

# **CORRESPONDENCE**

SHORES AT PALMETTO BAY, LLC.

VPB-11-001



*Village of Palmetto Bay*

**MEMORANDUM**

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To: Darby Delsalle

Date: August 18, 2011

From: Edward Silva R.A., C.B.O.  
Director of Building and Capital Projects

Re: Parkside at Palmetto Bay  
Site Plan Review

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The Department of Building and capital Projects has done completed a preliminary review of the plans submitted by Civica Architecture and Urban Design for Shores at Palmetto Bay LLC dated July 25, 2011. These plans are for a proposed development on land located at approximately SW 180th street and Franjo Road (SW 97<sup>th</sup> Avenue) in the Franjo Road Island District. The plans were reviewed for compliance with the Florida Building Code and considering the preliminary nature of the plans submitted a full review cannot be performed as the plans are incomplete and lacking sufficient information.

The following are the comments and concerns we would like to have addressed by the Architect of record.

1. Provide radius on all turns ensuring compliance with fire truck access, this is to include an interior and exterior radius
2. Provide how trash containers and the removal for both the school and the commercial components are to be handled
3. Provide loading zone information for the commercial component and how supplies shall be dropped of at the school site
4. Provide van access parking information as required by the Florida Building Code
5. Provide dimensions on all building components
6. Provide bathroom counts based on population at requirements of the Building Code
7. Provide public bathrooms in the commercial component
8. Provide elevator dimensions
9. Provide stair dimensions
10. Label residential bathrooms on typical floor plans as either type "A" or type "B" as per fair housing act
11. Show ADA compliance and access on all components
12. Show all slopes on parking garage ramps, inclusive of transitions

8950 Southwest 152 Street  
Palmetto Bay, FL 33157  
(305) 259-1234  
Fax: (305) 259-1290



*Village of Palmetto Bay*

13. Handicap parking spaces must be specified, marked and located near all entrances, plans have them divided into different areas, if this is intended to serve more than one component please specify.
14. Show all ramps and railing details
15. Provide "dead end" corridor distance
16. Provide how water runoff from roof tops shall be addressed
17. Provide clear height information at main entrance portico
18. Provide all signage information
19. Provide lighting information internally on the site
20. Provide grate covering information
21. Provide window heights and sizes
22. Provide roofing materials

Other comments may follow as the plans are preliminary in nature and meant as schematic representations.

**Review dated September 26, 2011**

Items 1, 2, 3, 5, 7, 12, 17 are resolved

Items 4 please provide clearance on construction documents

Item 6 provide assembly group fixture count

Items 8,9,10 must be submitted at time of plan submittal

Item 11 not fully addressed

Items 13 , 14 , 15, 16 must be addressed at time of plan submittal

Items 18-21 must be addressed at time of plan submittal

Please note that a fire department review should also be requested.



To: Darby Delsalle  
Director of Planning and Zoning

Date: September 23, 2011

From: Corrice E. Patterson,  
Public Works Director

Re: Parkside at Palmetto Bay  
Re-Submittal Review

The re-submittal of the proposed site plan for Parkside at Palmetto Bay has been submitted to the Village's Public Works Department for a second review. The initial review performed by the Department of Public Works identified a total of 18 comments were proposed for integration into the revised site plan.

The revisions represented on the revised site plan, the responses to the comments dated August 25, 2011 and the memo dated September 15, 2011 address the concerns identified in the Public Works Departments initial review of the site plan for Parkside at Palmetto Bay.

The following comments were provided but not addressed in the response from CIVICA Architects.

- (1) Drainage Plans - detailed drainage plans for all drainage work planned within the right of way on SW 97<sup>th</sup> Avenue/ Franjo Road and SW 180<sup>th</sup> Street must be submitted before permit is issued.
- (2) Length of sidewalk to be installed is not identified in General Notes or on the site plan. Sidewalk details must be included in construction plan before permit is approved.
- (3) Solar panel crosswalks; school zone beacon lights should be incorporated into General Note #6.

Miami-Dade County (MDC) Public Works Department, Traffic Engineering Division is currently reviewing the Traffic Impact Study prepared by Richard Garcia and Associates for completeness and compliance. Miami-Dade County currently has jurisdiction over SW 97<sup>th</sup> Avenue/ Franjo Avenue from SW 184<sup>th</sup> Street to the northbound lanes of US-1/ S. Dixie Highway. Please be advised that additional traffic study information and/or recommendations for traffic calming devices for inclusion on the revised site plan may be required prior to receiving approval from MDC Traffic Engineering Division.

If you have questions or comments regarding the comments listed above, please feel free to contact me at (305) 969-5011.

Cc: Efren Nunez, P & Z Administrator  
Ed Silva, Director of Building and Capital Projects  
Danny Casals, Field Operations Supervisor



Village of Palmetto Bay  
FLORIDA

FILE COPY

September 21, 2011

*Via Fax and US Mail*

Tony Palumbo  
Shores at Palmetto Bay, LLC  
13 SW 7<sup>th</sup> Street  
Miami, Florida 33130

*Re: Name of Public Hearing Applicant: Shores at Palmetto Bay, LLC  
Applicant/Owner Mailing Address: 13 SW 7<sup>th</sup> Street, Miami, Florida 33130  
Village Response to revised site plan dated stamped received September 16, 2011*

Mr. Palumbo:

On September 16<sup>th</sup>, 2011, the Village of Palmetto Bay Planning Department received the revised site plan entitled "Parkside at Palmetto Bay". The Departments of Planning and Zoning completed a preliminary review of modified plan in regards to the comments previously made to the applicant in a correspondence dated September 9<sup>th</sup>, 2011. Please find attached a copy of those comments which are still pending. All comments must be addressed before prior to scheduling a public hearing.

Upon submission of the requested information and/or revisions to the plan, the Village shall proceed with its review. If you would like to coordinate a meeting to discuss the above referenced requests, please contact my assistant Vanessa Bencomo at 305-259-1271, to schedule a mutually convenient meeting time.

Very truly yours,

Darby Delsalle, AICP  
Director of Planning & Zoning  
Village of Palmetto Bay

c: Eve A. Boutsis, Village Attorney



**VILLAGE OF PALMETTO BAY**  
**DEPARTMENT OF PLANNING & ZONING**

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**MEMORANDUM**

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To: Parkside at Palmetto Bay  
VPB-11-001 (*Revised Comments*)

Date: September 20, 2011

From: Efren Nunez

Re: Parkside at Palmetto Bay  
Site Plan Review

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The Department of Planning and Zoning has completed a preliminary site plan review for the revised plans entitled "Parkside at Palmetto Bay" dated stamped received September 16, 2011 as per comments from the Department of Planning and Zoning regarding prior plans dated stamped received August 25, 2011. The project is divided into two components. The first component is a residential/retail use to be located on the western portion of the site zoned MM on approximately two acres. The mixed use site will consist of approximately 6,535 sq. ft. of retail and 33 one and two bedroom residential units with an internalized parking garage with 262 parking spaces. The second component is the charter school which will be located on approximately three acres of the eastern portion of the site zoned MN. This school will have approximately 1,400 student stations, Pre-K-12<sup>th</sup> Grade.

The following are items previously identified by the Department of Planning to be addressed by the Architect of record:

1. Provide north, east, south and west elevations for all proposed building. **(Received)**
2. Provide dimensions on residential units and all other building components of the site. **(Noted)**
3. Identify location of windows on residential units as reflected on the elevations. **(Noted)**
4. Please review the FT&I regulations as it pertains to the required 10% of area dedicated towards the residential component to be used for private open space where said area shall be shaded. Identify private open space on site plan. Additionally, parking lot buffer areas are excluding from the 10% private open space requirement. Please modify the proposed site plan accordingly. **(Sidewalks and parking buffers may not be utilized towards the private open space requirement)**
5. Identify areas dedicated to residential/retail as it relates to land area, incorporate parking area dedicated to meet required parking for said use. **(Identify areas "sq. ft." devoted to residential use including parking area in order to calculate # of residential units)**
6. Identify service areas. **(Noted)**
7. Identify loading zone areas for the school and residential/retail buildings. **(Noted)**

### Review of Section 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) Written information:

- a. Total size of the site. **Net: 218,776 sq ft (5.02 acres)**  
**Gross: 232,754 sq ft (5.34 acres)**

**(Show area land dedicated for school use only, including shared areas such as parking garage)**

- b. Maximum number of students to be served. **1,400 students**
- c. Grades or age groups that will be served. **PK-12**
- d. Maximum number of teachers, administrative and clerical personnel. **93**
- e. Maximum number of classrooms and total square footage of classroom space. **62 classrooms: 39,816 sq. ft.**
- f. Total square footage of non-classroom, administrative office space. **1,347 sq ft**
- g. Total square footage of non-classroom, student activity space.
- Gymnasium 9,500 sq. ft.
  - Library: 4,937 sq. ft.
  - Cafeteria: 2,646 sq. ft.
- h. Amount and location of exterior recreational/play area in square footage.
- Main Courtyard: 31,610 sq. ft.

**(Explain how center drive/stacking lane is used as recreational space)**

- i. Maximum number and type of vehicles that will be used in conjunction with the operation of the facility. **See traffic study**
- j. Number of parking spaces provided for staff, visitors and operations vehicles and justification that those spaces are sufficient for the facility.
- 183 spaces for school use
  - 129 required surplus 54 spaces of which 13 are ADA
- 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. **See traffic study**
- l. Days and hours of operation; weekly and annually. **The School will follow typical public school calendar (Provide Hours of Operation)**

- (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. **Will Comply (Noted)**
- (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. **The proposed auto stacking accommodates 76 vehicles, where five (5) are required. The total proposed vehicle accumulation (stacking and visitor / surplus parking) is 103.**
- (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. **Will Comply. See Site Plan.**
- (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.
- **183 spaces provided for school use.**
  - **As per public school standards for parking (FBC Sec. 423), a school of this type would be required to have 129 parking spaces. Therefore, there is a surplus of 54 spaces, of which 13 are ADA accessible spaces.**
- (f) Height. The building height shall not exceed the height permitted for the underlying zoning district. **Will Comply. See Plan. (Noted)**
- (g) Landscaping. Landscaping and trees shall be identified and provided in accordance with division 30-100 of this Code for the underlying zoning district. **Will Comply. See Plan. (Noted)**
- (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: **N/A (Noted)**
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. **Will Comply. See Plan. (Noted)**
  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. **(Please respond to this question as it was omitted)**
- (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. **Will Comply. See Plan. (Noted)**

- (k) Buffers. Buffering elements shall be utilized for visual screening and substantial reduction of noise levels at all property lines where necessary to comply with division 30-60.11 of this Code. **Will Comply. See Plan. (Noted)**
- (l) 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. **Will Comply. See Plan. (Noted)**
- (c) 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 right-of-ways or the surrounding uses.
- **Will Comply. See plans. Great care has been take to ensure the safe coexistence of vehicular and pedestrian traffic on the subject site.**
- (d) Service areas. Wherever service areas are provided, they shall be screened and so located as to be compatible with the adjacent properties. **Will Comply. See Plan. (Noted)**
- (e) Parking areas. Parking areas shall be screened and so located as to be compatible with the adjacent properties.
- **Will Comply. See plans. All required parking for the project is located in a structured parking garage designed to screen the parking functions from adjacent properties. (Noted)**
- (f) Operating time. The operational hours shall be compatible with the activities of other adjacent properties.
- **The school will follow the typical public school calendar. The proposed project will be consistent with other similar neighborhoods and communities that host public schools adjacent to public amenities, businesses, and civic centers. (Noted)**
- (g) Fences and walls. Outdoor recreation and/or play areas shall be enclosed with fences and/or walls at a minimum height of five feet.
- **. Will Comply. See Plan. (Noted)**



Village of Palmetto Bay  
FLORIDA

September 9, 2011

*Via Fax and US Mail*

Mr. Tony Palumbo  
Shores at Palmetto Bay, LLC  
13 SW 7<sup>th</sup> Street  
Miami, Florida 33130

*Re: Name of Public Hearing Applicant: Shores at Palmetto Bay, LLC  
Property Folio No.: 3350330000860  
Case: VPB-11-001*

Mr. Palumbo:

Per your request, the Village scheduled the application for "the Shores at Palmetto Bay, LLC" (petition number VPB-11-001) to be heard before the Mayor and Village Council on Monday, October 17, 2011 at 7:00 PM as it pertains to the request to permit a public charter school use at the property identified above. For the item to be deemed complete and eligible for action by the Village Council, the application and supporting documentation must conform to Section 30-120 of the Village Code and all site plan review comments related thereto as issued by staff on August 25, 2011. Further, Section 30.2(d) requires all petitions for public hearing to include "all facts relevant to the application, including ... traffic and transportation conditions in the vicinity of the property." The traffic study submitted by the applicant shall serve the purpose of compliance with subsection (d). All staff comments pertaining to the traffic study are to be addressed by the applicant.

Prior to public hearing, all application fees must be paid in full. Please find attached a summary of the current charges and pending balance.

The above requested items must be received by no later than 5:00pm on Friday September 16, 2011. Failure to do so may result in a continuation of the application to a later date. If you would like to coordinate a meeting to discuss the above referenced request please contact my assistant Vanessa Bencomo at 305-259-1271, to schedule a mutually convenient meeting time.

Very truly yours,

Darby Delsalle, AICP  
Director of Planning & Zoning  
Village of Palmetto Bay

c: Eve A. Boutsis, Village Attorney  
Ron E. Williams, Village Manager

Village of Palmetto Bay, Florida  
 Misc Receipts - pzsiteplan  
 000583-0017 Wanner F. 09/19/2011 03:55PM  
 P&Z SITE PLAN REVIEWS  
 Paid Amount: 3,700.00

Public Hearing Application VPB-11-001  
 Shores at Palmetto Bay, LLC  
 Revised on 9-12-11

**Charter School Fee**

Village of Palmetto Bay, Florida  
 Misc Receipts - pzzoneappl  
 000583-0017 Wanner F. 09/19/2011 03:55PM  
 P&Z ZONING APPLICATIONS  
 Paid Amount: 2,567.36

Min Fee ~~\$1,500.00~~  
 \$570.00 up to 10 Acres  
 \$228 per 5,000 sq. ft. (73,942 sq. ft. / 5000=14.7)  
 14.7 x 5,000 = \$3,420  
\$3,420.00  
 Total Charter School Fee \$5,490.00

Public Hearing Mailing Fee  
 500' radius at (.57 x 48) Mailing Fee \$27.36

**FT&I Administrative Site Plan Review Fee**

Min Fee \$1,500.00  
 \$500 per acre (x2) \$1,000.00  
 \$200 per 10 units or portion thereof (33/10=3.3) \$800.00  
 \$200 per 5000 sq. ft. of retail or portion thereof  
 (6,535 sq. ft. / 5,000 sq. ft. = 1.3) \$400  
 Total Site Plan Review Fee \$3,700.00

Total Application Fee \$9,217.36  
 Initial Payment Fee applied on 1/21/11 -\$2,950.00  
 Balance \$6,267.36



**VILLAGE OF PALMETTO BAY**  
**DEPARTMENT OF PLANNING & ZONING**

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**MEMORANDUM**

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To: Parkside at Palmetto Bay  
VPB-11-001

Date: August 24, 2011

From: Efren Nunez   
Zoning Administrator / Planner

Re: Parkside at Palmetto Bay  
Site Plan Review

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The Department of Planning and Zoning has completed a preliminary site plan review for the plans entitled "Parkside at Palmetto Bay" dated stamped received July 25, 2011. The project is divided into two components. The first component is a residential/retail use to be located on the western portion of the site zoned MM on approximately two acres. The mixed use site will consist of approximately 6,535 sq. ft. of retail and 33 one and two bedroom residential units with an internalized parking garage with 262 parking spaces. The second component is the charter school which will be located on approximately three acres of the eastern portion of the site zoned MN. This school will have approximately 1,400 student stations, Pre-K-12<sup>th</sup> Grade.

The following are items identified by the Department of Planning and must be addressed by the Architect of record:

1. Provide north, east, south and west elevations for all proposed building.
2. Provide dimensions on residential units and all other building components of the site.
3. Identify location of windows on residential units as reflected on the elevations.
4. Please review the FT&I regulations as it pertains to the required 10% of area dedicated towards the residential component to be used for private open space where said area shall be shaded. Identify private open space on site plan. Additionally, parking lot buffer areas are excluding from the 10% private open space requirement. Please modify the proposed site plan accordingly.
5. Identify areas dedicated to residential/retail as it relates to land area, incorporate parking area dedicated to meet required parking for said use.
6. Identify service areas.
7. Identify loading zone areas for the school and residential/retail buildings.
8. Indicate lot coverage and FAR on plan.
9. Provide a phasing plan.

10. As the revised site plan submitted reflects a decrease in residential units and commercial square footage, 33 vs. 103 residential units and 1400 students, a new traffic study must be submitted as the site layout and intensity has been completely modified. Please include counts for the commercial uses and afternoon p.m. peak uses, and include the trips generated by the opening of Village Hall.
11. Streets must comply with the FT&I Street Improvement Guide.
12. Provide radius on all turns (interior & exterior) to ensure compliance with fire truck access requirements.
13. Indicate type of surfaces for drive isles and cross walks. Refer to FT&I Street Improvement Guide as to what is permitted.
14. Provide parking details and dimensions.
15. Handicap parking spaces must be located near all entrances.
16. Identify van access parking area as required by the Florida Building Code.
17. Provide height and width information for the main entrance portico of the mixed used building fronting Franjo Road.
18. Sheet A-9, a maximum of 30% of required trees may be substituted with palms. The proposed landscape plan exceeds the permitted amount allowed. Plan must comply with Section 30-100.
19. Provide irrigation plan.
20. Provide grading plan.
21. Provide drainage plan.
22. Provide all required information as per Section 30-120 entitled *Public Charter School Facilities* subsection 30-120.3 required information.
23. Provide a copy of the Charter School Application with the School Board and a copy of the draft contract for the Charter School with the School Board.
24. Finally, the proposed project must comply with all other general requirements of the land development code.
25. Additional comments may be address later.



To: Darby Delsalle  
Director of Planning and Zoning

Date: August 15, 2011

From: Corrice E. Patterson  
Public Works Director

Re: Parkside at Palmetto Bay  
Site Plan Review

The Village of Palmetto Bay, Department of Public Works has reviewed the proposed site plan for Parkside at Palmetto Bay to be developed on a parcel of land located at SW 97<sup>th</sup> Avenue and SW 180<sup>th</sup> Street. The plans were reviewed for completeness and compliance with the provisions of Ordinance No. 06-06 (Franjo Triangle & US-1 Island).

In an effort to further improve pedestrian safety and to address the anticipated increase of traffic flow, the Public Work's Department is requesting CIVICA, LLC Design to review the following comments and integrate improvements accordingly.

- 1.) Prepare a traffic impact study - identify the impacts on capacity, level of service and safety issues which will likely be created with the proposed construction of retail businesses, 33 apartments and a charter school that will accommodate 1,400 students.
- 2.) Install sidewalks along the east and west side of SW 97<sup>th</sup> Avenue/ Franjo Road from SW 180<sup>th</sup> Street to the northbound lanes of US-1
- 3.) School zone beacon lights and solar panel crosswalks where recommended by DPW.
- 4.) Driveways should be placed sufficiently far from crosswalks to provide enough sight distance into the crosswalk so that drivers can see pedestrians approaching within the crosswalk and so that vehicles do not block the crosswalk when exiting a driveway.
- 5.) Sidewalk ramps shall be located so as to avoid conflict with storm drain - no catch basins authorized in ramp base
- 6.) Construction projects located adjacent to or fronting an intersection without existing sidewalk ramps shall include the retrofit of the intersection to provide for approved sidewalk and sidewalk ramps. ADA ramp improvements at all intersections between SW 180<sup>th</sup> Street and the northbound lanes of US-1.
- 7.) One way in or one way out drive driveway shall have a minimum width of 14 feet and maximum width of 16 feet. All one-way driveways shall have appropriate signage designating the driveway as a one-way connection.
- 8.) Developer must install all necessary traffic regulatory and warning signs as part of the street improvement plan. Appropriate one-way signage to be installed and maintained at driveway ingress and egress.
- 9.) Detailed drainage plans to include installation of curb and gutter to address roadway water runoff along SW 97<sup>th</sup> Avenue/ Franjo Road from SW 180<sup>th</sup> Street to the northbound lanes of US-1.
- 10.) Permanent irrigation required for trees planted in 5' x 5' tree grates.

- 11.) Outdoor lighting of these areas shall comply with section 33-4.1 of the Miami-Dade County Code as adopted by the Village of Palmetto Bay via ordinance 04-16. Street lighting shall be of pedestrian scale, with a maximum height of 18 feet and a maximum spacing between fixtures of 40 feet. Street lamps shall be installed on both sides of the streets.
- 12.) Developer to enter into a covenant of maintenance agreement with the Village to maintain the dedicated and undedicated public right of way abutting the property line.
- 13.) Streets trees recommended to be planted within the public right of way must be approved by the DPW.
- 14.) All exit driveways shall have traffic control devices including stop signs, stop bars and double yellow divider lines on the centerline of the driveway as appropriate.
- 15.) Turn restriction signage when entering an arterial roadway.
- 16.) Install signage to designate school entrance from commercial and condo entrance.
- 17.) Address unsafe traffic conflicts with on site circulation (garage and retail businesses) during school hours.
- 18.) Compliance with the Village's proposed plans for SW 97<sup>th</sup> Avenue right of way improvements to include

In final, the property owner shall assume all responsibility for work within the public right of way which shall be undertaken without risk or liability to the Village of Palmetto Bay.

Cc: Efren Nunez, P & Z Administrator  
Danny Casals, Field Operations Supervisor  
Edward Silva, Building and Capital Improvement Director  
Fanny Carmona, Parks and Recreation Director  
Eve Boutsis, Village Attorney



*Village of Palmetto Bay*

**MEMORANDUM**

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To: Darby Delsalle	Date: August 18, 2011
From: Edward Silva R.A., C.B.O. Director of Building and Capital Projects	Re: Parkside at Palmetto Bay Site Plan Review

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The Department of Building and capital Projects has done completed a preliminary review of the plans submitted by Civica Architecture and Urban Design for Shores at Palmetto Bay LLC dated July 25, 2011. These plans are for a proposed development on land located at approximately SW 180th street and Franjo Road (SW 97<sup>th</sup> Avenue) in the Franjo Road Island District. The plans were reviewed for compliance with the Florida Building Code and considering the preliminary nature of the plans submitted a full review cannot be performed as the plans are incomplete and lacking sufficient information.

The following are the comments and concerns we would like to have addressed by the Architect of record.

1. Provide radius on all turns ensuring compliance with fire truck access, this is to include an interior and exterior radius
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11. Show ADA compliance and access on all components
12. Show all slopes on parking garage ramps, inclusive of transitions

8950 Southwest 152 Street  
Palmetto Bay, FL 33157  
(305) 259-1234  
Fax: (305) 259-1290



***Village of Palmetto Bay***

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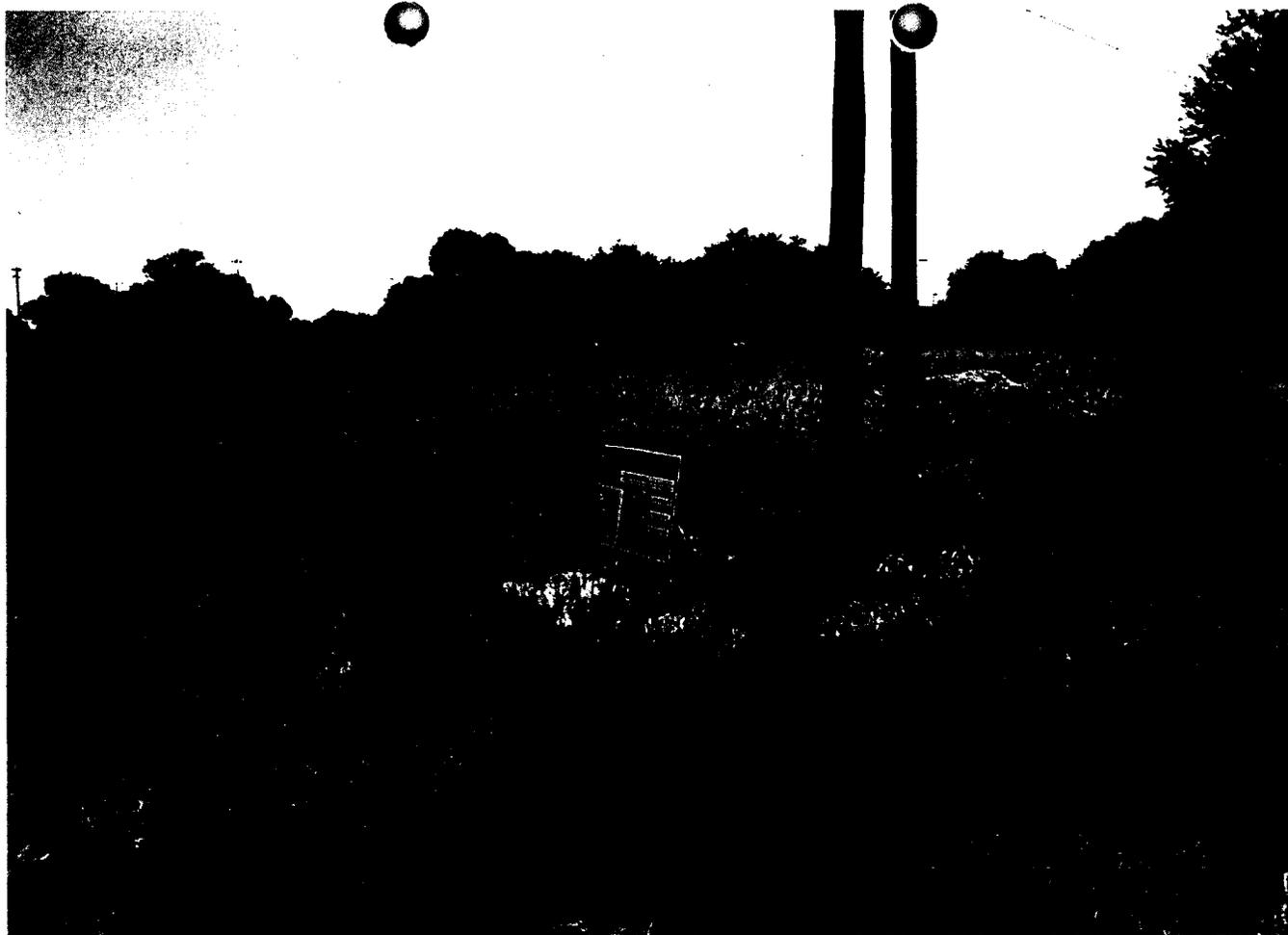
Other comments may follow as the plans are preliminary in nature and meant as schematic representations.

# **POSTING**

**SHORES AT PALMETTO BAY, LLC.**

**VPB-11-001**





# **MAILING NOTICE**

**SHORES AT PALMETTO BAY, LLC.**

**VPB-11-001**



9735 E FERN INC  
9735 E FERN ST  
MIAMI FL 33157

W M P INC  
1497 NW 7 ST  
MIAMI FL 331253640

GRACE PENTECOSTAL CHURCH OF MIAMI  
INC  
17510 SOUTH DIXIE HIGHWAY  
MIAMI FL 33157

RALPH W THIELE  
17300 SW 90 AVE  
MIAMI FL 331574511

1ST NATIONAL BANK OF SO FLA  
1550 NO KROME AVE  
HOMESTEAD FL 330303233

HIBISCUS PLAZA INC  
8904 SW 129 TER  
MIAMI FL 331765805

MIAMI-DADE COUNTY WASD  
P O BOX 330316  
MIAMI FL 33233

INDIGO ST PROP INC  
9777 E INDIGO ST  
MIAMI FL 331575643

INDIGO ST PROP INC  
9771 E INDIGO ST  
MIAMI FL 331575643

VIC NIC HOLDINGS LLC  
17996 SW 97 AVE  
PALMETTO BAY FL 331575641

RFG 62 LLC  
9757 E INDIGO ST  
MIAMI FL 33143

AMAR JYOTI MANDIR OF FLA INC  
15011 SW 169 LN  
MIAMI FL 33187

9730 HIBISCUS LLC  
9730 HIBISCUS ST  
PALMETTO BAY FL 33157

MIAMI-DADE COUNTY FIRE RESCUE  
DEPARTMENT  
9300 NW 41 ST  
MIAMI FL 331782312

MIAMI-DADE COUNTY FIRE RESCUE  
DEPARTMENT  
9300 NW 41 ST  
MIAMI FL 331782312

VILLAGE OF PALMETTO BAY  
9705 E HIBISCUS ST  
PALMETTO BAY FL 331575606

HAGAN PROPERTIES LLC  
17637 S DIXIE HWY  
MIAMI FL 33157

ASAD & ANEESA ALI  
6360 NW 41 TERR  
COCONUT CREEK FL 33073

9700 E INDIGO ST LLC  
1472 N HOMESTEAD BLVD SUITE #2  
HOMESTEAD FL 33030

COCONUT GROVE BANK  
2701 S BAYSHORE DR  
MIAMI FL 33133

HIBISCUS LAND INVEST LLC  
18001 OLD CUTLER RD STE #370  
PALMETTO BAY FL 33157

VIC NIC HOLDINGS LLC  
17996 SW 97 AVE  
PALMETTO BAY FL 331575641

REFERENCE ONLY

VARIETY CHILDRENS HOSPITAL  
3100 SW 62 AVE  
MIAMI FL 331553009

VILLAGE OF PALMETTO BAY  
9705 E HIBISCUS ST  
PALMETTO BAY FL 331575606

VARIETY CHILDRENS HOSPITAL  
3100 SW 62 AVE  
MIAMI FL 331553009

VILLAGE OF PALMETTO BAY  
9705 E HIBISCUS ST  
PALMETTO BAY FL 331575606

SHORES AT PALMETTO BAY LLC C/O  
MICHAEL LATTERNER & ASSOC  
13 SW 7 ST  
MIAMI FL 331303009

BANK OF PERRINE  
PO DRAWER 570070  
PERRINE FL 332570070

SOUTH DADE REALTY INC  
17917 SW 97 AVE  
MIAMI FL 331575640

VILLAGE OF PALMETTO BAY  
9705 E HIBISCUS ST  
VILLAGE OF PALMETTO BAY FL 331575606

JUAN ROMERO &W CLARA  
17140 SW 92 AVE  
MIAMI FL 331574598

MICHAEL F BATTS &W CLAUDETTE O  
BATTS  
17800 SW 83 AVE  
PALMETTO BAY FL 331576116

BFG REAL ESTATE HOLDINGS INC  
15050 NW 79 CT #200  
MIAMI LAKES FL 33016

MICHAEL F BATTS &W CLAUDETTE O  
BATTS  
17800 SW 83 AVE  
PALMETTO BAY FL 331576116

THE LEASING EXPERTS INC 9710 EAST  
INDIGO STRRET  
#203  
PAMETTO BAY FL 33157

9710 INDIGO ST LLC  
9710 E INDIGO ST STE 102  
MIAMI FL 33157

9710 INDIGO ST LLC  
9710 E INDIGO ST STE 102  
MIAMI FL 33157

9710 INDIGO ST LLC  
9710 E INDIGO ST STE 102  
MIAMI FL 33157

AUGUSTO GUELL & GILDA GUELL  
18020 SW 94 CT  
MIAMI FL 331575616

BEVERLY G ISIS  
18000 SW 94 CT  
MIAMI FL 33157

STEVEN A LILOVAC &W CONSTANCE  
9440 SW 180 ST  
MIAMI FL 331575622

WALTER C LUND & STAMATIA C BICKFORD  
8005 SW 89 ST  
MIAMI FL 331567460

SOUTHERN FUEL PETROLEUM CORP  
18001 SW 97 AVE  
MIAMI FL 33152

SO BELL TEL & TEL CO TAX ADM OFFICE  
1155 PEACHTREE ST NE #16G  
ATLANTA GA 30309

Public Hearing Application VPB-11-001  
Shores at Palmetto Bay, LLC  
Revised on 9-12-11

**Charter School Fee**

Min Fee	\$1,500.00
\$570.00 up to 10 Acres	\$570.00
\$228 per 5,000 sq. ft. (73,942 sq. ft. / 5000=14.7)	
14.7 x 5,000 = \$3,420	<u>\$3,420.00</u>
<b>Total Charter School Fee</b>	<b>\$5,490.00</b>

<b>Public Hearing Mailing Fee</b>		
500' radius at (.57 x 48)	<b>Mailing Fee</b>	\$27.36

**FT&I Administrative Site Plan Review Fee**

Min Fee	\$1,500.00
\$500 per acre (x2)	\$1,000.00
\$200 per 10 units or portion thereof (33/10=3.3)	\$800.00
\$200 per 5000 sq. ft. of retail or portion thereof	
(6,535 sq. ft. / 5,000 sq. ft. = 1.3)	<u>\$400</u>
<b>Total Site Plan Review Fee</b>	<b>\$3,700.00</b>

<b>Total Application Fee</b>	<b>\$9,217.36</b>
<b>Credit Fee from 1/21/11</b>	<b><u>-\$2,950.00</u></b>
<b>Balance</b>	<b>\$6,267.36</b>



**THE CITY OF CORAL GABLES, FLORIDA  
NOTICE OF FIRST  
PUBLIC BUDGET HEARING**

Notice is hereby given that the Coral Gables City Commission has scheduled its Second Budget Hearing in connection with its Fiscal Year 2011-2012 Budget. Said Public Hearing will be held on Tuesday, September 27, 2011, beginning 5:01 p.m. in the City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida. The City Commission will consider the following Ordinances on Second Reading:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES PROVIDING FOR THE LEVY OF TAXES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2011 AND ENDING SEPTEMBER 30, 2012; FIXING THE RATE OF SUCH TAXES; PROVIDING FOR THE SEGREGATION AND THE APPLICATION OF THE PROCEEDS OF THE SEVERAL LEVIES; PROVIDING FOR THE SEVERABILITY OF THE PROVISIONS HEREOF; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE OCTOBER 1, 2011.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES ADOPTING THE ANNUAL BUDGET OF ESTIMATED REVENUES AND EXPENDITURES OF THE CITY OF CORAL GABLES, FLORIDA FOR FISCAL YEAR 2011-2012.

Pursuant to Section 286.0105, Florida Statutes (2010), anyone wishing to appeal any decision made by the City Commission shall be required to ensure that a verbatim record of the proceedings is made, including all testimony and evidence upon which an appeal may be based.



WALTER FOEMAN  
CITY CLERK

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (A.D.A.), ANY PERSON REQUIRING SPECIAL ACCOMODATIONS FOR PARTICIPATION IN THE MEETING DUE TO A DISABILITY, SHOULD CONTACT ALBERTO DELGADO, PUBLIC WORKS DIRECTOR, (305) 460-5001, WITH ANY REQUESTS FOR AUXILIARY AID OR SERVICE, NO LESS THAN FIVE WORKING DAYS PRIOR TO THE MEETING.  
9/16 11-3-127/1756923M



**CITY OF SOUTH MIAMI  
NOTICE OF SECOND BUDGET HEARING  
(FY 2011/2012)**

NOTICE IS HEREBY given that the City Commission of the City of South Miami, Florida will conduct Public Hearings at its special City Commission meeting scheduled for Tuesday, September 27, 2011 beginning at 7:30 p.m., in the City Commission Chambers, 6130 Sunset Drive, to consider the following ordinances on second reading:

An Ordinance levying the millage of 4.6662 which represents the 2011 rolled-back rate and is a 6% decrease from the City's current millage rate of 4.9526, for the fiscal year 2011/2012.

An Ordinance adopting the Capital and Operating Budget of \$19,165,736 and pay plan for the fiscal year 2011/2012.

If you have any inquiries, please contact the Finance Department at (305) 663-6343.

ALL interested parties are invited to attend and will be heard.

**VILLAGE OF PALMETTO BAY  
NOTICE OF ZONING PUBLIC HEARING**

The Village of Palmetto Bay shall conduct a zoning public hearing on Monday, October 17, 2011, at 7:00 p.m. Discussion and public input will be welcomed concerning the following hearing items which may be of interest to your immediate neighborhood.

The following items are being considered pursuant to Sections 30-120 of the Village's Land Development Code:

Applicant: **Shores at Palmetto Bay, LLC (VPB-11-001)**  
Location: The third parcel from the northeast corner of SW 180th Street and SW 97th Avenue, Palmetto Bay, FL, A/K/A Section 33, Township 55, Range Consisting of 5.01 Acres, M/L North 1/2 of Southwest 1/4 of Northwest 1/4 of Southwest 1/4 less West 40' for R/W F/A/U 30-5033-000-0860 COC 24034-4438 11 2005 1 OR 24034-4438 1105 00 of the public records of Miami-Dade County, FL.

Folio: 3350330000860 Zoned: MM & MN

Request: A request to establish a charter school facility as provided by Section 30-120 of the Village Code of Ordinances on property within the FT&I District zoned MM and MN.

PLANS ARE ON FILE FOR THE ABOVE APPLICATIONS AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED AT THE PUBLIC HEARING.

The hearing shall be held at the Council Chambers located within Village Hall, 9705 East Hibiscus Street, Palmetto Bay, FL 33157. Any meeting may be opened and/ or continued, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall at (305) 259-1234 for additional information.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than four (4) days prior to the proceedings.

9/16 11-3-121/1756909M



**NOTICE OF PUBLIC  
ZONING HEARING  
TOWN OF MIAMI LAKES**

NOTICE IS HEREBY GIVEN that the Town Council of the Town of Miami Lakes will hold a public hearing on **Monday, September 26, 2011, at 5:50 p.m., or as soon thereafter as the same may be heard, at Royal Oaks Park Community Center, 16500 NW 87 Avenue, Miami Lakes, FL 33018** to consider the following items:

**TOWN COUNCIL MEETING:**

The Town Council will conduct a Public Hearing to consider the following request:

HEARING NUMBER: ZH-11-10  
APPLICANT: Town of Miami Lakes  
FOLIO: 32-2013-001-0432  
LOCATION: 6601 Main Street  
Miami Lakes, FL 33014  
ZONING DISTRICT: BU-2

In accordance with the Town of Miami Lakes Land Development Code (the "Town LDC"), the Town of Miami Lakes (the "Applicant") is requesting the following:

1. An unusual use approval pursuant to Sections 33.13(e), 3.3 and 3.2(c) of the Town's LDC to allow construction of a proposed government center to be located in a BU-2 zoning district on an existing vacant parcel of land.

Copies of all applications, staff analysis and related materials are available for public inspection at Town Hall, 15150 NW 79th Court, Miami Lakes, FL 33016. Interested persons are invited to attend the public hearing or provide written comments on the agenda item to the Town Clerk. Affected parties may appear at the public hearing, speak and submit evidence regarding an agenda item(s). The Public Hearing shall be conducted in English. Should the public or applicant require special assistance at the public hearing due to a disability, contact the Town Clerk, Town of

**RDENS  
HEARING**

ouncil of the City of Miami ing during its regular City 28, 2011, beginning at 5:01 , located at 1515 NW 167th s, Florida to consider 2nd s):

**IL OF THE CITY OF  
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2011-2012 FISCAL  
DITURE OF FUNDS;  
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FUND TRANSFERS;  
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NS; REPEALING ALL  
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VE DATE.**

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I will be heard.

C

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y hereby advises the public ision made by this Board, / matter considered at its ord of the proceedings, and ed to ensure that a verbatim l includes the testimony and

ties Act of 1990, all persons modations to participate in ld contact Ronetta Taylor, an 48 hours prior to such

11-3-115/1756802M

Success  
over)

# **ZONING HISTORY**

SHORES AT PALMETTO BAY, LLC.

VPB-11-001

RESOLUTION NO. Z-72-84

The following resolution was offered by Commissioner Barry D. Schreiber, seconded by Commissioner Jorge (George) Valdes, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Barry D. Schreiber	aye
Clara Oesterle	aye	Ruth Shack	aye
Beverly B. Phillips	aye	Jorge (George) Valdes	aye
James F. Redford, Jr.	aye	Stephen P. Clark	aye
Harvey Ruvin	aye		

WHEREAS, ALEMAR INVESTMENTS CORPORATION, N.V., had applied for the following:

- (1) A district boundary change from BU-1 (Neighborhood Business) and RU-4L (Limited Apartment House) to BU-1A (Limited Business).
- (2) TO RESCIND AND REVOKE the special exception for site plan approval, unusual use, and non-use variance, including all conditions applicable thereto, of resolution 2-ZAB-512-64 and Z-226-64; Resolution 2-ZAB-512-64, passed and adopted by the Zoning Appeals Board on the 23<sup>rd</sup> day of September, 1964, and Resolution Z-226-64, passed and adopted by the Board of County Commissioners on the 8<sup>th</sup> day of October, 1964.
- (3) TO RESCIND AND REVOKE a recorded Agreement, recorded under Official Record Book 5358, Pages 508 through 510, on the 26<sup>th</sup> day of July, 1966.

The purpose of Requests 2 and 3 is to permit a revision of the project site plan and approval of the future plans under administrative site plan approval as permitted by the Zoning Code.

SUBJECT PROPERTY: The North 1/2 of the SW 1/4 of the NW 1/4 of the SW 1/4 of Section 33, Township 55 South, Range 40 East.

LOCATION: The Southeast corner of theoretical S.W. 178 Street and S.W. 97 Avenue (Franjo Road), Dade County, Florida.

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, at which time the applicant proffered a Covenant Running with the Land in lieu of a Unity of Title agreeing to develop the subject property in substantial conformity with the site plan submitted for the hearing 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 BU-1A (Item #1) 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, subject to conditions, and that the requests to rescind and revoke special exception for site plan approval, unusual use, and non-use variance including conditions applicable thereto (Item #2) and a recorded Agreement (Item #3), would be compatible with the area and its development and would be in harmony with the general purpose and intent of the

regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance 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 BU-1A be and the same is hereby approved and said property is hereby zoned accordingly, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but be not limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That the use be established and maintained in accordance with the approved plan.

BE IT FURTHER RESOLVED that the requests to rescind and revoke the special exception for site plan approval, unusual use, and non-use variance, including all conditions applicable thereto, of Resolution 2-ZAB-512-64 passed and adopted by the Zoning Appeals Board on September 23, 1964 and Resolution Z-226-64 passed and adopted by the Board of County Commission on October 8, 1964 (Item #2) and a recorded Agreement, recorded under Official Record Book 5358, Pages 508 through 510, on July 26, 1966 (Item #3) be and the same are 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 be not 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 "The Fountains of Perrine", as prepared by Miguel Font, Architect Inc., consisting of 3 pages, and dated 10-23-83.
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.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Metropolitan Dade County, Florida, the County hereby accepts the proffered Covenant Running with the Land in Lieu of Unity of Title and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

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

March, 1984  
No. 84-3-CC-5  
mr  
3/26/84

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 9th day of April 1984.

April 9, 1984

Alemar Investments Corp., N.V.  
c/o Miguel Font  
337 Palermo Avenue  
Coral Gables, FL 33134

Re: Hearing No. 84-3-CC-5; S.W. 178 Street and S.W. 97 Avenue

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-72-84, adopted by the Board of County Commissioners, which approved subject to conditions your requested application on the above-described property and accepted your proffered Covenant. 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,

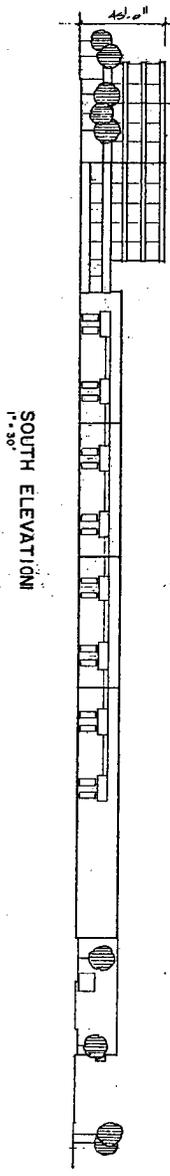
Chester C. Czebrinski  
Assistant Director

CCC/mr

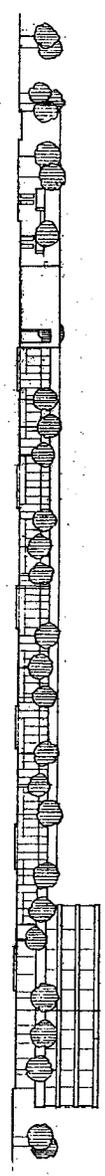
Enclosure



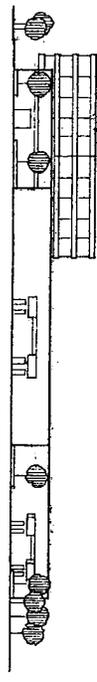




SOUTH ELEVATION  
F-30'



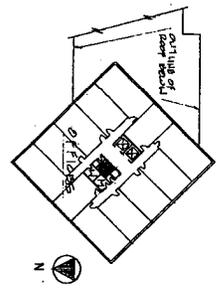
NORTH ELEVATION  
F-30'



EAST ELEVATION  
F-30'



WEST ELEVATION  
F-30'



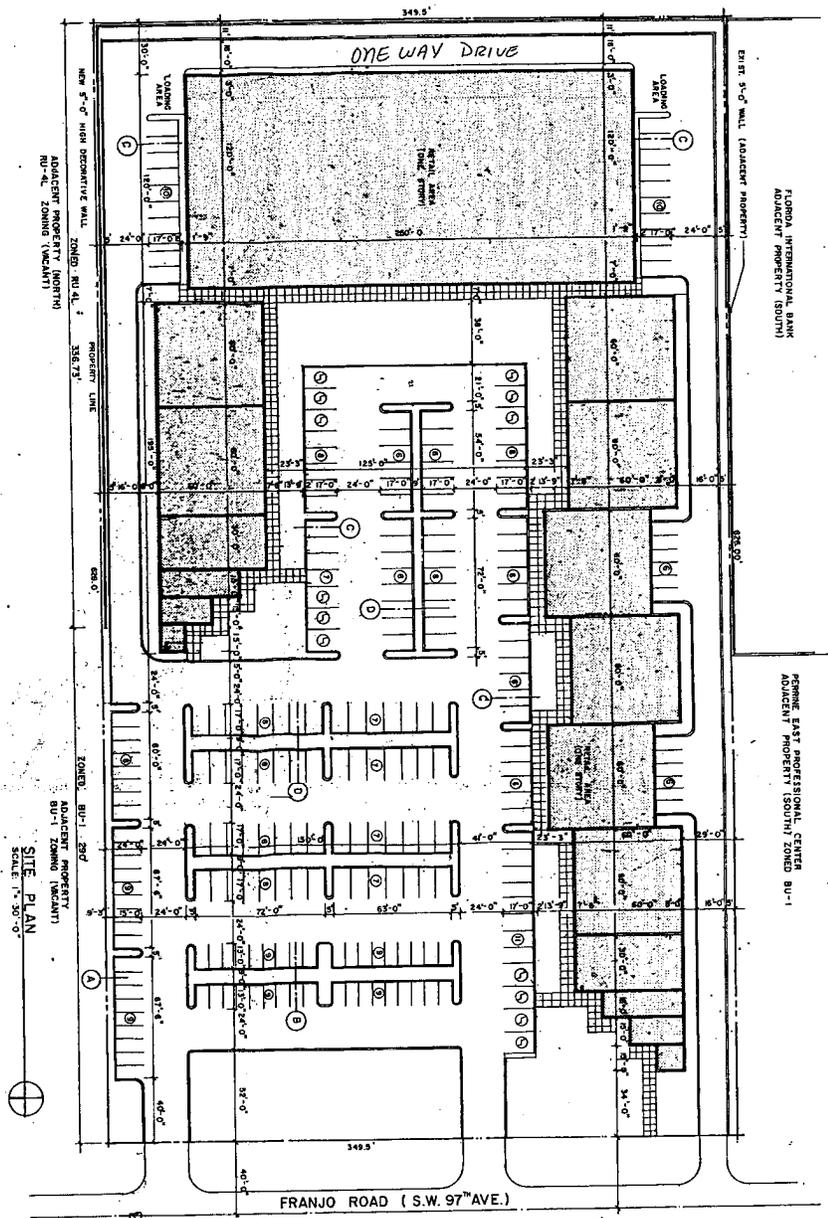
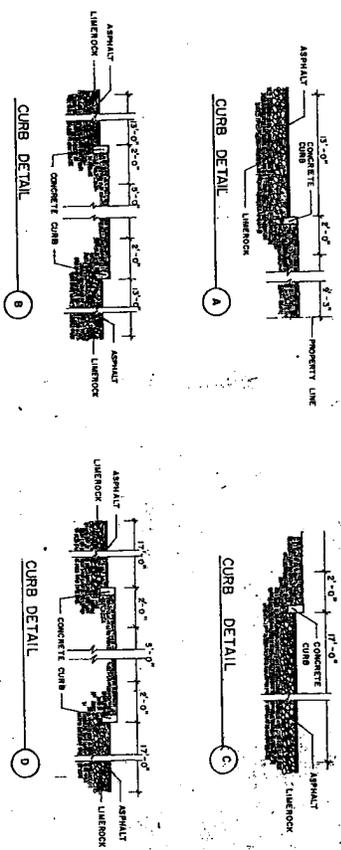
TYPICAL FLOOR PLAN  
2ND, 3RD, & 4TH  
F-30'

*Font*



**MIGUEL FONT ARCHITECT INC.**

PHONE **446·FONT**  
337 PALERMO AVENUE, CORAL GABLES, FLA 33134



ADJACENT PROPERTY (NORTH)  
 ADJACENT PROPERTY (SOUTH)  
 ZONING (NORTH)  
 ZONING (SOUTH)  
 SCALE: 1" = 30'-0"

APPROVED  
 DATE: 3/27/84  
 2-72-84

**SITE INFORMATION**

ZONING	BU-1
SECTION	348.5' x 884.0'
TOT. LAND AREA	310,747 SQ. FT. 7.15 AC.

**ZONING INFORMATION**

NO. OF STORES	MIN. HEIGHT	MAX. HEIGHT	MIN. LOT AREA	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. DRIVEWAY WIDTH	MIN. DRIVEWAY SETBACK	MIN. DRIVEWAY SPACING	MIN. DRIVEWAY LENGTH	MIN. DRIVEWAY WIDTH	MIN. DRIVEWAY SETBACK	MIN. DRIVEWAY SPACING	MIN. DRIVEWAY LENGTH
4	15'	30'	10,000	20'	5'	5'	10'	10'	10'	10'	10'	10'	10'	10'

**BUILDING INFORMATION**

UNIT SIZE	QUANT.	AREA (SQ. FT.)
13' x 6'	1,123	87,156
13' x 8'	2	208
13' x 10'	2	260
13' x 12'	2	312
13' x 14'	2	364
13' x 16'	2	416
13' x 18'	2	468
13' x 20'	2	520
13' x 22'	2	572
13' x 24'	2	624
13' x 26'	2	676
13' x 28'	2	728
13' x 30'	2	780
13' x 32'	2	832
13' x 34'	2	884
13' x 36'	2	936
13' x 38'	2	988
13' x 40'	2	1,040
13' x 42'	2	1,092
13' x 44'	2	1,144
13' x 46'	2	1,196
13' x 48'	2	1,248
13' x 50'	2	1,300
13' x 52'	2	1,352
13' x 54'	2	1,404
13' x 56'	2	1,456
13' x 58'	2	1,508
13' x 60'	2	1,560
13' x 62'	2	1,612
13' x 64'	2	1,664
13' x 66'	2	1,716
13' x 68'	2	1,768
13' x 70'	2	1,820
13' x 72'	2	1,872
13' x 74'	2	1,924
13' x 76'	2	1,976
13' x 78'	2	2,028
13' x 80'	2	2,080
13' x 82'	2	2,132
13' x 84'	2	2,184
13' x 86'	2	2,236
13' x 88'	2	2,288
13' x 90'	2	2,340
13' x 92'	2	2,392
13' x 94'	2	2,444
13' x 96'	2	2,496
13' x 98'	2	2,548
13' x 100'	2	2,600

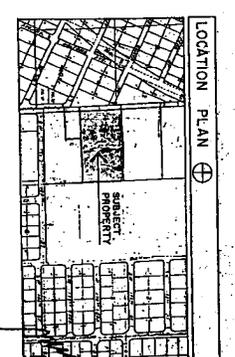
**PARKING INFORMATION**

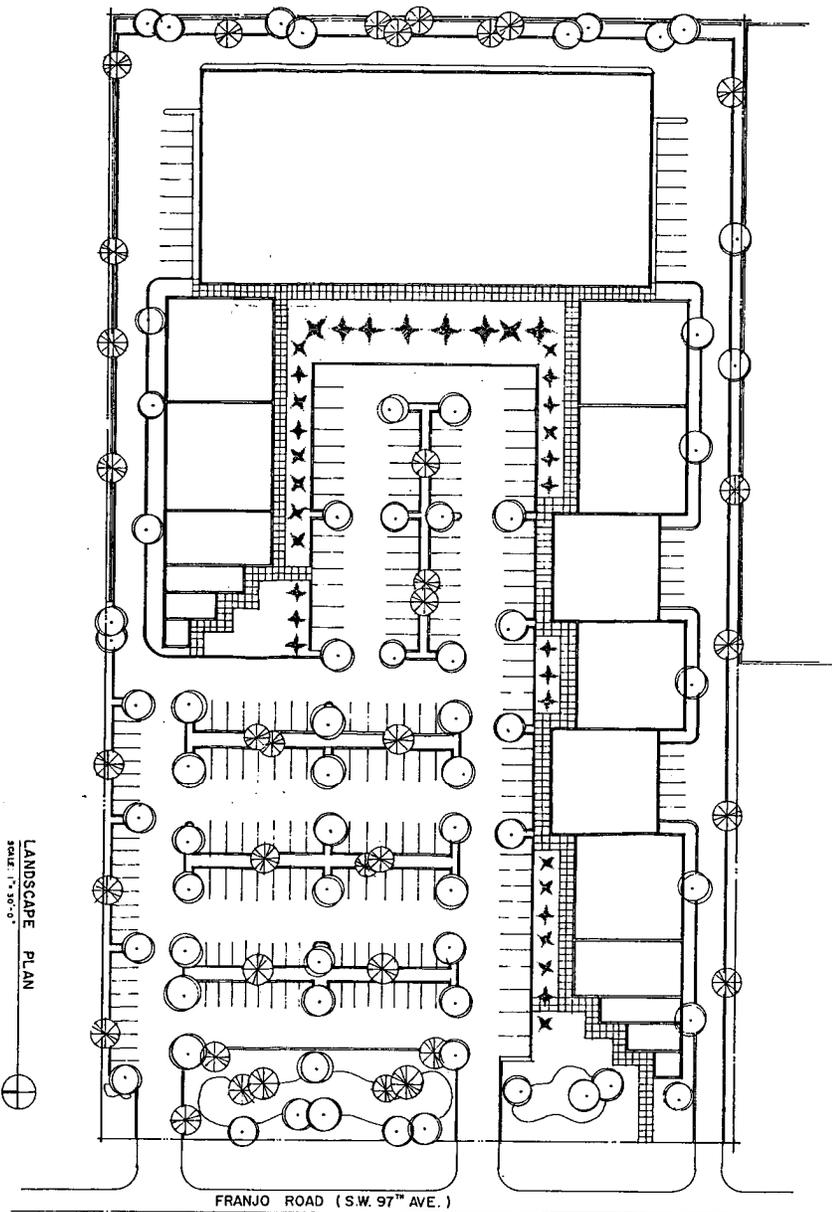
STANDARD	PER. / REQ.	PROVIDED
STANDARD (8' x 21')	60%	117
COMPACT (7' x 15')	40%	74
HANDICAPPED (8' x 21')	5%	13
TOTAL SPACES		217

**LEGAL DESCRIPTION**

SECTION 17, TOWNSHIP 32N, RANGE 30W, COUNTY OF PALM BEACH, FLA.  
 PARTIAL, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**LOCATION PLAN**





LANDSCAPE PLAN  
SCALE: 1"=30'-0"

FRANJO ROAD (S.W. 97<sup>TH</sup> AVE.)

LANDSCAPE INFORMATION

ID	±' OF TREES	HEIGHT	COMMON NAME	SCIENTIFIC NAME
14	0'-0"	0'-0"	LIVE OAK	QUERCUS
15	0'-0"	0'-0"	BLACK OLIVE	BURSA
17	0'-0"	10'-0"	ALEXANDRIA	ARCHONTOCARYUM
18	0'-0"	12'-0"	QUEPÉ PALM	ASCOTYLUM
19	-	-	SHRUB COVER	

LANDSCAPE NOTES

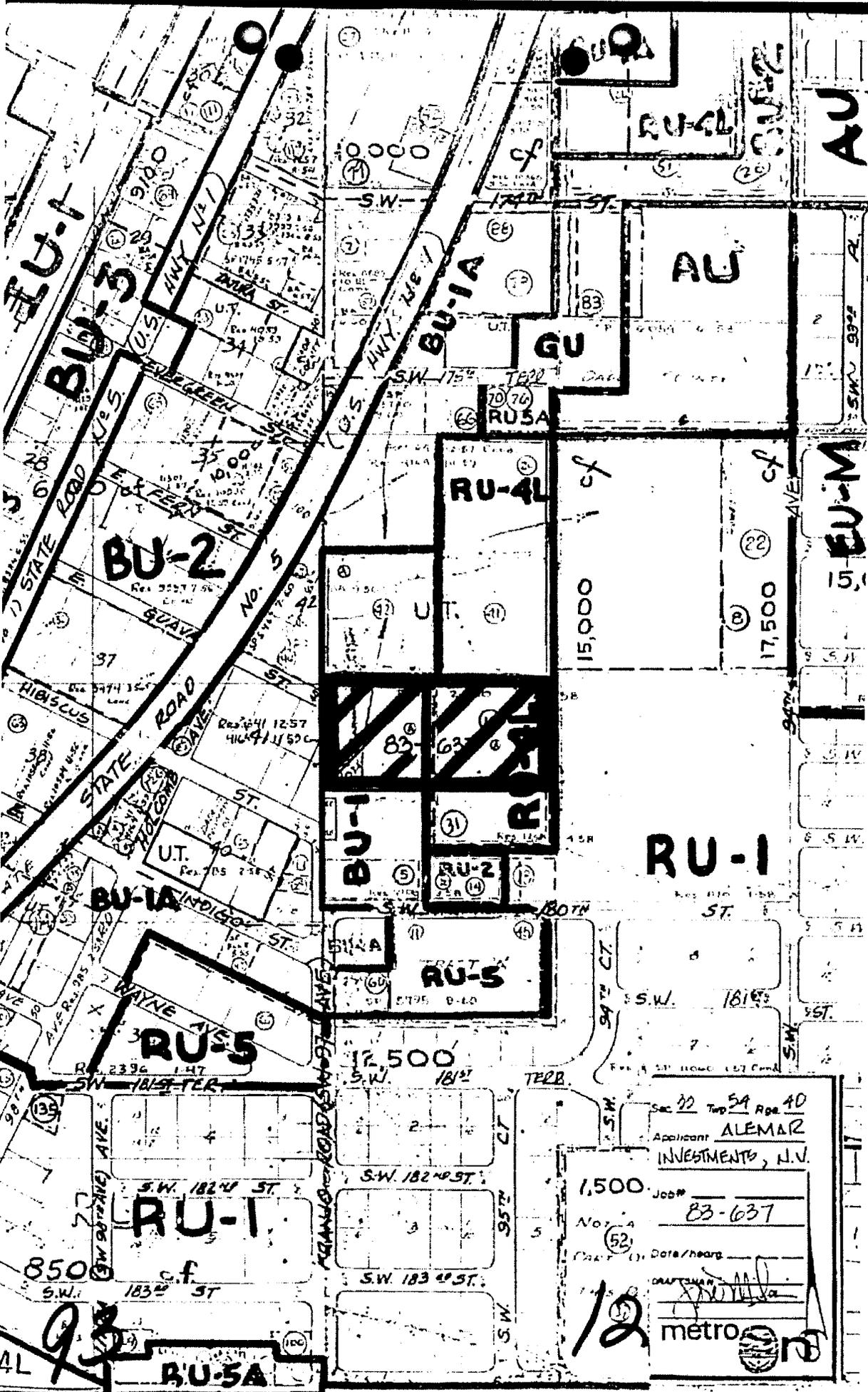
ALL LANDSCAPED AREAS TO BE IRRIGATED 4" x 24"  
PROVIDE SPRINKLER SYSTEM FOR ALL LANDSCAPED AREAS

ZONING INFORMATION

LANDSCAPE AREA	REQUIRED	PROPOSED
TREES	50,430 SF	50,000 SF
	28	07

*Miguel Font*  
2-3-18

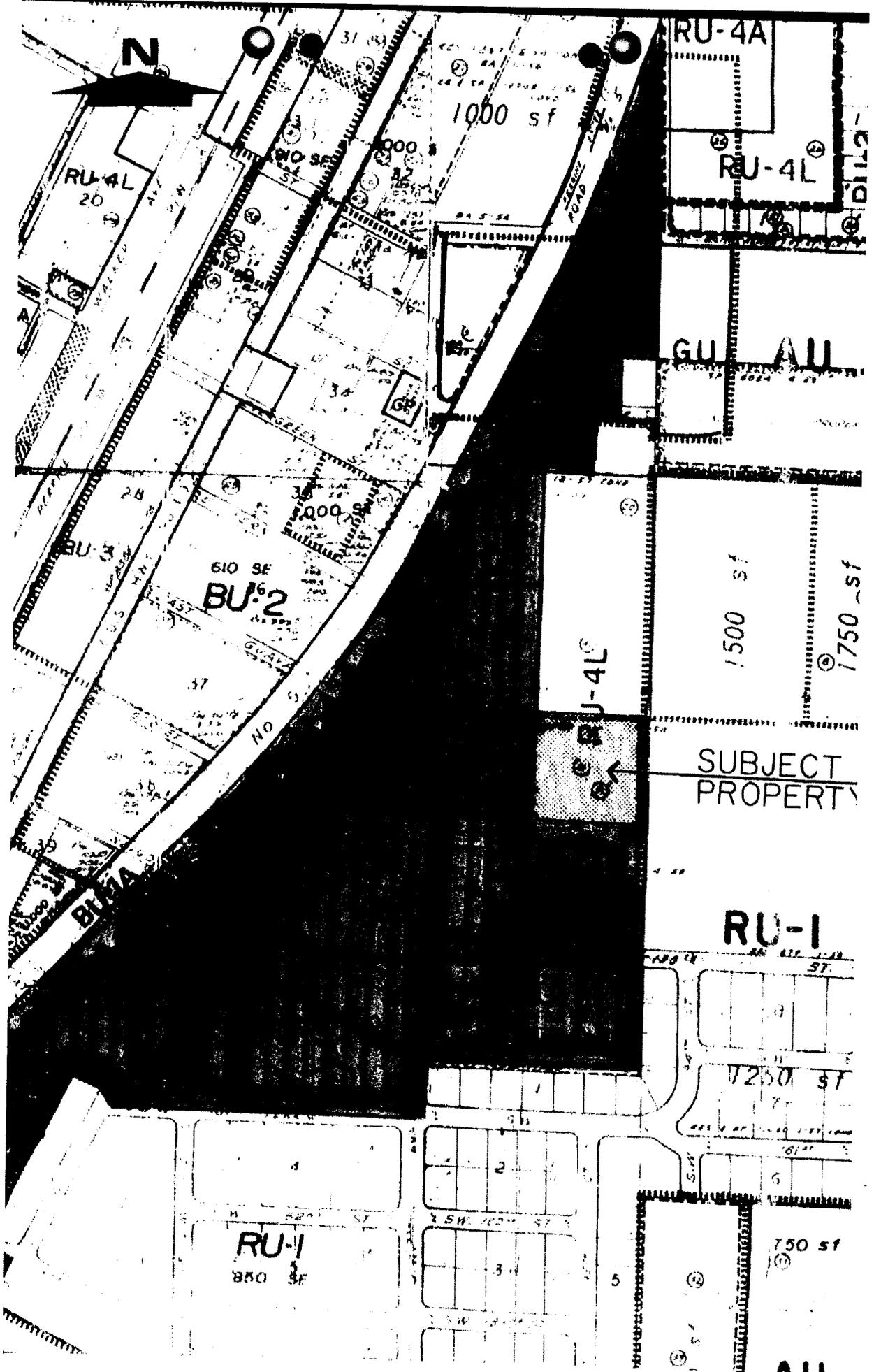




Sec 22 Twp 54 Rge 40  
 Applicant **ALEMAR INVESTMENTS, N.V.**  
 Job# **83-637**  
 No. **52**  
 Date/hears  
 DRAFTSMAN  
**metro**

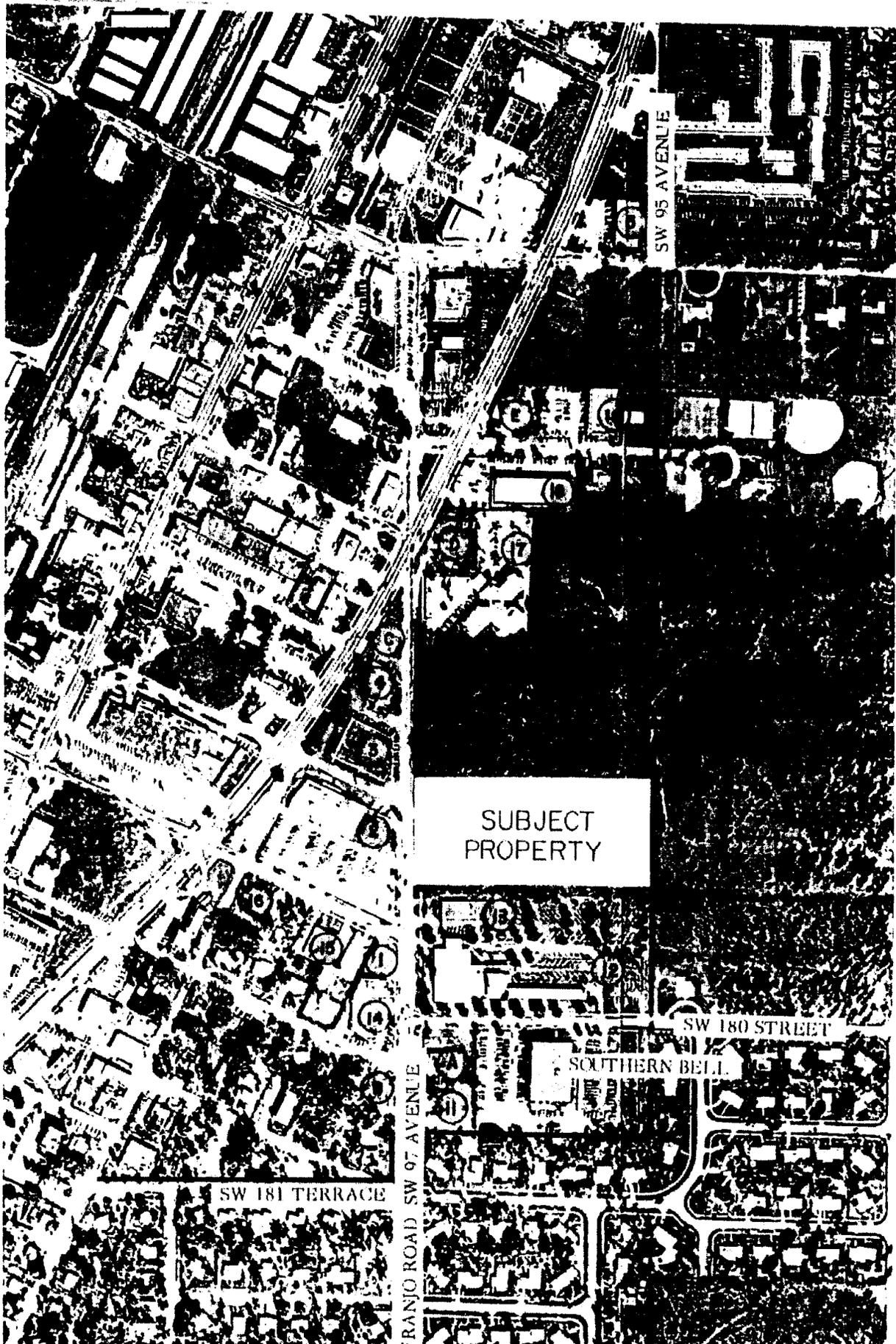
4L **93**

**12**



MAP NUMBER ONE.

MAP NUMBER TWO.



SUBJECT  
PROPERTY

SW 95 AVENUE

SW 180 STREET

SOUTHERN BELL

SW 181 TERRACE

RANJO ROAD SW 97 AVENUE

HISTORY

.....  
Adeemar Invent. Corp. N.Y. B-637 33-55-80  
.....

NAME

NUMBER

LOCATION

YEAR

NAME

REQUEST

ZB

DECISION

ZAB

CC

1964 BURETT, INC. RUL and REV 3 to REV 4  
Special Exception Appts  
Variance lot frontage  
off record

COVENANT RUNNING WITH THE  
LAND IN LIEU OF UNITY OF TITLE

ALEMAR INVESTMENTS CORP., N.V., hereinafter "Owner" hereby makes, declares and imposes on the land herein described, the easements and covenants running with the title to the land, which shall be binding on the Owner, the heirs, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them;

WHEREAS, Owner holds the fee simple title to the land in Dade County, Florida, described in Exhibit "A" attached hereto and made a part hereof, hereinafter called "The Property";

WHEREAS, Owner intends to develop said property for business purposes, and

WHEREAS, Owner intends to develop the buildings on The Property in a condominium format of ownership and/or in two or more phases, and

WHEREAS, Owner may wish to convey portions of The Property from time to time, and may wish to offer units as condominiums, this instrument is executed in order to assure that the phased development of The Property with future ownership, will not violate the Zoning Code of Metropolitan Dade County.

NOW THEREFORE, in consideration of the premises, Owner hereby agrees as follows:

1. The Property will be developed in substantial conformity with the site plan entitled, "THE FOUNTAINS OF PERRINE", prepared by MIGUEL FONT ARCHITECTS, INC., dated the 28th day of October 19 83. No modification shall be effected in said site plan without the written consent of both the Building & Zoning Department and the Planning Department of Metropolitan Dade County.

2. Each phase will be developed in accordance with said site plan.

3. In the event of multiple ownerships subsequent to said site plan approval, each of the subsequent owners, mortgagees and other parties in interest shall be bound by the terms, provisions and conditions of this instrument. Owner further agrees that it will not convey portions of The Property to such other parties unless and until the Owner and such other party or parties shall have executed and mutually delivered in recordable form, an instrument to be known as an "Easement and Operating Agreement" which shall contain, among other things:

Prepared By: A. M. SCHWITALLA  
135 Almeria Avenue  
Coral Gables, Fla. 33142

- (i) easements in the common area of each parcel for ingress to and egress from the other parcels;
- (ii) easements in the common area of each parcel for the passage and parking of vehicles;
- (iii) easements in the common area of each parcel for the passage and accommodation of pedestrians;
- (iv) easements for access roads across the common area of each parcel to public and private roadways;
- (v) easements for the installation, use, operation, maintenance, repair, replacement, relocation and removal of utility facilities in appropriate areas in each such parcel;
- (vi) easements on each such parcel for construction of buildings and improvements in favor of each such other parcel;
- (vii) easements upon each such parcel in favor of each adjoining parcel for the installation, use, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations;
- (viii) easements on each parcel for attachment of buildings;
- (ix) easements on each such parcel for building overhangs, other overhangs and projections encroaching upon such parcel from adjoining parcel such as, by way of example, marquees, canopies, lights, lighting devices, awnings, wing walls and the like;
- (x) appropriate reservation of rights to grant easements to utility companies;
- (xi) appropriate reservation of rights to dedicate road rights-of-way and curb cuts;
- (xii) easements in favor of each such parcel for pedestrian and vehicular traffic over dedicated private ring roads and access roads; and
- (xiii) appropriate agreements between the owners of the several parcels as to the obligation to maintain and repair all private roadways,

When executed, the Easement and Operating Agreement shall not be amended without the prior written approval of the Office of the County Attorney of Dade County. Such Easement and Operating Agreement may contain such other provisions with respect to the operation, maintenance and development of The Property as to which the parties thereto may agree, all to the end that although the property may have several owners, it will be constructed, conveyed, maintained and operated in accordance with the approved site plan.

4. The provisions of this instrument shall become effective upon their recordation in the public records of Dade County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years each, unless released in writing by the then owners of the affected subject property and Dade County.

5. The provisions of this instrument may be amended, added to, derogated, deleted, modified, or changed from time to time by recorded instrument executed by the then Owner or majority of Owners of all of the affected Property, provided that the same is also approved by the Board of County Commissioners or the Zoning Appeals Board of Metropolitan Dade County, Florida, (whichever by law has jurisdiction over such matter), after public hearing.

Should this Declaration of Restrictive Covenants be so modified, amended, or released, the Director of Metropolitan Dade County Building and Zoning Department, or his successor, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

6. Enforcement shall be by action at law or in equity against any parties or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages. The prevailing party bringing the action or suit shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney.

7. Invalidation of any one of these covenants by judgement or Court in no wise shall affect any of the other provisions, which shall remain in full force and effect.

Signed, sealed, executed and acknowledged on this 7 day of  
December 19 83.

ALEMAR INVESTMENTS CORP., N.V.,  
a Netherlands Antilles Corp.

BY: *[Signature]*  
ALEXSANDRO RENI DAOLIO  
President

Attest: *[Signature]*  
Marko Gunter Triebe  
Treasurer

STATE OF FLORIDA  
COUNTY OF DADE

Personally this day appeared before me ALEXSANDRO RENI DAOLIO and MARKO GUNTER TRIEBE, the President and Secretary of ALEMAR INVESTMENTS CORP., N.V., who being duly sworn, deposes and says that they have read and executed the foregoing Covenant Running with the Land in Lieu of Unity of Title and that they represent the majority of the Board of Directors of said corporation, and that they have full authority from said corporation to execute said foregoing Covenant and that they have executed said foregoing Covenant for the purposes therein expressed as the lawful act and deed of said corporation with the intent and purpose of binding said corporation to the purposes, requirements and covenants contained in the foregoing document.

*[Signature]*  
MARKO GUNTER TRIEBE

Witness my hand and official seal this 7 day of December, 1983.

U.T. Business Form  
Rev. 3/24/82

(3)

*[Signature]*  
ALEXSANDRO RENI DAOLIO

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA AT  
LARGE. My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAY 1 1984  
BONDED THRU GENERAL INS. UNDERWRITERS

JOINDER BY MORTGAGEE  
INDIVIDUAL

The undersigned, Murray L. Lazarus  
a Mortgagee, under that certain mortgage from Alamar Investments Corp. N.V.  
dated the 21 day of July,  
1982, and recorded in Official Records Book ORB 11513, Page 1828, of the  
Public Records of Dade County, Florida, in the original amount of \$ 217,000  
covering all/or a portion of the property described in the foregoing agreement, do  
hereby acknowledge that the terms of this agreement are and shall be binding upon  
the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 25 day of  
October, 1983.

WITNESSES

Theodora Lazarus  
Linda M. Henry

Murray L. Lazarus

STATE OF FLORIDA)  
: SS  
COUNTY OF DADE )

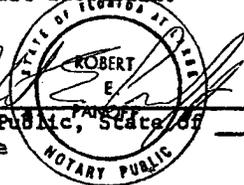
I HEREBY certify that on this 25 day of October, 1983,  
before me personally appeared Murray L. Lazarus to me  
known to be the person described in and who executed the foregoing instrument;  
and he acknowledged to me the execution thereof to be his free act and  
deed for the uses and purposes therein mentioned.

WITNESS my signature and official Seal at Miami  
in the County and State aforesaid, the date and year last aforesaid.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES JULY 20 1985  
BONDED IN THE GENERAL AND SPECIAL

Robert E. [Signature]  
Notary Public, State of  
At Large



RECEIVED

NOV 2 1983

ZONING HEARING SECTION  
DADE CO. BLDG & ZONING DEPT.

BY

*[Handwritten signature]*





**RECEIVED**  
637  
NOV 2 1983

ZONING HEARING SECTION  
BADE CO. BLDG. & ZONING DEPT.  
BY

UNITY OF TITLE

WHEREAS, the undersigned is the owner of that property described as:  
The North 1/2 of the S W 1/4 of N W 1/4 of S W 1/4  
of Section 33 Township 55 South Range 40 East less street

also known as East side of Franjo Road near Guava Street, Perrine  
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 sepa-  
rate parcels owned by several owners so long as the same is put to the here-  
inafter use, and

In consideration of the issuance of a permit to change District Boundary, to B11A Zone  
Classification

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 limita-  
tion 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 Dada 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 29 day of  
September A.D., 1983, at Miami, Florida.

(CORP)  
(SEAL)

Alemar Investments Corp. N.V.  
Corporate Name

ATTEST

By [Signature]  
Secretary

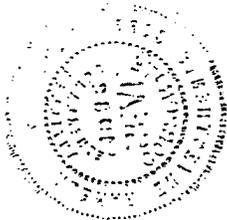
[Signature]  
President/Vice President

STATE OF FLORIDA)  
:  
COUNTY OF DADE )

I HEREBY certify that on this day before me, a Notary Public duly authorized  
in the state and county named above to take acknowledgements, personally ap-  
peared Alexsandro Reni Daolio and Marko Gunter Triebe

President and Secretary of Alemar Investments Corp. N.V.  
who executed the foregoing instrument, and acknowledged be-  
fore me that such persons executed the said instrument in the name of and for  
that corporation, affixing the corporate seal of that corporation thereto, that

PREPARED BY: A.M. SCHWITALLA  
ATTORNEY AT LAW.  
448 4630



**RECEIVED**

83-637  
NOV 21 1993

ZONING HEARING SECTION  
DADE CO. BLDG. & ZONING DEPT.

BY Jan

as such corporate officers such persons are duly authorized by that corporation to do so, and that the foregoing instrument is the act of that corporation.

WITNESS my hand and official seal in the county and state named above this  
29 day of September A.D. 1983

  
Notary Public in and for the State of  
Florida at Large

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES MAY 18 1986  
BONDED THRU GENERAL INS. UNDERWRITERS



**RECEIVED**  
B-637  
NOV 2 1983

ZONING HEARING SECTION  
DADE CO. BLDG. & ZONING DEPT.  
BY ky

AGREEMENT

THIS AGREEMENT entered into the 26 day of July, <sup>1966</sup>~~1965~~, by and between

JAMES B. BURGIN and LILY D. BURGIN, his wife

SNAPPER CREEK TRADING CENTER, INC. a Florida corporation

CHARLES G. IRWIN joined by his wife, BARBARA IRWIN,

hereinafter referred to as "OWNERS" and the Board of County Commissioners,  
Metropolitan Dade County, Florida hereinafter referred to as the "COUNTY".

WITNESSETH:

WHEREAS, the OWNERS are fee simple title owners of the following  
described property, lying, being and situate in Dade County, Florida, to wit:

The Southwest (S.W.) one-fourth (1/4) of the Northwest (N.W.)  
one-fourth (1/4) of the Southwest (S.W.) one-fourth (1/4) of  
Section Thirty-three (33) Township Fifty-five (55) South, Range  
Forty (40) East, less the South One Hundred and Sixty Feet (160')  
thereof.

WHEREAS, the OWNERS are desirous of giving assurance to the COUNTY that  
the property will be developed substantially in accordance with the spirit and  
intent of the plans submitted to the COUNTY for a public hearing wherein the  
zoning and use of the subject property has been approved, unless said plans are  
modified and/or changed as a result of a PUBLIC HEARING or other appropriate  
action by the COUNTY.

NOW, THEREFORE, for good and valuable consideration, the parties have  
agreed as follows:

1. That said property shall be developed substantially in accordance with  
the spirit and intent of the plans previously submitted, prepared by

Kunde and Associates

entitled Tentative Plan Garden Apartment Site

dated the \_\_\_ day of February, 19 64.

The plan was revised as a result of conferences held by various departments of the County and now depicts the spirit and intent of the OWNERS for the development of said property with the understanding that the size and locations of the building to be erected may not be exactly as shown on the master plan and that minor modifications in said plan may be made with the approval of the County Departments having jurisdiction thereof. However, in the event major changes or modifications in the plan are desired, the same shall be submitted for approval at a public hearing in the manner provided by the applicable ordinances of Dade County, Florida.

2. Where construction has occurred on said property, pursuant to a permit issued by the County, and inspections made and approval of occupancy given by the County, the same shall create a conclusive presumption that the buildings thus constructed comply with the intent and spirit of the master plan, and this Agreement shall not be construed as clouding the title to any of said property on which such development has occurred.

3. That this Agreement on the part of the OWNERS shall constitute a covenant running with the land and will be recorded in the public records of Dade County, Florida and shall be binding upon the heirs, successors, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the day and year first above set forth.

Witness:

Suzanne Burgin  
Suzanne Burgin  
Suzanne Burgin

James B. Burgin  
James B. Burgin  
Lily D. Burgin  
Lily D. Burgin, his wife

Snapper Creek Trading Center, Inc. a Florida corporation

George S. Britau

By: James B. Burgin  
President  
Attest: William H. Jones  
Secretary

John West  
Alan Insprucker

Charles G. Irwin  
Charles G. Irwin  
Barbara Irwin  
Barbara Irwin, his wife

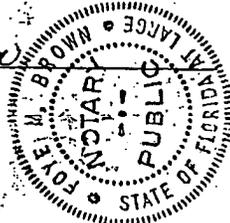
STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared JAMES B. BURGIN and LILY D. BURGIN, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of July, 1966.

Faye M. Brown  
Notary Public

My Commission Expires:  
NOTARY PUBLIC, STATE OF FLORIDA at LARGE  
MY COMMISSION EXPIRES MAR. 27, 1970  
BONDED THROUGH FRED W. DIESTELHORST



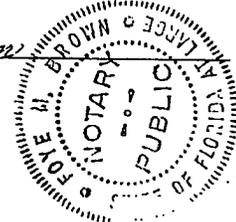
STATE OF FLORIDA  
COUNTY OF

I, the undersigned officer duly authorized to take and certify acknowledgments of deeds in said State and County, hereby certify that before me came JAMES B. BURGIN and WILLIAM H. JONES, as President and Secretary, respectively, of the SNAPPER CREEK TRADING CENTER, INC., a Florida corporation; that said persons so appearing before me are the individuals and the officers aforesaid of said corporation described in and who executed the foregoing deed; and that then and there said individuals as said officers acknowledged before me that the seal affixed to said deed is the corporate seal of said corporation, that their names officially are by them respectively subscribed thereto, that said deed was signed, sealed and delivered by said corporation in the presence of two subscribing witnesses pursuant to law, and that the same is the free act and deed of said corporation.

WITNESS, my hand and official seal at Miami County of Dade and State of Florida, this 26 day of July, 1966.

Faye M. Brown  
Notary Public

My Commission Expires:  
NOTARY PUBLIC, STATE OF FLORIDA at LARGE  
MY COMMISSION EXPIRES MAR. 27, 1970  
BONDED THROUGH FRED W. DIESTELHORST



STATE OF FLORIDA  
COUNTY OF

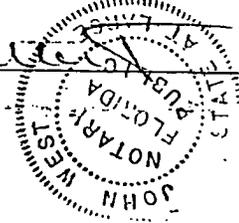
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CHARLES G. IRWIN joined by his wife, BARBARA IRWIN, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of ~~July~~ August, 1966.

John W. ...  
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA at LARGE  
MY COMMISSION EXPIRES FEB. 18, 1969  
BONDED THROUGH FRED W. DIESTELHORST



State of Florida, County of Dade,  
This instrument was filed for record the 26 day of July  
1967 at 2:30 P.M. and duly recorded in OFFICIAL RECORDS  
Book 5358 on Page 509 File # 67R 13691

E. B. LEATHERMAN  
Clerk Circuit Court

By [Signature] D. C.

RESOLUTION NO. 5124

The following resolution was offered by Commissioner Alexander S. Gordon,  
seconded by Commissioner Joseph A. Boyd, Jr., and upon poll of numbers present,  
the vote was as follows:

Joseph A. Boyd, Jr.	aye	A. C. Hittell	no
Faris H. Cowart	aye	John B. McLeod	absent
Ralph A. Fossey	no	Arthur H. Patten, Jr.	aye
Alexander S. Gordon	aye	Walter Weiss	no
Charles P. Hall	absent	Ben G. McSheehy	absent
Robert M. Beverfield	aye		

WHEREAS, James D. Burgin has applied for a change of zone from BU-1  
(Neighborhood Business), RU-1 (One Family Residential), and RU-2 (Two Family  
Residential) to BU-1 (Neighborhood Business) and RU-2 (Two Family Residential)  
to permit neighborhood business and two family residential use on the SW 1/4  
SW 1/4, Sec. 33, Twp. 55S, Rge. 40E. SW 95 Ave. to 97 Ave. (Yranjo Rd.) between  
SW 178 St. and 180 St., 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.

WHEREAS, the existing zoning had been established in accordance with a  
plan developed and approved by all concerned parties in the area, and

WHEREAS, there has been no substantial change in the character of the  
neighborhood since the zoning of the property in question, and

WHEREAS, there is sufficient business area existing to the North of the  
property for the expansion of the bank facilities and bank;

NOW THEREFORE BE IT RECOMMENDED by the Dade County Zoning Commission,  
that the application be denied, and

WHEREAS, a public hearing of this Board was advertised and held, at  
which time the recommendation of the Zoning Commission was presented, and  
interested parties present and concerned in the case were heard, and upon  
due and proper consideration having been given to the matter, it appears to  
this Board that the requested change of zone would not be in accord with the  
overall, comprehensive, zoning plan for Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners,  
Dade County, Florida, that the requested change of zone be and the same is  
hereby denied, as recommended by the Zoning Commission.

The Zoning Director is hereby directed to make the necessary notations  
on the records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 16th day of June, 1960.

Heard 5-18-60  
Sp. 44  
jb

6/22/60

5-27-59

2:01 p. m.

CHAIRMAN SCHADE: Current Hearing No. 26, James B. Burgin.

MR. PERO: I move that the variance be granted subject to a restriction of the use to the fire department occupancy of one building and that the other frame buildings be restricted to office use and that a permit be issued on a temporary basis subject to review by this Board from year to year.

MR. ARONOVITZ: Second.

[The motion of Mr. Pero, having been duly seconded, was put to a vote and unanimously carried; Messrs. Aronovitz, Schade, Pero and Freeman voting aye; Mr. Trammell not present.]

- - -

June 12, 1959

James B. Burgin  
8525 South Dixie Highway  
Miami, Florida

Re: W. 289' of the N 3/4 of SW 1/4 NW 1/4 SW 1/4 in Sec. 33-55-40.  
E/s of SW 97 Ave. between 178 St. & 179 Terr.

Dear Mr. Burgin,

The Dade County Board of Adjustment at its meeting of \_\_\_\_\_  
May 27, 1959

\_\_\_\_\_, approved your application on the above described property for exception to requirements that commercial buildings be of masonry construction, to permit use of existing frame buildings subject to a restriction of the use to the fire department occupancy of one building and that the other frame buildings be restricted to office use and that a permit be issued on a temporary basis subject to review by this Board from year to year.

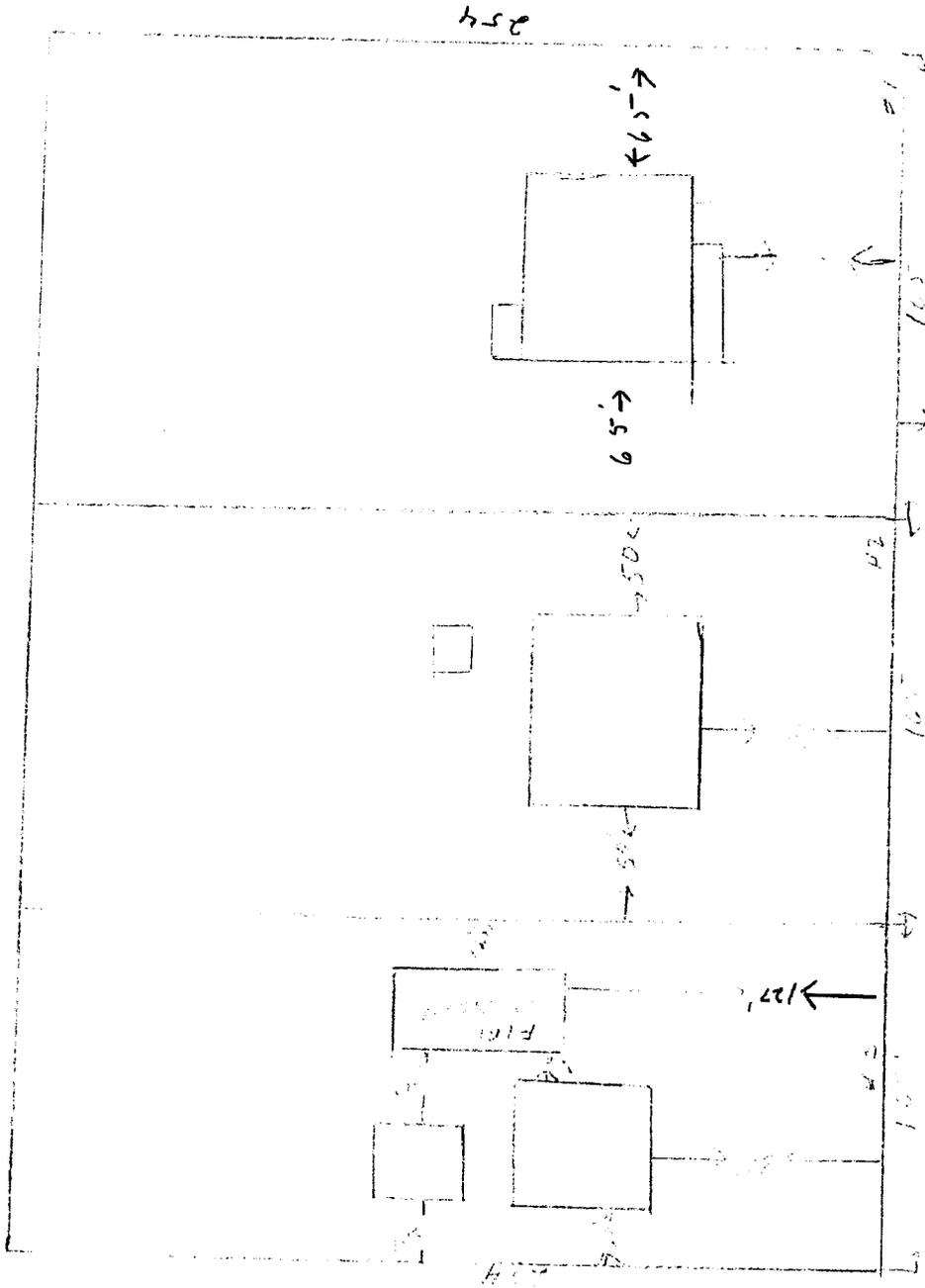
The Board has requested that all applicants be advised of a thirty-day appeal period provided by statute from any of its decisions, and that any construction that is started during the appeal period, will be at the risk of the applicant, and so indicated in an affidavit before the permit will be issued.

Very truly yours,

DADE COUNTY BUILDING AND ZONING DEPARTMENT

Chester C. Czebrinski  
Assistant Director

CCC: *dw*



→

←

Example Room

**RECEIVED**

APR 21 1953  
 MAIL ROOM  
 U. S. AIR FORCE  
 WASHINGTON, D. C.

RESOLUTION NO. 2480

The following Resolution was offered by Commissioner Ralph A. Fossey, seconded by Commissioner Ben C. McGahey, and upon poll of members present, the vote was as follows:

Joseph A. Boyd, Jr.	aye	Edwin L. Mason	aye
Faris H. Cowart	aye	Ben C. McGahey	aye
Ralph A. Fossey	aye	John B. McLeod	absent
Alexander S. Gordon	aye	Arthur H. Patten, Jr.	aye
Charles F. Hall	aye	Walter Weiss	absent
Robert M. Haverfield	aye		

WHEREAS, the Director of the Metropolitan Dade County Building and Zoning Department, has applied for a change of zone from RU-1 (Single Family Residential), RU-2 (Two-family Residential), BU-1 (Neighborhood Business) and AU (Agricultural) to RU-1 (Single-family Residential), RU-2 (Two-family Residential) and BU-1 (Neighborhood Business) on the S $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  and N $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$  all in Section 33-55-40, 94 to 97 Avenues between 178 and 181 Streets, Dade County, Florida - Proposed Zoning to be as follows: RU-1 on entire SE $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$ ; RU-1 on the E. 125' of SW $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$ ; RU-2 on the West 250' of East 375' of SW $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$ ; BU-1 on the SW $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  less the East 125' thereof and less the West 250' of the East 375' thereof; RU-1 on the East 125' and on the South 125' of N $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$ ; RU-2 on the N $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$  less the East 125' thereof and less the South 125' thereof.

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 approved with a minimum cubic content requirement of 12,500 cubic feet, and

WHEREAS, a public hearing of this Board was advertised and held, at which time the recommendation of the Zoning Commission was presented, and interested parties present and concerned in the same were heard, and upon due and proper consideration having been given to the matter, it appears to this Board that the requested change of zone

would be in accord with the overall, comprehensive, zoning plan for Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested change of zone be and the same is hereby approved, as recommended by the Zoning Commission, and said property is hereby zoned accordingly.

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.

PASSED AND ADOPTED THIS 4th day of December, 1958.

Heard 11-17-58  
No. 21  
glm

BOARD OF COUNTY COMMISSIONERS  
DADE COUNTY, FLORIDA

WALTER WEISS

BY.....  
Chairman/Vice Chairman

E. B. LIA .....  
EDWARD D. PHELAN  
Deputy

STATE OF FLORIDA )  
                  : SS  
COUNTY OF DADE  )

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 2480, adopted by the said Board of County Commissioners at its meeting held on December 4, 19 58, as appears of record in the minutes of said Board of County Commissioners.

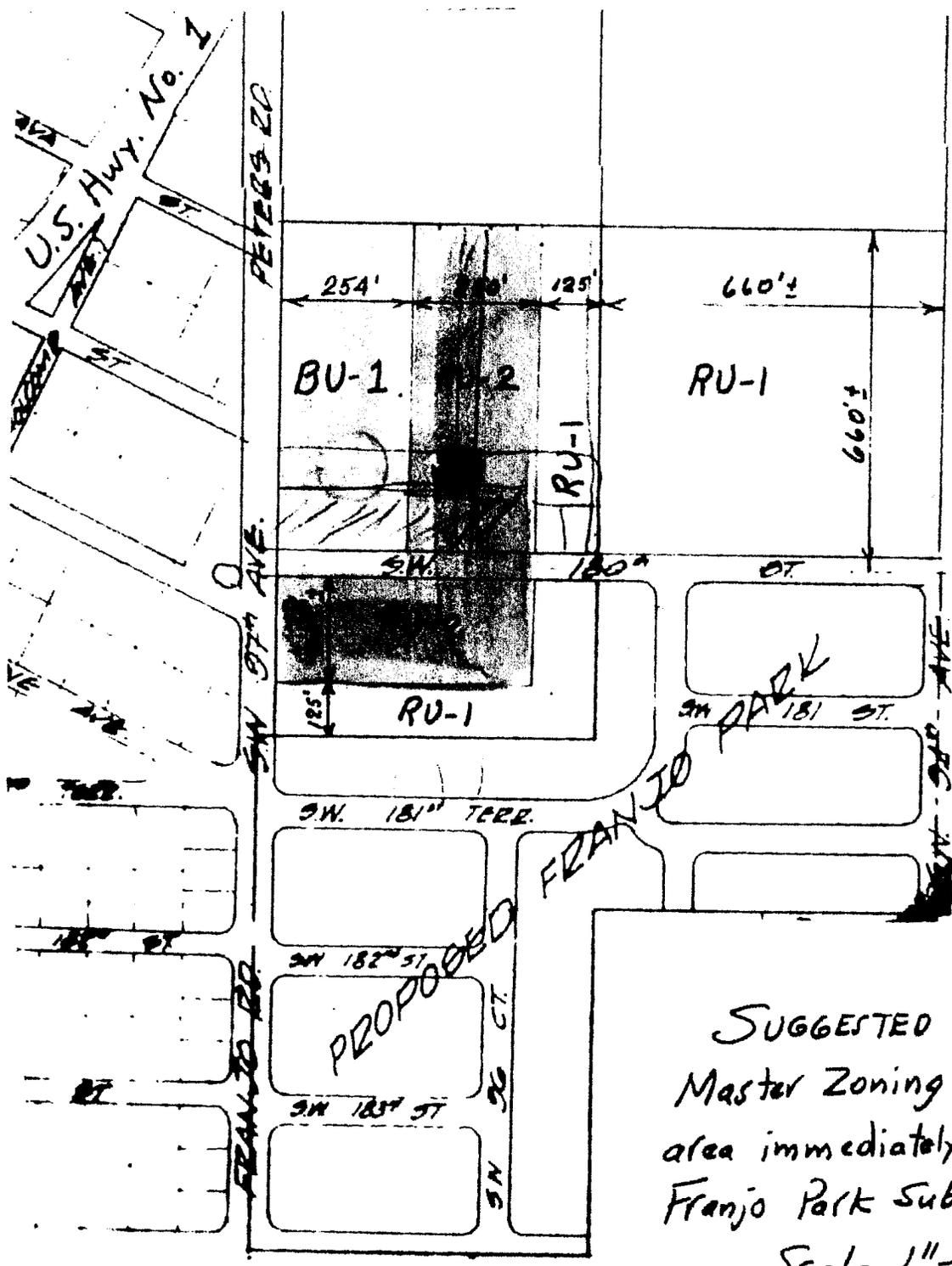
IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 19 day of January, A. D. 19 59.

E. B. LEATHERMAN, Ex-Officio Clerk  
Board of County Commissioners  
Dade County, Florida

By Edward J. Phelan  
Deputy Clerk

SEAL

Board of County Commissioners  
Dade County,  
Florida



SUGGESTED Little  
 Master Zoning Plan for  
 area immediately North of  
 Franjo Park Subdivision.

Scale 1" = 300'  
 Drawn By W.M. Porter  
 Sept. 17, 1958

RECEIVED

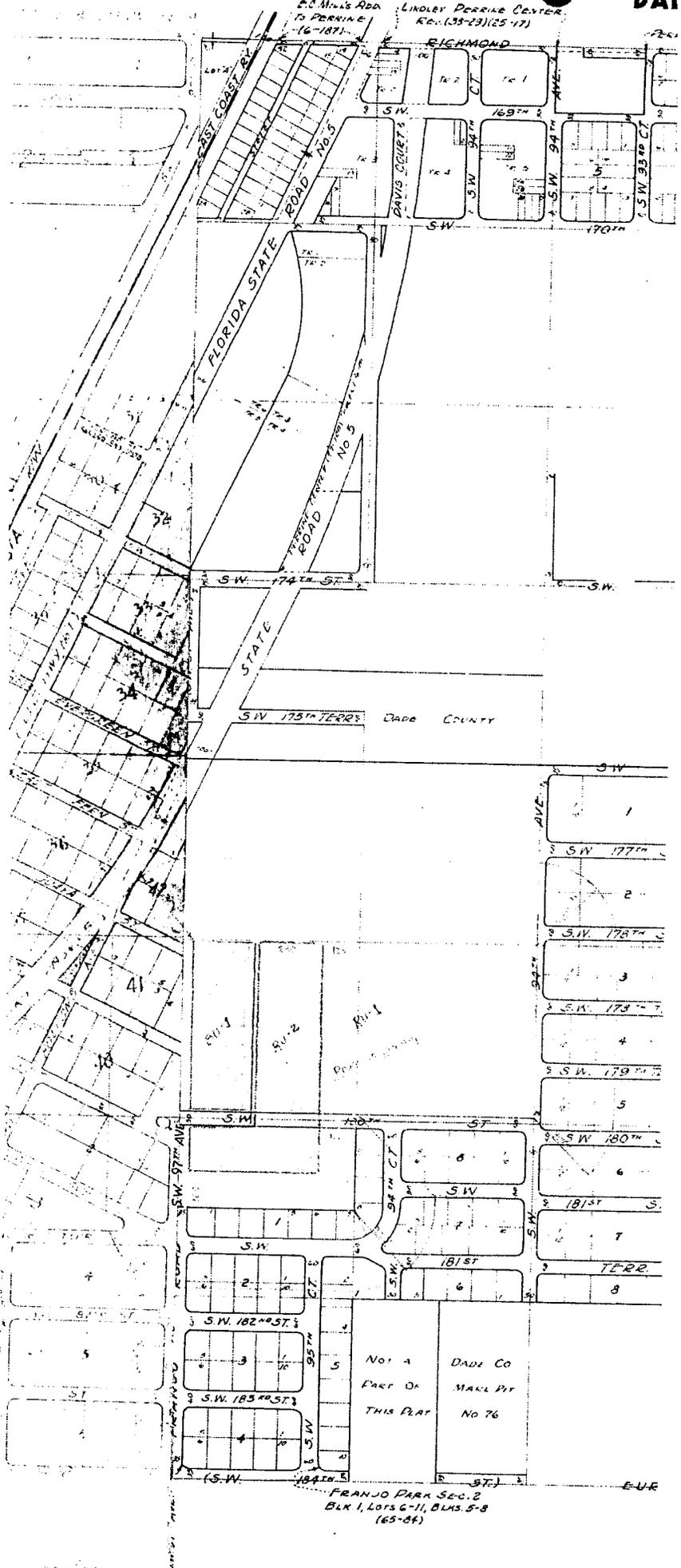
SEP 26 1956

PLANNING, ZONING  
& BLDG. DEPT.

By \_\_\_\_\_

C.C. Minis Add  
D. Perrine  
16-1871

LINDLEY DERRINE CENTER  
Rd. (35-23)(25-17)



FRANJO PARK SEC. 2  
BLK. 1, LOTS 6-11, BLS. 5-8  
(65-84)

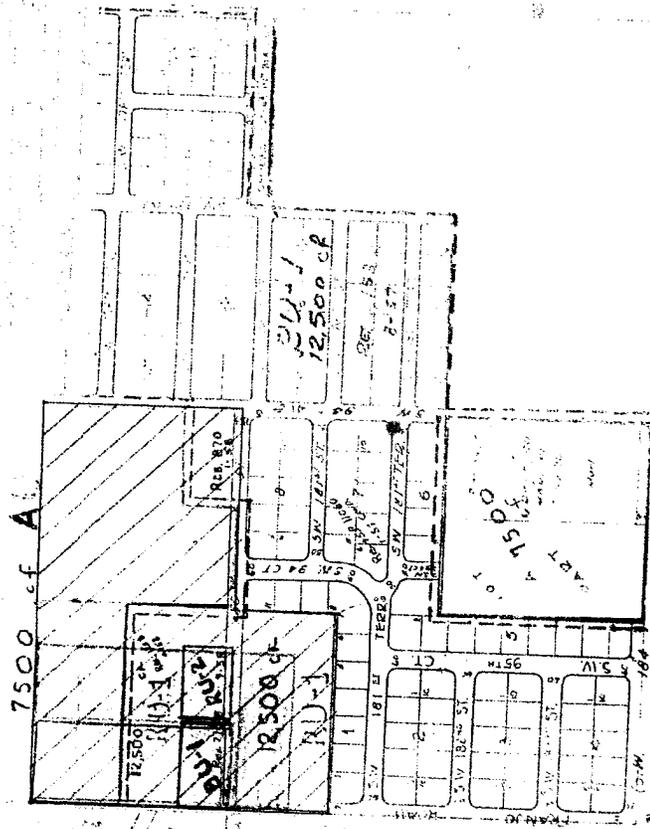
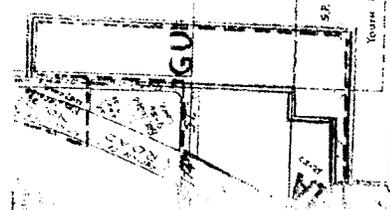
E-W



Res. 10040 - 7 54 - 1 Class.  
**RU-1**  
 10500 sq ft

PLANS: SHEET 1 A 10-A-88  
 DATE: 5 5 88  
 DRAWN BY: [illegible]

IV-32



PLANS: SHEET 1 A 10-A-88  
 DATE: 5 5 88  
 DRAWN BY: [illegible]



BU-2

IV-33

RECEIVED

OCT 20 1968

DADE CO. PLANNING, ZONING  
& BLDG. DEPT.

By \_\_\_\_\_

RESOLUTION NO. 2108

The following resolution was offered by Commissioner

Edwin L. Mason, seconded by Commissioner

Faris N. Cowart, and upon poll of members

present, the vote was as follows:

Faris N. Cowart	aye	John B. McLeod	aye
Charles F. Hall	aye	Ralph A. Fossey	absent
Edwin L. Mason	aye		

WHEREAS, James B. Burgin has applied for a change of zone from AU (Agricultural) to BU-3 (Liberal Business) to permit operation of the Bank of Perrine on the S $\frac{1}{2}$  S $\frac{1}{2}$  SW $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  in Section 33, Township 55 South, Range 40 East; NE corner of SW 97th Avenue (Franjo Road) and 180th Street, 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 carried to adopt the following resolution:

WHEREAS, the area concerned is in the midst of a single-family residential zone; this residential zoning conforming to the overall plan for the development of the area, and the parcel in question lies within the planned single family residential area, and

WHEREAS, the limits of the Perrine business area have only recently been established after many public hearings, and exhaustive studies by the Zoning and Planning Boards and the Board of County Commissioners, and

WHEREAS, the projection of the business area to the east of Franjo Road would be detrimental and harmful to the orderly development of the contemplated residential development, and

WHEREAS, the Zoning Commission sees no need for further business zoning because of existence of a great amount of vacant area in the planned and zoned business areas of Perrine;

NOW THEREFORE BE IT RESOLVED by the Dade County Zoning Commission that the application be recommended for denial, and

WHEREAS, a public hearing of this Board was advertised and held, at which time the recommendation of the Zoning Commission was presented, and interested parties present and concerned in the same were heard, and upon due and proper consideration having been given to the matter, it appears to this Board that a change of zone

to permit the requested bank use on a portion of the aforesaid property should be approved under certain conditions;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested change of zone to BU-3 be and the same is hereby denied and that the following changes of zone be and the same are hereby approved and said property is hereby zoned accordingly:

1. That the east 125' of the property in question be zoned RU-1, 12,500 cubic feet minimum.
2. That the west 250' of the east 375' of the property in question be zoned RU-2, 12,500 cubic feet minimum.
3. That the balance of the property in question (west 254') be and the same is hereby zoned BU-1, 12,500 cubic feet minimum, to permit the bank use, subject to the following conditions:
  - a. 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 be not limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
  - b. 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.

PASSED AND ADOPTED this 18th day of September, 1958.

Heard 8-20-58  
No. 34  
vd

BOARD OF COUNTY COMMISSIONERS  
DADE COUNTY, FLORIDA  
BY RALPH A. FOSSEY  
Chairman/Vice Chairman

E. B. LEATHERMAN, CLERK  
By EDWARD D. PHELAN  
Deputy Clerk

RESOLUTION NO. 2069

The following resolution was offered by Commissioner

Edwin L. Mason, seconded by Commissioner

Faris N. Cowart, and upon poll of members

present, the vote was as follows:

Faris N. Cowart	Aye	John B. McLeod	Aye
Charles F. Hall	Aye	Ralph A. Fossey	Aye
Edwin L. Mason	Aye		

WHEREAS, Wilson G. Lovell has applied for a change of zone from AU (Agricultural) to BU-3 (Liberal Business) on the N $\frac{1}{2}$  N $\frac{1}{2}$  SW $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  in Section 33, Township 55 South, Range 40 East; East side of SW 97th Avenue (Franjo Road) 500' N. of 180 Street, 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, a public hearing of this Board was advertised and held, at which time the recommendation of the Zoning Commission was presented, and interested parties present and concerned in the same were heard, and upon due and proper consideration having been given to the matter, it appears to this Board that the requested change of zone would not be in accord with the overall comprehensive zoning plan for Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested change of zone be and the same is hereby denied, as recommended by the Zoning Commission.

The Zoning Director is hereby directed to make the necessary notations upon the records of the Dade County Zoning and Building Department.

PASSED AND ADOPTED this 11 day of September, 1958.

Heard 8-20-58

No. 31  
vd

2069

BY RAIPH A. FOSSEY  
Chairman, Vice Chairman  
BOARD OF COUNTY COMMISSIONERS  
DADE COUNTY, FLORIDA

BY EDWARD D. PHELAN  
E. S. LEATHERMAN, CLERK  
1958 09 11