

RESOLUTION NO. CZAB6-14-00

WHEREAS, SIDNEY FOX REVOCABLE TRUST & HPTCY PROPERTIES TRUST

applied for the following:

- (1) AU to RU-4A
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development; to wit: a hotel.

REQUESTS #1 AND #2 ON EXHIBIT "A"

- (3) MODIFICATION of Condition #1 of a Declaration of Restrictions recorded in Official Record Book 13776, Pages 1774 through 1777 on the 8th day of August, 1988, and reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted entitled revised 'Site Plan, Landscape Plan and Floor Plans,' as prepared by Post, Buckley, Schuh & Jernigan, Inc., and dated received 4-27-88 and consisting of 5 sheets."

TO: "1. That said property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted entitled 'Marriott Sprint Hill Suites Site Plan,' as prepared by Bowyer, Singleton & Associates, Inc. consisting of 3 sheets and dated received 10/26/00. A plan entitled 'Springhill Suites,' as prepared by Law/Kingdon, Inc., dated and sealed 8/29/00 on Sheet A1.1 and dated revised 10/18/00 on Sheets A2.1 & A2.2."

The purpose of the request is to permit the applicant to submit revised plans to redesign a portion of the parking area to create a circular drive for shared access with the proposed hotel to the north.

REQUEST #3 ON EXHIBIT "B"

- (4) NON-USE VARIANCE OF SIGN REGULATIONS to permit a combination of 5 wall and detached signs ranging in size from 30 sq. ft. to 78 sq. ft. (2 permitted) (2 existing).
- (5) NON-USE VARIANCE OF SIGN REGULATIONS to permit one of the proposed aforementioned detached signs with an area of 30 sq. ft. (24 sq. ft. maximum permitted).
- (6) NON-USE VARIANCE OF ZONING REGULATIONS prohibiting parking areas including driveways within 25' of an official right-of-way; to waive same to permit parking within 25' of N.W. 77 Court.
- (7) UNUSUAL USE to permit an entrance feature; to wit: a guardhouse and gates, exercising control of ingress or egress.

REQUESTS #4 THROUGH #7 ON EXHIBITS "A" & "B"

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

SUBJECT PROPERTY: EXHIBIT "A": A portion of Tracts 52 and 53 of FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, Section 15, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows:

Commencing at the Northeast corner of said Tract 52; thence S2°39'30"E on the east line of said Tract 52, a distance of 238.77'; thence S89°50'59"W, a distance of 200.25' to a point on the west right-of-way line of N.W. 77th Court, and to the Point of beginning; thence continuing S89°50'59"W, a distance of 473.82'; thence S0°9'1"E, a distance of 235' to the Northwest corner of Tract "A" of MARRIOTT AT MIAMI NORTH PLAT, Plat book 138, Page 76; thence N89°50'59"E on the north line of said Tract "A", a distance of 479.33' to a point on the said west right-of-way line of N.W. 77th Court, and to a point on a curve, a radial line from said point bears N88°38'35"W; thence NE/ly on a curve to the left with a radius of 1,884.86' a central angle of 4°0'55", an arc distance of 132.09' to a Point of tangency; thence N2°39'30"W, on said west right-of-way line, a distance of 103.04' to the Point of beginning. & EXHIBIT "B": Tract "A" of MARRIOTT @ MIAMI NORTH, Plat book 138, Page 76.

LOCATION: Lying on the Northwest corner of N.W. 77 Court and theoretical N.W. 158 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 6 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered Conditions No. 10 & 11 to state the following:

10. That subject to the review and approval by the Public Works Department and by FDOT (if applicable), the applicant shall pay for or construct, prior to the issuance of Certificate of Use and Occupancy, a separate westbound right turn lane on the north side of Miami Lakes Drive, from the west side of the canal to NW 77th Court, provided that such improvement is approved by the Public Works Director as a contribution in-lieu-of-fee under Section 33E-10, Code of Miami-Dade County.
11. That subject to review and approval by the Public Works Department and by FDOT (if applicable), the applicant shall pay for the design of the following described improvements: (a) Develop and extend dual eastbound left turn lanes on NW 154th Street on the approach to the Palmetto Expressway northbound entrance ramp, and modify signal display and phasing; and (b) Develop and extend storage lengths for dual westbound left turn lanes on NW 154th Street, dual acceptance lanes on southbound entrance ramp, and modify signal display and phasing; provided that such design work is approved by the Public Works Director as a contribution in-lieu-of-fee under Section 33E-10, Code of Miami-Dade County.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-4A (Item #1) would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and the requested special exception (Item # 2), modification (Item #3), non-use variances of sign regulations (Items #4 & 5), non-use variance of zoning regulations (Item #6), and unusual use (Item #7) 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 that the requested special exception (Item #2) and unusual use (Item #7) would not have an adverse impact upon the public interest and should be approved, and

WHEREAS, a motion to approve the district boundary change to RU-4A (Item #1), and approve Items # 2-7 was offered by Peter Thomson, seconded by Gil Mojica, and upon a poll of the members present the vote was as follows:

Gil Mojica	aye	Wayne Slaton	absent
Carl Mosher	nay	Peter Thomson	aye
Michael A. Pizzi, Jr.	aye		
Manny Figueroa		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 6, that the requested district boundary change to RU-4A (Item #1) be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that the special exception (Item # 2), modification (Item #3), non-use variances of sign regulations (Items #4 & 5), non-use variance of zoning regulations (Item #6), and unusual use (Item #7) be and the same are hereby approved, subject to the following conditions:

1. That the site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, wall, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Marriott Spring Hill Suites Site Plan," as prepared by Bowyer, Singleton & Associates, Inc. consisting of 3 sheets and dated received 10/26/00, and plans entitled "SpringHill Suites", as prepared by Law/Kingdon, Inc. dated sealed 8/29/00 on sheet A1.1 and A2.2.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM) as contained in their memorandum pertaining to this application.
6. That the applicant comply with all applicable conditions and requirements of the Public Works Department as contained in their memorandum pertaining to this application.
7. That the applicants obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
8. That a Covenant in Lieu of Unity of Title covering the entire subject property be submitted to the Department prior to any type of platting or building permit, whichever occurs first.
9. That a revised Declaration of Restrictions be submitted to the Department within 90 days after final public hearing approval of this application, unless a time extension is granted by the Director of the Department of Planning and Zoning, for good cause shown.
10. That subject to the review and approval by the Public Works Department and by FDOT (if applicable), the applicant shall pay for or construct, prior to the issuance of Certificate of Use and Occupancy, a separate westbound right turn lane on the north side of Miami Lakes Drive, from the west side of the canal to NW 77th Court, provided that such improvement is approved by the Public Works Director as a contribution in-lieu-of-fee under Section 33E-10, Code of Miami-Dade County.

11. That subject to review and approval by the Public Works Department and by FDOT (if applicable), the applicant shall pay for the design of the following described improvements: (a) Develop and extend dual eastbound left turn lanes on NW 154th Street on the approach to the Palmetto Expressway northbound entrance ramp, and modify signal display and phasing; and (b) Develop and extend storage lengths for dual westbound left turn lanes on NW 154th Street, dual acceptance lanes on southbound entrance ramp, and modify signal display and phasing; provided that such design work is approved by the Public Works Director as a contribution in-lieu-of-fee under Section 33E-10, Code of Miami-Dade County.
12. That seven (7) parking spaces adjacent to the west side of the building be eliminated to move the building eighteen (18) feet to the west in order to obtain eighteen (18) additional feet of landscaping along the east property line (NW 77 Court).
13. That the applicant fulfill all commitments and conditions as outlined in the letters addressed to the Westlake Civic Association dated November 22, 2000 and November 28, 2000 as incorporated into the record by the applicant.
14. That feasibility studies to build bridges connecting NW 154 Street to NW 77 Court be completed within ninety (90) days of the expiration of the appeal period for this resolution. If deemed feasible, the applicant will contribute \$30,000 towards said design.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 29th day of November, 2000.

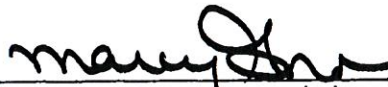
Hearing No. 00-11-CZ6-1
rb

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

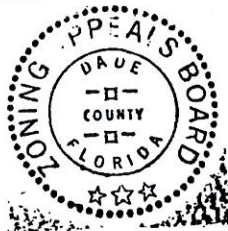
I, Marcy Gordon, as Deputy Clerk and Legal Counsel for the Miami-Dade County Department of Planning and Zoning as designated by Guillermo E. Olmedillo, Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 6, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB6-14-00 adopted by said Community Zoning Appeals Board at its meeting held on the 29th day of November, 2000.

IN WITNESS WHEREOF, I have hereunto set my hand on this 7th day of December, 2000.



Marcy Gordon, Deputy Clerk and Legal Counsel
Miami-Dade County Department of Planning and Zoning

SEAL



Lassiter Transportation Group, Inc.

Engineering and Planning

Via Email: (lmo1474@aol.com)

Ref: 4256.02

May 8, 2017

Michael Osman, Esq.
Attorney-at-Law
1474-A West 84th Street
Hialeah, FL 33014-3363

Re: The Lucida Motel-to-Apartment Trip Generation Comparison (108 Apts. vs. 175 Motel Rooms)
Miami Lakes, Florida

Dear Mr. Osman:

The following letter documents our review of the trip generation of the originally proposed 175 motel rooms versus the now-proposed 108 apartments. The procedure standard to the traffic engineering industry for estimating trip generation for various land uses is based on the Institute of Transportation Engineers' Trip Generation Manual, 9th Edition. That three-volume document is a compendium of trip generation studies from across the United States for a variety of residential and non-residential land uses. Specifically, the trip generation rate of a motel (ITE Land Use Code 320) and of an apartment complex (ITE Land Use Code 220) are addressed in Volume 2.

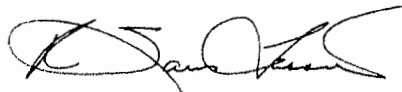
The table below presents the results of applying the industry-standard trip generation rates and equations to the subject land uses. As noted in the table, the 175-room motel originally proposed would generate 1,495 daily trips while the 108 apartments, as now proposed, would generate 778 daily trips, or 717 fewer daily trips overall. Similarly, the motel use would generate 102 p.m. peak-hour trips while the apartment use would generate 25 fewer peak-hour trips (77 total p.m. peak-hours trips).

Trip Generation Comparison The Lucida

Condition	Land Use	ITE Land Use Code	Quantity (X)	Units	Trip Generation Rates/Equations				Trip Generation	
					Daily	PM Peak-Hour			Daily	PM Peak-Hour
						Total	Inbound	Outbound		
Approved Use	Motel	320	175	Rooms	$T = \text{Exp}[0.97 * \ln(X) + 2.30]$	$T = 0.58 * (X)$	54%	46%	1,495	102
Proposed Use	Apartments	220	108	Rooms	$T = 6.06 * (X) + 123.56$	$T = 0.55 * (X) + 17.65$	65%	35%	778	77
Net Change									-717	-25

In summary, the proposed land use will generate fewer daily and fewer p.m. peak-hour impacts. If you have any questions of me, please do not hesitate to call.

Sincerely,
LASSITER TRANSPORTATION GROUP, INC.



R. Sans Lassiter, PE
President



4/17/2017

Issued Date: 4/17/2017

MIAMI LAKES 158 LLC
RECONDITE LLC
480 W 84 ST #A-105
HIALEAH,, FL 33014

RE: Sanitary Sewer Certification of Adequate Capacity

The Miami-Dade County Department of Regulatory and Economic Resources (RER) has received your application for approval of additional sewer flows for the following project which is more specifically described in the attached project summary.

Project Name: RESERVE FLOW: THE LUCIDA (108 APARTMENTS)
Project Location: 1474 W 84 ST A, MIAMI LAKES, FL 33014
Previous Use: VACANT
Proposed Use: RESERVE FLOW FOR 108 APARTMENT UNITS - 90,018 SF
Previous Flow: 0 GPD
Total Calculated Flow: 16200 GPD
Allocated Flow (additional sewer flows): 16200 GPD
Sewer Utility: UNINCORPORATED DADE COUNTY
Receiving Pump Station: 30 - 0477

RER has evaluated your request in accordance with the terms and conditions set forth in Appendix A of the Consent Decree (CASE No. 1:12-CV-24400-FAM) between the United States of America and Miami-Dade County. RER hereby certifies that adequate treatment and transmission capacity is available for the above described project, pursuant to the criterion stipulated in Appendix A of said Consent Decree.

Furthermore, be advised that this approval does not constitute departmental approval for the proposed project and is subject to the terms and conditions set forth in the Consent Decree. Additional reviews and approvals may be required from other sections having jurisdiction over specific aspects of this project. Also, be advised that the gallons per day (GPD) flow determination indicated herein are for sewer allocation purposes only (in compliance with the Consent Decree requirements) and may not be representative of GPD flows used in calculating connection fees by the utility providing the service.

Be advised that this Sanitary Sewer Certification of Adequate Capacity (this letter) will expire within 90 days of the issue date if the applicant does not obtain a building process number from the corresponding building official. However, if the building process number has already been obtained, this letter will expire within 180 days of the expiration date of the process number. Finally, if a Building Permit was secured for this project, this letter will expire within 150 days of the expiration date of the Building Permit.

Should you have any questions regarding this matter, please contact the Miami-Dade Permitting and Inspecting Center (MDPIC) (786) 315-2800 or RER Office of Plan Review Services, Downtown Office (305) 372-6789.

Sincerely,

Lee N. Hefty
Director of Environmental Resources Management

For/By: _____
Yuly Hernandez, Engineer III - Environmental Plan Review.
Department of Regulatory and Economic Resources.

Sanitary Sewer Certification of Adequate Capacity Project Summary:

Owner's Name: MIAMI LAKES 158 LLC
Owner's Address: 480 W 84 ST #A-105
HIALEAH,, FL 33014

EEOS Allocation Number: 2017-ALLOCATION-01236

Project: RESERVE FLOW: THE LUCIDA (108 APARTMENTS)

Proposed Use: RESERVE FLOW FOR 108 APARTMENT UNITS - 90,018 SF

Pump Station: 30-0477

Projected NAPOT: 2.05

Proposed Projected NAPOT: 2.05

Folio	Lot/Block Bldg Proc #	Address	Flow (GPD)	Sewer Status	Sewer Cert Date	Sewer Recert Date	Exp. Date
3220150440010	/ N/A	1474-A W. 84 ST.	16,200	COALLO C	4/17/2017		7/16/2017
Total:			16,200	GPD			



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number:
Date Application Received:
Type of Application:

SP3216120500980
12/5/2016 3:59:12 PM
Site Plan

Local Government (LG): Miami Lakes
LG Application Number: PHSP2016-0005
Sub Type: Public

Applicant's Name:
Address/Location:
Master Folio Number:
Additional Folio Number(s):

The Lucida
15800 NW 77 ct
3220150440010

PROPOSED # OF UNITS 120
SINGLE-FAMILY DETACHED UNITS: 0
SINGLE-FAMILY ATTACHED UNITS: 0
MULTIFAMILY UNITS: 120

RECEIVED
12-9-2016

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
91	BOB GRAHAM EDUCATION CENTER (ELEM COMP)	-4	18	0	NO	Current CSA
91	BOB GRAHAM EDUCATION CENTER (ELEM COMP)	219	18	18	YES	Current CSA Five Year Plan
93	BOB GRAHAM EDUCATION CENTER (MID COMP)	-34	12	0	NO	Current CSA
93	BOB GRAHAM EDUCATION CENTER (MID COMP)	0	12	0	NO	Current CSA Five Year Plan
6501	MIAMI LAKES MIDDLE	-87	12	0	NO	Current CSA
6501	MIAMI LAKES MIDDLE	0	12	0	NO	Current CSA Five Year Plan
7751	BARBARA GOLEMAN SENIOR	940	12	12	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

6611	COUNTRY CLUB MIDDLE	263	12	12	YES	Adjacent CSA
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*An Impact reduction of 22.82% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number:

MA3216120500980

Total Number of Units:

120

Issue Date:

12/5/2016 8:00:59 PM

Expiration Date:

12/5/2017 8:00:59 PM

Capacity Reserved:

Elementary: 18 / Middle: 12 / Senior: 12

MDCPS Administrator

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax /
concurrency@dadeschools.net