &W LAURA
15328 SW 74 PL
MIAMI, FL 33157-2489

ROLANDO DIAZ &W NINA
15332 SW 74 PL
MIAMI, FL 33157-2489

MAGDA JOSEFINA BALLESTER
15210 SW 74 CT
PALMETTO BAY, FL 33157

BASHAR OBEIDOU
15230 SW 74 CT
MIAMI, FL 33157

ELIAS MONZAYET
15240 SW 74 CT
PALMETTO BAY, FL 33157-2494

MITSURU YAZAWA &W MAGALY
15260 SW 74 CT
MIAMI, FL 33157-2494

DANIEL P MCLAUGHLIN
15280 SW 74 CT
PALMETTO BAY, FL 33157

RICHARD JOBLOVE &W KAREN
15281 SW 74 CT
MIAMI, FL 33157-2494

ANDREW GROSS &W LESLEE
15261 SW 74 CT
MIAMI, FL 33157-2494

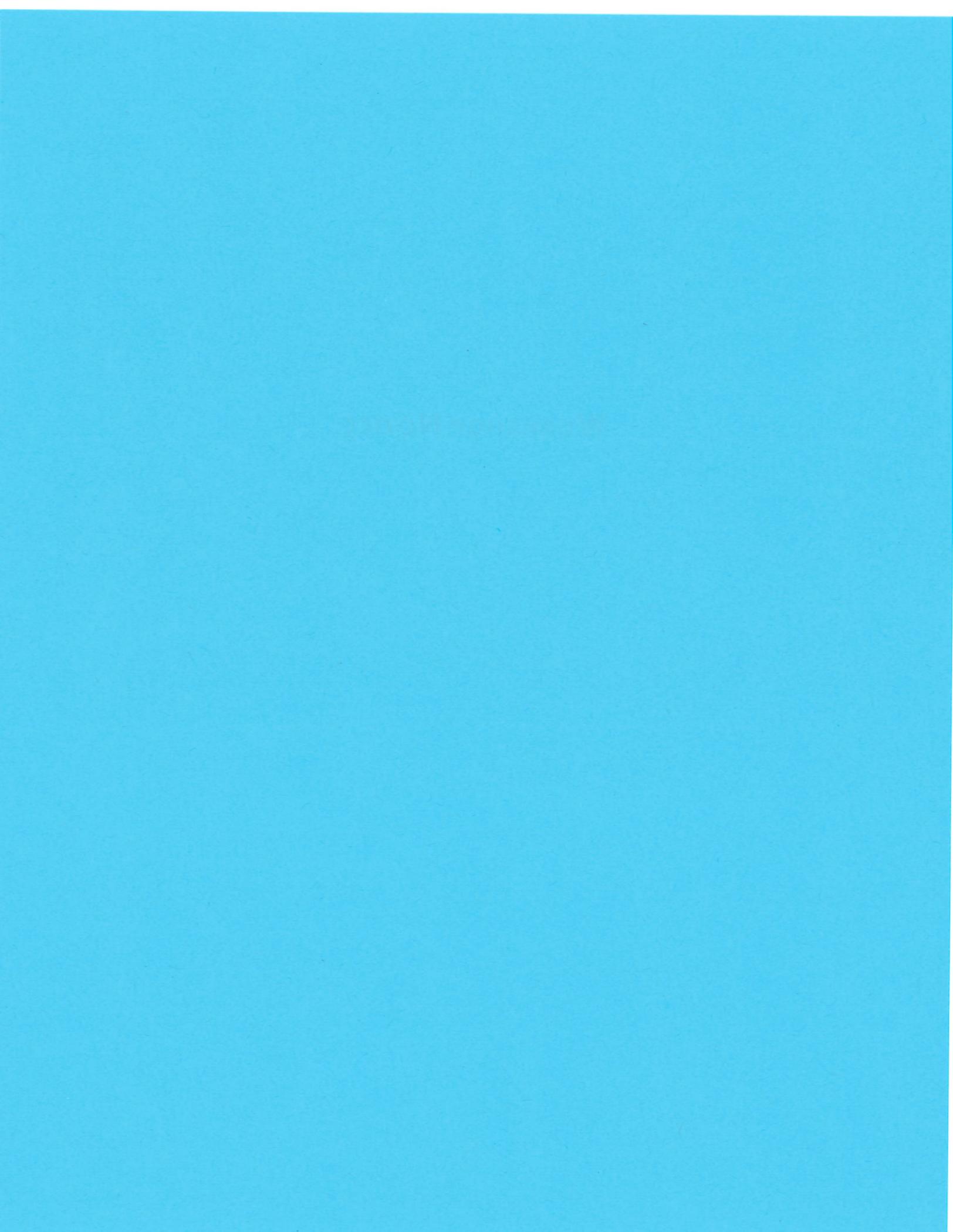
JAN H SPITZER
15241 SW 74 CT
PALMETTO BAY, FL 33157

JAMES GALL JR
15231 SW 74 CT
MIAMI, FL 33157

DARYL SHEVIN
15211 SW 74 CT
PALMETTO BAY, FL 33157

CORAL CAY ASSC INC
3934 SW 8 ST STE 303
CORAL GABLES, FL 33134

WORKSHOP NOTICE





VILLAGE OF PALMETTO BAY NOTICE OF COMMUNITY WORKSHOP WINDSOR INVESTMENTS

NOTICE IS HEREBY GIVEN that Windsor Investments, LLC shall be hosting a Community Workshop on Wednesday, October 23, 2019 at 7:00 p.m. The Community Workshop shall be held at Village Hall Municipal Center located at 9705 East Hibiscus Street, Council Chambers, Palmetto Bay, Florida 33157. Discussion and public input will be welcomed concerning the following items that may be of interest to your immediate neighborhood.

Property Address: 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: 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"

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-M") (ONE UNIT PER 15,000 net sq ft ; PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

SITE PLAN APPROVAL FOR THE DEVELOPMENT OF TEN (10) SINGLE FAMILY HOMES, PURSUANT TO SECTION 30-30.5 OF THE CODE OF ORDINANCES.

During the Community Workshop, a presentation will be made of the proposed development and there will be time for questions and answers. All members of the public are welcomed to attend, observe and give public comment. Village Councilmembers may attend and observe, but not participate.

The workshop is held pursuant to Resolution No. 2018-14 requiring that potential developers make a presentation before the general public regarding potential development projects for the purpose of discussing the project parameters and characteristics in a public meeting.

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



VILLAGE OF PALMETTO BAY NOTICE OF COMMUNITY WORKSHOP WINDSOR INVESTMENTS

NOTICE IS HEREBY GIVEN that Windsor Investments, LLC is voluntarily hosting a second Community Workshop on Wednesday, January 8, 2019 at 7:00 p.m. This Community Workshop shall be held at Village Hall Municipal Center located at 9705 East Hibiscus Street, Council Chambers, Palmetto Bay, Florida 33157. Discussion and public input will be welcomed concerning the following items that may be of interest to your immediate neighborhood.

Property Address: 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: 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".

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-M") (ONE UNIT PER 15,000 net sq ft ; PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

SITE PLAN APPROVAL FOR THE DEVELOPMENT OF TEN (10) SINGLE FAMILY HOMES, PURSUANT TO SECTION 30-30.5 OF THE CODE OF ORDINANCES.

During the Community Workshop, a presentation will be made of the proposed development and there will be time for questions and answers. All members of the public are welcomed to attend, observe, and give public comment. Village Councilmembers may attend and observe, but not participate.

The workshop is held pursuant to Resolution No. 2018-14 requiring that potential developers make a presentation before the general public regarding potential

development projects for the purpose of discussing the project parameters and characteristics in a public meeting.

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

**AFFIDAVIT OF NOTICE/ZONING WORKSHOP
VILLAGE OF PALMETTO BAY**

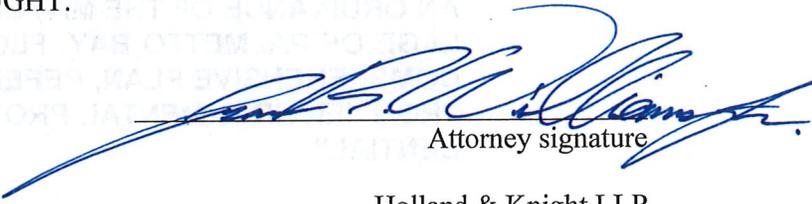
STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared JAMES R. WILLIAMS JR., ESQ (“Affiant”), of the Law Firm of Holland & Knight LLP, a Florida limited liability partnership, who swore or affirmed that:

1. Affiant is the attorney of record for the Land use, Zoning, and Site Plan Application for the property generally located at North of SW 152nd Street, South of SW 149th Terrace (between SW 71st Court and SW 69th Court), further identified by Miami-Dade County Folio No. 33-5023-000-0582 (the "Property"). The Property is the subject of a land use, zoning, and site plan application in the Village of Palmetto Bay. Windsor Investments (Westminster Manor), LLC (the “Applicant”), will be hosting the Second Community Workshop on January 8, 2020 at 7:00 p.m.

2. Affiant, by virtue of certified mailing receipts, hereby certifies that certified mailing of the Community Workshop notices were transmitted to the U.S. Post Office on December 4, 2019.

FURTHER AFFIANT SAYETH NAUGHT.



Attorney signature

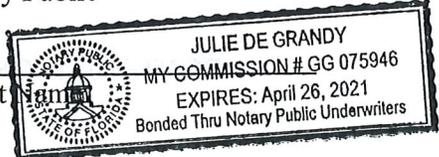
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

Florida Bar No. 0124558

The foregoing instrument was acknowledged before me this 6th day of December, 2019, by JAMES R. WILLIAMS JR., ESQ, who is personally known to me or and has/hasn't produced _____ as identification and ~~did~~/did not take an oath.



Notary Public

Print Name _____

JULIE DE GRANDY
MY COMMISSION # GG 075946
EXPIRES: April 26, 2021
Bonded Thru Notary Public Underwriters

NOTICE OF COMMUNITY WORKSHOP MEETING REQUESTED BY WINDSOR INVESTMENTS

NOTICE IS HEREBY GIVEN that Windsor Investments, LLC is voluntarily hosting a Second Community Workshop on Wednesday, January 8, 2020 at 7:00 p.m. This Community Workshop shall be held at Village Hall Municipal Center located at 9705 East Hibiscus Street, First Floor Conference Room, Palmetto Bay, Florida 33157. Discussion and public input will be welcomed concerning the following items that may be of interest to your immediate neighborhood.

Property Address: 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: WINDSOR INVESTMENTS, LLC IS REQUESTING THAT THE VILLAGE COUNCIL CONSIDER AT A FUTURE COUNCIL MEETING THE FOLLOWING THREE ITEMS:

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".

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-M") (ONE UNIT PER 15,000 net sq ft ; PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

SITE PLAN APPROVAL FOR THE DEVELOPMENT OF TEN (10) SINGLE FAMILY HOMES, PURSUANT TO SECTION 30-30.5 OF THE CODE OF ORDINANCES.

CONTINUED ON BACK OF PAGE

During the Community Workshop, a presentation will be made of the proposed development and there will be time for questions and answers. All members of the public are welcomed to attend, observe, and give public comment. Village Councilmembers may attend and observe but no formal action can be taken at this workshop meeting.

The workshop is held pursuant to Resolution No. 2018-14 requiring that potential developers make a presentation before the general public regarding potential development projects for the purpose of discussing the project parameters and characteristics in a public meeting.

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery</p>
<p>1. Article Addressed to: Missy Arocha Village Clerk 9705 E Hibiscus Street Palmetto Bay, FL 33157</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below <input type="checkbox"/> No</p>
 9590 9402 5587 9274 3835 19	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Mail Restricted Delivery (300)</p>
<p>2. Article Number (Transfer from service label) 7019 1640 0000 9583 6832</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>

U.S. Postal Service™
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 Domestic Mail Only

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7019 1640 0000 9583 6832

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To Missy Arocha
 Village Clerk
 9705 E Hibiscus Street
 Palmetto Bay, FL 33157

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-0047 See Reverse for Instructions

DEC 04 2015
 Postmark Here
 TAM FL 33101

St Andrews Episcopal Church Inc
14260 Old Cutler Rd
Miami, FL 33158-1347

Sharon Goldfarb
6767 SW 144th St
Miami, FL 33158-1712

Ronald Reyes Gina Reyes
7453 SW 188th Ter
Miami, FL 33157-7351

Maison Palmetto Bay LLC
1000 NW 65th St Ste 201
Fort Lauderdale, FL 33309-1113

Armando L Garcia Mendoza
Joyce E Roseman
6991 SW 144th St
Miami, FL 33158-1715

Old Cutler Presbyterian Ch Inc
14401 Old Cutler Rd
Miami, FL 33158-1722

Diego Aramburu & W Patricia
6801 SW 144th St
Miami, FL 33158-1714

Ronnie Fernandez Trs
Ronnie Fernandez Declaration Of Trust
6845 SW 144th St
Miami, FL 33158-1714

Jonathan Katcher
C/O Mary Fawkes
14300 SW 68th Ave
Miami, FL 33158-1315

Nathalie Dierickx
6921 SW 144th St
Miami, FL 33158-1715

Jack W Fell & W R Pamela Reid
7201 Mitchell Dr
Miami, FL 33158-1613

Virginia Quintana Trs Glenn V
Quintana & Virginia Quintana Rev
7350 SW 144th St
Miami, FL 33158-1614

German E Perez & W Norayda
7370 SW 144th St
Miami, FL 33158-1614

Vasillos Birlidis & W Rita
14855 SW 74th Ave
Miami, FL 33158-2118

Rosemary R Goldin & H Wayne
7310 SW 148th St
Miami, FL 33158-2126

Dane Taylor
14980 Old Cutler Rd
Miami, FL 33158-2115

Gelina Burke
14900 Old Cutler Rd
Miami, FL 33158-2115

Florida Power & Light Co
Attn Property Tax Dept
700 Universe Blvd
North Palm Beach, FL 33408-2657

Windsor Investments LLC
C/O Maria A Hudson Esq
1401 Brickell Ave Ste 825
Miami, FL 33131-3502

Board Of Trs Of II Trust Fund
3900 Commonwealth Blvd
Tallahassee, FL 32399-3000

Alexander School Inc
6050 SW 57th Ave
Miami, FL 33143-2346

Old Cutler Presbyterian Church
14401 Old Cutler Rd
Miami, FL 33158-1722

Westminster Christian
Private School Inc
6855 SW 152nd St
Miami, FL 33157-2623

Westminster Prvt School Inc
6855 SW 152nd St
Miami, FL 33157-2623

Ramon L Lloret Dana Lloret
9450 SW 61st Ct
Miami, FL 33156-1954

Christ Congregational Church
14920 SW 67th Ave
Miami, FL 33158-2103

Miami Dade County
Miami Dade Fire Dept
111 NW 1st St Ste 17 202
Miami, FL 33128-1905

Gary Pastorella & W Carolyn
6940 SW 142nd Ter
Miami, FL 33158-1329

Karl Wiegandt Dacia Wiegandt
6900 SW 142nd Ter
Miami, FL 33158-1329

David W Johnson
6860 SW 142nd Ter
Miami, FL 33158-1327

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

St Andrews Episcopal Church Inc
 14260 Old Cutler Rd
 Miami, FL 33158-1347

2. Article Number

(Transfer from service label)

7015 0640 0002 7535 0964

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X**
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 if YES, enter delivery address below:

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

- Yes
- No

7015 0640 0002 7535 0964

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OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

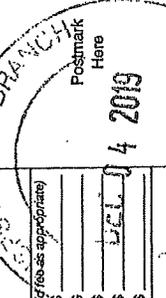
Postage

Total Post

Sent To

Street and

City, State



St Andrews Episcopal Church Inc
 14260 Old Cutler Rd
 Miami, FL 33158-1347

PS Form 3800, April 2015

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sharon Goldfarb
6767 SW 144th St
Miami, FL 33158-1712

2. Article Number
(Transfer from service label)

7015 0640 0002 7535 0889

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
- Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Certified Mail
 - Registered
 - Insured Mail
 - Express Mail
 - Return Receipt for Merchandise
 - C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

6800 5652 2000 0490 5702

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Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

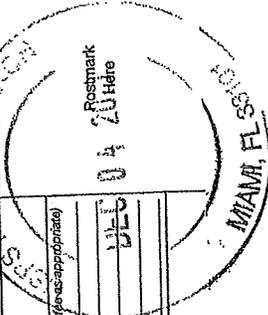
Postage \$

Total Postage \$

Sent To _____

Street and / _____

City, State, _____



Sharon Goldfarb
6767 SW 144th St
Miami, FL 33158-1712

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ronald Reyes Gina Reyes
7453 SW 188th Ter
Miami, FL 33157-7351

2. Article Number
(Transfer from service label)

7015 0640 0002 7535 0896

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540 1

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
X Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

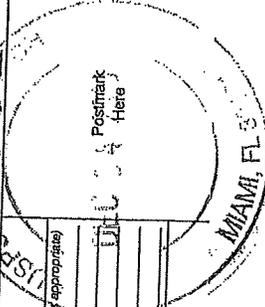
Postage

Total Postage

Sent To

Street and Apt.

City, State, Zip



Ronald Reyes Gina Reyes
7453 SW 188th Ter
Miami, FL 33157-7351

PS Form 3801

9680 5552 2000 0790 5102

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Maison Palmetto Bay LLC
 1000 NW 65th St Ste 201
 Fort Lauderdale, FL 33309-1113

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail
 Registered
 Insured Mail
 Express Mail
 Return Receipt for Merchandise
 C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7015 0640 0002 7535 0902
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

2015 0640 0002 7535 0902

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OFFICIAL RECEIPT

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage \$



Maison Palmetto Bay LLC
 1000 NW 65th St Ste 201
 Fort Lauderdale, FL 33309-1113

PS Form 3800, February 2004 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Armando L Garcia Mendoza
 Joyce E Roseman
 6991 SW 144th St
 Miami, FL 33158-1715

2. Article Number
 (Transfer from service label)

7015 0640 0002 7535 0919

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X**
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

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Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

Total Postage at \$

Sent to \$

Street and Apt. N

City, State, ZIP+4

PS Form 3800, 10/2003

Postmark
 Here

MIAMI, FL 33158

Armando L Garcia Mendoza
 Joyce E Roseman
 6991 SW 144th St
 Miami, FL 33158-1715

7015 0640 0002 7535 0919

SENDER- COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Old Cutler Presbyterian Ch Inc
14401 Old Cutler Rd
Miami, FL 33158-1722

2. Article Number
(transfer from service label)

7015 0640 0002 7535 0933

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
 Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Certified Mail
 - Registered
 - Insured Mail
 - Express Mail
 - Return Receipt for Merchandise
 - C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

2125 4000 2000 0490 5102

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

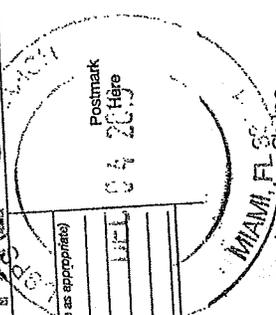
Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____
Sent To _____
Street and Apt _____
City, State, Zi _____



PS Form 3800, April 2015 PSN 7530-02-000-9003 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Diego Aramburu & W Patricia
6801 SW 144th St
Miami, FL 33158-1714

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 7015 0640 0002 7535 0940
 (Transfer from service label)
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (if box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage amt \$ _____

Sent To _____

Street and Apt. No. _____

City, State, ZIP+4® _____

Postmark Here _____

Diego Aramburu & W Patricia
6801 SW 144th St
Miami, FL 33158-1714

PS Form 3800, A

7015 0640 0002 7535 0940

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ronnie Fernandez Trs
 Ronnie Fernandez Declaration Of Trust
 6845 SW 144th St
 Miami, FL 33158-1714

2. Article Number

(Transfer from service label)

7015 0640 0002 7535 1015

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-N-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

7015 0640 0002 7535 1015

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage amt \$ _____

Sent To _____

Street and Apt. No. _____

City, State, ZIP+4 _____

PS Form 3800

Postmark Here

MIAMI, FL 33158-1714

Ronnie Fernandez Trs
 Ronnie Fernandez Declaration Of Trust
 6845 SW 144th St
 Miami, FL 33158-1714

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jonathan Katcher
C/O Mary Fawkes
14300 SW 68th Ave
Miami, FL 33158-1315

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
X Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7015 0640 0002 7535 1022**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy)
 Return Receipt (electronic)
 Certified Mail Restricted Delivery
 Adult Signature Required
 Adult Signature Restricted Delivery

Postage \$

Total Postage \$

Sent To _____
 Street and # _____
 City, State, ZIP+4® _____

Postmark Here

Jonathan Katcher
C/O Mary Fawkes
14300 SW 68th Ave
Miami, FL 33158-1315

PS Form 3811, February 2004

2015 0640 0002 7535 1022

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4, if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Nathalie Dierickx
6921 SW 144th St
Miami, FL 33158-1715

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
X Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes
if YES, enter delivery address below. No

3. Service Type Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number **7015 0640 0002 7535 0971**
(Transfer from service label)

102595-02-M-1540

Domestic Return Receipt

PS Form 3811, February 2004

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate) \$ _____

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Post \$ _____

Sent To _____

Street and _____

City, State, _____

Nathalie Dierickx
6921 SW 144th St
Miami, FL 33158-1715

Postmark Here

PS Form 3811, February 2004

7015 0640 0002 7535 0971

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jack W Fell & W R Pamela Reid
 7201 Mitchell Dr
 Miami, FL 33158-1613

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 7015 0640 0002 7535 1008
 (Transfer from service label)

102595-02-M-1540

Domestic Return Receipt

PS Form 3811, February 2004

7015 0640 0002 7535 1008

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OFFICIAL USE

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

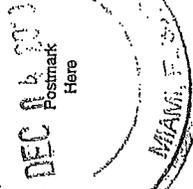
Postage \$

Total Postage \$

Sent To Jack W Fell & W R Pamela Reid
 Street and Apt. # 7201 Mitchell Dr
 City, State, ZIP+4 Miami, FL 33158-1613

PS Form 3800

See Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Virginia Quintana Trs Glenn V
 Quintana & Virginia Quintana Rev
 7350 SW 144th St
 Miami, FL 33158-1614

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X**
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

- Service Type
- Certified Mail
 - Registered
 - Insured Mail
 - Express Mail
 - Return Receipt for Merchandise
 - C.O.D.
4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number 7015 0640 0002 7535 1039
 (Transfer from service label) 102596-02-M-1540

Domestic Return Receipt

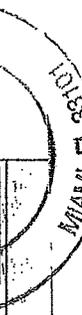
PS Form 3811, February 2004

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OFFICIAL MAIL ONLY
 Certified Mail Fee \$

- Extra Services & Fees (check box and fee as appropriate)
 - Return Receipt (hardcopy)
 - Return Receipt (electronic)
 - Certified Mail Restricted Delivery
 - Adult Signature Required
 - Adult Signature Restricted Delivery
- Postage \$



Total Postage \$

Sent To Virginia Quintana Trs Glenn V
 Street and Apt Quintana & Virginia Quintana Rev
 City, State, Z 7350 SW 144th St
 Miami, FL 33158-1614

PS Form 3811

6907 5952 2000 0490 5702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

German E Perez & W Norayda
7370 SW 144th St
Miami, FL 33158-1614

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below:

Yes

No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

2. Article Number

(Transfer from service label)

7015 0640 0002 7535 0957

PS Form 3811, February 2004

Domestic Return Receipt

102555-02-M-1540

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OFFICIAL RECEIPT

Certified Mail Fee

\$

Extra Services & Fees (check box and fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

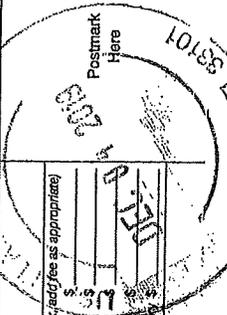
\$

Sent To

Street and/A

City, State, *

German E Perez & W Norayda
7370 SW 144th St
Miami, FL 33158-1614



PS Form 3800, April 2003 PSN 7530-01-000-9007

7015 0640 0002 7535 0957

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Vasilios Birlidis & W Rita
 14855 SW 74th Ave
 Miami, FL 33158-2118

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

7015 0640 0002 7535 0841

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Certified Mail
 - Registered
 - Insured Mail
 - Express Mail
 - Return Receipt for Merchandise
 - C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

7015 0640 0002 7535 0841

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery

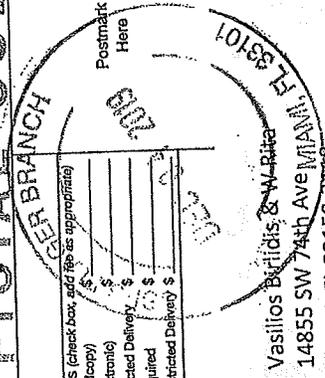
Postage \$

Total Post \$

Sent To

Street and

City, State



Vasilios Birlidis & W-Rita
 14855 SW 74th Ave
 Miami, FL 33158-2118

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front, if space permits.

1. Article Addressed to:

Rosemary R Goldin & H Wayne
7310 SW 148th St
Miami, FL 33158-2126

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
X Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 7015 0640 0002 7535 0858
 (Transfer from service label)
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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OFFICIAL USE

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

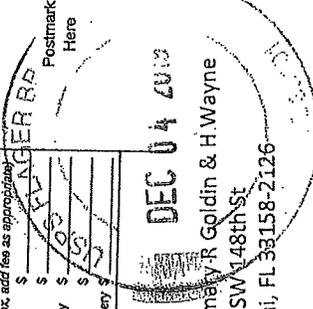
Postage \$

Total Post \$

Sent to

Street and

City, State,



Rosemary R Goldin & H Wayne
7310 SW 148th St
Miami, FL 33158-2126

PS Form 3811, February 2004 See Reverse for Instructions

7015 0640 0002 7535 0858

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front, if space permits.

1. Article Addressed to:

Dane Taylor
14980 Old Cutler Rd
Miami, FL 33158-2115

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
X Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type Express Mail
 Certified Mail Return Receipt for Merchandise
 Registered C.O.D.
 Insured Mail Restricted Delivery? (Extra Fee) Yes

2. Article Number 7015 0640 0002 7535 0865
(Transfer from service label)

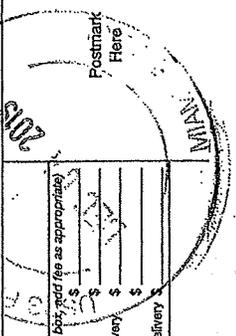
Domestic Return Receipt

102595-02-M-1540

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$

Total Postage: \$
Sent To: Dane Taylor
Street and Apt.: 14980 Old Cutler Rd
City, State, Zip: Miami, FL 33158-2115

PS Form 3811, February 2004

7015 0640 0002 7535 0865

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Florida Power & Light Co
 Attn Property Tax Dept
 700 Universe Blvd
 North Palm Beach, FL 33408-2657

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 if YES, enter delivery address below:

3. Service Type Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number 7014 1620 0002 2269 2170 102595-02-M-1540

(Transfer from service label)

Domestic Return Receipt

PS Form 3811, February 2004

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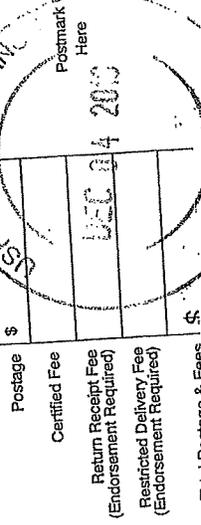
Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	

Sent to

Street & Apt
 or PO Box #
 City, State, ZIP+4®

PS Form 3811

7014 1620 0002 2269 2170



Florida Power & Light Co
 Attn Property Tax Dept
 700 Universe Blvd
 North Palm Beach, FL 33408-2657

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Windsor Investments LLC
 C/O Maria A Hudson Esq
 1401 Brickell Ave Ste 825
 Miami, FL 33131-3502

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
 Certified Mail
 Registered
 Insured Mail
 Express Mail
 Return Receipt for Merchandise
 C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7014 1620 0002 2269 2187
 PS Form 3811, February 2004 102595-02-M-1540

Domestic Return Receipt

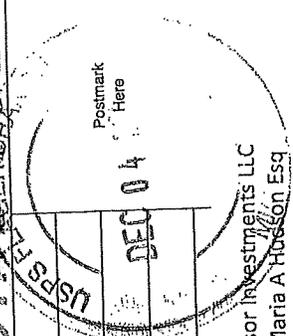
**U.S. Postal Service™
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OFFICIAL RECEIPT

Postage \$ _____
 Certified Fee _____
 Return Receipt Fee (Endorsement Required) _____
 Restricted Delivery Fee (Endorsement Required) _____
 Total P: _____

Windsor Investments LLC
 C/O Maria A Hudson Esq
 1401 Brickell Ave Ste 825
 Miami, FL 33131-3502



Sent To _____
 Street & or PO Box _____
 City, State _____

PS Form 3800, July 2014 See Reverse for Instructions

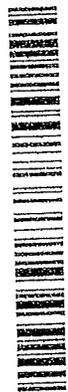
7014 1620 0002 2269 2187
 2014 1620 0002 2269 2187

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Board Of Trs Of Il Trust Fund
3900 Commonwealth Blvd
Tallahassee, FL 32399-3000



9590 9402 3574 7305 8585 02

2. Article Number (Transfer from service label)

7014 1820 0002 2269 2194

PS Form 3811, July 2015 PSN 7530-02-000-8053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery Restricted Delivery
 - Registered Mail
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICE OF THE CLERK

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

7014 1820 0002 2269 2194

Board Of Trs Of Il Trust Fund
3900 Commonwealth Blvd
Tallahassee, FL 32399-3000

Sent To

Street & A
or PO Box

City, State

PS Form

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Alexander School Inc
 6050 SW 57th Ave
 Miami, FL 33143-2346

3. Service Type
 Certified Mail
 Registered
 Insured Mail
 Express Mail
 Return Receipt for Merchandise
 C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label) 7014 1820 0002 2269 2200
 Domestic Return Receipt 102595-02-M-1540

7014 1820 0002 2269 2200

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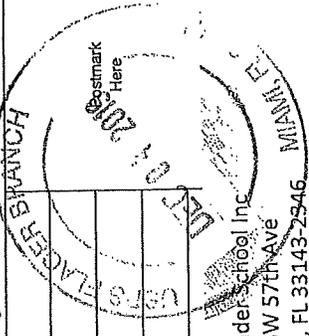
For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Postage \$
 Certified Fee
 Return Receipt Fee (Endorsement Required)
 Restricted Delivery Fee (Endorsement Required)

Total Pt
 Sent to
 Street & / or PO Bo.
 City, State

Alexander School Inc
6050 SW 57th Ave
Miami, FL 33143-2346



PS Form 3800, July 2013 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Old Cutler Presbyterian Church
 14401 Old Cutler Rd
 Miami, FL 33158-1722

2. Article Number
 (Transfer from service label)

7014 1820 0002 2269 2217

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-N-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery

- D. Is delivery address different from item 1?
 if YES, enter delivery address below: Yes No

3. Service Type
- Certified Mail
 - Registered
 - Insured Mail
 - Express Mail
 - Return Receipt for Merchandise
 - C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total F	

Sent To
 Old Cutler Presbyterian Church
 14401 Old Cutler Rd
 Miami, FL 33158-1722

Street & or PO Box
 City, Sta

PS Form 3800, July 2014 See Reverse for Instructions

7014 1820 0002 2269 2217

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Westminster Christian
Private School Inc
6855 SW 152nd St
Miami, FL 33157-2623

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
X Addressee
- B. Received by (Printed Name) Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail
 Registered
 Insured Mail
 Express Mail
 Return Receipt for Merchandise
 O.O.D.
 Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7018 1830 0001 1350 2376
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7018 1830 0001 1350 2376

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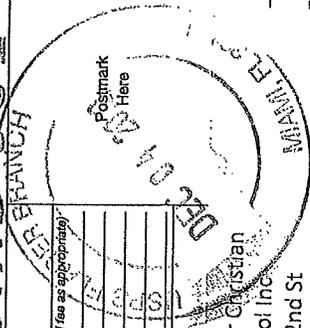
For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$

Total \$
 Sent \$
 Street Westminister Christian
 Private School Inc
 6855 SW 152nd St
 City & State Miami, FL 33157-2623



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Westminster Prvt School Inc
 6855 SW 152nd St
 Miami, FL 33157-2623

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (*Printed Name*) Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type Express Mail
 Certified Mail Return Receipt for Merchandise
 Registered C.O.D.
 Insured Mail Restricted Delivery? (*Extra Fee*) Yes

2. Article Number **7018 1830 0001 1350 2363**
 (Transfer from service label) 102595-02-M-1540

PS Form 3811, February 2004 Domestic Return Receipt

7018 1830 0001 1350 2363

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Post \$ _____

Sent To Westminster Prvt School Inc

Street an 6855 SW 152nd St

City, Stat Miami, FL 33157-2623

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-900-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ramon L Lloret Dana Lloret
9450 SW 61st Ct
Miami, FL 33156-1954

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) Date of Delivery
- C. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7016 1630 0001 1350 2390

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, charge as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

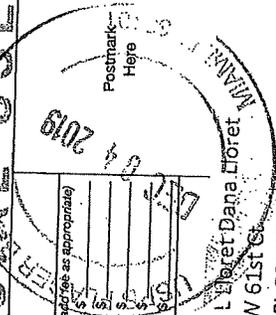
Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Ramon L Lloret Dana Lloret
9450 SW 61st Ct
Miami, FL 33156-1954



PS Form 3800, April 2015 PSN 750-02-000-9047 See Reverse for Instructions

0622 0521 7000 0221 2102

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Christ Congregational Church
 14920 SW 67th Ave
 Miami, FL 33158-2103

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type Express Mail
 Certified Mail Return Receipt for Merchandise
 Registered C.O.D.
 Insured Mail Restricted Delivery? (Extra Fee) Yes

2. Article Number 7016 1830 0001 1350 2406
 (Transfer from service label) Domestic Return Receipt 102595-02-M-1540

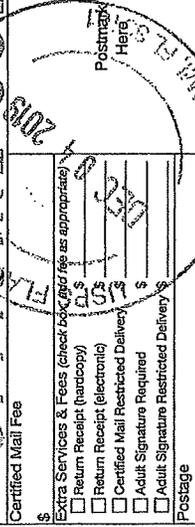
PS Form 3811, February 2004

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OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box and fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$



Total Post \$
 Sent To \$
 Street and
 City, State

Christ Congregational Church
 14920 SW 67th Ave
 Miami, FL 33158-2103

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Miami Dade County
 Miami Dade Fire Dept
 111 NW 1st St Ste 17 202
 Miami, FL 33128-1905

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- Addressed by Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Certified Mail
 - Registered
 - Insured Mail
 - Express Mail
 - Return Receipt for Merchandise
 - C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 7018 1830 0001 1350 2413 102595-02-M-1540
 (Transfer from service label) Domestic Return Receipt

PS Form 3811, February 2004

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

Total PC \$ _____

Sent To \$ _____

Street a _____

City, St _____

Miami Dade County
 Miami Dade Fire Dept
 111 NW 1st St Ste 17 202
 Miami, FL 33128-1905

Postmark Here: MIAMI, FL 33101
 FEB 04 2004

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2018 1830 0001 1350 2413

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front, if space permits.

1. Article Addressed to:

Gary Pastorella & W Carolyn
6940 SW 142nd Ter
Miami, FL 33158-1329

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7018 1830 0001 1350 2420 102595-02-M-1540

PS Form 3811, February 2004 Domestic Return Receipt

2018 1830 0001 1350 2420

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OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Fees \$
 Sent To Gary Pastorella & W Carolyn
 6940 SW 142nd Ter
 Miami, FL 33158-1329
 Street and City, State

Postmark Here
 MIAMI FL 33107

PS Form 3800, April 2015 PSN 7500-02-000-9001

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Karl Wiegandt Dacia Wiegandt
 6900 SW 142nd Ter
 Miami, FL 33158-1329

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7016 1630 0001 1350 2437**
 Domestic Return Receipt 102595-02-M-1540

PS Form 3811, February 2004

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Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
 Total Post \$
 Sent To \$
 Street and \$
 City, State \$

Karl Wiegandt Dacia Wiegandt
 6900 SW 142nd Ter
 Miami, FL 33158-1329

DEC 04 2019
 MIAMI, FL 33101

PS Form 3800, April 2015, PSN 7530-02-000-9047 See Reverse for Instructions

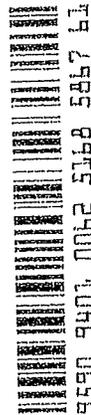
7016 1630 0001 1350 2437

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

David W Johnson
6860 SW 142nd Ter
Miami, FL 33158-1327



9590 9401 0062 5168 5867 61

2. Article Number (transfer from service label)

7018 1830 0001 1350 2444

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
if YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery Restricted Delivery
 - Collect on Delivery Restricted Delivery Mail
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total \$ _____

Sent _____

Street _____

City, State, ZIP+4® _____

David W Johnson
6860 SW 142nd Ter
Miami, FL 33158-1327

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

1122 0527 7000 0627 8702

Marco Nicolini Pauline M Nicolini
14200 Farmer Rd
Miami, FL 33158-1369

Jaime E Cervera Trs
Jaime E Cervera Revocable Trust
4815 Alhambra Cir
Coral Gables, FL 33146-1644

Susan M Markley
7395 SW 148th St
Miami, FL 33158-2125

Miguel Cintron & W Janet Mcdaniel
7385 SW 148th St
Miami, FL 33158-2125

Elba Careaga
7345 SW 148th St
Miami, FL 33158-2125

Eva Sarantos Vogler
7325 SW 148th St
Miami, FL 33158-2125

Thr Florida Lp
1717 Main St Ste 2000
Dallas, TX 75201-4657

Ceaa Davis Patino
7275 SW 148th St
Miami, FL 33158-2124

Luis Ruiz
14780 Old Cutler Rd
Miami, FL 33158-1724

Fabiola Burbano
7401 SW 152nd St
Miami, FL 33157-2431

Behzad Cesar Ravan
Veronica Maria Gomez
7425 SW 152nd St
Miami, FL 33157-2431

Sofia Turner Smith
15100 SW 74th Ave
Miami, FL 33158-2145

Daniel Fawley Rachel Fawley
437 Hialeah Dr
Cherry Hill, NJ 08002-2037

Shella Alam
15020 SW 74th Ave
Miami, FL 33158-2123

Janet P Gardiner Est Of
14920 SW 74th Ave
Miami, FL 33158-2121

Francis C Farkas & W Jean F
14910 SW 74th Ave
Miami, FL 33158-2121

Steve T Takahashi
14900 SW 74th Ave
Miami, FL 33158-2121

Eugene Hershorin & W Andrea
14820 SW 74th Ave
Miami, FL 33158-2119

Frederick & Esther Kramer Le
Rem Gary M Kramer
14800 SW 74th Ave
Miami, FL 33158-2119

Paul D Lennon & W Rosa A
15001 SW 74th Ave
Miami, FL 33158-2122

Roberto Alejandro Linares Trs The
Linares Rev Tr Jennifer A Linares
15025 SW 74th Ave
Miami, FL 33158-2122

Robert Scott Gorham
& W Karon Sue
15101 SW 74th Ave
Miami, FL 33158-2144

Enrique Apicella & W Janet
15125 SW 74th Ave
Miami, FL 33158-2144

Isaias Del Sol & W Sarah
7345 SW 152nd St
Miami, FL 33157-2430

Julian Andres Ocampo
Lissette Hermida
7325 SW 152nd St
Miami, FL 33157-2430

Freddy Muller
15190 Old Cutler Rd
Miami, FL 33158-2152

Christopher Charles Armstrong
15100 Old Cutler Rd
Miami, FL 33158-2152

Fernando V Rivabem & W Liset
15020 Old Cutler Rd
Miami, FL 33158-2116

David M Schor & W Olga S
15000 Old Cutler Rd
Miami, FL 33158-2116

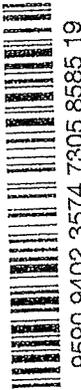
Bogdan Schindler
14400 SW 69th Ct
Miami, FL 33158-1707

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Marco Nicolini Pauline M Nicolini
 14200 Farmer Rd
 Miami, FL 33158-1369



9590 9402 3574 7305 8585 19

2. Article Number (Transfer from service label)

7019 1640 0000 7692 8235

PS Form 3811, July 2015 PSN 7530-02-000-9058

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
- B. Received by (Printed Name) _____ Addressee
- C. Date of Delivery _____ D. Is delivery address different from item 1? Yes No
- if YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

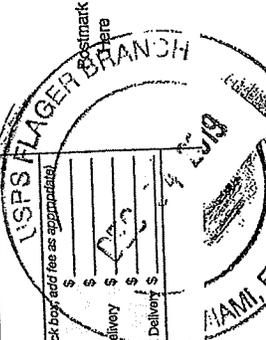
Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$ _____
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____
 Postage \$ _____
 Total Postage a \$ _____
 Sent To \$ _____
 Street and Apt. 1 _____
 City, State, Zip4 _____



Marco Nicolini Pauline M Nicolini
 14200 Farmer Rd
 Miami, FL 33158-1369

PS Form 3800, April 2015 PSN 7530-02-000-9058

5728 2692 0000 0497 6702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed To

Jaime E Cervera Trs
 Jaime E Cervera Revocable Trust
 4815 Alhambra Cir
 Coral Gables, FL 33146-1644



9590 9402 3574 7305 8585 26

2 Article Number (Transfer from service label)

7019 1640 0000 7692 8242

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Collect on Delivery Restricted Delivery Mail (Mail Restricted Delivery \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

2428 2692 0000 0497 6902

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OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

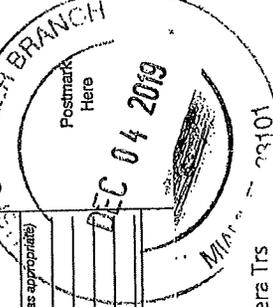
Postage \$

Total Po \$

Sent To \$

Street or

City, St/



Jaime E Cervera Trs
 Jaime E Cervera Revocable Trust
 4815 Alhambra Cir

Coral Gables, FL 33146-1644

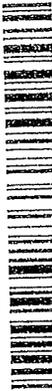
PS Form 3800, April 2015 PSN 7530-02-000-9047 See reverse for instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Susan M Markley
 7395 SW 148th St
 Miami, FL 33158-2125



9590 9402 3574 7305 8584 96

2. Article Number (Transfer from service label)

7019 1640 0000 7692 8259

PS Form 3811, July 2015 PSN 7530-02-000-9063

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery

Postage

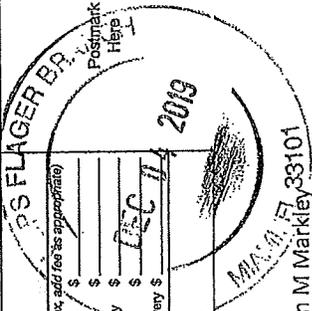
Total Post

Sent To

Street and

City, State,

PS Form



Susan M Markley 33101
 7395 SW 148th St
 Miami, FL 33158-2125

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed to:

Miguel Cintron & W Janet Mcdaniel
 7385 SW 148th St
 Miami, FL 33158-2125



9590 9402 3574 7305 8585 33

2. Article Number (Transfer from service label)

7019 1640 0000 7692 8266

PS Form 3811, July 2015 PSN 7590-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Priority Mail Express®
 - Registered Mail™
 - Adult Signature Restricted Delivery
 - Registered Mail Restricted Delivery
 - Certified Mail®
 - Return Receipt for Merchandise
 - Collect on Delivery
 - Signature Confirmation™
 - Collect on Delivery Restricted Delivery
 - Signature Confirmation Restricted Delivery
 - Mail Restricted Delivery (00)

Domestic Return Receipt

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

Sent to \$

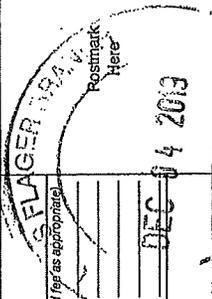
Street and \$

City, State \$

PS Form

Miguel Cintron & W Janet Mcdaniel
 7385 SW 148th St
 Miami, FL 33158-2125

9590 9402 3574 7305 8585 33

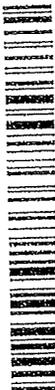


SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: -----

Elba Careaga
7345 SW 148th St
Miami, FL 33158-2125



9590 9402 3574 7305 8585 40

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0617

PS Form 3811, July 2015 PSN 7680-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
- Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Return Receipt for Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To _____

Street an _____

City, Stat _____

PS Form _____

Elba Careaga
7345 SW 148th St
Miami, FL 33158-2125

2190 05ET 1000 05ET 8102

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Eva Sarantos Vogler
7325 SW 148th St
Miami, FL 33158-2125



9590 9402 3574 7305 8585 57

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9942

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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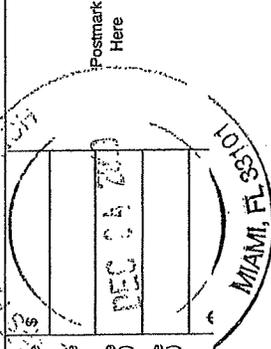
Postage: \$ _____

Certified Fee _____

Return Receipt Fee (Enclosure Required) _____

Restricted Delivery Fee (Enclosure Required) _____

Total Pk _____



Eva Sarantos Vogler
7325 SW 148th St
Miami, FL 33158-2125

Sent To _____
Street & / or PO Box _____
City, State _____

PS Form _____ See Reverse for Instructions

2466 5557 1000 0260 5102

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Thr Florida Lp
 1717 Main St Ste 2000
 Dallas, TX 75201-4657



9590 9402 3574 7305 8585 64

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9959

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
- Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

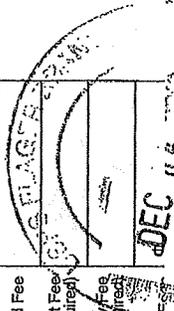
U.S. Postal Service™
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OFFICIAL USE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	

Postmark Here



Sent To
 Thr Florida Lp
 1717 Main St Ste 2000
 Dallas, TX 75201-4657

PS Form 3811

7015 0920 0001 4553 9959

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ceaa Davis Patino
7275 SW 148th St
Miami, FL 33158-2124



9590 9402 3574 7305 8585 71

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9966

PS Form 3811, July 2015 PSN 7530-02-000-9055

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
- Agent
 Addressee
- B. Received by (Printed Name)
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	

Sent to

Ceaa Davis Patino
7275 SW 148th St
Miami, FL 33158-2124

PS Form 3811

9590 9402 3574 7305 8585 71

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Luis Ruiz
 14780 Old Cutler Rd
 Miami, FL 33158-1724



9590 9402 3574 7305 8585 88

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9973

PS Form 3811, July 2015 PSN 7590-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - i) Restricted Delivery
 - ii) Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

7015 0920 0001 4553 9973

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OFFICIAL USE

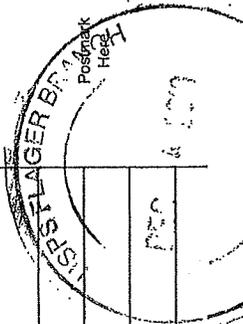
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To

Luis Ruiz
 14780 Old Cutler Rd
 Miami, FL 33158-1724

Street & Apt. N
 or PO Box No.
 City, State, ZIP

PS Form 3800



SENDER - COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Fabiola Burbano
7401 SW 152nd St
Miami, FL 33157-2431



9590 9402 3574 7305 8585 95

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9980

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent

Addressee

C. Date of Delivery

B. Received by (Printed Name)

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICE OF THE POSTMASTER GENERAL

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	

Postmark Here: **DEC 04 2010**

MIAMI, FL 33101

Sent To
Street & Ap
or PO Box
City, State,
Fabiola Burbano
7401 SW 152nd St
Miami, FL 33157-2431

PS Form 3811

0066 8554 1000 0260 9701

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 8.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Behzad Cesar Ravan
 Veronica Maria Gomez
 7425 SW 152nd St
 Miami, FL 33157-2431



9590 9402 3574 7305 8586 01

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9997

PS Form 3811, July 2015 PSN 7530-02-000-9063

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

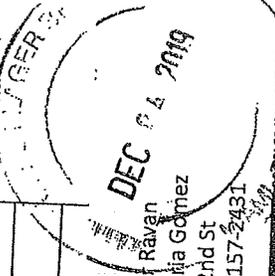
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OFFICIAL USE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	\$

Postmark Here



Behzad Cesar Ravan
 Veronica Maria Gomez
 7425 SW 152nd St
 Miami, FL 33157-2431

Sent To

Street & Apt. #
 or PO Box No
 City, State, Zip

PS Form 380

2015 0920 0001 4553 9997

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sofia Turner Smith
 15100 SW 74th Ave
 Miami, FL 33158-2145



9590 9402 3574 7305 8586 18

2. Article Number (Transfer from service label)

7015 0920 0001 4554 0009

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - ... if Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICE OF POSTAGE

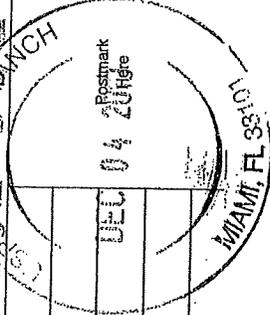
Postage \$ _____

Certified Fee _____

Return Receipt Fee (Endorsement Required) _____

Restricted Delivery Fee (Endorsement Required) _____

Total Postage & Fees \$ _____



Sent To

Sofia Turner Smith
 15100 SW 74th Ave
 Miami, FL 33158-2145

Street & No.
 or PO Box
 City, State,

PS Form 3811

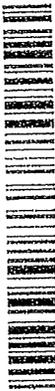
6000 4554 0001 4554 0009

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Daniel Fawley Rachel Fawley
437 Hialeah Dr
Cherry Hill, NJ 08002-2037



9590 9402 3574 7305 8586 25

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9348

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

if YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - ...all* Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

7015 0920 0001 4553 9348

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

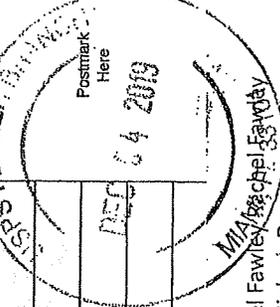
Postage \$ _____

Certified Fee _____

Return Receipt Fee (Endorsement Required) _____

Restricted Delivery Fee (Endorsement Required) _____

Total Postage & Fees \$ _____



Sent to

Daniel Fawley Rachel Fawley
437 Hialeah Dr
Cherry Hill, NJ 08002-2037

Street & Apt
or PO Box
City, State,

PS Form 3811

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

 Shella Alam
 15020 SW 74th Ave
 Miami, FL 33158-2123



9590 9402 3574 7305 8586 32

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9355

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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 Domestic Mail Only**

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OFFICIAL USE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	

Postmark Here
 DEC 6 2008
 MIAMI, FL 33101

Sent To
 Shella Alam
 15020 SW 74th Ave
 Miami, FL 33158-2123

PS Form 3811

7015 0920 0001 4553 9355

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Janet P Gardiner Est Of
14920 SW 74th Ave
Miami, FL 33158-2121



9590 9402 3574 7305 8586 49

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9362

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
- If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - ... all Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL REGISTER BRANDE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	

Postmark Here
DEC 4 2009

Sent To
Janet P Gardiner Est Of
14920 SW 74th Ave
Miami, FL 33158-2121

PS Form 3811

7015 0920 0001 4553 9362

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Francis C Farkas & W Jean F
 14910 SW 74th Ave
 Miami, FL 33158-2121



9590 9402 3574 7305 8586 56

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9379

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

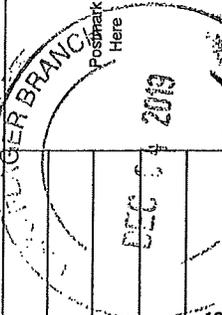
Domestic Return Receipt

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Postage \$ _____
 Certified Fee \$ _____
 Return Receipt Fee (Endorsement Required) \$ _____
 Restricted Delivery Fee (Endorsement Required) \$ _____
 Total Postage & Fees \$ _____



Sent To _____
 Street & Apt. or PO Box N _____
 City, State, Z _____

Francis C Farkas & W Jean F
 14910 SW 74th Ave
 Miami, FL 33158-2121

PS Form 3811

7015 0920 0001 4553 9379

PS Form 3811, July 2015 PSN 7590-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Steve T Takahashi
 14900 SW 74th Ave
 Miami, FL 33158-2121



9590 9402 3574 7305 8586 63

2. Article Number (transfer from service label)

7015 0920 0001 4553 9386

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

if YES, enter delivery address below: No

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery Restricted Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

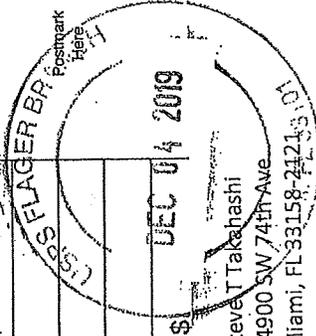
Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Postage \$ _____
 Certified Fee _____
 Return Receipt Fee (Endorsement Required) _____
 Restricted Delivery Fee (Endorsement Required) _____
 Total Postage & Fees \$ _____



Sent To

Steve T Takahashi
 14900 SW 74th Ave
 Miami, FL 33158-2121

PS Form 380

7015 0920 0001 4553 9386

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Eugene Hershonor & W Andrea
 14820 SW 74th Ave
 Miami, FL 33158-2119



9590 9402 3574 7305 8586 70

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9393

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	--

Sent to Eugene Hershonor & W Andrea
 14820 SW 74th Ave
 Miami, FL 33158-2119

Postmark Here
 MIAMI, FL
 DEC 04 2009

USPS FLAG

7015 0920 0001 4553 9393

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Frederick & Esther Kramer Le
 Rem Gary M Kramer
 14800 SW 74th Ave
 Miami, FL 33158-2119



9590 9402 3574 7305 8586 87

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9409

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
- B. Received by (Printed Name) _____ Addressee
- C. Date of Delivery _____ Yes
- D. is delivery address different from item 1? No
- if YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

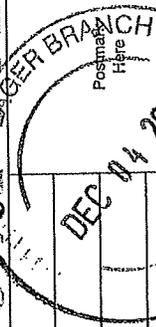
Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USPS MAIL

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	



Sent To
 Frederick & Esther Kramer Le
 Rem Gary M Kramer
 14800 SW 74th Ave
 Miami, FL 33158-2119

PS Form 38

7015 0920 0001 4553 9409

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Paul D Lennon & W Rosa A
 15001 SW 74th Ave
 Miami, FL 33158-2122



9590 9402 3574 7305 8586 94

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9416

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™

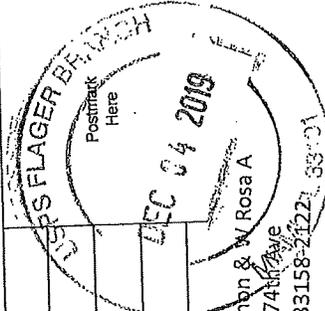
Domestic Return Receipt

**U.S. Postal Service™
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OFFICIAL USE

Postage \$ _____
 Certified Fee _____
 Return Receipt Fee (Endorsement Required) _____
 Restricted Delivery Fee (Endorsement Required) _____



Total Postage

Paul D Lennon & W Rosa A
 15001 SW 74th Ave
 Miami, FL 33158-2122

Sent To

Street & Apt. or PO Box N
 City, State, & ZIP

PS Form 3800, July 2014

7015 0920 0001 4553 9416

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Roberto Alejandro Linares Trs The
 Linares Rev Tr Jennifer A Linares
 15025 SW 74th Ave
 Miami, FL 33158-2122



9590 9402 3574 7305 8514 97

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9423

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes No
if YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

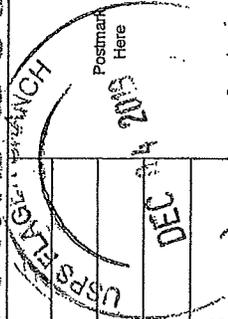
Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	



Sent To

Roberto Alejandro Linares Trs The
 Linares Rev Tr Jennifer A Linares
 15025 SW 74th Ave
 Miami, FL 33158-2122

Street & Apt.
 or PO Box No.
 City, State, Zi

PS Form 3800

7015 0920 0001 4553 9423

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Robert Scott Gorham
 & W Karon Sue
 15101 SW 74th Ave
 Miami, FL 33158-2144



9590 9402 3574 7305 8515 03

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9430

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes No
- If YES, enter delivery address below:

- 3. Service Type
 - Priority Mail Express®
 - Registered Mail™
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

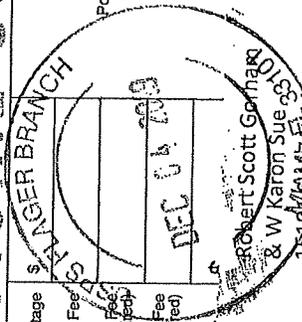
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Postage \$ _____
 Certified Fee \$ _____
 Return Receipt Fee (Endorsement Required) _____
 Restricted Delivery Fee (Endorsement Required) _____
 Total Postage _____

Postmark Here



Sent to

Robert Scott Gorham
 & W Karon Sue
 15101 SW 74th Ave
 Miami, FL 33158-2144

PS Form 3806

0146 5554 7000 0260 7015 0920 0001 4553 9430

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Enrique Apicella & W Janet
 15125 SW 74th Ave
 Miami, FL 33158-2144



9590 9402 3574 7305 8515 10

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9447

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes No
if YES, enter delivery address below:

3. Service Type
- Priority Mail Express®
 - Registered Mail™
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL RECEIPT

Postage \$ _____
 Certified Fee _____
 Return Receipt Fee (Endorsement Required) _____
 Restricted Delivery Fee (Endorsement Required) _____
 Total Postage & Fees \$ _____

Postmark (General)

DEC 04 2015

Sent to
 Street & Apt.
 or PO Box No.
 City, State, Z

Enrique Apicella & W Janet
 15125 SW 74th Ave
 Miami, FL 33158-2144

PS Form 3811

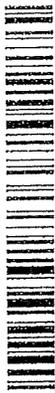
7015 0920 0001 4553 9447

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Isaias Del Sol & W Sarah
 7345 SW 152nd St
 Miami, FL 33157-2430



9590 9402 3574 7305 8515 27

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9454

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes No
- If YES, enter delivery address below:

- 3. Service Type
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
- Return Receipt for Merchandise
- Return Receipt Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL RECEIPT

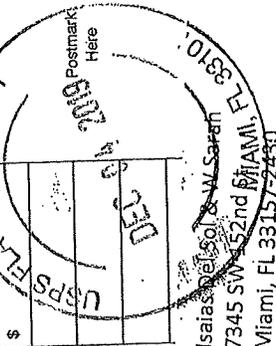
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Total Postal
 Isaias Del Sol & W Sarah
 7345 SW 152nd St
 Miami, FL 33157-2430

Sent To
 Street & Apt
 or PO Box #
 City, State, ZIP

PS Form 3800, July 2014

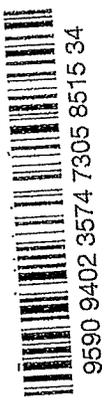
7015 0920 0001 4553 9454



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Julian Andres Ocampo
 Lissette Hermida
 7325 SW 152nd St
 Miami, FL 33157-2430



9590 9402 3574 7305 8515 34

2. Article Number (Transfer from service label)
 7035 0920 0001 4553 9461

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: Yes No

3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

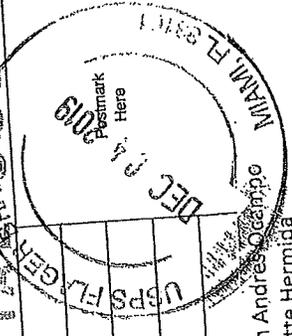
**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL EXCHANGE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	

Sent to
 Julian Andres Ocampo
 Lissette Hermida
 7325 SW 152nd St
 Miami, FL 33157-2430



7035 0920 0001 4553 9461

PS Form 3811

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Freddy Muller
15190 Old Cutler Rd
Miami, FL 33158-2152



9590 9402 3574 7305 8515 41

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9478

PS Form 3811, July 2015 PSN 7530-02-000-8053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent

Addressee

Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

if YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery Restricted Delivery
- Collect on Delivery Restricted Delivery Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

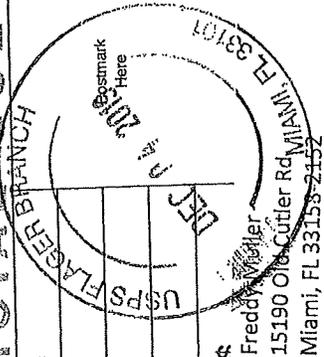
Postage \$ _____

Certified Fee _____

Return Receipt Fee (Endorsement Required) _____

Restricted Delivery Fee (Endorsement Required) _____

Total Postage & Fees \$ _____



Sent To
Street & Apt. No.
or PO Box No.
City, State, ZIP+4

PS Form 3800

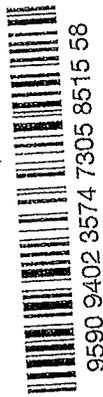
2015 0920 0001 4553 9478

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Christopher Charles Armstrong
15100 Old Cutler Rd
Miami, FL 33158-2152



9590 9402 3574 7305 8515 58

2. Article Number (Transfer from service label)

7015 0720 0001 4553 9485

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- Addressee
- B. Received by (Printed Name) Date of Delivery

D. Is delivery address different from item 1? Yes No
if YES, enter delivery address below: No

- 3. Service Type
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL BRANCH

Postage \$ _____
Certified Fee \$ _____
Return Receipt Fee (Endorsement Required) \$ _____
Restricted Delivery Fee (Endorsement Required) \$ _____
Total Postage & Fees \$ _____

Postmark Here
DEC 1 2015

Christopher Charles Armstrong
15100 Old Cutler Rd
Miami, FL 33158-2152

Sent To _____
Street & Apt. No., or PO Box No. _____
City, State, ZIP+4 _____
PS Form 3800, July 2015

2015 0720 0001 4553 9485

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: **Fernando V. Rivabern & W. Liset**
 15020 Old Cutler Rd
 Miami, FL 33158-2116



9590 9402 3574 7305 8515 65

2. Article Number (Transfer from service label) **7015 0920 0001 4553 9492**

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 if YES, enter delivery address below: No

3. Service Type

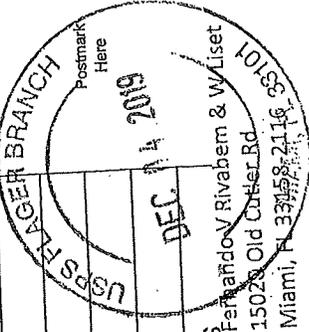
- Adult Signature Restricted Delivery
- Certified Mail®
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL USE



Postage \$ _____

Certified Fee _____

Return Receipt Fee (Endorsement Required) _____

Restricted Delivery Fee (Endorsement Required) _____

Total Postage & Fees \$ _____

Sent To _____
 Street & Apt. _____
 or PO Box No. _____
 City, State, & Zip _____

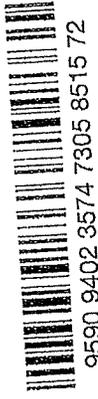
PS Form 3811

7015 0920 0001 4553 9492

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 David M Schor & W Olga S
 15000 Old Cutler Rd
 Miami, FL 33158-2116



9590 9402 3574 7305 8515 72

2. Article Number (Transfer from service label)

7015 0920 0001 4553 9508

PS Form 3811, July 2015 PSN 7590-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

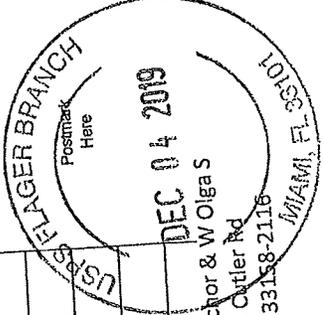
7015 0920 0001 4553 9508

**U.S. Postal Service™
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OFFICIAL USE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ David M Schor & W Olga S 15000 Old Cutler Rd Miami, FL 33158-2116
Sent to	
Street & Apt. No. or PO Box No.	
City, State, ZIP+4	
PS Form 3800	



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Bogdan Schindler
 14400 SW 69th Ct
 Miami, FL 33158-1707



9590 9402 3574 7305 8515 89

2. Article Number (transfer from service label)

7015 0920 0001 4553 9515

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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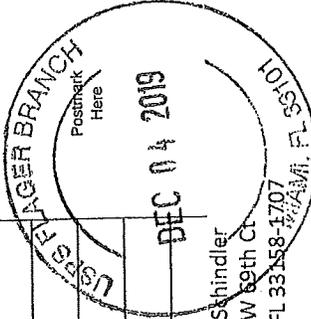
OFFICIAL USE

Postage \$
 Certified Fee
 Return Receipt Fee (Endorsement Required)
 Restricted Delivery Fee (Endorsement Required)
 Total Postage & Fees \$

Bogdan Schindler
 14400 SW 69th Ct
 Miami, FL 33158-1707

Sent To
 Street & Apt. N. or PO Box No.
 City, State, Zip

PS Form 380



7015 0920 0001 4553 9515

Jonathan C Moore
& W Carol Sharpe
945 W End Ave Apt 6C
New York, NY 10025-3578

Nicole Glab Peraita
6910 SW 145th Ter
Miami, FL 33158-1700

Alan M Parr & W Linda S
14405 SW 69th Ct
Miami, FL 33158-1706

Wm H Gutierrez & W Elena
14401 SW 69th Ct
Miami, FL 33158-1706

Mary A Wassenberg
6720 SW 144th St
Miami, FL 33158-1713

H Ronald Cordes Trs
6740 SW 144th St
Miami, FL 33158-1713

Gisela Brown Trs Gisela Brown
Inter Vivos Declaration Of Trust
6760 SW 144th St
Miami, FL 33158-1713

Maria Adela Recaman Trs
Maria Adela Recaman
6797 SW 145th St
Miami, FL 33158-1717

Jorgelina B Plnero Le
Rem Alejandro Pinero
6745 SW 145th St
Miami, FL 33158-1717

Peter Stern & W Joan
6725 SW 145th St
Miami, FL 33158-1717

Ramon L Bardelas & W Diane S
6705 SW 145th St
Miami, FL 33158-1717

Frank G Meitin
Cecilia Gonzalez Meitin
6700 SW 145th St
Miami, FL 33158-1718

Michael Bileca & W Vivian
9130 SW 100th St
Miami, FL 33176-3034

Andrew Rasken Sara Rasken
6740 SW 145th St
Miami, FL 33158-1718

Joseph Perez Nellie Perez
6760 SW 145th St
Miami, FL 33158-1718

Sean M Tracy Gladys Lucia Tracy
6785 SW 146th St
Miami, FL 33158-1721

Jesus G Rodriguez Jr
Laura De Jesus Rodriguez
6745 SW 146th St
Miami, FL 33158-1721

Luis F Armando
& W Vivian Q Arenado
7301 SW 79th St
Miami, FL 33143-4232

Carol Begelman Trs
6701 SW 146th St
Miami, FL 33158-1721

James Bozek & W Meredith
14255 SW 73rd Ave
Miami, FL 33158-1688

Xavier Ignacio Cortada
Juan Carlos Espinosa
14275 SW 73rd Ave
Miami, FL 33158-1688

Suzanne C Rose
14301 SW 73rd Ave
Miami, FL 33158-1601

Peter Roodenburg & W Yolanda
14391 SW 73rd Ave
Miami, FL 33158-1601

Don A Mccarthy & W Carolyn
7255 SW 144th St
Miami, FL 33158-1666

Louise Mccarthy
14300 SW 72nd Ct
Miami, FL 33158-1664

Raj B Uttamchandani & W Aruna
14270 SW 72nd Ct
Miami, FL 33158-1664

Scott M Sandler
7250 SW 142nd Ter
Miami, FL 33158-1611

Alexandra O Binkowski
14285 SW 72nd Ct
Miami, FL 33158-1663

Felipe Lopez Alaniz
Gabriela Andrea Leon Gutierrez
14325 SW 72nd Ct
Miami, FL 33158-1663

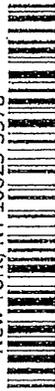
Hernan Lardiez Adriana Motta
14345 SW 72nd Ct
Miami, FL 33158-1663

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jonathan C Moore
 & W Carol Sharpe
 945 W End Ave Apt 6C
 New York, NY 10025-3578



9590 9402 3574 7305 8515 96

2. Article Number (Transfer from service label)

7017 0190 0000 7069 2748

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - all Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

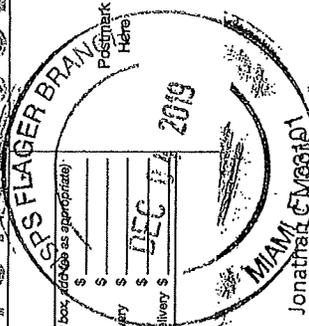
Postage \$ _____

Total Postage

Sent To

Street and Ap

City, State, Zi



Jonathan C Moore
 & W Carol Sharpe
 945 W End Ave Apt 6C
 New York, NY 10025-3578

PS Form 3800, April 2015 PSN 7530-02-000-9053

9590 9402 3574 7305 8515 96

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Nicole Glab Peralta
6910 SW 145th Ter
Miami, FL 33158-1700



9590 9402 3574 7305 8516 02

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0211

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery
 - Adult Signature Required
 - Adult Signature Restricted Delivery \$

Postage

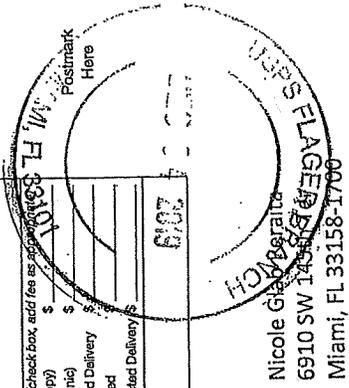
Total Postage

Sent To

Street and/A

City, State, ZIP

PS Form 3811



Nicole Glab Peralta
6910 SW 145th Ter
Miami, FL 33158-1700

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Alan M Parr & W Linda S
14405 SW 69th Ct
Miami, FL 33158-1706

9590 9402 3574 7305 8516 19

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0228

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below. No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™ Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™ Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box and fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

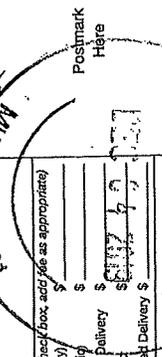
Postage \$ _____

Total Postal \$ _____

Sent to _____

Street and # _____

City, State, _____



Alan M Parr & W Linda S
14405 SW 69th Ct
Miami, FL 33158-1706

PS Form 3811, July 2015 PSN 7580-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Wm H Gutierrez & W Elena
14401 SW 69th Ct
Miami, FL 33158-1706



9590 9402 4320 8190 7226 62

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0235

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate) \$ _____

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and / _____

City, State, _____

Postmark Here _____

MIAMI, FL 33158-1706

Wm H Gutierrez & W Elena
14401 SW 69th Ct
Miami, FL 33158-1706

PS Form 3811

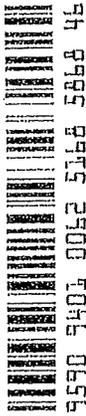
7018 1830 0001 1350 0235

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mary A Wassenberg
6720 SW 144th St
Miami, FL 33158-1713



2. Article Number (Transfer from service label)
7018 1830 0001 1350 0242

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X**
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

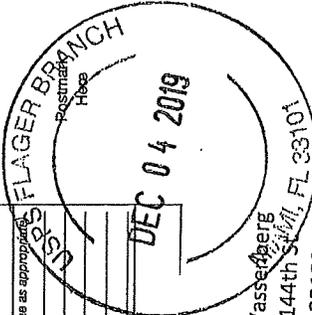
Total Postage \$

Sent To

Street and/or

City, State, ZIP+4®

Mary A Wassenberg
6720 SW 144th St
Miami, FL 33158-1713



2420 OSET 1000 DEPT RT02

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

H Ronald Cordes Trs
6740 SW 144th St
Miami, FL 33158-1713

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
X
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number (transfer from service label) **7018 1630 0001 1350 0259**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

**U.S. Postal ServiceTM
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Domestic Mail Only**

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OFFICIAL USE

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

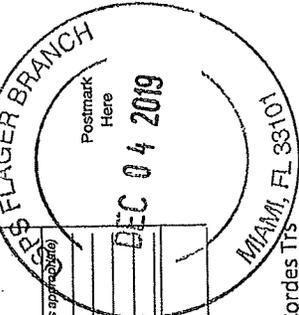
Total Postage \$

Sent To

Street and A

City, State, ZIP

PS Form 3811



H Ronald Cordes Trs
6740 SW 144th St
Miami, FL 33158-1713

2018 1630 0001 1350 0259

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Gisela Brown Trs Gisela Brown
 Inter Vivos Declaration Of Trust
 6760 SW 144th St
 Miami, FL 33158-1713

2. Article Number
 (transfer from service label) 7018 1830 0001 1350 0273

PS Form 3811, February 2004

Domestic Return Receipt

102995-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

**U.S. Postal ServiceTM
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 Domestic Mail Only**

For delivery information, visit our website at www.usps.com[®]

OFFICIAL RECEIPT BRANCH

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

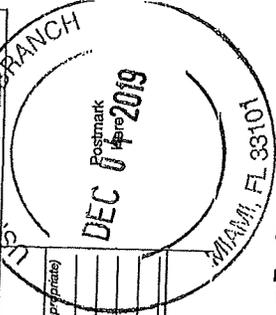
Total Postage \$

Sent To _____

Street and Apt _____

City, State, Zip _____

PS Form 3811



Gisela Brown Trs Gisela Brown
 Inter Vivos Declaration Of Trust
 6760 SW 144th St
 Miami, FL 33158-1713

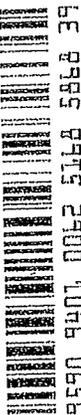
END OF SET 1000 DEPT 4102

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Maria Adela Recaman Trs
 Maria Adela Recaman
 6797 SW 145th St
 Miami, FL 33158-1717



9590 9401 0062 5168 5868 39

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0280

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

X B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com

OFFICIAL USPS BRANCH

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage

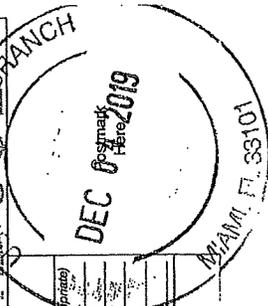
Sent To

Street and Apt

City, State, Z

PS Form 3811

Maria Adela Recaman Trs
 Maria Adela Recaman
 6797 SW 145th St
 Miami, FL 33158-1717



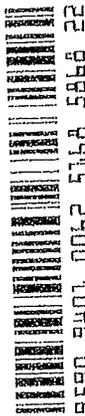
0820 0567 7000 0691 8702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jorgelina B Pinero Le
 Rem Alejandro Pinero
 6745 SW 145th St
 Miami, FL 33158-1717



2. Article Number (Transfer from service label)

7018 1830 0001 1350 0297

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail Mail Restricted Delivery (00)
 - Priority Mail Express®
 - Registered Mail™ Delivery
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL RECEIPT

Certified Mail Fee \$

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

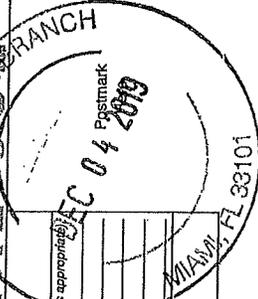
Sent To

Street and #/Apt

City, State, Z

PS Form 3811

Jorgelina B Pinero Le
 Rem Alejandro Pinero
 6745 SW 145th St
 Miami, FL 33158-1717



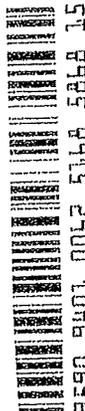
2620 0567 1000 0697 8702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Peter Stern & W Joan
 6725 SW 145th St
 Miami, FL 33158-1717



2. Article Number (Transfer from service label)

7018 1830 0001 1350 0303

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, April 2015 PSN 7530-02-000-9053

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate) \$ _____

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Ap _____

City, State, Zi _____

Postmark Here: **DEC 04 2019** **MIAMI FL 33101**

Peter Stern & W Joan
 6725 SW 145th St
 Miami, FL 33158-1717

PS Form 3849, April 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ramon L Bardelas & W Diane S
 6705 SW 145th St
 Miami, FL 33158-1717



2. Article Number (Transfer from service label)

7018 1830 0001 1350 0310

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X** B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

2025 1830 0001 1350 0310

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

- Certified Mail Fee \$
- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

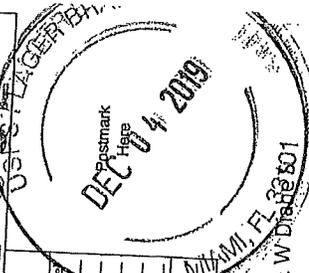
Total Postage \$

Sent To

Street and/or

City, State, ZIP+4®

PS Form 3811



Ramon L Bardelas & W Diane S
 6705 SW 145th St
 Miami, FL 33158-1717

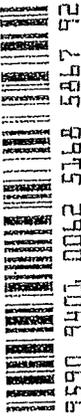
6258679

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Frank G Meitin
 Cecilia Gonzalez Meitin
 6700 SW 145th St
 Miami, FL 33158-1718



9590 9401 0062 5168 5267 92

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0327

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery all Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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OFFICIAL USPS RECEIPT

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

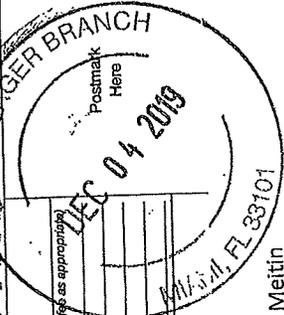
Total Postage \$

Sent To

Street and/or

City, State, ZIP+4®

Frank G Meitin
 Cecilia Gonzalez Meitin
 6700 SW 145th St
 Miami, FL 33158-1718



PS Form 3811, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

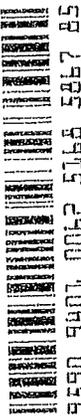
2220 0527 1350 0327

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael Bileca & W Vivian
 9130 SW 100th St
 Miami, FL 33176-3034



2. Article Number (Transfer from service label)
 7018 1830 0001 1350 0334

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below. No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

HEED OSET T000 DEBT RT02

**U.S. Postal Service™
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 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL RECEIPT

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy)
 - Return Receipt (electronic)
 - Certified Mail Restricted Delivery
 - Adult Signature Required
 - Adult Signature Restricted Delivery

Postage \$

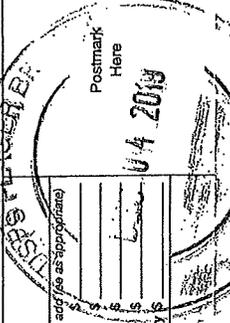
Total Postage \$

Sent To \$

Street and Apt.

City, State, Zi

PS Form 38



Michael Bileca & W Vivian
 9130 SW 100th St
 Miami, FL 33176-3034

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Andrew Rasken Sara Rasken
6740 SW 145th St
Miami, FL 33158-1718

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number **7018 1830 0001 1350 0440**
 (Transfer from service label) 102595-02-M-1540

PS Form 3811, February 2004 Domestic Return Receipt

**U.S. Postal Service™
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 Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box and fee as appropriate)
 Return Receipt (hardcopy) \$ 2.80
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 0.00
 Adult Signature Required \$ 0.00
 Adult Signature Restricted Delivery \$ 0.00

Postage

Total Postage \$ 0.00

Sent to

Street and Apt

City, State, Zip

PS Form 3811

Andrew Rasken Sara Rasken
6740 SW 145th St
Miami, FL 33158-1718

018 1830 0001 1350 0440



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front, if space permits.

1. Article Addressed to:

Joseph Perez Nellie Perez
 6760 SW 145th St
 Miami, FL 33158-1718

2. Article Number
 (Transfer from service label)

7018 1830 0001 1350 0457

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Certified Mail®
 - Registered
 - Insured Mail
 - Restricted Delivery? (Extra Fee)
- Priority Mail Express™
- Return Receipt for Merchandise
- Collect on Delivery
- Yes

0000 1350 0567 1350

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL U.S. MAIL

Certified Mail Fee \$ _____

Extra Services & Fees (check box, and fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

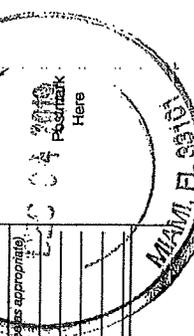
Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____



Joseph Perez Nellie Perez
 6760 SW 145th St
 Miami, FL 33158-1718

Form 3811, July 2013

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sean M Tracy Gladys Lucia Tracy
 6785 SW 146th St
 Miami, FL 33158-1721



9590 9403 0309 5155 7840 91

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0464

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X** Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com

OFFICIAL MAIL

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Apt _____

City, State, ZIP _____

Sean M Tracy Gladys Lucia Tracy
 6785 SW 146th St
 Miami, FL 33158-1721

PS Form 3800

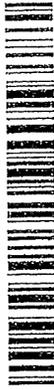
4940 0567 1000 0697 8102

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jesus G Rodriguez Jr
 Laura De Jesus Rodriguez
 6745 SW 146th St
 Miami, FL 33158-1721



9590 9402 5059 9092 8860 34

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0471

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add postage appropriate)
- Return Receipt (hardcopy)
 - Return Receipt (electronic)
 - Certified Mail Restricted Delivery
 - Adult Signature Required
 - Adult Signature Restricted Delivery

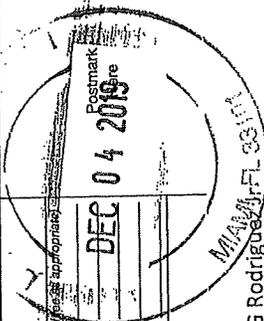
Postage

Total Postage

Sent To

Street and Apt

City, State, Zip



Jesus G Rodriguez Jr
 Laura De Jesus Rodriguez
 6745 SW 146th St
 Miami, FL 33158-1721

PS Form 3800, www.usps.com

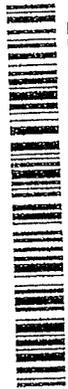
2018 1830 0001 1350 0471

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Luis F Armando
 & W Vivian Q. Arenado
 7301 SW 79th St
 Miami, FL 33143-4232



9590 9402 5059 9092 8860 27

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0488

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL RECEIPT

Certified Mail Fee

Extra Services & Fees (check box, add fee if appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage

Total Postage

Sent To

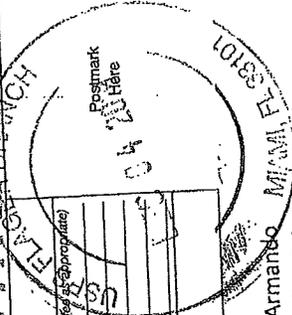
Luis F Armando
 & W Vivian Q. Arenado
 7301 SW 79th St
 Miami, FL 33143-4232

Street and Apt

City, State, Zi

PS Form 38

7018 1830 0001 1350 0488



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Carol Begelman Trs
 6701 SW 146th St
 Miami, FL 33158-1721



9590 9402 5059 9092 8860 10

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0495

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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 Domestic Mail Only**

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OFFICIAL USE

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

Total Postage: \$

Sent To

Street and Apt.

City, State, Zip

Carol Begelman Trs
 6701 SW 146th St
 Miami, FL 33158-1721

DEC 04 2019

Postmark Here

5670 0567 7000 0607 8702

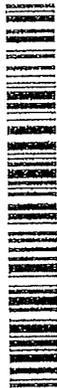
PS Form 3800

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front, if space permits.

1. Article Addressed to:

James Bozek & W Meredith
 14255 SW 73rd Ave
 Miami, FL 33158-1688



9590 9402 5059 9092 8860 03

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0501

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9063

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage

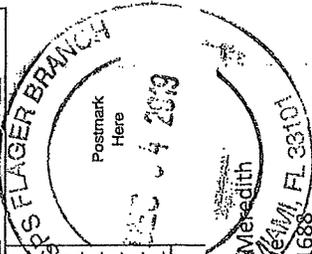
Total Postage

Sent To

Street and Apt

City, State, ZIP

James Bozek & W Meredith
 14255 SW 73rd Ave
 Miami, FL 33158-1688



PS Form 3800, April 2012 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Xavier Ignacio Cortada
 Juan Carlos Espinosa
 14275 SW 73rd Ave
 Miami, FL 33158-1688



9590 9402 5059 9092 8859 90

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0518

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____
- Agent
 Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - 1 Mail Restricted Delivery
 - 500 Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL MAIL BRANCH

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage

Total Postage

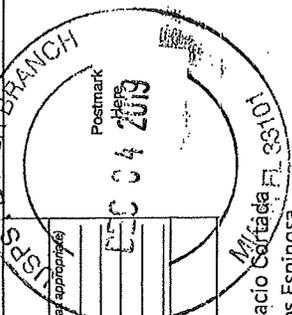
Sent To

Street and A1

City, State, Z

PS Form 3811

Xavier Ignacio Cortada
 Juan Carlos Espinosa
 14275 SW 73rd Ave
 Miami, FL 33158-1688



2015 0518 1350 0001 1830 7018

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Suzzane C Rose
 14301 SW 73rd Ave
 Miami, FL 33158-1601



9590 9402 5059 9092 8859 83

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0525

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- C. Is delivery address different from item 1? Yes
 No
 If YES, enter delivery address below:

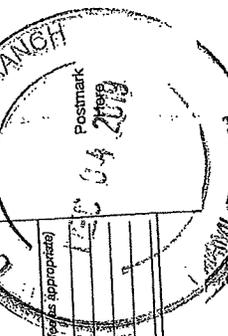
3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at: www.usps.com

OFFICE OF THE POSTMASTER GENERAL



Certified Mail Fee \$
 Extra Services & Fees (check box and fee as appropriate)
 Return Receipt (hardcopy) \$ 1.10
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 1.10
 Adult Signature Required \$ 0.00
 Adult Signature Restricted Delivery \$ 0.00
 Postage \$

Suzzane C Rose
 14301 SW 73rd Ave
 Miami, FL 33158-1601

Total Postage \$
 Sent To \$
 Street and Ap
 City, State, Zi

PS Form 3811

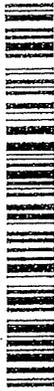
5250 0525 1350 0525 1350 0525

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Peter Roodenburg & W Yolanda
 14391 SW 73rd Ave
 Miami, FL 33158-1601



9590 9402 5059 9092 8859 76

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0532

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X** Return Receipt (hardcopy) Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Insured Mail
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Return Receipt for Signature Confirmation™
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Mail Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

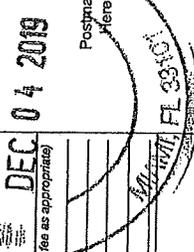
Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$
- Postage \$

Total Postage and Fees \$

Sent To _____ Peter Roodenburg & W Yolanda
 Street and A _____ 14391 SW 73rd Ave
 City, State, Z _____ Miami, FL 33158-1601

PS Form 3811



2015 1830 0001 1350 0532

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Don A McCarthy & W Carolyn
 7255 SW 144th St
 Miami, FL 33158-1666



9590 9402 5059 9092 8859 69

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0549

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
- X** _____ Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery Mail
 - Priority Mail Express®
 - Registered Mail™
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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OFFICIAL REGISTER BRANCH

Certified Mail Fee \$ _____

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ _____
 - Return Receipt (electronic) \$ _____
 - Certified Mail Restricted Delivery \$ _____
 - Adult Signature Required \$ _____
 - Adult Signature Restricted Delivery \$ _____

Postage \$ _____

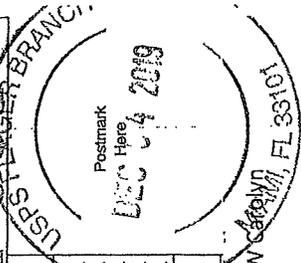
Total Postage \$ _____

Sent To _____

Street and/or _____

City, State, _____

PS Form 3811



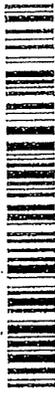
6750 0567 7000 0897 8702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Louise Mccarthy
14300 SW 72nd Ct
Miami, FL 33158-1664



9590 9402 5059 9092 8859 52

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0556

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
X Addressee
- B. Received by (Printed Name) Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Mail Restricted Delivery (300)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Return Receipt for Signature Confirmation™
 - Signature Confirmation™ Restricted Delivery

Domestic Return Receipt

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

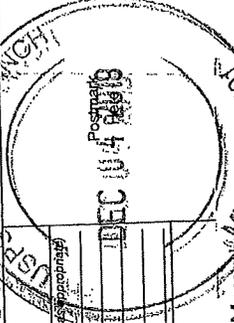
Sent To \$

Street and A

City, State, Z

PS Form 3811

Louise Mccarthy
14300 SW 72nd Ct
Miami, FL 33158-1664



9590 0591 7000 0591 8102

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Raj B Uttamchandani & W Aruna
 14270 SW 72nd Ct
 Miami, FL 33158-1664



9590 9402 5059 9092 8859 45

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0563

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

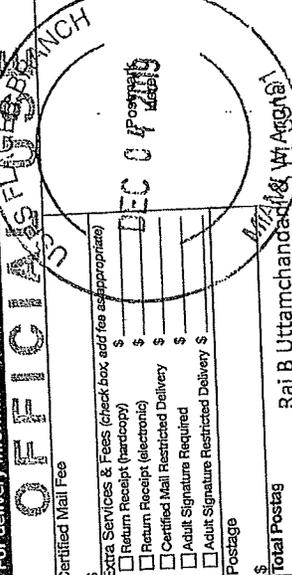
- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

Domestic Return Receipt

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Certified Mail Fee \$ _____
 Extra Services & Fees (check box and fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____
 Postage \$ _____

Total Postage \$ _____
 Sent To _____
 Street and A/C _____
 City, State, ZIP+4® _____

PS Form 3811

9590 0561 7000 0601 8701

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Scott M Sandler
 7250 SW 142nd Ter
 Miami, FL 33158-1611



9590 9402 5059 9092 8859 38

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0570

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - First-Class Mail®
 - First-Class Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage

Total Postage \$

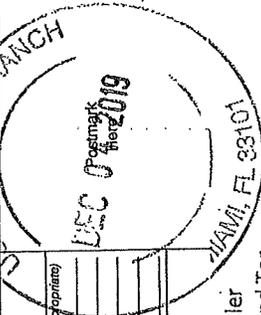
Scott M Sandler
 7250 SW 142nd Ter
 Miami, FL 33158-1611

Sent To

Street and A.

City, State, Z

PS Form 3811



0250 0591 7000 0691 8702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Alexandra O Binkowski
 14285 SW 72nd Ct
 Miami, FL 33158-1663



9590 9402 5059 9092 8859 21

2. Article Number (Transfer from service label)

7016 1830 0001 1350 0587

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
- X** Addressee _____ Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

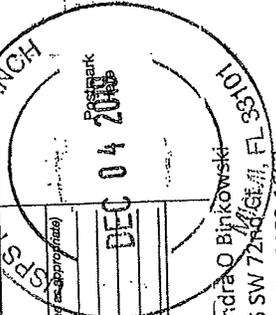
3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Insured Mail
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICE ALGEBRE
 USPS BRANCH



- Certified Mail Fee \$ _____
- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ _____
 - Return Receipt (electronic) \$ _____
 - Certified Mail Restricted Delivery \$ _____
 - Adult Signature Required \$ _____
 - Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____
 Sent To _____
 Street and A/City, State, ZIP+4® _____
 Alexandria O Binkowski
 14285 SW 72nd Ct, FL 33101
 Miami, FL 33158-1663

PS Form 3811

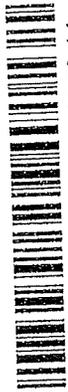
2016 1830 0001 1350 0587

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Felipe Lopez Alaniz
 Gabriela Andrea Leon Gutierrez
 14325 SW 72nd Ct
 Miami, FL 33158-1663



9590 9402 5059 9092 8859 14

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0594

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

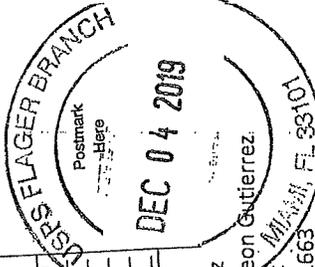
Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage

Total Postage \$
 Sent To \$
 Street and A
 City, State, ZIP+4®

Felipe Lopez Alaniz
 Gabriela Andrea Leon Gutierrez
 14325 SW 72nd Ct
 Miami, FL 33158-1663



PS Form 3800, April 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hernan Lardiez Adriana Motta
14345 SW 72nd Ct
Miami, FL 33158-1663



9590 9402 5059 9092 8859 07

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0600

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL RECEIPT

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

Total Postal \$

Sent To

Street and/A

City, State, ZIP

PS Form 3811

Postmark
DEC 04 2019

Hernan Lardiez Adriana Motta
14345 SW 72nd Ct
Miami, FL 33158-1663

0090 0567 1250 7000 0001 0101 0101 0101

Thomas L Curtright & W Jo Ann
14365 SW 72nd Ct
Miami, FL 33158-1663

Scott W Harvie
14270 SW 72nd Ave
Miami, FL 33158-1361

Oscar D Fonseca
14250 SW 72nd Ave
Miami, FL 33158-1361

Marc J Spegelman & W Danielle F
14390 SW 73rd Ct
Miami, FL 33158-1690

Alexandre Nogueira
Daniela Moreira Prata
14395 SW 73rd Ct
Miami, FL 33158-1665

Brian S Allender Dunia T Allender
14390 SW 73rd Ave
Miami, FL 33158-1602

Richard T Chester & W Margo S
14300 SW 73rd Ave
Miami, FL 33158-1602

Dianne Singer
14270 SW 73rd Ave
Miami, FL 33158-1691

Denny E Cohen & W Judith H
7207 SW 148th Ter
Miami, FL 33158-2131

Dennis B Amores
Jennifer Martinez Amores
7127 SW 148th Ter
Miami, FL 33158-2129

Peter Gross
7107 SW 148th Ter
Miami, FL 33158-2129

James G Gregory
Susana Gregory
7027 SW 148th Ter
Miami, FL 33158-2127

Joseph A Sanz & W Joan
7017 SW 148th Ter
Miami, FL 33158-2127

Donald A Baker
7007 SW 148th Ter
Miami, FL 33158-2127

Antonio Abreu
Maryellen Abreu
6977 SW 148th Ter
Miami, FL 33158-2111

Jason M Anderson
Kristin Y Anderson
6967 SW 148th Ter
Miami, FL 33158-2111

Jorge L Guerra & W Gayle L
6957 SW 148th Ter
Miami, FL 33158-2111

Farah Y Lamoglla
14841 SW 69th Ct
Miami, FL 33158-2106

Andrew R Friedman
14851 SW 69th Ct
Miami, FL 33158-2106

Terra Novis Properties LLC
7210 SW 148th Ter
Miami, FL 33158-2132

Robert Penichet & W Millie
& Norma Wheatley
7110 SW 148th Ter
Miami, FL 33158-2130

Jessica Gaibor Ricardo Gaibor
15709 Ballentine St
Overland Park, KS 66221-7111

Elaine H Fenlon Trs
Elaine H Fenlon Trust
7010 SW 148th Ter
Miami, FL 33158-2128

Juan Ruiz Unger
Carmen Ruiz Unger
7000 SW 148th Ter
Miami, FL 33158-2128

Jlm 6970 LLC
6201 SW 70th St Fl 2
Miami, FL 33143-4718

Emilio Nunez & W Glenda
6960 SW 148th Ter
Miami, FL 33158-2112

Marco Botero Mariela Botero
6950 SW 148th Ter
Miami, FL 33158-2112

James Phillips
Genoveva Rodriguez
14941 SW 69th Ct
Miami, FL 33158-2107

Oscar D Rosales Amy R Rosales
9315 Cypress Cove Dr
Orlando, FL 32819-5324

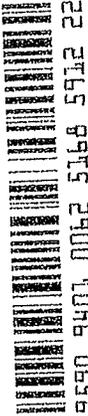
Marlene B Carlin Trs
Marlene B Carlin (Ben)
14900 SW 71st Ave
Miami, FL 33158-2117

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front, if space permits.

1. Article Addressed to:

Thomas L Curtright & W Jo Ann
 14365 SW 72nd Ct
 Miami, FL 33158-1663



9590 9401 0062 5168 5912 22

2. Article Number (transfer from service label)
 7018 1630 0001 1350 0624

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 No
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail®
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box and fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Ap _____

City, State, Zi _____



Thomas L Curtright & W Jo Ann
 14365 SW 72nd Ct
 Miami, FL 33158-1663

PS Form 3800, April 2015 PSN 7530-02-000-9053

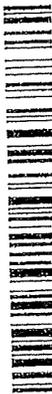
7018 1630 0001 1350 0624

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Scott W Harvie
14270 SW 72nd Ave
Miami, FL 33158-1361



9590 9402 2692 6351 6275 11

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0631

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
- Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery Restricted Delivery
 - Insured Mail (Transfer from service label)
 - Priority Mail Express®
 - Registered Mail™ Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™ Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee if appropriate) \$
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

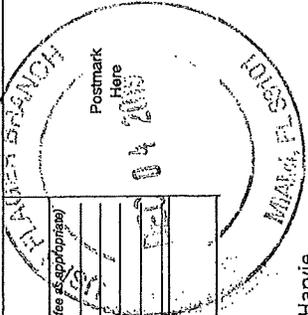
Total Postage \$

Sent To _____

Street and A _____

City, State, Z _____

PS Form 3811



Scott W Harvie
14270 SW 72nd Ave
Miami, FL 33158-1361

7018 1830 0001 1350 0631

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Oscar D Fonseca
 14250 SW 72nd Ave
 Miami, FL 33158-1361



9590 9402 5308 9154 8012 99

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0648

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

04 2015 1350 0648

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OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy)
 - Return Receipt (electronic)
 - Certified Mail Restricted Delivery
 - Adult Signature Required
 - Adult Signature Restricted Delivery

Postage

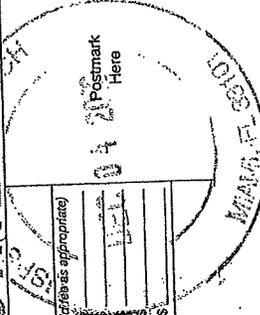
Total Postage

Sent To

Oscar D Fonseca
 14250 SW 72nd Ave
 Miami, FL 33158-1361

Street and Apt
 City, State, Z

PS Form 38



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Marc J Spiegelman & W Danielle F
 14390 SW 73rd Ct
 Miami, FL 33158-1690



9590 9402 5308 9154 8013 05

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0662

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X** Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

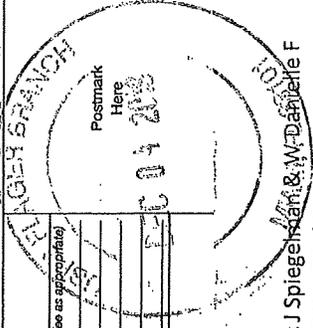
Total Postage \$

Sent To

Street and Apt

City, State, Zi

PS Form 3838



Marc J Spiegelman & W Danielle F
 14390 SW 73rd Ct
 Miami, FL 33158-1690

9590 0597 7000 0662 8013

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Alexandre Nogueira
 Daniela Moreira Prata
 14395 SW 73rd Ct
 Miami, FL 33158-1665



9590 9402 5308 9154 8013 12

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0679

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$ 1.00
 - Adult Signature Required \$ 1.00
 - Adult Signature Restricted Delivery \$

Postage

Total Postage

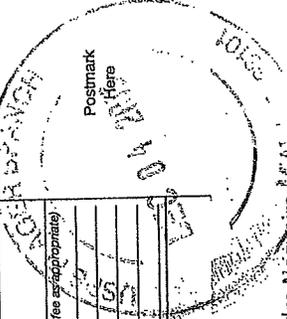
Sent To

Street and Apt

City, State, Zip

PS Form 3811

Alexandre Nogueira
 Daniela Moreira Prata
 14395 SW 73rd Ct
 Miami, FL 33158-1665



7018 1830 0001 1350 0679

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Brian S Allender Durnia T Allender
 14390 SW 73rd Ave
 Miami, FL 33158-1602



9590 9402 2692 6851 6275 28

2. Article Number (Transfer from service label)

7016 1830 0001 1350 0686

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below. No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation™ Restricted Delivery

Domestic Return Receipt

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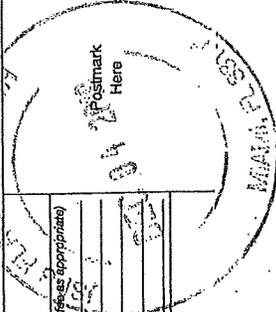
OFFICIAL RECEIPT

Certified Mail Fee \$
 Extra Services & Fees (check box, add fees appropriately)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$

Total Postage \$

Sent To
 Street and Apt
 City, State, Z

Brian S Allender Durnia T Allender
 14390 SW 73rd Ave
 Miami, FL 33158-1602



9590 0592 7000 0686 0702

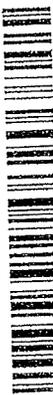
PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Richard T Chester & W Margo S
 14300 SW 73rd Ave
 Miami, FL 33158-1602



9590 9402 2692 6351 6275 35

2. Article Number (Transfer from service label)

7016 1630 0001 1350 0693

PS Form 3811, July 2015 PSN 7580-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
 Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: _____

- 3. Service Type**
- Priority Mail Express®
 - Registered Mail™
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation™ Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee \$ _____

- Extra Services & Fees: (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ _____
 - Return Receipt (electronic) \$ _____
 - Certified Mail Restricted Delivery \$ _____
 - Adult Signature Required \$ _____
 - Adult Signature Restricted Delivery \$ _____

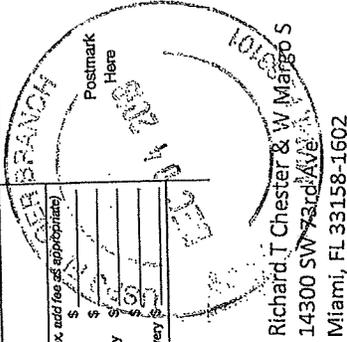
Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Apt _____

City, State, Zip _____



Richard T Chester & W Margo S
 14300 SW 73rd Ave
 Miami, FL 33158-1602

PS Form 3800, April 2012 PSN 7580-02-000-9053

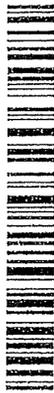
0000 0000 0000 0000 0000 0000 0000 0000 0000 0000

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dianne Singer
 14270 SW 73rd Ave
 Miami, FL 33158-1691



9590 9402 2692 6351 6275 42

2. Article Number (Transfer from service label)

7016 1630 0001 1350 0709

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below.

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Insured Mail
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9058

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage

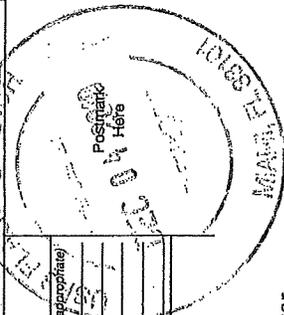
Total Postage \$

Sent To

Street and Apt

City, State, Zip

Dianne Singer
 14270 SW 73rd Ave
 Miami, FL 33158-1691



PS Form 3811

7016 1630 0001 1350 0709

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Denny E Cohen & W Judith H
7207 SW 148th Ter
Miami, FL 33158-2131



9590 9402 2692 6351 6275 59

2. Article Number (Transfer from service label)
7018 1830 0001 1350 0716

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
 Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes
if YES, enter delivery address below. No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

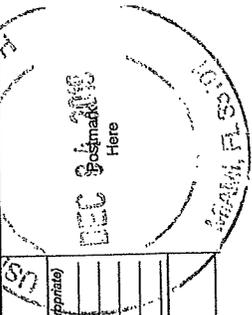
Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$



Total Postage \$
Sent To _____
Street and A _____
City, State, Z _____
PS Form 3811

Denny E Cohen & W Judith H
7207 SW 148th Ter
Miami, FL 33158-2131

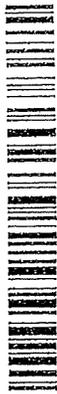
9120 0517 1000 0817 8102

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dennis B Amores
 Jennifer Martinez Amores
 7127 SW 148th Ter
 Miami, FL 33158-2129



9590 9402 2692 6351 6275 66

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0723

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
 Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

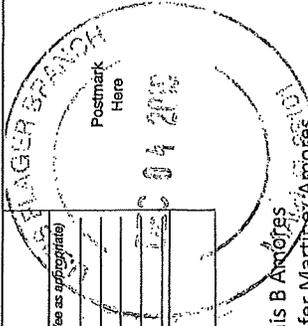
Postage \$

Total Postage \$

Sent To _____

Street and Apt _____

City, State, Zip _____



Dennis B Amores
 Jennifer Martinez Amores
 7127 SW 148th Ter
 Miami, FL 33158-2129

PS Form 3811

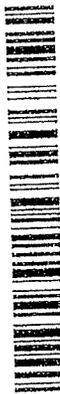
0220 0521 1000 0821 8702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Peter Gross
 7107 SW 148th Ter
 Miami, FL 33158-2129



9590 9402 2692 6351 6275 73

2. Article Number (Transfer from service label)

7018 1330 0001 1350 0730

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
- B. Received by (Printed Name) _____ Addressee
- C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Priority Mail Express®
 - Registered Mail™
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

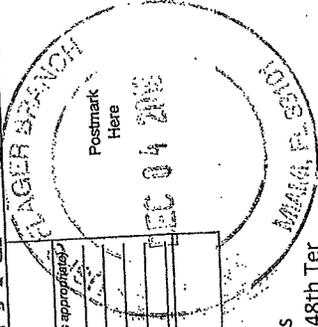
Sent To _____

Street and Apt. _____

City, State, ZIP _____

Peter Gross
 7107 SW 148th Ter
 Miami, FL 33158-2129

Postmark Here



0E20 05E7 7000 0EPT 8702

PS Form 3811

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James G Gregory
 Susana Gregory
 7027 SW 148th Ter
 Miami, FL 33158-2127



9590 9402 2692 6351 6275 80

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0747

PS Form 3811, July 2015 PSN 7530-02-000-9058

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: Yes No

8. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

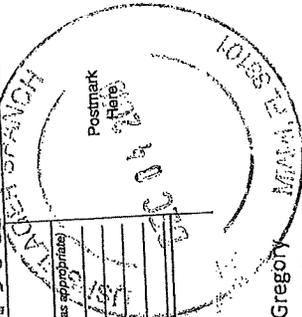
Total Postage

Sent To

Street and A1

City, State, Z

James G Gregory
 Susana Gregory
 7027 SW 148th Ter
 Miami, FL 33158-2127



PS Form 3811

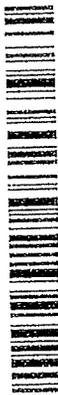
2420 0597 T000 0697 4702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Joseph A Sanz & W Joan
 7017 SW 148th Ter
 Miami, FL 33158-2127



9590 9402 2692 6351 6275 97

2. Article Number (transfer from service label)

7018 1830 0001 1350 0754

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
- Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: _____

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Collect on Delivery Restricted Delivery Mail
 - Mail Restricted Delivery
4. Service Type
- Priority Mail Express®
 - Registered Mails
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL RECEIPT

Certified Mail Fee \$ _____

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ _____
 - Return Receipt (electronic) \$ _____
 - Certified Mail Restricted Delivery \$ _____
 - Adult Signature Required \$ _____
 - Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

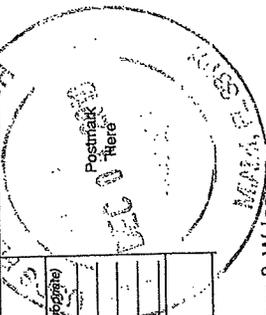
Sent To _____

Street and/or _____

City, State, ZIP _____

PS Form 3811

Joseph A Sanz & W Joan
 7017 SW 148th Ter
 Miami, FL 33158-2127



7018 1830 0001 1350 0754

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Donald A Baker
7007 SW 148th Ter
Miami, FL 33158-2127



9590 9402 2692 6351 6276 03

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0761

PS Form 3811, July 2015 PSN 7530-02-000-9063

COMPLETE THIS SECTION ON DELIVERY

A. Signature _____ Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

- Service Type
- Priority Mail Express®
 - Registered Mail™
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Return Receipt for Merchandise
 - Return Receipt for Restricted Delivery

Domestic Return Receipt

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Domestic Mail Only**

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OFFICIAL USE

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery

Postage \$

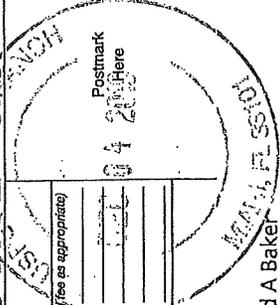
Total Postage \$

Sent to _____

Street and Apt. _____

City, State, ZIP _____

PS Form 3800



Donald A Baker
7007 SW 148th Ter
Miami, FL 33158-2127

1920 0597 7000 0697 9702

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

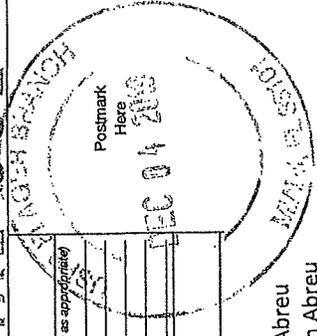
Total Postage and Fees \$ _____

Sent To _____

Street and/or Apt. _____

City, State, ZIP+4® _____

PS Form 3811



Antonio Abreu
Maryellen Abreu
6977 SW 148th Ter
Miami, FL 33158-2111

0220 0567 7000 0602 0778

COMPLETE THIS SECTION ON DELIVERY

A. Signature _____ Agent

Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below: Yes No

SENDER: COMPLETE THIS SECTION

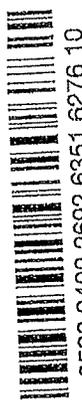
1. Article Addressed to:

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Antonio Abreu
Maryellen Abreu
6977 SW 148th Ter
Miami, FL 33158-2111



9590 9402 2692 6361 6276 10

2. Article Number (transfer from service label)

7016 1630 0001 1350 0778

Service Type

Priority Mail Express®

Registered Mail™

Adult Signature Restricted Delivery

Certified Mail®

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9058

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jason M Anderson
 Kristin Y Anderson
 6967 SW 148th Ter
 Miami, FL 33158-2111



9590 9402 2692 6351 6276 27
 2. Article Number (Transfer from service label)
 7016 1630 0001 1350 0785

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: Yes No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Certified Mail® Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™ Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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 Domestic Mail Only**

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OFFICIAL MAIL

Certified Mail Fee \$

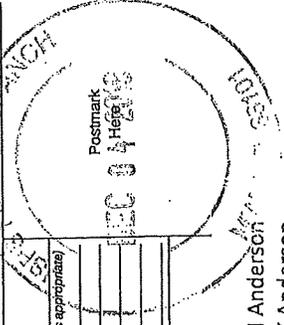
- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To

Jason M Anderson
 Kristin Y Anderson
 6967 SW 148th Ter
 Miami, FL 33158-2111



5820 0521 7000 0237 4102

PS Form 3811

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jorge L Guerra & W Gayle L
 6957 SW 148th Ter
 Miami, FL 33158-2111

COMPLETE THIS SECTION ON DELIVERY

A. Signature _____ Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: _____

3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery Merchandise
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)
 7018 1830 0001 1350 0792

PS Form 3811, July 2015 PSN 7530-02-000-9053

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Certified Mail Fee \$ _____

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ _____
 - Return Receipt (electronic) \$ _____
 - Certified Mail Restricted Delivery \$ _____
 - Adult Signature Required \$ _____
 - Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

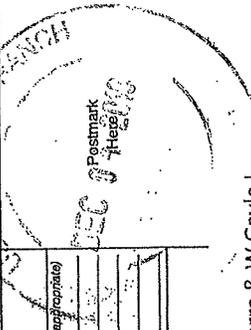
Sent To _____

Street and Apt _____

City, State, Zip _____

PS Form 3806, July 2015 PSN 7530-02-000-9053

Jorge L Guerra & W Gayle L
 6957 SW 148th Ter
 Miami, FL 33158-2111



2015 05 17 1000 0792 0102

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Farah Y Lamoglia
 14841 SW 69th Ct
 Miami, FL 33158-2106



9590 9402 5308 9154 8012 44

2. Article Number (Transfer from service label)

7016 1830 0001 1350 0808

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Insured Mail
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™

Domestic Return Receipt

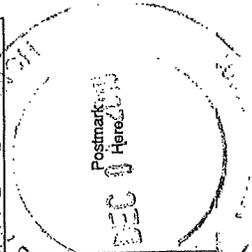
**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$

Total Postage \$
 Sent To \$
 Street and A
 City, State, Z
 Farah Y Lamoglia
 14841 SW 69th Ct
 Miami, FL 33158-2106



PS Form 3811, July 2015 PSN 7530-02-000-9053

7016 1830 0001 1350 0808

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Andrew R Friedman
 14851 SW 69th Ct
 Miami, FL 33158-2106



9590 9402 5308 9154 8012 51

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0815

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail
 - Registered Mail Restricted Delivery (\$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
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 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To

Andrew R Friedman
 14851 SW 69th Ct

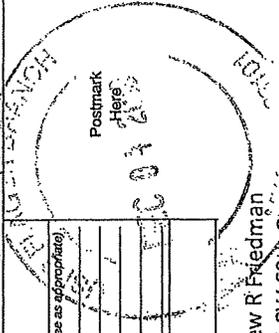
Street and #1

Miami, FL 33158-2106

City, State, Z

PS Form 3811

5780 0567 7000 0697 8702



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Terra Novis Properties LLC
 7210 SW 148th Ter
 Miami, FL 33158-2132



9590 9402 5308 9154 8012 68

2. Article Number (transfer from service label)

7018 1830 0001 1350 0822

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X** B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: Yes No

- Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

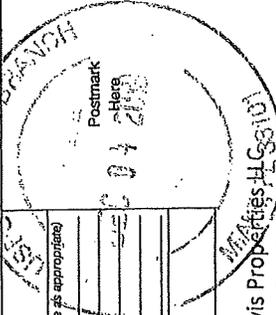
Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$



Total Postage

Sent To

Terra Novis Properties LLC
 7210 SW 148th Ter
 Miami, FL 33158-2132

Street and A/C

City, State, Zi

PS Form 38

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Robert Penichet & W Millie
 & Norma Wheatley
 7110 SW 148th Ter
 Miami, FL 33158-2130



9590 9402 5308 9154 8012 75

2. Article Number (Transfer from service label)

7016 1630 0001 1350 0839

PS Form 3811, July 2015 PSN 7580-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: Yes No

- Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Registered Mail™
 - Registered Mail Restricted
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

Domestic Return Receipt

7580 0591 1000 0897 8102

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$

- Extra Services & Fees (check box, add fees as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To Robert Penichet & W Millie
 & Norma Wheatley
 7110 SW 148th Ter
 Miami, FL 33158-2130

PS Form 38

www.usps.com/instructions

SENDER: COMPLETE THIS SECTION:

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jessica Gaibor Ricardo Gaibor
 15709 Ballentine St
 Overland Park, KS 66221-7111



9590 9402 5308 9154 8012 82

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0846

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY:

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Agent
 Addressee
- C. Date of Delivery

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

Domestic Return Receipt

7018 1830 0001 1350 0846

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OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery, \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

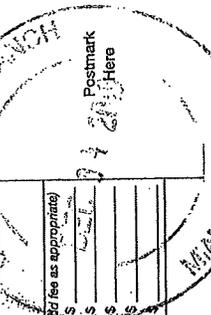
Postage

Total Postage

Sent To

Street and Apt.

City, State, Zip



Jessica Gaibor Ricardo Gaibor
 15709 Ballentine St
 Overland Park, KS 66221-7111

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front, if space permits.

1. Article Addressed to:

Elaine H Fenlon Trs
 Elaine H Fenlon Trust
 7010 SW 148th Ter
 Miami, FL 33158-2128



9590 9402 5308 9154 8013 36

2. Article Number (Transfer from service label)

7018 1830 0001 1350 0853

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

Service Type

Priority Mail Express®

Registered Mail™

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery Restricted Delivery

Collect on Delivery Restricted Delivery

Return Receipt for Merchandise

Return Receipt for Signature Confirmation™

Signature Confirmation™

Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, apply as appropriate)

Return Receipt (hardcopy)

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

Postage

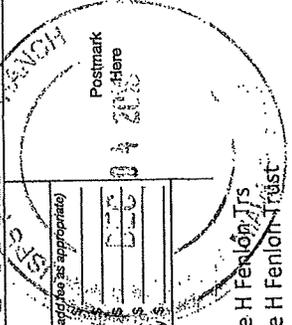
Total Postage

Sent to

Street and Apt

City, State, Zip

Elaine H Fenlon Trs
 Elaine H Fenlon Trust
 7010 SW 148th Ter
 Miami, FL 33158-2128



PS Form 3811

2580 0597 1250 0000 0000 0000 0000 0000

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Juan Ruiz Unger
 Carmen Ruiz Unger
 7000 SW 148th Ter
 Miami, FL 33158-2128

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery
4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number (transfer from service lab) 7018 1830 0001 1350 0860

PS Form 3811, July 2013

Domestic Return Receipt

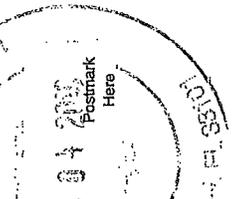
0980 0567 7000 0607 8702

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OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$



Total Postage \$
 Sent To Juan Ruiz Unger
 Street and Apt. Carmen Ruiz Unger
 City, State, Zip 7000 SW 148th Ter
 Miami, FL 33158-2128

PS Form 380

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jim 6970 LLC
6201 SW 70th St Fl 2
Miami, FL 33143-4718

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
X Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Certified Mail®
 - Registered
 - Insured Mail
 - Priority Mail Express™
 - Return Receipt for Merchandise
 - Collect on Delivery
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7018 1830 0001 1350 0877

Domestic Return Receipt

PS Form 3811, July 2013

2018 0877 1350 0001 1830 7018

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OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage

Total Postage

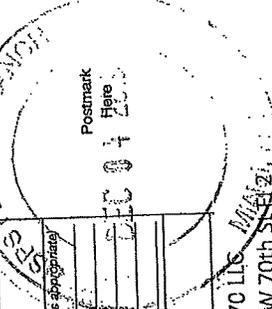
Jim 6970 LLC
6201 SW 70th St
Miami, FL 33143-4718

Sent To

Street and Apt

City, State, Zi

PS Form 38



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Emilio Nunez & W Glenda
 6960 SW 148th Ter
 Miami, FL 33158-2112

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery

- D. Is delivery address different from item 1? Yes
 IF YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service lab)

7018 1830 0001 1350 0884

PS Form 3811, July 2013

Domestic Return Receipt

7018 1830 0001 1350 0884

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate) \$

- Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

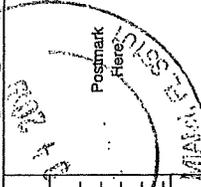
Emilio Nunez & W Glenda
 6960 SW 148th Ter
 Miami, FL 33158-2112

Sent To

Street and A1

City, State, Z

PS Form 38



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Marco Botero Mariela Botero
6950 SW 148th Ter
Miami, FL 33158-2112

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
X Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

- Service Type
- Certified Mail®
 - Registered
 - Insured Mail
 - Priority Mail Express™
 - Return Receipt for Merchandise
 - Collect on Delivery
4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number (Transfer from service label) **7018 1830 0001 1350 0891**

PS Form 3811, July 2013

Domestic Return Receipt

7018 1830 0001 1350 0891

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fees appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

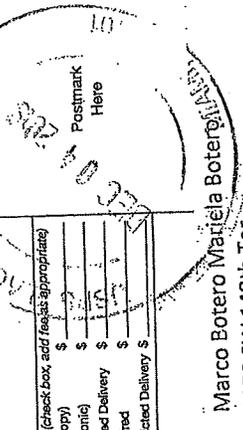
Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____



Marco Botero Mariela Botero
6950 SW 148th Ter
Miami, FL 33158-2112

Sent To _____
Street and A _____
City, State, Z _____

PS Form 3811

SENDER: COMPLETE THIS SECTION.

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James Phillips
 Ganoveva Rodriguez
 14941 SW 69th Ct
 Miami, FL 33158-2107

COMPLETE THIS SECTION ON DELIVERY.

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

- Service Type
- Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 7018 1830 0001 1350 0907

(Transfer from service label)

PS Form 3811, July 2013

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate):
- Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Postage

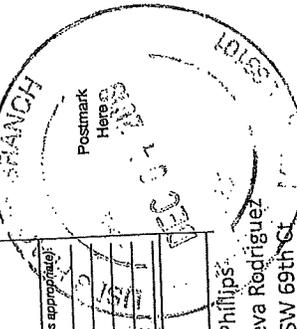
Sent To

Street and A/

City, State, Z

PS Form 38

James Phillips
 Ganoveva Rodriguez
 14941 SW 69th Ct
 Miami, FL 33158-2107



2060 0597 7000 0001 1350 0907

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Apt. _____

City, State, Zip _____

Oscar D Rosales Amy R Rosales
9315 Cypress Cove Dr
Orlando, FL 32819-3324

PS Form 3811

7120 0517 1000 0517 4102

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Oscar D Rosales Amy R Rosales
9315 Cypress Cove Dr
Orlando, FL 32819-3324

COMPLETE THIS SECTION ON DELIVERY

A. Signature _____

Agent
 Addressee

B. Received by (Printed Name) _____

C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below. No

3. Service Type

Certified Mail® Priority Mail Express™

Registered Return Receipt for Merchandise

Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7018 1830 0001 1350 0914

PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Marlene B Carlin Trs
 Marlene B Carlin (Ben)
 14900 SW 71st Ave
 Miami, FL 33158-2117

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

- Service Type
- Certified Mail® Priority Mail Express™
- Registered Return Receipt for Merchandise
- Insured Mail Collect on Delivery
4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number (Transfer from service label) **7018 1830 0001 1350 0921**

Domestic Return Receipt

PS Form 3811, July 2013

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

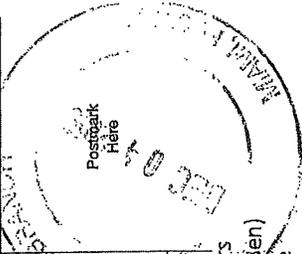
Total Postage \$

Sent To

Street and Ap

City, State, Zi

Marlene B Carlin Trs
 Marlene B Carlin (Ben)
 14900 SW 71st Ave
 Miami, FL 33158-2117



PS Form 3811

7018 1830 0001 1350 0921

Zodiac Capital LLC
1717 N Bayshore Dr Ste 4250
Miami, FL 33132-1180

U S Bank Trust Na Trs
C/O Callber H.L Lsf9 MPT
3630 Peachtree Rd NE, Ste 1500
Atlanta, GA 30326

Jason K Kellogg
Cassandra R Kellogg
7012 SW 149th Ter
Miami, FL 33158-2151

Fernando Wadskier
Allina Wadskier
7002 SW 149th Ter
Miami, FL 33158-2151

Carl A Swanson Trs
6972 SW 149th Ter
Miami, FL 33158-2155

Charles A Stoker & W Charlotte J
6962 SW 149th Ter
Miami, FL 33158-2155

Amishi Parag Jha
Michael Antonio Bonanno
6952 SW 149th Ter
Miami, FL 33158-2155

Agnes C Mainwaring
14940 SW 69th Ct
Miami, FL 33158-2108

Susan A Mueller Trs
Susan A Mueller Revocable Trust
6965 SW 149th Ter
Miami, FL 33158-2156

James M Gillis Trs Gillis Joint
Revocable Trust Elaine H Gillis Trs
6975 SW 149th Ter
Miami, FL 33158-2156

Walter Sygman & W Adela
7005 SW 149th Ter
Miami, FL 33158-2150

David Jay & Linda P Berzofsky Trs
David Jay Berzofsky Rev Liv Tr
7015 SW 149th Ter
Miami, FL 33158-2150

Brian Rogers & W Christine Rogers
14901 SW 71st Ave
Miami, FL 33158-2117

Teri Krugman Davis
Scott Krugman
14803 SW 74th Pl
Miami, FL 33158-2134

Maria Rodriguez Mora
14823 SW 74th Pl
Miami, FL 33158-2134

Robert Hill Marcia W Hill
14903 SW 74th Pl
Miami, FL 33158-2136

Keum J Chong
14923 SW 74th Pl
Miami, FL 33158-2136

Mark Friedman & W Ellen
15003 SW 74th Pl
Miami, FL 33158-2138

Joel R Barber Kathleen R Barber
15023 SW 74th Pl
Miami, FL 33158-2138

Eduardo F Smith Lisa L Smith
15103 SW 74th Pl
Miami, FL 33158-2140

Neiza Greaux
15123 SW 74th Pl
Miami, FL 33158-2140

Jeremy Koss Laura Ann Koss
7490 SW 148th St
Miami, FL 33158-2157

Carlos Risi Yda Risi
14822 SW 74th Pl
Miami, FL 33158-2135

Gerardo Guarino
& W Maria C Padilla
14902 SW 74th Pl
Miami, FL 33158-2137

Jose Ramon Quintana Macouzet
Maria G Garcia De Quintana
14912 SW 74th Pl
Miami, FL 33158-2137

Brian L Socolow
& W Heather A Socolow
14922 SW 74th Pl
Miami, FL 33158-2137

Salvador Cohen Sara Cohen
15002 SW 74th Pl
Miami, FL 33158-2139

Judith Feldman
15022 SW 74th Pl
Miami, FL 33158-2139

Evelyn Roisman Trs
Evelyn Roisman (Ben)
15112 SW 74th Pl
Miami, FL 33158-2141

Marta Garcia
15122 SW 74th Pl
Miami, FL 33158-2141

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Zodiac Capital LLC
 1717 N Bayshore Dr Ste 4250
 Miami, FL 33132-1180



9590 9402 5059 9092 9040 35

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8719

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
- If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- J Mail
- J Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL RECEIPT

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage

Sent To

Street and Apt

City, State, Z

PS Form 3839

Zodiac Capital LLC
 1717 N Bayshore Dr Ste 4250
 Miami, FL 33132-1180

DEC 04 2019
 Here
 Postmark

MIAMI, FL 33101

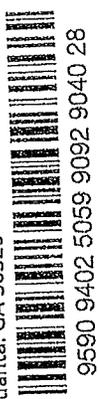
7019 1120 0001 0706 8719

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U S Bank Trust Na Trs
 C/O Caliber H.L Lsf9 MPT
 3630 Peachtree Rd NE, Ste 1500
 Atlanta, GA 30326



9590 9402 5059 9092 9040 28

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8726

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- Addressee
- B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

7019 1120 0001 0706 8726

**U.S. Postal Service™
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OFFICIAL RECEIPT BRANCH

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

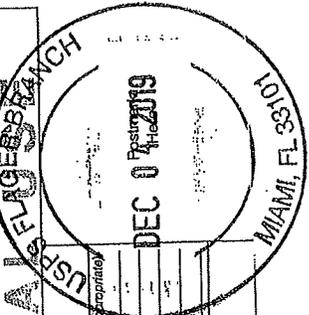
Total Postage \$

Sent To _____

Street and Ap _____

City, State, Zi _____

PS Form 3811



U S Bank Trust Na Trs
 C/O Caliber H.L Lsf9 MPT
 3630 Peachtree Rd NE, Ste 1500
 Atlanta, GA 30326

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jason K Kellogg
 Cassandra R Kellogg
 7012 SW 149th Ter
 Miami, FL 33158-2151



9590 9402 5059 9092 9040 11

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8733

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

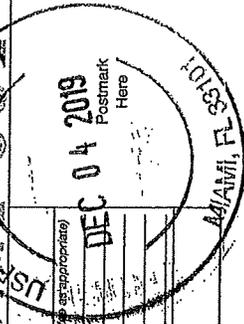
3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Insured Mail
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE



Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$

Total Postage \$

Sent To

Jason K Kellogg
 Cassandra R Kellogg
 7012 SW 149th Ter
 Miami, FL 33158-2151

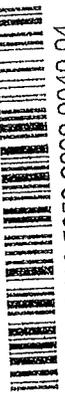
2029 1120 0001 0706 8733

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Fernando Wadskier
 Alina Wadskier
 7002 SW 149th Ter
 Miami, FL 33158-2151



9590 9402 5059 9092 9040 04

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8740

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery

C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

- Adult Signature Restricted Delivery
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery Restricted Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, if any as appropriate)

- Return Receipt (hardcopy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery

Postage

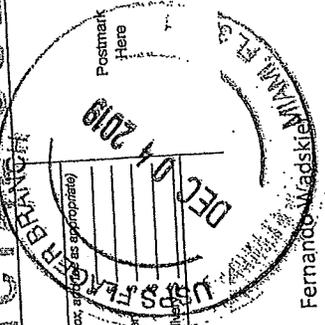
Total Postage

Sent To

Street and Ap

City, State, Zi

PS Form 3811



Fernando Wadskier
 Alina Wadskier
 7002 SW 149th Ter
 Miami, FL 33158-2151

7019 1120 0001 0706 8740

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Carl A Swanson Trs
6972 SW 149th Ter
Miami, FL 33158-2155



9590 9402 5059 9092 9039 91

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8757

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) Date of Delivery
 C. Date of Delivery
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Restricted Delivery
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Mail Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage \$

Sent To
 Street and #/A1
 City, State, Z

MIAMI FL 33158-2155
 Carl A Swanson Trs
 6972 SW 149th Ter
 Miami, FL 33158-2155

PS Form 3811

7019 1120 0001 0706 8757

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Charles A Stoker & W Charlotte J
 6962 SW 149th Ter
 Miami, FL 33158-2155



9590 9402 5059 9092 9039 84

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8764

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail® Restricted Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail Restricted Delivery
- Priority Mail Express® Registered Mail™ Delivery
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™ Restricted Delivery

Domestic Return Receipt

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 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL BRANCH

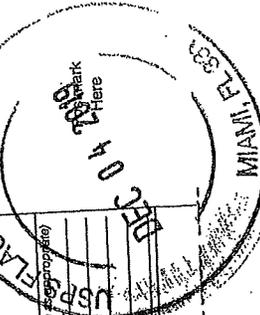
Certified Mail Fee

Extra Services & Fees (check box, add fee, photograph)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Postage \$

Sent To
 Street and/
 City, State,
 ZIP+4®
 Charles A Stoker & W Charlotte J
 6962 SW 149th Ter
 Miami, FL 33158-2155



PS Form 3811

4928 9020 1000 0211 6102

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Amishi Parag Jha
 Michael Antonio Bonanno
 6952 SW 149th Ter
 Miami, FL 33158-2155



9590 9402 5059 9092 9039 77

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8771

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X**
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Insured Mail
 - Priority Mail Express®
 - Registered Mail™
 - Restricted Mail
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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 Domestic Mail Only**

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OFFICER BRANCH

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery

Postage

\$

Total Postage

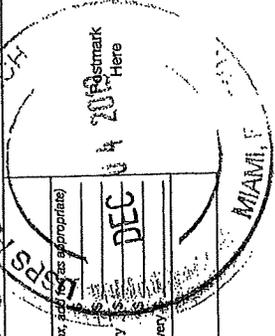
\$

Sent To

Street and Apt.

City, State, Zip

PS Form 3811



Amishi Parag Jha
 Michael Antonio Bonanno
 6952 SW 149th Ter
 Miami, FL 33158-2155

7019 1120 0001 0706 8771

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Agnes C Mainwaring
14940 SW 69th Ct
Miami, FL 33158-2108



9590 9402 5059 9092 9039 60

2. Article Number (transfer from service label)

7019 1120 0001 0706 8788

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

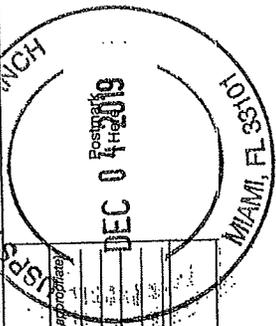
3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Mail Restricted Delivery
 - Priority Mail-Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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Domestic Mail Only**

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OFFICIAL RECEIPT



Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$

Total Postage \$
Sent To \$
Street and Apt
City, State, ZIP
Agnes C Mainwaring
14940 SW 69th Ct
Miami, FL 33158-2108
PS Form 3811

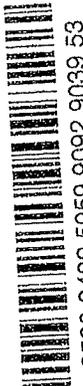
2019 1120 0001 0706 8788

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Susan A Mueller Trs
 Susan A Mueller Revocable Trust
 6965 SW 149th Ter
 Miami, FL 33158-2156



9590 9402 5059 9092 9039 53

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8795

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, and fee, if appropriate)
 Return Receipt (hardcopy)
 Return Receipt (electronic)
 Certified Mail Restricted Delivery
 Adult Signature Required
 Adult Signature Restricted Delivery
 Postage \$
 Total Postage \$
 Sent To \$
 Street and/A
 City, State, Z
 PS Form 3811



Susan A Mueller, Mrs.
 Susan A Mueller Revocable Trust
 6965 SW 149th Ter
 Miami, FL 33158-2156

7019 1120 0001 0706 8795

7019 1120 0001 0706 8801

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy)

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

Postage \$ _____

Total Postage \$ _____

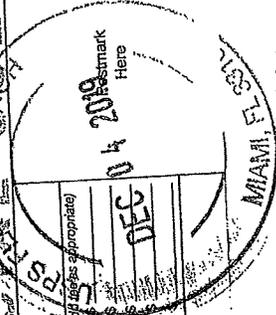
Sent To _____

Street and Apt _____

City, State, Zip _____

PS Form 3811

James M Gillis Trs Gillis Joint
 Revocable Trust Elaine H Gillis Trs
 6975 SW 149th Ter
 Miami, FL 33158-2156



COMPLETE THIS SECTION ON DELIVERY

A. Signature _____ Agent Addressee

X B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James M Gillis Trs Gillis Joint
 Revocable Trust Elaine H Gillis Trs
 6975 SW 149th Ter
 Miami, FL 33158-2156



9590 9402 5059 9092 9039 46

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8801

PS Form 3811, July 2015 PSN 7630-02-000-9053

Domestic Return Receipt

3. Service Type

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Priority Mail Express®

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed to:

Walter Sygman & W Adela
 7005 SW 149th Ter
 Miami, FL 33158-2150



9590 9402 5059 9092 9039 39

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8818

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.

OFFICIAL RECEIPT

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To

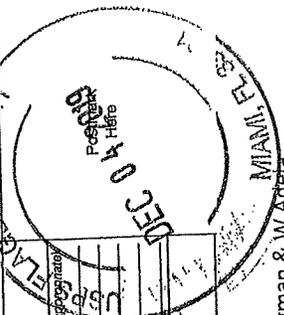
Street and Apt.

City, State, Zip

PS Form 3800

Walter Sygman & W Adela
 7005 SW 149th Ter
 Miami, FL 33158-2150

7019 1120 0001 0706 8818



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

David Jay & Linda P Berzofsky Trs
 David Jay Berzofsky Rev Liv Tr
 7015 SW 149th Ter
 Miami, FL 33158-2150



9590 9402 5059 9092 9039 22

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8825

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Mail
 - Mail Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL RECEIPT

Certified Mail Fee \$

Extra Services & Fees (check box, add fees appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To

Street and A/

City, State, Z

PS Form 3811

MIAMI, FL 33101
 David Jay & Linda P Berzofsky Trs
 David Jay Berzofsky Rev Liv Tr
 7015 SW 149th Ter
 Miami, FL 33158-2150



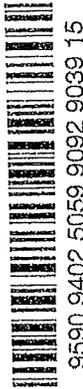
5200 9020 7000 0277 6702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Brian Rogers & W Christine Rogers
 14901 SW 71st Ave
 Miami, FL 33158-2117



9590 9402 5059 9092 9039 15

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8832

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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 Domestic Mail Only**

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ 1.20
- Return Receipt (electronic) \$ 1.20
- Certified Mail Restricted Delivery \$ 1.20
- Adult Signature Required \$ 1.20
- Adult Signature Restricted Delivery \$ 1.20

Postage \$

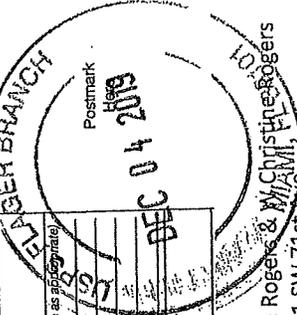
Total Postage \$

Sent To

Street and Apt

City, State, Zip

PS Form 3839



Brian Rogers & W Christine Rogers
 14901 SW 71st Ave
 Miami, FL 33158-2117

2588 9020 7000 0277 6102

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Maria Rodriguez Mora
 14823 SW 74th Pl
 Miami, FL 33158-2134



9590 9402 5059 9092 9038 92

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8856

PS Form 3811, July 2015 PSN 7530-02-000-9000

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Insured Mail (Limit \$500)
 - Registered Mail™
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation™ Restricted Delivery
 - Signature Confirmation™ Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To

Street and Ap

City, State, Zi

PS Form 3811

Maria Rodriguez Mora

14823 SW 74th Pl

Miami, FL 33158-2134

9590 9402 5059 9092 9038 92
 7019 1120 0001 0706 8856



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Robert Hill Marcia W Hill
 14903 SW 74th Pl
 Miami, FL 33158-2136



9590 9402 5059 9092 9038 85

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8863

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: Yes No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

9590 9402 5059 9092 9038 85

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent to _____

Street and Ap _____

City, State, Zi _____

PS Form 3811

Postmark Here: **LAGER BRANCH**
DEC 04 2019
 Robert Hill Marcia W Hill
 14903 SW 74th Pl
 Miami, FL 33158-2136

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Keum J Chong
 14923 SW 74th Pl
 Miami, FL 33158-2136



9590 9402 5059 9092 9038 78

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8870

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X** Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Mail Restricted Delivery (500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL RECEIPT

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage

Sent to

Keum J Chong
 14923 SW 74th Pl

Street and Apt

Miami, FL 33158-2136

City, State, Zip

PS Form 3811

DEC 04 4:03 PM '09

MIAMI, FL 33101

0288 9020 1000 0277 6702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mark Friedman & W Ellen
 15003 SW 74th Pl
 Miami, FL 33158-2138



9590 9402 5059 9092 9038 61

2. Article Number (Transfer from service label)

7019 1120 000J 0706 8887

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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DEC 6 2019
 Here

MIAMI, FL 33111

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$

Total Postage \$
 Sent To Mark Friedman & W Ellen
 15003 SW 74th Pl
 Street and Ap Miami, FL 33158-2138
 City, State, Zi

PS Form 3811

2 0 0 0 9 0 1 0 0 1 0 0 0 0 0 2 7 1 6 7 0 2

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Joel R Barber Kathleen R Barber
 15023 SW 74th Pl
 Miami, FL 33158-2138



9590 9402 5059 9092 9038 54

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8894

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X** Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: Yes No

3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail
 - Registered Mail Restricted Delivery
 - Registered Mail Restricted Delivery
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Return Receipt for Signature Confirmation™
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

4 5 6 7 8 9 0 2 0 1 0 0 0 1 0 2 1 7 6 7 0 2

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee \$ appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

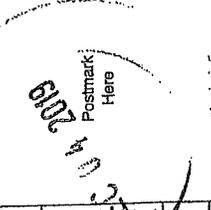
Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Apt. _____

City, State, Zip _____



Joel R Barber Kathleen R Barber
 15023 SW 74th Pl
 Miami, FL 33158-2138

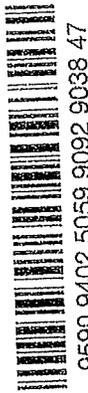
PS Form 3811

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Eduardo F Smith Lisa L Smith
 15103 SW 74th Pl
 Miami, FL 33158-2140



9590 9402 5059 9092 9038 47

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8900

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery Merchandise
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL RECEIPT

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage

Eduardo F Smith Lisa L Smith
 15103 SW 74th Pl
 Miami, FL 33158-2140

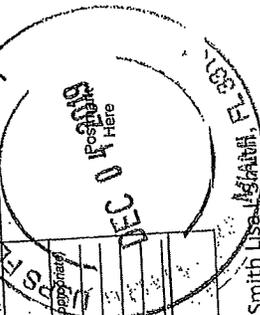
Sent to

Street and Apt

City, State, Zip

PS Form 3811

0069 9020 7000 0001 0706 8900



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Neiza Greaux
15123 SW 74th Pl
Miami, FL 33158-2140



9590 9402 5059 9092 9038 30

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8917

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below: Yes No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Collect on Delivery Restricted Delivery (Registered Mail \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, charge appropriate)
- Return Receipt (hardcopy)
 - Return Receipt (electronic)
 - Certified Mail Restricted Delivery
 - Adult Signature Required
 - Adult Signature Restricted Delivery

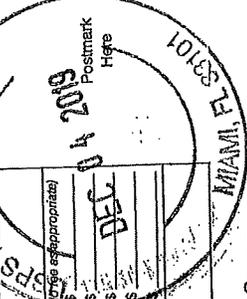
Postage

Total Postage

Sent To: Neiza Greaux
15123 SW 74th Pl
Miami, FL 33158-2140

City, State, Z

PS Form 3811



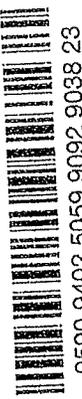
2019 1120 0001 0706 8917

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jeremy Koss Laura Ann Koss
 7490 SW 148th St
 Miami, FL 33158-2157



9590 9402 5059 9092 9038 23

2. Article Number (Transfer from service label)

7015 1120 0001 0706 8924

PS Form 3811, July 2015 PSN 7550-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (\$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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**OFFICIAL USE
 AGENCY BRANCH**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ 2.50
- Return Receipt (electronic) \$ 0.00
- Certified Mail Restricted Delivery \$ 1.20
- Adult Signature Required \$ 0.00
- Adult Signature Restricted Delivery \$ 0.00

Postage \$

Total Postage \$

Sent To

Street and Apt

City, State, Zip

PS Form 3800

Postmark
 He 0000

DEC 04 2015

Jeremy Koss Laura Ann Koss
 7490 SW 148th St
 Miami, FL 33158-2157

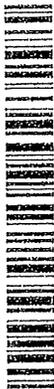
7015 1120 0001 0706 8924

SENDER: COMPLETE THIS SECTION.

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Carlos Risi Yda Risi
14822 SW 74th Pl
Miami, FL 33158-2135



9590 9402 5059 9092 9038 16

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8931

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Certified Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™ Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL RECEIPT

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

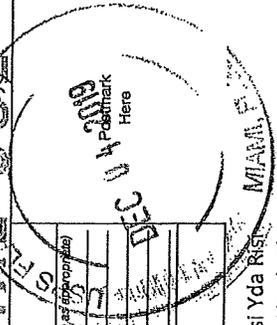
Total Postage \$ _____

Sent To Carlos Risi Yda Risi
14822 SW 74th Pl
Miami, FL 33158-2135

Street and Apt. _____
City, State, Zip _____

PS Form 3810

1 7 6 6 9 0 2 0 7 0 0 0 0 2 7 7 6 1 0 2



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gerardo Guarino
& W Maria C Padilla
14902 SW 74th Pl
Miami, FL 33158-2137



9590 9402 5059 9092 9038 09

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8948

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- Addressee.
- B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Mail Restricted Delivery (500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL RECEIPT

Certified Mail Fee \$ _____

Extra Services & Fees (check box and fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

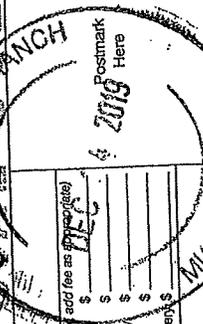
Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and/or P.O. Box _____

City, State, ZIP+4® _____



Gerardo Guarino
& W Maria C Padilla
14902 SW 74th Pl
Miami, FL 33158-2137

PS Form 3811

2015 1120 0001 0706 8948

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jose Ramon Quintana Macouzet
 Maria G Garcia De Quintana
 14912 SW 74th Pl
 Miami, FL 33158-2137



9590 9402 5059 9092 9037 93

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8955

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Restricted Delivery

Domestic Return Receipt

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 Domestic Mail Only**

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OFFICIAL RECEIPT

Certified Mail Fee

Extra Services & Fees (check box, add/deduct as appropriate)

- Return Receipt (hardcopy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery

Postage

Total Postage

Sent To

Street and Ap

City, State, Zi

PS Form 3811

Postmark Here

DEC 04 2019

Jose Ramon Quintana-Macouzet
 Maria G Garcia De Quintana
 14912 SW 74th Pl
 Miami, FL 33158-2137

5568 9020 7000 0277 6702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed to:

Brian L Socolow
 & W Heather A Socolow
 14922 SW 74th Pl
 Miami, FL 33158-2137



9590 9402 5059 9092 9037 79

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8962

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Mail Restricted Delivery
 - Mail Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, fee as appropriate)
- Return Receipt (hardcopy)
 - Return Receipt (electronic)
 - Certified Mail Restricted Delivery
 - Adult Signature Required
 - Adult Signature Restricted Delivery

Postage

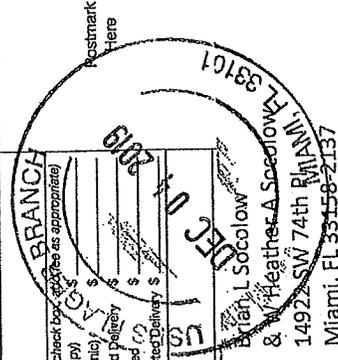
Total Postage

Sent To

Street and Apt

City, State, Zi

PS Form 3811

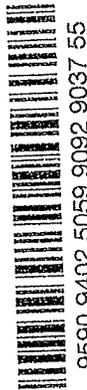


2019 1120 0001 0706 8962

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Judith Feldman
 15022 SW 74th Pl
 Miami, FL 33158-2139



9590 9402 5059 9092 9037 55

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8986

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Addresssee
 Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail
 - Registered Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage

Total Postage \$

Sent To

Judith Feldman

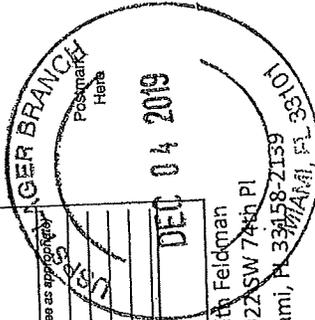
15022 SW 74th Pl

Miami, FL 33158-2139

Street and Apt.

City, State, ZIP

PS Form 3801



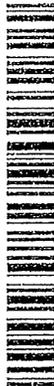
9590 9402 5059 9092 9037 55

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Evelyn Roisman Trs
 Evelyn Roisman (Ben)
 15112 SW 74th Pl
 Miami, FL 33158-2141



9590 9402 5059 9092 9037 48

2. Article Number (Transfer from service label)

7019 1120 0001 0706 8993

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- X
- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

No

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage

Sent To

Street and Ap

City, State, Zi

DEC 04 2019
 Postmark Here

Evelyn Roisman Trs
 Evelyn Roisman (Ben)
 15112 SW 74th Pl
 Miami, FL 33158-2141

PS Form 3811

SENDER: COMPLETE THIS SECTION

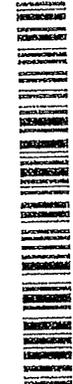
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Marta Garcia
15122 SW 74th Pl
Miami, FL 33158-2141

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below: No



9590 9402 5059 9092 9037 31

2. Article Number (transfer from service label)

7019 1120 0001 0706 9006

PS Form 3811, July 2015 PSN 7530-02-000-9053

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OFFICIAL BRANCH USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fees as appropriate)

- Return Receipt (hardcopy) \$ 1.00
- Return Receipt (electronic) \$ 0.00
- Certified Mail Restricted Delivery \$ 1.50
- Adult Signature Required \$ 0.00
- Adult Signature Restricted Delivery \$ 0.00

Postage \$

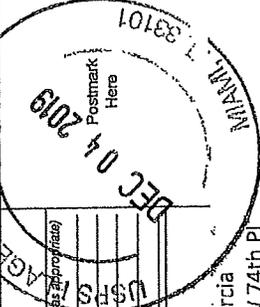
Total Postage \$

Sent To

Street and Apt

City, State, Z

PS Form 3811



Marta Garcia
15122 SW 74th Pl
Miami, FL 33158-2141

9006 9020 1000 0277 602

Jorge Chamorro & W Carolina
14400 SW 73rd Ave
Miami, FL 33158-1604

Alvaro A & Patricia A Vega
14420 SW 73rd Ave
Miami, FL 33158-1604

Kevin P Dunn & W Karen B
7301 SW 145th Ter
Miami, FL 33158-1657

Manuel Corral & W Maria E
7321 SW 145th Ter
Miami, FL 33158-1657

David Smyth Sherrie Smith
7331 SW 145th Ter
Miami, FL 33158-1657

Leonard C Atkins IV Carle J Atkins
7341 SW 145th Ter
Miami, FL 33158-1657

Mark E Fabian & W Nancy C
7351 SW 145th Ter
Miami, FL 33158-1657

Ralph F Cheplak & W Joyce
14423 SW 74th Ave
Miami, FL 33158-1607

Christopher Ramos Daniela Ramos
14401 SW 74th Ave
Miami, FL 33158-1607

Griela C Rodriguez
7211 SW 146th Ter
Miami, FL 33158-1659

Humberto J Martinez
& W Dolores M
7221 SW 146th Ter
Miami, FL 33158-1659

Jonathan Karl Kish Rachel Kish
7231 SW 146th Ter
Miami, FL 33158-1659

Jaime A Martinez
& W Natalie R Martinez
7241 SW 146th Ter
Miami, FL 33158-1659

Yong Cal & W Yin Chen
7311 SW 146th Ter
Miami, FL 33158-1661

George B Billbrough & W Patricia E
7321 SW 146th Ter
Miami, FL 33158-1661

Richard Coba Lourdes M Coba
7331 SW 146th Ter
Miami, FL 33158-1661

Pedro A Rivera & W Laurel K
7341 SW 146th Ter
Miami, FL 33158-1661

Oscar Molina Stefanie Salera
7351 SW 146th Ter
Miami, FL 33158-1661

Raul A Garcia Joy Batteen
7350 SW 145th Ter
Miami, FL 33158-1658

Michael F Audie Trs Michael F Audie
7330 SW 145th Ter
Miami, FL 33158-1658

Mark R Antonelli & W Debra B
7326 SW 145th Ter
Miami, FL 33158-1658

Allen D Smith & W Joan R
7320 SW 145th Ter
Miami, FL 33158-1658

Frances L Baboun Trs
Frances L Baboun Trust
7300 SW 145th Ter
Miami, FL 33158-1658

Fernando Lora & W Nerelda
7200 SW 146th Ter
Miami, FL 33158-1660

CJI Capital LLC
18710 SW 107th Ave Unit 12
Miami, FL 33157-6750

Charles F Yanes & W Scarlett
7260 SW 146th Ter
Miami, FL 33158-1660

Raimundo V Rocha & W Lynn P
7310 SW 146th Ter
Miami, FL 33158-1662

Jacqueline S Vihlen
7320 SW 146th Ter
Miami, FL 33158-1662

Robert F Conrad & W Deborah K
7330 SW 146th Ter
Miami, FL 33158-1662

Steven Sagrott
7340 SW 146th Ter
Miami, FL 33158-1662

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Address Addressed to:

Jorge Chamorro & W Carolina
14400 SW 73rd Ave
Miami, FL 33158-1604



9590 9402 5059 9092 9037 24

2. Article Number (transfer from service label)

7019 1120 0001 0706 9013

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Domestic Mail-Only**

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OFFICIAL RECEIPT

Certified Mail Fee

- Extra Services & Fees (check box, and fees appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage

Total Postage \$

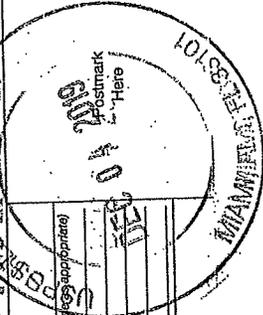
Sent To

Street and A

City, State, Z

PS Form 3811

Jorge Chamorro & W Carolina
14400 SW 73rd Ave
Miami, FL 33158-1604



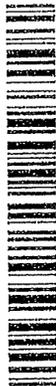
7019 1120 0001 0706 9013

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed to:

Alvaro A & Patricia A Vega
14420 SW 73rd Ave
Miami, FL 33158-1604



9590 9402 5059 9092 9037 17

2. Article Number (transfer from service label)

7019 1120 0001 0706 9020

PS Form 3811, July 2015 PSN 7550-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Insured Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL RECEIPT

Certified Mail Fee

Extra Services & Fees (check box and amount if appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

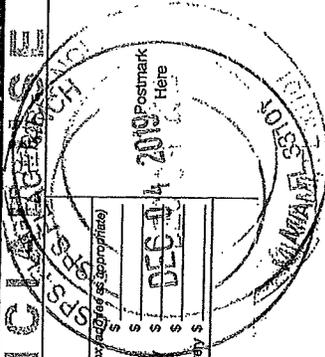
Total Postage

Sent To

Alvaro A & Patricia A Vega
14420 SW 73rd Ave
Miami, FL 33158-1604

PS Form 3811

2019 1120 0001 0706 9020



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Kevin P Dunn & W Karen B
7301 SW 145th Ter
Miami, FL 33158-1657



9590 9402 5059 9092 9037 00

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9037

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

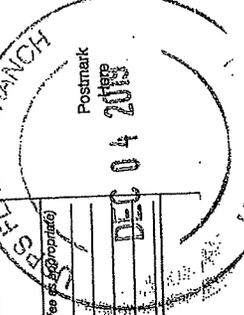
3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$

Total Postage a

\$ Sent To

Street and Apt. #

City, State, ZIP+4

PS Form 3800

Kevin P Dunn & W Karen B
7301 SW 145th Ter
Miami, FL 33158-1657

2019 1120 0001 0706 9037

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Manuel Corral & W Maria E
7321 SW 145th Ter
Miami, FL 33158-1657



9590 9402 5059 9092 9036 94

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9044

PS Form 3811, July 2015 PSN 7590-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
X Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™ Delivery
 - Registered Mail Restricted Delivery

Domestic Return Receipt

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OFFICIAL RECEIPT

Certified Mail Fee \$ _____

Extra Services & Fees (check box & add fee as appropriate)

Return Receipt (hardcopy)

Return Receipt (electronic)

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

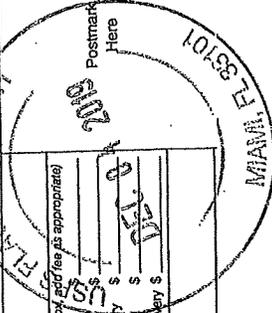
Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Apt. _____

City, State, ZIP _____



Manuel Corral & W Maria E
7321 SW 145th Ter
Miami, FL 33158-1657

PS Form 38

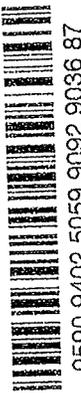
1106 9020 7000 0277 6702

SENDER: COMPLETE THIS SECTION:

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

David Smyth Sherrrie Smith
7331 SW 145th Ter
Miami, FL 33158-1657



9590 9402 5059 9092 9036 87

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9051

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY:

- A. Signature Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Insured Mail
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
4. Additional Mail Restricted Delivery \$500

Domestic Return Receipt

**U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL RECEIPT

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Ap _____

City, State, Zi _____

David Smyth Sherrrie Smith
7331 SW 145th Ter
Miami, FL 33158-1657

PS Form 3811

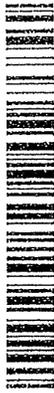
7019 1120 0001 0706 9051

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Leonard C Atkins IV
 7341 SW 145th Ter
 Miami, FL 33158-1657



9590 9402 5059 9092 9036 70

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9068

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect-on-Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box and fee (appropriately))
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$

Total Postage \$

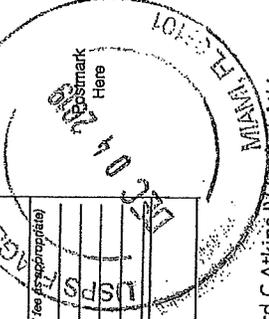
Sent To

Street and Apt

City, State, Zip

PS Form 3800

Leonard C Atkins IV
 7341 SW 145th Ter
 Miami, FL 33158-1657



9906 9020 7000 0297 6702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mark E Fabian & W Nancy C
7351 SW 145th Ter
Miami, FL 33158-1657



9590 9402 5059 9092 9036 63

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9075

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X** B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail
 - Registered Mail Restricted Delivery
 - Registered Mail Restricted Delivery Merchandise
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage

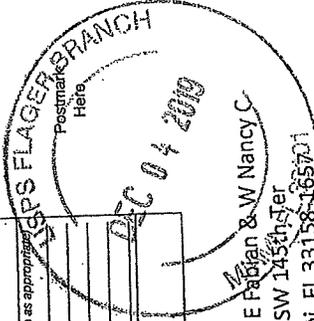
Total Postage

Sent To

(Street and #)

City, State, Z

PS Form 3811



Mark E Fabian & W Nancy C
7351 SW 145th Ter
Miami, FL 33158-1657

5206 9020 1000 0211 6702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed To

Ralph F Cheplak & W Joyce
 14423 SW 74th Ave
 Miami, FL 33158-1607



9590 9402 5059 9092 9036 56

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9082

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy)

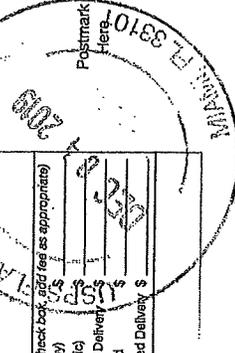
Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

Postage \$



Total Postage \$

Sent To

Ralph F Cheplak & W Joyce
 14423 SW 74th Ave
 Miami, FL 33158-1607

Street and Apt

City, State, Zip

PS Form 3811

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Christopher Ramos Daniela Ramos
 14401 SW 74th Ave
 Miami, FL 33158-1607



9590 9402 5059 9092 9036 49

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9099

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Insured Mail (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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 Domestic Mail Only**

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OFFICIAL RECEIPT

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate) \$

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

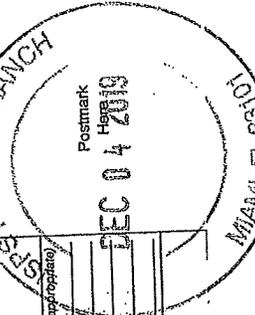
Postage \$

Total Postage \$

Sent To _____

Street and Apt _____

City, State, Zip _____



Christopher Ramos Daniela Ramos
 14401 SW 74th Ave
 Miami, FL 33158-1607

PS Form 3811

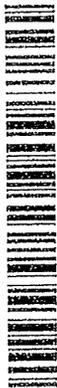
7019 1120 0001 0706 9099

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Griela C Rodriguez
 7211 SW 146th Ter
 Miami, FL 33158-1659



9590 9402 5059 9092 9036 32

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9105

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL RECEIPT

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee if appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

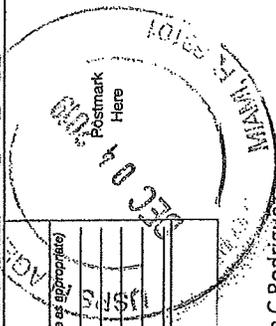
Sent To

Street and Ap

City, State, Zi

PS Form 3811

Griela C Rodriguez
 7211 SW 146th Ter
 Miami, FL 33158-1659



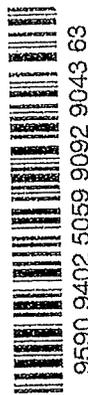
5076 9020 7000 0277 6702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Humberto J Martinez
 & W Dolores M
 7221 SW 146th Ter
 Miami, FL 33158-1659



9590 9402 5059 9092 9043 63

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9112

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- C. Is delivery address different from item 1? Yes
 No

D. If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™ Delivery
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
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 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.

OFFICIAL ADDRESS

Certified Mail Fee \$

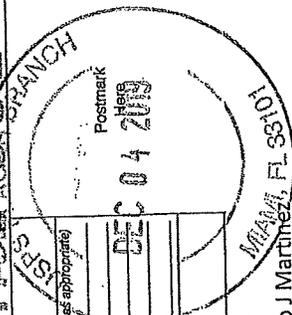
Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To
 Humberto J Martinez,
 & W Dolores M
 7221 SW 146th Ter
 Miami, FL 33158-1659



PS Form 38

7019 1120 0001 0706 9112

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jonathan Karl Kish Rachel Kish
7231 SW 146th Ter
Miami, FL 33158-1659

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Certified Mail®
 - Registered
 - Insured Mail
 - Priority Mail Express™
 - Return Receipt for Merchandise
 - Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number

(Transfer from service label)

7019 1120 0001 0706 9129

PS Form 3811, July 2013

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

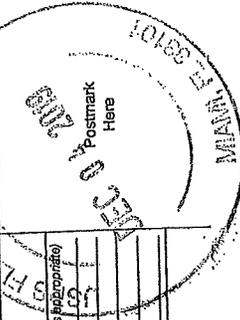
Total Postage: \$

Sent To \$

Street and Apt.

City, State, ZIP

PS Form 3800



Jonathan Karl Kish Rachel Kish
7231 SW 146th Ter
Miami, FL 33158-1659

7019 1120 0001 0706 9129

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jaime A Martinez
 & W Natalie R Martinez
 7241 SW 146th Ter
 Miami, FL 33158-1659

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail®
 Registered
 Insured Mail
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7019 1120 0001 0706 9136

Domestic Return Receipt

PS Form 3811, July 2013

9676 9020 7000 0217 6702

**U.S. Postal Service™
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 Domestic Mail Only**

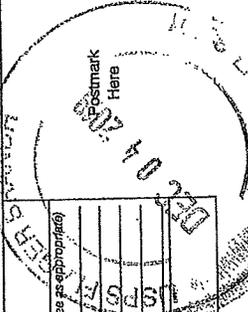
For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.50
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00
Postage	\$ 0.00
Total Postage	\$ 0.00

Jaime A Martinez
 & W Natalie R Martinez
 7241 SW 146th Ter
 Miami, FL 33158-1659



PS Form 3811

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Yong Cai & W Yin Chen
7311 SW 146th Ter
Miami, FL 33158-1661

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7019 1120 0001 0706 9143

PS Form 3811, July 2013

Domestic Return Receipt

**U.S. Postal Service™
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Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

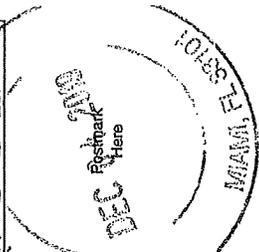
Sent To

Yong Cai & W Yin Chen
7311 SW 146th Ter
Miami, FL 33158-1661

Street and Apt.

City, State, Zip

PS Form 3800



7019 1120 0001 0706 9143

U.S. Postal Service™
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OFFICIAL USE

Postmark Here
 04 2003
 MIAMI, FL 33158

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Ap _____

City, State, Zi _____

PS Form 3811, July 2013

0576 9020 7000 0277 6702

George B Billbrough & W Patricia E
 7321 SW 146th Ter
 Miami, FL 33158-1661

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: _____

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes No

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to _____

George B Billbrough & W Patricia E
 7321 SW 146th Ter
 Miami, FL 33158-1661

2. Article Number (Transfer from service label) 7019 1120 0001 0706 9150

Domestic Return Receipt

PS Form 3811, July 2013

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Richard Coba Lourdes M Coba
7331 SW 146th Ter
Miami, FL 33158-1661

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X** Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Certified Mail® Priority Mail Express™
- Registered Return Receipt for Merchandise
- Insured Mail Collect on Delivery
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7019 1J20 0001 0706 9167

PS Form 3811, July 2013

Domestic Return Receipt

**U.S. Postal Service™
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Domestic Mail Only**

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage

Sent To

Street and #

City, State, ZIP

Postmark Here

Richard Coba Lourdes M Coba
7331 SW 146th Ter
Miami, FL 33158-1661

PS Form 3811

2976 9020 7000 0277 6702

SENDER: COMPLETE THIS SECTION.

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Pedro A Rivera & W Laurel K
7341 SW 146th Ter
Miami, FL 33158-1661

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X**
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Certified Mail®
 - Registered
 - Insured Mail
 - Priority Mail Express™
 - Return Receipt for Merchandise
 - Collect on Delivery
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7019 1120 0001 0706 9174

Domestic Return Receipt

PS Form 3811, July 2013

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

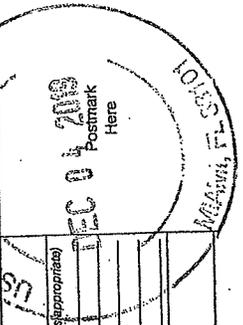
For delivery information, visit our website at www.usps.com

OFFICIAL USE

- Certified Mail Fee \$
- Extra Services & Fees (check box and fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$
- Postage \$
- Total Postage \$

Sent to _____
Street and Ap _____
City, State, Zi _____

Pedro A Rivera & W Laurel K
7341 SW 146th Ter
Miami, FL 33158-1661



4276 9020 7000 0277 6702

PS Form 3811

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Oscar Molina Stefanie Salera
 7351 SW 146th Ter
 Miami, FL 33158-1661

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 7019 1120 0001 0706 9181

(Transfer from service label)

PS Form 3811, July 2013

Domestic Return Receipt

**U.S. Postal Service™
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 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

- Extra Services & Fees (check box and fee as appropriate)
- Return Receipt (hardcopy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To

Street and Apt

City, State, Zip

PS Form 3801



Oscar Molina Stefanie Salera
 7351 SW 146th Ter
 Miami, FL 33158-1661

7019 1120 0001 0706 9181

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Raul A Garcia Joy Batteen
7350 SW 145th Ter
Miami, FL 33158-1658

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X** B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
- Certified Mail® Priority Mail Express™
- Registered Return Receipt for Merchandise
- Insured Mail Collect on Delivery
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7019 1120 0001 0706 9198**

PS Form 3811, July 2013 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Ap _____

City, State, Zi _____

PS Form 3811

Postmark
04 2013
MIAMI, FL 33158

Raul A Garcia Joy Batteen
7350 SW 145th Ter, FL 33158
Miami, FL 33158-1658

9579 9020 1000 0211 6102

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front, if space permits.

1. Article Addressed to:

Michael F Audie Trs Michael F Audie
 7330 SW 145th Ter
 Miami, FL 33158-1658

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 7019 1120 0001 0706 9204
 (Transfer from service label) Domestic Return Receipt

PS Form 3811, July 2013

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OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage

Total Postage

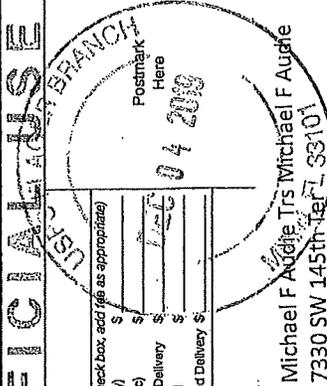
Sent To

Street and Ap.

City, State, Zip

PS Form 3811

Michael F Audie Trs Michael F Audie
 7330 SW 145th Ter FL 33101
 Miami, FL 33158-1658



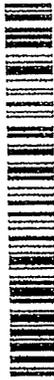
7029 1120 0001 0706 9204
 7029 1120 0001 0706 9204

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mark R Antonelli & W Debra B
 7326 SW 145th Ter
 Miami, FL 33158-1658



9590 9403 0309 5155 7840 84

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9211

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery
 - Insured Mail (over \$500)
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To

Street and Apt

City, State, Zip

Postmark Here

Mark R Antonelli & W Debra B

7326 SW 145th Ter

Miami, FL 33158-1658

PS Form 3811

7019 1120 0001 0706 9211

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Allen D Smith & W Joan R
7320 SW 145th Ter
Miami, FL 33158-1658



9590 9402 4327 8190 4875 02

2. Article Number (transfer from service label)

7019 1120 0001 0706 9228

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X** Addressee Date of Delivery
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To \$

Street and Apt

City, State, Zi

PS Form 3811

Postmark Here

Allen D Smith & W Joan R
7320 SW 145th Ter
Miami, FL 33158-1658

9590 9402 4327 8190 4875 02

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Frances L Baboun Trs
 Frances L Baboun Trust
 7300 SW 145th Ter
 Miami, FL 33158-1658

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
 Certified Mail®
 Registered
 Insured Mail
 Restricted Delivery? (Extra Fee) Yes
- Priority Mail Express™
 Return Receipt for Merchandise
 Collect on Delivery

2. Article Number

(Transfer from service label)

7019 1120 0001 0706 9235

PS Form 3811, July 2013

Domestic Return Receipt

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For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box and fill as appropriate) \$

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To Frances L Baboun Trs

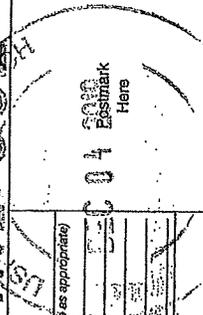
Street and Apt Frances L Baboun Trust

City, State, ZIP+4® 7300 SW 145th Ter

Miami, FL 33158-1658

PS Form 3811

5 1 1 0 1 1 2 0 0 0 0 1 0 7 0 6 9 2 3 5

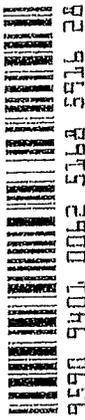


SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Fernando Lora & W Nereida
 7200 SW 146th Ter
 Miami, FL 33158-1660



9590 9401 0062 5168 5916 28

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9242

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - 1 Mail Restricted Delivery (500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

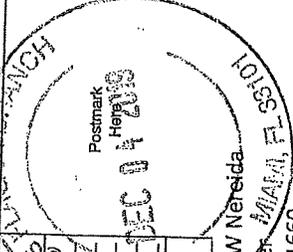
Total Postage \$ _____

Sent To _____
 Fernando Lora & W Nereida
 7200 SW 146th Ter
 Miami, FL 33158-1660

Street and Ap _____

City, State, Zi _____

PS Form 3811



2426 9020 7000 0077 6702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Cj Capital LLC
 18710 SW 107th Ave Unit 12
 Miami, FL 33157-6750



9590 9402 4945 9063 1033 07

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9259

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X** Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - I Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

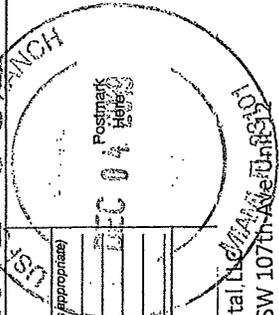
Sent To

Street and Apt

City, State, Z

PS Form 38

Cj Capital, LLC
 18710 SW 107th Ave Unit 12
 Miami, FL 33157-6750



6526 9020 1000 0277 6702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed to:

Charles F Yanes & W Scarlett
 7260 SW 146th Ter
 Miami, FL 33158-1660



9590 9402 4945 9063 1033 52

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9266

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature _____ Agent
- B. Received by (Printed Name) _____ Addressee
- C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: _____

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Collect on Delivery Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - I Mail Restricted Delivery (500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

Total Postage \$ _____

Street and Apt

City, State, Zip

Charles F Yanes & W Scarlett
 7260 SW 146th Ter
 Miami, FL 33158-1660

PS Form 3811

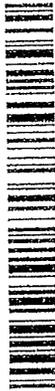
9926 9020 7000 0277 6702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Raimundo V Rocha & W Lynn P
7310 SW 146th Ter
Miami, FL 33158-1662



9590 9402 3618 7305 8156 21

2 Article Number (Transfer from service label)

7019 1120 0001 0706 9273

PS Form 3811, July 2015 PSN 7530-02-000-9063

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

X B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Return Receipt for Merchandise

Collect on Delivery Restricted Delivery Signature Confirmation™

Insured Mail Signature Confirmation Restricted Delivery

Registered Mail Restricted Delivery (over \$500)

Domestic Return Receipt

**U.S. Postal Service™
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Domestic Mail Only**

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

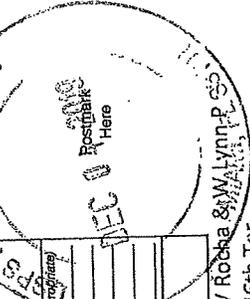
Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$



Total Postage \$

Raimundo V Rocha & W Lynn P
7310 SW 146th Ter
Miami, FL 33158-1662

Sent To \$

Street and Apt

City, State, ZIP

PS Form 3800

2019 9273 0706 0001 1120 9590

SENDER: COMPLETE THIS SECTION

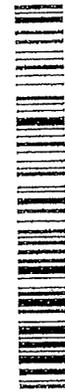
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jacqueline S Vihlen
7320 SW 146th Ter
Miami, FL 33158-1662

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X** B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



9590 9402 3618 7305 8165 05

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9280

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee if appropriate)
- Return Receipt (hardcopy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery

Postage

Total Postage

Sent To

Street and Apt.

City, State, Z

PS Form 38

Jacqueline S Vihlen
7320 SW 146th Ter
Miami, FL 33158-1662

Postmark

Here

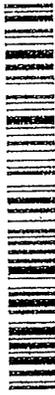
DEC 04 2005

0926 9020 1000 0271 6702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Robert F Conrad & W Deborah K
 7330 SW 145th Ter
 Miami, FL 33158-1662



9590 9402 3618 7305 8165 12

2. Article Number (transfer from service label)

7019 1120 0001 0706 9297

PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- C. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee \$

- Extra Services & Fees (check box and/or fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

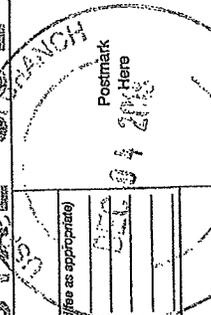
Sent to \$

Street and Apt

City, State, Zi

PS Form 38c

ROBERT F CONRAD & W DEBORAH K
 7330 SW 145th Ter
 MIAMI, FL 33158-1662

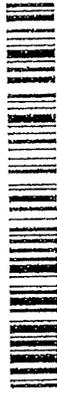


7019 1120 0001 0706 9297

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Steven Sagrott
 7340 SW 146th Ter
 Miami, FL 33158-1662



9590 9402 3618 7305 8165 29

2. Article Number (Transfer from service label)

7019 1120 0001 0706 9303

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- C. Date of Delivery Yes
 No
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Mail Restricted Delivery
- 500
- Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)**

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To Steven Sagrott

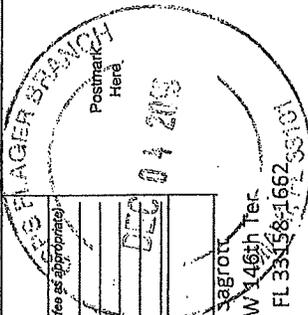
7340 SW 146th Ter

Miami, FL 33158-1662

Street and Ap

City, State, Zi

PS Form 38



7019 1120 0001 0706 9303

ZONING HISTORY



Record Results

[Print This Page](#)

Zoning Records Search

Process Number:	Z1949000184
Applicant:	FLORIDA POWER AND LIGHT COMPANY
Location:	E. 1/2, SW 1/4, SW 1/4, SE 1/4, SECTION 23-55S-40E
Legal Description:	E. 1/2, SW 1/4, SW 1/4, SE 1/4, SECTION 23-55S-40E
Request:	
Application Date:	4/15/1949
Result:	
Result Date:	

Hearings

Board	Resolution	Result	Hearing Date	Item #
ACC	3228	APPROVED	5/16/1949	

Documents

[APPLICATION](#)

[RESOLUTION](#)

[RECOMMENDATIONS-KITS](#)

[SKETCH](#)

[SURVEY](#)

[TRANSCRIPTS](#)

APPLICATION FOR PUBLIC HEARING

Received

Date 4-15-49

1. Applicant (print) Florida Power & Light Company
2. Address of Applicant 25 S. E. 2nd Avenue
City Miami Tel. No. 3-1121

3. Type of Hearing: Zoning Commission or Board of Adjustment?

4. Legal description of property covered by application

E 1/2 SW 1/4 SW 1/4 SE 1/4 Section 23-55S-40E

5. Size of area covered by application 5 Acres

6. Highway Boundaries N/S Coral Reef Drive 3/8 mile W of Dutton Rd.
Coral Reef Drive on South

7. Title to property:

(a) Ownership obtained 6th day of April 1948

(b) When was contract for purchase or deed signed? Recorded 4-7-48

(c) Name and address of mortgagee None. Purchased from Dade County

(d) When was lease signed? _____ Term from _____ to _____

(e) Owner or owners names and postoffice addresses: _____

8. 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?

9. Zone classification and min. cu. cont. present EU-2 12,100

10. Zone classification and min. cu. content, desired EU-2 12,100

11. What, if any, permit has been applied for?

12. Has application been denied? _____ If so, why? _____

13. Special uses desired which are not permitted by present zone classification Four (4) 30' wells. One of these to be used regularly to supply fresh water to F&L Co. plant. The other three to be used for emergency fire fighting needs.

14. What, if any, appeal is being made from action of Zoning Department, etc.

15. Special conditions or reasons believed justifying change of restrictions or appeal These four wells do not present unsightly structures. They are covered with box-type covers of 3 1/2-ft. height. Shrubbery is to be planted around them, which will completely cover the boxes.

16. Sections and paragraphs of Zoning Regulations and State laws affected _____

17. Distances in each direction to, and location of, nearest areas zoned for kind of classifications and uses requested _____

18. Are required plans submitted showing desired uses with proposed layout of same? See Item #13. Also sketch attached. ✓

(a) Will applicant execute a cash escrow agreement to insure development of the proposed use within six (6) months if the application is approved? _____

(b) Is a cash escrow agreement filed covering temporary or other use permit pending the outcome of hearing? _____

19. Is the area affected shown on a recorded plat that has not been revoked? _____

No
If not, will a plat be submitted for approval and recording? _____

20. Is site provided on plat for private central water pump and structures? _____

(a) What is height of standpipe? _____

21. What arrangements have been made as to necessary dedication for R/W's, R/W widening, alleys, etc? _____

22. Does applicant agree to restrict the use of any property necessary for driveways and parking areas for that use only? _____

23. Has tentative layout of area been submitted to County Engineer? _____

24. Has information on desired rezoning been filed with Regional Planning Board? _____ What is the Regional Planning Board's recommendation? _____

25. How far is nearest church? _____ Nearest Public Park? _____

Nearest Airport? _____ Nearest School? _____ Nearest corporate limits? _____

26. Is the required sketch attached showing all adjacent property owners within 500 feet of the property covered by this application? Yes. See Sketch #26 ✓

What was the source of information used in compiling said sketch? County Records ✓

(NOTE) Sketch must show uses existing on property covered by this application and also on all adjacent properties within specified radius.)

27. Is a petition of waiver of objections from adjacent property owners attached? See attached report, #27. ✓

28. What efforts have been made to contact owners of adjacent properties for written waivers of objections not shown on petition? See report attached, #27 ✓

29. Is list attached of other adjacent property owners who were not contacted or that failed or refused to sign petition? Only attempted to contact owners within 500 ft. of site. ✓

- 30. Do all lists of owners and petitions show P. O. Addresses and legal description of property? Post Office addresses only.
What source was used to secure same? Public records of Dade County.
- 31. Does a fee of twenty-five dollars (\$25.00) in cash or check accompany this application? Yes.
- 32. The undersigned understands this application must be complete and accurate before a hearing can be advertised? Yes.

I, Dave Bosworth, being first duly sworn, depose and say that (I am the owner
(I am the lessee,
(I am the legal representative of the owner or lessee)) of the property 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.

FLORIDA POWER & LIGHT COMPANY

By: 
Signature
Dave Bosworth, Manager.

Sworn and subscribed before me
this 15th day of April 1949.

Notary Public, State of Florida at Large.
My commission expires March 23, 1951.
Bonded by Mass. Bonding & Insurance Co.


NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Check by :

Zoning Department.

9 Low. Power +
L. Co.

xxx 9-2581

June 3, 1949

Florida Power and Light Company
25 South East Second Avenue
Miami, Florida

Attention: Mr. Dave Bosworth, Mgr.

Gentlemen:

Enclosed herein is a copy of Resolution No. 3228, adopted by the Board of County Commissioners for Dade County, Florida on June 1, 1949, approving a special permit for a well site on the E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 23, Township 55S, Range 40E. Please note that a condition of said permit is that the promised landscaping will be done.

Application for the permits for the wells may be made with the Building Division of this office in Room 1203, Court House, Miami, Florida.

Very truly yours,

DADE COUNTY BLDG. & ZONING DEPT.

C. C. Czebrinski

CCC:A
Enc.

cc: Mrs. J. N. Mathews

DADE COUNTY ZONING COMMISSION
EXECUTIVE SESSION
May 18, 1949

11. Florida Power and Light Co.

IV-13

Motion was made by Mr. Bright, seconded by Mr. Brooks, and it was unanimously carried to recommend that the application be approved and that a special permit be issued for the continued use of the premises for the well sites on condition, however, that the applicant provide and maintain the landscaping promised at the hearing, i.e., along the entire Coral Reef Drive frontage and along the side property line for a distance of at least 50 feet north of the official right-of-way line of Coral Reef Drive and also suitable shrubbery to conceal the pump housing units in question.

Fla. Power & Light Co
Special permit for 4 water wells

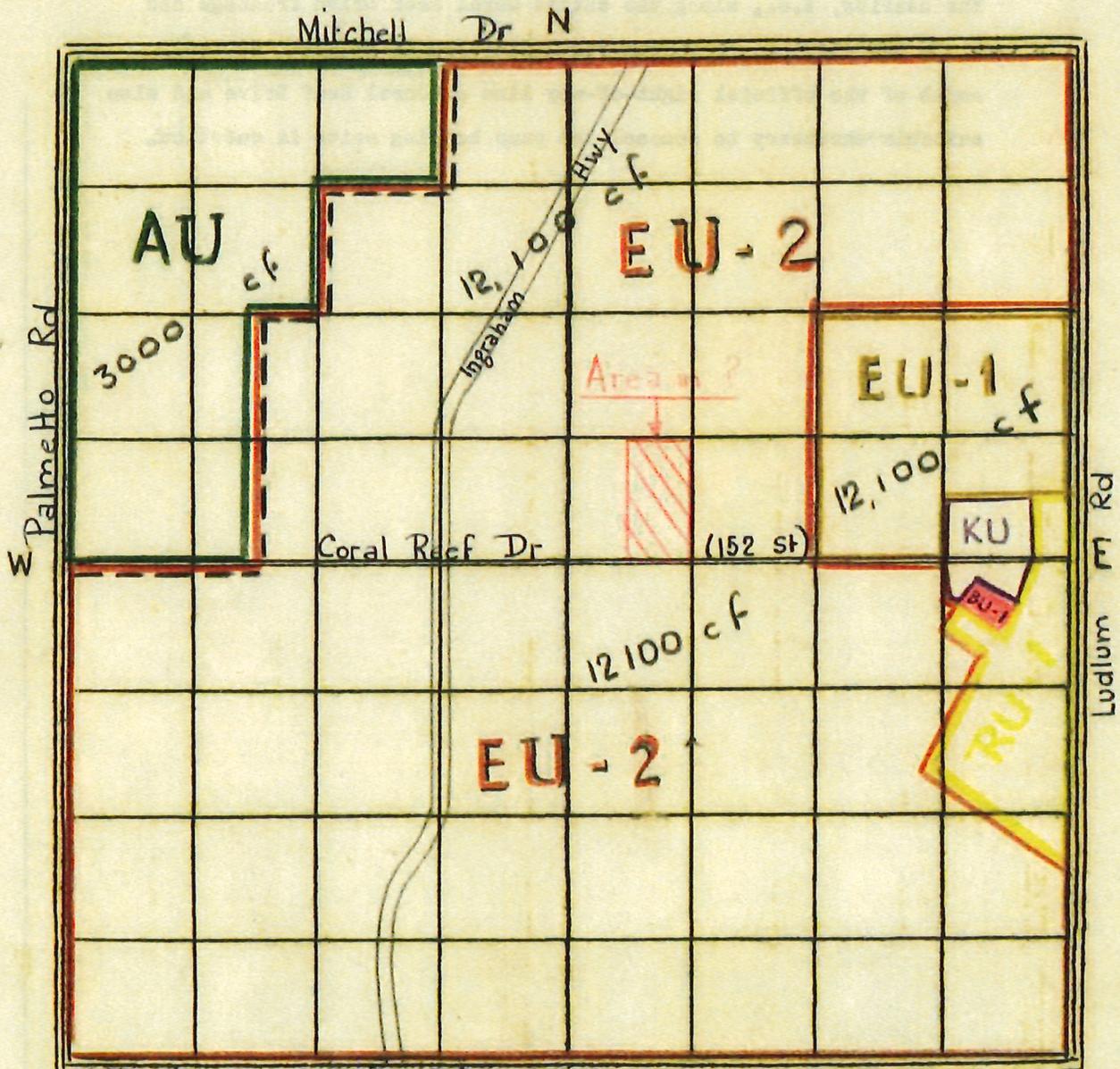
IV. 13

Present Zoning 4. 22 49

Section Blank

District No. _____

Section 23 Township 55 Range 40



S

APPROVED:

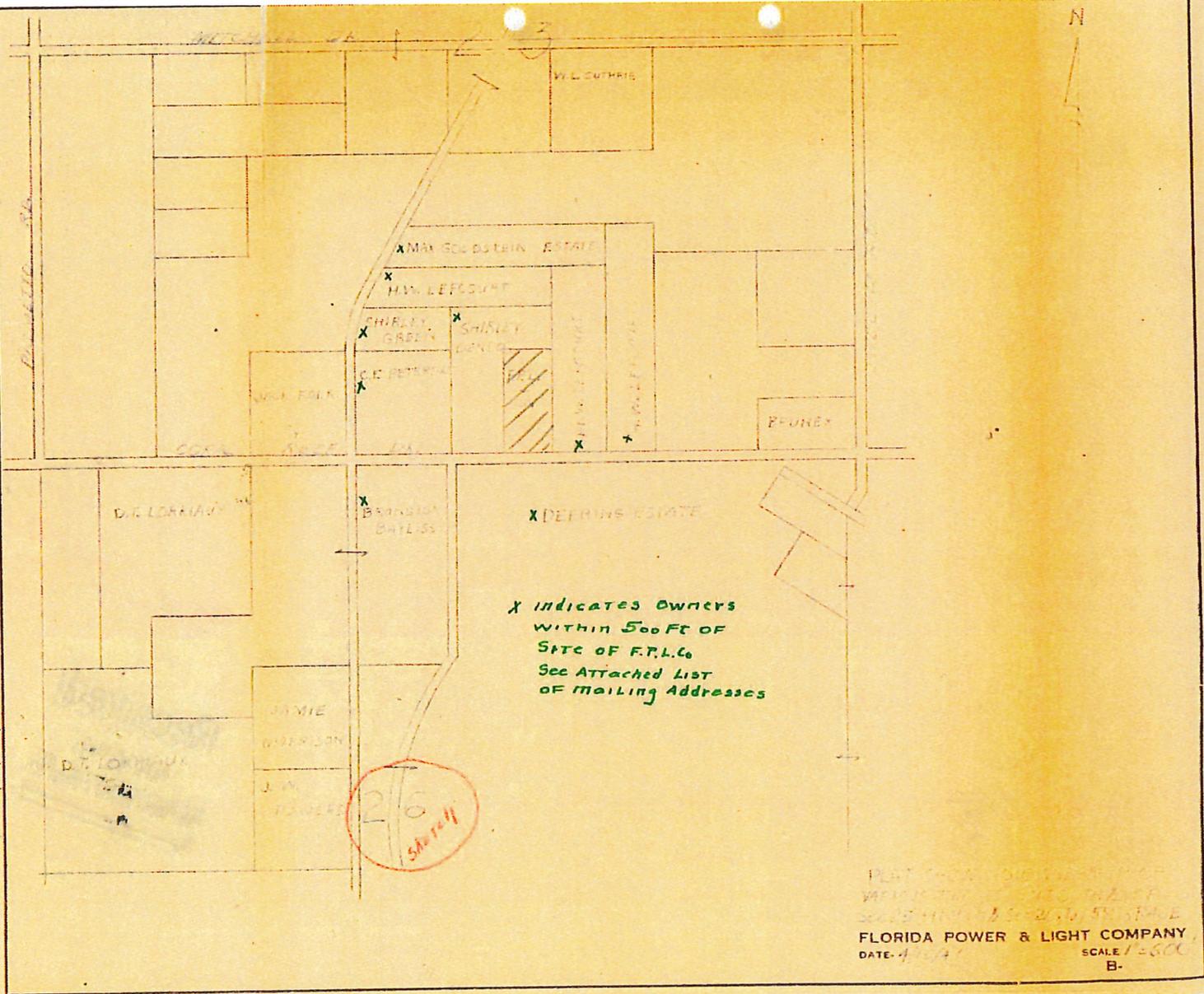
CHIEF ENGINEER

BY [Signature] FOR [Signature]

REVISION

NO. DATE

DRAWN BY W. L. ...
CHECKED BY W. L. ...
CORRECT



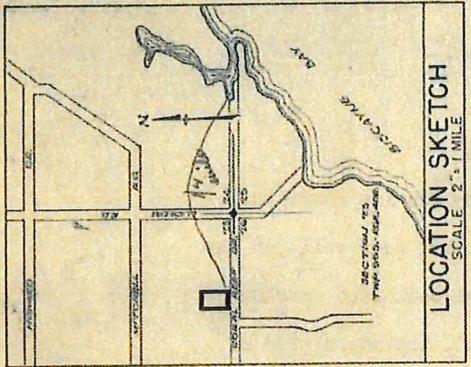
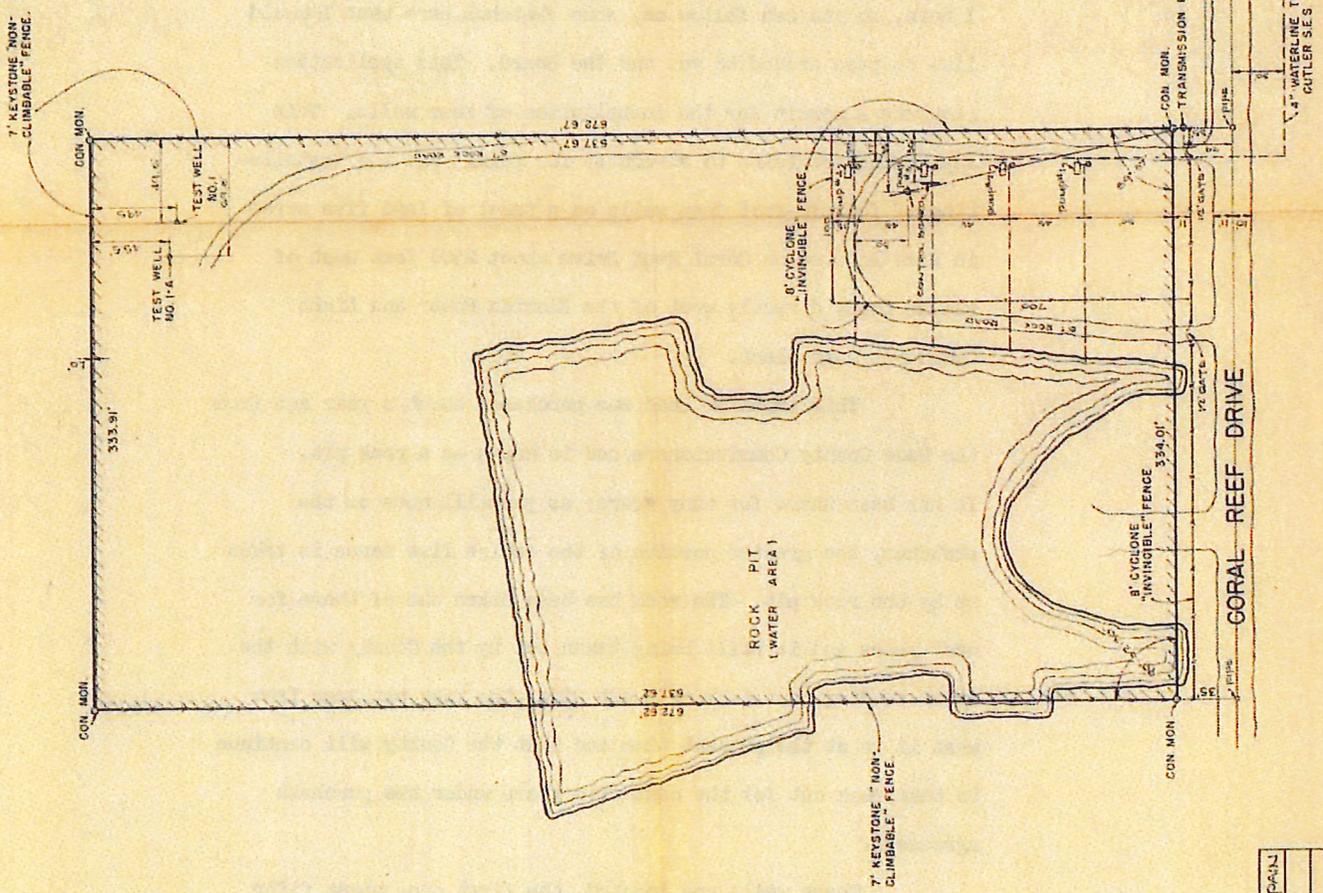
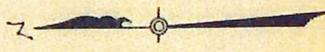
X INDICATES OWNERS WITHIN 500 FT OF SITE OF F.P.L.C. See ATTACHED LIST OF MAILING ADDRESSES

PLAT ...
FLORIDA POWER & LIGHT COMPANY
DATE 4/1/41
SCALE 1" = 500'
B-

Received
APR 15 1949
DADE COUNTY BUILDING & ZONING DEPT.

DATE	LAST	REVISION

SURVEYED BY BISCAIENE ENGINEERING CO. JULY 31, 1948



DESCRIPTION

The E 1/2 of the SW 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East; LESS the South thirty-five (35) feet thereof which is reserved for the right of way of Coral Reef Drive, as recorded in DEED BOOK 2997 on Page 84, of the Public Records of Dade County, Florida.

ACREAGE
 212975 sq. ft.
 4.89 acres

REFERENCE DRAWINGS—
 E-11883 CUTLER S.E.S. FRESH WATER WELL PUMP INSTALLATION
 C-11682 CUTLER S.E.S. WELL SITE

CUTLER FLORIDA
PLAT SHOWING LOCATION OF
BUILDINGS AND PROPERTY
CUTLER S.E.S. WELL SITE
FLORIDA POWER & LIGHT COMPANY
 MARCH 31, 1948.
 SCALE 1" = 60'

C-12006

DRAWN	W.C. O'PAIN
CHECKED	<i>Stanley</i>
CORRECT	
APPROVED	

May 16, 1949
IV - 13

MRS. STEVENS: Hearing No. 11.

MR. CZEBRINSKI: Application by Florida Power and Light Company for a special permit to permit four wells on the east half of the southwest quarter of the southwest quarter of the southeast quarter in Section 23-55-40. the north side of Coral Reef Drive, three-eighths of a mile west of Ludlum Road.

We have no filed protests, but we did have a complaint on the area as far back as January, 1949.

MR. DAVE BOSWORTH: Madam Chairman and Gentlemen: I have, so you can follow me, some sketches here that I would like to pass around to you and the Board. This application requests a permit for the installation of four wells. This application pertains to a request for permit and the installation of four 30-foot deep wells on a tract of land five acres in size located on Coral Reef Drive about 2500 feet west of Ludlum Road, directly west of the Florida Power and Light Company's main plant.

This tract of land was purchased about a year ago from the Dade County Commissioners and is known as a rock pit. It has been there for many years; as you will note on the sketches, the greater portion of the entire five acres is taken up by the rock pit. The rock has been taken out of there for many years and is still being taken out by the County with the understanding that they will not widen the rock pit area from what it is at the present time and that the County will continue to take rock out for the next five years under the purchase agreement.

These wells are located, the first one, about fifty

feet from the Coral Reef Road and the next three walls about 45 feet, each one from the other. The purchase agreement of this from the County Commission -- we agreed to erect a wire fence around this five acre tract, which has been done. It is a nice non-climbable fence and regrettably there was no request made or application made for a permit because of these shallow wells, having in mind that they were not used -- we would not use as much water as you would normally use in irrigating a grove or nursery, and there are many in that section of that type.

There are four wells there; each has a small metal cover about three feet in height. There is only one of them used at the present time, and that is for a period between seven and eight hours a day. There will be two of these wells used at some future time. The other two will be stand-by wells and will not be used unless in case of emergency and the present two wells may be used at that time or may be out of order.

We are making plans right now, since the dry spell is over, it seems, to put bougainvillea around the fence on the road side and to plant shrubbery in there. In fact, we are getting ready to run some water pipes from these wells to make those plants and vines grow.

We believe, Madam Chairman and Gentlemen of the Board, that even at this time, by virtue of the fact that the fence has been put around there, around what I might call an unattended pool of water, that that is some advantage. This pool, in many places there, has 12 feet of water, fresh water. This fence

is kept closed. The gates are locked. The County has the key. It can go in and take out rock. Therefore, no one can get in there and possibly have, as was mentioned here this morning, any accident. We also know that this old rock pit has been and was, prior to the time we purchased it, used frequently for target practice, which is not a safe thing close to a public highway.

In order that no one will think that the Florida Power and Light Company is taking out large quantities of water there and perhaps remember when we built the big plant stating that we used up into the millions of gallons of water daily at the plant, I want to say that we do use many millions of gallons of water every day in our plant but it is drawn in there from the bay and is pumped back into the bay. That is salt water.

The purpose of water from these wells is that we need fresh water in our plant some 2500 feet away. Water at this particular location, as can be better told you by our engineer if you want to know, was found to be a very, very fine water. I understand that it is just as good water as you can get out of the faucets here in Miami for drinking purposes, for showers, and we also have to maintain a reserve supply of fresh water in all of our power plants for the purpose of fire fighting, should there be a fire. You may not know, but you cannot fight fire around a power plant where electrical energy is concerned with salt water because it is a conductor of electricity. You must have fresh water and then use a special type of what they call fog nozzle that turns the water into a fog to put out a fire

around electrical equipment. Furthermore, you wouldn't want to put salt water on machinery, anyhow.

That is, in substance, Madam Chairman and Gentlemen of the Board, this case.

MR. COOK: Is there any proposed further development of this area?

MR. BOSWORTH: Mr. Cook, we have thought of perhaps some time in the future building a nice residence some place on this five acre tract for use by one of our power plant officials. We are now building a third nice home up on Ludlum Road in front of our big plant. But it may be some time in the future that we would need another building and perhaps we might put it on this five acre tract. Outside of that, there is no other need that we will have for this five acre rock pit tract.

MRS. J.N. MATTHEWS: I should like for Mr. Bosworth to correct his statement that it is proposed to erect those. I want it very clear that they are already there.

MR. BOSWORTH: The pumps?

MRS. MATTHEWS: Yes, the pumps.

MR. BOSWORTH: You evidently weren't listening or I was not talking loud enough when I said inadvertently we did not ask for a permit.

MRS. MATTHEWS: But, previously you said you wanted permission to erect them.

MR. BOSWORTH: I meant to say, and the record will show, that inadvertently when we purchased this property from the Dade County Commission it was with the distinct understanding

with them that they knew what we were going to use it for and there was an agreement with them that they would continue to take rock out for five years and that we were of the opinion that it would not be necessary to have a special permit to take even less water out from those four walls than is being taken out of similar five acre tracts and less by groves and nurseries.

MRS. MATTHEWS: That is the second one I want to correct. I would like to enter a letter of how much water you are capable of taking out of there and I want to know if anybody, and I should like to know, Mr. Brooks, how much water it would take to water 190 trees.

MR. BROOKS: It takes about 26,000 gallons of water to an acre a week.

MRS. MATTHEWS: Provided you are carrying it in a container. We put five gallons to a tree.

MR. BROOKS: That is a small tree.

MRS. MATTHEWS: I am licked on that one, evidently, but that is just the same as before. That is the capacity. I couldn't pump two gallons of water if I wanted to out of my wall and you find the figures there on how much they can pump.

MRS. STEVENS: The power company's engineer is here.

MRS. MATTHEWS: That is all I wanted to correct, those two things. We couldn't possibly pump enough water. I don't like to be taken pokes at and not do anything about it.

MR. BOUVIER: Mr. Bosworth, that is a steam turbine you have there?

MR. BOSWORTH: Yes.

MR. BOUVIER: You are using this water not for the manufacture of steam but for heat exchange only?

MR. BOSWORTH: It is what you call make-up water, Mr. Bouvier. In the generation of electricity in our boilers, you have got to put a certain amount of fresh water in there and it is used over and over and over and the only loss is by evaporation or radiation.

MR. BOUVIER: You condense this and use it again?

MR. BOSWORTH: We condense it and it goes back over and over through the boilers.

MR. BOUVIER: Outside of that, the fresh water uses and the fire fighting is the total use of these wells?

MR. BOSWORTH: That's right. I should like to stress this point, Madam Chairman, as one might wonder why we have four wells there. We are only using one part time. Ultimately, we may need two of them part time. But, in case of a fire, we may need all four of them temporarily. That is why there are four.

MR. COOK: In the operation of the pumps themselves, is there any objectionable noise? From what distance can the operation of the pumps be heard?

MR. BOSWORTH: You wouldn't have any noise in that. Mr. Moore can tell you the type of pumps they are and, as I stated before, Mr. Cook, it is just a little three foot high metal cover sitting over the pumps. Incidentally, we are going to have shrubbery planted to the point where you will see only the shrubbery over these four little, what I call doghouse covers. Shrubby will cover those. As to the noise, Mr. Moore

can answer that from an engineering viewpoint.

MR. CARL MOORE: I don't believe the noise would be heard 50 feet away. These pumps are centrifugal pumps operated by electric motors and there is very little noise connected with them.

MR. BOUVIER: In regard to beautification, is it the intention of the company to plant vines on that non-climbable fence?

MR. BOSWORTH: Mr. Bouvier, on the Coral Reef Road side we are. I think we are going to plant bougainvillea vines there. It will really be a pretty nice thing to look at. This old rock pit, you can see from the sketches, is a good size thing.

MR. BOSWORTH: We are getting ready now. We have the contract let to run the sprinklers and so forth the entire distance down there from these wells, so we will have plenty of water. The size of that rock pit, you will notice, is such and it kind of goes off the line there in one spot over on to the property to the west. I want to bring this point out again, the area of the present rock pit will not be widened. The County will continue to take rock out around the fringed edges, so to speak, and not make it any greater pool of water than at present.

MR. HERMAN W. LEPCORT: I own all this adjoining property alongside of this fence. What I would like to know is this. He said it would be three feet high. How wide would those pumps be?

MR. MOORE: The pumps are there and the covers are on them, too.

MR. LEFCORT: You have built them without any permit whatsoever? They weren't there a couple of years ago?

MR. BOSWORTH: No, it is a portable cover which sets over the pump about three feet high. I might say, if we hadn't gone there and cleaned up some of that area, you could see them today, but we have got the weeds out preparatory to putting something in there that would look better than weeds.

MR. MOORE: In answer to Mr. Lefcort's question, these houses are three feet by six feet and five feet high.

MR. LEFCORT: I guess only the Florida Power and Light Company could build them without any permission.

MRS. STEVENS: The Chair has no brief for the Florida Power and Light Company. However, I believe our Board has some vague understanding that when the dealing was, the purchase of the land, with the County Commission under whom we work and they thought they probably had the privilege of doing just what they did. It isn't that we let anybody get away with it. When our office found it out, we brought them here today and made them make application to legally be there.

MR. BOSWORTH: I might call your attention to one thing in order that everyone concerned will know about it. If you will look on the sketches, that heavy line is the property line and you will notice that the fence is a few feet farther out toward Coral Reef Drive. That was put there at the request of the County Commission to eliminate two very bad hazards on the

side of that road that went beyond the property line out into the side of the road.

MR. LEFCORT: The only thing that I am interested in is are those pumps in operation right now?

MR. BOSWORTH: One of them.

MR. LEFCORT: I would like to go down and hear that to see what noise it makes.

MRS. STEVENS: That is your privilege.

MRS. MATTHEWS: You wouldn't hear the pumps; the plant drowns it out.

MR. BOSWORTH: I would like to draw this to the attention of the property owners: Taking it as if I owned property on any side of this area with that fence there, I would feel that that would be an asset to me because if I was going to build a home there I would like to use that fence for my own vines and it is perfectly all right. I would rather have the fence around there than to not have a fence and jump right off into the rock pit. I just mention that in passing. If I owned property around any side of that, I would prefer that.

MR. LEFCORT: You see, I happen to own 210 acres around there and if you have a lot of noise there --

MR. BOSWORTH: I wish you would go down and look at it because there is a small motor there that wouldn't make enough noise to hear from the street, from the road.

MR. HAROLD B. LEWIS: I represent the Deering interests. Our property is just across the road, Coral Reef Road, from this rock pit. I hadn't intended to say anything, but I do

want to say this for the record: that Mr. Bosworth has mentioned that they will plant bougainvillea or other plants along the road. I want to get this point in. They have also agreed to plant along the east and west side for a distance of at least 50 feet back. From the standpoint of objection to that pit, I don't agree with them. Their plant location has nothing to do with this pit. The place is one thousand percent better with the fact that it is fenced and it has cut the hazard of drowning down. The beautification that will come will enhance the looks of Coral Reef Road. There is no noise from those pumps. We were very vitally interested in it because they are only a few feet removed from our property. There is nothing objectionable from our standpoint. It is better today as it is than it would be if it had been left alone as it was before.

MRS. MATTHEWS: I only want to make three points. You are all aware that the pumps are there now. You are all aware of what the zoning is, the zoning at present is EU-1, is it not?

MR. CZEBRINSKI: EU-2, five acre estates.

MRS. STEVENS: It is an estate area.

MRS. MATTHEWS: I want you to also include in this the record of County Commission hearing that was held previously on this matter that there was to be no further expansion of the Florida Power and Light Company without a permit and without a future hearing or public hearing.

To make it quite exact, I want this letter definitely entered about the water because they are going to ruin that water as sure as I am standing here. They are ruining that water

and I want that clearly understood.

MRS. STEVENS: You mean, the water level?

MRS. MATTHEWS: No, the salt water. They are going to give us salt water in our wells and I can't prove it yet. When I prove it, it will be too late, then. I will already have the salt water.

MRS. STEVENS: You should be able to answer Mrs. Matthews on that. Of what danger are you to those people down there in pumping off too much water and making it salt water?

MR. MOORE: The quantity of water that these pumps will handle is considered very small. Each of these pumps is rated at 50 gallons a minute and 50 gallons a minute is really a very small amount of water to be drawn from a well. You have at least as much water drawn for just an average yard sprinkling system and we have pumped this pump and we have at times pumped two pumps. We haven't been successful in lowering the level of this lake. You cannot even notice it.

Therefore, I would say that the action of drawing salt into these wells by the pumps in something that will not happen. There is nothing to cause it because we don't use water from these pumps in that quantity.

MRS. STEVENS: In the event you used them all, let us say that we have developed and it is necessary to use all of the pumps all of the time, what would happen? You would be using the maximum quantity under that condition, would you not?

MR. MOORE: Yes, You would be using the maximum quantity and that would be in the neighborhood of 200 gallons a

minute which is still not a very large quantity.

MRS. MATTHEWS: Per pump?

MR. MOORE: That is combined amount of all pumps.

MRS. MATTHEWS: What about the pumps that pump 2000 gallons or is that something I am not supposed to bring up?

MRS. STEVENS: We are talking about the four pumps of fresh water.

MR. MOORE: That is correct. Each pump is 50 gallons and the combined capacity would be about 200 gallons a minute. If you ran all four pumps, they are designed for a certain resistance up to that resistance and the capacity falls off so you cannot pump more than 200 gallons a minute, due to the fact that we have a four inch line that leads down to the plant. That builds up the resistance. That 200 gallons a minute might compare to one aerial irrigation head which sometimes may pump anywhere from 300 to 600 gallons a minute and that isn't considered very large quantity of water.

MRS. STEVENS: Was there a survey made to see if that much water taken would injure the water in the wells down there? Do you have any figures on that?

MR. MOORE: We have no figures on that. We didn't make any survey because we never considered such a possibility -- that the small amount of water we use would do such a thing.

MRS. STEVENS: You are sure that it would not affect the water?

MR. MOORE: I am not an expert in underground water problems.

MRS. MATTHEWS: The man who wrote that letter I submitted is.

MR. MOORE: I have never heard before that that small amount of water would even remotely draw any salt.

Certainly, the experiences of the Miami Water Company don't bear out any contention of that nature because they have pumped water far in excess of the pumping that we are doing and they haven't drawn any salt water in.

MR. ADAMS: I should like to ask the distance from the bay to these pumps.

MR. MOORE: The pumps are approximately 2500 feet from our plant and our plant is around 800 feet from the bay. That would be a little over a half mile.

MRS. MATTHEWS: Why did they have to go that far to get fresh water when they ruined their own water supply? Why did they have to go 2500 feet? I am 2500 feet. Why did you have to go that far to get that fresh water?

MR. MOORE: I don't say that it was absolutely necessary to go that far. We had to have some place to draw fresh water. It became the better part of the decision to go at this particular location because of the property. We had to purchase somebody else's property.

MRS. STEVENS: And you had a natural lake there?

MR. BOSWORTH: We had the natural lake there.

MRS. MATTHEWS: They didn't use it.

MR. BOSWORTH: It didn't damage any other property in any way. We picked that point out because because it was

propitious to do so.

MRS. MATTHEWS: I also want it entered in the minutes that they are drawing salt water from the pumps of the wells on the plant. They have ruined their fresh water supply already. I want to make sure you are all aware of that.

MRS. STEVENS: The wells at the plant are pumping salt water?

MR. MOORE: It depends on what you call salt water. Salt water can be anything with salt in it. It takes up to around 600 gallons or 800 gallons per million of water in water before you can taste it. Our wells are pumping water and the chlorides have been running around 600 quarts a million. That is different from fresh water and it has a different use. It is all right to use salt water there and that is the reason we use different types of water in one place and in another.

MR. CZEBRINSKI: Mrs. Matthews, how close are you to this site?

MRS. MATTHEWS: To where the present pumps are?

MR. CZEBRINSKI: The pumps are at this rock pit site.

MRS. MATTHEWS: Well, I would say, 3000 feet. I am about as far from the plant as their pumps are.

MR. BOSWORTH: I think that is approximately it.

MRS. MATTHEWS: But I wouldn't be the only one to be hurt if it draws salt water. All of us have to wait until we have salt water in our wells.

MR. MOORE: Our plat shows the distance over to Ludlum Road, and Ludlum Road is 1200 feet from the bay, and I think you

will find 2500 feet on that plat.

MRS. MATTHEWS: I want you to know that I am under no illusions. I know that the pumps are there and are going to be allowed to be there. I still want to be on record that it is not right, and it is not right.

MRS. STEVENS: I believe we have given ample time for discussion. That will conclude this hearing and it will be taken up in Executive Session.



Record Results

[Print This Page](#)

Zoning Records Search

Process Number:	Z1952000579
Applicant:	OSCAR NELSON, ET AL
Location:	BETW. LUDLUM & PALMETTO RDS. EXTENDING FROM MITCHELL DR. TO CORAL REEF DR.
Legal Description:	BETW. LUDLUM & PALMETTO RDS. EXTENDING FROM MITCHELL DR. TO CORAL REEF DR.
Request:	
Application Date:	9/24/1952
Result:	
Result Date:	

Hearings

Board	Resolution	Result	Hearing Date	Item #
BCC	5477	APPROVED	11/18/1952	

Documents

APPLICATION
RESOLUTION
SKETCH
TRANSCRIPTS

Received

Type of Hearing Zoning Comm
Map Number 16
Date Sept 26, 1952

APPLICATION FOR PUBLIC HEARING 24 1952

Notice to Applicant DADE COUNTY PLANNING & ZONING DEPT

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 Sept 26, 52 in order to be heard at the Oct 29, 52 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.

Notify: James C. News
R.F.D. #2 - Box 197B
Miami 43, Fla.

1. Name of Applicant (print) Oscar Nelson and Others
2. Post Office Address of Applicant 2300 SW 6th
City Miami State Fla Tel. No. 4-6174
3. Legal Description of property covered by application
All of the S 1/2 of Section 23-55-40 No.
Zoned EV-10
4. Size of Area covered by application Approx 90 Acres
5. Highway Boundaries Mitchell Drive to Coral Reef Drive
Ludlow Road to west line of Section 23
6. (a) Ownership of property obtained 24th day of Sept 1950
(b) When was contract for purchase or deed signed?
(c) When was lease signed? Term from to
(d) Owners name and address See Attached List
(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? yes
8. Zone Classification at present EV-10 Minimum cubic content at present 15,000
9. Zone Classification desired EV-1 Minimum cubic content desired 13,000
10. What, if any, permit has been applied for? None
11. Has application been denied? No
12. Special uses desired which are not permitted by present zone classification
So it may be used for 2 acre Homesites. The
property is not suitable for 2 1/2 Acre Homesites
13. Special conditions or reasons believed justifying change of restriction or appeal
Over 90% of all the property owners
in the entire area wish for the 2 Acre
Classification
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? No
If not, will a plat be submitted for approval and recording? No

16. What provisions will be made for official right-of-ways? _____

17. Has tentative layout of area been submitted to County Engineer? No

18. How far is nearest church? _____ Nearest Public Park _____
Nearest Airport? _____ Nearest School? _____ Nearest Corporate
limits? _____

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
- Yes _____ Sketch showing ALL property owners within 500 Ft
- Yes _____ feet of the property covered by this application
- _____ List of Names and Post Office Addresses of property
- _____ owners and legal description of property within 500ft
- _____ feet of the property covered by this application.
- _____ State source used to secure same Public records
- _____ Petition of waivers of objection of neighboring property
- Yes _____ owners
- _____ 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, James C. Newco being first duly sworn, depose and say

that: (I am the owner))
(I am the lessee)) of the property
(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.

(Signature)
Received

SEP 24 1952

Sworn and subscribed before me

this 24 day of Sept 1952

Joseph R. Bohan
(Notary)

Notary Public, State of Florida at large
My commission expires Oct. 2, 1955.
Bonded by American Surety Co. of N. Y.

Checked by:

Dade County Planning,
Zoning and Building
Department.

RESOLUTION NO. 5477

The following resolution was offered by Commissioner Ruston B. Bird seconded by Commissioner J. D. MacVicar, and upon vote duly adopted:

WHEREAS, Oscar Nelson, et al., have applied for a change of zone from EU-1C (2½ Acre Estates) 15,000 cubic feet minimum to EU-1 (1 Acre Estates) 13,000 cubic feet minimum on that part of the S½ of Section 23, Township 55 South, Range 10 East, for a maximum depth of 330' along Ingraham Highway, along Mitchell Drive, along Palmetto Road and along Coral Reef Drive; said property lying between Indian and Palmetto Roads and extending from Mitchell Drive to Coral Reef Drive, Dade County, Florida, and

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held as required by law and after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended that the application be denied, and

WHEREAS, the applicants have appeared before this Board in furtherance of the requested change of zone and after a personal inspection of the property in question, this Board is of the opinion that the requested change of zone from EU-1C (2½ Acre Estates) to EU-1 (One Acre Estates) would not be detrimental to the overall comprehensive zoning plan for Dade County, Florida providing that, as near as practical, a frontage of 200' is provided with each building site;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida that the afordescribed property be and the same is hereby zoned from EU-1C to EU-1 on condition that each building site provide, as near as practical, a minimum frontage of 200' along said highways.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Planning, Zoning and Building Department.

PASSED AND ADOPTED this 18th day of November, 1952.

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 a resolution adopted by the said Board of County Commissioners at its meeting held on November 18, 1952, as appears of record in the minutes of said Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 19th day of November, 1952.

E. B. LEATHERMAN, Clerk

By _____
Deputy Clerk

Heard 10.20.52

November 20, 1952

Mr. Samuel Kupperman
235 83rd Street
Miami Beach, Florida

Dear Sir:

Enclosed is a copy of Resolution No. 5477, adopted by the Board of County Commissioners, Dade County, Florida, removing the 2½ acre zoning in Section 23, Township 55 South, Range 40 East and placing the property in a 1 acre estate classification with a requirement of a minimum frontage of 200' (as near as practical). Please note that the minimum cubic content has been retained at 15,000 cubic feet. This change applies only to the properties along the arterial highways in the section, as had been advertised for the hearing held on October 20, 1952.

Very truly yours,

DADE COUNTY PLANNING, ZONING & BLDG. DEPT.

C. C. Gehrinski

GCC/S

Enc.

CC: Dr. Jack J. Falk
605 Lincoln Road
Miami Beach, Florida

Miss Rose Waterman
311 86th Street
Miami Beach, Florida

Mr. W. L. Guthrie
Route 2, Box 207
Miami, Florida

Oscar Nelson et al

IV 13

Proposed Change EU-1C to EU-1

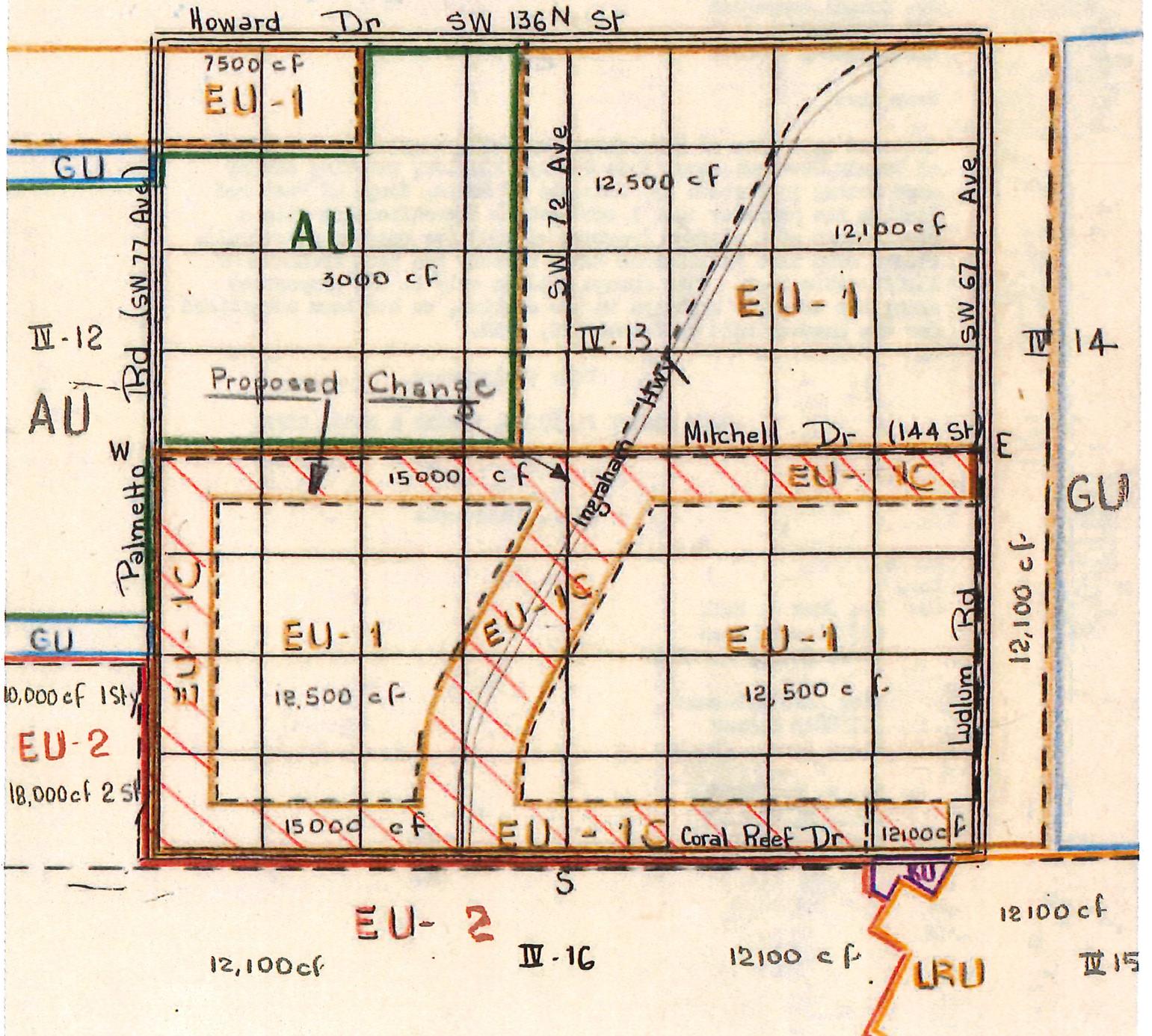
Hrg. Oct 20 1952

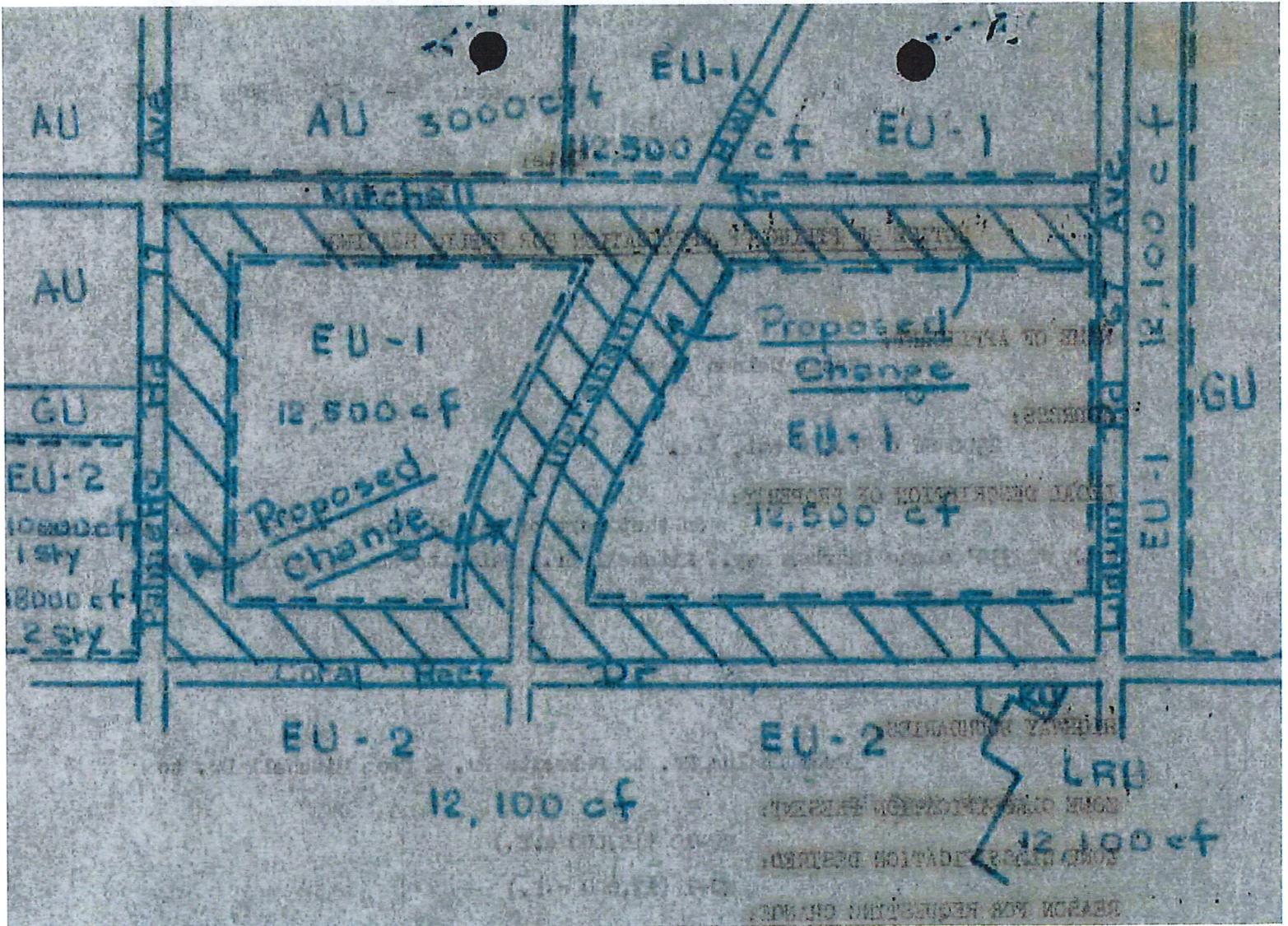
Section Blank

Present Zoning 10.2.52

District No. _____

Section 23 Township 55 Range 40





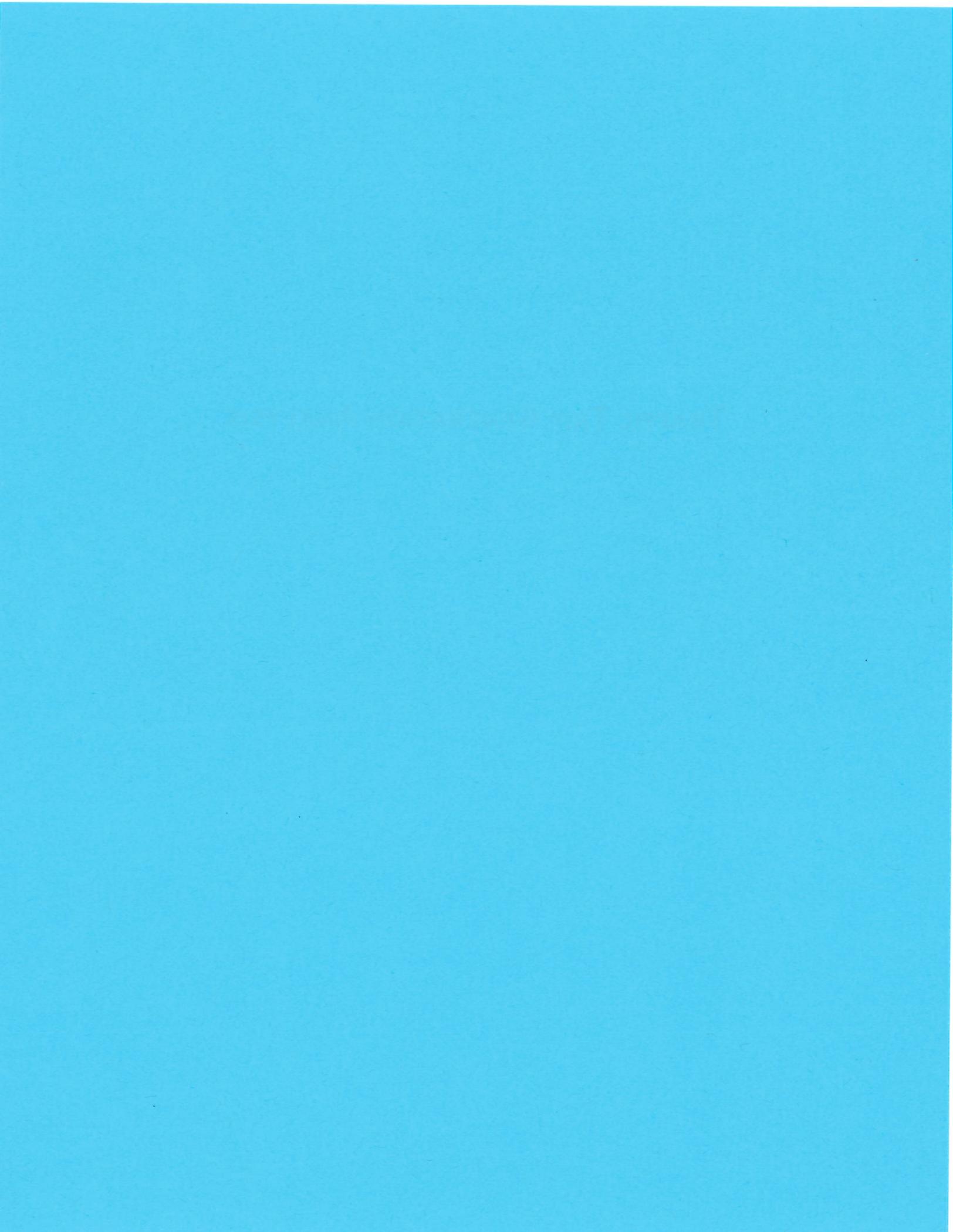
EXECUTIVE SESSION
DADE COUNTY ZONING COMMISSION
OCTOBER 20, 1952

38. Oscar Nelson, et al

IV-13

Motion was made by Mr. Bouvier, seconded by Mr. Adams, and unanimously carried
to recommend that the application be denied.

TRAFFIC TRIP GENERATION ANALYSIS



Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

James R. Williams Jr., Esq.
(305) 789-7413
james.williams@hklaw.com

September 23, 2019

VIA HAND DELIVERY

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) Applications / Folio No. 33-5023-000-0582 / Trip Generation Submittal

Dear Mr. Alvarez,

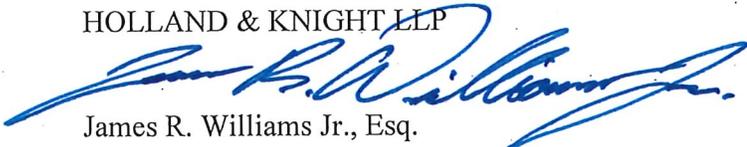
This law firm represents Windsor Investments (Westminster Manor, LLC (“Applicant”), in connection with the parcel located north of SW 152 Street (Coral Reef Drive) between SW 71 Court and SW 69 Court (the “Property”), in the Village of Palmetto Bay (the “Village”). The Applicant has filed concurrent applications requesting: (1) 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”; (2) a rezoning application from “Estate – Single Family (E-1)” to “Estate Modified – Single Family (E-M)”; and (3) a site plan approval application.

This letter is accompanied by four (4) original copies of the requested Trip Generation Study, which have been prepared by Mr. John Kim, P.E., PTOE. As such, please accept this letter with the copies of the enclosed Trip Generation Study as part of our official submittal.

Thank you for your help and consideration, should you have any questions or require any additional information, please do not hesitate to contact me directly at 305-789-7413.

Respectfully yours,

HOLLAND & KNIGHT LLP


James R. Williams Jr., Esq.

Enclosures

Cc: Hugo P. Arza, Esq.
Alejandro J. Arias, Esq.

September 20, 2019

James Williams, Associate
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

**Re: Trip Generation Statement
Westminster Manor
Palmetto Bay, FL**

Dear Mr. Williams:

I prepared this traffic-generation analysis for the proposed Westminster Manor development and found that it is not expected to generate more than 12 peak-hour vehicle trips and will not have a significant impact on the roadway network. The property owner plans to develop the site with 10 single-family homes. This letter report includes trip-generation calculations for the project. Attachment A contains an aerial photograph of the site location.

Project Description

The proposed development will comprise 10 single-family homes that will be built by the end of 2021 or sooner. The five-acre vacant site (Folio No.: 33-5023-000-0582) is directly north of SW 152nd Street and 200 feet east of SW 71st Court in Palmetto Bay, Florida. The zoning plan (see Attachment B) shows that the 10 lots will have access to SW 152nd Street through a publicly dedicated roadway with a cul-de-sac. SW 152nd Street is a two-lane undivided roadway and the proposed roadway connection will allow left and right turns to and from the proposed development.

Trip Generation Analysis

The proposed development is expected to generate 125 daily, 12 morning peak-hour and 11 afternoon peak-hour trips. We prepared trip estimates for the proposed development, summarized in **Table 1**, using equations from the 10th Edition of the ITE *Trip Generation Manual*. Attachment C contains the trip-generation excerpts from the ITE manual.

TABLE 1 - TRIP GENERATION ANALYSIS

DAILY

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Net New Trips		
						In	Out	Total
Single Family Home	210	10 DU	$\ln(T) = 0.92 \ln(X) + 2.71$	50%	50%	63	62	125

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Net New Trips		
						In	Out	Total
Single Family Home	210	10 DU	$T = 0.71 (X) + 4.8$	25%	75%	3	9	12

AFTERNOON PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Net New Trips		
						In	Out	Total
Single Family Home	210	10 DU	$\ln(T) = 0.96 \ln(X) + 0.2$	63%	37%	7	4	11

* Based on 10th Edition ITE Trip Generation Manual

Driveway Volumes

We estimated the peak-hour driveway volumes and found that the peak-hour volumes at the roadway connection to SW 152nd Street will not warrant exclusive turn lanes. We determined the directional distribution of site-generated trips based on the cardinal-distribution data for TAZ 1161 from the Miami-Dade County 2040 Transportation Model and the development's access to the surrounding roadway network. We interpolated the 2010 and 2040 values of the cardinal distribution to estimate 2021 percentages and used them to assign traffic to the site's roadway connection to SW 152nd Street. **Table 2** shows the traffic distributions for the site based on the cardinal distributions. Attachment D contains a figure showing the morning and afternoon peak-hour driveway volumes and the TAZ data.

Table 2 - Cardinal Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2010	33.20%	2.10%	0.00%	0.00%	9.00%	17.40%	18.10%	20.30%
2040	24.70%	1.70%	0.00%	0.10%	10.90%	20.70%	16.10%	25.80%
2021	30.08%	1.95%	0.00%	0.04%	9.70%	18.61%	17.37%	22.32%

Conclusion

We prepared trip-generation estimates for Westminster Manor and found that it is not expected to generate more than 12 peak-hour vehicle trips. The proposed single-family home development will not have a significant impact on the roadway network. Please contact me at (561) 445-6684 with any questions or comments.



JPK:jpk

Attachments:

- Attachment A – Site Location Aerial Photograph
- Attachment B – Zoning Plan
- Attachment C – ITE Excerpts
- Attachment D – Driveway Volumes & TAZ Data

ATTACHMENT A
SITE AERIAL PHOTOGRAPH



Westminster Manor

Village of Palmeto Bay, Florida

Site Aerial Photograph

Attachment A

ATTACHMENT B
ZONING PLAN

**ATTACHMENT C
ITE EXCERPTS**

1

Single-Family Detached Housing (210)

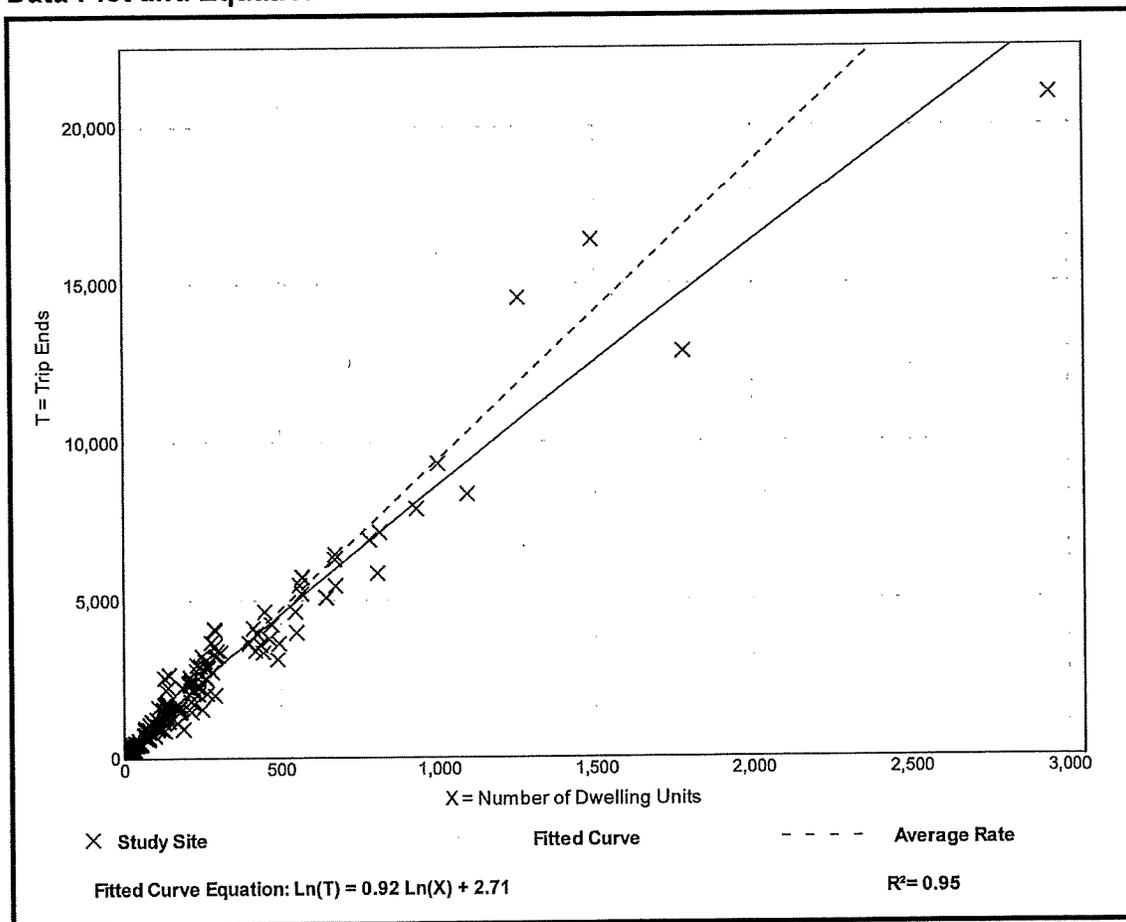
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 173

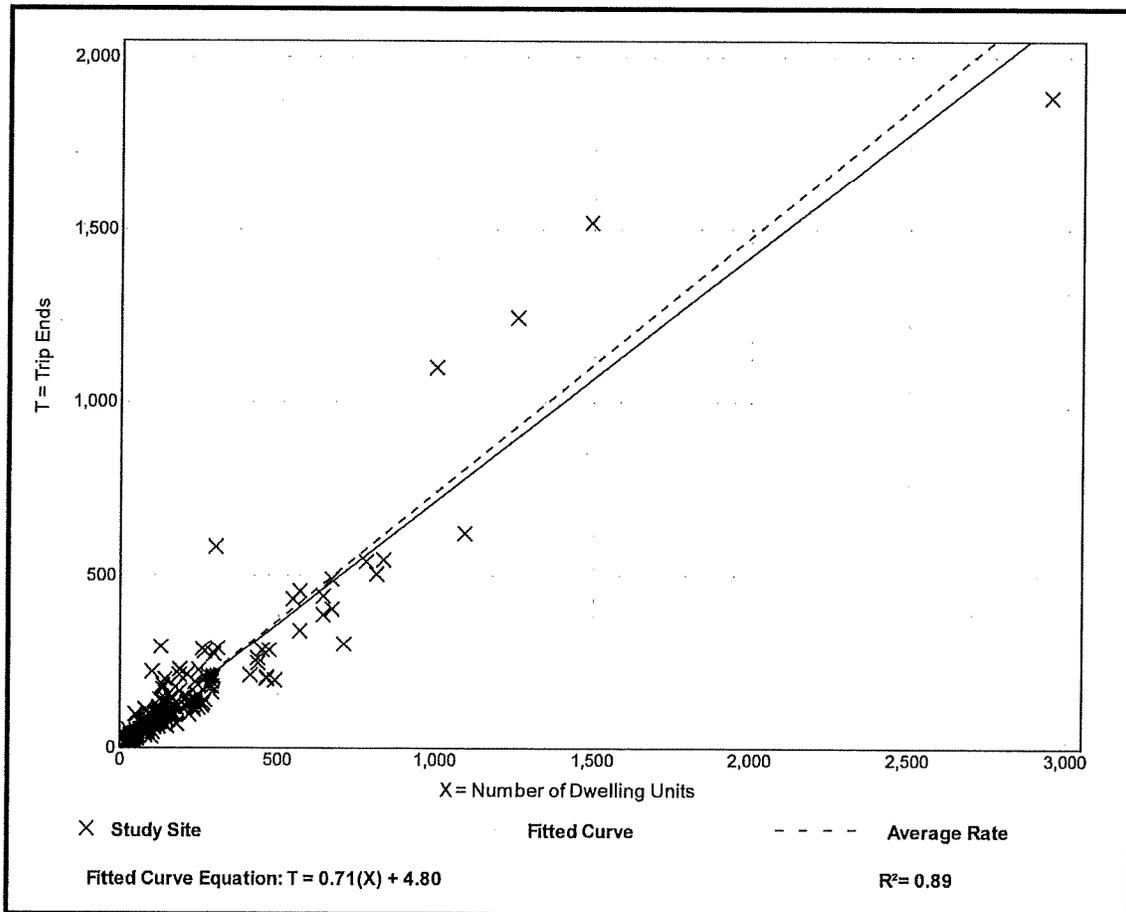
Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190

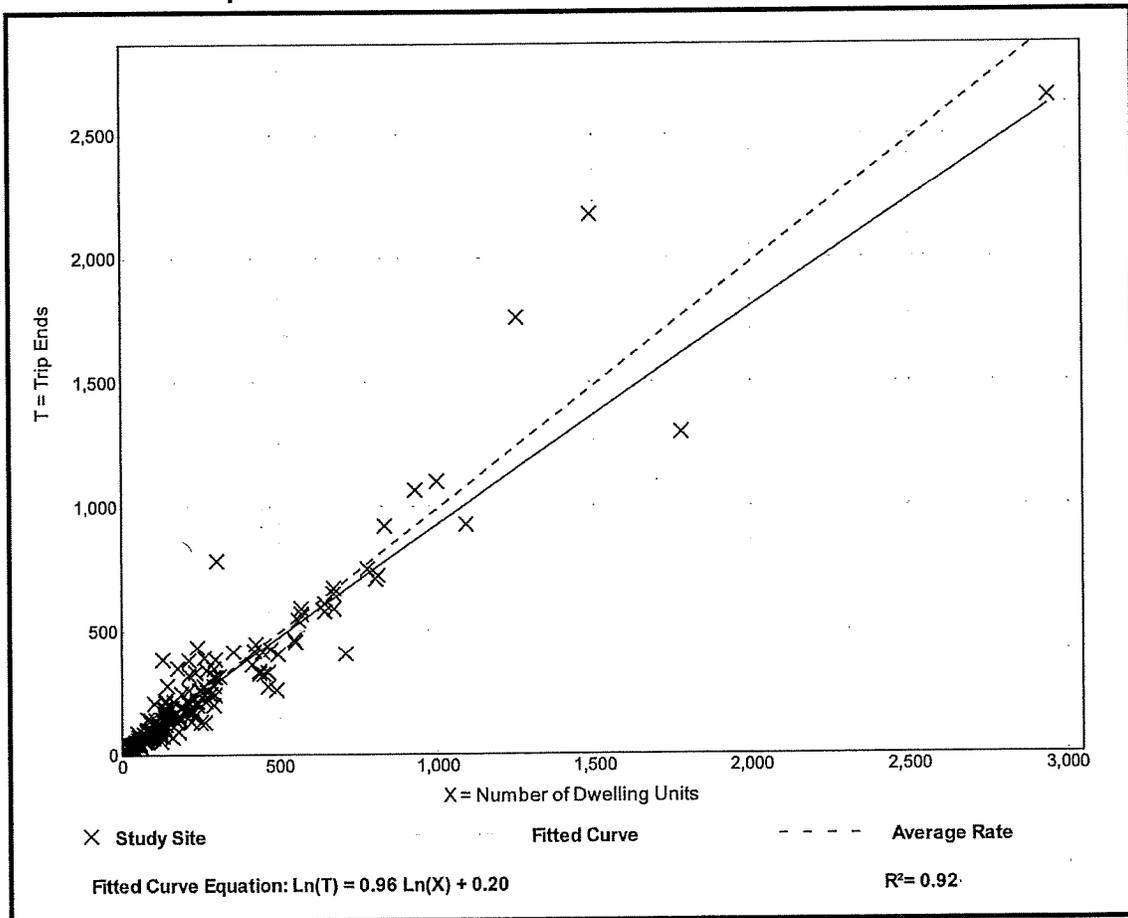
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

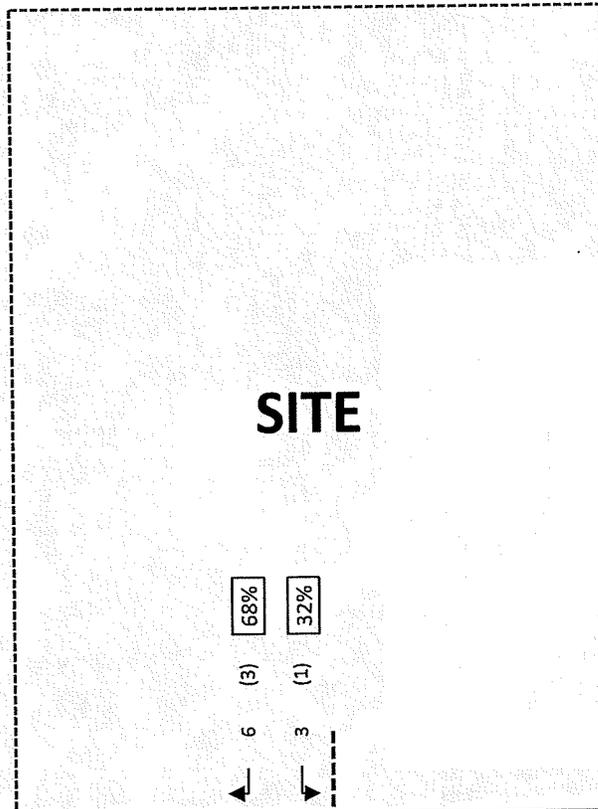
Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

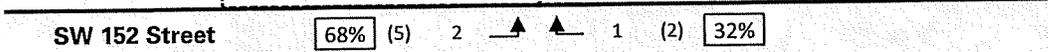
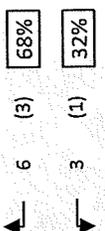
Data Plot and Equation



ATTACHMENT D
DRIVEWAY VOLUMES & TAZ DATA

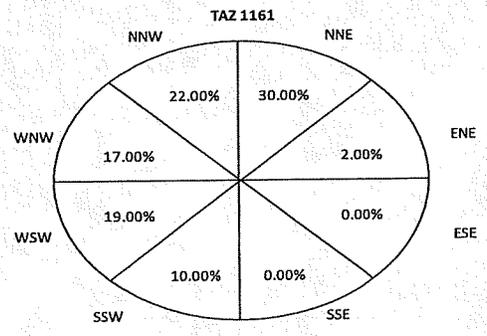


SITE



SW 152 Street

Legend	
68%	Percent Traffic
XX	AM Peak-Hour Trips
(XX)	PM Peak-Hour Trips
---	Driveway



Westminster Manor
Palmetto Bay, Florida

Driveway Volumes

Attachment D



TAZ 11161

X

OGRGeoJSON:OBJECTID	186
OGRGeoJSON:TAZ	00001161
OGRGeoJSON:WORKERS00	215
OGRGeoJSON:POP10	638
OGRGeoJSON:SHAPE_Length	5223.656486
OGRGeoJSON:SHAPE_Area	1393910.330327

SITE

Miami-Dade 2010 Directional Distribution Summary

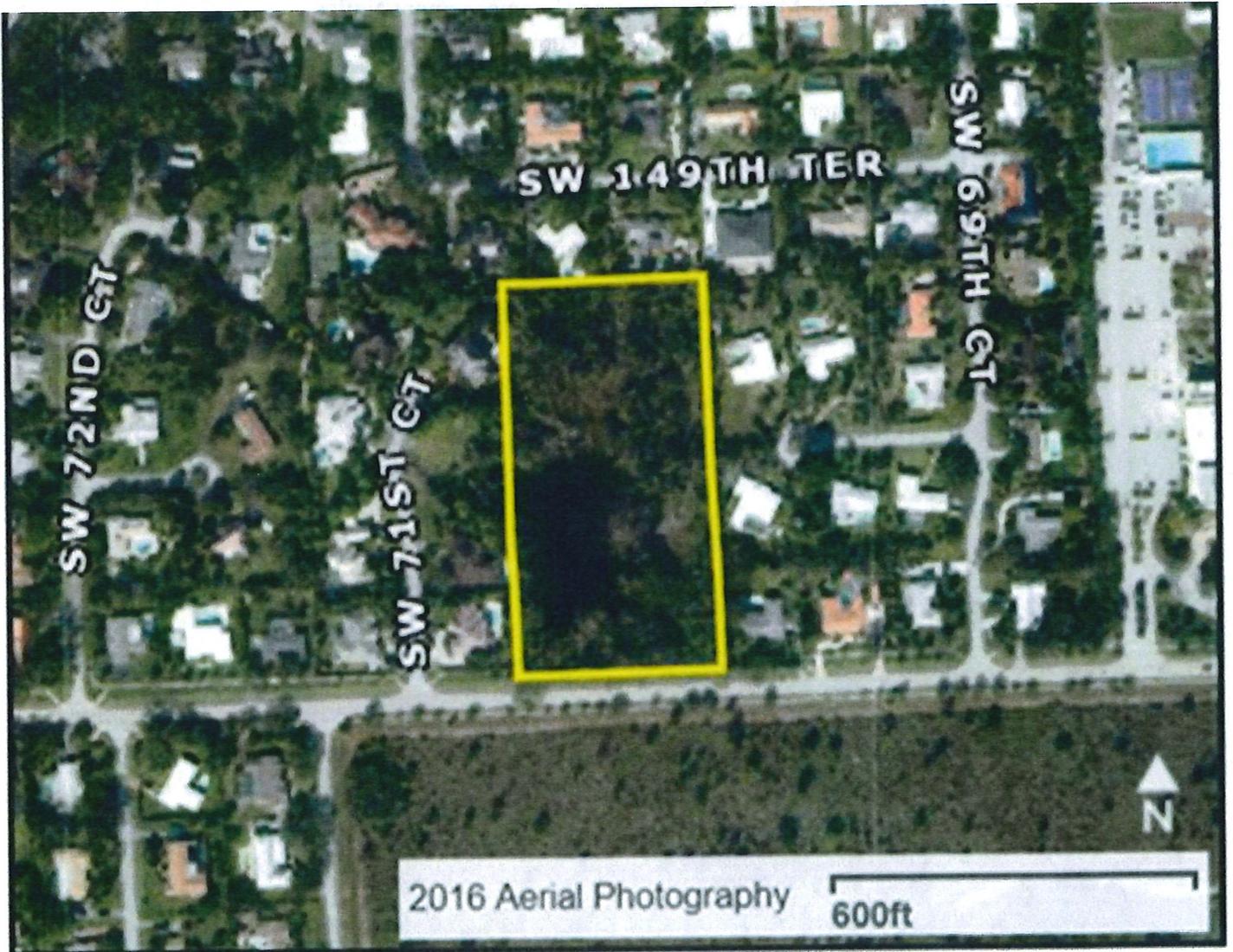
Origin TAZ			Cardinal Directions								Total
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
1149	4049	TRIPS	689	203	38	258	618	281	404	428	2,919
1149	4049	PERCENT	23.6	7.0	1.3	8.8	21.2	9.6	13.8	14.7	
1150	4050	TRIPS	1,253	242	106	290	1,332	648	883	686	5,440
1150	4050	PERCENT	23.0	4.5	2.0	5.3	24.5	11.9	16.2	12.6	
1151	4051	TRIPS	620	80	5	29	252	199	165	377	1,727
1151	4051	PERCENT	35.9	4.6	0.3	1.7	14.6	11.5	9.6	21.8	
1152	4052	TRIPS	463	88	20	85	238	318	308	277	1,797
1152	4052	PERCENT	25.8	4.9	1.1	4.7	13.2	17.7	17.1	15.4	
1153	4053	TRIPS	279	133	3	125	220	382	204	334	1,680
1153	4053	PERCENT	16.6	7.9	0.2	7.4	13.1	22.7	12.1	19.9	
1154	4054	TRIPS	485	191	3	105	231	165	116	251	1,547
1154	4054	PERCENT	31.4	12.4	0.2	6.8	14.9	10.7	7.5	16.2	
1155	4055	TRIPS	685	305	0	65	208	271	247	584	2,365
1155	4055	PERCENT	29.0	12.9	0.0	2.8	8.8	11.5	10.4	24.7	
1156	4056	TRIPS	958	98	0	109	612	749	654	1,038	4,218
1156	4056	PERCENT	22.7	2.3	0.0	2.6	14.5	17.8	15.5	24.6	
1157	4057	TRIPS	409	36	5	23	81	259	218	347	1,378
1157	4057	PERCENT	29.7	2.6	0.4	1.7	5.9	18.8	15.8	25.2	
1158	4058	TRIPS	330	10	0	0	73	225	164	399	1,201
1158	4058	PERCENT	27.5	0.8	0.0	0.0	6.1	18.7	13.7	33.2	
1159	4059	TRIPS	480	8	25	10	169	258	300	358	1,608
1159	4059	PERCENT	29.9	0.5	1.6	0.6	10.5	16.0	18.7	22.3	
1160	4060	TRIPS	958	106	0	40	193	426	479	635	2,837
1160	4060	PERCENT	33.8	3.7	0.0	1.4	6.8	15.0	16.9	22.4	
1161	4061	TRIPS	530	33	0	0	143	278	288	324	1,596
1161	4061	PERCENT	33.2	2.1	0.0	0.0	9.0	17.4	18.1	20.3	
1162	4062	TRIPS	1,594	161	37	76	866	1,082	743	1,708	6,267
1162	4062	PERCENT	25.4	2.6	0.6	1.2	13.8	17.3	11.9	27.3	
1163	4063	TRIPS	700	75	0	20	145	418	283	793	2,434
1163	4063	PERCENT	28.8	3.1	0.0	0.8	6.0	17.2	11.6	32.6	
1164	4064	TRIPS	311	20	10	20	79	126	106	342	1,014
1164	4064	PERCENT	30.7	2.0	1.0	2.0	7.8	12.4	10.5	33.7	
1165	4065	TRIPS	352	38	0	19	111	227	258	315	1,320
1165	4065	PERCENT	26.7	2.9	0.0	1.4	8.4	17.2	19.6	23.9	
1166	4066	TRIPS	360	20	0	0	110	214	393	467	1,564
1166	4066	PERCENT	23.0	1.3	0.0	0.0	7.0	13.7	25.1	29.9	
1167	4067	TRIPS	545	112	9	56	408	490	506	439	2,565
1167	4067	PERCENT	21.3	4.4	0.4	2.2	15.9	19.1	19.7	17.1	
1168	4068	TRIPS	1,152	394	63	137	857	618	936	926	5,083
1168	4068	PERCENT	22.7	7.8	1.2	2.7	16.9	12.2	18.4	18.2	
1169	4069	TRIPS	356	242	10	121	375	483	368	708	2,663

Miami-Dade 2040 Directional Distribution Summary

Origin TAZ			Cardinal Directions								Total
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
1149	4049	TRIPS	816	188	32	158	666	324	491	503	3,178
1149	4049	PERCENT	25.7	5.9	1.0	5.0	21.0	10.2	15.5	15.8	
1150	4050	TRIPS	1,817	313	99	250	1,565	800	964	909	6,717
1150	4050	PERCENT	27.1	4.7	1.5	3.7	23.3	11.9	14.4	13.5	
1151	4051	TRIPS	567	88	4	42	277	311	231	281	1,801
1151	4051	PERCENT	31.5	4.9	0.2	2.3	15.4	17.3	12.8	15.6	
1152	4052	TRIPS	449	126	0	35	310	400	299	304	1,923
1152	4052	PERCENT	23.4	6.6	0.0	1.8	16.1	20.8	15.6	15.8	
1153	4053	TRIPS	362	103	23	82	287	367	218	294	1,736
1153	4053	PERCENT	20.9	5.9	1.3	4.7	16.5	21.1	12.6	16.9	
1154	4054	TRIPS	476	135	1	62	253	154	156	349	1,586
1154	4054	PERCENT	30.0	8.5	0.1	3.9	16.0	9.7	9.8	22.0	
1155	4055	TRIPS	674	189	0	85	295	292	311	696	2,542
1155	4055	PERCENT	26.5	7.4	0.0	3.3	11.6	11.5	12.2	27.4	
1156	4056	TRIPS	828	70	0	37	534	720	464	761	3,414
1156	4056	PERCENT	24.3	2.1	0.0	1.1	15.6	21.1	13.6	22.3	
1157	4057	TRIPS	394	12	4	8	149	204	205	353	1,329
1157	4057	PERCENT	29.7	0.9	0.3	0.6	11.2	15.4	15.4	26.6	
1158	4058	TRIPS	186	4	0	4	57	143	104	292	790
1158	4058	PERCENT	23.5	0.5	0.0	0.5	7.2	18.1	13.2	37.0	
1159	4059	TRIPS	425	21	4	10	203	287	302	473	1,725
1159	4059	PERCENT	24.6	1.2	0.2	0.6	11.8	16.6	17.5	27.4	
1160	4060	TRIPS	886	35	0	11	399	496	414	603	2,844
1160	4060	PERCENT	31.2	1.2	0.0	0.4	14.0	17.4	14.6	21.2	
1161	4061	TRIPS	319	22	0	1	141	267	207	333	1,290
1161	4061	PERCENT	24.7	1.7	0.0	0.1	10.9	20.7	16.1	25.8	
1162	4062	TRIPS	1,426	88	78	1	727	789	594	1,766	5,469
1162	4062	PERCENT	26.1	1.6	1.4	0.0	13.3	14.4	10.9	32.3	
1163	4063	TRIPS	658	46	0	15	146	326	379	764	2,334
1163	4063	PERCENT	28.2	2.0	0.0	0.6	6.3	14.0	16.2	32.7	
1164	4064	TRIPS	424	4	4	29	122	237	262	510	1,592
1164	4064	PERCENT	26.6	0.3	0.3	1.8	7.7	14.9	16.5	32.0	
1165	4065	TRIPS	451	26	0	15	92	206	274	409	1,473
1165	4065	PERCENT	30.6	1.8	0.0	1.0	6.3	14.0	18.6	27.8	
1166	4066	TRIPS	451	16	0	3	94	147	268	362	1,341
1166	4066	PERCENT	33.6	1.2	0.0	0.2	7.0	11.0	20.0	27.0	
1167	4067	TRIPS	578	95	10	51	337	300	540	438	2,349
1167	4067	PERCENT	24.6	4.0	0.4	2.2	14.4	12.8	23.0	18.7	
1168	4068	TRIPS	1,609	405	67	115	970	712	1,013	1,277	6,168
1168	4068	PERCENT	26.1	6.6	1.1	1.9	15.7	11.5	16.4	20.7	
1169	4069	TRIPS	663	431	19	221	634	680	474	953	4,075

ENVIRONMENTAL PERMITTING & RELATED MATERIALS

Windsor Investments (Westminster Manor) LLC
Village of Palmetto Bay
Permits, Zoning Related Letters, Notices, and Inspections
MIAMI-DADE COUNTY
FOLIO NO. 33-5023-000-0582



James R. Williams, Jr. | Holland & Knight
Associate

Holland & Knight LLP
701 Brickell Avenue, Suite 3300 | Miami, FL 33131
Phone 305.789.7413 | Fax 305.789.7799

james.williams@hklaw.com | www.hklaw.com

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1. TREE 10360 – Westminster Manor Issued Renewal of TREE 7871
2. Westminster Manor DERM Approval Permit
3. Westminster Manor O & M Letter
4. 2019 – Boundary Survey
5. Westminster Manor Construction Commencement Notice
6. Westminster DERM Lakefield Determination Letter
7. WM Permit Card Expires 2-11-2019
8. Westminster Manor Zoning Letter
9. FBB Survey Report Westminster Manor
10. DERM Inspection 12-12-18
11. Westminster Manor DRER DERM Letter of Interpretation
12. Westminster Manor SFWMD Permit



Carlos A. Gimenez, Mayor

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 6th Floor
Miami, Florida 33136-3912
T 305-372-6574 F 305-372-6479

TREE REMOVAL PERMIT

miamidade.gov

Permit Number: 10360

Issuance Date: August 14, 2019

Project Manager: Luis Moreno

Expiration Date: August 14, 2022

Permittee: Windsor Investments (Westminster Manor), LLC
Authorized Representative: Roland Digasbarro, AMBR
Address: 28 Tahiti Beach Island Road, Coral Gables, FL 33143
Contact phone #: (305) 978-8283
E-mail address: roland@windsor-capital.com

Project Location: North of SW 152nd Street and East of SW 71st Court, Palmetto Bay, Florida.

Folio (s): 33-5023-000-0582

Bond Required: Yes (\$19,756.88)

Process Number(s): 2017-DTM-MISC-00026

Approved Work: (Renewal of TREE-7871)

- Removal of fifty-seven (57) trees, including fifteen (15) specimen in size, in accordance with the Topographic Survey entitled "Westminster Manor, Palmetto Bay", prepared by Ludovici & Orange Consulting Engineers, Inc, Certificate of Authorization No. LB 1012, received on January 20, 2017, and associated revised Tree Disposition Table entitled "Westminster-Tree Inventory - April 28, 2017 (REVISED)" prepared by Smart Sciences, Inc. and stamped approved the Miami-Dade County Regulatory and Economic Resources (RER) Division of Environmental Resources Management (DERM) Tree and Forest Resources Section on May 22, 2017. Total tree canopy approved for removal is 30,634 square feet.
- The remaining two (2) specimen trees shall be protected and preserved in its current location in accordance with the restrictive covenant entitled "Covenant Running with the Land of Windsor Investments (Westminster Manor), LLC", recorded in Official Records (OR) of Miami-Dade County Book 30569, Pages 3257 through 3265, on June 12, 2017.

Pursuant to Section 24-49.9 of the Code of Miami-Dade County (Code), the scope of work shall include the removal of all existing prohibited plant species within the development area of the properties.

REPLANTING REQUIREMENTS

Pursuant to Chapter 24 of the Code, the Permittee shall replant 49,392 sq. ft. of tree canopy mitigation in accordance with the landscape plans entitled "Westminster Manor, Palmetto Bay, FL", prepared by Hugh F. Johnson, LA# 855 on May 2, 2017 and stamped approved by the Tree and Forest Resources Section on May 22, 2017.

In accordance with Section 24-49.7(b) of the Code, a performance bond for \$19,756.88 has been posted to ensure compliance with the conditions of this permit including implementation of the landscape plan. The landscape installation shall be completed, verified, and approved by DERM. The Permittee must comply with all permit conditions prior to the release of the performance bond. The Permittee shall notify the DERM project manager once the landscape material has been installed and schedule a final inspection (two weeks' notice is required).

A minimum of 41, 121 sq. ft. of tree canopy must be native to Miami-Dade County. No more than 30% of the replacement trees shall be palms. There shall be a minimum of six (6) species of trees to be distributed in proportional quantities. All replacement trees shall have a minimum quality of Florida No. 1 grade or better. Any changes to the canopy replacement location or species list shall be approved in writing by DERM. Replanting shall take place within 24 months of the approved tree removal work conducted under this permit (prior to the permit expiration date).

A contribution to the Tree Trust Fund for \$15,006.06 has been made to satisfy the specimen tree mitigation requirements pursuant to Chapter 24 of the Code. The funds cover the irreplaceable loss of the aesthetic and environmental contributions of specimen trees authorized for removal by this permit. The funds have been earmarked for planting trees on publicly owned property.

Miami-Dade County
Department of Regulatory & Economic Resources

Issued by: _____



SPECIAL PERMIT CONDITIONS

Tree Protection Requirements

1. Protective barriers shall be constructed around the canopy drip line of the covenanted specimen trees prior to the commencement of construction activities on-site. The protective barriers shall be constructed of wood, plastic or metal and shall be a minimum of four (4) feet above ground level and be placed no less than six (6) feet (radius distance) from the trunk of any protected tree or cluster of trees. Protective barriers shall be in place prior to the start of any construction, must remain in place until development is completed and the Department has authorized their removal.
2. During all site work and construction, no soil, vehicles, heavy equipment (such as bulldozers or backhoes), fill, building materials, construction debris, or dead vegetation shall be placed, stored, or deposited within the areas of protective barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar or any other material harmful to trees or understory plants within the areas surrounded by protective barriers. Natural grade shall be maintained within protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree(s) may be endangered, tree wells or retaining walls will be required.
3. A barrier inspection shall be required prior to commencement of any work or construction on the property that is subject to this permit, including but not limited to any preconstruction clearing or grading of the parcel. A Barrier Inspection Request form shall be submitted at least two (2) weeks before commencement of any work pursuant to this condition and work is prohibited until the barrier inspection has been conducted and the barriers approved by DERM.
4. Fences and walls shall be constructed to avoid disturbance to any protected tree(s). Postholes and trenches located close to the tree(s) shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.
5. Improper tree trimming that includes, but is not limited to, top pruning (sometimes referred as "hat-racking" or "topping"), may result in the effective destruction of trees. Effective destruction is defined in Chapter 24 of the Code of Miami-Dade County as "the girdling, or damaging of a tree's trunk, branch or root system or cutting, pruning or trimming not done in accordance with the most recent ANSI A-300 Standard Practices for Tree Care Operations." Effectively destroyed trees have an increased risk of failure and may become a hazard to persons or property. Effective destruction of regulated trees is prohibited unless prior written approval has been obtained from DERM.
6. Above ground as well as underground utility lines, including but not limited to lighting, electrical and gas lines, and plumbing are prohibited within the critical root zone of the covenanted specimen trees. Underground utility lines shall be

placed outside the areas surrounded by protective barriers. If placement is not possible, disturbance shall be minimized by using techniques such as tunneling or overhead utility lines.

7. The following specimen trees are to remain: two (2) live oak (*Quercus virginiana*) trees labeled as T1 and T13 on the approved landscape plans (sheet LP-1, **Exhibit 3 of TREE-7871**). All work shall be conducted in a manner that avoids adverse impacts to the covenanted specimen trees as designated in **Exhibit 2** of permit **TREE-7871**.

Tree Canopy Mitigation Requirements

8. Pursuant to Chapter 24 of the Code, the Permittee shall replant 49,392 sq. ft. of tree canopy mitigation in accordance with the landscape plans entitled "Westminster Manor, Palmetto Bay, FL", prepared by Hugh F. Johnson, LA# 855 on May 2, 2017 and stamped approved by the Tree and Forest Resources Section on May 22, 2017.
9. A minimum of 41,121 sq. ft. of tree canopy must be native to Miami-Dade County. No more than 30% of the replacement trees shall be palms. There shall be a minimum of six (6) species of trees to be distributed in proportional quantities.
10. The on-site canopy replacement requirement of **49,392 sq. ft.** shall be satisfied prior to this permit's expiration date. Failure to satisfy all canopy replacement requirements prior to the date of permit expiration may result in enforcement action. A portion or the entire performance/mitigation bond shall be forfeited, in accordance with the amounts required pursuant to the fee schedule, for any canopy replacement that does not meet the minimum quality standards of Florida No. 1 grade or better, or that is not installed prior to the date of permit expiration.
11. Replanting must be verified and approved by DERM. The applicant shall notify the DERM project manager when the replanting is complete and schedule a final inspection (two weeks' notice is required).
12. Failure to satisfy all canopy replacement requirements may result in enforcement action. Notwithstanding the canopy mitigation requirements of this permit, the landscape material shall be installed and maintained in accordance with the minimum landscape requirements of the Code of Miami-Dade County and Landscape Manual.
13. The Permittee shall obtain a Building Permit from RER, or from the local municipality, prior to the removal of trees. The Permittee shall provide the process number(s) of the Building Permit prior to commencement of any tree removal work. The environmental completion hold (Code # 065) shall be placed and only be released (to allow for issuance of Certificates of Occupancy and Use) if the mitigation has been satisfied and verified by DERM. The Permittee shall notify the DERM project manager upon project completion and schedule a final inspection (two weeks' notice is required).

GENERAL PERMIT CONDITIONS

1. This permit does not convey to the permittee or create for the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee.
2. All activities shall be implemented as set forth in the landscape plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.
3. The Permittee authorizes DERM representatives to inspect the work site during normal business hours to ensure that all terms and conditions of this permit are being met.
4. This permit and landscape plans shall be kept on-site during all phases of preconstruction activities such as demolition, clearing of parcel, earthwork, re-grading and through construction. The complete permit shall be available for review at the work site upon request by DERM staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.

5. Pursuant to Section 24-49 of the Code of Miami-Dade County and the minimum requirements of the Miami-Dade County Landscape Ordinance, prohibited plant species shall be removed or eradicated from each property upon development or redevelopment. This condition shall not apply to properties that are not being developed or redeveloped. A prohibited plant species list is included below. These prohibited species shall be removed upon development or redevelopment and within one year of permit issuance. Furthermore, prohibited plant species shall not be sold, propagated, planted, imported or transported on property that is subject to this permit unless a variance has been granted by Miami-Dade County.

<i>Abrus precatorius</i> (Rosary pea)	<i>Flacourtia indica</i> (Governor's plum)	<i>Pennisetum purpureum</i> (Elephantgrass)
<i>Acacia auriculiformis</i> (earleaf acacia)	<i>Hydrilla verticillata</i> (hydrilla)	<i>Pistia stratiotes</i> (Water lettuce)
<i>Adenantha pavonina</i> (red sandalwood)	<i>Hygrophila polysperma</i> (Indian swampweed)	<i>Pueraria montana</i> var. <i>lobata</i> (Kudzu)
<i>Albizia lebbek</i> (Woman's tongue)	<i>Hymenachne amplexicaulis</i> (West Indian marsh grass)	<i>Rhodomyrtus tomentosa</i> (Rose myrtle)
<i>Antigonon leptopus</i> (Coral vine)	<i>Imperata cylindrica</i> (Cogongrass)	<i>Rhynchelytrum repens</i> (Natal grass)
<i>Ardisia crenata</i> (coral ardisia)	<i>Ipomoea aquatica</i> (Water-spinach)	<i>Ricinus communis</i> (castorbean)
<i>Ardisia elliptica</i> (shoebutton ardisia)	<i>Jasminum dichotomum</i> (Gold Coast jasmine)	<i>Sapim sebiferum</i> (Chinese tallowtree)
<i>Bischofia javanica</i> (bishopwood)	<i>Jasminum fluminense</i> (Brazilian jasmine)	<i>Scaevola taccada</i> (Beach naupaka)
<i>Casuarina</i> spp. (Australian pine)	<i>Leucaena leucocephala</i> (lead tree)	<i>Schefflera actinophylla</i> (Umbrella tree)
<i>Cestrum diurnum</i> (Day jessamine)	<i>Ludwigia peruviana</i> (Peruvian primrosewillow)	<i>Schinus terebinthifolius</i> (Brazilian pepper)
<i>Cinnamomum camphora</i> (Camphortree)	<i>Lygodium</i> spp. except <i>L. palmatum</i>	<i>Senna pendula</i> var. <i>glabrata</i> (climbing cassia)
<i>Colubrina asiatica</i> (Asian nakedwood)	<i>Macfadyena unguis-cati</i> (Catclaw vine)	<i>Solanum tampicense</i> (Aquatic soda apple)
<i>Cupaniopsis anacardioides</i> (Carrotwood)	<i>Melaleuca quinquenervia</i> (Punk tree)	<i>Solanum viarum</i> (Tropical soda apple)
<i>Dalbergia sissoo</i> (Indian rosewood)	<i>Melia azedarach</i> (Chinaberry)	<i>Talipariti tiliaceum</i> (Mahoe, sea hibiscus)
<i>Dioscorea alata</i> (White yam)	<i>Merremia tuberosa</i> (yellow morning-glory)	<i>Tectaria incisa</i> (Incised halberd fern)
<i>Dioscorea bulbifera</i> (Air potato)	<i>Mikania micrantha</i> (Mile-a-minute, bittervine)	<i>Thespesia populnea</i> (Seaside mahoe)
<i>Eichornia crassipes</i> (Water-hyacinth)	<i>Mimosa pigra</i> (Black mimosa)	<i>Tribulus cistoides</i> (Puncture vine)
<i>Ficus altissima</i> (Council tree)	<i>Neyraudia reynaudiana</i> (Burmareed)	<i>Urochloa mutica</i> (Paragrass)
<i>Ficus benghalensis</i> (Banyan tree)	<i>Paederia</i> spp. (Sewervine, skunkvine)	
<i>Ficus microcarpa</i> (Indian laurel)	<i>Panicum repens</i> (Torpedograss)	

6. Pursuant to Sections 24-49 of the Code of Miami-Dade County, each property subject to this permit shall be maintained to prevent the growth or accumulation of all prohibited species including non-native grasses, weeds and undergrowth.
7. The survival of all trees counted towards canopy mitigation shall be ensured to live at least one (1) year from the date the final inspection was passed. If the tree(s) die, they must be replaced by the same Florida grade number one tree of equal or greater size. If the property owner of the mitigated tree(s) changes, the permittee will be held as the responsible party and will be required to replace any destroyed or non-living tree(s).
8. Replanting/relocation must be verified and approved by DERM. The applicant shall notify DERM when the replanting is completed and call to schedule a final inspection (two weeks notice is required).
9. Any contributions made to the Tree Trust Fund to satisfy canopy replacement and specimen tree mitigation requirements shall be used for planting on publicly owned properties unless otherwise specified.
10. Prior to performing any work that would have the potential to impact underground utilities, the permittee and contractor shall verify the location of all underground and overhead utility lines and verify that no utilities will be damaged by the work. Contact Sunshine 811 One-Call at 811 or on the web: <http://www.sunshine811.com/> to locate underground utility lines. No clearing, excavation, earthwork, tree removal or planting shall commence until the permittee and contractor have verified that utilities will not be damaged by any work.

ALL WORK SHALL BE IN ACCORDANCE WITH THE CONDITIONS CONTAINED HEREIN. THE PERMITTEE IS RESPONSIBLE FOR COMPLIANCE OF ALL CONTRACTORS AND SUBCONTRACTORS WITH THE CONDITIONS AND LIMITATIONS OF THIS PERMIT AS APPLICABLE. EXCEPT AS AUTHORIZED BY THIS PERMIT, ANY PROTECTED TREE(S) THAT ARE REMOVED OR EFFECTIVELY DESTROYED SHALL CONSTITUTE A VIOLATION OF SECTION 24-49 OF THE CODE OF MIAMI-DADE COUNTY AND WILL BE PURSUED AS SUCH. IN ADDITION, ANY NON-COMPLIANCE WITH THE CONDITIONS OF THIS PERMIT WILL SUBJECT THE PERMITTEE AND RESPONSIBLE CONTRACTORS OR INDIVIDUALS TO THE PENALTY PROVISIONS OF SECTION 24-49, 24-30, 24-31 AND 8CC OF THE CODE OF MIAMI-DADE COUNTY.

ISSUANCE OF THIS PERMIT DOES NOT RELIEVE THE PERMITTEE FROM THE REQUIREMENT TO OBTAIN AND COMPLY WITH ALL NECESSARY APPROVALS OR PERMITS FROM THE LOCAL MUNICIPALITY, OR ANY OTHER GOVERNMENT ENTITY HAVING JURISDICTION RELATING TO THE AUTHORIZATIONS CONTAINED HEREIN.

I HAVE READ THE CONDITIONS CONTAINED IN THIS PERMIT AND FULLY UNDERSTAND THEM. IN SIGNING THIS PERMIT, I ACKNOWLEDGE THAT FAILURE TO COMPLY WITH ALL CONDITIONS OF THIS PERMIT MAY RESULT IN PERMIT REVOCATION, BOND FORFEITURE, WITHHOLDING OF MY CERTIFICATE OF OCCUPANCY, AND ENFORCEMENT ACTION AGAINST ME BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. I ASSUME FULL RESPONSIBILITY FOR THE ACTIONS OF ALL MY EMPLOYEES, AGENTS, AND PERSONS UNDER DIRECT OR INDIRECT CONTRACTUAL OBLIGATION TO ME WITH RESPECT TO COMPLIANCE WITH THE CONDITIONS AND LIMITATIONS CONTAINED WITHIN THIS PERMIT.



Signature of Owner / Authorized Representative / Owner's Agent

8/15/19

Date Signed

Roland D. Gasbarr

Print Name

Principal

Title

Department of Regulatory and Economic Resources
Miami-Dade County
Plan Review Summary

Process Number: PALMETTO BAY

FINAL CORE REVIEW DATE: 7/14/2017

OVERALL STATUS: Overall Approval

PROJECT DETAILS:

FOLIO: 33-5023-000-0582

ADDRESS: , , FL

PERMIT TYPE DESC.:

CONTACT DETAILS:

NAME: SARAH ZIMMERMAN

EMAIL: SVZ@LUDOVICI-ORANGE.COM

PHONE #: 3054481600

DISAPPROVAL CODES:

Disapproval Code 01: 0302 - Requires DERM Tree Section approval. Contact the Downtown office at (305) 372-6789

Disapproval Code 02: 0303 - Requires the approval of the Wetland Resources Section. Contact the section at 701 NW 1 CT. 6th Floor, Miami FI (305)372-6585.

Disapproval Code 03: 0291 - Paving and Drainage plans approval required. Contact the Water Control Section at 701 NW 1 CT. 6th Floor, Miami FI.(305) 372-6681

TASK	REVIEWED BY	STATUS DATE	STATUS
Initial Core Review	Julio Diaz	07/13/2017	Reviewed
<p>Comments: PERMIT FOR LAKE FILL/DRAINAGE WORK TO PREPARE FOR SINGLE FAMILY RESIDENCES SUBDIVISION. (WESTMINSTER MANOR PUBLIC ROAD) VILLAGE OF PALMETTO PROCESS #BLD20168451. 2-SETS OF PLANS SUBMITTED PLUS 2-BINDERS. BUILDING PLANS WILL NEED TO BE REVIEWED BY DERM FOR THIS SUBDIVISION. SOLID WASTE SECTION (PRED) APPROVED.</p> <p>FOR 302: REFER TO TREES SECTION COMMENTS. FOR 303: REFER TO WETLANDS SECTION COMMENTS. FOR 291: REFER TO PAVING AND DRAINAGE SECTION COMMENTS.</p>			
7/13/16			
TREES/WETLANDS AND PAVING AND DRAINAGE SECTION APPROVED.			
PRED Review	Johnny Vega	03/17/2017	Approved
<p>Comments: DERM No. SW-1961. The Environmental Permitting Section (EPS) of the Pollution Regulation Division (PRD) has reviewed the subject plans submitted and hereby approves them subject to the following conditions:</p> <p>1)Lake fill material shall be limited to limerock originating from rock mining quarry as indicated in note #2 of the plan titled "Lake Fill Permit Approval Plan" (sheet 1 of 1) dated 03-10-16.</p> <p>2)Lake filling activities shall be conducted in accordance with the conditions stipulated in the lake fill operating permit determination letter dated February 22, 2017 issued by the EPS to Windsor Investments (Westminster Manor), LLC.</p> <p>If you have any questions regarding the above, please contact Johnny Vega, P.E. of the EPS at (305) 372-6661 or via email at johnny.vega@miamidade.gov.</p>			
P D Review	Mahmoud Abdallah	07/13/2017	Approved
<p>Comments: - Water control section has no objection to the proposed scope of work. - Applicant is advised that a Class V Dewatering Permit form RER, Water Control Section (305-372-6681) is required for any dewatering activity.</p>			
TREES Review	James G Duncan	07/14/2017	Approved
<p>Comments: Tree 7871 has been issued for the work proposed in the subject application. The applicant must adhere to all permit conditions including provisions of the specimen tree covenant executed as part of this permit. No permission herein shall be construed as permission to do work without DERM approval under the dripline of a covenanted specimen tree. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24. Projects and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standard and CON 8A of the Comprehensive Development Master Plan (CDMP).</p> <p>Finally, in accordance with Chapter 24-49.9 of the County Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.</p> <p>Please contact Tree Permitting Program staff at 305-372-6574 for additional information regarding tree permitting procedures and requirements.</p>			
WETLAND Review	James G Duncan	07/14/2017	Approved
<p>Comments: A site inspection has revealed that the subject property does contain wetlands as defined by Chapter 24 -5 of the Code. The applicant has received CLIV 16-100 authorizing impacts to all wetlands on site. The Coastal and Wetlands Resources Section (305-372-6585) may be contacted for further information concerning the wetland permitting requirements.</p> <p>The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may also be required for the proposed project. It is the applicant's responsibility to contact these agencies.</p>			
Final Core Review	Julio Diaz	07/14/2017	Overall Approval

PLAN CONDITIONS:

NO CONDITIONS

PLAN REVIEW FEES (FEES ARE SUBJECT TO CHANGE PENDING FINAL APPROVAL):

FEE CODE	DESCRIPTION	USER	DATE	UNIT	TOTAL
D013	Tree Review	JFDLLG	07/14/2017	1	\$65.00
D062	Commercial & Multifam Min Review	JFDLLG	03/20/2017	1	\$90.00
D069	Paving And Drainage Major Rev	JFDLLG	07/14/2017	1	\$210.00
D105	Minor Misc Rev (Wetlands)	JFDLLG	07/14/2017	1	\$100.00
D260	Minor Rev plans, data, info	JFDLLG	07/14/2017	1	\$120.00
Total					\$585.00

FOR MORE INFORMATION PLEASE CONTACT:

YOUR DERM CORE REVIEWER: diazju@miamidade.gov

DERM PERMITTING AND INSPECTION CENTER, 11805 SW 26 ST, 786-315-2800

DERM OVERTOWN TRANSIT CENTER, 701 NW 1 CT, 305-372-6899

Coastal: dermcr@miamidade.gov

EQCB: eqcb@miamidade.gov

Specialty Engineering Reviews (industrial, storage tanks, industrial waste pretreatment, asbestos, paving & drainage, trees): dermengreviews@miamidade.gov

Tree Permit applications: dermtreeprogram@miamidade.gov

Water Control: dermwatercontrol@miamidade.gov

Wetlands: dermwetlands@miamidade.gov



January 23, 2017

Sarah Zimmermann, P.E.
Ludovici and Orange Consulting Engineers, Inc.
329 Palermo Avenue
Coral Gables, Florida 33134

Reference: Westminster Manor Stormwater System Operation and Maintenance

Dear Ms. Zimmermann:

The Village of Palmetto Bay shall own and maintain all drainage system components that are constructed under or collect stormwater runoff from a city-owned road. The Village of Palmetto Bay Department of Public Services accepts the operation and maintenance responsibility of the stormwater system to be constructed for the Westminster Manor Development. The maintenance and operation of the newly constructed system will be in accordance with a "Covenant of Permanent Maintenance and Operation of a Stormwater System" to be entered into by and between the Village of Palmetto Bay and the developer once permitted for construction. The Village of Palmetto Bay shall reserve the right to accept or decline ownership and maintenance of all or part of a stormwater system if not constructed to meet the desired level of quality and performance for stormwater management systems installed in a wetland area.

Please accept this memo as our notice to South Florida Water Management District (SFWMD) of our commitment to accept responsibility for the maintenance and operation once constructed in applicable wetlands and after all (SFWMD, DERM, VOPB Planning and Zoning) conditions of permit are met.

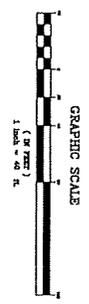
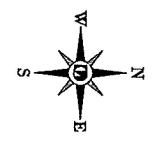
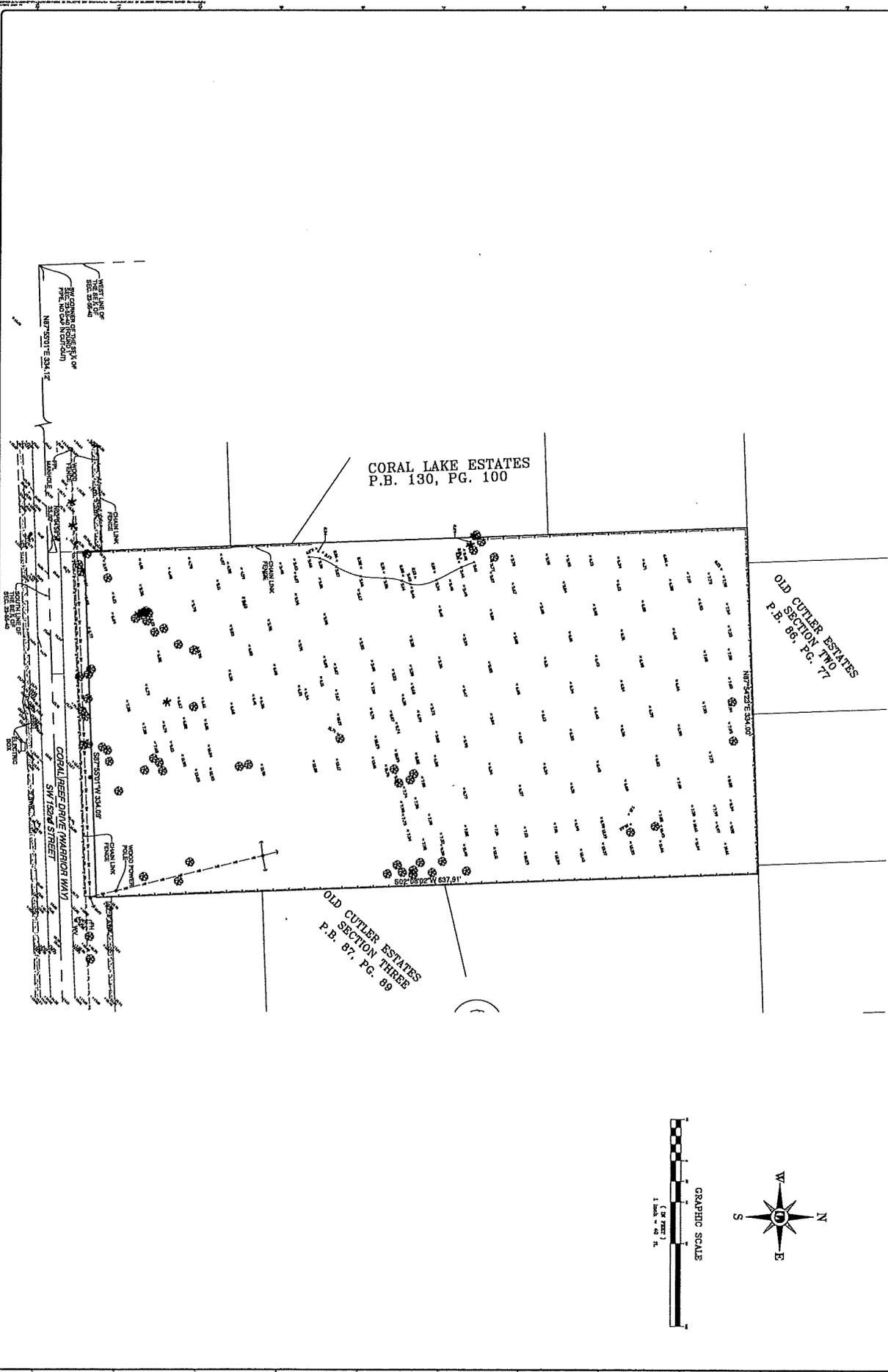
Sincerely,


Corrice E. Patteson
Director of Public Services

CC: Ed Silva, Village Manager
Travis Kendall, Interim Planning and Zoning Director
Wes Maltby, Building Official
Carlos de Rojas, Section Leader SFWMD

VILLAGE OF PALMETTO BAY
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157
(305) 259-1234 Fax: (305) 259-1290

BOUNDARY / TOPOGRAPHIC SURVEY
WESTMINSTER MANOR - PALMETTO BAY
 A PORTION OF THE SE 1/4 OF SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE
 OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.



2
 OF 2 SHEETS

DATE: 12/15/11
 DRAWN BY: J. ORANGE
 CHECKED BY: J. ORANGE

LUDOVICI & ORANGE
 CONSULTING ENGINEERS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB 1012
 329 Palmetto Avenue, Coral Gables, Florida 33134
 Phone: 305-448-1500 | info@ludoviciorange.com

BOUNDARY / TOPOGRAPHIC SURVEY
WESTMINSTER MANOR - PALMETTO BAY
 FOR: WESTMINSTER INVESTMENTS (WESTMINSTER MANOR), LLC
 117 ARADON AVENUE
 CORAL GABLES, FLORIDA 33134
 PROJECT: VILLAGE OF PALMETTO BAY
 MIAMI-DADE COUNTY, FLORIDA
 SEC. 25 85-140

NO.	DATE	DESCRIPTION	BY
1	12/15/11	UNADJUSTED SURVEY WITH NEWLY ACQUIRED GROUND ELEVATIONS	AS
1	12/15/11	ADD NEW ELEV. ON WEST PROP. LINE.	AS
			AS
			AS
			AS

CONSTRUCTION COMMENCEMENT NOTICE

Instructions: In accordance with Chapter 62-330.350(1)(d), F.A.C., complete and submit this form at least 48 hours prior to commencement of activity authorized by permit.

Permit No. 13-06383-P Application No. 161129-14
Project Name Westminster Manor Phase N/A

Construction of the system authorized by the above referenced Environmental Resource Permit and Application, is expected to commence on January 29, 20 18 and will have an estimated completion date of April 15, 20 18

PLEASE NOTE: If the actual construction commencement date is not known within 30 days of issuance of the permit, District staff should be so notified in writing. As soon as a construction commencement date is known, the permittee shall submit a completed construction commencement notice form.

Sarah V. Zimmermann
Permittee's or Authorized Agent's Signature

Ludovici & Orange Consulting Engineers, Inc.
Company

Sarah V. Zimmermann
Print Name

Vice President
Title

01/12/2018
Date

svz@ludovici-orange.com
E-mail

305-448-1600
Phone Number

Reset Form

Save & Print





Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court • 7th Floor
Miami, Florida 33136-3912
T 305-372-6600 F 305-372-6893
miamidade.gov

February 22, 2017

Attn: Roland DiGasbarro
Windsor Investments (Westminster Manor), LLC
28 Tahiti Beach Island Rd
Coral Gables, FL 33143

CERTIFIED MAIL NO. 7014 1200 0002 0823 3979
RETURN RECEIPT REQUESTED

Re: Lakefill operating permit determination request dated February 9, 2017 submitted by Ludovici & Orange Consulting Engineers on behalf of Windsor Investments (Westminster Manor), LLC and pertinent to the filling of the lake at located at, near, or in the vicinity of SW 152 ST between SW 71st Ct and SW 69th Ct, Palmetto Bay, Miami-Dade County, Florida; Folio No. 33-5023-000-0582; DERM Tracking No. SW-1961.

Dear Mr. DiGasbarro:

The Environmental Permitting Section (EPS) of the Department of Regulatory and Economic Resources (RER) – Division of Environmental Resources Management (DERM) acknowledges the receipt of the referenced submittal via email on February 9, 2017. The EPS has reviewed the submitted documentation and hereby provides the following comments:

Based on the information provided with the referenced submittal, DERM has determined that a Resource Recovery and Management Facility (RRMF) operating permit limited to lake filling is not required for the proposed filling activities at the subject property. This determination shall remain valid provided that the responsible party adheres to the following conditions:

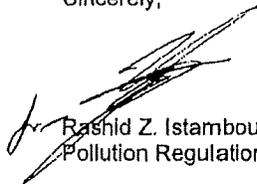
- 1) In accordance with the notarized affidavit dated February 7, 2017 and signed by Mr. Roland DiGasbarro [registered official of Windsor Investments (Westminster Manor), LLC], only subsurface material originating from a certified rock mining quarry is authorized to be used in support of lake filling activities at the subject property. The use of any other fill material (e.g., concrete rubble, etc.) is not authorized without obtaining prior DERM approval.
- 2) The property owner or other responsible party shall notify DERM at least seven (7) days prior to the commencement of the filling activities at the subject property. Said notification shall be provided via email to Ms. Patti Emad of the DERM Environmental Evaluations and Compliance Section at emadp@miamidade.gov.
- 3) The property owner or other responsible party overseeing the filling activities agrees to allow access to the referenced property during normal operating hours or as deemed necessary by Miami-Dade County agents/personnel for the purposes of inspection and testing to determine compliance with the provisions of this document and Chapter 24 of the Code of Miami-Dade County
- 4) The property owner or other responsible party overseeing the filling activities shall maintain records (e.g., receipts, manifests, etc.) documenting the source and quantity of all material used for lake filling purposes. Said records shall be maintained on-site and made available to DERM personnel upon request. Be advised that approximately 33,793 tons (i.e., 25,409 cu. yd.) of authorized material is required to fill the subject lake based on information provided to DERM on February 9, 2017 by Ludovici & Orange Consulting Engineers.
- 5) The property owner or other responsible party shall notify DERM at least seven (7) days prior to the completion of the filling activities at the subject property. Said notification shall be provided via email to Ms. Patti Emad of the DERM Environmental Evaluations and Compliance Section at emadp@miamidade.gov.
- 6) The scope of this determination is limited to the environmental permitting aspects of the proposed lake filling activities and does not address geotechnical, structural, stability, foundational, drainage or any other concerns related to the filling of the lakes. Additionally, this determination does not constitute a waiver of reviews, permits and/or approvals from other DERM sections (e.g., wetlands, water control section, etc) or agencies (e.g., zoning, building, etc.) that may be applicable to the filling of the lake and future development of the property. It is the responsible party's responsibility to obtain all applicable approvals and/or permits prior to the commencement of the project.

Windsor Investments (Westminster Manor), LLC (DERM No. SW-1961)
Lakefill Permit Determination Request
February 22, 2017
Page 2 of 2

- 7) The permitting determination provided herein is not intended to address geotechnical, structural, stability, foundational or any other concerns related to the proposed filling of the borrow pit at the subject property. Additionally, the determination does not constitute a waiver from reviews, permits and/or approvals from other DERM sections or agencies (e.g., zoning, building, etc.) that may be applicable to the filling of the borrow pit and development of the property.
- 8) The permitting determination provided herein lakefill permit determination is limited to the scope of work and the source of filling material described in the referenced submittal. In the event that the project's scope or the source of fill material differs from the information submitted to DERM, the property owner or other responsible party shall request a formal re-evaluation of the project from the EPS to determine if a lakefill permit is required.

If you have any questions regarding the above, please contact Johnny Vega, P.E. of the EPS at (305) 372-6600 or via email at vega.jo@miamidade.gov.

Sincerely,



Rashid Z. Istambouli, P.E., Chief
Pollution Regulation Division

cc: Patti Emad, Keith McIntosh, Francisco T. Calleja, Martha Garcia – DERM
Sarah V. Zimmermann – Ludovici & Orange Consulting Engineers (via email: svz@ludovici-orange.com)
Roland DiGasbarro – Windsor Investments (via email: roland@windsor-capital.com)

DERM No. SW-1961

PERMIT CARD



PERMIT TYPE MISCELLANEOUS REPAIR RESIDENTIAL PERMIT NUMBER BLD-2016-8451

OWNER C/O MARIA A HUDSON ESQ, WINDSOR ISSUE DATE 12/12/2017

ADDRESS 7000 SW 152 ST

EXPIRATION DATE 02/11/2020

CONTRACTOR ZAHLENE ENTERPRISES INC

DESCRIPTION: FILL EXISTING LAKE NORTH OF SW 152 ST / SE 71 CT / SW 69 CT EXTENSION THRID EXTENSION
 SUBMITTED 08/08/2019 FOR 180 DAYS 08/08/2019 APPROVED BY W. MALTBY (submitted second

INSPECTION TYPE	INSPECTOR	DATE	COMMENTS
100 SETBACK			
121 FINAL ZONING			
700 NOC			
701 FOUNDATION			
707 SLAB 1-ST FLOOR/ ELEVATION CERTIFICATE			
727 FRAMING			
758 FINAL STRUCTURAL BUILDING			
788 ALUMIN ROOF INSTALLATION			

ADDITIONAL COMMENTS

No inspections will be made unless Permit Card is displayed and approved plans are available

Warning to owner: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of commencement. For inspection, call 305-259-1250. Please ensure that your license and insurance remain current. No inspection will be provided if a lapse in coverage is discovered.

PERMIT CARD



PERMIT TYPE MISCELLANEOUS REPAIR RESIDENTIAL PERMIT NUMBER BLD-2016-8451

OWNER C/O MARIA A HUDSON-ESQ, WINDSOR ISSUE DATE 12/12/2017

ADDRESS 7000 SW 152 ST EXPIRATION DATE 02/11/2020

CONTRACTOR ZAHLNE ENTERPRISES INC

DESCRIPTION FILL EXISTING LAKE NORTH OF SW 152 ST / SE 71 CT / SW 69 CT EXTENSION THRID EXTENSION
SUBMITTED 08082019 FOR 180 DAYS 08082019 APPROVED BY W. MALTBY (submitted second

INSPECTION TYPE

INSPECTOR

DATE

COMMENTS

No inspections will be made unless Permit Card is displayed and approved plans are available

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VILLAGE OF PALMETTO BAY

May 24, 2017

Mr. Hugo Arza
Westminster Manor
2199 Ponce de Leon Boulevard
Coral Gables, FL 33134

ZVL-17-002

Location: North of SW 152 Street, East of SW 71st Court. Section 23, Township 55, Range 40E, in the Village of Palmetto Bay "Westminster Manor".

Mr. Arza:

The intent of this zoning verification letter is to provide you with a formal response to the zoning verification inquiry stated on your correspondence to the Planning and Zoning Department received May 9th, 2017.

After reviewing the proposal the proposed usage of the property upon which the proposed work would occur does not violate any zoning law applicable to the area of the proposed work as it pertains specifically to the areas of DERMS review and consideration. Should you wish to change or alter the land use or zoning of the property you would be required to comply with all requirements as forth in the Village of Palmetto Bay's Comprehensive and Land use regulations.

This zoning verification letter should be considered as preliminary and not binding as to the project if the uses are modified. Should you need additional zoning information, please contact this office at (305) 259-1276.

Sincerely,


Planning Director



Department of Planning and Zoning
9705 E. Hibiscus Street
Palmetto Bay, Florida 33157
305-259-1276 Office 786-338-7432 Fax
www.palmettobay-fl.gov

9705 East Hibiscus Street, Palmetto Bay, FL 33157
Tel: (305) 259-1234 ♦ www.palmettobay-fl.gov

Florida Bonneted Bat Survey

Westminster Manor

Section 23, Township 55S, Range 40E

Village of Palmetto Bay, Miami-Dade County, Florida

May 2, 2016



SMART-SCIENCES
Environmental Consulting

Prepared for:
Windsor Investments, LLC
28 Tahiti Beach Island
Coral Gables, FL 33143

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1.0 INTRODUCTION

Smart-Sciences, Inc. (Smart-Sciences) and Dr. Kirsten Bohn conducted a survey for Florida Bonneted Bat (FBB, *Eumops floridanus*) roost sites in support of permit applications for the proposed construction of a residential development of single family homes within a residential area of the Village of Palmetto Bay. The project site consists of one parcel totaling approximately 4.89 acres and is located north of SW 152nd Street and just east of SW 71st Court, in Miami-Dade County, Florida (**Figure 1**). A 2015 aerial map of the site is provided as **Figure 2** with the boundary of the subject property delineated.

1.1 Site Description

The majority of the site consists of upland scrub and hardwoods (3.08 acres) dominated by a mix of native and exotic plant species. The site is surrounded by single family homes to the north, east and west. To the south is SW 152nd Street followed by the Charles Deering Estate managed by Miami-Dade County Parks and Recreation.

Land use and vegetative cover for the project site were classified and described using the Florida Land Use Cover and Classification System (FLUCCS) (Florida Department of Transportation 1999) and were verified in the field by Smart-Sciences. The land uses observed on the subject property include upland scrub and hardwoods (FLUCCS 4360), lake/borrow pit (FLUCCS 5240) and freshwater marsh, exotic dominated (FLUCCS 6410). A land use map is provided as **Figure 3**.

A brief summary of each land use type is described below:

FLUCCS 4360, Upland Scrub and Hardwoods

The majority of the site consists of upland scrub and hardwoods totaling approximately 3.08 acres. The native hardwoods include poison wood (*Metopium toxiferum*), gumbo limbo (*Bursera simaruba*), live oak (*Quercus virginiana*), royal poinciana (*Delonix regia*), strangler fig (*Ficus aurea*), willow bastic (*Sideroxylon salicifolium*) and sea grape (*Coccoloba uvifera*). In addition to the native trees, the site also contains a substantial amount of invasive exotic trees including Australian pine (*Casuarina equisetifolia*), umbrella tree (*Schefflera actinophylla*), melaleuca (*Melaleuca quinquenervia*) and Brazilian pepper (*Schinus terebinthifolius*). The understory consists of a variety of shrubs and herbaceous species including cocoplum (*Chrysobalanus icaco*), wild sage (*Lantana involucrata*), hairy beggarticks (*Bidens pilosa*), fleabane (*Erigeron* sp.), yellowtop (*Flaveria linearis*), foxtail (*Setaria* sp.), white-top sedge (*Rhynchospora colorata*), cure for all (*Pluchea carolinensis*), torpedo grass (*Panicum repens*) and oyster plant (*Tradescantia spathacea*).

FLUCCS 5240, Lake/Borrow Pit

The southwestern portion of the site contains a 1-acre lake that was excavated prior to 1968.

FLUCCS 6410, Freshwater Marsh, Exotic Dominated

The northern portion of the site contains 0.81 acre of freshwater marsh that has been populated predominately by exotic tree species including Australian pine and Brazilian pepper, together accounting for approximately 40% of canopy coverage. Other tree species present include poison wood, sea grape, melaleuca and shoebutton ardisia (*Ardisia elliptica*).

1.2 Florida Bonneted Bat Habitat and Ecology

The FBB was added to the endangered species list by the United States Fish and Wildlife Service (USFWS) in 2013 and is under the protection of the Endangered Species Act of 1973. The FBB is endemic to Florida, more specifically southern Florida, including Miami-Dade County. The FBB are seldom encountered and little is known regarding the life history, behavior, and biology.

Bats roost in a mixture of both natural and artificial habitat structures. This bat occurs in urban, suburban and forested areas; it roosts in buildings (e.g. in attics, rock or brick chimneys or fire places, and especially under Spanish roof tiles), tree hollows (including those made by woodpeckers), tree snags and foliage of palm trees (e.g. crownshafts). It also has been found under rocks, in fissures, in limestone outcrops, near excavations and bat houses constructed specifically to attract roosting.

The FBB is the largest species of bat in Florida and requires relatively large cavities at heights of at least 10 to 15 feet as well as open space in the immediate vicinity of cavities to use and exit roosts.

2.0 SURVEY METHODS

The project was comprised of two main survey activities, a roost survey and an acoustic survey. Each survey method is described below.

2.1 Roost Survey

The FBB roost survey was conducted by foot on March 21, 2016 in the afternoon under partly cloudy weather conditions. The survey was conducted by Smart-Sciences' biologists Gisele Colbert, Gary Bosco and Alec Basseda.

A pedestrian survey was conducted of the entire site. Each tree on site was examined for crevices or snags that could serve as a potential roost location. Trees that were found to contain features for potential roosts were mapped using Global Positioning System (GPS) waypoints (**Figure 4**). The bases of these trees were also inspected for bat guano, the accumulation of fecal material from bats. Tree snags and crevices were inspected or peeped using an infrared camera with video equipment.

Trees that had the greatest potential for roosts were noted for songmeter placement (see Acoustic Surveys below).

2.2 Acoustic Surveys

Bats produce echolocation calls whenever they are in flight, in essence “to see”. Thus, automated ultrasonic recording systems can be used to assess species presence and activity levels. Automated recording systems are particularly powerful for detecting the FBB since their echolocation calls are at lower frequencies than all other Florida bat species. This not only makes the FBB calls easily distinguished from all other species, but they are also detected at greater distances (lower frequencies suffer less atmospheric attenuation than higher frequencies). Automated ultrasonic monitoring is the most straightforward, non-invasive approach for determining if the species is present. For this project, echolocation passes were recorded using two automated ultrasonic recording system (SM2BAT and SM3BAT, songmeters Wildlife Acoustics) equipped with an ultrasonic microphone (SMX-US, Wildlife Acoustics), three-meter microphone cable and 32-gigabyte sound card.

A pedestrian survey was conducted on February 10, 2016 at sunset when bats would be exiting roost sites (6:00 pm to 8:30 pm). The FBB’s echolocation calls are produced at loud amplitudes that are entirely audible to the human ear, because of this, walking the property when bats would be emerging is an effective way of determining the presence of roost sites. The Spectrum View application was used on iOS operating devices to display sound frequencies and record bat calls. Based on the results of this survey, it was determined that further analysis was required using songmeters.

The songmeters were deployed at six different sites on the property (**Figure 4**), from March 16th, 2016 to March 27th, 2016. These six sites were selected to obtain practicable coverage of the site and to be closest to trees that had the greatest potential as roost sites. Songmeters recorded from 7:00pm to 7:00am for a minimum of one night at each of the six sites. Sites 1 and 2 were sampled for one night while Sites 4 and 5 were sampled for two nights each, and Sites 3 and 6 for three nights (12 nights total). There were two types of survey sites for acoustic surveys:

- 1) Trees with crevices for potential roosting ($N = 3$). Microphones were placed at a height of approximately two meters and affixed along branches with open space in front of the microphone. These trees were selected based on their size and potential as roost sites.
- 2) Open areas or flyways ($N = 3$) by the lake and at the northeast and northwest corners of the site. Microphones were placed approximately 1.5 meters high and pointed upwards.

At all sites the microphone was placed at an angle between 60° to 90° facing the area of the desired acoustic space (**Figure 4**). Songmeters settings were set as follows:

- 1) sample rate = 192 kilohertz (kHz)
- 2) high pass filter = 8 kHz
- 3) trigger window = 2 seconds(s)
- 4) file type = uncompressed .wav files

3.0 ANALYSES

Each sound file recorded from the songmeter was visually inspected using Kaleidoscope (Wildlife Acoustics). Each file with greater than three echolocation calls was considered a “bat pass”. Files with more than one species calling simultaneously were both identified. FBBs can be distinguished from all other bat species with a frequency range from 10 – 17 kHz, with minimum frequencies always below 16 kHz, whereas all other species use frequencies of 18 kHz or greater. The Brazilian free-tailed bat (*Tadarida brasiliensis*) has the most similar echolocation calls to FBBs, however they do not produce entire passes of calls with minimum frequencies below 18 kHz. We categorized each bat pass as either “FBB”, *Tadarida brasiliensis* (TABR), *Lasiurus intermedius* (LAIN), *Perimyotis subflavus*, *Nyctecius humeralis* (NYHU) or “NO BAT” (noise or other animals). Files that were abnormal were flagged, and at the end of the study all flagged files and FBB files were reanalyzed to confirm FBB presence. Although FBBs can be recognized 100% of the time by their echolocation passes, distinguishing the other species is less unequivocal. Specifically, some TABR echolocation passes can look like LAIN, and NYHU can be indistinguishable from *Lasiurus seminolus*. To facilitate discrimination of species we used the automated program Sonobat, which classifies calls to species. We then present the result of both analyses.

In addition to detecting the presence of the FBB, acoustic recordings can indicate whether bats are feeding at a location by the presence of “feeding buzzes”; when bats hone in on an insect they rapidly modify their echolocation calls to short broadband pulses in rapid succession (called a “feeding buzz”). In addition, we counted the number of social calls produced in flight during all bat passes (social calls are of longer duration than echolocation calls and have different frequency modulation patterns). Thus for each bat pass we noted the presence or absence of feeding buzzes and social calls. Finally, proximity to a roost site is indicated by the hour in which bat passes are recorded. Specifically, the FBB emerges from roost sites between 20 minutes and one hour after sunset, thus bat passes within one hour of sunset indicate that a roost is very close. The songmeter system includes the date and time of recording in the name of each acoustic file and we included the site location (Site 1 – 6) in the filenames as well. Thus, there could be no ambiguity as to the time, or location of every recording.

Each file recorded was included in a database in excel using Kaleidoscope and DOS command files. For each acoustic file we had the following data: site, date, time, identification, feeding buzz/no feeding buzz, social calls/no social calls and identification. The entire dataset was imported into JMP® where tables were constructed using their tabulate function (no manual tabulation was conducted).

4.0 RESULTS

4.1 Roost survey

Nine trees with potential for FBB roosting were observed in the upland scrub and hardwoods portion of the site. The remainder of the trees on the site did not contain cavities or snags suitable for FBB roosting or the base/understory of the tree was too crowded with other types of foliage to provide a suitable ingress/egress point for the FBB. Using an infrared camera, the nine trees with snags or crevices suitable for FBB roosting were inspected and were not found to contain any bats. Bat guano was not observed at the base of any of the potential roost locations. Details on each of the nine trees containing potential roost locations are provided below in **Table 1**.

Table 1 – Potential Roost Locations

Acoustic meter monitoring site designation	Tree type Scientific Name	Tree type Common Name	Height (feet)	Diameter at Brest Height (inches)
1	<i>Ficus aurea</i>	Strangler fig	15	48
2	<i>Ficus aurea</i>	Strangler fig	45	72
3	<i>Casuarina spp.</i>	Australian pine	50	16
4	<i>Coccoloba uvifera</i>	Sea grape	25	20
5	<i>Quercus virginiana</i>	Live oak	45	27
6	<i>Quercus virginiana</i>	Live oak	40	11
7	<i>Quercus virginiana</i>	Live oak	40	20
8	<i>Ficus aurea</i>	Strangler fig	50	80
9	<i>Delonix regia</i>	Royal poinciana	30	20

4.2 Acoustic survey

We analyzed a total of 7,633 acoustic files recorded at the six sites on the property between March 16, 2016 and March 27, 2016. Of those files, 4,320 contained bat echolocation calls (**Table 2**). Thirty-six files contained echolocation calls of Florida bonneted bats (FBB) but there were no social calls or feeding buzzes recorded. Examination of the times of FBB calls were predominantly in the middle of the night and indicate a few bats passing by in transit (**Table 3**). There were a few calls in the early morning before sunrise but absolutely no calls at dusk, which indicates there are no roosts in the immediate vicinity.

At our original live survey conducted on February 10, 2016, at dusk, we recorded some bat sounds, which we thought might be FBBs however, acoustic surveys with songmeters revealed that this site has a lot of highly social Brazilian free-tailed bats (*Tadarida brasiliensis*). *T. brasiliensis* social calls (but not echolocation) overlap in frequency with FBB echolocation, however they are easy to distinguish by the structure of the frequency modulation of the calls. We recorded 164 *T. brasiliensis* social calls over the

course of the survey. *T. brasiliensis* was by far the most common species. Although FBBs, and in many cases *T. brasiliensis*, are unmistakable, the other species that occur in the area have overlapping acoustic features. In addition to manual classification we also performed automated classifications using Sonobat as previously mentioned. These analyses indicate that *Lasiurus intermedius* (the yellow bat), *L. seminolus* (the Seminole bat) and/or *Nyctecius humeralis* also use the area. Note that *L. intermedius* can be confused with *T. brasiliensis* and *Nyctecius humeralis* overlaps considerably with *L. seminolus* (we grouped that later two together during manual identification, **Table 4**). There is also extensive foraging occurring on the property as we recorded feeding buzzes in 906 of the acoustic files. Site 6 was especially used for foraging with over 750 files with feeding buzzes in three nights.

Table 2 - Results of surveys. The dates a songmeter was deployed at each site, the number of acoustic files with bat passes and the number of those files with FBB.

Site	Date	Bat Files	FBB
1	3/16/16	89	0
2	3/17/16	114	8
3	3/18/16	408	3
3	3/19/16	87	0
3	3/20/16	386	13
4	3/18/16	33	0
4	3/20/16	107	3
5	3/21/16	7	0
5	3/22/16	77	2
6	3/25/16	1162	1
6	3/26/16	758	1
6	3/27/16	1092	5
Total		4320	36

Table 3 - Times of FBB passes. None were immediately after sunset (approximately 7:30 PM).

Time	FBB
7:00 PM	0
8:00 PM	0
9:00 PM	4
10:00 PM	0
11:00 PM	18
12:00 AM	1
1:00 AM	1
2:00 AM	3
3:00 AM	0

Time	FBB
4:00 AM	1
5:00 AM	2
6:00 AM	6

Table 4 - Number of identifications of each bat species using sonobat and manual classification. Note that more than one species can occur within a file.

Species	Common Name	Sonobat	Manual
<i>Eumops floridanus</i>	Florida Bonneted bat	24	36
<i>Lasiurus intermedius</i>	Yellow bat	459	234
<i>Tadarida brasiliensis</i>	Brazilian free-tailed bat	2960	3814
<i>Nyctecius humeralis</i>	Evening bat	64	397
<i>Lasiurus seminolus</i>	Seminole bat	356	*
* Manually we grouped these with <i>N. humeralis</i>			

5.0 CONCLUSIONS

The FBB survey was conducted in support of Windsor Investments, LLC for the construction of a proposed residential development. The survey consisted of acoustic monitoring using songmeter deployment at six on-site locations and roost monitoring through the inspection of nine trees with crevices suitable for FBB roosting. The data shows that FBB do fly over the site but do not appear to use the property for foraging or roosting. The fact that we did record FBB and 1000's of calls from other species are evidence that our equipment and sampling protocol were successful.

FIGURES



vcsa2014 Projects\2014-0032-001 Westminster Manor Permitting\4_figures and drawings\GIS\Figure 1 - Location Map
 Document Path:


SMART-SCIENCES
 Environmental Consulting
 329 Palermo Avenue, Coral Gables, FL 33134
 P: 786.313.3977 F: 305.356.4333
 www.smart-sciences.com

Westminster Manor
 North of SW 152nd Street, East of SW 71st Court
 Section 23, Township 55S, Range 40E
 Village of Palmetto Bay, Miami-Dade County, Florida

Location Map
 SCALE: As Shown DATE: 7/28/2015

FIGURE
1

CHECKED BY: GLC DRAWN BY: KLK PROJECT NUMBER: 2014-0032-001



c:\s\2014 Projects\2014-0032-001 Westminster Manor Permitting\4. figures and drawings\GIS\Figure 3 - Aerial Mar

Document Path: I



SMART-SCIENCES
Environmental Consulting

329 Palermo Avenue, Coral Gables, FL 33134
P: 786.313.3977 F: 305.356.4333
www.smart-sciences.com

Westminster Manor

North of SW 152nd Street, East of SW 71st Court
Section 23, Township 55S, Range 40E
Village of Palmetto Bay, Miami-Dade County, Florida

**Aerial Photograph
2015**

FIGURE

2

CHECKED BY: GLC

DRAWN BY: SMT

PROJECT NUMBER
2014-0032-001

SCALE: As Shown

DATE: 7/16/2015

Document Path: C:\Users\patri\Documents\Projects\2014-0032-001 Westminster Manor Permitting\4_figures and drawings\GIS\Figure 4 - Land Use Draft.mxd



 Approximate Property Boundary (4.89 acres)

On-Site Landuse - Smart-Sciences, 2014

 4360: Upland Scrub and Hardwoods (3.08 acres)

 5240: Lake (1 acre)

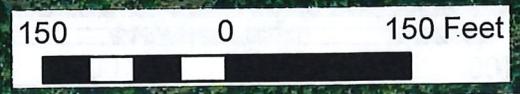
 6410: Freshwater Marsh, *degraded* (0.81 acres)

**Off-Site Landuse - Smart-Sciences, 2014:
SFWMD, 2009**

1210: Fixed Single Family Units (Two-Five Dwelling Units Per Acre)

3200: Shrub and Brushland

5240: Lake



 **SMART-SCIENCES**
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Westminster Manor
North of SW 152nd Street, East of SW 71st Court
Section 23, Township 55S, Range 40E
Village of Palmetto Bay, Miami-Dade County, Florida

Land Use Map

SCALE: As Shown DATE: 7/28/2015

FIGURE
3

CHECKED BY: GLC DRAWN BY: KLK PROJECT NUMBER 2014-0032-001



- Approximate Property Boundary (4.89 acres)
- Potential Roost Trees (T1 - T9)
- Acoustic Monitoring Stations (1 - 6)
- ▬▬▬▬ Microphone Direction

Background Source: FDOT 2015

100 50 0 100 200 Feet

SMART-SCIENCES
Environmental Consulting
329 Palermo Avenue, Coral Gables, FL 33134
P: 786.313.3977 F: 305.356.4333
www.smart-sciences.com

Westminster Manor
North of SW 152nd Street, East of SW 71st Court
Section 23, Township 55S, Range 40E
Village of Palmetto Bay, Miami-Dade County, Florida

Potential Roost Trees & Acoustic Monitoring Map

CHECKED BY: GLC DRAWN BY: SMT PROJECT NUMBER: 2014-0032-001

SCALE: As Shown DATE: 5/2/2016

FIGURE
4



SOLID WASTE PROGRAM PERMIT INSPECTION REPORT

Date: December 12, 2018

SW- 1961

Facility Name: Windsor Investments (Westminster Manor) LLC

Facility Address: 33-5023-000-0582

Phone Number: 305-805-6858

Time: 10:40 AM

Type: Special Request Inspection

Inspector: Eric Miller

Photos

Samples

REQUIREMENTS:

1. Trained Spotter On-duty: N/A

8. Equipment/Personnel: N/A

2. Trained Operator On-Duty: N/A

9. Outgoing Storage: N/A

3. Access Control: Satisfactory

10. On-site Disposal: N/A

4. General Housekeeping: Satisfactory

11. Stormwater Management: N/A

5. Incoming Waste Monitored: N/A

12. Leachate Runoff Control: N/A

6. Incoming Waste Storage: Unsatisfactory

13. Monitoring Wells Intact: N/A

7. Processing: N/A

14. Dust/Litter/Odor/Control: N/A

Status: Compliance

Reviewed By: Danielle Jimenez

Date: January 23, 2019

Outcome: SAT

Comments:

Report: On December 12, 2018, I conducted a special request inspection to document site conditions. In April 2018, the lake was filled to the shoreline with material originating White Rock Quarries and CEMEX (Krome). The northern end of the property has been land cleared and limerock has been placed in the this area including additional material on the previous area of the lake thus raising the elevation of the property. The adjacent property to the west (folio 33-5023-038-0060), a portion of the lake was left open. Equipment included 1 roller. No violations were observed.

SW#: 1961

12/12/18

Facility Name: Windsor Investments (Westminster Manor) LLC

Address: 33-5023-000-0582

Inspector: Eric Miller



Legend (2018 GIS Image)

Property Boundary ———

Photographic Documentation

SW#:	1961	Date:	12/12/18
Facility Name: Address:	Windsor Investments (Westminster Manor) LLC 33-5023-000-0582	Taken By:	Eric Miller



Photograph 1

Description: View of the filled area.

Photographic Documentation

SW#:	1961	Date:	12/12/18
Facility Name: Address:	Windsor Investments (Westminster Manor) LLC 33-5023-000-0582	Taken By:	Eric Miller

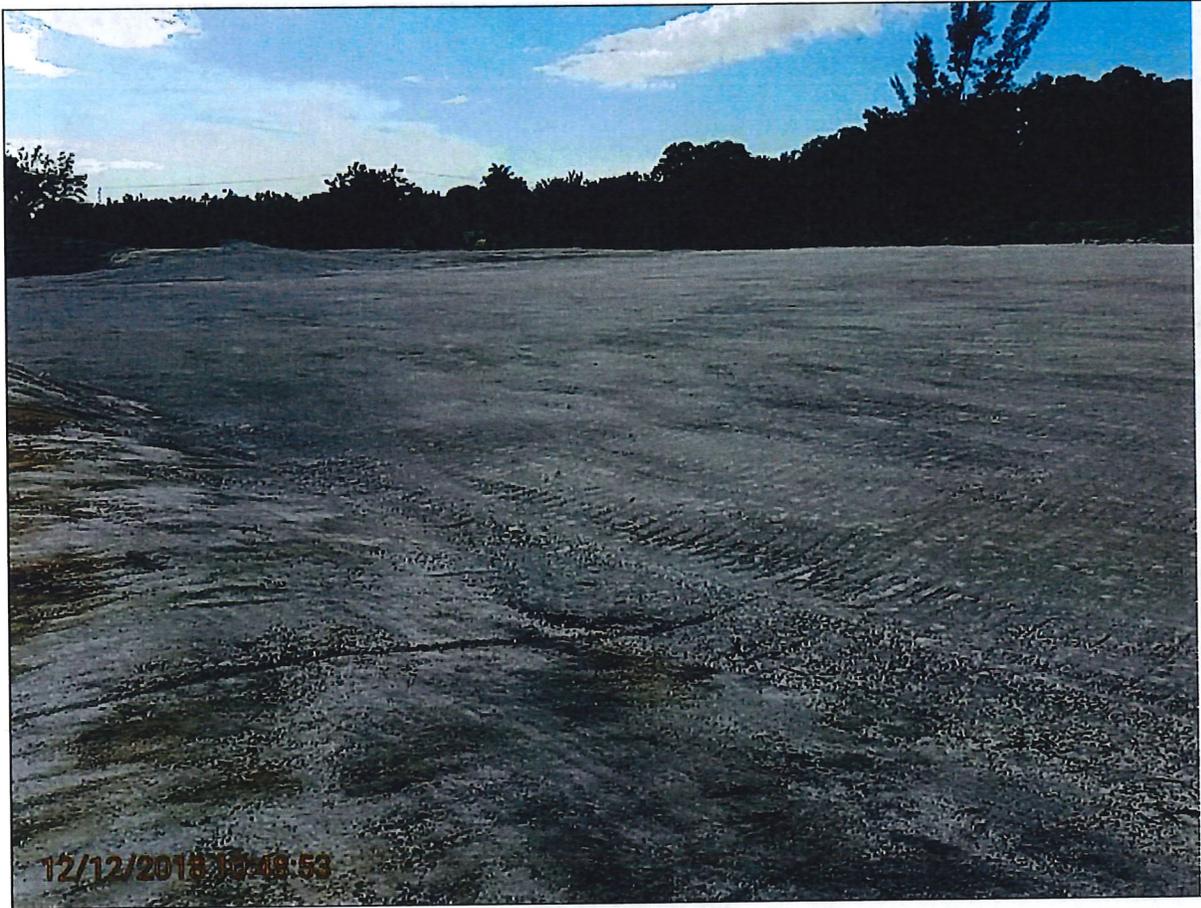


Photograph 2

Description: The adjacent property to the west (Folio 33-5023-038-0060).

Photographic Documentation

SW#:	1961	Date:	12/12/18
Facility Name: Address:	Windsor Investments (Westminster Manor) LLC 33-5023-000-0582	Taken By:	Eric Miller



Photograph 3

Description: View of the filled area.

Photographic Documentation

SW#:	1961	Date:	12/12/18
Facility Name: Address:	Windsor Investments (Westminster Manor) LLC 33-5023-000-0582	Taken By:	Eric Miller



Photograph 4

Description: View of the filled area.



Carlos A. Gimenez, Mayor

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 4th Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6543

miamidade.gov

September 19, 2016

**THIS LETTER IS NOT DERM APPROVAL OF THE
PROPOSED PROJECT**

Ms. Sarah V. Zimmermann, P.E.
Ludovici & Orange Consulting Engineers, Inc
329 Palermo Avenue
Coral Gables, Florida 33134

Re: DERM Letter of Interpretation
Proposed Residential Subdivision
S.W. 152nd Street and S.W 71st Court
Palmetto Bay, Florida

Folio(s): 33-5023-000-0582

Dear Ms. Zimmermann:

The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER) has reviewed your request received September 1, 2016. According to your letter, you are proposing to subdivide the above property into ten parcels with a central lollipop ingress/egress, to build ten single family homes. Based upon the information that you provided, staff has reviewed your request and made the following findings:

Potable Water Service

A public water main abuts the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Chapter 24 of the Code of Miami-Dade County (the Code) requirements. Public water is provided by the Miami-Dade Water and Sewer Department. Please note, only the Miami-Dade County Water and Sewer Department can determine and provide you with the actual point of connection to the public water main.

Wastewater Disposal

According to DERM records, a public sanitary sewer gravity line is not currently located within feasible distance for connection to the proposed development. Please note feasible distance is reevaluated by DERM during the development process (zoning, platting, building permit).

DERM has no objection to the interim use of a septic tank and drainfield, provided that each lot within the proposed subdivision meets the required minimum 15,000 square feet lot size for a single family residence served by public water and a septic tank per Section 24-43.1(3)(a) of the Code. Based on the site plan provided, each proposed lot complies with the Code requirements for minimum lot size.

2014-32

THIS LETTER IS NOT DERM APPROVAL OF THE PROPOSED PROJECT

Please note that in addition to approval by DERM, the use of a septic tank/drainfield system must be approved by the State of Florida Department of Health (DOH). It is recommended that you contact the DOH at (786) 315-2455 for their requirements.

Environmental Permitting

Pursuant to the information provided in the letter of intent dated August 31, 2016, the development of the subject property will involve the total filling of the existing lake. Accordingly, please note that the use of lakefill material that does not originate from a rock mining quarry will require the responsible party to obtain a Resource Recovery and Management Facility permit from DERM prior to commencement of filling activities.

The responsible party is advised to contact Johnny Vega, P.E. or Susana Palomino, P.E. of the Environmental Permitting Section at (305) 372-6600 or via email respectively at vegajo@miamidade.gov or paloms@miamidade.gov for further guidance regarding this matter and prior to the submittal of development/construction plans. At the time of submittal of formal development and/or lakefill plans for the subject property, said plans shall indicate the expected type and sources of materials to be used as part of the lake filling activities.

Natural Resources

An inspection of the above referenced property revealed the presence, at minimum, of jurisdictional wetlands, specimen tree resources tree (trees with a trunk diameter at breast height of 18 inches or greater) and a nascent native plant community. Associated activities impacting natural resources with the development proposal include but are not limited to the filling of a lake, wetlands and removal of tree resources; said activities must comply with the provisions of the Code and the Miami-Dade County Comprehensive Development Master Plan (CDMP).

The applicant is advised that Section 24-49 of the Code requires the preservation of tree resources. Furthermore, the applicant is advised of the specimen tree protection standards contained in Section 24-49.2 of the Code and in CON-8A of the CDMP. The DERM Tree and Forest Resources Section notes that the current use of the property preserves specimen trees in place and the trees are not causing an unreasonable loss of space.

DERM must ensure that preservation of specimen trees remains reasonable after subdivision. This may require limiting the building footprints, adjustment of lot lines, number of lots, location and orientation of proposed buildings and ancillary construction. Such site plan requirements are in accordance with the specimen tree protection standards found in Section 24-49.2(II) of the Code.

DERM does not recommend approval of any change in use of the subject property that will result in the loss of specimen trees because preservation constitutes a reasonable loss of usable space. Prior to DERM recommending approval of any development actions on the subject property, including but not limited to re-platting, the applicant must demonstrate that all specimen trees will be preserved. The applicant will be required to execute and record a specimen tree covenant running with the land in favor of Miami-Dade County for specimen trees on the subject site, unless otherwise determined by DERM. Said covenant shall be referenced on the recorded plat should a plat be approved or required.

The applicant is advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Please contact the Tree Permitting Program at (305) 372-6574 for information.

A site inspection has revealed that the subject property contains wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV permit will be required before any work occurs on the subject property.

THIS LETTER IS NOT DERM APPROVAL OF THE PROPOSED PROJECT

The Coastal and Wetlands Resources Section may be contacted at (305) 372-6585 for further information concerning the wetland permitting requirements.

The applicant is advised that permits from the Army Corps of Engineers (305)-526-7181, the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

The property is across the street from a pine rockland, according to the Miami-Dade landscape code, controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

The applicant is advised that pursuant to Objective Con-8I of the CDMP and Section 24-49.9 of the Code, should there be exotic pest plant and nuisance species as listed in Section 24-49.9 of the Code present on the subject property, they shall be removed prior to development or redevelopment and developed property shall be maintained to prevent the growth or accumulation of prohibited species.

Endangered Species

The property is located across the street from the Deering Estate Pineland. As such bare rock within the property has been colonized by pine rockland plant species, including but not limited to, state threatened *Crossopetalum ilicifolium* and *Jacquemontia curtissi*. Additionally the applicant is advised that evaluation of the application would be subject to CON-8D of the CDMP which states: "Where hammocks or pinelands are contained within prospective development sites, they shall be given priority for designation as landscape and open space areas and left intact."

Furthermore the property is located within the consultation area for the federally endangered Florida bonneted bat and provides a combination of land and open water that is similar to other sites in Miami-Dade County where foraging or roosting by the bat has been documented. The Endangered Species ruling for the bat lists the snapper creek wetlands north and east of the property as occupied. Furthermore roosting opportunities exist on site particular in the rock face of the quarry pit. The applicant is advised to conduct a survey at the earliest possible time to determine utilization of the site; said survey at minimum should meet minimum professional standards (e.g. acoustic survey for the bat). Should foraging or roosting activities be observed and documented by federally endangered species, mitigation and preservation of such utilization shall be preserved to comply with CDMP components CON-9A, CON-9B and CON-9C including open space to preserve utilization within the planned development. The applicant is advised to contact the Natural Resources at (305) 372-6510 for further information.

Based on the above, consultation with U.S. Fish and Wildlife Service and state wildlife agencies is recommended at the earliest possible time and well before development proposals are finalized. The Vero Beach office of the USFWS may be reached at (772) 562-3909.

The property is across the street from an Environmentally Endangered Lands (EEL) preserve. Be aware that management of the EEL Pineland Preserves includes the use of periodic prescribed burning, which reduces the threat of wildfire and maintains the ecological integrity of the habitat. Prescribed burning, which may occur as frequently as every three years, is beneficial to wildlife and the rare plant species present in the pineland. Like other developments in the area, the subject properties lie within the potential smoke dispersion corridor. Consequently, the subject properties may be affected by periodic smoke events from prescribed burns or unexpected wildfires.

THIS LETTER IS NOT DERM APPROVAL OF THE PROPOSED PROJECT

Plan Review/Certificate of Use Review

The subject property are located within the City of Palmetto Bay therefore the final building permit will be issued by the city. Pursuant to the Code, construction plans including plans for lakefilling activities require RER Environmental Plan Review approval prior to final approval by the city. Please contact the RER Environmental Plan Review office located at 11805 SW 26th Street at (786) 315-2800 for submittal requirements.

Based upon the above findings, DERM has no objections to the proposed development provided all required federal, state, and local construction permits are obtained.

Please note this letter of interpretation is a determination of the applicability of Chapter 24 of the Code. THIS LETTER IS NOT DERM APPROVAL OF THE PROPOSED PROJECT. This letter *does not* constitute an initial development order, site plan review, review of a zoning action, building permit, certificate of use or equivalent municipal occupational license. All other pertinent state, county and municipal departments should be contacted for their requirements on what type of development is allowed on this site.

If you require additional information or have any questions about the information provided, please contact me at your convenience at (305) 372-6764.

Sincerely,



Christine Velazquez, Chief
Code Coordination and Public Hearing



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE PERMIT NO. 13-06383-P**

DATE ISSUED: February 2, 2017

PERMITTEE: WINDSOR INVESTMENTS (WESTMINSTER
MANOR) L L C
28 TAHATI BEACH ISLAND ROAD
CORAL GABLES, FL 33143

PROJECT DESCRIPTION: Construction and operation of a stormwater management (SWM) system to serve a 4.89 acre residential project known as Westminster Manor.

PROJECT LOCATION: MIAMI-DADE COUNTY, SEC 23 TWP 55S RGE 40E

PERMIT DURATION: See Special Condition No:1.

This is to notify you of the District's agency action for Permit Application No. 161129-14, dated November 29, 2016. This action is taken pursuant to the provisions of Chapter 373, Part IV, Florida Statutes (F.S).

Based on the information provided, District rules have been adhered to and an Environmental Resource Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 18 General Conditions (See Pages : 2 - 4 of 5),
3. the attached 7 Special Conditions (See Pages : 5 - 5 of 5) and
4. the attached 3.2 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY THAT this written notice has been mailed or electronically transmitted to the Permittee (and the persons listed in the attached distribution list) this 2nd day of February, 2017, in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (my.sfwmd.gov/ePermitting).

BY: _____
Ricardo A. Valera, P.E.
Bureau Chief - Environmental Resource
Regulation Division

GENERAL CONDITIONS

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, Florida Administrative Code (F.A.C.). Any deviations that are not so authorized shall subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the "State of Florida Erosion and Sediment Control Designer and Reviewer Manual" (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the "Florida Stormwater Erosion and Sedimentation Control Inspector's Manual" (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice" indicating the expected start and completion dates. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex-"Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
 - b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Applicant's Handbook Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that

GENERAL CONDITIONS

require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other

GENERAL CONDITIONS

uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on February 2, 2022.
2. Operation and maintenance of the SWM system shall be the responsibility of VILLAGE OF PALMETTO BAY.
3. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
4. Minimum building floor elevation: 13.85 feet NGVD 29.
5. Minimum road crown elevation: 12.30 feet NGVD 29.
6. Prior to commencement of construction and in accordance with the work schedule in Exhibit No. 3.2, the permittee shall submit documentation that 1.22 freshwater herbaceous mitigation credits have been deducted from the ledger for the Everglades National Park Hole-In-The-Donut Mitigation Bank.
7. The following are exhibits to this permit. Exhibits noted as incorporated by reference are available on the District's ePermitting website (<http://my.sfwmd.gov/ePermitting>) under this application number.
Exhibit No. 1 Location Map
Exhibit No. 2 Plans, Pages 1 - 5
Exhibit No. 3 Natural Resource Documents

NOTICE OF RIGHTS

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

Last Date For Agency Action: March 27, 2017

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Westminster Manor
Permit No.: 13-06383-P
Application No.: 161129-14
Application Type: Environmental Resource (New Construction/Operation)
Location: Miami-Dade County, S23/T55S/R40E
Permittee : Windsor Investments (Westminster Manor) L L C
Operating Entity : Village Of Palmetto Bay
Project Area: 4.89 acres
Permit Area: 4.89 acres
Project Land Use: Residential
Drainage Basin: C-100
Receiving Body: Onsite Retention
Special Drainage District: NA

Total Acres Wetland Onsite:	.81	
Total Acres Impacted Onsite :	.81	
Offsite Mitigation Credits-Mit.Bank:	1.22	Hole-In-The-Donut
Conservation Easement To District :	No	
Sovereign Submerged Lands:	No	

PROJECT SUMMARY:

This Environmental Resource Permit authorizes construction and operation of an SWM system to serve a 4.89 acre residential project known as Westminster Manor.

This project consists of a 10 lot single family home sub-division, with associated roadway, driveways, pavement, and landscaping. The SWM system serving the development consists of inlets and culverts that collect and convey stormwater runoff to 948 linear feet of exfiltration trench.

The individual lots are sloped towards the roadway. Swales with rock trenches will be constructed at the back of each lot to capture potential runoff from adjacent properties. The existing pond extends onto one of the adjacent properties. Sheet piling will be installed just inside the property line to accommodate filling of the lake section on the project site.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062 Florida Administrative Code (F.A.C.).

PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The site is located north of S.W. 152nd Street, approximately 0.23 miles east of Old Cutler Road, in the Village of Palmetto Bay, Miami-Dade County. Refer to Exhibit 1 for a location map.

For information on the wetlands and surface waters within the project, please refer to the Wetlands and Surface Waters section of this staff report.

LAND USE:

Construction Project:

Total Project

Building Coverage	.57	acres
Lot Impervious	.12	acres
Lot Pervious	3.43	acres
Roadway	.77	acres
Total:	4.89	

WATER QUANTITY :

Discharge Rate :

No discharge is proposed for the 25-year/3-day design event in accordance with Miami-Dade County requirements.

Finished Floors :

Finished floor elevations for the future development shall be set at or above the calculated design storm flood elevation shown in the table below.

Building Storm Frequency : 100 YEAR-3 DAY

Design Rainfall : 14 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Finished Floors (ft, NGVD 29)	FEMA Elevation (ft, NGVD 29)
Site	13.85	13.85	N/A

Road Design :

As shown in the following table and the attached exhibits, minimum road center lines have been set at or above the calculated design storm flood elevation.

Road Storm Frequency : 10 YEAR-1 DAY

Design Rainfall: 7.5 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Road Crown (ft, NGVD 29)
Site	11.32	12.3

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD 29)	WSWT Ctrl Elev (ft, NGVD 29)	Method Of Determination
Site	4.89	3	3.00	Wet Season Wtr Table Contour Map

WATER QUALITY :

Water quality treatment will be provided in 948 linear feet of exfiltration trench. The project provides the required 0.43 acre-feet of water quality treatment volume based on one (1) inch over the basin area.

The project also includes implementation of a Construction Pollution Prevention Plan/Turbidity and Erosion Control Plan (Exhibit 2) as additional reasonable assurance of compliance with water quality criteria during construction.

Basin	Treatment Method	Vol Req.d (ac-ft)	Vol Prov'd
Site	Treatment Exfiltration Trench	948 LF .43	.43

WETLANDS:

Wetlands And Other Surface Waters:

The project area contains wetlands and other surface waters totaling 1.81 acres. Please see Exhibit 3.0 for wetland locations. The wetlands can be generally described as freshwater marsh. Additional wetland descriptions are located in the epermitting file.

The project will result in impacts to 0.81 acres of wetlands and 1.0 acre of other surface waters, as described in the table below. Exhibit 3.0 identifies the locations of wetlands and other surface waters that will be impacted. It was determined that practicable design modifications to reduce wetland impacts were not an option due to the small size of the project and local government requirements to include right-of-way, sidewalks, green space, and stormwater area. This determination was made based on site-specific circumstances and may not apply to other project sites where practicable design modifications exist to eliminate or reduce wetland impacts.

To mitigate for the wetland impacts, the applicant will buy 1.22 freshwater herbaceous mitigation bank credits from the Everglades National Park Hole-In-The-Donut (HID) Mitigation Bank, as depicted in Exhibit 3.1. The amount of mitigation was determined by using ratios as specified in the Department of Environmental Protection Permit No. 032416479 for HID Mitigation Bank. The final scores can be found in the permit file.

The proposed off-site wetland mitigation at HID Mitigation Bank is located within the adjacent cumulative impact basin (Everglades). The project is located within the permitted service area for this mitigation bank, which contains wetland habitats similar to that of the project site. Due to the adjacency of the mitigation bank to the project basin, the proposed mitigation is anticipated to provide benefits to fish and wildlife within the project basin. Therefore, pursuant to Section 10.2.8 of Volume I, the project will not result in unacceptable cumulative impacts to wetlands and other surface waters.

Wetland Inventory :

CONSTRUCTION NEW -Westminster Manor

Site Id	Site Type	Pre-Development				Post-Development						
		Pre Fluc cs	AA Type	Acreage (Acres)	Current Wo Pres	With Project	Time Lag (Yrs)	Risk Factor	Pres. Adj. Factor	Post Fluc cs	Adj Delta	Functional Gain / Loss
1	ON	641	Direct	.81							.000	.000
2	ON	520	Direct	1.00							.000	.000
Total:				1.81								.00

<u>Fluc cs Code</u>	<u>Description</u>
520	Lakes
641	Freshwater Marshes

MITBANK		HOLE-IN-THE-DONUT	
Type Of Credits	Number Of Credits		
Fresh Water Herbaceous	Mitigation Bank Cr Used		
	1.22		
Total:	1.22		

Fish And Wildlife Issues:

The freshwater marsh wetlands to be impacted provide habitat for wetland-dependent species. However, the proposed mitigation will provide or improve habitat for wetland-dependent/ aquatic species. No aquatic or wetland-dependent listed species or species having special protection were observed to be using the uplands within the project for nesting or denning.

This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

CERTIFICATION, OPERATION, AND MAINTENANCE:

Pursuant to Chapter 62-330.310 Florida Administrative Code, Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1-12.3 of the Applicant's Handbook Volume I and Section 62-330.310, Florida Administrative Code, the permittee is liable for operation and maintenance in

compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), Florida Statutes (F.S.), unless revoked or abandoned, all stormwater management systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of stormwater management systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation and maintenance entity will be responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4 of Applicant's Handbook Volume I for Minimum Operation and Maintenance Standards.

RELATED CONCERNS:

Water Use Permit Status:

Construction activities authorized under this application do not require landscape irrigation. The applicant has indicated that dewatering is not required for construction of this project. This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Miami-Dade Water and Sewer Department.

Waste Water System/Supplier:

Septic Tank Systems.

Right-Of-Way Permit Status:

A District Right-of-Way Permit is not required for this project.

Historical/Archeological Resources:

The District has received correspondence from the Florida Department of State, Division of Historical Resources on December 21, 2016, indicating that no significant archaeological or historical resources are recorded in the project area and the project is therefore unlikely to have an effect upon any such properties.

DEO/CZM Consistency Review:

The issuance of this permit constitutes a finding of consistency with the Florida Coastal Management Program.

Third Party Interest:

No third party has contacted the District with concerns about this application.

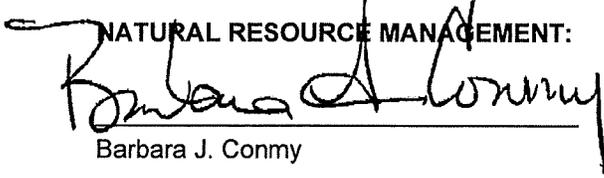
Enforcement:

There has been no enforcement activity associated with this application.

STAFF REVIEW:

DIVISION APPROVAL:

NATURAL RESOURCE MANAGEMENT:



Barbara J. Conmy

DATE: 02 Feb 2017

SURFACE WATER MANAGEMENT:



Carlos A. de Rojas, P.E.

DATE: 31-Jan-2017



SFWMD © 2016 Spatial Services

Exhibit No: 1

Exhibit Created On:
2016-11-30

MIAMI-DADE COUNTY, FL

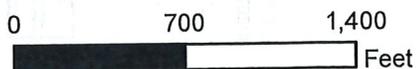


Application



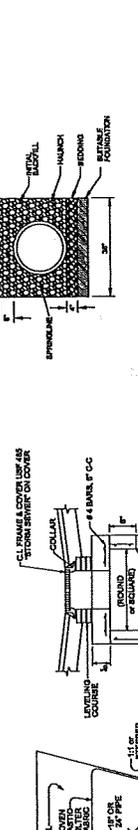
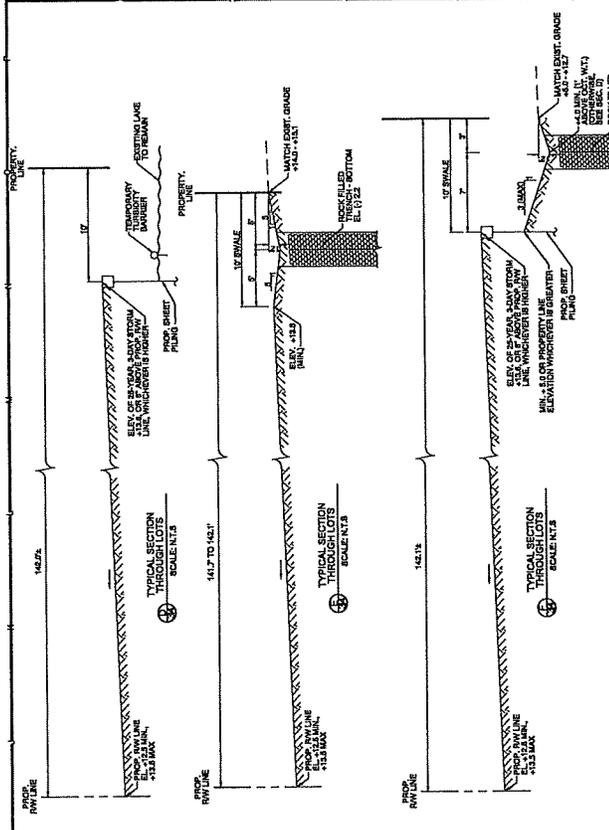
REGULATION DIVISION
Project Name: WESTMINSTER MANOR

Application Number: 161129-14



sfwmd.gov

Created by Regulation GIS Section
South Florida Water Management District



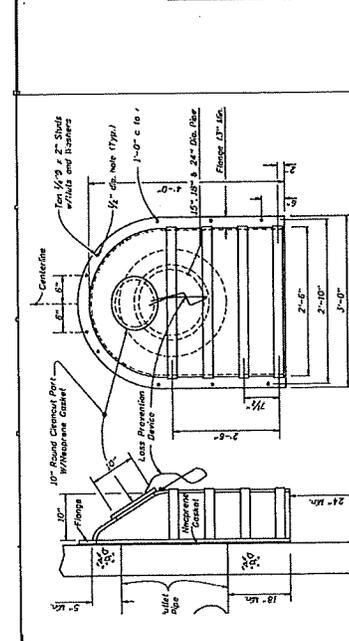
HDE DRAINAGE PIPE INSTALLATION
SCALE: NONE

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ARTS CODES, STANDARD PRACTICE AND THE MANUFACTURER'S RECOMMENDATIONS FOR THE APPLICATION, LATEST EDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT INUNDATION OF NATIVE FLORA INTO ADJACENT NATURAL WETLANDS.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL ADD A 6\"/>

SUMMARY OF DRAINAGE STRUCTURES

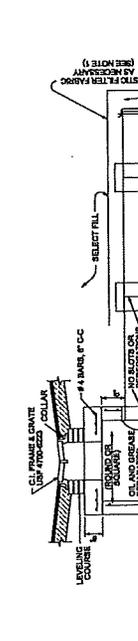
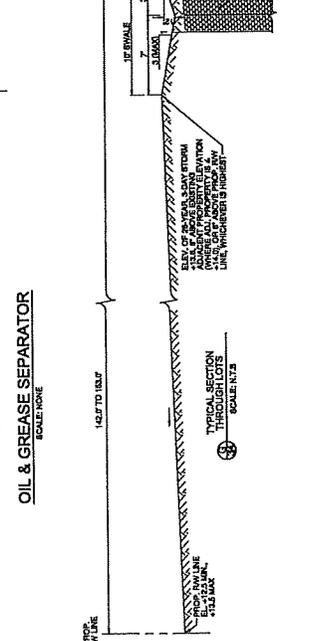
STK. NO.	TYPE	QUANTITY	PIPE DIA. (IN.)	STR. WIDTH (IN.)	STR. HEIGHT (FT.)	TRENCH LENGTH (FT.)	TRENCH WIDTH (IN.)
1	MANHOLE	1	18	18	4.0	10.0	18
2	MANHOLE	1	18	18	4.0	10.0	18
3	MANHOLE	1	18	18	4.0	10.0	18
4	MANHOLE	1	18	18	4.0	10.0	18
5	MANHOLE	1	18	18	4.0	10.0	18
6	MANHOLE	1	18	18	4.0	10.0	18
7	MANHOLE	1	18	18	4.0	10.0	18
8	MANHOLE	1	18	18	4.0	10.0	18
9	MANHOLE	1	18	18	4.0	10.0	18
10	MANHOLE	1	18	18	4.0	10.0	18
11	MANHOLE	1	18	18	4.0	10.0	18
12	MANHOLE	1	18	18	4.0	10.0	18
13	MANHOLE	1	18	18	4.0	10.0	18
14	MANHOLE	1	18	18	4.0	10.0	18
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16	MANHOLE	1	18	18	4.0	10.0	18
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99	MANHOLE	1	18	18	4.0	10.0	18
100	MANHOLE	1	18	18	4.0	10.0	18

MANHOLE SHALL BE ROUNDED OR SQUARE AT JUNCTION BOX. ELEVATIONS REFER TO MVD 100.



OIL & GREASE SEPARATOR
SCALE: NONE

NOTE: THE CLEANOUT PART FOR THE TYPE II SKIMMER SHALL BE 6\"/>



CATCH BASIN WITH TRENCH
SCALE: NONE

STRUCTURES: 1 - 6

1. WOVEN PLASTIC FILTER FABRIC (EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY OR FILLED AREAS.
2. THE TRENCH BOTTOM SHALL BE AT LEAST 18\"/>

ALTERNATE TRANSVERSE SECTION JUNCTION BOX - TYPE 'P' BOX
STRUCTURES 7-8

SCALE: NONE

NOTE: MAY BE USED IN AREAS WHERE TRENCH WALLS WILL BE STRONGER THAN THE WATER TABLE IS LIKELY TO OCCUR.

EXFILTRATION TRENCH DETAILS

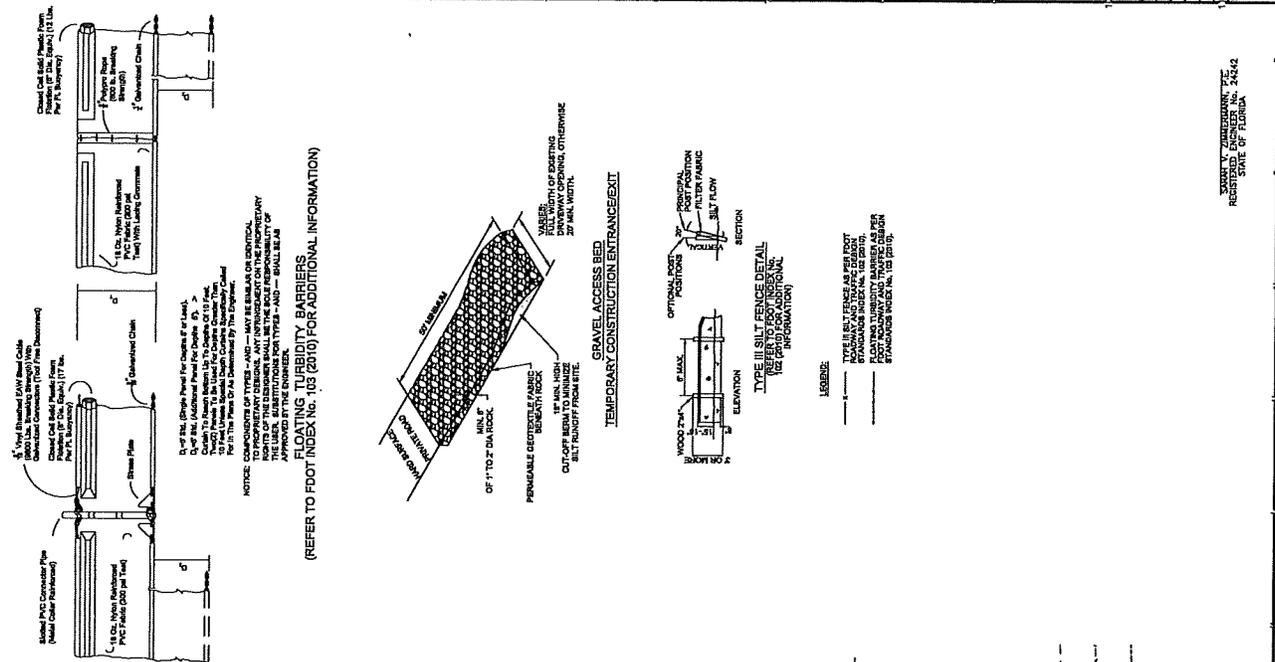
NO.	DATE	REVISIONS

LUDOVICI & ORANGE
 CONSULTING ENGINEERS, INC.
 205 PINEAPPLE AVENUE, CORAL GABLES, FLORIDA 33134 - 305/444-1800 - 481-1012

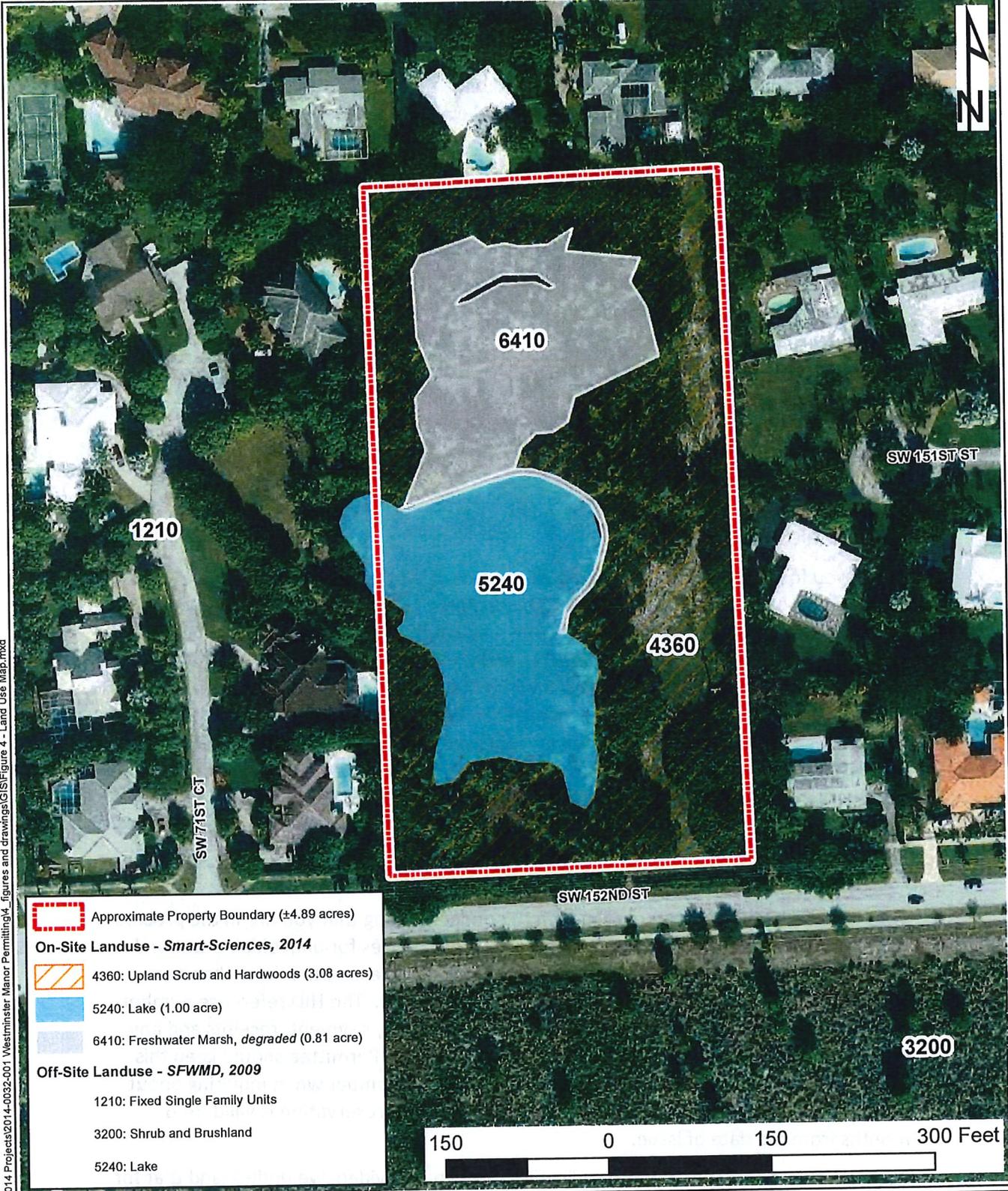
STORMWATER POLLUTION PREVENTION PLAN

WESTMINSTER MANOR LAKE FILL

FILE NO. 2014-12
 SHEET NO. 21 OF 22
 DRAWN BY: JAS
 CHECKED BY: JAS
 DATE: 3-20-14
 STATE: FLORIDA
SW-2
 OF 2 SHEETS



STATE OF FLORIDA
 REGISTERED ENGINEER NO. 24242
 JAS



Document Path: M:\Projects\2014 Projects\2014-0032-001 Westminster Manor Permitting\figures and drawings\GIS\Figure 4 - Land Use Map.mxd

SMART-SCIENCES
Environmental Consulting
330 Southwest 27th Avenue, Suite 504, Miami, FL 33135
P: 786.313.3977 F: 305.356.4333
www.smart-sciences.com

CHECKED BY: GB	DRAWN BY: ABB	PROJECT NUMBER 2014-0032-001
----------------	---------------	---------------------------------

Westminster Manor
North of SW 152nd Street, East of SW 71st Court
Section 23, Township 55S, Range 40E
Village of Palmetto Bay, Miami-Dade County, Florida

Land Use Map

SCALE: As Shown DATE: 11/14/2016

FIGURE
4

United States Department of the Interior
NATIONAL PARK SERVICE
Everglades and Dry Tortugas National Parks
40001 State Road 9336
Homestead, Florida 33034

IN REPLY REFER TO:

HID Reference # 2017-09

Date: 12/13/2016

Roland DiGasbarro
Windsor Investments, LLC
28 Tahiti Beach Island
Coral Gables, FL 33143

Dear Mr. DiGasbarro:

Thank you for your interest in the Hole-in-the-Donut Wetland Restoration and Mitigation Project (HID) at Everglades National Park. The HID was established, under Section 404 of the Clean Water Act, in 1996 through the issuance of U.S. Army Corps of Engineers (ACOE) permit #SAJ-1993-01691 and under the Florida Department of Environmental Protection's Mitigation Banking Statute (F.S. 373.4135) through Florida Department of Environmental Protection (FDEP) Permit # 132416479 in 1995. Effective September 11, 2015, the HID has both an approved In-Lieu-Fee Instrument (ILF) and Mitigation plan that are in compliance with the 2008 federal new rule governing the management of ILF mitigation programs. These documents establish the guidelines and framework for the management of the HID and authorizes the transfer of freshwater palustrine emergent credits that can now satisfy both the state and federal mitigation requirements of your project.

The HID is providing this reservation with the understanding that you are in the process of obtaining permit(s) from one or more regulatory agencies for unavoidable wetland impacts caused by the **Westminster Manor** project. This reservation letter has been assigned the following HID reference number **HID 2017-09**. The HID reference number is used to track the status of a Permittee's HID reservation, payment, receipts and any correspondence between the HID and the Permittee. The Permittee should keep this number for their records and refer to the HID reference number when inquiring about the status of their reservation or credit transactions. This reservation is valid for 6 months from the date of issue.

Based on the information on the application form you provided, we understand that for this project **1.22** state acre credits based on ratios and **0.0** federal credits in HID based on the universal mitigation assessment method are required (UMAM). We further

understand that you are requesting a reservation reflecting the regulatory agency with the highest mitigation requirement which is the **1.22** state acre credits.

If within the 6 month reservation period the regulatory agencies determine that less mitigation is required than is included in the reservation, then you may notify the HID and modify the number of mitigation credits reserved. If within the 6 month reservation period the regulatory agencies determine that more mitigation is required than is included on the reservation, then you may notify the HID and determine the availability of additional credits. If additional credits are available you may modify the number of credits reserved. If additional credits are not available the HID bears no responsibility to provide additional mitigation credits. You may then seek to fulfill your additional mitigation requirements elsewhere or withdraw their reservation in its entirety. If you withdraw your reservation the reserved mitigation credits are retained by HID.

The project, permit and or permit application number(s) and property information you provided are as follows:

Permit/Application Numbers

ACOE: Not Indicated

RER: CLIV2016-0100

SFWMD: 161129-14

Property Information

Folio: 33-5023-000-0582

S: 23 T: 55S R: 40E

You may request a 6 month extension/renewal of the reservation. All commitments of the original reservation will remain in effect with the exception of the cost of mitigation. The renewed reservation will reflect the cost of mitigation at the date of renewal.

Restoration in the HID currently requires \$12,759.61 per restored state acre based on the ratio assessment or \$32,500.00 per federal credit based on UMAM. Therefore, for a total of **\$15,566.72**, payable to the National Park Foundation, the Park will undertake the acres of restoration and perform other attendant activities such as, but not limited to, monitoring of restoration and maintenance of restored wetlands.

The Foundation must receive the payment, in full, within 6 months of the date that this letter was issued. Once the payment mentioned above is received by the National Park Foundation, the Foundation will issue a receipt to you and send a copy of the receipt to the HID. If the payment is not received by the Foundation within this time period, all agreements set forth in this letter will be deemed null and void. Please be advised that the National Park Foundation currently adds a \$100.00 credit transaction fee for processing.

It is your responsibility to provide to the HID copies of the regulatory permits pertaining to the project described in this reservation. If you do not provide copies of the regulatory permits pertaining to the project, the HID will be unable to withdraw these credits from the state and federal credit ledgers for this project and assume

responsibility for the mitigation requirements.

Please make your payment in full, and **please include the credit transaction form that is attached below**. Please be advised that the restored acres may be used as mitigation for the Project as described above only. No portion of the acres or the payment may be used as mitigation for another project and once a payment is made no refund of all or any part of it will be made.

Thank you for supporting the HID Wetland Restoration and Mitigation Project and Everglades National Park.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Taylor".

Jonathan Taylor
HID Project Manager

HOLE-IN-THE-DONUT CREDIT TRANSACTION FORM

National Park Foundation AEVED

This form must accompany your check payable to the National Park Foundation for the indicated amount.

Reference HID Reference # HID 2017-09

Project: Westminster Manor

<u>Permit/Application Numbers</u>	<u>Required Compensatory</u>
RER: CLIV2016-0100	1.22 Acres
SFWMD: 161129-14	1.22 Acres
ACOE: Not indicated	0 UMAM credits

Restoration of 1.22 acres of Palustrine Emergent wetland.

Total Credit Transaction Cost \$15,566.72

National Park Foundation Service Fee \$100.00

Total Amount Due **\$15,666.72**

Mailing address: ATTN: Olatoun Cole
Director, Accounting
National Park Foundation
1110 Vermont Avenue NW, Suite 200
Washington, DC 20005

Return Receipt to: Roland DiGasbarro
Windsor Investments, LLC
28 Tahiti Beach Island
Coral Gables, FL 33143

**South Florida Water Management District
Work Schedule Requirements**

Application No : 161129-14

Page 1 of 1

Mitigation Plan ID: WESTMINSTER MANOR
Activity

Due Date

SUBMIT MITIGATION BANK DOCUMENTATION

15-MAR-17

STAFF REPORT DISTRIBUTION LIST

WESTMINSTER MANOR

Application No: 161129-14

Permit No: 13-06383-P

INTERNAL DISTRIBUTION

- X Jeff Meyer
- X Tjerk van Veen, P.E.
- X Carlos A. de Rojas, P.E.
- X Barbara J. Conmy
- X A. Waterhouse, P.E.
- X J. Markle, P.E.

EXTERNAL DISTRIBUTION

- X Permittee - Windsor Investments (Westminster Manor) L L C
- X Agent - Ludovici And Orange Consulting Engineers Inc

GOVERNMENT AGENCIES

- X City Engineer, City of Palmetto Bay
- X Department of Regulatory and Economic Resources
Lisa Spadafina
- X Department of Regulatory and Economic Resources
Mike Spinelli
- X Div of Recreation and Park - District 5 - Miranda
Cunningham, FDEP
- X Miami-Dade County - RER (Maria D. Molina, PE)

STAFF REPORT DISTRIBUTION LIST

ADDRESSES

Ludovici And Orange Consulting Engineers Inc
329 Palermo Avenue
Coral Gables FL 33134
svz@ludovici-orange.com

Windsor Investments (Westminster Manor) L L C
28 Tahati Beach Island Road
Coral Gables FL 33143
roland@windsor-capital.com

City Engineer, City of Palmetto Bay
8950 Sw 152nd St
Palmetto Bay
Palmetto Bay FL 33157
cpatterson@palmettobay-fl.gov

Department of Regulatory and Economic Resources Lisa
Spadafina
701 Nw 1st Court, Suite 400
Miami FL 33136
spadal@miamidade.gov

Department of Regulatory and Economic Resources Mike Spinelli
701 Nw 1st Court, Suite 400
Miami FL 33136
spinem@miamidade.gov

Div of Recreation and Park - District 5 - Miranda
Cunningham, FDEP
13798 Se Federal Highway
Hobe Sound FL 33455
miranda.cunningham@dep.state.fl.us

Miami-Dade County - RER (Maria D. Molina, PE)
701 Nw 1st Court, Suite 400
Miami FL 33130
molinm@miamidade.gov, ignacc@miamidade.gov



AGENDA ITEM 4



To: Honorable Mayor and Village Council

Date: June 15, 2020

From: Gregory Truitt, Interim Village Manager

Re: FAC Comprehensive Plan and
DUV Zoning Code Amendment

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF PALMETTO BAY, FLORIDA, RELATING TO THE VILLAGE OF PALMETTO BAY ADOPTED COMPREHENSIVE PLAN AND ADOPTED FUTURE LAND USE MAP, AMENDING THE TEXT OF POLICY 1.1.1. OF THE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT AS PER ATTACHMENT "A"; AND AMENDING THE FUTURE LAND USE MAP TO FROM FRANJO ACTIVITY CENTER (FAC) LOW DENSITY RESIDENTIAL THE SOUTH EASTERN PORTION OF THE "FAC" PERIMETER FROM SW 97TH AVENUE TO SW 95TH COURT WEST TO EAST DIRECTION, AND FROM THE REAR LOT LINE OF PROPERTIES FRONTING THE NORTH SIDE OF SW 181ST TERRACE TO SW 184TH STREET IN THE NORTH TO SOUTH DIRECTION, AND INCLUDING PROPERTIES FRONTING THE WEST SIDE OF SW 94TH COURT FROM SW 180TH STREET TO SW 181ST TERRACE AS PER ATTACHMENT "B"; AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND AND ANALYSIS:

The proposed amendment of the Village Land Development Regulations that includes: 1) a proposed Comprehensive Plan Amendment with a text part and a map part; and 2) the companion Village of Palmetto Bay Zoning Code Amendment with a text part and a map part. The land area that is addressed by each request is the same land area, with the intent to amend the Land Development Regulations to affect desired changes in response to 11 public workshops held in 2019 by the Mayor and Council of the Village of Palmetto Bay and by further amendments made by the Village of Palmetto Bay Local Planning Agency on January 13, 2020 to improve the balance residential and commercial redevelopment, property rights, and preservation of the single family neighborhoods in achieving the Downtown redevelopment vision. This is combined report to address the criteria for each request, which are contained in the Village of Palmetto Bay code, §30-30.8, "*Amendment to the Comprehensive Plan*"; §30-30.7 "*Amendment to the Official Zoning Map of Text of the Land Development Code*"; and in Florida Statutes §163.3184, "*Process for Adoption of Comprehensive Plan or Plan Amendment*."

FISCAL/BUDGETARY IMPACT:

Overall fiscal and budgetary impacts may result by affects on tax base strictly in terms of the maximum number of development units in the Franjo Activity Center; however, to the extent that the proposed Village of Palmetto Bay Comprehensive Plan amendment stimulates compatible, quality development through greater certainty of land development code requirements, greater equity in the distribution of development, and community harmony about form and intensity of development in the FAC, then the Village may expect fiscal and budgetary impacts over time.

RECOMMENDATION:

Comprehensive Plan: Future Land Use Element Policy Amendment (text)

Regarding the proposed amendment to the adopted Village of Palmetto Bay Comprehensive Plan, Future Land Use Element Policy 1.1.1, concerning the Franjo Activity Center (FAC), the Village of Palmetto Bay Planning and Zoning Division staff recommend approval on second reading as an ordinance.

Comprehensive Plan: Future Land Use Map Amendment

Regarding the proposed amendment to the Village of Palmetto Bay Future Land Use Map (FLUM) for the land area and properties as described changing land use designation from *Franjo Activity Center (FAC)* to *Low Density Residential (LDR)*, the Village of Palmetto Bay Planning and Zoning Division Staff recommend approval on second reading as an ordinance.

1 **WHEREAS**, the Village Council wishes to consider the following
2 proposed changes prior to final adoption of amendments to the policy and
3 map of the Franjo Activity Center;
4

5 **BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF**
6 **THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:**
7

8 **Section 1. Findings.** The Village Council hereby incorporates the
9 "Whereas" clauses recited above as findings.
10

11 **Section 2. Enactment.** The adopted Village of Palmetto Bay
12 Comprehensive Plan, Future Land Use Element, Policy 1.1.1 Is hereby
13 amended as provided in Attachment "A"; and the adopted Future Land Use
14 Map (FLUM) of the Comprehensive Plan of the Village of Palmetto Bay is
15 hereby amended as described and shown in Attachment "B":

16 The parcels and rights-of-way that are included within the
17 southeastern portion of the Franjo Activity Center from SW 97th
18 Avenue to SW 95th Court in a west to east direction, and from
19 SW 181st Street to SW 184th Street in a North to South direction
20 as per Attachment "B" are changed in future land use
21 designation from Franjo Activity Center (FAC) (24 and 14
22 residential units per gross acre) to Low Density Residential
23 (LDR) (2.5 to 6.0 residential units per gross acre).
24

25 **Section 3. Conflicting Provisions.** The provisions of the Village of
26 Palmetto Bay adopted Comprehensive Plan, and the Code of Ordinances of
27 the Village of Palmetto Bay, Florida and all ordinances or parts of ordinances
28 in conflict with the provisions of this Comprehensive Plan amendment are
29 hereby repealed.
30

31 **Section 4. Effective Date.** This Ordinance shall take effect upon the
32 30th day after adoption.
33

34 **Section 5. Severability.** The provisions of this Ordinance are declared
35 to be severable, and if any sentence, section, clause or phrase of this
36 Ordinance shall , for any reason, be held to be invalid or unconstitutional,
37 such decision shall not affect the validity of the remaining sentences,
38 sections, clauses or phrases of the Ordinance, but they shall remain in effect
39 it being the legislative intent that this Ordinance shall stand notwithstanding
40 the invalidity of any part.

1
2 **PASSED AND ADOPTED** on First Reading this ____ day of _____, 2020.

3
4 **FIRST READING:** _____

5
6 **SECOND READING:** _____

7
8 Attest:

9
10 _____
11 **Missy Arocha**
12 **Village Clerk**

Karyn Cunningham
Mayor

13
14 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE
15 AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

16
17
18 _____
19 **John Dellagloria**
20 **Village Attorney**

21
22
23 **FINAL VOTE AT ADOPTION:**

24
25 Council Member Patrick Fiore _____

26
27 Council Member David Singer _____

28
29 Council Member Marsha Matson _____

30
31 Vice Mayor John DuBois _____

32
33 Mayor Karyn Cunningham _____

34

Attachment A

(deletions to Policy 1.1.1 shown in red strike-through format. Additions shown in navy blue underline format.)

Policy 1.1.1

Estate Density Residential (EDR): The residential densities allowed in this category shall not exceed 2.5 dwelling units per gross acre. This density category is characterized solely by detached single family homes on relatively large lots.

Low Density Residential (LDR): The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by detached single family housing. It could also include large fee-simple townhomes with extensive surrounding open space or a mixture of both housing types, provided that the maximum gross density is not exceeded.

Low-Medium Density Residential (LMDR): This category allows a range in density from a minimum of 5.0 to a maximum of 13.0 dwelling units per gross acre. The types of housing typically found in areas designated as low-medium density include single-family homes, townhouses, and low-rise condominiums /apartments. Zero-lot line single-family developments in this category shall not exceed a density of 7.0 units per gross acre.

Medium Density Residential (MDR): This category allows a range in density from a minimum of 14.0 to 23.0 dwelling units per gross acre. The types of housing typically found in areas designated as medium density include townhouses, low-rise condominiums/apartments, and high-rise condominiums/apartments.

Medium-High Density Residential (MHDR): This category allows a range in density from a minimum of 24.0 to 40.0 dwelling units per gross acre and/or up to 70.0 hotel units, including townhouses, low and high rise condominiums/apartments and hotel units. Ancillary or auxiliary uses associated with high density use, including common area sport use, tennis courts, pool, gymnasium, and/or restaurant bar are provided under this district.

Office and Residential (OR): Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Developments under this category must be compatible with any existing, zoned or Plan-designated adjacent and nearby land uses. The maximum scale and intensity of development shall be based on, and compatible with, the proximity and scale of adjacent and nearby residential uses. Points of ingress and egress, including service drives, for office and hotel uses must be located away from adjacent and nearby residential uses. The residential portions of OR sites must also be designed to transition to adjacent existing residential parcels with substantial and effective visual and acoustic buffering. 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 an OR parcel or no higher density categories exist on the Village FLUM, the maximum density allowed shall be 13.0 units per gross acre.

1 When residential uses are mixed with office uses, the overall scale and
2 intensity shall be no greater than that which would be approved if the parcel
3 was in either office only or residential use only, whichever is higher. Within the
4 OR category, business uses ancillary and to serve the on-site uses may be
5 integrated in an amount not to exceed 15.0 percent of the total floor area. The
6 maximum floor area ratio (FAR) permitted is 0.4 for a one-story building and
7 0.6 for a two-story building.

8 Business and Office (BO): This category accommodates the full range of sales
9 service activities including retail, wholesale, personal and professional
10 services, commercial and professional offices, hotels, motels, hospitals,
11 theaters, medical buildings, nursing homes, entertainment and cultural
12 facilities, amusement and commercial recreation establishments (such as
13 private commercial marinas). These uses may occur in self-contained centers,
14 high rise structures, campus parks and municipal centers business districts.
15 The specific range and intensity of uses appropriate in BO areas vary by
16 location as a function of such factors as availability of public services, roadway
17 access and neighborhood compatibility. Special limitations may be imposed
18 on uses in BO where necessary to protect environmental resources including
19 wellfield protection areas. Through the assignment of zoning districts and
20 special conditions, the specific range and intensity of uses appropriate for a
21 specific site will be determined. Strip commercial shopping centers with
22 inadequate lot depth, which allow only a single row of commercial structures
23 and parking in front, are discouraged in this designation. The floor area ratio
24 (FAR) is 0.4 for the first story, plus 0.11 for each additional story up to six (6)
25 stories.

26 Mixing of residential use with commercial, office, and hotels is also permitted
27 in BO areas provided that the scale and intensity is not out of character with
28 adjacent nearby development, and the project does not negatively affect any
29 area neighborhoods. Where these conditions are met, residential density may
30 be approved up to one density category higher than the average land use
31 density of adjacent parcels. If no residentially-designated parcels exist
32 adjacent to a BO parcel or no higher density categories exist on the Village
33 FLUM, the maximum density allowed shall be 13.0 units per gross acre.

34 Institutional Use (IU): The IU category allows hospitals, non-profit medical
35 facilities, fire-rescue stations, cemeteries, libraries, solid waste transfer
36 stations, private and public utility plants and facilities, government offices and
37 facilities, and military installations. Offices are allowed in this category.
38 Internally integrated business areas, up to 10 percent of the total IU
39 development floor area, may also be approved in this category. Major utility
40 facilities allowed in the IU should generally be located away from residential
41 areas. The Business and Office land use category intensity requirements are
42 applied to all development in this category.

43 Civic Use (CU): This land use designation allows primarily universities and
44 colleges, cemeteries, churches, public and private schools. Offices are
45 allowed in this category. Internally integrated business areas, up to 10 percent
46 of the total CU development floor area, may also be approved.

47 Village Mixed Use (VMU): The land use designation is designed to encourage
48 compact, mixed-use development comprised of business, office, residential,

1 civic, institutional, recreation, open space, and hotel. Development must
2 emphasize the efficient reuse of existing infrastructure, preservation of natural
3 systems, integration of pedestrian and bicycle facilities, and an urban form
4 characterized by close-knit neighborhoods and sense of community. The
5 minimum VMU parcel size is 25.0 gross acres. Each parcel must also adhere
6 to a unified "Development Plan" established through a public charrette process
7 to specify the permitted uses, densities/intensities, building scale and types,
8 and design features and controls. Residential density shall range from a
9 minimum of 5.0 to a maximum of 10.0 dwelling units per gross acre, subject to
10 the approved Development Plan. Non-residential intensities should average a
11 floor area ratio (FAR) of 0.5; subject to limits adopted as part of an approved
12 "Master Plan".

13 The mix of uses proposed in any "Master Plan" accepted by the Village Council
14 for a VMU site will be adopted into the Future Land Use Element of this
15 Comprehensive Plan during the next regularly scheduled amendment cycle.

16 Franjo Activity Center (FAC): This designation encourages development or
17 redevelopment that seeks to facilitate multi-use and mixed-use projects that
18 encourage mass transit, reduce the need for automobile travel, provide
19 incentives for quality development, provide for the efficient use of land and
20 infrastructure, provide for urban civic open space, and give definition to a
21 pedestrian urban form. The Franjo Activity Center is intended to support the
22 achievement of a residential to non-residential balance that increases the
23 opportunities for transportation demand management alternatives including
24 but not limited to walking and transit, reduced vehicle miles traveled, and
25 reduced single use trips. The Franjo Activity Center shall serve as a significant,
26 multifamily, employment, office and commercial center of the Village.
27

28 Development within the Franjo Activity Center shall:

- 29 1. Focus on the effective mix of office, service, retail, entertainment,
30 residential, community facilities, open space and transportation uses that
31 will promote a lively, livable, and successful downtown area;
- 32 2. Encourage a pedestrian oriented core;
- 33 3. Promote mass transit and other forms of transportation as an alternative to
34 the automobile that will link to the Miami-Dade mass transit system and the
35 Village's local I-bus service or any predecessor service thereto;
- 36 4. Encourage the integration of transportation and transit systems with land
37 use;
- 38 5. Allow for development and redevelopment activities at varying density and
39 intensity ranges, ~~and allow for the transfer of densities and intensities for~~
40 ~~properties within the boundaries of the FAC, as may be permitted by the~~
41 ~~Village;~~
- 42 6. Promote compact, innovative land development;
- 43 7. Promote creative siting of buildings, transportation routes, and open
44 space to create vistas that will unite the downtown areas, link the downtown
45 with the rest of Franjo Activity Center area, and
46

47
48 Total densities and intensities of development within the Franjo Activity Center
49 shall be as follows:
50

- 1 • Residential Land Uses – 5,661 dwelling units, ~~of which 1,246 are to be~~
2 ~~held in reserve by the Village to be allocated by the Village at the time of~~
3 ~~site plan approval;~~
- 4 • Commercial/Office/Retail – 1,500,000 square feet, ~~of which 500,000~~
5 ~~square feet are held in reserve to be allocated by the Village at the time of~~
6 ~~site plan approval.~~
- 7 • Urban Open Space/ Recreation Uses with a level of service within the FAC
8 of .25 acres per 1,000 residents within the FAC.
9

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

13 ~~The Village may use innovative land development regulations such as transit~~
14 ~~and pedestrian oriented development, transfer development rights,~~
15 ~~development bonuses and minimum land use densities/intensities to ensure~~
16 ~~an appropriate land use pattern for the Franjo Activity Center. These~~
17 ~~regulations shall encourage the integration of transportation and transit~~
18 ~~systems with land use in order to promote effective multi-modal transportation.~~
19
20

21 Environmental Protection (EP): Parcels designated EP are environmentally-
22 sensitive lands under the ownership of government or non-profit entities. No
23 development except low intensity, passive recreational uses are permitted.
24 Limited administrative office, retail, and storage uses incidental to protection
25 use are allowed.

26 Parks and Recreation (PR): The Future Land Use Map (FLUM) specifically
27 illustrates larger park and recreation areas, as well as, golf courses.
28 Compatible parks are encouraged in all residential land use categories. The
29 siting and use of future parks and recreation areas shall be guided by the
30 Recreation and Open Space Element and the Capital Improvements Element
31 of this plan, and by other applicable goals, objectives, and policies of the
32 Comprehensive Plan. Certain commercial activities ancillary to recreational
33 uses and related to resources of the park, such as boat supply stores, fuel
34 docks, or tennis and golf clubhouses are also permitted and may be considered
35 for approval in the PR category. Other commercial recreation, entertainment
36 or cultural uses may also be considered for approval in the PR category if they
37 would enhance the quality, utility, or enjoyment of the site and its natural,
38 historical, or archeological resources and facilities.

39 Environmentally Protected Parks (EPP): This category includes existing lands
40 that are environmentally sensitive and/or exhibit unique archeological features.
41 All EPP areas shall be managed consistent with the goals, objectives, and
42 policies for development of the applicable environmental resources or
43 protection area. Accordingly, resource-enhancing facilities including
44 boardwalks, nature trails, canoe trails and launches, and interpretive facilities
45 may be provided in these areas.

46 Agricultural Use (AU): This FLUM category is applied to existing lands in active
47 agricultural use. Agricultural land uses include crops, groves, and other types
48 of typical agricultural activities. Residential density is limited to no more than
49 one (1) dwelling unit per five (5) gross acres.

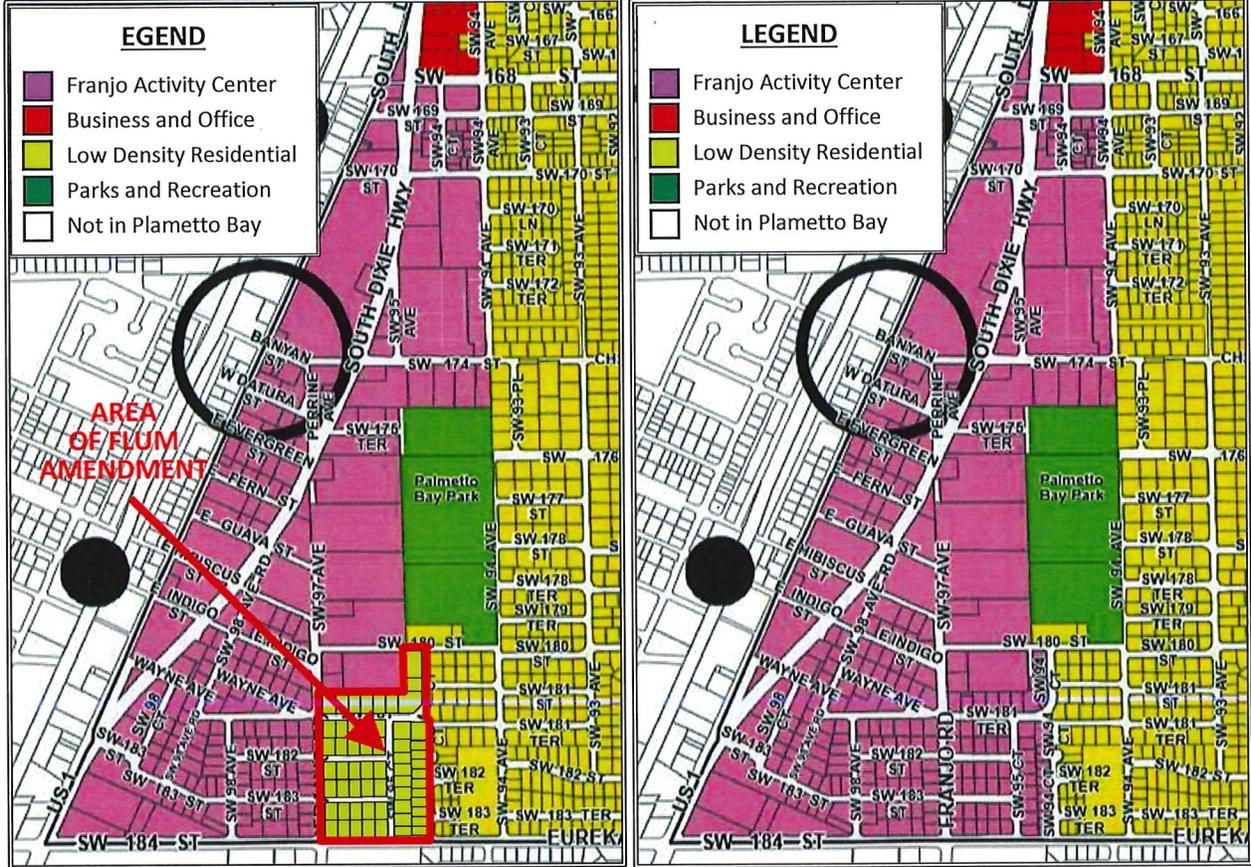
1 Water Bodies (WB): Major existing inland canals, lakes, and other water bodies
2 are shown on the FLUM. No residential or non-residential development is
3 permitted. Access and usage facilities such as docks and boat ramps are
4 permitted subject to the approval of the jurisdiction with authority over the water
5 body, the Village Council, and the Miami-Dade County Department of
6 Regulatory and Economic Resources.

7

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2

ATTACHMENT B FUTURE LAND USE MAP AMENDMENT

3



*Proposed
Village of Palmetto Bay Future Land Use Map
(excerpt)*

*Adopted (current)
Village of Palmetto Bay Future Land Use Map
(excerpt)*



AGENDA ITEM 5



To: Honorable Mayor and Village Council

Date: June 15, 2020

From: Greg H. Truitt, Interim Village Manager

A handwritten signature in blue ink, appearing to be "GHT", is written over the printed name of Greg H. Truitt.

Re: Downtown Zoning Code Second Reading

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF PALMETTO BAY, FLORIDA, RELATING TO THE DOWNTOWN URBAN VILLAGE (DUV) ZONING DISTRICT; PROVIDING FOR A NEW DOWNTOWN ZONING CODE MAP AS PER ATTACHMENT "A"; PROVIDING FOR A MAXIMUM RESIDENTIAL DENSITY OF FIFTY-FOUR (54) RESIDENTIAL UNITS PER GROSS ACRE FOR THE ISLAND SECTOR (FORMERLY KNOWN AS THE DOWNTOWN GENERAL (DG) SECTOR); FORTY-THREE (43) RESIDENTIAL UNITS PER GROSS ACRE FOR THE EUREKA SECTOR; THIRTY-TWO (32) RESIDENTIAL UNITS PER GROSS ACRE FOR THE MAIN STREET SECTOR (FORMERLY KNOWN AS THE DOWNTOWN VILLAGE (DV) SECTOR); TWENTY-FOUR (24) RESIDENTIAL UNITS PER GROSS ACRE FOR THE NEIGHBORHOOD SECTOR (FORMERLY KNOWN AS THE NEIGHBORHOOD VILLAGE (NV) SECTOR AND THE URBAN VILLAGE (UV) SECTOR); PROVIDING FOR MAXIMUM BUILDING HEIGHTS OF FIVE (5) STORIES FOR "RESIDENTIAL ONLY", "COMMERCIAL ONLY", AND "MIXED-USE" BUILDINGS IN THE ISLAND SECTOR; FIVE (5) STORIES FOR THE EUREKA SECTOR; FOUR (4) STORIES FOR "RESIDENTIAL-ONLY" BUILDINGS AND FIVE (5) STORIES FOR "MIXED-USE" BUILDINGS FOR THE MAIN STREET SECTOR; THREE (3) STORIES FOR ALL BUILDINGS IN THE NEIGHBORHOOD SECTOR; AMENDING THE SECTOR BOUNDARIES IN THE DOWNTOWN TO CHANGE FROM DUV TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) IN THE SOUTH EASTERN PORTION OF THE (DUV) PERIMETER FROM SW 97TH AVENUE TO SW 94TH COURT IN THE WEST TO EAST DIRECTION, AND FROM THE REAR LOT LINE OF PROPERTIES FRONTING THE NORTH SIDE OF SW 181ST TERRACE TO SW 184TH STREET IN THE NORTH TO SOUTH DIRECTION, AND INCLUDING PROPERTIES FRONTING THE WEST SIDE OF SW 94TH COURT FROM SW 180TH STREET TO SW 181ST TERRACE; PROVIDING FOR AMENDING THE DOWNTOWN CODE PARKING REQUIREMENTS AS PER ATTACHMENT "B"; AMENDING THE ZONING CODE OF ORDINANCES BY THE ADDITION OF SECTION 30-50.23.2-07 WHICH PROVIDES FOR A MAXIMUM NUMBER OF TWO THOUSAND FIVE HUNDRED (2,500) RESIDENTIAL UNITS IN THE DOWNTOWN DISTRICT; AND PROVIDING FOR ORDINANCES IN CONFLICT,

CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE. (Sponsored by Administration)

BACKGROUND AND ANALYSIS:

Due to concern regarding traffic, parking and compatibility impacts of development in the Downtown Palmetto Bay residents and Members of Council have expressed a need to reevaluate the existing Downtown Urban Code (DUV) renamed Downtown Palmetto Bay Zoning Code. A series of Council workshops were established to review the existing DUV code with attention to permissible density, building height and parking requirements, remapping sectors within the DUV Zoning District, remapping the boundary of the overall DUV Zoning District, applicability and revising bonus and incentive allowances. Eleven workshops were held by the Village Council to discuss these and other issues pertaining to DUV development controls. The results from the DUV workshops were compiled and developed into a new Downtown Code. The proposed revision of the Downtown Palmetto Bay Zoning Code necessitates changes to the Village Comprehensive Plan policy and Future Land Use Map to maintain State-required consistency between the Comprehensive Plan and zoning code. The council has further requested reduction of the Comprehensive Plan policy cap for residential development units in the Downtown Area.

The Village of Palmetto Bay Local Planning Agency (LPA) pursuant to §163.3174 F.S. met on January 13, 2020 to review and recommend with changes the proposed amendment to the Village of Palmetto Bay Council. On January 27, 2020, the Village of Palmetto Bay, Florida Village Council held a public hearing, and approved the ordinance on first reading to transmit the proposed amendment. The LPA and Village Council hearing were advertised meetings, including notice in a local newspaper, on the Village of Palmetto Bay website, and by mailed notice letters to all property owners within the affected areas and for a 2,500-foot radius around the affected areas and included 2,850 letters.

The accompanying rewrite of the "Downtown District" zoning code that implements the amendments to the proposed FAC Comprehensive Plan amendment is substantially complete in form and substance as presented to the LPA and for the public hearing of the first reading. Administration is seeking the adoption of the "Downtown District" Zoning Code on second reading.

FISCAL IMPACT:

Fiscal impact may be expected due to the delay of development with associated construction impact fees, permitting fees, and delayed Village portion of ad-valorem property taxes.

ORDINANCE NO. 2020-____

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF PALMETTO BAY, FLORIDA, RELATING TO THE DOWNTOWN URBAN VILLAGE (DUV) ZONING DISTRICT; PROVIDING FOR A NEW DOWNTOWN ZONING CODE MAP AS PER ATTACHMENT "A"; PROVIDING FOR A MAXIMUM RESIDENTIAL DENSITY OF FIFTY-FOUR (54) RESIDENTIAL UNITS PER GROSS ACRE FOR THE ISLAND SECTOR (FORMERLY KNOWN AS THE DOWNTOWN GENERAL (DG) SECTOR); FORTY-THREE (43) RESIDENTIAL UNITS PER GROSS ACRE FOR THE EUREKA SECTOR; THIRTY-TWO (32) RESIDENTIAL UNITS PER GROSS ACRE FOR THE MAIN STREET SECTOR (FORMERLY KNOWN AS THE DOWNTOWN VILLAGE (DV) SECTOR); TWENTY-FOUR (24) RESIDENTIAL UNITS PER GROSS ACRE FOR THE NEIGHBORHOOD SECTOR (FORMERLY KNOWN AS THE NEIGHBORHOOD VILLAGE (NV) SECTOR AND THE URBAN VILLAGE (UV) SECTOR); PROVIDING FOR MAXIMUM BUILDING HEIGHTS OF FIVE (5) STORIES FOR "RESIDENTIAL ONLY", "COMMERCIAL ONLY", AND "MIXED-USE" BUILDINGS IN THE ISLAND SECTOR; FIVE (5) STORIES FOR THE EUREKA SECTOR; FOUR (4) STORIES FOR "RESIDENTIAL-ONLY" BUILDINGS AND FIVE (5) STORIES FOR "MIXED-USE" BUILDINGS FOR THE MAIN STREET SECTOR; THREE (3) STORIES FOR ALL BUILDINGS IN THE NEIGHBORHOOD SECTOR; AMENDING THE SECTOR BOUNDARIES IN THE DOWNTOWN TO CHANGE FROM DUV TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) IN THE SOUTH EASTERN PORTION OF THE (DUV) PERIMETER FROM SW 97TH AVENUE TO SW 94TH COURT IN THE WEST TO EAST DIRECTION, AND FROM THE REAR LOT LINE OF PROPERTIES FRONTING THE NORTH SIDE OF SW 181ST TERRACE TO SW 184TH STREET IN THE NORTH TO SOUTH DIRECTION, AND INCLUDING PROPERTIES FRONTING THE WEST SIDE OF SW 94TH COURT FROM SW 180TH STREET TO SW 181ST TERRACE; PROVIDING FOR AMENDING THE DOWNTOWN CODE PARKING REQUIREMENTS AS PER ATTACHMENT "B"; AMENDING THE ZONING CODE OF ORDINANCES BY THE ADDITION OF SECTION 30-50.23.2-07 WHICH PROVIDES FOR A MAXIMUM NUMBER OF TWO THOUSAND FIVE HUNDRED (2,500) RESIDENTIAL UNITS IN THE DOWNTOWN DISTRICT; AND PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

1 **WHEREAS**, it is the goal of the Mayor and Village Council to implement
2 the goals, objectives and policies of the Franjo Activity Center designation of
3 the Village of Palmetto Bay Comprehensive Plan; and
4

5 **WHEREAS** it is the goal of the Mayor and Village Council to provide
6 greater codified certainty and balance for development compatibility and
7 achievement of the goals and intent of the Downtown Urban Village (DUV)
8 zoning district, to be renamed as the “Downtown Palmetto Bay Zoning Code”
9 zoning district; and
10

11 **WHEREAS**, the Village Council has exercised its right to research and
12 study the Downtown Urban Village (DUV) district standards; and
13

14 **WHEREAS**, the Village Council is proposing to amend the text and
15 map existing (DUV) code; and
16

17 **WHEREAS**, the Village Council wishes to consider the following
18 criteria prior to the completion and adoption of the final Downtown Palmetto
19 Bay Zoning Code; and
20

21 **BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF**
22 **THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:**
23

24 **Section 1 Enactment.** Chapter 30 of the Code of Ordinances of the
25 Village of Palmetto Bay is hereby amended at Section 30-50.23 Downtown
26 Urban Village (DUV). Upon adoption of the amended ordinance, the Village
27 Clerk shall post the amended and adopted ordinance;
28

29 **Section 2 Conflicting Provisions.** The provisions of the Code of
30 Ordinances of the Village of Palmetto Bay, Florida and all ordinances or parts
31 of ordinances in conflict with the provisions of this ordinance are hereby
32 declared inapplicable.
33

34 **Section 3 Severability.** The provisions of this Ordinance are declared
35 to be severable, and if any sentence, section, clause or phrase of this
36 Ordinance shall , for any reason, be held to be invalid or unconstitutional,
37 such decision shall not affect the validity of the remaining sentences,
38 sections, clauses or phrases of the Ordinance, but they shall remain in effect
39 it being the legislative intent that this Ordinance shall stand notwithstanding
40 the invalidity of any part.

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PASSED AND ADOPTED on Second Reading this ____ day of _____, 2020.

FIRST READING: _____

SECOND READING: _____

Attest:

Missy Arocha
Village Clerk

Karyn Cunningham
Mayor

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

John Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

- Council Member Patrick Fiore _____
- Council Member David Singer _____
- Council Member Marsha Matson _____
- Vice Mayor John DuBois _____
- Mayor Karyn Cunningham _____

Attachment B Proposed Parking

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	Parking Spaces	On-Site	Off-Site	On Street	Shared
Residential Uses:					
Detached Single-Family Residential	2	permitted	not permitted	permitted	not permitted
Townhouse, Duplex	2	permitted	not permitted	permitted	not permitted
Multi-Family Residential	sum of residential + guest spaces Studio Unit: 1½ 1 Bedroom Unit: 2 2 or more Bedroom Unit: 2 Guests: +1 sp. per 9 residences	permitted	permitted	not permitted	permitted
Assisted Living Facility	1 per room	permitted	not permitted	not permitted	not permitted
Residential Group Homes	1 per room	permitted	not permitted	not permitted	not permitted
Civic Uses:					
Religious Facility	1 per 100 sf. patron area	permitted	permitted	permitted	permitted
Elementary & Middle Schools (K-8)	1½ per classroom	permitted	not permitted	not permitted	not permitted
High Schools (9-12)	1 per 4 students	permitted	not permitted	not permitted	not permitted
Day Care	2 per classroom	permitted	permitted	not permitted	permitted
College and University	1 per 250 sf. gla	permitted	permitted	permitted	permitted
Museum and Gallery	1 per 250 sf. gla	permitted	permitted	permitted	permitted
Municipal Recreation Facility	1 per 100 sf. class area	permitted	permitted	permitted	permitted
Parking Structure (municipal, commercial)	not applicable	permitted	not	not applicable	not applicable
Office Uses:					
Professional Office	1 per 425 sf. gla	permitted	permitted	permitted	permitted
Medical Office	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Retail Office (storefront offices)	1 per 450 sf. gla	permitted	permitted	permitted	permitted
Commercial and Retail Uses:					
Big Box Retail (greater than 10,000 s.f. gla)	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Supermarket (greater than 10,000 s.f. gla)	1 per 250 sf. gla	permitted	not permitted	not permitted	not permitted
General Retail (10,000 s.f. gla or less)	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Personal Service (10,000 s.f. gla or less)	1 per 250 sf. gla	permitted	permitted	permitted	permitted
Bank with Drive Through	1 per 450 sf. gla	permitted	permitted	permitted	permitted
Neighborhood Proprietor	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Eating and Drinking Establishments:					
Full Service Restaurant	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
Café, Counter & Take-Out Food Service	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
Food Service with Drive Through	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
Outdoor Café Service Area	1 per 200 sf. over 400 sf.	permitted	permitted	permitted	permitted
Other Uses:					
Theaters	1 per 100 sf. seating area	permitted	permitted	permitted	permitted
Clubs	1 per 100 sf. patron area	permitted	permitted	permitted	permitted
Athletic Center (commercial)	1 per 100 sf. class area	permitted	permitted	permitted	permitted
Other Uses:					
Hotel	1 per room	permitted	permitted	permitted	permitted
Enclosed Self Storage	1 per 5,000 sf. gla	permitted	not permitted	not permitted	not permitted
Automotive Use (new car sales)	1 per 500 sf. patron area	permitted	not permitted	not permitted	not permitted

4



DOWNTOWN PALMETTO BAY

PROPOSED

ZONING CODE

FIRST READING AMENDED January 27, 2020

AMENDED FIRST READING March 16, 2020 (continued)

Verified with all Council votes May 1, 2020 (staff)

5/15/20 Verification (staff)

Second Reading June 15th, 2020

based on Draft 1, October 28, 2019 with changes in response to all Workshops

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Sec. 30-50.23.1 - Downtown Palmetto Bay Code

Section 30-50.23.1-01 Purpose and Intent

This section provides regulations for development within the Village of Palmetto Bay Downtown District and outlines how these regulations will implement the Village's vision. The intention of this section is to facilitate development of a community focus within the Village of Palmetto Bay. This section will:

- Create a living and working environment in Palmetto Bay that will feature walkable and bikeable streets, compact mixed-use buildings, and convenient access to many forms of transportation;
- Provide for appropriate architectural scale through development standards that provide for varied building forms that respond to the individual sectors within the Downtown District;
- Promote and enhance commercial and civic street activity through sufficient ground-level commercial uses; and,
- Promote and enhance the architectural character of the Downtown District through high-quality Village design, architectural features and complete streets design standards.

Section 30-50.23.1-02 Application

Downtown Palmetto Bay Code is guided by these provisions herein for the sole purpose of establishing regulations for Downtown development. Where there is a conflict between the Downtown and other requirements of any other statute, law, or regulation, the higher standard for achieving the Downtown vision shall govern, unless otherwise noted.

Section 30-50.23.1-03 Nonconforming Uses and Structures

Nothing contained in this document shall be deemed or construed to prohibit the continuation of a legally established, nonconforming use or structure. The intent of this section is to encourage nonconformities to be brought into compliance with the Downtown Palmetto Bay Code.

A. Nonconforming uses

1. Legally established nonconforming uses may continue to operate so long as the use was legally established.
2. If a nonconforming use is discontinued for a period six (6) months, the use may not be reestablished. A use shall be considered discontinued once the activities or commerce essential to the continuation of the use are abandoned. Discontinuance due to acts of force majeure shall not constitute abandonment, provided that a good faith effort is made to reestablish said use.

B. Nonconforming structures

1. Legally established nonconforming structures may continue to be used and maintained, so long as structure was legally conforming to the existing code at the time of construction.
2. Expansions, repairs, alterations and improvements to nonconforming structures shall be permitted in accordance with the following provisions:
 - (a) Internal and external repairs or improvements (general upkeep) that do not increase the square footage of the nonconforming structure shall be permitted and shall not be subject to the requirements of this section.
 - (b) Expansions to a nonconforming structure shall be permitted as follows:
 - (i) If the total square footage of the proposed improvement is less than or equal to thirty percent (30%) of the structure's gross story area at the time it became nonconforming, any request

for improvement shall require application for site plan approval. In addition, the property shall meet the tree requirements of twenty (20) trees per net acre of lot area.

(ii) If the total square footage of the proposed improvement is greater than thirty percent (30%) of the structure's gross floor area at the time it became nonconforming, the entire structure and site improvements shall be brought into compliance with the Downtown code.

3. If a nonconforming structure is damaged by an act of force majeure, repairs shall be subject to the following provisions:

(a) If a repair/replacement cost is less than fifty percent (50%) of the building's assessed value prior to the force majeure, the structure may be reconstructed at the same height and within the same building footprint as permitted originally, provided a new application for a building permit is filed within twenty-four (24) months of the date of damage.

(b) If a repair/replacement cost is equal to or greater than fifty percent (50%) of the building's assessed value, the structure and site improvements shall be brought into full compliance with the Downtown code.

(c) These provisions do not override the floodplain management regulations found in **Section 30-100.6**.

Section 30-50.23.1–04 Organization

Downtown Palmetto Bay Code

- Purpose and Intent
- Application
- Nonconforming Uses and Structures
- Organization
- Village Design Review Procedure

Architectural Standards

- Purpose
- Building Types
- Vertical Mixed-Use Building- Uses by Story
- Building Massing
- Frontage Standards
- Service Standards
- Access Standards
- Lighting Standards
- Other General Development Standards

Regulating Plans

- Purpose
- Downtown Zoning District Limits
- Sectors Plan
- Streets Plans
- Open Space
- Uses
- Densities and Intensities
- Parking

Downtown Design Standards

- Purpose
- Downtown Sectors
- Main Street Sector
- Island Sector
- Eureka Sector
- Neighborhood Sector

Sustainability & Resiliency

- Purpose and Intent
- Green Building Requirements

Definitions

Landscape Standards

- Purpose and Intent
- Tree Removal and Preservation
- Minimum Landscape Standards
- Downtown Tree Trust Fund
- Tree Protection
- Buffers between the Downtown District and Residential Zones
- Landscape Areas in Permanent Parking Lots
- Landscape Installation
- Irrigation
- Landscape Maintenance
- Enforcement and Penalties

Section 30-50.23.1–04 Village Design Review Procedure

All applications for development approval within the Village of Palmetto Bay Downtown District shall comply with the requirements of **Division 30-30**. This section applies to all development approval procedures as particularly required by this section and the review criteria in the sections to follow.

- A. Application process.** All developments within the Village of Palmetto Bay Downtown District 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 regarding a development. Applicants are encouraged to present schematic plans of the development so that potential issues in the plan may be addressed before application submittal.

The applicant may submit an application for review by the Department. Applications for site plan review shall be accompanied by exhibits prepared by a registered architect/landscape architect submitted to the Planning and Zoning Division and shall include the following illustrations at a minimum:

1. Application;
2. Survey;
3. Site plans illustrating all proposed development on the site, including a table that indicates the required and provided:
 - (a) Floor areas of commercial gross leasable area, residential area, circulation, amenities, back-of-house and total;
 - (b) Height of buildings and structures, number of stories, height to roof, parapets, and highest rooftop structure;
 - (c) Residential density based on gross acreage;
 - (d) Floor area ratio based on net lot area;
 - (e) Setbacks and step-backs for each side;

- (f) Frontage and façade glazing calculations;
 - (g) Number of residential units categorized by number of bedrooms and floor area;
 - (h) Building lot coverage;
 - (i) Landscape and hardscape (pervious) area;
 - (j) Public open space (includes hardscape);
 - (k) Surface parking area; and
 - (l) Private open spaces.
- 4. Location map;
 - 5. Identification of street cross-sections within the site plan;
 - 6. Identification of primary frontage for the site, all floor plans, elevations, and sections of all buildings, for each story and all dimensions/percentage requirements.
- B. Site plan review required.** All applications for development pursuant to **Section 30-50.23** shall require site plan review. Those site plans that include variances or any use which requires public hearing pursuant to the Village land development regulations shall be subject to public hearing review before the Mayor and Village Council.
- C. Traffic analysis review process required.** All applications for development shall require a traffic analysis:
- 1. Traffic concurrency for the Downtown District that is subject to these regulations is established by the data and analysis of the *2019 Update of the Traffic Impact Analysis for the Downtown Redevelopment Task Force* or its successor.
 - 2. Prior to review, a new development that includes more than five (5) residential units or five-thousand (5,000) square foot of gross commercial floor area is required to submit a traffic consumption analysis by a registered professional engineer in the State of Florida. The consumption analysis shall determine if the proposal is within the traffic impact assumptions used for baseline development in the *2019 Update of the Traffic Impact Analysis for the Downtown Redevelopment Task Force* or its successor.
 - 3. If traffic impacts are less than those projected by the *2019 Update of the Traffic Impact Analysis for the Downtown Redevelopment Task Force* or its successor, no further traffic concurrency analysis is required.
 - 4. If traffic impacts are greater than this level, the Village will commission its traffic engineering consultants to perform a traffic impact analysis for the development paid by the applicant.

(Ord. No. 2015-19, § 3(Att. A), 12-14-2015; Ord. No. 2016-04, § 3(Att. A), 1-4-2016; Ord. No. 2016-12, § 3(Att. A), 5-2-2016)

Section 30-50.23.2 Regulating Plans

Section 30-50.23.2-01 Purpose

This section establishes the Regulating Plans which define the District-wide regulations for development on the properties within the Village of Palmetto Bay Downtown District. The Regulating Plans consist of the following plans:

- Section 2.02 Downtown Zoning District Limits
- Section 2.03 Sector Plan
- Section 2.04 Streets Plan
- Section 2.05 Open Space Plan
- Section 2.06 Uses Plan
- Section 2.07 Densities and Intensities
- Section 2.08 Parking

Section 30-50.23.2-02 Downtown Zoning District Limits

The land area that is included in the Downtown zoning district is shown in **Figure 1**, and includes:

- West Boundary: limits of the Village of Palmetto Bay, coinciding with the centerline of the southbound lanes or centerline of the two-way portion of South Dixie Highway (US-1).
- East Boundary: centerline of SW 94th Avenue from SW 168th Street to rear lot lines of properties south of SW 174th Street; property line just east of the theoretical SW 95th Avenue, from centerline of SW 174th Street to rear lot line of property; the eastern edge of right-of-way for Park Drive on both sides of SW 175th Terrace; eastern limit of the Park Drive from SW 175th Terrace to SW 180th Street; side and rear lot line of the properties on the south side of SW 180th Street; centerline of SW 97th Avenue from this location south to SW 184th Street.
- North Boundary: centerline of SW 168th Street, from Northbound lanes of US-1 east to centerline of SW 94th Avenue; and the triangle of land from between US-1 right-of-way, north of SW 168th Street.
- South Boundary: centerline of SW 184th Street, from centerline of US-1 to centerline of SW 97th Avenue.

Section 30-50.23.2-03 Sector Plan

The Sector Plan shown in **Figure 1**, defines the sectors within the Downtown District that progress from higher density areas to less density areas, and provide for a mixture of uses.

The Sectors directly reinforce the Village of Palmetto Bay's vision for the Downtown and provide an opportunity for property owners to develop in a manner that supports the Village design objectives and transforms the Downtown into a cohesive, mixed-use District.

A. Main Street

The **Main Street Sector** applies to the primary area of the Downtown, which is composed of the most vital, pedestrian and bike-oriented blocks with commercial components scaled to the pedestrian. Building typologies are suitable to satisfy the broad assortment of retail, office, service and residential uses that create the Village mixed-use Downtown area. Franjo Road is the main street and shall be developed with mixed-use developments that provide a continuous pedestrian walk with ground-level retail and offices or multi-family residential units above. Landscaping reflects the pedestrian character, emphasizes pedestrian and bike protection, and accentuates the architectural character of the area.

B. Island

The **Island Sector** applies to the area of the Downtown that is between the northbound and southbound lanes of the bifurcated segment of South Dixie Highway (US-1) and is the sector that is closest to the South Dade Transitway. This sector provides for the most flexible mixed-use building types, with small and larger-scale retail at the ground level and offices or multi-unit residential on the stories above. Stand-alone commercial uses may be accommodated in the Island Sector with other compatible uses integrated in a form that meets the development and design standards required in this section. Landscaping should consist of a more Village scale and pattern of planting and pedestrian hardscape.

C. Eureka

The **Eureka Sector** applies to the area of the Downtown that is south of Indigo Street and immediately east of the Island Sector, and the corridor along the SW 184th Street. Eureka provides transition from the large-scale development along US-1 to the smaller scale main street mixed-use environment and residentially focused Neighborhood Sector. This sector provides for flexible building types to accommodate commercial/retail at the ground-level and offices or multi-unit residential on the stories above, while respecting transitions to the east edge of the sector. Landscaping should consist of a more Village scale and pattern of planting along US-1 and SW 184th Street, while emphasizing a safe and convenient pedestrian and bike environment along other streets.

D. Neighborhood

The **Neighborhood Sector** applies to lower intensity mixed-use and residentially focused area within Downtown that is compatible with uses nearby, and provides transition to the residential neighborhoods to the east. Townhouse and low-rise residential building types maintain a compatible visual profile to the other sectors but establish scale compatibility to neighborhoods to the east. Single family houses may be developed in a Village form such as side-yard and courtyard houses that maintain the street edge, respect the public realm, yet provide a protected private area expected of single-family home types. Landscaping should be consistent with the neighborhood scale of the sector and be more focused on green space than hardscape.

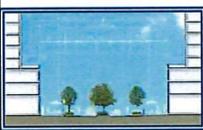
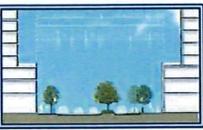
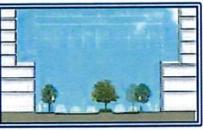
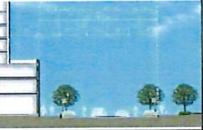
Section 30-50.23.2-04 Street Type Plan

The street connectivity standards identify the standards for new and existing streets with regard to dimensions for determining dedication, construction and/or redevelopment by the Village of Palmetto Bay and property owners.

All construction of new and redevelopment of existing rights-of-way shall be the responsibility of the individual property owners. The rights-of-way are intended to support the Village of Palmetto Bay vision for a highly connected, multi-modal, pedestrian and bike-friendly network of streets within Downtown. Property owners shall be responsible for the portion of the right-of-way on all sides of development that are considered street frontage. Wherever the existing right-of-way does not accommodate the location of the build-to-line at the edge or outside of the public right-of-way, a dedication amounting to the minimum required to achieve this criterion shall be necessary for site plan approval, whether by administrative approval or Council approval at a public hearing.

This section provides the elements and dimensions for each type of street shown in the Street Type Plan, **Figure 2. Table 1** provides the size, location and treatment of the elements that comprise the right-of-way and shall determine the relevant build-to line that forms the datum line for development. For all street types, a build-to line that is measured from the centerline of the right-of-way shall be established consistent with the street type. This criterion shall be necessary for site plan approval, whether by administrative approval or Council approval at a public hearing.

Table 1
Street Type Plan Elements and Dimensions

Street Type	Franjo Road	US-1 Northbound	US-1 Southbound	Park Drive	Typical Street
Diagram					
Limits	US-1 to SW 184 th Street	SW 168 th Street to SW 184 th Street	SW 168 th Street to SW 184 th Street	SW 174 th Street to SW 180 th Street	all other locations
Right-of-way	70-ft. 35-ft. from CL	100-ft.	66-ft.	60-ft.	60-ft.
Build-To-Line	50-ft. from centerline	50-ft. from centerline	16-ft. from centerline	30-ft. from centerline	30-ft. from centerline
Median Area	12-ft. planted	10-ft. planted	none	none	none
Travel Lanes	one 10-ft. lane each direction	3 1-way lanes 11-ft.	3 1-way lanes 11-ft.	one 10-ft. lane each direction	one 10-ft. lane each direction
Bicycle Lanes	5-ft. each direction	None	None	5-ft. each direction	None
Parallel Parking	Each Direction 8-ft.	1 parking lane with slip lane separated by median	None	Each Direction 9-ft.	Each Direction 9-ft.
Curb Transition	Curb and gutter	Curb and gutter	Curb and gutter	Curb and gutter	Curb and gutter
Landscape Area	Tree grates and between parking	Planting Strip, 6-ft.	Planting Strip, 6-ft.	Tree grates and between parking	Tree grates and between parking
Sidewalk Width	15-ft.	10-ft.	10-ft.	11-ft.	11-ft.
Effective Sidewalk Width	8-ft.	10-ft	10-ft.	8-ft.	8-ft.
Outdoor Seating (in ROW)	Acceptable	No	No	Acceptable	as applicable in Sector
Ground Story Uses	Commercial / Retail	Commercial / Retail	Commercial / Retail	Commercial / Retail	as applicable in Sector

(Ord. No. 2015-19, § 3(Att. A), 12-14-2015; Ord. No. 2016-04, § 3(Att. A), 1-4-2016; Ord. No. 2016-12, § 3(Att. A), 5-2-2016)

Section 30-50.23.2-05 Open Space

A. General Downtown-wide Standards

The goal for Downtown is to achieve twenty percent (20%) of community open space. Community open space includes primary road buffers, perimeter buffers and parks. Overall Downtown open space areas shall be based on gross acreage. Adequate common open space shall be provided to meet the recreational needs for the residents. If the development consists solely of conventional detached single-family dwellings and recreational needs are otherwise provided for, these provisions of common open space shall not apply. The intent of the Section is to:

1. Encourage landmark opportunities, including plazas, squares, pocket parks and open spaces of public assembly and social activity; and
2. Integrate street level plazas, courtyards and open spaces to create a sense of place and activate the sidewalks and streets.

B. Public Open Space Locations

1. The Main Street Sector shall include open spaces on-site and prioritized toward Franjo Road.
2. Island Sector and Eureka Sector shall include open spaces on-site and prioritized away from US-1.
3. The Neighborhood Sector locations shall include open spaces on-site, except for conventional detached single-family dwellings.

C. Public Open Space Standards

1. The Public Open Spaces shall be provided outside of the right-of-way in accordance with the standards provided in **Section 30-50.23.3**, and consistent with the general standards summarized in **Table 2**.

Table 2
Public Open Space Standards

	Main Street	Island	Eureka	Neighborhood
Single-Family Residential, Townhouse, Duplex	not applicable	not applicable	not applicable	not applicable
Multi-Family Residential	15%	15%	15%	5% per story
Live / Work Units	15%	15%	15%	5% per story
Commercial	20%	20%	20%	not applicable
Institutional	20%	20%	20%	not applicable
Mixed-use	20%	20%	20%	5% per story

2. All public open space requirements are provided as a percentage of the net lot area and must be located on corners where possible.
3. In the Main Street Sector, public open spaces are required as per **Table 2**.
4. Where parking or other elements border the open space, special design characteristics shall be employed such as addition of buffers, hedges, and low walls to reinforce the edges of the open space.

5. A restrictive covenant for the perpetual maintenance for all public plazas and cross-throughs shall be recorded with the appropriate Miami-Dade County agency in a form approved by the Village Attorney.
6. Pursuant to Sector requirements, the developer shall dedicate to the public, access ways to pass through oddly shaped or unusually long blocks and to provide public paths creating access to parks, schools, mass transit facilities and community services.
7. Lighting for pedestrian ways shall be provided to ensure personal safety. Lighting shall be integrated into the architectural character both in terms of illumination and fixtures. Lighting shall not impact off-site uses or traffic on adjacent streets.
8. Buildings and open spaces shall provide amenities to improve the microclimate along streets, with respect to excessive heat or sunlight.
 1. Where appropriate, canopies or arcades can be provided along the street frontage of buildings.
 2. Shade trees shall be planted to provide additional climate protection and contribute to an attractive pedestrian environment.
9. Except as provided herein, landscape shall be provided as required in Village of Palmetto Bay Landscape Standards **Section 30-50.23.6.1**

D. Private Open Space Standards

Private open space shall be provided in the form of courtyards, balconies, terraces, lawns, community gardens, amenity recreation decks and landscaped roof terraces/gardens on buildings/parking structures.

1. The amount of private open space shall be provided according to the requirements by Sector in **Section 30-50.23.3.**
2. Permitted frontage types shall count towards meeting the private open space requirements of these regulations.
3. Within the areas designated as private open space, tree requirements shall follow **Section 30-50.23.6.**
4. The area of any covered patio, gazebo or other roofed shade structures shall count towards meeting the private open space requirements, if two sides are opened to the outside.

Section 30-50.23.2-06 Uses

A. Permitted Uses

No land, body of water or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, structurally altered, or maintained for any purpose in Downtown except as provided in this Section. The uses delineated herein shall be permitted only in compliance with the regulating plans and general requirements provided in this Section.

B. Mixed-use

1. The vertical or horizontal integration of two or more of residential, live-work, business and office, civic and institutional uses is encouraged as provided herein. Vertical integration allows any combination of primary uses with commercial/retail uses typically located on the ground story and office and/or residential uses on the upper stories. Horizontal integration allows any combination of parcels with different primary uses within the same block under the same ownership. Vertical integration of mixed-uses shall be required within buildings that have primary frontage along SW 97th Avenue (Franjo Road).
2. Mixed uses are determined by the integration of one or more different land use categories from each column in **Table 3**. Vertical disposition of the uses shall be as required in **Table 3**.

Table 3
Criteria to Determine Mixed-use

Ground Story Use	Upper Story Use
Retail, Eating and Drinking Establishments	Residential
Office and Professional Services	Hotel / Motel
Civic Uses	Office and Professional Services
Recreation Uses	
Live-Work Units	

C. Residential Principal Uses

Residential uses are permitted in the areas designated in the Sector Plan as provided in **Table 4**.

Table 4
Permitted and Conditional Residential Uses by Sector

	Main Street	Island	Eureka	Neighborhood
Detached Single-Family House	not permitted	not permitted	not permitted	permitted
Attached Single-Family <i>(townhouse, duplex)</i>	not permitted	not permitted	not permitted	permitted
Multi-Family Residential <i>(stacked apartment)</i>	Permitted	permitted	permitted	permitted
Assisted Living Facility	Permitted	permitted	permitted	permitted
Residential Group Homes	Permitted	permitted	permitted	permitted

D. Residential Home Offices

Home offices are permitted as an ancillary use to principal residential uses up to two-hundred (200) square foot of story area and as provided in **Section 30-60.14** of the Village of Palmetto Bay Code.

E. Live-Work Units

1. Definition

A Live-Work Unit (LWU) is defined as a space within a mixed-use building that is used jointly for commercial and residential purposes, where:

- (a) The resident of the business is responsible for the commercial activity performed; and
- (b) The commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

2. Permitted Uses

A LWU is a permitted use for detached single-family buildings, attached single-family buildings, and multifamily buildings, and is a permitted use subject to the criteria below:

- (a) The minimum area of an individual LWU is six hundred twenty-five (625) square foot;
- (b) The LWU shall be located on the ground story of a mixed-use building and may be used to define a building as mixed-use when in combination with residential uses or office uses on other stories;
- (c) The LWU shall count as one-half ($\frac{1}{2}$) of a residential unit toward all residential density calculations;
- (d) The commercial area and the living area shall to be separated by a wall or permanent partition on a single level, or by story or mezzanine for a multi-level LWU. Alternatively, the work component may be in a legal accessory structure to an attached or detached single family dwelling unit;
- (e) The work component exceeds two hundred (200) square foot of the floor or thirty-two percent (32%) of total unit area;
- (f) The LWU shall be constructed with an external door opening to the street frontage for commercial use, and an additional door to the interior circulation of the building for residential use;
- (g) The LWU shall include a full kitchen;
- (h) The LWU shall include at least one (1) full bath within the living area and one-half($\frac{1}{2}$) bath within the work area;
- (i) A sign relating to the commercial use may be displayed on the transom of the external street-side door, or on a plaque to the side of the exterior door, and is to be no larger than two (2) square foot;
- (j) All supplies and items affiliated with the commercial functions of the commercial activity will be completely contained within the LWU;
- (k) No variances of the requirements (a) through (j) may be granted;
- (l) Parking requirements for the LWU shall be the same as for residential units of the same number of bedrooms. The commercial story area of a LWU shall account for one-half ($\frac{1}{2}$) of a parking space toward the parking requirement;
- (m) An annually renewable certificate of use and occupancy shall be required for the commercial use;
- (n) Specific Commercial Occupations:
 - i. Work area uses may include any professional office, professional service or gallery use;
 - ii. Limited patronage by clients is permissible; and
 - iii. Inside the premises:
 - a) There may be limited display, creation, distribution or merchandise that are deemed compatible with other uses in the mixed-use building and the Sector;

- b) Fabrication, viewing and sale of art, artisan or craft work, with all fabrication only of one-off custom work by the resident of the LWU, and as permitted by administrative determination according to compatibility. Compatibility is determined by such factors as noise, glare, vibration, odor, hours of operation, and safety, as applicable.

F. Non-Residential Uses

1. Permitted Uses

Non-residential uses are permitted in the areas designated in the Sector Plan as provided in **Table 5**. No outside storage or display of merchandise, equipment, materials or supplies is permitted in any Sector.

**Table 5
Permitted and Conditional Non-Residential Uses by Sector**

	Main Street	Island	Eureka	Neighborhood
Civic Uses:				
Religious Facility	Permitted	permitted	permitted	conditional
Schools (K-12)	Permitted	permitted	permitted	conditional
Day Care	Permitted	permitted	permitted	conditional
College and University	Permitted	permitted	permitted	not permitted
Museum and Cultural Center	Permitted	permitted	permitted	not permitted
Municipal Recreation Facility	Permitted	permitted	permitted	not permitted
Parking Structure <i>(municipal, commercial)</i>	Permitted	permitted	permitted	not permitted
Office Uses:				
Professional Office	Permitted	permitted	permitted	live-work only
Medical Office	Permitted	permitted	permitted	live-work only
Retail Office <i>(storefront offices)</i>	Permitted	permitted	permitted	live-work only
Commercial and Retail Uses:				
Big Box Retail <i>(greater than 10,000 s.f. gla)</i>	Permitted	permitted	permitted	not permitted
Supermarket <i>(greater than 10,000 s.f. gla)</i>	Permitted	permitted	permitted	not permitted
General Retail <i>(10,000 s.f. gla or less)</i>	Permitted	permitted	permitted	Franjo Rd. only
Personal Service <i>(10,000 s.f. gla or less)</i>	Permitted	permitted	permitted	live-work only
Bank with Drive Through	Permitted	permitted	permitted	not permitted
Neighborhood Proprietor	Permitted	permitted	permitted	Franjo Rd. only
Eating and Drinking Establishments:				
Full-Service Restaurant	Conditional	permitted	conditional	Franjo Rd. only
Café, Counter & Take-Out Food	Conditional	permitted	conditional	Franjo Rd. only
Food Service with Drive Through	Conditional	permitted	conditional	not permitted
Recreation:				
Theater	Conditional	permitted	conditional	not permitted
Clubs	Conditional	permitted	conditional	not permitted
Athletic Center (commercial)	Permitted	permitted	permitted	not permitted
Other Uses:				
Hotel	Permitted	permitted	permitted	not permitted
Motel	not permitted	not permitted	not permitted	not permitted
Enclosed Self Storage	not permitted	conditional	conditional	not permitted
Automotive Use	Conditional	conditional	conditional	not permitted
Gas / Service Station	not permitted	not permitted	not permitted	not permitted

2. Non-residential conditional uses

The following uses shall be permitted as conditional uses, provided the following:

- (a) Civic uses shall be permitted within the Neighborhood Sector only on sites that are less than one (1) acre. Schools are permitted in all sectors of the Downtown zoning district subject to a public hearing and the criteria of **Division 30-110** and **Division 30-120** of the Village of Palmetto Bay Code.
- (b) Automotive uses shall be permitted within the Island and Eureka Sectors subject to the following conditions:
 - i. Used car sales shall only be permitted in conjunction with new car sales;
 - ii. Ancillary sales, service and repair shall only be permitted in conjunction with new car sales;
 - iii. No outside storage or display of merchandise, equipment, materials or supplies is permitted, except for limited display of new car inventory with not more than one inventory vehicle per twenty (20) foot of frontage and interspersed with landscape trees or public hardscape and furniture;
 - iv. Legally established, presently operating gas stations may continue to operate as legally non-conforming uses, subject to the standards of **Section 1.04** of the Village of Palmetto Bay Code.
- (c) Drive-through facilities shall be permitted, where the following criteria are met:
 - i. Permitted only in the Island and Eureka Sectors;
 - ii. Permitted in Main Street Sector only where the property has a frontage directly on US-1;
 - iii. Provide a continuous street façade consisting of buildings or walls along all rights-of-way except driveways. The main building shall provide a minimum of forty percent (40%) of building frontage along the primary frontage;
 - iv. Where buffer walls are provided, walls shall not exceed forty-two (42) inches in height and shall be a minimum of seventy-five percent (75%) opaque;
 - v. Permitted upon determination that the drive-through shall create minimal traffic congestion or disruption to adjacent streets.
- (d) Theaters, clubs, restaurants and cafés, especially if live entertainment is held on premises, are permitted only as conditional uses in the Main Street and Eureka Sectors with limited hours of nighttime operation until 11:00 pm, and subject to sound level criteria of the Village noise ordinance, **Section 30-60.29** of the Village of Palmetto Bay Code.
- (e) Sidewalk cafe and outdoor table service may be provided in compliance with the sidewalk café ordinance, **Section 30-60.17** of the Village of Palmetto Code.
- (f) Self-storage is permitted as a conditional use in the Island and Eureka Sectors and must be within a completely enclosed mixed-use building, subject to the following conditions:
 - i. The ground story frontage is occupied by retail uses with individual entrances for each retail store;
 - ii. No wholesale or retail sales are permitted within the individual storage units;
 - iii. The loading entrance and exit shall not be on Franjo Road, and not be across from any portion of the Neighborhood Sector;
 - iv. All loading/unloading areas are interior to the building;
 - v. All stories of a façade that face a public right-of-way, park, public open space, or residentially-zoned ground story shall provide windows and other fenestration details, with seventy (70%) percent glazing at street level façades and a minimum of fifty (50%) percent for higher stories.

G. Accessory Building

- 1. Detached accessory building shall be permitted only with specifically allowed building types in accordance with **Table 6**. Accessory buildings are not permitted as stand-alone uses without a principal structure.

2. Accessory buildings shall only be permitted to the rear of the principal building, and on corner lots may not face Franjo Road, US1 or Park Drive.
3. Accessory buildings shall be subject to all required setbacks and minimum building separation of the Sector in **Section 30-50.23.3**.
4. The height of an accessory building shall not exceed the permissible accessory building height of the sector in **Section 30-50.23.3**.

H. Accessory dwellings

1. Accessory dwellings shall be permitted within permitted accessory building.
2. The height of an accessory dwelling shall be one (1) story.
3. The gross floor area of an accessory dwelling shall not exceed six hundred (600) square foot.
4. Accessory dwellings shall not have an oven range or stove within the unit.
5. An accessory dwelling may be located on the second story of an accessory building when the first story is occupied by a private garage.

Table 6
Accessory Buildings, Uses and Accessory Dwellings

	Main Street	Island	Eureka	Neighborhood
Detached Garage, Storage, Workshop or Cabana				
Mixed-use	not permitted	not permitted	not permitted	not permitted
Commercial	not permitted	not permitted	not permitted	not permitted
Stacked Apartment	permitted	permitted	permitted	permitted
Townhouse	<i>not applicable</i>	<i>not applicable</i>	<i>not applicable</i>	permitted
Single Family Detached	<i>not applicable</i>	<i>not applicable</i>	<i>not applicable</i>	permitted
Accessory Dwellings				
Mixed-use	not permitted	not permitted	not permitted	not permitted
Commercial	not permitted	not permitted	not permitted	not permitted
Stacked Apartment	permitted	not permitted	permitted	permitted
Townhouse	<i>not applicable</i>	<i>not applicable</i>	<i>not applicable</i>	permitted
Single Family Detached	<i>not applicable</i>	<i>not applicable</i>	<i>not applicable</i>	permitted

I. Unusual Uses

Any residential or non-residential use which is found by the Director or designee to be a use similar to one of the above numbered uses and conforms to the intent of this section may be permitted, specific to the site requested as an unusual use and subject to conditions required by the Director. An unusual use determination may not be applied to another location and shall require another determination by the Director.

J. Prohibited Uses

Any residential or non-residential use that is not specifically listed or determined by the Director or designee to be a conforming unusual use is prohibited.

Section 30-50.23.2-07 Densities and Intensities

A. Residential Density

1. Residential density shall be defined as an objective measurement of the number of residential units allowed per unit of land.
 - (a) Residential unit shall mean a building or portion thereof that is designed or used exclusively for residential occupancy, but not including trailers, mobile homes, hotels, motels, boarding houses, lodging houses or tourist homes. A residential unit must include food storage, preparation and cooking facilities in a dedicated area, and an enclosed room within the unit that includes a toilet, washing sink and bathing or showering facilities. In the Downtown District, Live Work Units (LWU) that are not used exclusively for residential occupancy are permitted in accordance with the requirements of **Section 30-50.23.2-06 E**.
 - (b) For the purpose of defining residential density, a unit of land shall be defined as any area designated in the *Village of Palmetto Bay Future Land Use Map* as a category of land that is developable for residential development as defined by *Future Land Use Element Policy 1.1.1*.
 - (c) In the Downtown District, residential densities shall be based on the gross lot area, which includes the private lot area(s) and the area that extends from each property boundary that is along a public street or public right-of-way to the centerline of the right-of-way, including the area defined by the projection of the right-of-way lines at intersections. Fractional dwelling units shall be rounded down.
2. The residential density for any lot shall not exceed the maximum density as stated in the Sector Plans in **Sections 30-50.23.3-02.2, 30-50.23.3-02.3, 30-50.23.3-02.4 and 30-50.23.3-02.5**. The maximum residential density is a maximum potential that is subject to further reduction in compliance with other requirements in this code for lot size, building height, number of stories, setbacks, step-backs, other form requirements, parking requirements, and the limitations of infrastructure and essential services as required by **Section 30-50.23.2-07.A.4**. and other requirements of this ordinance.
3. Work-Live Units that comport with all the requirements of **Section 30-50.23.2-06 E**. shall be counted as half (½) of one (1) residential unit.
4. The entire Downtown District shall permit a total of two-thousand five hundred (2,500) residential dwelling units, until updated through amendment to the adopted *Village Comprehensive Plan*. All development approvals must be consistent with: the adopted *Village Comprehensive Plan*; the *Village of Palmetto Zoning Code*; and all applicable Village requirements for the design and construction of streets, utility facilities and other essential services per **Sections 30-30.5(j)(1)**.
5. The entire Downtown District shall permit a maximum number of residential dwelling units, such that a level of service within the Downtown District of a quarter (0.25) acre of parks and public open space per one thousand (1,000) residents is not exceeded, with assignment of three (3) residents to each dwelling unit, until updated through amendment to the adopted *Village Comprehensive Plan*.

B. Non-Residential Intensity

1. Non-residential Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.
 - (a) Non-residential development shall mean a building or portion thereof that is designed or used for uses other than residential uses as defined in **Section 30-50-23.2-06**.
 - (b) The work area components of LWU shall be excluded from non-residential use calculation.

2. Non-residential intensity shall be regulated by compliance with building form requirements for each sector as provided in **Sections 30-50.23.3-02.2, 30-50.23.3-02.3, 30-50.23.3-02.4 and 30-50.23.3-02.5.** These regulations include lot size, building height, number of stories, setbacks, step-backs, other form requirements, parking requirements, and the limitations of infrastructure and essential services as required by **Section 30-50.23.2-07** and other requirements of this ordinance.
3. The entire Downtown District shall permit a total of one million five-hundred thousand (1,500,000) gross square foot of floor area of non-residential uses, until updated through amendment to the adopted *Village Comprehensive Plan*. All development approvals must be consistent with the adopted *Village Comprehensive Plan*; the *Village of Palmetto Bay Zoning Code*; and all applicable Village requirements for the design and construction of streets, utility facilities and other essential services per **Sections 30-30.5(j)(1).**

Section 30-50.23.2-08 Parking

A. On-Site Parking

On-site parking shall be considered any parking structure, surface parking, tuck-under parking, private parking garage or surface parking pad within the property lines and applicable build-to lines on private property.

1. Parking structures shall meet the Village dimensional requirements.
2. The number of levels of a parking structure is used toward the determination of the number of stories of a building except when the parking structure is located alongside the habitable parts of the building.
3. The roof of all parking structures used for on-site parking for developments subject to this requirement shall be programmed with:
 - (a) amenity deck (private open space);
 - (b) green roof as defined in **Section 30-50.23.6**;
 - (c) renewable energy generation as defined in **Section 30-50.23.5**, and/or renewable water heating systems as defined in **Section 30-50.23.5**;
 - (d) water reclamations systems as defined in **Section 30-50.23.5**.

B. Off-Site Parking

Parking requirements may be satisfied off-site. Off-site parking shall be considered any parking structure, surface parking or on-street parking located on a development parcel other than the parcel being developed. Off-site parking shall be permitted subject to the following requirements:

1. Off-site parking is permitted pursuant to the requirements of **Table 7**;
2. Pedestrian access of the off-site parking is one thousand (1,000) foot or less from the front entrance of the parcel being developed, measured by the shortest path straight line;
3. For all off-site parking in a parking structure or surface parking lot subject to the standards above, the applicant/owner must submit a twenty (20) year parking covenant attached to the proposed development plan. The parking covenant must be approved by the Village Attorney for form, prior to acceptance; and

C. On-Street Parking

On-street parking may be counted toward parking requirements. On-street parking shall be considered any parking located in a public right-of-way that is immediately adjacent to the boundaries of the development property. On-street parking shall be permitted subject to the following requirements:

1. On-street parking is permitted pursuant to the requirements of **Table 7**;
2. On-street parking spaces may only be used that are directly adjacent to the property lines of the property along a street frontage;
3. On-street parking spaces must meet the Village's dimensional requirements, including all landscape space as required; and
4. On-street parking spaces that are used to meet the parking requirement shall be shown on the site plan, and approved by the Director for administrative approval, or approved by the Village Council at a public hearing if required.

D. Mechanized Parking

Mechanized parking shall be permitted towards meeting the parking requirement for all off-street parking, and shall comply with the following:

1. Mechanized parking shall only be permitted in fully enclosed parking structures, or in parking areas that are not visible to any public spaces;
2. Mechanized spaces shall be counted by including all spaces on a lift and the space under the lift;

3. For residential parking requirements, each lift shall only be assigned to one (1) dwelling unit;
3. A queuing analysis shall be submitted with application for review, and no part of the queue may block a public street, sidewalk, emergency access, or non-mechanized parking access; and
4. Mechanized parking spaces shall not account for more than fifty percent (50%) of the total parking count. For residential developments on lots of fifteen thousand (15,000) square foot or less, all of the parking spaces may be mechanical parking.

E. Valet Parking

Valet parking shall be permitted towards meeting the parking requirement for all off-street parking, and shall comply with the following:

1. A pick-up/drop-off area shall be provided with enough queuing space;
2. A queuing analysis shall be submitted with application for review, and no part of the queue may block a public street, sidewalk, emergency access, or non-mechanized parking access;
3. The valet storage parking area shall be subject to the requirements of **Section 30-50.23-08** within the Downtown District;
4. Valet parking shall only be approved as a condition of the certificate of use and/or certificate of occupancy;
5. Valet parking spaces shall not account for more than fifty percent (50%) of the total parking count; and
6. Valet parking shall only be approved as a covenant agreed and executed by the owner and the Village, the covenant must be approved by the Village Attorney for form, prior to acceptance.

F. Tandem Parking

Tandem parking shall be permitted towards meeting the parking requirement for all off-street parking, and shall comply with the following:

1. Unattended tandem parking shall only be permitted for residential units that require two (2) or fewer spaces. No tandem space may be assignable to more than one (1) residential unit. No tandem space may be counted for the visitor component of the residential parking requirement;
2. All other tandem parking shall be attended by valet personnel. Valet parking shall only be approved as condition of the certificate of use and/or certificate of occupancy; and
3. Tandem parking shall only be permitted for on-site parking.

G. Parking Architectural Standards

All parking requirements of **Section 30-50.23.2-08** Parking shall be met with additional requirements of this section regarding specific architectural standards for parking structures and surfaces:

1. Private parking garages shall not be located at the front of the lot. A parking structure must provide a habitable ground floor liner at the front of the lot;
2. Any part of the parking structure that does not have a liner shall have decorative wall with fenestration, screening, and/or landscaping that is consistent with the architecture of the overall building. Screening or other features may be part of an approved art-in-public places (AIPP) program;
3. On-site surface parking shall not be located at the front of the lot; and
4. Any part of on-site surface parking or its access that is adjacent to a public street or pedestrian way or single-family zoning district shall be buffered by a minimum ten (10) foot deep landscape area that includes:
 - (a) Wall and/or landscape hedge at a minimum height of thirty-six (36) inches and maximum height of seventy-two (72) inches; and
 - (b) Surface parking shall not encroach into any required setbacks.

H. Parking Landscape Standards

For landscape areas in permanent and temporary parking lots, see **Section 30-50.23.6**.

I. Number of Parking Spaces Required

1. The total number of parking spaces shall be provided in accordance with **Table 7**, and include all special needs parking requirements of **Section 30-50.23-08-K**.
2. The requirement for the total number of spaces may be provided by on-site spaces, off-site spaces, on-street spaces, mechanized parking spaces, valet parking spaces, and tandem parking spaces.
3. The total number of parking spaces provided may be reduced from the total number as provided in **Table 7** through approved shared parking in accordance with all criteria of **Section 30-50.23-08-J**.
4. All other uses shall comply with the parking standards provided in **Section 30-70.8** of the *Village of Palmetto Bay Zoning Code* or as determined by the Director.

Table 7
Number of Parking Spaces Required

	Parking Spaces	On-Site	Off-Site	On-street	Shared
Residential Uses:					
Detached Single-Family Residential	2	permitted	not permitted	permitted	not permitted
Townhouse, Duplex	2	permitted	not permitted	permitted	not permitted
Multi-Family Residential	sum of residential + guest spaces Studio Unit: 1½ 1 Bedroom Unit: 2 2 or more Bedroom Unit: 2 Guests: +1 sp. per 9 residences	permitted	permitted	permitted	permitted
Assisted Living Facility	1 per room	permitted	not permitted	not permitted	not permitted
Residential Group Homes	1 per room	permitted	not permitted	not permitted	not permitted
Civic Uses:					
Religious Facility	1 per 100 sf. patron area	permitted	permitted	permitted	permitted
Elementary & Middle Schools (K-8)	1½ per classroom	permitted	not permitted	not permitted	not permitted
High Schools (9-12)	1 per 4 students	permitted	not permitted	not permitted	not permitted
Day Care	2 per classroom	permitted	permitted	permitted	permitted
College and University	1 per 250 sf. gla	permitted	permitted	permitted	permitted
Museum and Gallery	1 per 250 sf. gla	permitted	permitted	permitted	permitted
Municipal Recreation Facility	1 per 100 sf. class area	permitted	permitted	permitted	permitted
Parking Structure (municipal, commercial)	not applicable	permitted	not applicable	not applicable	not applicable
Office Uses:					
Professional Office	1 per 425 sf. gla	permitted	permitted	permitted	permitted
Medical Office	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Retail Office (storefront offices)	1 per 450 sf. gla	permitted	permitted	permitted	permitted
Commercial and Retail Uses:					
Big Box Retail (greater than 10,000 sf. gla)	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Supermarket (greater than 10,000 sf. gla)	1 per 250 sf. gla	permitted	not permitted	not permitted	not permitted
General Retail (10,000 sf. gla or less)	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Personal Service (10,000 sf. gla or less)	1 per 250 sf. gla	permitted	permitted	permitted	permitted
Bank with Drive Through	1 per 450 sf. gla	permitted	permitted	permitted	permitted
Neighborhood Proprietor	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Eating and Drinking					
Full-Service Restaurant	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
Café, Counter & Take-Out Food Service	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
Food Service with Drive Through	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
Outdoor Café Service Area	1 per 200 sf. over 400 sf.	permitted	permitted	permitted	permitted
Other Uses:					
Theaters	1 per 100 sf. seating area	permitted	permitted	permitted	permitted
Clubs	1 per 100 sf. patron area	permitted	permitted	permitted	permitted
Athletic Center (commercial)	1 per 100 sf. class area	permitted	permitted	permitted	permitted
Other Uses:					
Hotel	1 per room	permitted	permitted	permitted	permitted
Enclosed Self Storage	1 per 5,000 sf. gla	permitted	not permitted	not permitted	not permitted
Automotive Use (new car sales)	1 per 500 sf. patron area	permitted	not permitted	not permitted	not permitted

J. Shared Parking

Shared parking spaces may be counted toward parking requirements with the following conditions:

1. Shared spaces are based on temporal complimentary use in which one use occupies the space at a different time than another. Shared spaces may also be based on internal capture in which persons walk from one use to another. Shared space parking may be applied within a mixed-use property or among adjacent properties, pursuant to the requirements this section and of **Table 8**;
2. An adjacent property can be used as a shared parking space;
3. For all shared parking that is not in the development property, the applicant/owner must submit a twenty (20) year parking covenant attached to proposed development plan. The Village Attorney must approve the parking covenant; and
4. The Director shall approve any shared parking spaces, and the number that may be shared shall be calculated by the method contained herein:

The parking required for any two (2) functions is calculated by dividing the number of spaces required by the lesser of the two (2) uses by the appropriate factor from **Table 8** and adding the result to the use of the highest number parking requirement. If there is another use that is not indicated in the sharing factor table, then the sharing factor of 1.1 shall be used.

Table 8
Shared Parking Factors

FUNCTION	Residential	Lodging	Office	Commercial
Residential	1	1.1	1.4	1.2
Lodging	1.1	1	1.7	1.3
Office	1.4	1.7	1	1.2
Commercial	1.2	1.3	1.2	1

K. Special Needs Parking

1. All special needs parking shall count towards the required parking on a one-to-one basis.
2. The number and dimensions of parking for individuals with disabilities shall comply with the standards of the *Florida Building Code*;
3. Stroller parking shall be provided for all commercial parking areas, including commercial parking for a mixed-use building, and shall be provided at locations close to the pedestrian entrance as per **Table 9**;
4. Preferential parking for veterans shall be provided at locations close to the pedestrian entrance as per **Table 9**;
5. Electric vehicle charging station parking shall be provided at convenient locations, distributed among garage levels as per **Table 9**;
6. Low-speed vehicle parking shall be provided at convenient locations, distributed among garage levels, with the required number as per **Table 9**; and
7. Two-wheel vehicle parking shall be provided at convenient locations, distributed among garage levels, with the required number as per **Table 9**.

**Table 9
Special Needs Parking Components**

Number of Total required Spaces → Type of Parking:	1 to 25	26 to 50	51 to 75	76 to 100	101 to 150	151 to 200	201 to 300	301 to 400	401 to 500	Over 500
Accessible Spaces	1	2	3	4	5	6	7	8	9	2% of total
Stroller Spaces	1	1	1	1	2	2	2	2	2	3
Veteran Spaces	1	1	1	1	2	2	2	2	2	3
Electric Vehicle Plug-In Spaces	0	1	2	2	3	4	6	8	9	2% of total
Low Speed Electric Vehicle Plug-In Spaces	0	1	1	1	2	2	3	4	5	1% of total
Two-Wheeled Vehicle Spaces	2	2	4	4	6	8	12	16	20	4% of total

L. Bicycle Parking

1. In addition to the vehicle parking, for every ten (10) parking spaces required, one bicycle parking space shall be provided;
2. A minimum of twenty-five percent (25%) of the required bicycle parking shall be provided along the primary street frontage;
3. Adequate and accessible bicycle racks shall be installed at all public buildings and public spaces;
4. Bicycle parking shall be protected from the weather.

Section 30-50.23.3 Downtown Sectors

Section 30-50.23.3-01 Purpose

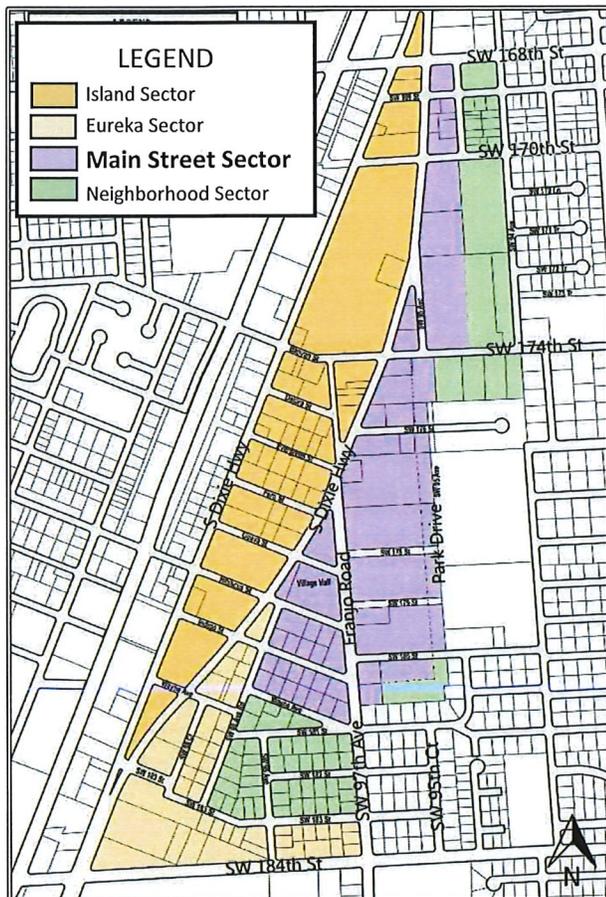
This section identifies the Downtown design standards for development in each of the four (4) sectors that comprise the Downtown District, and ensures that development is consistent with the vision for the Downtown District. Each sector shall follow the standards for building types, building form and placement, massing and disposition of uses. The sectors are identified as follows:

- Main Street Sector;
 - Island Sector;
 - Eureka Sector; and
 - Neighborhood Sector.
- A. All standards in this section that are expressed as maximums shall not be exceeded in compliance with all applicable provisions of the *Village of Palmetto Bay Zoning Code*.
 - B. All standards in this section that are expressed as minimums shall be equaled or exceeded in compliance with all applicable provisions of the *Village of Palmetto Bay Zoning Code*.
 - C. The map of the boundaries and parcels included in each sector and the "Intent of the Sector" statements for each of the sector summaries are consistent with **Section 30-50.23.2-03**.
 - D. Build-to lines are the datum for determining setbacks, stepbacks and frontage lines, based on the build-to line locations in **Section 30-50.23.2-04**.
 - E. Open space requirements in this section are consistent with the open space requirements in **Section 30-50.23.2-05**.
 - F. Permitted and conditional uses for each sector are defined in **Section 30-50.23.2-06** with definitions for uses as defined in **Section 30-50.23.7**.
 - G. Residential densities and non-residential intensities for each of the sectors are defined in **Section 30-50.23.2-07**.
 - H. Parking amount, location and design requirements are in **Section 30-50.23.2-08**.

Section 30-50.23.3-02 Downtown Sectors

Section 30-50.23.3-02.1 Main Street Sector

Figure 5 Main Street Sector



**Main Street
Intent of the Sector**

The **Main Street Sector** applies to the primary area of the Downtown which is composed of the most vital pedestrian and bike-oriented blocks with commercial components scaled to the pedestrian. Building typologies are suitable to satisfy the broad assortment of retail, office, service and residential uses that create the Village’s mixed-use Downtown District. Franjo Road is the main street and shall be developed with mixed-use developments that provide a continuous pedestrian walk with ground-level retail and offices or multi-family residential units above. Landscaping reflects the pedestrian character, emphasizes pedestrian and bike protection, and accentuates the architectural character of the area.

Table 7
Main Street Sector

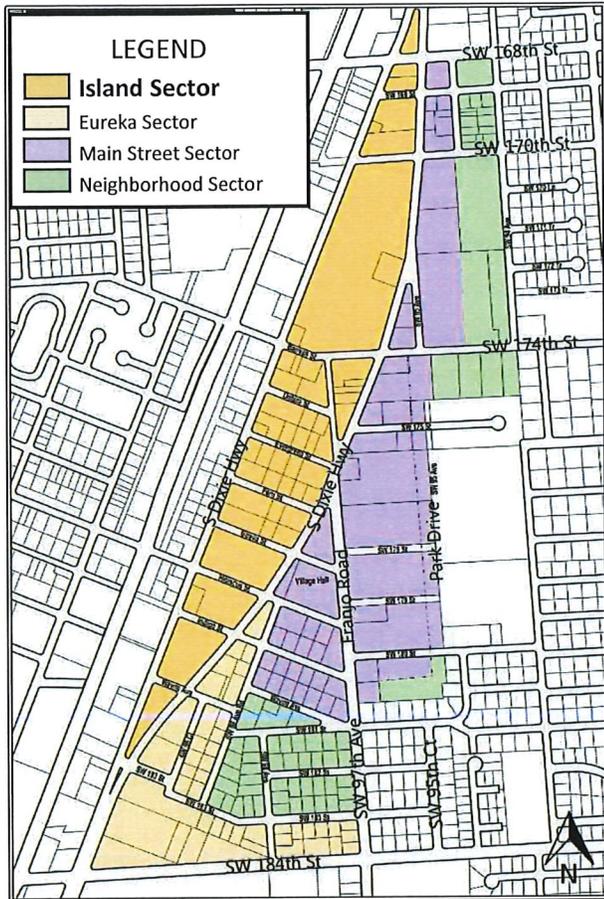
Building Type	Mixed-use	Single Use Commercial	Single Use Stacked Apartment	Town House	Single-Family Detached
Franjo Road Frontage Types	<ul style="list-style-type: none"> • Gallery • Storefront • Service • Canopy 	<ul style="list-style-type: none"> • Gallery • Storefront • Service 	not permitted	not permitted	not permitted
Other Street Frontage Types	<ul style="list-style-type: none"> • Gallery • Storefront • Service • Canopy 	<ul style="list-style-type: none"> • Gallery • Storefront • Service 	<ul style="list-style-type: none"> • Gallery • Storefront • Forecourt • Service 	not permitted	not permitted
Franjo Road 1st Story Use	Retail or Eatery	Retail or Eatery	not permitted	not permitted	not permitted
Other Street 1st Story Use	any use permitted	any use permitted	residential	not permitted	not permitted
Residential Density (maximum)	32 DU/acre _{gross}	not applicable	32 DU/acre _{gross}	not permitted	not permitted
Minimum Residential Unit Area	625 sf.	not applicable	625 sf.	not permitted	not permitted
Average Residential Unit Area	750 sf.	not applicable	750 sf.	not permitted	not permitted

**Table 8
Main Street Sector**

Building Type	Mixed-use	Single Use Commercial	Stacked Apartment	Town House	Single-Family Detached
Lot <i>width measured along frontage.</i>					
Lot Width, Minimum	80 ft.	80 ft.	80 ft.	not applicable	not applicable
Lot Width, Maximum	not applicable	200 ft.	200 ft.	not applicable	not applicable
Lot Depth, Minimum	100 ft.	100 ft.	100 ft.	not applicable	not applicable
Height					
Building Height (max. to roof)	65 ft.	50 ft.	50 ft.	not applicable	not applicable
Number of Stories (maximum)	5	4	4	not applicable	not applicable
Number of Stories (minimum)	2	2	2	not applicable	not applicable
Accessory Structure Height	not permitted	not permitted	25 ft.	not applicable	not applicable
Setbacks <i>from Build-To Line or interior property line</i>					
Front	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Street Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Interior Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Rear	15 ft.	15 ft.	15 ft.	not applicable	not applicable
Building Separation Distance	20 ft.	20 ft.	20 ft.	not applicable	not applicable
Stepbacks <i>from Build-To Line or interior property line</i>					
Vertical Location	above 3 rd story	above 2 nd story	above 2 nd story	not applicable	not applicable
Franjo Road	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Front (not Franjo Road)	15 ft.	0 ft.	0 ft.	not applicable	not applicable
Street Side	15 ft.	15 ft.	15 ft.	not applicable	not applicable
Interior Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Rear	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Neighborhood Sector Transition	25' @ 2 nd flr.	25 ft.	25 ft.	not applicable	not applicable
Residential Zone Transition	25' @ 2 nd flr.	25 ft.	25 ft.	not applicable	not applicable
Open Space <i>percent of net lot area, public open space to be located on net lot area, private open space may be rooftop</i>					
Lot Coverage (max.)	80%	80%	85%	not applicable	not applicable
Public Open Space (min.)	20%	20%	15%	not applicable	not applicable
Pervious Landscape Area (min.)	15%	15%	10%	not applicable	not applicable
Hardscape Area (max.)	5%	5%	5%	not applicable	not applicable
Private Open Space (min.)	15%	15%	15%	not applicable	not applicable
Façade					
Frontage Occupation (min.)	80%	80%	80%	not applicable	not applicable
Continuous Frontage (max.)	300 ft.	160 ft.	160 ft.	not applicable	not applicable
Paseo Width (min.)	20 ft.	not applicable	not applicable	not applicable	not applicable
Glazing at Street Level (min.)	70%	70%	not required	not applicable	not applicable
Encroachments <i>horizontal projection from façade (h) and vertical clearance from ground (v)</i>					
Signage	24-in. h x 8-ft. v	24-in. h x 8-ft. v	not applicable	not applicable	not applicable
Lighting	24-in. h x 8-ft. v	24-in. h x 8-ft. v	24-in. h x 8-ft. v	not applicable	not applicable
Awning	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	not applicable	not applicable
Balcony	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	not applicable	not applicable
Window	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	not applicable	not applicable
Parking Location and Setbacks					
Surface Parking Location	not along Franjo Road			not applicable	not applicable
Parking Access	not along Franjo Road			not applicable	not applicable
Services Location	not along Franjo Road			not applicable	not applicable
Front Setback (min.)	30 ft.	30 ft.	30 ft.	not applicable	not applicable
Street Side Setback (min.)	10 ft.	10 ft.	10 ft.	not applicable	not applicable
Interior Side or Rear Setback	5 ft.	5 ft.	5 ft.	not applicable	not applicable

Section 30-50.23.3-02.2 Island Sector

Figure 6 Island Sector



**Island Sector
Intent of the Sector**

The **Island Sector** applies to the area of the Downtown that is between the northbound and southbound lanes of the bifurcated segment of South Dixie Highway (US-1). It is the sector that is closest to the South Dade Transitway. This sector provides for the most flexible mixed-use building types, with small and larger-scale retail at the ground level and offices or multi-unit residential on the stories above. Stand-alone commercial uses may be accommodated in the Island Sector with other compatible uses integrated in a form that meets the development and design standards required in this section. Landscaping should consist of a more Village scale and pattern of planting and pedestrian hardscape.

Table 9
Island Sector

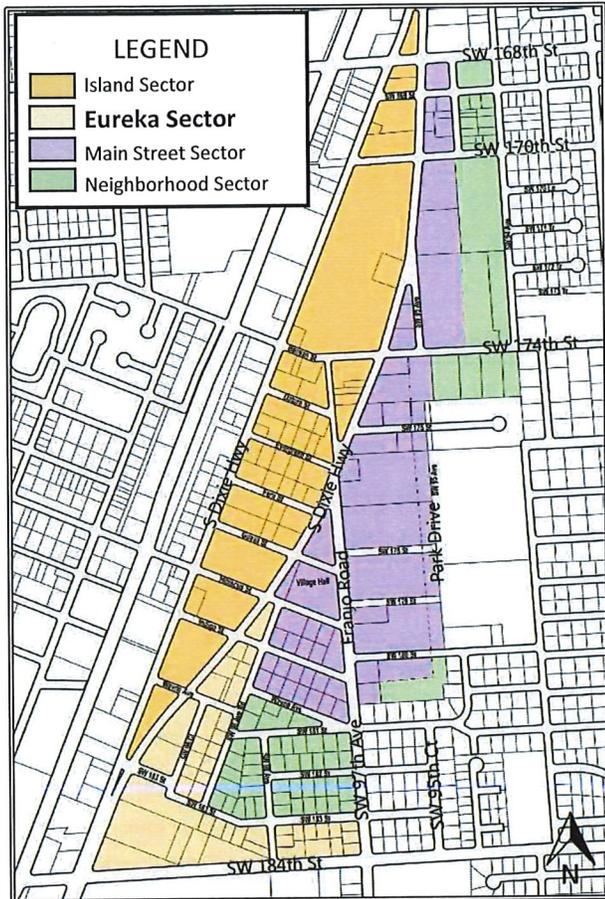
Building Type	Mixed-use	Single Use Commercial	Single Use Stacked Apartment	Town House	Single-Family Detached
US-1 Frontage Types	<ul style="list-style-type: none"> • Gallery • Storefront • Service • Canopy 	<ul style="list-style-type: none"> • Gallery • Storefront • Service 	not permitted	not permitted	not permitted
Other Street Frontage Types	<ul style="list-style-type: none"> • Gallery • Storefront • Service • Canopy 	<ul style="list-style-type: none"> • Gallery • Storefront • Service 	<ul style="list-style-type: none"> • Gallery • Storefront • Forecourt • Service 	not permitted	not permitted
Franjo Road 1st Story Use	Retail or Eatery	Retail or Eatery	not permitted	not permitted	not permitted
Other Street 1st Story Use	any use permitted	any use permitted	residential	not permitted	not permitted
Residential Density (max.)	54 DU/acre _{gross}	not applicable	54 DU/acre _{gross}	not permitted	not permitted
Minimum Residential Unit Area	625 sf.	not applicable	625 sf.	not permitted	not permitted
Average Residential Unit Area	750 sf.	not applicable	750 sf.	not permitted	not permitted

**Table 10
Island Sector**

Building Type	Mixed-use	Single Use Commercial	Stacked Apartment	Town House	Single-Family Detached
Lot <i>width measured along frontage.</i>					
Lot Width, Minimum	80 ft.	80 ft.	80 ft.	not applicable	not applicable
Lot Width, Maximum	not applicable	200 ft.	200 ft.	not applicable	not applicable
Lot Depth, Minimum	100 ft.	100 ft.	100 ft.	not applicable	not applicable
Height					
Building Height (max. to roof)	65 ft.	65 ft.	65 ft.	not applicable	not applicable
Number of Stories (max.)	5	5 w Council approval	5	not applicable	not applicable
Number of Stories (max.)	2	2	2	not applicable	not applicable
Accessory Structure Height	not permitted	not permitted	25 ft.	not applicable	not applicable
Setbacks <i>from Build-To Line or interior property line</i>					
Front	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Street Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Interior Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Rear	20 ft.	20 ft.	25 ft.	not applicable	not applicable
Building Separation Distance	20 ft.	20 ft.	20 ft.	not applicable	not applicable
Stepbacks <i>from Build-To Line or interior property line</i>					
Vertical Location	above 4 th story	above 4 th story	above 4 th story	not applicable	not applicable
Front (US-1, Southbound)	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Front (US-1, Northbound)	15 ft.	15 ft.	15 ft.	not applicable	not applicable
East – West Street Side	15 ft.	15 ft.	15 ft.	not applicable	not applicable
Interior Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Rear	0 ft.	0 ft.	15 ft.	not applicable	not applicable
Open Space <i>percent of net lot area, public open space to be located on net lot area, private open space may be rooftop</i>					
Lot Coverage (max.)	80%	80%	85%	not applicable	not applicable
Public Open Space (min.)	20%	20%	15%	not applicable	not applicable
Pervious Landscape Area (min.)	15%	15%	10%	not applicable	not applicable
Hardscape Area (max.)	5%	5%	5%	not applicable	not applicable
Private Open Space (min.)	15%	15%	15%	not applicable	not applicable
Façade					
Frontage Occupation (min.)	80%	80%	80%	not applicable	not applicable
Continuous Frontage (max.)	300 ft.	160 ft.	160 ft.	not applicable	not applicable
Paseo Width (min.)	20 ft.	not applicable	not applicable	not applicable	not applicable
Glazing at Street Level (min.)	70%	70%	not required	not applicable	not applicable
Encroachments <i>horizontal projection from façade (h) and vertical clearance from ground (v)</i>					
Signage	24-in. h x 8-ft. v	24-in. h x 8-ft. v	not applicable	not applicable	not applicable
Lighting	24-in. h x 8-ft. v	24-in. h x 8-ft. v	24-in. h x 8-ft. v	not applicable	not applicable
Awning	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	not applicable	not applicable
Balcony	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	not applicable	not applicable
Window	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	not applicable	not applicable
Parking Location and Setbacks					
Surface Parking Location	at rear of property			not applicable	not applicable
Parking Access	not on US-1 or Franjo Road			not applicable	not applicable
Services Location	not on US-1 or Franjo Road			not applicable	not applicable
Front Setback (min.)	30 ft.	30 ft.	30 ft.	not applicable	not applicable
Street Side Setback (min.)	10 ft.	10 ft.	10 ft.	not applicable	not applicable
Interior Side or Rear Setback	5 ft.	5 ft.	5 ft.	not applicable	not applicable

Section 30-50.23.3-02.3 Eureka Sector

Figure 7 Eureka Sector



**Eureka Sector
Intent of the Sector**

The **Eureka Sector** applies to the area of the Downtown that is south of Indigo Street and immediately east of the Island Sector and the corridor along the SW 184th Street. Eureka provides transition from the large-scale development along US-1 to the smaller scale main street mixed-use environment and residentially-focused Neighborhood Sector. This sector provides for flexible building types to accommodate commercial/retail at the ground level and offices or multi-unit residential on the stories above, while respecting transitions to the east edge of the sector. Landscaping should consist of a more Village scale and pattern of planting along US-1 and SW 184th Street, while emphasizing safe and convenient pedestrian and bike paths along other streets.

**Table 11
Eureka Sector**

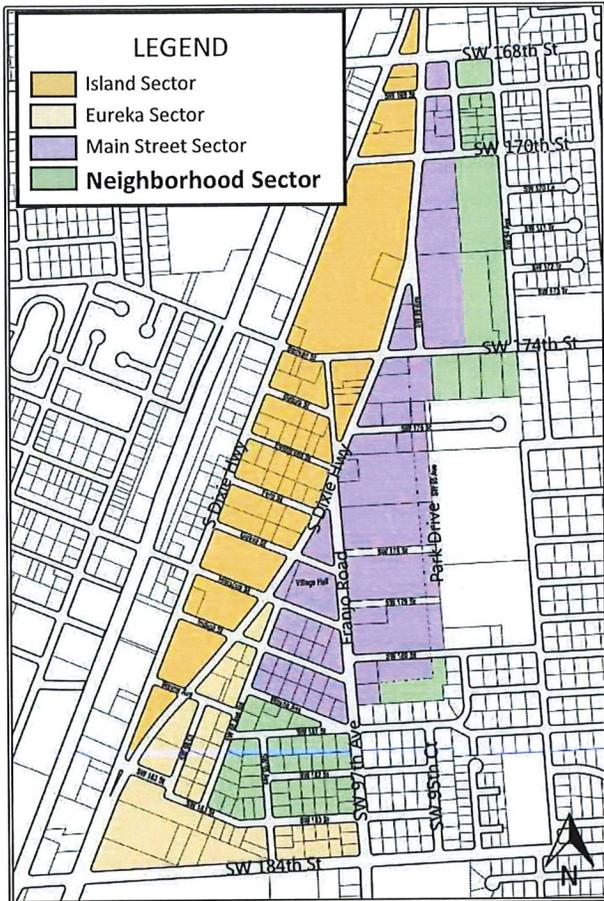
Building Type	Mixed-use	Single Use Commercial	Single Use Stacked Apartment	Town House	Single-Family Detached
US-1 Frontage Types	<ul style="list-style-type: none"> • Gallery • Storefront • Service • Canopy 	<ul style="list-style-type: none"> • Gallery • Storefront • Service 	not permitted	not permitted	not permitted
Other Street Frontage Types	<ul style="list-style-type: none"> • Gallery • Storefront • Service 	<ul style="list-style-type: none"> • Gallery • Storefront • Service 	<ul style="list-style-type: none"> • Gallery • Storefront • Forecourt • Service 	not permitted	not permitted
Franjo Road 1st Story Use	Retail or Eatery	Retail or Eatery	not permitted	not permitted	not permitted
Other Street 1st Story Use	any use permitted	any use permitted	residential	not permitted	not permitted
Residential Density (max.)	43 DU/acre _{gross}	not applicable	43 DU/acre _{gross}	not permitted	not permitted
Minimum Residential Unit Area	625 sf.	not applicable	625 sf.	not permitted	not permitted
Average Residential Unit Area	750 sf.	not applicable	750 sf.	not permitted	not permitted

Table 12
Eureka Sector

Building Type	Mixed-use	Single Use Commercial	Single Use Stacked Apartment	Town House	Single-Family Detached
Lot <i>width measured along frontage.</i>					
Lot Width, Minimum	80 ft.	80 ft.	80 ft.	not applicable	not applicable
Lot Width, Maximum	not applicable	200 ft.	200 ft.	not applicable	not applicable
Lot Depth, Minimum	100 ft.	100 ft.	100 ft.	not applicable	not applicable
Height					
Building Height (<i>max. to roof</i>)	65 ft.	65 ft.	65 ft.	not applicable	not applicable
Number of Stories (<i>max.</i>)	5	5	5	not applicable	not applicable
Number of Stories (<i>min.</i>)	2	2	2	not applicable	not applicable
Accessory Structure Height	not permitted	not permitted	25 ft.	not applicable	not applicable
Setbacks <i>from Build-To Line or interior property line</i>					
Front	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Street Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Interior Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Rear	20 ft.	20 ft.	25 ft.	not applicable	not applicable
Building Separation Distance	20 ft.	20 ft.	20 ft.	not applicable	not applicable
Stepbacks <i>from Build-To Line or interior property line</i>					
Vertical Location	above 4 th story	above 4 th story	above 4 th story	not applicable	not applicable
Front	15 ft.	15 ft.	15 ft.	not applicable	not applicable
Street Side	15 ft.	15 ft.	15 ft.	not applicable	not applicable
Interior Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Rear	0 ft.	0 ft.	15 ft.	not applicable	not applicable
Neighborhood Sector Transition	25' @ 2 nd flr.	25' @ 2 nd flr.	25' @ 2 nd flr.	not applicable	not applicable
Residential Zone Transition	25' @ 2 nd flr.	25' @ 2 nd flr.	25' @ 2 nd flr.	not applicable	not applicable
Open Space <i>percent of net lot area, public open space to be located on net lot area, private open space may be rooftop</i>					
Lot Coverage (<i>max.</i>)	80%	80%	85%	not applicable	not applicable
Public Open Space (<i>min.</i>)	20%	20%	15%	not applicable	not applicable
Pervious Landscape Area(<i>min.</i>)	15%	15%	10%	not applicable	not applicable
Hardscape Area (<i>max.</i>)	5%	5%	5%	not applicable	not applicable
Private Open Space (<i>min.</i>)	15%	15%	15%	not applicable	not applicable
Façade					
Frontage Occupation (<i>min.</i>)	80%	80%	80%	not applicable	not applicable
Continuous Frontage (<i>max.</i>)	300 ft.	160 ft.	160 ft.	not applicable	not applicable
Paseo Width (<i>min.</i>)	20 ft.	not applicable	not applicable	not applicable	not applicable
Glazing at Street Level (<i>min.</i>)	70%	70%	not required	not applicable	not applicable
Encroachments <i>horizontal projection from façade (h) and vertical clearance from ground (v)</i>					
Signage	24-in. h x 8-ft. v	24-in. h x 8-ft. v	not applicable	not applicable	not applicable
Lighting	24-in. h x 8-ft. v	24-in. h x 8-ft. v	24-in. h x 8-ft. v	not applicable	not applicable
Awning	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	not applicable	not applicable
Balcony	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	not applicable	not applicable
Window	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	not applicable	not applicable
Parking Location and Setbacks					
Surface Parking Location	at rear of property			not applicable	not applicable
Parking Access	not on US-1 or Franjo Road			not applicable	not applicable
Services Location	not on US-1 or Franjo Road			not applicable	not applicable
Front Setback (<i>min.</i>)	30 ft.	30 ft.	30 ft.	not applicable	not applicable
Street Side Setback (<i>min.</i>)	10 ft.	10 ft.	10 ft.	not applicable	not applicable
Interior Side or Rear Setback	5 ft.	5 ft.	5 ft.	not applicable	not applicable

Section 30-50.23.3-02.4 Neighborhood Sector

Figure 8 Neighborhood Sector



**Neighborhood Sector
Intent of the Sector**

The **Neighborhood Sector** is applied to lower intensity mixed-use and residentially-focused area within the Downtown that is compatible in the context of Downtown uses nearby, and provides transition to the residential neighborhoods to the east. Townhouse and low-rise residential building types maintain a compatible visual profile to the other sectors but establish scale compatibility to neighborhoods to the east. Single-family houses may be developed with a side-yard and courtyard that maintain the street edge, respect the public area, yet provide a protected private area expected of single-family types. Landscaping should be consistent with the neighborhood scale of the district and be more focused on green space than hardscape.

Table 13
Neighborhood Sector

Building Type	Mixed-use	Single Use Commercial	Single Use Stacked Apartment	Town House	Single-Family Detached
Franjo Road Frontage Types	<ul style="list-style-type: none"> • Gallery • Storefront • Service 	<ul style="list-style-type: none"> • Gallery • Storefront • Service 	not permitted	not permitted	not permitted
Other Street Frontage Types	<ul style="list-style-type: none"> • Gallery • Storefront • Service 	<ul style="list-style-type: none"> • Gallery • Storefront • Service 	<ul style="list-style-type: none"> • Gallery • Storefront • Forecourt • Service 	<ul style="list-style-type: none"> • Forecourt • Porch • Forecourt 	<ul style="list-style-type: none"> • Porch • Forecourt
Franjo Road 1st Story Use	Retail or Eatery	Retail or Eatery	not permitted	not permitted	not permitted
Other Street 1st Story Use	any use permitted	any use permitted	residential	residential	Residential
Residential Density (max.)	24 DU/acre _{gross}	not applicable	24 DU/acre _{gross}	24 DU/acre _{gross}	24 DU/acre _{gross}
Minimum Residential Unit Area	625 sf.	not applicable	625 sf.	1,400 sf.	2,000 sf.
Average Residential Unit Area	750 sf.	not applicable	750 sf.	1,400 sf.	2,000 sf.

Table 14
Neighborhood Sector

Building Type	Mixed-use	Single Use Commercial	Single Use Stacked Apartment	Town House	Single-Family Detached
Lot <i>width measured along frontage.</i>					
Lot Width, Minimum	80 ft.	80 ft.	80 ft.	80 ft.	45 ft.
Lot Width, Maximum	<i>not applicable</i>	200 ft.	200 ft.	125 ft.	100 ft.
Lot Depth, Minimum	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Height					
Building Height (<i>max. to roof</i>)	36 ft.	36 ft.	36 ft.	36 ft.	36 ft.
Number of Stories (<i>max.</i>)	3	3	3	3	3
Number of Stories (<i>min.</i>)	2	2	2	2	1
Accessory Structure Height	not permitted	not permitted	20 ft.	20 ft.	0 ft.
Setbacks <i>from Build-To Line or interior property line</i>					
Front	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.
Street Side	10 ft.	10 ft.	10 ft.	10 ft.	15 ft.
Interior Side	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Rear	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.
Building Separation Distance	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Stepbacks <i>from Build-To Line or interior property line</i>					
Vertical Location	not required	not required	not required	not required	not required
Front	not required	not required	not required	not required	not required
Street Side	not required	not required	not required	not required	not required
Interior Side	not required	not required	not required	not required	not required
Rear	not required	not required	not required	not required	not required
Open Space <i>percent of net lot area, public open space to be located on net lot area, private open space may be rooftop</i>					
Lot Coverage (<i>max.</i>)	80%	80%	80%	80%	40%
Public Open Space (<i>min.</i>)	20%	20%	20%	0%	0%
Pervious Landscape Area (<i>min.</i>)	20%	20%	20%	10%	60%
Hardscape Area (<i>max.</i>)	5%	5%	5%	0%	0%
Private Open Space (<i>min.</i>)	15%	15%	10%	400 s.f.	10%
Façade					
Frontage Occupation (<i>min.</i>)	70%	60%	60%	80%	60%
Continuous Frontage (<i>max.</i>)	140 ft.	120 ft.	120 ft.	100 ft.	60 ft.
Paseo Width (<i>min.</i>)	20 ft.	<i>not applicable</i>	<i>not applicable</i>	<i>not applicable</i>	<i>not applicable</i>
Glazing at Street Level (<i>min.</i>)	70%	70%	not required	not required	not required
Encroachments <i>horizontal projection from façade (h) and vertical clearance from ground (v)</i>					
Signage	24-in. h x 8-ft. v	24-in. h x 8-ft. v	<i>not applicable</i>	<i>not applicable</i>	<i>not applicable</i>
Lighting	24-in. h x 8-ft. v	24-in. h x 8-ft. v	24-in. h x 8-ft. v	24-in. h x 8-ft. v	24-in. h x 8-ft. v
Awning	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v
Balcony	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v
Window	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v
Parking Location and Setbacks					
Surface Parking Location	at rear of property			at front of property	
Parking Access	not on Franjo Road			at front of property	
Services Location	not on Franjo Road			not applicable	
Front Setback (<i>min.</i>)	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Street Side Setback (<i>min.</i>)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Interior Side or Rear Setback	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.

Sec. 30-50.23.4 Architectural Standards

Section 30-50.23.4-01 - Purpose

This section of the Downtown Zoning Code contains specific development standards that apply to new development and significant redevelopment in the Downtown District. The intent and purpose of the development standards is to ensure consistency with the Village vision. The following architectural standards will aid property owners, architects, builders and other design professionals in the understanding of what are the appropriate building frontages, building types, massing, fenestrations and character for the Downtown District. The standards in this section apply to various building types in all sectors.

Section 30-50.23.4-02 - Building Types

Subject to the requirements of the applicable sector, a proposed building type shall be designed as one of the building types.

- A. **Mixed-use building.** A mixed-use building type is occupied by one (1) or a combination of multi-family residential, commercial or offices at the ground story and office/multi-family residential units on the story(s) above. The building shall have facades along one (1) or more street frontages. Larger buildings with more than two (2) street frontages can accommodate larger footprint commercial uses and structured parking within the envelope. Smaller buildings with shallower footprints on smaller lots may have services and parking in the rear of the lot or on a side street.
- B. **Commercial building.** A non-residential building type is occupied by a single type of commercial or office use on the ground story and all stories above. The building shall have façades along one or more street frontages. Larger buildings with more than two street frontages can accommodate larger footprint commercial uses and structured parking within the envelope. Smaller buildings with shallower footprints on smaller lots may have services and parking in the rear of the lot or on a side street.
- C. **Stacked apartment.** A neighborhood-scaled, multi-family residential building type has residential units throughout all stories of the building. Larger buildings with more than two (2) street frontages can accommodate larger footprint commercial uses and structured parking within the envelope. Smaller buildings with shallower footprints on smaller lots may have services and parking in the rear of the lot or on a side street.
- D. **Townhouse.** A residential building type that shares a common wall with the structure next to it. Each individual structure is occupied by one residence, on all stories, in an array of at least three (3) structures, side-by-side along the primary street frontage.
- E. **Single family house.** A residential building type accommodates one primary residence in the primary structure. The frontage on which the main entrance of the building is situated may be on the established frontage of the lot through prior platting.

Section 30-50.23.4-03 - Vertical Mixed-Use Building - Uses by Story

- A. A mixed-use building type shall accommodate certain commercial uses at the ground story and multi-family residential units and other non-retail or eatery uses on the stories above, with the number of stories consistent with the sector requirement.
- B. The use categories that are permitted for each story shall be consistent with **Table 15**. The use categories listed in **Table 15** are consistent with the use categories in **Table 3** and **Table 4** in **Section 30-50.23.2-06**.
- C. Eating and drinking establishments may be permitted on upper stories.
- D. All ground story units along Franjo Road shall be designed to accommodate retail uses, retail offices or eating and drinking establishments.

**Table 15
Habitable Use by Story in Island, Eureka and Main Street Sectors**

	1 st story	2 nd story	3 rd story	4 th story	5 th story
Residential	not permitted	permitted	permitted	permitted	permitted
Live-Work Units	permitted	permitted	not permitted	not permitted	not permitted
Civic	permitted	permitted	permitted	permitted	permitted
Professional or Medical Office	permitted	permitted	permitted	permitted	permitted
Retail Office	permitted	permitted	permitted	permitted	permitted
Retail – all sizes	permitted	permitted	permitted	permitted	permitted
Personal Service	permitted	permitted	permitted	permitted	permitted
Eating & Drinking Establishments	permitted	permitted	permitted	permitted	permitted
Recreation	permitted	permitted	permitted	permitted	permitted
Hotel	permitted	permitted	permitted	permitted	permitted
Enclosed Self Storage	not permitted	permitted	permitted	permitted	permitted
New Car Sales	permitted	permitted	permitted	permitted	permitted
Structured Parking	permitted	permitted	permitted	permitted	permitted

**Table 16
Habitable Use by Story in the Neighborhood Sector**

	1 st story	2 nd story	3 rd story
Residential	permitted	permitted	permitted
Live-Work Office Use	permitted	permitted	not permitted
Live-Work Personal Services	permitted	permitted	not permitted
Retail	permitted	not permitted	not permitted
Eating/Drinking Establishments	permitted	not permitted	not permitted

Section 30-50.23.4-04 - Building Massing

All building types are subject to the following general development parameters.

A. Building massing

1. Buildings shall be constructed as varying masses with different materiality, texture and depth.
2. Horizontal and vertical extrusions will be used to create the desired building form with dimensions in accordance with **Section 30-50.23.3**.
3. For building articulation, a horizontal break in building façade shall occur every sixty (60) foot or less on buildings that occupy more than one hundred-twenty (120) foot of continuous frontage. Breaks in building façade shall be recessed from the build-to line up to two (2) foot and shall be the height of the base element of the building.
4. For building articulation and to break the façade massing, the use of materials and extrusion of elements shall be used.
5. Balconies on the façade above the level of stepbacks shall make up no more than seventy percent (70%) of elevation at that story.
6. Buildings shall provide fenestration on all sides.
7. A minimum of thirty percent (30%) of the total building façade shall be fenestrated with windows along all street frontages.
8. Each unit within the building regardless of use shall have outdoor exposure and access to open space.
9. Public main entrances shall include a vestibule from the main street. The intent is to create a transition space near entrance doors and pedestrians walking along the sidewalk.
10. Building massing treatment shall be focused to address a pedestrian scale to enhance the assortment of street level public area.
11. The use of a variety of architectural attributes and materiality shall enhance the street-level experience to create a sense of place, establishing identity for the Downtown Zoning District.

B. Building height

1. Building height measured to the roof line or eave, shall be in accordance with the heights provided in **Section 30-50.23.3**.
2. Parapet walls shall be shall comply with *Florida Building Code*, measured from the top of the highest slab of a flat roof, or the corner intersection of a non-flat roof, provided that a pitched roof does not contain a habitable space.
3. Any equipment such as mechanical equipment, rooftop landscape or recreational equipment shall not exceed maximum fifteen (15) foot in height measured from the top of the roof and shall be setback fifteen (15) foot perpendicular to the nearest parapet wall. Stair and elevator towers shall be exempt from this requirement only if they provide design elements consistent with the architectural concept of the building.

C. Building Number of Stories

1. Buildings shall be built conforming to the minimum and maximum number of stories provided in **Section 30-50.23.3**.
2. For the purpose of calculating the number of stories in a building, a story shall be defined as the habitable space between finished floor and finished floor of story above.

3. Mezzanines shall not count towards the number of stories provided that the total area of mezzanine level is thirty percent (30%) or less of the floor area of that story (floor area below the mezzanine).
4. Basements shall not be considered towards the building height (stories).
5. Underground parking shall not be counted as a story.
6. The number of stories of a building is determined by the number of habitable stories and parking levels above ground as depicted on the façade of the building.

Section 30-50.23.4-05 - Frontage Standards

Buildings shall have a street level frontage type as provided in **Section 30-50.23.3**. This code establishes various frontage types which describe different approaches for building frontages and façades configured along the street. By using appropriate frontage types, each new building will contribute to the desired character of each sector and desired Downtown vision.

A. Gallery

The gallery frontage has a recessed street level façade that creates a passageway parallel to the street that is covered by the upper stories of the building which may be supported by columns or cantilevered. It provides a strong visual continuity of the street front, as well as shade from sun and shelter from weather to pedestrians. The gallery frontage is used for retail and other commercial uses in the Main Street Sector, Island Sector and Eureka Sectors.



Figure 9 Gallery Frontage
(illustrative only, refer to text for regulation)

1. The arcade frontage type shall be permitted with certain building types in the given sector, and encouraged along the primary frontage along Franjo Road, as defined in **Section 30-50.23.3**.
2. Soffits, columns, arches/openings and other details shall be treated consistent with the architectural character of the whole building.
3. The openings of the arcade shall be of vertical proportion and have a finished story that matches at the adjoining sidewalk.
 - (a) The minimum unobstructed clear height from finished story to the highest point of arcade opening shall be fourteen (14) foot.
 - (b) The minimum clear width from column face to column face, or column face to building face shall be no less than ten (10) foot.
 - (c) Openings within the storefront shall be aligned to the centerline between the columns and a minimum ten (10) foot tall. Openings within the storefront shall meet all other requirements for a storefront frontage type.
4. Elements may project off the façade of the frontage, such as balconies and terraces.
5. Awnings shall be a maximum ten (10) foot in width and shall only correspond to and attach to the openings of the arcade. Awnings shall be a minimum one (1) foot clear from the edge of the building in elevation.

B. Storefront.

The storefront is a façade positioned at the required build-to line or setback, with entrances to the habitable spaces at sidewalk level. It is typically used for retail and commercial frontage and is also suitable for some residential buildings with common entrances. This frontage type can be accompanied by cantilevered roof(s) and awning(s). Recessed entryways are acceptable in the storefront frontage type such as vestibules. The storefront frontage may be set back from the build-to line to complement adjacent frontages.



Figure 10 Storefront Frontage
(illustrative only, refer to text for regulation)

1. The storefront frontage type shall be permitted with certain building types in each sector, as defined in **Section 30-50.23.3**.
2. The following shall apply to all storefronts as independent frontage types or complimentary to another frontage type, such as with the arcade or forecourt types:
 - (a) A minimum fourteen (14) foot clear to a maximum of eighteen (18) foot tall, as measured from the finished floor or adjoining sidewalk; and
 - (b) Openings within the storefront shall be vertically proportioned and a minimum of ten (10) foot wide and ten (10) foot tall.
 - (i) A minimum of seventy percent (70%) of the ground story storefront shall be glazed with a transparent, non-opaque/non reflective glazing to provide clear view into the unit.
 - (ii) Display cases or merchandise/goods storage shall be thirty-six (36) inches maximum in height from the finished sidewalk and shall maintain a minimum of seventy percent (70%) clear view into the unit.
 - (iii) Security measures, such as gates, grating or roll down shutters shall be prohibited from exterior application and shall only occur on the interior side of the glass and shall be minimum fifty percent (50%) clear view into the storefront.
 - (c) Entrances to storefront may be recessed eight (8) foot maximum from the build-to line, when used as an independent frontage type. Width of recessed entrance shall be the width of one (1) storefront bay or ten (10) foot maximum, whichever is less.
3. Elements may project off the façade of the frontage subject to the standards for encroachments by sector in **Section 30-50.23.3**.
4. Awnings may be a maximum ten (10) foot in width and shall not project more than six (6) foot into the sidewalk.
 - (a) Awnings may only cover storefront glazing.
 - (b) Awnings should provide protection from rain, provide shade, and add color and attractiveness to the street.
 - (c) For spans wider than ten (10) foot, a break of eight (8) inches may be provided between awnings.
 - (d) Awnings may be a minimum one (1) foot clear from the edge of the building in elevation.

C. Forecourt.

The forecourt is a semi-public, exterior open space, compatible with the gallery and storefront frontage type, that is partially surrounded by building on at least two sides and also opened to the street sidewalk, forming a court which can be level with or raised above the street. The forecourt is appropriate in the form of outdoor landscaped open space/gathering area and suitable offices or residential uses.



Figure 11 Forecourt Frontage
(illustrative only, refer to text for regulation)

1. The forecourt frontage type shall be permitted in certain building types in each sector, as defined in **Section 30-50.23.3**.
2. The following shall apply to all buildings with forecourt in conjunction with another frontage type, such as with the arcade or storefront types:
 - (a) A minimum ten (10) foot deep along the primary frontage.
 - (b) A minimum twenty (20) foot wide of the lot width along the frontage.
 - (c) A decorative fence, maximum three (3) foot in height, may be placed along the build-to line and count towards minimum frontage percentage standards for a building along the primary street.
3. Awnings are permitted and shall meet the criteria of storefront frontages.

E. Canopy.

A canopy frontage contains a permanently attached rigid canopy that projects outward from the façade to shield the main entrance, windows and sidewalk from the elements. Canopy frontage type may be constructed facing any of the street types.



Figure 12 Canopy Frontage (illustrative only, refer to text for regulation)

1. A minimum of twenty (20) foot wide of the lot width along frontage.
2. Permanent structures shall meet *Florida Building Code* regulations.
3. For a span wider than twenty (20) foot, a break of eight (8) inches shall be provided between every canopy structure.

4. Porch.

Associated with single family houses, the porch frontage is an elevated semi-private, exterior space, that is built at the setback line and corresponds to the front of a single-family house building. There is a potential landscape yard space as a transition to an elevated landing before the entrance into the building. A fence may be built at the build-to line to enclose the yard space and preserve the street edge.

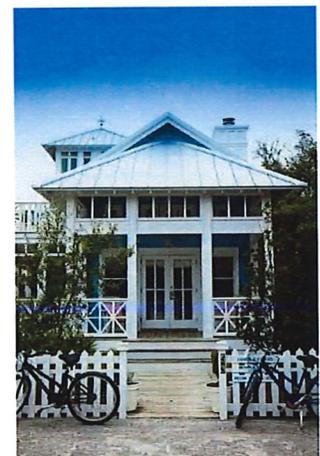


Figure 13 Porch Frontage (illustrative only, refer to text for regulation)

1. Porch frontage type shall be permitted only in the Neighborhood Sector.
 - a. For all single-family houses with a porch frontage types, setback shall be ten (10) foot from the build-to line, on the primary frontage.
 - (i) A decorative fence, maximum three (3) foot in height, may be placed along the build-to line and count towards minimum frontage percentage standards for a building along the primary street.
 - (ii) The area between the interior face of the wall and porch shall be landscaped and count towards private open space requirements.
 - (iii) The ground-level space shall be at minimum fifty percent (50%) of the area between the setback and build-to line. The ground-level space shall be landscaped with a minimum of fifty percent (50%) pervious area.
 - b. A porch shall not encroach into ten (10) foot setback area to preserve yard space.
 - c. A porch shall be a minimum six (6) foot deep.
 - d. A porch shall have a minimum of twelve (12) foot wide and correspond directly to the entry of the single-family house.

- e. A porch shall be a minimum height of eight (8) foot clearance from finished story of porch to ceiling.
- f. A porch shall transition from adjoining sidewalk and yard level to meet the first story of the building at the entrance.

5. **Service.**

Larger buildings particularly along the Island Sector without an alley or internal service area may require a service frontage. Examples are loading docks, service bays and unlined parking garages. Service areas shall be located on the street with least traffic as determined by the Director. The permitted locations of service frontages are limited to reduce their adverse impacts on abutting streets and the overall Downtown vision.



Figure 14 Service Frontage
(illustrative only, refer to text for regulation)

- (a) Service frontages shall have enough queuing space for loading without obstruction at sidewalk.
- (b) Service frontages shall be treated with materiality to break up the façade.
- (c) Service frontages shall be restricted along major thoroughfares such as US1 and Main pedestrian street.

Section 30-50.23.4-06 - Service Standards

- A. All services shall be subject to the following:
1. Where there is an alley present, all services, including utility access, above ground equipment and trash enclosures shall be located on alleys. Pedestrian ways shall not be used as service alleys;
 2. Where there is no alley present, all services, including utility access, above ground equipment and trash enclosures shall be located within the build to line, and meet applicable standards for building placement ; and
 3. For buildings with street frontages on multiple sides, services shall be located to the rear of the lot;
 - (a) All services shall be screened from the street view by habitable building space, landscaping and/or wall at a minimum height of thirty-six (36) inches and maximum height of seventy- two (72) inches; and
 - (b) Services shall not encroach into required setback and landscaped areas.
- B. For all development with primary frontage along SW 97th Avenue (Franjo Road), all existing street utilities shall be relocated underground at the time of development. All new utilities other than fire hydrants shall be underground.
- C. Services shall be located out of view of the street and shall not impact the general aesthetic of the architecture of the building.

Section 30-50.23.4-07 - Access Standards

- A. All parking and services shall be accessed according to the following:
1. For parking access standards see **Section 30-50.23.3**;
 2. For sites with multiple street frontages where no alley is present, parking and services access shall be from rear of lot or side street; and
 3. For landlocked sites with singular frontage on a primary street, access to parking and services should be via driveway passage through or driveway alongside the first story of the building.
- B. The primary entrance to the units on upper stories shall be accessed through a ground-level lobby.
- C. Each level of building shall have access to a garage (if applicable) via stairs or elevator.

Section 30-50.23.4-08 - Lighting Standards

- A. All lighting shall comply with the following:
1. Lighting shall be provided in driveways, parking areas, sidewalks, pedestrian paseos, commercial establishments, entryways, recreation areas and multi-family common areas and entryways. Lighting of these area shall comply with **Section 30-60.6** of the Village Zoning Code.
 2. Accent lighting along pedestrian paseos and sidewalks shall be pedestrian scale.
- B. The specifications for the street lighting shall be approved by the Planning and Zoning Director and Public Services Director.
1. Light standards shall meet and maintain the recommended luminance range to minimize light trespass for neighborhood protection.
- C. Smart lighting and LED lighting are encouraged in the Downtown District.

Section 30-50.23.4-09 – Other General Development Standards

A. Vibration: RESERVED

B. Mechanical Unit:

1. Mechanical units on ground-level shall be screened from ground-level view, from abutting streets by sight obscuring landscape fences or shrubs.
2. Mechanical units located on roof tops shall meet **Section 30-50.23.4-04**.

Section 30-50.23.5- Sustainability & Resiliency

Section 30-50.23.5-01 Intent & Purpose

The purpose of this section is to promote sustainable development within the Village of Palmetto Bay by supporting resilient design and construction practices. The Village's intent is to establish a certification compliance practice that incentivizes all qualifying projects to attain a minimum LEED certification or similar green building program recognized in this chapter. Sustainable building practices will promote the economic, social, and environmental health of the Village and ensure that the Village continues to become environmentally resilient to combat sea level rise and reduce climate change. This section is designed to achieve the following objectives:

1. Increase energy efficiency in buildings;
2. Encourage water and resource conservation;
3. Reduce waste generated by construction projects;
4. Reduce long-term building operating and maintenance costs;
5. Improve indoor air quality and occupant health;
6. Contribute to meeting state and local commitments to reduce greenhouse gas production and emissions; and
7. Encourage sound Village planning principles.

Section 30-50.23.5-02 Green Building Requirements

A. Standards.

This section shall be administered using standards developed by the *United States Green Building Council (USGBC)* or equivalent standard. All government-owned development projects within the Village of Palmetto Bay shall achieve baseline third-party certification, such as *LEED*, *ENERGY STAR* for Buildings, *National Green Building Standard*, *Florida Green Building Coalition*, or other similar organizations. All other developments above ten thousand (10,000) square feet shall achieve baseline third-party certification to promote sustainable practices.

B. Sustainability requirements.

Mandatory compliance with this section shall be required for all applicants with building permit applications that meet the following criteria:

1. All new construction that over ten thousand (10,000) square foot of floor area for non-governmental buildings;
2. Buildings constructed on Village of Palmetto Bay property; and
3. Commercial and multi-family buildings where the developers of such property request a right-of-way encroachment (except for awnings and signs), abandonment or vacation of right-of-way, mixed-use site plan review or planned area development.

C. Green Building Bond

1. RESERVED

Section 30-50.23.6 Landscape Standards

Section 30-50.23.6-01 Intent & Purpose

- A. It is the intent of these regulations to establish minimum landscape standards for Downtown District developments which will enhance, improve and maintain the quality of the landscape, including:
1. Prevent the destruction of the existing tree canopy and promote its expansion;
 2. Improve the aesthetic appearance of new development;
 3. Protect existing landscape;
 4. Promote sound landscaping principles using drought and salt-tolerant plant species;
 5. Promote the use of trees and shrubs for energy conservation;
 6. Provide larger tree canopy for shade;
 7. Improve stormwater management;
 8. Ameliorate noise impacts and light pollution;
 9. Mandate the use of shrub and tree species native to Miami-Dade County pursuant to the *Miami-Dade County Landscape Manual* on privately-owned parcels and publicly-owned lands that require landscaping to be installed or maintained and incorporate such species; and
 10. Require the eradication of all trees and other plants that are prohibited pursuant to the *Miami-Dade County Landscape Manual* or prohibited pursuant to **Section 24-49.9** of the Code of Miami-Dade County, Florida.

A. Tree Removal Permit and Preservation

1. No person, agent, or representative thereof, directly or indirectly, shall cut down, destroy, move or effectively destroy through damaging any tree except pursuant to the procedures and requirements of **Chapter 18A** of the *Miami-Dade County Landscape Code*. A tree removal permit is required from Miami-Dade County under this section. Additionally, no trees located within the Village of Palmetto Bay public right-of-way shall be removed, damaged or destroyed unless prior written approval has been obtained from the Public Services Department Director.
2. A permit for development activity shall be issued only upon approval of a tree work permit issued in compliance with **Chapter 18A** of the *Miami-Dade County Landscape Code*.
3. The Public Services Department of the Village of Palmetto Bay is responsible for administering and enforcing this provision within the right-of-way and on parcels owned by the Village. The Village of Palmetto Bay and Miami-Dade County are responsible for administering and enforcing this provision on privately-owned lands.
4. The Village Manager or Manager's designee is authorized to require the maintenance and replacement of any tree that is planted as mitigation pursuant to tree removal permits issued by Miami-Dade County.
5. The pruning of any trees on public property and rights-of-way is prohibited unless expressly approved by the Public Services Department and Miami-Dade County. Pruning of trees on public rights-of-way shall only be done by the Village of Palmetto Bay or its contractors. Prohibited trees in rights-of-way shall not be trimmed or otherwise maintained and shall be removed.
6. All landscape removal and permitting shall be brought in front of the Palmetto Bay Tree Board for consultation and review prior to Planning and Zoning Division application recommendation.

B. Minimum Landscaping Standards

The following standards shall be considered minimum requirements unless otherwise indicated in the land development regulations or the minimum standards of the Miami-Dade County Landscape Manual:

Trees.

1. *Tree size:* All trees that are required for landscaping except street trees, shall be a minimum of twelve (12) foot high with a minimum crown spread of six (6) foot and have a minimum caliper of four (4) inches at time of planting.
2. Forty percent (40%) of the tree requirement shall be met by native species with a minimum height of ten (10) foot and a minimum caliper of two (2) inches at time of planting. Exceptions may be taken into consideration and presented to the Village Public Services Director for approval in cases where uncommon or rare native plant material meeting the minimum size requirement is not commercially available.
3. *Street tree size and spacing:* Street trees shall be of diverse species, well suited for growth in Palmetto Bay or native to Palmetto Bay which normally mature to a height of at least twenty (20) foot. Street tree plantings shall comply with Americans with Disabilities Act (ADA) clearance requirements. Furthermore, street trees shall have a minimum clear trunk of four (4) foot, an overall height of twelve (12) to fourteen (14) foot and a minimum caliper of three (3) inches at time of planting and shall be provided along all roadways at a maximum average spacing of twenty (20) foot on center. The twenty (20) foot average spacing requirement for townhouse or multi-family units shall be based on the total lineal footage of roadway for the entire project and not based on individual lot widths. Street trees shall be placed within the swale area or shall be placed on private property where demonstrated to be necessary due to right-of-way obstructions as determined by the Public Services Department. Street trees planted along roadways shall be placed consistent with the *American Association of State Highway and Transportation Officials (AASHTO) Roadside Design Guide* with respect to edge of roadway pavement and/or where unable to locate within the right-of-way within seven foot of the property line on private property. The Village may require an increase of the maximum average spacing due to site-specific constraints such as, but not limited to, visibility triangles, signage, utilities, view corridors, or the use of large canopy or large tree diameter.
4. *Palms as street trees:* Single trunk palm species with a minimum of ten (10) inches diameter at breast height (DBH) and a minimum of fifteen (15) foot of clear or gray wood at time of planting may be planted in addition to the required number of street trees. The maximum spacing of palms as street trees shall be twenty (20) foot on center. Palms shall not count towards the required number of street trees. The Village may require an increase in the maximum spacing due to site-specific constraints, such as, but not limited to, visibility triangles, signage, utilities view corridors, or the use of large canopy or large tree diameter.
5. *Power lines:* Under high voltage transmission lines installed independent of underground distribution lines, tree height and spread shall not exceed the minimum approach distances specified in the *Florida Power and Light (FPL) Plant the Right Tree in the Right Place* guidelines and illustrations. The maximum spacing of appropriate and allowed tree species planted under power lines shall be twenty (20) foot on center. The Village may require an increase of the maximum average spacing due to site-specific constraints, such as, but not limited to, visibility triangles, signage, utilities view corridors, or the use of large canopy or large tree diameter. However, the total number of required trees shall be twenty (20) foot average spacing and any required street trees that cannot be provided along the roadway shall be planted elsewhere on the site.

6. Grass/sod areas shall be planted with natural growing species well adapted to localized growing conditions in the Village. Swales shall be sodded and maintained by the owner. All new development must provide grass/sod areas as means of permeable green areas within a development.
7. Minimum number of required trees per acre of net lot area (not including street trees) is twenty- eight (28) trees. If a lot is less than one (1) acre, the minimum number of trees is ten (10).
 - (a) In multi-family residential and commercial zones within the Downtown District, if the minimum number of trees required cannot be planted on the ground level of the subject property, the applicant may plant ten percent (10%) of the required trees on upper levels such as open recreation areas, roofs, and exposed decks.
 - (b) Grass/sod areas that are to be used for organized sports such as football and soccer or other similar sports or playgrounds that are clearly identified on a landscape plan shall not be counted toward calculating minimum grass/sod area requirements.
 - (c) Trees shall be planted to provide shade to residences to maximize energy conservation. All exterior ground story air conditioning units shall be shaded by trees and/or shrubs.
 - (d) Existing trees required by law to be preserved on-site and that meet the requirements of minimum tree size shall be counted toward fulfilling the minimum tree requirements of the Village of Palmetto Bay or Miami-Dade County.
 - (e) Prohibited and controlled trees shall not be planted or counted toward fulfilling minimum tree requirements. Prohibited and controlled trees list shall comply with the *Miami Dade County Prohibited and Controlled Tree Species*. All prohibited species shall be removed prior to development of a parcel and all developed parcels shall be maintained at all times free of all prohibited species. It is a violation of this section to allow the growth of prohibited species on a parcel or to sell, plant, propagate, transport, trim or otherwise maintain a prohibited species within the Village of Palmetto Bay.
 - (f) No less than forty percent (40%) of the required trees shall be native species.
 - (g) No less than fifty percent (50%) of the required trees shall be low maintenance or drought tolerant species.
 - (h) Diversity of tree species is required to insure the creation of a healthier and more diverse tree canopy over time in the Village.
 - (i) All of the trees used for landscaping or planted shall be listed in the *Miami-Dade County Landscape Manual*, the *Miami-Dade County Street Tree Master Plan*, the *University of Florida's Low-Maintenance Landscape Plants for South Florida list (Florida Friendly Landscapes)*, or other list approved by the Village of Palmetto Bay Public Services Department.
 - (j) Where the state, county or municipality determines that the planting of trees and other landscape material is not appropriate in the public right-of-way, the Village may require that said trees and landscape material be placed on an approved off-site location, including on public or private property as determined appropriate by the Village Manager or Manager's designee.
 - (k) Landscaping including but not limited to all required trees shall be maintained by the property owner. Landscaping that dies or is removed shall be replaced within thirty (30) days by the property owner and maintained at all times. It shall be a violation of this section to fail to maintain all landscaping required by the Village as well as all landscaping necessary to meet the minimum standards of the *Miami-Dade County Landscape Manual*.
 - (l) Notwithstanding the minimum sizes required herein, the Village Manager or Manager's designee may require or may authorize trees for planting in rights-of-way or in public parks that do not meet the minimum height or caliper standards of the Village at the time of planting in cases where the

desired species are not commercially available in the sizes required. This is intended to allow for the creation of a more diverse canopy and to encourage the planting of underplanted, uncommon or rare native species that may not be commercially available in large or mature sizes.

D. Downtown Tree Trust Fund

Reserved

E. Tree Protection

Reserved

F. Buffers between the Downtown District and residential zones

1. Where the Downtown District abuts a residential zoning district, and where such areas will not be entirely visually screened by an intervening building or structure from the abutting property, the abutting property within the Downtown District shall be location of the buffer consisting of:
 - (a) A landscaped buffer strip shall consist of trees with understory evergreen shrubs and ground covers within a minimum ten (10) foot wide landscaped strip.
 - (b) Trees with a minimum height of twelve (12) foot shall be planted at a maximum average spacing of twenty (20) foot on center.
 - (c) Evergreen shrubs at a minimum of twenty-four (24) to thirty-six (36) inches high at time of planting shall be also used in addition to trees as a buffer and shall form a continuous screen between the dissimilar land uses within one (1) year after planting.
 - (d) Where site limits or constraints do not allow the ten (10) foot wide landscaped buffer strip, provide a six (6) foot high wall or approved fence , provided on the side of the fence that faces the residential area. Vines may be used in conjunction with fences, screens or walls, in order to soften blank wall conditions.

G. Landscaped areas in permanent parking lots

1. An at-grade parking lot shall require the landscaped area to be a minimum of twenty percent (20%) of the total area.
2. A landscaped area with a tree shall be required at the end of all parking rows, particularly when abutting an aisle or building. Planting areas for each tree shall have a minimum width of eight (8) foot, six (6) inches, exclusive of the curb dimension, and shall be planted or covered with other landscape materials.
3. For each row of parking there shall be a landscape area with one (1) tree for every ten (10) spaces.
4. For each row of parallel parking there shall be a minimum of two (2) landscape areas, such as in a curbed bulb out, for every three (3) parking spaces. The landscape areas shall be equally spaced wherever possible. Parallel parking landscape area/tree place details such as curbed bulb outs shall be approved by the Public Services Department.
5. All required trees shall be of an approved shade tree variety which shall attain a minimum mature crown spread greater than twenty (20) foot.
6. Landscaped areas shall require protection from vehicular encroachment. Car stops shall be placed at least two (2) foot, six (6) inches from the edge of the paved area.
7. All parking stalls, access aisles and driveways in residential uses shall be separated from any building by a minimum of thirty (30) inches and landscaped with shrubs, groundcover, or other suitable plant materials.
8. All parking lots adjacent to a right-of-way or private street shall be screened by a continuous planting layer of trees, shrubs, and groundcover.

9. A landscape area that is a minimum of five (5) foot in width shall be provided when parking stalls, access aisles, or driveways are located along any side or rear lot line. The landscape areas shall be planted with a continuous hedge and with trees spaced a maximum of twenty (20) foot on center.
All landscaping that is placed on the lot shall be maintained in good condition to present a healthy, neat and orderly appearance. Any landscaping that dies shall be replaced within thirty (30) days and maintained.

H. Landscape installation

Landscape installation procedures are pursuant to the *Miami Dade County Landscape Installation Specifications Standards*, the *Guide to the University of Florida's Florida Friendly Landscaping* provided by the Florida Yards and Neighborhoods Program of the University of Florida/ IFAS Miami Dade Extension Small Trees for South Florida list.

I. Irrigation

All newly planted and relocated plant material shall be watered by a permanent irrigation system, unless a natural irrigation system is in place. This requirement for a permanent irrigation system shall not apply to native plantings such as slash pines. The following methods are encouraged to conserve water:

1. Cisterns and rain barrels are encouraged to conserve water, supplement irrigation systems, and as components of permanent irrigation systems.
2. Water services are provided by Miami-Dade County. The Village encourages the use of brown and gray water. Brown and gray water irrigation is encouraged in the following methods. Approval by Miami-Dade county is required:
 - (a) Brown water turf irrigation: After treatment of effluent from toilets and kitchen, recycled water may be used to irrigate the lawn grass/sod areas. Sub-surface dripline irrigation may be used throughout the grass/sod areas and soil moisture sensors contribute to control the watering regime.
 - (b) Gray water irrigation: Gray water from showers and hand basins is treated to a secondary standard and then pumped out to irrigation. Gray water may be used to irrigate trees and plants. Sub-surface dripline irrigation may be used with the purple piping and like grass/sod area irrigation, this system is split into zones to control the watering regime.
 - (c) Rain sensors: A rain sensor activated by rainfall, which acts as a water conservation device connected to an automatic irrigation system.

J. Landscape lighting

- (a) Landscape lighting is considered accent lighting for trees, palms, understory plantings, and pathways. Low voltage landscape lighting is encouraged.
- (b) For energy efficiency, landscape lighting shall be controlled with timers and sensors.

K. Landscape maintenance

Reserved

L. Enforcement and penalties

Reserved

30-50.23.7 - Definitions

Terms used throughout this document shall take their commonly accepted meaning unless otherwise defined in the *Village Zoning Code Section 30-40.1*. Terms requiring interpretation specific to this chapter are as follows:

Abutting: Being separated by a common border with no interfering space.

Access: The place or way by which pedestrians and vehicles have a safe and usable ingress and egress to a site.

Accessory building: An enclosed building that is subordinate to the main building that is used as a dwelling unit (in-law quarters, guest house), garage, storage shed or similar use.

Accessory dwelling: An attached or detached dwelling unit which is incidental or subordinate to the main or principal dwelling on a lot.

Accommodation uses: Facilities that provide short-term lodging including hotels, motels, rooming houses, bed and breakfast and similar uses. Accommodations shall be rented in no less than twenty-four (24) hour (minimum) increments.

Adjacent: A common border with separation from another common border by a roadway, easement, or right-of-way.

Alley: Any public or private thoroughfare for the use of pedestrians or vehicles, intended for service and/or a secondary means of access to abutting properties.

Apartment: A multi-family unit type that is for rent.

At-grade: parking lot encompassing commercial parking lots or noncommercial parking lots which are located on ground level of building.

Arcade: A covered passageway with arches along one or both sides.

Automotive uses: Establishments specializing in the service or repair of automobiles, automobile tire sales and replacement, automobile parts sales and installation, sales of new and used automobiles, and gas stations or other form of stations used for the powering/charging of automobiles. Electric vehicle charging stations are exempted.

Base element: A continuous raised platform supporting a building, or a large block of two stories beneath a multi-layer block of a smaller area.

Bicycle lane: An on-road delineation (usually in the form of a path) specifically dedicated for bicycle use.

Big box retail/services: A chain, commercial-retail establishment with gross floor area greater than twenty thousand (20,000) square foot.

Bioretention: A method used to eliminate contaminants and particles from stormwater runoff, which can be in the form of adding organic mulch layers, soil, grass buffer strips, or sand beds to designated areas.

Bioswale: A channel that is used for the accumulation of excess pollution and debris from small drainage areas that can be used along sidewalks, streets, and parking lots.

Block: A combination of contiguous building lots, the perimeter of which abuts public street(s), private street(s), easement(s) or dedicated open space(s).

Building frontage: The portion of the building required to be located along the build-to-line.

Building height: The vertical distance measured from the average height of the crown of the road, adjacent to the building frontage, to the top of the highest slab for a flat roof. For a pitched roof, the height of the building shall be measured to the highest point of the finished roof or eave.

Building type: A structure defined by the combination of mass, configuration and placement within a site.

Build-to-line: A line established by the Streets Plan, **Table 1 in Section 30-50.23.2-04**, and determined by the street that the property abuts, which is parallel to the block face along which the building shall be built. The build-to line is generally the right-of-way line and establishes a starting point from which setbacks, stepbacks, sidewalk width, landscape areas and other lot requirements are measured.

Civic uses: Uses that are accessible to the public and serves the religious, recreational, educational, cultural or governmental needs of the community. Civic uses include but are not limited to convention, meeting halls, private clubs, libraries, police stations, fire stations, post offices, clubhouses, religious buildings, museums, athletic facilities, auditoriums, theaters, arts buildings and government facilities. The architecture of a civic use building shall reflect its civic nature.

Clear view: For commercial retail uses, unobstructed site line into the units shall be maintained to encourage pedestrian activity interaction and provide surveillance of the street.

Colleges and universities (in-person campus): Facilities that serve the educational needs of the adult population and other post-secondary educational needs. This group shall include universities, colleges, commuter colleges and other similar uses as determined by the Director.

Colleges and universities (online campus): Facilities that serve the educational needs of the adult population and other post-secondary educational needs entirely by web-based and other remote methods.

Commercial parking structure: Structures that provide parking as the primary on-site use. These facilities offer short-term parking of vehicles and may charge a fee for such use. This group include shared parking facilities, shuttle parking facilities, transit park-and-ride facilities, and other similar uses as determined by the Director.

Community garden: Open space set aside for the cultivation and harvesting of produce such as flowers, fruits and vegetables.

Condominium: An ownership version of a multi-family unit type.

Construction: Any project associated with the creation, development, or erection of any structure required to comply with this chapter.

Courtyard house: An attached single-family dwelling type that contains a court or atrium. The court shall be enclosed on at least three sides by habitable building space and shall provide penetrable openings such as windows and doors between the interior of the dwelling and the court. A courtyard house may occupy the maximum frontage as allowed by building type within a sector.

Decorative fence: A functional fence that is designed with aesthetics in mind and adds to the appearance and design of the property or building. At least fifty percent (50%) of the square footage of the fence shall be open through fenestrations or decorative elements.

Designated public open space: An outdoor, at-grade space including green areas, courtyards, squares and plazas.

Director: The Director of the Village of Palmetto Bay Planning and Zoning Division.

Drive-through facilities: Drive-through facilities associated with retail use, personal service establishments or restaurants.

Division: A subordinate part of a department, specifically the Planning and Zoning Division under the Community and Economic Development Department.

Dwelling unit (DU): A structure or part of a structure which is intended to be used as a home or residence with full kitchen.

Dwelling unit type: A detached single family house, an apartment or townhouse.

Eave: The part of the roof that meets or overhangs the walls of a building.

Enhanced stormwater quality and quantity improvements: Projects that augment water quality and quantity by reducing polluted runoff, advancing groundwater recharge, soil infiltration and erosion control and restoring natural habitat.

Entertainment uses: Uses in this group shall include nightclubs, coin arcades, movie theaters, performance theaters, radio, movie and/or television studios, billiard halls, skating rinks, bingo halls, piano bars, bowling alleys and similar uses as determined by the Director.

Entrance (main): The principal point of access of pedestrians to a building. In the support of pedestrian and bike activity, the main or primary entrance shall be oriented to the frontage rather than to parking.

Envelope: The skin or external walls of a building.

Environmental monitoring: Periodic or continuous surveillance or testing to determine the level of compliance required by the *Environmental Protection Agency (EPA)*, *Florida Division of Environmental Protection (DEP)*, or *Miami-Dade County Division of Regulatory and Environmental Resources (RER)* and/or pollutant levels in various media (air, soil, water) or biota, as well as to derive knowledge from this process. Examples of environmental monitoring include but are not limited to water quality sampling and monitoring, groundwater testing and monitoring, and habitat monitoring.

Environmental remediation: Cleanup or mitigation for air, soil or water contamination of a property.

Environmental restoration: The return of an ecosystem to a close approximation of its original condition prior to development taking place.

Fenestration: Design and position of windows and other structural openings within a façade.

Finish Floor: The top layer of all the structural flooring layers.

Flat: A single story dwelling unit, occupied by one family.

Floor: The lower surface of a room which is walkable.

Floor plate: The shape and size of any given story of a building within a site.

Full Kitchen: A room with cooking facilities and equipment including a range/stove/oven.

Food and beverage establishments: Uses in this group shall include full-service restaurants, fast food restaurants, bars and pubs and similar uses as determined by the Director.

Forecourt: A semi-public, exterior open space, that is particularly surrounded by building on at least two sides and opened to the street sidewalk forming a court which can be level with or raised above the street.

Front property line: The length of the boundary of any one lot along a public right-of-way as defined by the plat.

Frontage type: The architectural element that serves to transition from the public right-of-way to the entrance of a building type. The frontage type when combined in a public environment and a specific building type create a desired streetscape.

General retail/personal services: Establishments that provide goods and services geared toward consumers. This group shall include businesses such as banks, beauty parlors, adult day care, bakeries, bookstores, apparel stores, grocery stores, pharmacies, health clubs, gift shops, indoor pet care/boarding, vehicle retail showrooms and similar uses as determined by the Director. This group shall also include establishments offering instruction in dance, music, martial arts and similar activities as determined by the Director.

Gross Leasable Area (GLA): The amount of floor space available to be rented in a commercial property.

Green building certification agency: The *United States Green Building Code (USGBC)* or the *International Living Future Institute*, or other third party agencies capable of awarding green building certifications.

Green building: Generally, the resource-efficient design, construction, and operation of buildings by employing environmentally-sensible construction practices, systems and materials.

Green infrastructure: Both the natural environment and engineered systems to provide clean water, conserve ecosystem values and functions, and provide a wide array of benefits to people and wildlife. Green infrastructure uses vegetation, soils, and natural processes to manage natural resources and create healthier environments. Examples of green infrastructure practices include but are not limited to right-of-way bioswales, green roofs, rain gardens, permeable pavements, infiltration planters, trees and tree boxes and rainwater harvesting systems.

Green roof: A living roof system that is partially or completely covered with vegetation and a growing medium.

Group residential home: A dwelling unit, licensed by the *State of Florida Division of Children and Families* that serves resident-clients and provides a living environment for unrelated residents who operate as a functional equivalent of a family. Uses in this group shall include nursing homes, assisted living facilities, congregate living facilities, foster care facilities, community residential homes, group homes, or other similar uses as determined by the Director. Services that support the daily operation of group homes are permitted and shall include dining facilities, doctor's offices, nurse's offices, staff offices, recreation rooms and similar facilities and services.

Green space: An outdoor area that shall not be hard-surfaced for more than twenty percent (20%) of the area exclusive of dedicated streets. The landscape shall consist of primarily lawn, trees and garden structures.

Habitable building space: Air-conditioned interior area, the use of which involves regular human presence. Habitable space shall not include areas devoted to parking, storage, service room, private spaces or corridors.

Hardscape: The man-made features in landscape architecture. Examples are paths, walls or plazas.

Horizontal projection: The distance in which an architectural element can project off the façade of a building.

Internal capture: Vehicular trips generated by a mixed-use development that both begin and end within the development.

Landscape area: Area within the right-of-way that identifies the type of landscape finishing applied to the ground between the pedestrian way and pavement transition.

LEED: A current edition of the *Leadership in Energy and Environmental Design (LEED) Green Building Rating System for Building Design and Construction or Homes*, as applicable, of the *United States Green Building Council (USGBC)*.

Liner building: Building configuration, shallow in depth, no less than twenty (20) foot and occupied with habitable space to screen a parking garage or surface parking lot from the public.

Loft: A double-story height dwelling unit with or without mezzanine, occupied by one (1) family.

Lot coverage: The total square footage of all the footprints of all the structures on a lot divided by the gross lot area which results in a percentage.

Lot depth: The length of a parcel along the interior side or on the secondary frontage.

Lot width: The length of a parcel along the primary frontage.

Materiality: The quality or character of materials applied to a building.

Median area: Landscaped area within the right-of-way that can accommodate landscaping between travel lanes on a street, avenue or road.

Medical Office Uses: Facilities used primarily for the business of providing medical services on an outpatient basis consisting of periodic visits by patients. Medical research offices that include regular patient visits shall be considered part of this category; however, the Director shall evaluate parking requirements. Medical research offices that do not include regular patient visits shall be categorized as general offices. Extended care services that include regular visits such as *Prescribed Pediatric Extended Care (PPEC)* shall be considered part of this category; however, the Director shall evaluate parking requirements. Mental health, psychological and rehabilitation therapy shall be considered a part of this category use; however, the Director shall evaluate parking requirements.

Mezzanine: An intermediate story, between stories of a building, that does not count against the number of stories, so long as it is no bigger than thirty percent (30%) of the area of the main story below.

Mixed-use development: The vertical or horizontal integration of two or more of residential, live-work, business, and office, civic and institutional within a unified development. Vertical integration allows any combination of primary uses, with commercial/retail uses typically located on the ground story and office and/or residential uses on the upper stories. Horizontal integration allows any combination of parcels with different primary uses within the same block under the same ownership. Mixed-uses are determined by the integration of one or more different land use categories from each column in **Table 3** of **Section 30-50.23.2-06**. Vertical disposition of the uses shall be as required in **Table 3**.

Mixed-used environment: An environment or space that includes a combination of residential, non-residential uses, and mixed-use developments to create an integrated live-work-play experiences. The Downtown District is intended to be developed with mixed-use developments that provide a continuous pedestrian walk with ground-level retail, offices other commercial uses, live-work units and multi-family residential units above.

Municipal recreation facility: A building, playground or park, owned or operated by the Village or County that is specifically designed, constructed and operated for public recreational use.

Neighborhood proprietor commercial-retail and office services: Small-scale, retail or professional service business that are independently owned, and not part of a national chain or franchise. The use shall specifically preclude the use of large machinery or the creation of noxious odors/ambient noise levels that exceed the levels for that area, as provided in the Palmetto Bay noise ordinance.

Office uses: Facilities used primarily for the business of professionals with only limited transactions occurring on-site. This group shall include offices for accountants, architects, appraisers, attorneys, consulates, financial firms, insurance adjusters, realtors, and other uses as determined by the Director.

Off-site: The limits outside of the area encompassed by the lot where a permitted activity is conducted.

Off-site parking: Any parking structure, surface parking or on-street parking located on a development parcel other than the parcel being developed.

On-site parking: Any parking structure, surface parking, tuck-under parking, private parking garage or surface parking pad within the property lines and applicable build-to lines within a property.

On-street parking: S on a private or public right-of-way street.

Open space: (Public) Recreational areas for residents which enhance the beauty and environmental quality of neighborhoods. Open space is any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public. Open space includes green space, parks, playgrounds, community gardens, public seating areas, public plazas and public cemeteries. School yards and athletic fields of schools that are not open to the public during non-school hours are categorized as private open space and may not be counted toward open space. Vacant lots are not included as open space, unless they are landscaped and open to the public.

Open space (Private): Recreational areas for residents and visitors of a specific group and are not available to the public at-large. Private open space includes courtyards, balconies, terraces, lawns, community gardens, amenity recreation decks and landscaped roof terraces/gardens on buildings/parking structures. In addition, the area of any covered patio, gazebo or other roofed shade structures shall count towards meeting the private open space requirements, as long as two sides are opened to the outside. School yards and athletic fields of schools that are not open to the public during non-school hours are categorized as private open space.

Parking structure: A multi-level, publicly accessible building with the primary use to accommodate the parking requirements for both residential and non-residential uses.

Pavement transition: Transition between the pedestrian way and travel lanes, within the right-of-way. Can be curb and gutter or swale.

Parapet (roof) – A low wall along the edge of a roof or balcony to provide safety and shield the view of rooftop mechanical equipment.

Pedestrian paseo: Pedestrian-only passage to break up the mass of large buildings at mid-block locations, allowing access to the lot behind buildings and connecting directly from the network of sidewalks and open spaces.

Pedestrian way: Area within the right-of-way that is designated as the primary area for pedestrian movement.

Permeable area: An area with high porosity and absorption of rainwater to pass through the surface into the soil and subsequently to the aquifer.

Permeable pavements: Applies to pavements that can maintain a high porosity and allow rainwater to pass through the surface underneath while providing environmental and financial benefits. Permeable pavements can be in form of porous asphalt, porous turf, permeable clay brick pavers, permeable-bound recycled glass porous pavement, and resin-bound paving.

Plaza: An outdoor open space fronted by mixed-use retail and office uses. A minimum of fifty percent (50%) and a maximum of seventy-five percent (75%) of the plaza's area, exclusive of dedicated streets, shall be hard-surfaced. The landscape of plazas shall consist primarily of hard-surfaced areas, permanent architecture or water features and trees that are placed in an orderly fashion.

Porch: A frontage that is an elevated semi-private, exterior space, that is built at the setback line and corresponds to the front of a single-family house building.

Primary frontage: For property with multiple frontages, the edge of the property that faces the highest-used pedestrian street as determined by the Director.

Private parking garage: A structure that can accommodate storage of vehicles for a single-family residential use such as single-family houses, located at the rear of the lot away from the primary street frontage.

Project: Any construction associated with the creation, development or erection of any building required to comply with the Downtown Zoning Code.

Temporary Parking Lots: A parcel or space designated and properly marked as a parking lot.

Rainwater Harvesting: The collection and storage of rainwater in forms of barrels, containers, and roof gutters that can be used for irrigation and gardening.

Roof Line: Used to describe the fascia and soffits immediately below the roof and the eaves.

Roof Ridge: Highest point of the roof.

Scorecard: A guide provided by the green building certification agency to assist in determining the total project score and achievable credits and level of certification at the inception of a green building, as provided in **Section 30-50.23.05**.

Single family house: A residential building type that accommodates one (1) primary residence.

Solar water heating (SWH): The alteration of sunlight into heat to provide energy to a fluid to increase its temperature.

Solar water heater: A device or equipment that uses the energy of the sun to heat water that is generally for home or building use.

Square: An outdoor open space that shall be flanked by streets on at least three sides and shall not be hard surfaced for more than fifty percent (50%) or the area exclusive of dedicated streets. Squares shall be landscaped with lawns and trees that are placed in an orderly fashion.

Stacked apartment building: A neighborhood-scaled, multi-family residential building type with similar residential units throughout all stories of the building. Floor plans are intended to accommodate a variety of unit types.

Storefront: A façade positioned at the required build-to line or setback, with entrances to the habitable spaces at sidewalk level. It is typically used for retail and commercial frontage and is also suitable for some higher intensity residential buildings with common entrances.

Story: The habitable space between finished floor and finished ceiling.

Street: Any thoroughfare, such as a public street, private street, or easement that affords primary vehicular access to an abutting property.

Street frontage: The edge of the property that abuts a street.

Street network: A system of intersecting and interconnecting streets and service roads.

Street vista: A view through or along a street centerline terminating with the view of a significant visual composition of an architectural structure or element.

Surface parking: A one-layer parking lot at the ground level that accommodates parking requirements for both residential and non-residential uses.

Surface parking pad: A private, surface parking lot that accommodates the parking requirements for single family residential uses and located at the rear of the lot or away from primary street frontage.

Temporary Parking Lots: Any property that is used for parking motor vehicles on a temporary basis, such as in construction lots, and is available to employees for temporary parking of vehicles.

Thoroughfare standards: Miami-Dade County design criteria that establish the required elements for the placement of sidewalks, curbs and gutters, parking, medians, bike lanes, traffic lanes, street trees and landscaping.

Townhouse: A two or more story dwelling units occupied by one single family.

Travel lane: Area within the right-of-way dedicated for motor vehicles that can also be shared with bicyclists.

USGBC: United States Green Building Council.

Village scale: A small community or town focusing on lower density and lower building heights.

Vertical clearance (ground): An area measured from the finished sidewalk, which shall be kept clear of all objects to the prescribed height for pedestrians to pass under.

Vertical proportion: A proportion that is at a minimum the same width that it is tall. Preferably the height of the subject is greater than the width.