Village Council
Cindy Lerner, Mayor
James E. McDonald, Vice Mayor
Cheri Ball
Doug Kraft
Bob Ross

Yocelyn Galiano, ICMA-CM
Village Manager

Guido H. Inguanzo, Jr., CMC
Village Clerk

Mitchell Bierman
Village Attorney

VILLAGE OF PINECREST
Village Council Meeting

REGULAR MEETING AGENDA

TUESDAY, APRIL 12, 2016, 6:00 P.M.

PINECREST MUNICIPAL CENTER/COUNCIL CHAMBER
12645 PINECREST PARKWAY
PINECREST, FLORIDA

I. CALL TO ORDER/ROLL CALL OF MEMBERS

II. PLEDGE OF ALLEGIANCE

III. CONSENT AGENDA:

PURSUANT TO ORDINANCE 2014-6, ITEMS MAY BE REMOVED FROM THE CONSENT AGENDA BY A MEMBER OF THE VILLAGE COUNCIL. AN ITEM REMOVED FROM THE CONSENT AGENDA WILL THEN BE DISCUSSED AND ACTED ON SEPARATELY IMMEDIATELY FOLLOWING THE CONSIDERATION OF THE CONSENT AGENDA. MEMBERS OF THE PUBLIC MAY COMMENT ON CONSENT AGENDA ITEMS PRIOR TO THE VILLAGE COUNCIL'S CONSIDERATION OF THE CONSENT AGENDA.

A. MINUTES: **TAB 1**

1. MARCH 15, 2016 (REGULAR)

B. RESOLUTIONS:

1. A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO AN AGREEMENT WITH CASELY TENNIS ACADEMY FOR THE SPORTS SUMMER CAMP AT SUNILAND PARK; PROVIDING FOR AN EFFECTIVE DATE. **TAB 2**

2. A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, AWARDING A BID TO ACOSTA CONTRACTORS FOR THE CORAL PINE PARK CONTAINMENT BERM & PARKING LOT DRAINAGE IMPROVEMENTS PROJECT; PROVIDING FOR AN EFFECTIVE DATE. **TAB 3**

3. A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, AWARDING A BID TO VISUALSCAPE, INC. FOR THE GROUNDS MAINTENANCE OF PARKS AND RECREATIONAL AREAS; PROVIDING FOR AN EFFECTIVE DATE. **TAB 4**

4. A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, AUTHORIZING THE MANAGER TO APPLY FOR, RECEIVE, EXPEND, AMEND, AND EXECUTE AGREEMENTS FOR A FDLE/JUSTICE ASSISTANCE GRANT FOR RECORDS MANAGEMENT ENHANCEMENT; PROVIDING FOR AN EFFECTIVE DATE. **TAB 5**

5. A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, ADOPTING THE CURRENT MIAMI-DADE COUNTY LOCAL MITIGATION STRATEGY, AS AMENDED, IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY RATING SYSTEM REQUIREMENTS; PROVIDING FOR AN EFFECTIVE DATE. **TAB 6**

6. A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, WAIVING FEES FOR USE OF THE PINECREST COMMUNITY CENTER FOR A "SPIN FOR A CURE" FUNDRAISER TO BENEFIT THE JUVENILE DIABETES RESEARCH FOUNDATION IN MAY 2016; PROVIDING FOR AN EFFECTIVE DATE. **TAB 7**

IV. AGENDA/ORDER OF BUSINESS

V. SPECIAL PRESENTATIONS

A. INTRODUCTION OF K-9 UNIT

B. PINECREST PARKWAY (US 1) BEAUTIFICATION PROJECT **TAB 8**

VI. ORDINANCES:

A. FIRST READING:

1. AN ORDINANCE OF THE VILLAGE OF PINECREST, FLORIDA, AMENDING CHAPTER 30, LAND DEVELOPMENT REGULATIONS, ARTICLE 7, "SIGNS", TO AMEND THE LEGISLATIVE FINDINGS, REGULATIONS, PROCEDURES AND PROHIBITIONS APPLICABLE TO SIGNAGE; AND TO AMEND ARTICLE 9, "RULES OF CONSTRUCTION AND DEFINITIONS", DIV. 9.2, "DEFINITIONS"; **TAB 9**

PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE. (PUBLIC HEARING)

2. AN ORDINANCE OF THE VILLAGE OF PINECREST, FLORIDA; AMENDING THE 2015-2016 OPERATING AND CAPITAL OUTLAY BUDGET (2nd QUARTER); PROVIDING FOR AN EFFECTIVE DATE. **TAB 10**

B. SECOND READING (PUBLIC HEARING):

1. AN ORDINANCE OF THE VILLAGE OF PINECREST, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 26, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES," ARTICLE III, "RIGHTS-OF-WAY – COMMUNICATIONS FACILITIES," BY AMENDING DEFINITIONS; AMENDING THE REGISTRATION AND PERMIT PROCESSES AND REQUIREMENTS; CREATING STANDARDS FOR COMMUNICATIONS FACILITIES DESIGN, LOCATION AND COLLOCATION; AND AMENDING SUCH OTHER SECTIONS AS ARE APPROPRIATE TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY AND AN EFFECTIVE DATE. **TAB 11**

2. AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA AMENDING CHAPTER 30, "LAND DEVELOPMENT REGULATIONS", BY AMENDING ARTICLE 4, "ZONING DISTRICT REGULATIONS", DIVISION 4.2, "RESIDENTIAL DISTRICTS", CONCERNING HEIGHT AND ATTACHMENT OF ACCESSORY BUILDINGS; AMENDING ARTICLE 5, "ADDITIONAL REGULATIONS", DIVISION 5.5, "FENCES, WALLS AND HEDGES", CONCERNING THE MAXIMUM WIDTH OF COLUMNS PERMITTED IN THE REQUIRED TRIANGLE OF VISIBILITY; AND AMENDING DIVISION 5.16, "REGULATIONS OF OBSTRUCTIONS TO VISIBILITY", CONCERNING THE MAXIMUM WIDTH OF COLUMNS PERMITTED IN THE REQUIRED TRIANGLE OF VISIBILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. **TAB 12**

VII. REPORTS AND RECOMMENDATIONS:

A. VILLAGE COUNCIL:

1. FPL BASE RATE ADJUSTMENTS (MAYOR) **TAB 13**

2. NUCLEAR COST RECOVERY EXPERT WITNESS (MAYOR) **TAB 14**

B. VILLAGE MANAGER:

1. COMMUNIQUÉ TO COUNCIL: **TAB 15**

   a. APRIL 2016 FOLLOW-UP REPORT
   b. MONTHLY DEPARTMENTAL REPORTS
   c. PINECREST PEOPLE MOVER RIDERSHIP REPORT
   d. SUSTAINABILITY FUND REPORT
   e. FPL BASE RATE HIKE NOTIFICATION
   f. GREEN CORRIDOR DISTRICT UPDATE

2. LIEN MITIGATION: **TAB 16**

   a. 5701 SW 91 STREET

3. COMMUNITY CENTER EXPANSION UPDATE **TAB 17**

4. LICENSE PLATE READER PROGRAM UPDATE **TAB 18**

5. 136th STREET BIKE LANE PROJECT UPDATE

C. VILLAGE CLERK

D. VILLAGE ATTORNEY

E. COMMITTEES

VII. RESOLUTIONS:

A. A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, EXPRESSING THE VILLAGE'S SUPPORT OF MIAMI-DADE COUNTY'S TIGER GRANT APPLICATION TO THE FEDERAL GOVERNMENT FOR A BUS RAPID TRANSIT SYSTEM ALONG THE US 1 CORRIDOR; AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING AND ANY AND ALL OTHER NECESSARY DOCUMENTS; PROVIDING FOR AN EFFECTIVE DATE. **TAB 19**

IX. PLANNING (8:00 P.M. TIME CERTAIN):

THESE PUBLIC HEARINGS ARE QUASI-JUDICIAL PROCEEDINGS AND SHALL BE CONDUCTED PURSUANT TO SECTIONS 2-201 - 2-204 OF THE CODE OF ORDINANCES. ALL PERSONS ADDRESSING THE VILLAGE COUNCIL SHALL BE SWORN-IN PRIOR TO GIVING TESTIMONY AND MAY BE SUBJECT TO CROSS EXAMINATION. ALL PERSONS ADDRESSING THE VILLAGE COUNCIL SHALL STATE THEIR NAME AND ADDRESS FOR THE RECORD.

A. HEARING NUMBER 2016-0308-1 **TAB 20**

APPLICANT: LTA FRANCHISE 1, LLC/SHULA BURGER

LOCATION: 8281 SOUTHWEST 124 STREET (PINECREST SHOPS)

REQUEST: APPROVAL OF A CONDITIONAL USE TO PERMIT THE ON-PREMISE CONSUMPTION OF BEER AND WINE (2-COP LICENSE)

B. HEARING NUMBER 2016-0308-2 **TAB 21**

APPLICANT: PALMCORP DEVELOPMENT GROUP, LLC

LOCATION: 10080 SOUTHWEST 61 AVENUE

REQUEST: APPROVAL OF FINAL SUBDIVISION PLAT ("SUBURBAN DRIVE ESTATES") FOR THE CREATION OF TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS (LOT 1 IS PROPOSED TO BE 1.001 ACRES OR 43,609 SQUARE FEET IN GROSS AREA [33,522 SQUARE FEET NET] AND LOT 2 IS PROPOSED TO BE 1.211 ACRES OR 52,750 SQUARE FEET IN GROSS AREA [42,514 SQUARE FEET NET])

TAB 22

C. HEARING NUMBER 2016-0308-3

APPLICANT: 8131 SW INVESTMENT, LLC

LOCATION: 8131 SOUTHWEST 124 STREET

REQUEST: APPROVAL OF FINAL SUBDIVISION PLAT ("PINECREST FIELD CHALETS SUBDIVISION") FOR THE DIVISION OF PROPERTY AND CREATION OF TWO (2) DUPLEX RESIDENTIAL LOTS (LOT 1 IS PROPOSED TO BE 9,487.42 SQUARE FEET IN AREA AND LOT 2 IS PROPOSED TO BE 12,893.93 SQUARE FEET IN AREA)

X. SCHEDULE OF FUTURE MEETINGS:

MEETING DATES AND TIMES ARE SUBJECT TO CHANGE. PLEASE VISIT WWW.PINECREST-FL.GOV FOR CURRENT SCHEDULE, REGISTER TO RECEIVE MEETING NOTICES VIA E-MAIL OR FOLLOW US ON TWITTER @PINECRESTFL.

A. VILLAGE COUNCIL
TUESDAY, MAY 10, 2016, 6:00 P.M.

XI. ADJOURNMENT

LIVE STREAMING VIDEO OF THIS MEETING IS AVAILABLE AT WWW.PINECREST-FL.GOV/LIVE.

ANYONE WISHING TO OBTAIN A COPY OF AN AGENDA ITEM MAY CONTACT THE VILLAGE CLERK AT (305) 234-2121, DOWNLOAD THE COMPLETE AGENDA PACKET FROM WWW.PINECREST-FL.GOV OR VIEW THE MATERIALS AT VILLAGE HALL DURING REGULAR BUSINESS HOURS.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE VILLAGE CLERK AT (305) 234-2121 NOT LATER THAN FOUR BUSINESS DAYS PRIOR TO SUCH PROCEEDING.

PURSUANT TO SEC. 2-11.1(S) OF THE CODE OF MIAMI-DADE COUNTY, ALL PERSONS, FIRMS OR CORPORATIONS EMPLOYED OR RETAINED BY A PRINCIPAL WHO SEEKS TO ENCOURAGE THE PASSAGE, DEFEAT, OR MODIFICATIONS OF (1) ORDINANCE, RESOLUTION, ACTION OR DECISION OF THE VILLAGE COUNCIL; (2) ANY ACTION, DECISION, RECOMMENDATION OF ANY VILLAGE BOARD OR COMMITTEE; OR (3) ANY ACTION, DECISION OR RECOMMENDATION OF VILLAGE PERSONNEL DURING THE TIME PERIOD OF THE ENTIRE DECISION-MAKING PROCESS ON SUCH ACTION, DECISION OR RECOMMENDATION WHICH WILL BE HEARD OR REVIEWED BY THE VILLAGE COUNCIL, OR A VILLAGE BOARD OR COMMITTEE SHALL REGISTER WITH THE VILLAGE BEFORE ENGAGING IN ANY LOBBYING ACTIVITIES ON FORMS PREPARED BY THE VILLAGE CLERK AND SHALL STATE UNDER OATH HIS OR HER NAME, BUSINESS ADDRESS, THE NAME AND BUSINESS ADDRESS OF EACH PERSON OR ENTITY WHICH HAS EMPLOYED SAID REGISTRANT TO LOBBY, AND THE SPECIFIC ISSUE ON WHICH HE OR SHE HAS BEEN EMPLOYED TO LOBBY. A COPY OF THE LOBBYIST REGISTRATION FORM IS AVAILABLE FROM THE OFFICE OF THE VILLAGE CLERK OR ONLINE AT WWW.PINECREST-FL.GOV/CLERK.

PURSUANT TO FLORIDA STATUTE 286.0114, THE VILLAGE COUNCIL PROVIDES THE PUBLIC WITH A REASONABLE OPPORTUNITY TO BE HEARD ON ALL MATTERS ON THIS AGENDA.

PURSUANT TO FLORIDA STATUTE 286.0105, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE VILLAGE COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING SHALL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

THIS PAGE INTENTIONALLY BLANK

TAB I

THIS PAGE INTENTIONALLY BLANK

VILLAGE OF PINECREST
Village Council Meeting

REGULAR MEETING MINUTES

TUESDAY, MARCH 15, 2016, 6:00 P.M.

PINECREST MUNICIPAL CENTER/COUNCIL CHAMBER
12645 PINECREST PARKWAY
PINECREST, FLORIDA

I. CALL TO ORDER/ROLL CALL OF MEMBERS: The meeting was called to order by the mayor at 6:00 p.m. Present were the following:

Councilmember Cheri Ball
Councilmember Doug Kraft
Councilmember Bob Ross
Vice Mayor James E. McDonald
Mayor Cindy Lerner

Village Manager Yocelyn Galiano
Village Clerk Guido Inguanzo
Village Attorney Mitchell Bierman

II. PLEDGE OF ALLEGIANCE: Boy Scouts from Troop 457 led the Pledge of Allegiance.

III. CONSENT AGENDA: The following items were presented per the Council's consent agenda policy pursuant to Ordinance 2014-6:

- Minutes of February 16, 2016 (Regular)
- A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, AWARDING A BID TO BEJAR CONSTRUCTION FOR THE PINECREST GARDENS COVERED WALKWAY ROOF REPLACEMENT PROJECT; PROVIDING FOR AN EFFECTIVE DATE. (2016-11)

- A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, WAIVING FEES FOR POLICE SERVICES FOR THE ANNUAL RACE/FITNESS WALK BENEFITING SPECIAL OLYMPICS TO BE HELD ON APRIL 24, 2016; PROVIDING FOR AN EFFECTIVE DATE. (2016-12)

Vice Mayor McDonald made a motion approving the consent agenda items. The motion was seconded by Councilmember Ross and adopted by a unanimous voice vote. The vote was as follows: Councilmembers Ball, Kraft, Ross, Vice Mayor McDonald, and Mayor Lerner voting Yes.

IV. AGENDA/ORDER OF BUSINESS: The manager requested the addition of an item relating to transit options for the South Dade Busway. There was no objection.

V. SPECIAL PRESENTATIONS: Alice Bravo, Miami Dade County's Director of Transit, made a presentation regarding the proposed development of a Bus Rapid Transit (BRT) system on the South Dade Busway corridor. Representatives of Palmetto Bay argued for the development of a light-rail system in lieu of the BRT.

Vice Mayor McDonald made a motion to support the county's efforts for a TIGER grant from the Federal government to pursue the BRT option. The motion was seconded by Councilmember Ross and failed by a 2 – 3 voice vote. The vote was as follows: Councilmember Ross and Vice Mayor McDonald voting Yes; Councilmember Ball, Kraft and Mayor Lerner voting No.

VI. ORDINANCES: There were no ordinances considered by the Council.

VII. REPORTS AND RECOMMENDATIONS: Councilmember Kraft discussed the adoption of a policy relating to the publication of the E-news and limiting the content to editorial prepared by Village staff.

Councilmember Kraft made a motion adopting such a policy. The motion was seconded by Councilmember Ross and failed by a 1 – 4 voice vote. The vote was as follows: Councilmembers Kraft voting Yes; Councilmembers Ball, Ross, Vice Mayor McDonald, and Mayor Lerner voting No.

Councilmember Ross made a motion limiting the use of Village media resources by councilmembers to propagate a policy inconsistent with an adopted Council position. The motion was seconded by Councilmember Kraft and failed on a 1 – 4 voice vote. The vote was as follows: Councilmembers Ross voting Yes; Councilmember Ball, Kraft, Vice Mayor McDonald, and Mayor Lerner voting No.

Councilmember Ross discussed the use of the Police Department's Neighborhood Watch program by neighborhood groups for purposes other than crime watch including vetting political candidates. Councilmember Ross made a motion that the program captains refrain from using the program and mailing lists for political advocacy. The motion was seconded by Vice Mayor McDonald and adopted by a unanimous voice vote. The vote was as follows: Councilmembers Ball, Kraft, Ross, Vice Mayor McDonald, and Mayor Lerner voting Yes.

Councilmember Ball discussed the possible locations of two fire stations (on the Village's perimeter and not within the residential area) if the Council were to proceed with the creation of a municipal department.

Vice Mayor McDonald made a motion to table the completion of an analysis of options for fire rescue services until a future review of the effects of the new Old Cutler Road station is conducted. The motion was seconded by Mayor Lerner and failed on a 2 – 3 voice vote. The vote was as follows: Vice Mayor McDonald and Mayor Lerner voting Yes; Councilmembers Ball, Kraft and Ross voting No.

Councilmember Ball made a motion directing that the manager's fire rescue study proceed with an analysis including two new stations to be located on the Village's perimeter and not within the central residential area. The motion was seconded by Councilmember Ross and adopted by a 4 – 1 voice vote. The vote was as follows: Councilmembers Ball, Kraft, Ross, and Vice Mayor McDonald voting Yes; Mayor Lerner voting No.

Councilmember Ross discussed a partnership with FIU for the study of introducing aquatic plants at the water hole at Veterans Wayside Park.

Councilmember Ross discussed the Village's plan to have Treemendous Miami conduct the installation of the new landscaping scheduled for Coral Pine Park.

The mayor requested the waiver of fees for the use of the Hibiscus Room for a voter education event. Councilmember Kraft made a motion approving the request. The motion was seconded by Vice Mayor McDonald and adopted by unanimous consent.

The mayor discussed her participation in the National Day of Service.

The manager submitted the following communiqués to the Council:

- March 2016 Follow-up Report
- Monthly Departmental Reports
- Pinecrest People Mover Ridership Report
- Communications Assets Memorandum (March 2, 2016)
- FBI Memorial/Roving Street Closure Memorandum (March 8, 2016)
- Coral Pine Park Elevations Memorandum (March 9, 2016)

The Council discussed the proposed 132nd Street sidewalk project.

Public Works Director Mark Spanioli addressed the Council regarding the process of the project.

The following residents addressed the Council: Maria Tsaliki, 8255 Southwest 132 Street; Georgios Stergiou, 8255 Southwest 132 Street; David Ramras, 7901 Southwest 132 Street; Barbara Ray, 8235 Southwest 132 Street; Michael Schmidt, 7845 Southwest 132 Street; Sue Jackson, 7885 Southwest 132 Street; Ken Eaton, 7801 Southwest 132 Street; Jose Casanova, 8325 Southwest 132 Street; Dulce Casanova, 8325 Southwest 132 Street; Nick Eastwick, 7777 Southwest 132 Street; and Dave Benero, 8235 Southwest 132 Street.

Councilmember Kraft made a motion to cancel the project. The motion was seconded by Councilmember Ross and adopted by a 3 – 2 voice vote. The vote was as follows: Councilmembers Ball, Kraft and Ross voting Yes; Vice Mayor McDonald and Mayor Lerner voting No.

The clerk acknowledged founding councilmember Leslie Bowe and the many sponsors of the Pinecrest20 event, commemorating the Village's 20th anniversary, for their contributions towards the success of the parade and picnic on March 12th.

The clerk read the following transcript, from the Congressional Record, of Congresswoman Ileana Ros-Lehtinen's comments on the floor of the House of Representatives on February 26, 2016:

> Congressional Record (Vol. 162, No. 31)
> Proceedings and Debates of the 114th Congress, Second Session
>
> RECOGNIZING THE VILLAGE OF PINECREST ON ITS 20TH ANNIVERSARY
>
> Mr. Speaker, I rise today to recognize the 20th anniversary of one of South Florida's grooviest communities, my hometown of the village of Pinecrest. Since its incorporation in 1996, the village of Pinecrest has been known as a family-friendly community with many parks and recreational areas and neighborhood activities that are open to all South Floridians. The village is committed to sustainable stewardship and environmental sensitivity, keeping it one of the most beautiful places in which to live and work. In celebration of its founding, the residents, schools, public officials, and businesses will join together on Saturday, March 12, for a parade starting at Palmetto Elementary School and ending with a community picnic at Evelyn Greer Park. I encourage my Congressional colleagues to join me in congratulating the village of Pinecrest and to join our community in celebration of this magnificent milestone. I am honored to represent the families in the village, and Dexter and I have been proud to call this wonderful community our home for almost 30 years.

The clerk submitted a copy of the following Committee Action Forms pursuant to Ordinance 2013-7:

- Transportation Advisory Committee (November 23, 2015)
- Pinecrest Gardens Advisory Committee (February 22, 2016)

VII. RESOLUTIONS: There were no resolutions considered by the Council.

IX. PLANNING: There were no planning matters considered by the Council.

X. SCHEDULE OF FUTURE MEETINGS: The following schedule of future meetings was presented to the public

- <u>VILLAGE COUNCIL</u>
  TUESDAY, APRIL 12, 2016, 6:00 P.M.

XI: ADJOURNMENT: The meeting was adjourned at 10:15 p.m.

Respectfully submitted:

_____
Guido H. Inguanzo, Jr., CMC
Village Clerk

Approved by the Village Council
this 12th day of April, 2016:

_____
Cindy Lerner
Mayor

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE VILLAGE COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, THAT PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (FLORIDA STATUTES).

TAB 2

THIS PAGE INTENTIONALLY BLANK

RESOLUTION NO. 2016-

A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO AN AGREEMENT WITH CASELY TENNIS ACADEMY FOR THE SPORTS SUMMER CAMP AT SUNILAND PARK; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village issued a Request for Proposals for the Sports Summer Camp at Suniland Park; and

WHEREAS, the Village Manager received proposals by the published deadline; and

WHEREAS, a staff evaluation committee has ranked the top proposals as follows:

1. Casely Tennis Academy
2. US Sports Institute

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA, AS FOLLOWS:

Section 1. That the Village Manager is hereby authorized to enter into an agreement with Casely Tennis Academy for the Sports Summer Camp at Suniland Park.

Section 2. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this 12th day of April, 2016.

_____
Cindy Lerner, Mayor

Attest:

_____
Guido H. Inguanzo, Jr., CMC
Village Clerk

Approved as to Form and Legal Sufficiency:

_____
Mitchell Bierman
Village Attorney

Motion by:
Second by:

Vote.

Yocelyn Galiano, ICMA-CM
Village Manager
manager@pinecrest-fl.gov

MEMORANDUM
Office of the Village Manager

DATE: April 5, 2016

TO: The Honorable Mayor and Members of the Village Council

FROM: Yocelyn Galiano, ICMA-CM, Village Manager

RE: Resolution Awarding Recreational Sports Summer Camp

The Village published a Request for Proposals (RFP) for the operation of a recreational sports summer camp at Suniland Park. As a result, two proposals were received by the March 11, 2016 deadline:

- Casely Tennis Academy
- US Sports Institute

A staff evaluation committee reviewed the proposals and ranked the firms. Based upon their evaluation, I hereby respectfully recommend that the Village Council adopt the attached resolution awarding the contract for Recreational Sports Summer Camp to Casely Tennis Academy.

YG/atc

TAB 3

THIS PAGE INTENTIONALLY BLANK

RESOLUTION NO. 2016-

A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, AWARDING A BID TO ACOSTA CONTRACTORS FOR THE CORAL PINE PARK CONTAINMENT BERM & PARKING LOT DRAINAGE IMPROVEMENTS PROJECT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village issued an Invitation to Bid for the "Coral Pine Park Containment Berm & Parking Lot Drainage Improvements" project; and

WHEREAS, sealed proposals were received by the published deadline; and

WHEREAS, Acosta Contractors submitted the most responsive proposal;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF PINECREST, FLORIDA, AS FOLLOWS:

Section 1. That the Village Council hereby determines that Acosta Contractors has submitted the most responsive bid and hereby authorizes the Village Manager to enter into an agreement with said firm for the furnishing of all labor, materials, tools, equipment, machinery, superintendence, and services necessary for the completion of the project as detailed in the "Coral Pine Park Containment Berm & Parking Lot Drainage Improvements" Invitation to Bid packet in an amount not to exceed $148,787.34.

Section 2. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 12th day of April, 2016.

_____
Cindy Lerner, Mayor

Attest:

_____
Guido H. Inguanzo, Jr., CMC
Village Clerk

Approved as to Form and Legal Sufficiency:

_____
Mitchell Bierman
Village Attorney

Yocelyn Galiano, ICMA-CM
Village Manager
manager@pinecrest-fl.gov

MEMORANDUM
Office of the Village Manager

DATE: April 5, 2016

TO: The Honorable Mayor and Members of the Village Council

FROM: Yocelyn Galiano, ICMA-CM, Village Manager

RE: Resolution Awarding Coral Pine Park Containment Berm & Parking Lot Drainage Improvements

---

The Village published an Invitation to Bid for the Coral Pine Park Containment Berm & Parking Lot Drainage Improvements project. As a result, the following eleven bids were received by the March 31, 2016 deadline:

- Acosta Contractors: $148,787.34
- Williams Paving: $176,264.65
- JVA Engineering: $184,962.00
- HG Construction Development: $197,809.00
- Stonehenge Construction: $214,044.00
- ABC Construction: $220,000.00
- Maggolc, Inc.: $225,980.00
- Caribe Utilities of Florida: $230,500.00
- Straight Ahead Construction: $230,600.00
- Hahn Construction Engineering Contractors: $247,100.00
- Coramarca Corp.: $249,044.85

Based upon staff's evaluation, I hereby respectfully recommend that the Village Council adopt the attached resolution awarding the contract for the Coral Pine Park Containment Berm & Parking Lot Drainage Improvements project to the lowest bidder, Acosta Contractors in the amount of $148,787.34.

YG/atc

TAB 4

THIS PAGE INTENTIONALLY BLANK

RESOLUTION NO. 2016-

A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, AWARDING A BID TO VISUALSCAPE, INC. FOR THE GROUNDS MAINTENANCE OF PARKS AND RECREATIONAL AREAS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village issued an Invitation to Bid for "Grounds Maintenance of Parks and Recreational Areas"; and

WHEREAS, sealed proposals were received by the published deadline; and

WHEREAS, VisualScape, Inc. submitted the most responsive proposal;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF PINECREST, FLORIDA, AS FOLLOWS:

Section 1. That the Village Council hereby determines that VisualScape, Inc. has submitted the most responsive bid and hereby authorizes the Village Manager to enter into an agreement with said firm for the furnishing of all labor, materials, tools, equipment, machinery, superintendence, and services necessary for the completion of the project as detailed in the "Grounds Maintenance of Parks and Recreational Areas" Invitation to Bid packet in an amount not to exceed $1,436,094.

Section 2. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 12th day of April, 2016.

_____
Cindy Lerner, Mayor

Attest:

_____
Guido H. Inguanzo, Jr., CMC
Village Clerk

Approved as to Form and Legal Sufficiency:

_____
Mitchell Bierman
Village Attorney

Yocelyn Galiano, ICMA-CM
Village Manager
manager@pinecrest-fl.gov

MEMORANDUM
Office of the Village Manager

DATE: April 5, 2016

TO: The Honorable Mayor and Members of the Village Council

FROM: Yocelyn Galiano, ICMA-CM, Village Manager

RE: Resolution Awarding Grounds Maintenance of Parks and Recreational Areas

---

The Village published an Invitation to Bid for the Grounds Maintenance of Parks and Recreational Areas. As a result, the following five bids, with their corresponding 5-year total, were received by the March 29, 2016 deadline:

- VisualScape, Inc.: $1,436,094.00
- Tenusa, Inc.: $1,525,950.00
- Orchid Man Landscape Artisans, Corp.: $1,986,685.51
- SFM Services, Inc.: $2,600,845.86
- Green Source Landscape & Sports Turf: $2,690,106.00

Based upon staff's evaluation, I hereby respectfully recommend that the Village Council adopt the attached resolution awarding the contract for Grounds Maintenance of Parks and Recreational Areas to the lowest bidder, VisualScape, Inc., in the 5-year total amount of $1,436,094.

YG/atc

TAB 5

THIS PAGE INTENTIONALLY BLANK

RESOLUTION NO. 2016-

A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, AUTHORIZING THE MANAGER TO APPLY FOR, RECEIVE, EXPEND, AMEND, AND EXECUTE AGREEMENTS FOR A FDLE/JUSTICE ASSISTANCE GRANT FOR RECORDS MANAGEMENT ENHANCEMENT; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE VILLAGE COUNCIL OF PINECREST, FLORIDA, AS FOLLOWS:

Section 1. That the Village Manager is hereby authorized to apply for a grant in the approximate amount of $3,139 from the Florida Department of Law Enforcement/Justice Assistance Grant program for Records Management Enhancement. The Village Manager is further authorized to execute such contracts and agreements as are required; to execute such other contracts as will serve to further the purposes described in the Village's funding request; to expend any and all monies received for the purpose described in the funding request; to receive and expend any additional funds that might become available during the term of the grant; to file an execute necessary amendments to the application; and to exercise, amendment, modification, renewal, cancellation, and termination clauses of any contracts and agreements relating to this funding request.

Section 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 12th day of April, 2016.

_____
Cindy Lerner, Mayor

Attest:

_____
Guido H. Inguanzo, Jr., CMC
Village Clerk

Approved as to Form and Legal Sufficiency

_____
Mitchell Bierman
Village Attorney

Consent Agenda

THIS PAGE INTENTIONALLY BLANK

Yocelyn Galiano, ICMA-CM
Village Manager
manager@pinecrest-fl.gov

MEMORANDUM
Office of the Village Manager

DATE: April 5, 2016

TO: The Honorable Mayor and Members of the Village Council

FROM: Yocelyn Galiano, ICMA-CM, Village Manager

RE: Justice Assistance Grant

The Pinecrest Police Department received a Justice Assistance Grant from the Florida Department of Law Enforcement in the amount of $3,139 for the purchase of a data acquisition module (Mobile Tablet).

Currently, the Police Department uses a manual, paper based records system to collect and maintain real-time damage assessments during and after emergency management operations. This module will enhance the Village's capability to collect, track and manage damage assessments, and will provide access to Miami-Dade County's Emergency Management Department software system.

I hereby respectfully recommend that the Village Council approve the attached resolution authorizing me to enter into an agreement with the Florida Department of Law Enforcement for the Justice Assistance Grant (Contract #2016-JAGC-DADE-12-H3-198).

YG/atc

Application for Funding Assistance

Florida Department of Law Enforcement
Justice Assistance Grant - County-wide

Section 2: Project Overview

General Project Information

Project Title: RI-RECORDS MANAGEMENT ENHANCEMENT-PINECREST
Subgrant Recipient: Village of Pinecrest
Implementing Agency: Pinecrest Police Department
Project Start Date: 10/1/2015 **End Date:** 9/30/2016

Problem Identification

The Village of Pinecrest currently uses a manual, time consuming, paper-based records system to collect and maintain real-time damage assessments during and after emergency management operations. The current system is both antiquated and prone to human error, and contributes to overall compliance risk.

Project Summary (Scope of Work)

FY2016 Grant funds will be used to purchase (1) data acquisition module (Mobile Tablet), which will enhance our department capabilities to collect, track and manage damage assessments collected during and after emergency management operations. Through the purchase of a data acquisition module (Mobile Tablet), police personnel will be able to more efficiently provide a completely automated system for collecting, tracking and submitting vital damage assessments during and after emergency management operations. The mobile table will be loaded with ARM 360 Software, which is an emergency management software in conjunction with the mobile tablet will give our department the ability to collect, map and track damage assessment information as well as community needs during and after a
disaster event. The ARM360 Software will be provided by Miami Dade County Emergency Management Department at no additional cost. This project is not in the Village of Pinecrest general revenue budget and would not be possible to complete without this grant funding.

In accordance with the Village of Pinecrest purchasing policy under the competitive bid and purchase requirement; purchases of less than $10,00.00 do not require quotes from 3 different vendors if the amount is under $5000.00. The Village of Pinecrest will seek out (1) quote from an equipment vendor, since the amount requested is $3,139.00. After receiving the requested quote, the Village of Pinecrest will prepare and submit a purchase order to the vendor. After receiving the requested equipment, the Village of Pinecrest will submit payment via check after receiving an invoice from the vendor. The Village of Pinecrest will be providing a cancelled check and or a bank ledger demonstrating payment in full for the item purchased.

Incorporating this equipment into our emergency management operations will enhance our efficiency and effectiveness managing local damage assessments. This equipment enhancement will reduce paper flow which will results in a cost savings, better utilization of our agency personnel's time and is in harmony with the Village's Strategic Plan for sustainability.

TAB 6

THIS PAGE INTENTIONALLY BLANK

RESOLUTION NO. 2016-

A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, ADOPTING THE CURRENT MIAMI-DADE COUNTY LOCAL MITIGATION STRATEGY, AS AMENDED, IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY RATING SYSTEM REQUIREMENTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Federal Emergency Management Agency funded a national initiative to help communities develop local mitigation strategies that identify projects to mitigate the effects of natural disasters and to identify sources of funds to address those problems; and

WHEREAS, the State of Florida Department of Economic Opportunity entered into a contract with Miami-Dade ("County") to provide the funding for the County and municipalities to jointly develop a Local Mitigation Strategy to become a component of the Statewide Mitigation Strategy; and

WHEREAS, the Village of Pinecrest is a participant in the Federal Emergency Management Agency ("FEMA"), National Flood Insurance Program ("NFIP") Community Rating System ("CRS"); and

WHEREAS, CRS Activity 510 requires the Village to adopt Miami-Dade County's Local Mitigation Strategy; and

WHEREAS, the Village of Pinecrest wishes to participate and adopt the County's 2016 Adopted Local Mitigation Strategy, attached hereto as Exhibit "A" and incorporated herein and made a part hereof by reference; and

WHEREAS, the Village Council finds this Resolution to be in the best interest and welfare of the residents of the Village;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA:

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

Section 2. Adoption of the Miami-Dade County Local Mitigation Strategy. The Village Council hereby adopts the Miami-Dade County 2016 Local Mitigation Strategy, as amended, which is attached as Exhibit "A" to this Resolution.

Section 3. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 12th day of April, 2016.

_____
Cindy Lerner, Mayor

Attest:

_____
Guido H. Inguanzo, Jr., CMC
Village Clerk

Approved as to Form and Legal Sufficiency:

_____
Mitchell Bierman
Village Attorney

Motion by:
Second by:

Vote:

EXHIBIT A

A COPY OF THE
MIAMI-DADE COUNTY
LOCAL MITIGATION STRATEGY
IS AVAILABLE AT

www.miamidade.gov/fire/mitigation.asp.

Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM
Department of Building and Planning

DATE: April 5, 2016

TO: Yocelyn Galiano, ICMA-CM, LEED-GA
Village Manager

FROM: Stephen Olmsted, AICP, LEED-GA
Planning Director

RE: Community Rating System (CRS) - Resolution to Adopt the Miami-Dade County Local Mitigation Strategy

---

The Building and Planning Department has completed and submitted the majority of documents and information necessary for enrollment in the Federal Emergency Management Agency's Community Rating System (CRS) through the CRS-CAV Pilot Program. In order to complete the Village of Pinecrest's initial application, approval of a resolution adopting Miami-Dade County's Local Mitigation Strategy (LMS) is required.

The Building and Planning Department has prepared a resolution for the Village Council's consideration. The proposed resolution adopts Miami-Dade County's Local Mitigation Strategy as amended in January 2016. A copy of the proposed resolution and a copy of Miami-Dade-County's Local Mitigation Strategy, identified as Exhibit "A" are attached.

As described in the attached Local Mitigation Strategy, the strategy is an initiative designed to reduce or eliminate the long-term risk to human life and property from hazards faced by local communities in Miami-Dade County. The attached 2016 LMS is a five-year update that includes new initiatives including initiatives related to climate change and sea level rise.

The attached Miami-Dade County Local Mitigation Strategy is comprised of seven (7) parts including Part 1, Whole Community Hazard Mitigation; Part 2, The Projects; Part 3, Funding; Part 4, The Appendices; Part 5, Meeting Minutes; Part 6, Completed Projects; and Part 7, Flooding NFIP and CRS. A description of flood mitigation projects, initiatives and project status for each community in Miami-Dade County is contained within the attached LMS.

TAB 7

THIS PAGE INTENTIONALLY BLANK

RESOLUTION NO. 2016-

A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, WAIVING FEES FOR USE OF THE PINECREST COMMUNITY CENTER FOR A "SPIN FOR A CURE" FUNDRAISER TO BENEFIT THE JUVENILE DIABETES RESEARCH FOUNDATION IN MAY 2016; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE VILLAGE COUNCIL OF PINECREST, FLORIDA, AS FOLLOWS:

Section 1. That the fees for the use of the Spinning Room at the Pinecrest Community Center for a "Spin for a Cure" fundraiser to benefit the Juvenile Diabetes Research Foundation to be held in May 2016 are hereby waived.

Section 2. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 12th day of April, 2016.

_____
Cindy Lerner, Mayor

Attest:

_____
Guido H. Inguanzo, Jr., CMC
Village Clerk

Approved as to Form and Legal Sufficiency:

_____
Mitchell Bierman
Village Attorney

Motion by:
Second by:

Vote:

THIS PAGE INTENTIONALLY BLANK

Loren C. Matthews
Parks and Recreation Director
parks@pinecrest-fl.gov

MEMORANDUM
Department of Parks and Recreation

DATE: April 5, 2016

TO: Yocelyn Galiano, Village Manager, ICMA-CM

FROM: Loren C. Matthews, Parks and Recreation Director

RE: Request for Facility Usage for Fund Raiser at Pinecrest Community Center

---

Pinecrest resident Zachary Gassenheimer has submitted a request to utilize the spinning room at the Pinecrest Community Center for a "Spin for a Cure" fundraiser to benefit the Juvenile Diabetes Research Foundation (JDRF). The event would consist of using the spinning room on a Saturday or Sunday in May 2016 at a time when it would not disrupt regular scheduled classes. See attached letter of request.

Mr. Gassenheimer has arranged for one of our instructors to donate their time so there would be no charge to the Village. The donation/fee charged to participants will go to the Juvenile Diabetes Research Foundation for better treatments and a cure.

It is my recommendation that the Village Council approve Mr. Gassenheimer's request. If you have any questions or need additional information, please let me know.

Loren Matthews
Director of Park and Recreation
Village of Pinecrest

April 3, 2016

Dear Ms. Matthews,

I am writing to ask for your support for a very special and personal goal – to improve the lives of those affected by Type 1 Diabetes (T1D).

My name is Zachary Gassenheimer. I am 16-years-old and a resident of the Village of Pinecrest. I was recently diagnosed with T1D. Type 1 is an autoimmune disease in which a person's pancreas loses the ability to produce insulin, a hormone essential to turn food into energy. It strikes both children and adults and is unrelated to diet and lifestyle. With T1D there are no days off and there is no cure – yet. This disease currently affects more than 3 million Americans and each year more than 13,000 new cases are diagnosed. As a child with T1D, I know first-hand how important it is to find better treatments and a cure.

I would like to hold a "Spin for the Cure" fundraiser to benefit the Juvenile Diabetes Research Foundation (JDRF) at the Pinecrest Community Center Spin Room. Theresa Soppelsa, one of your spin instructors, has offered to donate her time and lead the "Spin for a Cure" class. I am requesting your approval to use the spin room on a Saturday or Sunday in May 2016, at a time when you do not offer a regularly scheduled class.

The Juvenile Diabetes Research Foundation is the leading global organization focused on T1D research. Driven by a network of grassroots volunteers connected to children, adolescents, and adults with this disease. I would like to be a part of this grassroots network by raising funds and awareness to continue the research and deliver life-changing therapies to people living with T1D until a cure is found. With the donations made from this event, we have the power to help change lives, including my own.

Thank you in advance for your consideration of hosting this event for a worthwhile cause. Together we can make a difference! I look forward to hearing from you soon.

Kind regards,

Zachary Gassenheimer
zgassenheimer@gmail.com
786-329-3339

TAB 8

THIS PAGE INTENTIONALLY BLANK

Village of Pinecrest

US-1 Median Beautification Design Conceptual Master Plan

Project No. 2014-017

Village Council Presentation

April 12, 2016

O'Leary Richards Design Associates

Overview

- Project Area
- Project Goals
- Opportunities + Constraints
- Existing Conditions
- Corridor Analysis
  - FDOT Design Standards
  - Outdoor Advertising
- Design Philosophy
- Proposed Master Plan

Project Goals

PROJECT GOALS

Incorporate **Pinecrest Parkway/US1 Vision Plan 2012**

Define the **"Pinecrest" brand** by creating a **unique signature aesthetic**

Bring the *"Pine"* back to *"Pinecrest"*

Create a *sense of arrival*

Create a *sustainable landscape*

Opportunities

OPPORTUNITIES

Retain viable *Shade Tree Canopy and supplement with additional trees*

Take advantage of *existing large tree canopy and wide medians*

Relocate viable trees and palms in order to create more *tree canopy*

Introduce *decorative brick crosswalks* on side streets (Pinecrest side only)

Replace concrete median bullnoses and traffic separators with *decorative brick pavers*

Participate in *Fairchild's Million Orchid Project* by introducing native orchids in canopy trees

Replace existing lawn with a *sustainable plant palette*

Constraints

CONSTRAINTS

Limited Right-of-Way

FDOT clear *sight visibility* restrictions

If trees or palms are removed within *100' restricted area* vegetation cannot be replaced (per FDOT)

Existing vegetation may not be in *most appropriate location*

State *Outdoor Advertising* view corridors

Numerous *FDOT Design Variations* required

Brick crosswalks prohibited across FDOT rights-of-way

Corridor Analysis

CORRIDOR ANALYSIS

Identified **(8) permitted billboards**

Identified **500' Vegetation Management Zone for billboards**

Met with **Outdoor Advertising Companies**

Prepared **Existing Tree Inventory**

Identified trees that **violate current FDOT design criteria:**

- *100' Area limited to Groundcover at bullnoses*
- *Clear Sight Visibility triangles at intersections*
- *6' lateral offset from edge of travel lane*

Met with FDOT regarding *potential design variations*

Met with Miami-Dade Transit regarding **potential Cabbage Palm relocations** along Busway

Gateway Feature Design Parameters

Gateway Design Parameters

Locate gateway features at northern and southern boundary as well as key intersections

- SW 136th St., SW 112th St., SW 88 St. and SW 70th Ave.

Meet FDOT's requirement governing **safety, access** and **maintenance** of highway

Illuminate gateway features at night

Maintain the subtle and natural look

Incorporate Village design elements (coral rock, neutral colors and Village font)

Village seal is not effective at speeds of 45 MPH or greater

Kendall Drive Entrance Feature (Original Concept)

CONCEPT A1

Approximately 23 ft (W) on a curve

Large Monument Sign at Kendall Drive

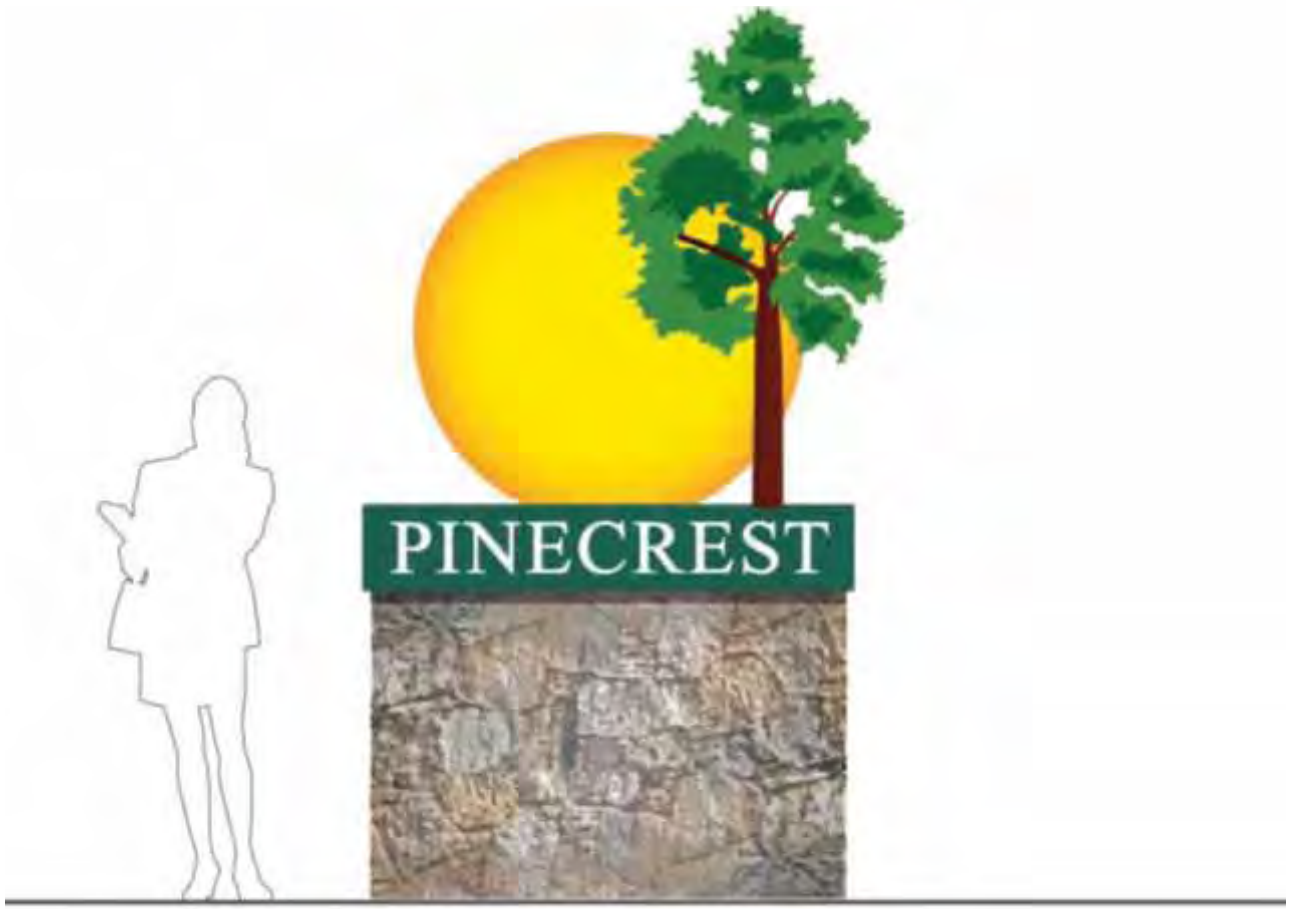
tgadesign

CONCEPT A1

Night View

CONCEPT A2

Approximately 5 ft (W)



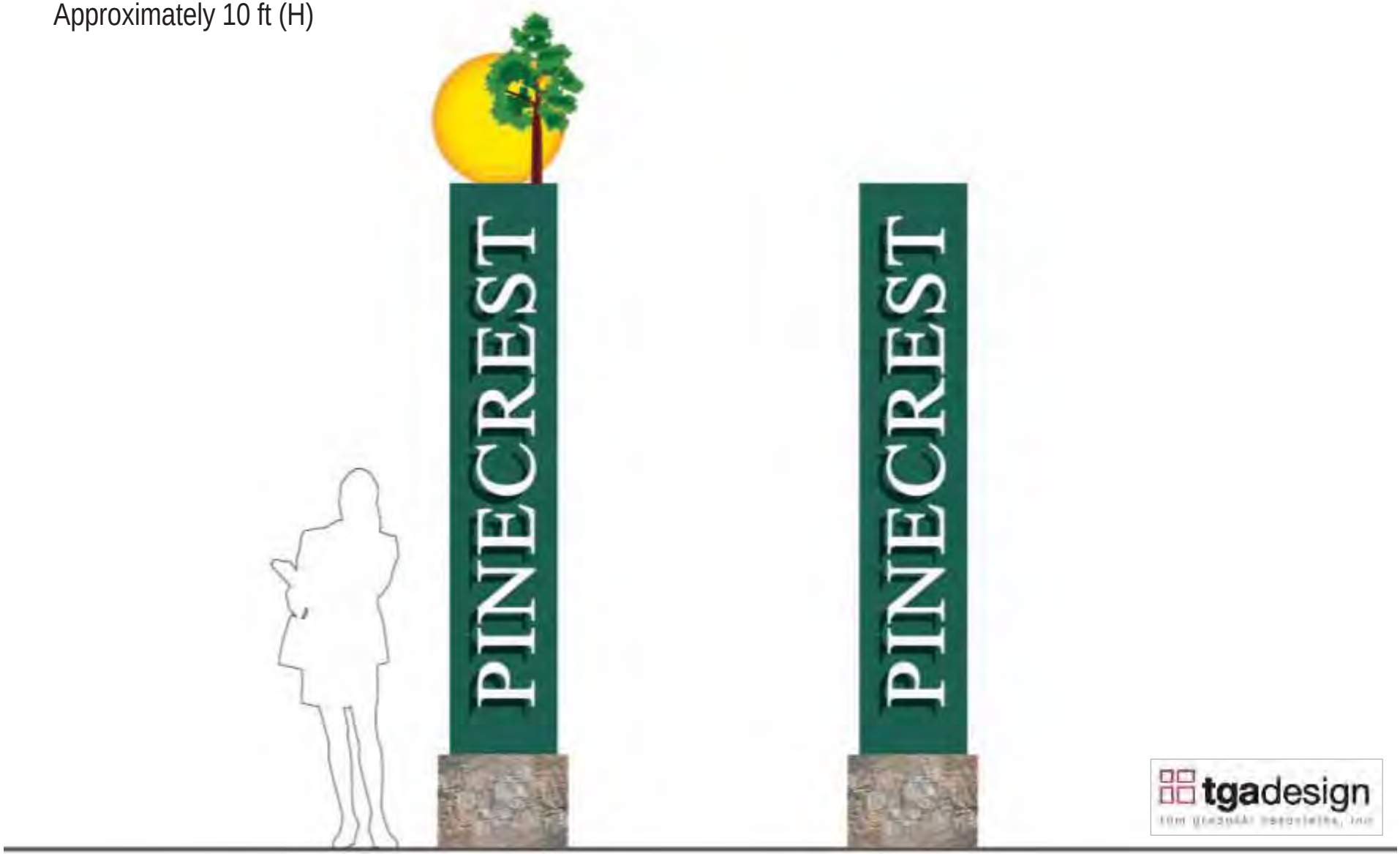
tgadesign

CONCEPT A2

Night View

CONCEPT A3

Approximately 10 ft (H)

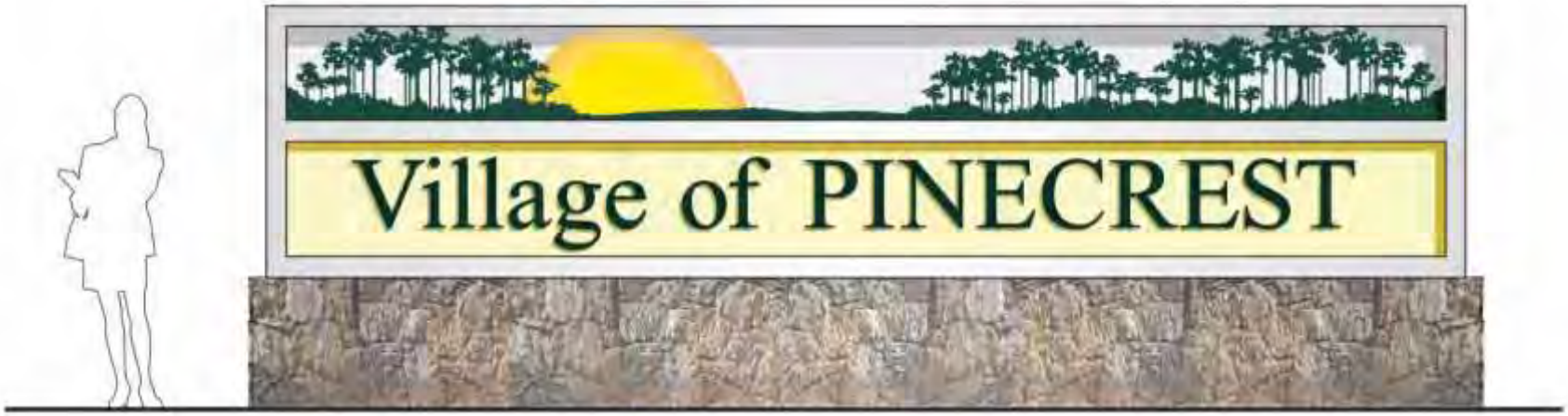


CONCEPT A3

Night View

CONCEPT B1

Approximately 23 ft (W) on a curve



Large Monument Sign at Kendall Drive

tgadesign

CONCEPT B1

Night View

CONCEPT B2

Approximately 10 ft (W)

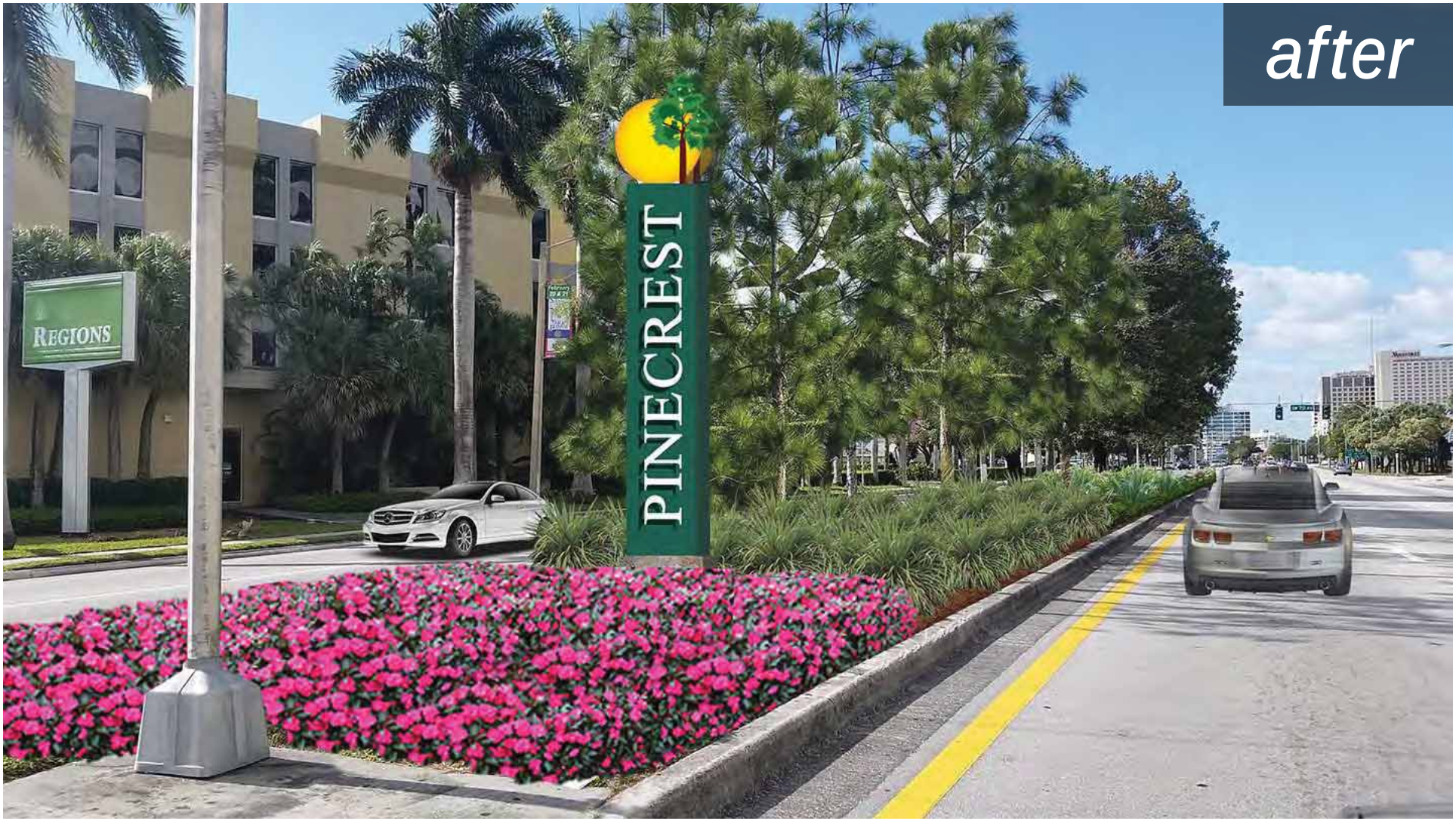
tgadesign
tom graboski associates, inc

CONCEPT B2

Night View

CONCEPT A3

US-1 and SW 68th Court



CONCEPT B2

US-1 & SW 68th Court

CONCEPT A2

US-1 & SW 136th Street

CONCEPT B2

US-1 & SW 136th Street

Decorative Brick Pavers

- Brick Pavers are not permitted on State Road Highways (US1)
- Brick Pavers meeting FDOT specifications can be used on side streets with design speeds of 35 MPH or less
- Brick Pavers must meet skid resistance requirements and cannot be used on high emphasis crosswalks
- Brick Paver Crosswalks are proposed on (10) side streets that meet FDOT criteria (Pinecrest side only):

  SW 132nd St., SW 130th St., SW 128th St., SW 117th St., SW 110th St., SW 106th St., SW 102nd Ave., SW 90th St., SW 72nd Ave., SW 68th Ct.
- Decorative Brick Pavers are proposed in select concrete traffic separators and bullnoses
- Directional islands are proposed with brick paver crosswalks at SW 90th Street and SW 72nd Avenue

Preliminary Probable Cost of Construction

Crosswalk & Median Pavers	$ 356,900
Landscape Lighting	$ 857,500
Irrigation Improvements	$ 225,000
Landscape Improvements	$ 1,018,000
Monument Signs	$ 60,000
Subtotal	$ 2,517,400
10% Mobilization	$ 251,700
10% MOT	$ 251,700
25% Contingency	$ 629,300
TOTAL	**$ 3,650,100**

TAB 9

THIS PAGE INTENTIONALLY BLANK

ORDINANCE NO. -----

AN ORDINANCE OF THE VILLAGE OF PINECREST, FLORIDA, AMENDING CHAPTER 30, LAND DEVELOPMENT REGULATIONS, ARTICLE 7, "SIGNS", TO AMEND THE LEGISLATIVE FINDINGS, REGULATIONS, PROCEDURES AND PROHIBITIONS APPLICABLE TO SIGNAGE; AND TO AMEND ARTICLE 9, "RULES OF CONSTRUCTION AND DEFINITIONS", DIV. 9.2, "DEFINITIONS"; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Village of Pinecrest ("Village") enacted Ordinance No. 2002-08 §3 on November 13, 2002, which adopted a new Chapter 30, Land Development Regulations; and

WHEREAS, the Village Council desires to modify and update certain sign regulations in order to respond to recent caselaw including *Reed v. Town of Gilbert,*___U.S.___, 135 S. Ct. 2218, 192 L. Ed. 2d 236 (2015); and

WHEREAS, in order to address changed and changing conditions as the Village continues to develop, the Village Council further desires to establish flag display standards, clarify the wording and structure of the sign regulations, consolidate definitions into Article 9 of Chapter 30 Land Development Regulations, and create a new set of standards for master-planned development entrance signs;

WHEREAS, the Village finds and determines that the purpose and intent provisions of its signage regulations should be detailed so as to further describe the beneficial aesthetic, traffic safety, and other effects of the Village's sign regulations, and to reaffirm that the sign regulations are concerned with the secondary effects of speech and are not designed to censor speech or regulate the viewpoint of the speaker; and

WHEREAS, various signs that serve as signage for particular land uses are based upon content-neutral criteria in recognition of the functions served by those land uses, but not based upon any intent to favor any particular viewpoint or control the subject matter of public discourse; and

WHEREAS, the Village finds and determines that the sign regulations adopted hereby allow and leave open adequate alternative means of communications, such as newspaper advertising, digital media, internet advertising and communications, advertising in shoppers and pamphlets, advertising in telephone books, advertising on cable television, advertising on UHF and/or VHF television, advertising on AM and/or FM radio, advertising on satellite radio, advertising on internet radio, advertising via direct mail, and other avenues of communication available in the City *[see State v. J & J Painting,* 167 N.J. Super. 384, 400 A.2d 1204, 1205 (Super. Ct. App. Div. 1979); *Board of Trustees of State University of New York v. Fox,* 492 U.S. 469, 477 (1989); *Green v. City of Raleigh,* 523 F.3d 293, 305-306 (4th Cir. 2007); *Naser Jewelers v. City of Concord,* 513 F.3d 27 (1st Cir. 2008); *Sullivan v. City of Augusta,* 511 F.3d 16, 43-44 (1st Cir. 2007); *La Tour v. City of Fayetteville,* 442 F.3d 1094, 1097 (8th Cir. 2006); *Reed v. Town of Gilbert,* 587 F.3d 866, 980-981 (9th Cir. 2009)]; and

WHEREAS, in *Reed v. Town of Gilbert, Ariz.,* -U.S.-, 135 S. Ct. 2218, 2221, 192 L. Ed. 2d 236 (2015), the United States Supreme Court, in an opinion authored by Justice Thomas, and joined in by Chief Justices Roberts, Scalia, Alito, Kennedy and Sotomayer, addressed the constitutionality of a local sign ordinance that had different criteria for different types of temporary noncommercial signs; and

WHEREAS, in *Reed,* Justice Alito in a concurring opinion joined in by Justices Kennedy and Sotomayer pointed out that municipalities still have the power to enact and enforce reasonable sign regulations; and

WHEREAS, Justice Alito further noted that in addition to regulating signs put up by private actors, government entities may also erect their own signs consistent with the principles that allow governmental speech [see *Pleasant Grove City* v. *Summum,* 555 U.S. 460, 467-469 (2009)], and that government entities may put up all manner of signs to promote safety, as well as directional signs and signs pointing out historic sites and scenic spots; and

WHEREAS, Justice Alito noted that the *Reed* decision, properly understood, will not prevent cities from regulating signs in a way that fully protects public safety and serves legitimate aesthetic objectives, including rules that distinguish between on-premises and off-premises signs (alternatively referred to as on-site and off-site signs); and

WHEREAS, under established Supreme Court precedent and Eleventh Circuit precedent, commercial speech may be subject to greater restrictions than noncommercial speech and that doctrine is true for both temporary signs as well as for permanent signs; and

WHEREAS, the Village finds and determines that a traffic control device, as defined herein, should be exempt from regulation under the Village's land development regulations for signage; and

WHEREAS, the Village finds and determines that the regulation of signs within the Village strongly contributes to the development and maintenance of a pleasing, visually attractive environment, and that these sign regulations are prepared with the intent of enhancing the environment and promoting the continued well-being of the Village; and

WHEREAS, the Village finds and determines that the regulation of signage for purposes of aesthetics has long been recognized as advancing the public welfare; and

WHEREAS, the Village finds and determines that, as far back as 1954, the United States Supreme Court recognized that "the concept of the public welfare is broad and inclusive," that the values it represents are "spiritual as well as physical, aesthetic as well as monetary," and that it is within the power of the legislature "to determine that the community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled" [in *Berman v. Parker,* 348 U.S. 26, 33 (1954)]; and

WHEREAS, the Village finds and determines that aesthetics is a valid basis for zoning, and that the regulation of the size and appearance of signs and the prohibition of certain types of signs can be based upon aesthetic grounds alone as promoting the general welfare *[see Merritt v. Peters,* 65 So. 2d 861 (Fla. 1953); *Dade County v. Gould,* 99 So. 2d 236 (Fla. 1957); *E.B. Elliott Advertising Co. v. Metropolitan Dade County,* 425 F.2d 1141 (5th Cir. 1970), *cert. dismissed,* 400 U.S. 878 (1970)]; and

WHEREAS, the Village finds and determines that these sign regulations further the single family residential character and ambiance of the Village, and reflect its commitment to maintaining and improving an attractive environment; and

WHEREAS, the Village finds and determines that the beauty of the Village's natural and built environment has provided the foundation for the economic base of the Village's development, and that the Village's sign regulations help create an attractive residential community for its residents; and

WHEREAS, the Village finds and determines that the goals, objectives and policies of its plans over the years demonstrate a strong, long-term commitment to maintaining and improving the Village's attractive and visual environment; and

WHEREAS, the Village finds and determines that, from a planning perspective, one of the most important community goals is to define and protect aesthetic resources and community character; and

WHEREAS, the Village finds and determines that the purpose of the regulation of signs as set forth in this Ordinance is to promote the public health, safety and general welfare through a comprehensive system of reasonable, consistent and nondiscriminatory sign standards and requirements; and

WHEREAS, the Village finds and determines that the sign regulations in this Ordinance are intended to lessen hazardous situations, confusion and visual clutter caused by proliferation, improper placement, illumination, animation and excessive height, area and bulk of signs which compete for the attention of pedestrian and vehicular traffic; and

WHEREAS, the Village finds and determines that these sign regulations are intended to protect the public from the dangers of unsafe signs; and

WHEREAS, the Village finds and determines that these sign regulations are intended to permit signs that are compatible with their surroundings and aid orientation, and to preclude placement of signs in a manner that conceals or obstructs adjacent land uses or signs; and

WHEREAS, the Village finds and determines that these sign regulations are intended to regulate signs in a manner so as to not interfere with, obstruct vision of or distract motorists, bicyclists or pedestrians; and

WHEREAS, the Village finds and determines that these sign regulations are intended to require signs to be constructed, installed and maintained in a safe and satisfactory manner; and

WHEREAS, the Village finds and determines that in meeting the purposes and goals established in these findings, it is appropriate to prohibit and to continue to prohibit certain sign types; and

WHEREAS, the Village finds and determines that the prohibition of the construction of billboards and certain other sign types, as well as the establishment and continuation of height, size and other standards for on-premise (on-site) signs, is consistent with the policy set forth in the Florida Constitution that it shall be the policy of the state to conserve and protect its scenic beauty; and

WHEREAS, the Village finds that local governments may separately classify off-site and on-site advertising signs in taking steps to minimize visual pollution *[see City of Lake Wales v. Lamar Advertising Association of Lakeland Florida,* 414 So. 2d 1030, 1032 (Fla. 1982)]; and

WHEREAS, the Village finds and determines that a prohibition on the erection of off-site outdoor advertising signs will reduce the number of driver distractions and the number of aesthetic eyesores along the roadways and highways of the City *[see, e.g., E. B. Elliott Adv. Co. v. Metropolitan Dade County,* 425 F.2d 1141, 1154 (5th Cir. 1970), *cert. denied,* 400 U.S. 878 (1970)]; and

WHEREAS, the Village finds and determines that in order to preserve, protect and promote the safety and general welfare of the residents of the Village, it is necessary to regulate off-site advertising signs, so as to prohibit the construction of off-site signs and billboards in all zoning districts, and to provide that the foregoing provisions shall be severable; and

WHEREAS, the Village hereby finds and determines that anything beside the road which tends to distract the driver of a motor vehicle directly affects traffic safety, and that signs, which divert the attention of the driver and occupants of motor vehicles from the highway to objects away from it, may reasonably be found to increase the danger of accidents, and agrees with the courts that have reached the same determination *[see In re Opinion of the Justices,* 103 N.H. 268, 169 A.2d 762 (1961); *Newman Signs, Inc. v. Hjelle,* 268 N.W.2d 741 (N.D.1978)]; and

WHEREAS, the Village finds and determines that the Village has allowed noncommercial speech to appear wherever commercial speech appears; and the Village desires to continue that practice through the specific inclusion of a substitution clause that expressly allows non-commercial messages to be substituted for commercial messages; and

WHEREAS, the Village finds and determines that, by confirming in this Ordinance that noncommercial messages are allowed wherever commercial messages are permitted, the Village will continue to overcome any constitutional objection that its ordinance impermissibly favors commercial speech over noncommercial speech *[see Outdoor Systems, Inc. v. City of Lenexa,* 67 F. Supp. 2d 1231, 1236-1237 (D. Kan. 1999)]; and

WHEREAS, the Village finds and determines that under Florida law, whenever a portion of a statute or ordinance is declared unconstitutional, the remainder of the act will be permitted to stand provided (1) the unconstitutional provisions can be separated from the remaining valid provisions, (2) the legislative purpose expressed in the valid provisions can be accomplished independently of those which are void, (3) the good and the bad features are not so inseparable in substance that it can be said that the legislative body would have passed the one without the

other, and (4) an act complete in itself remains after the valid provisions are stricken *[see, e.g., Waldrup v. Dugger,* 562 So. 2d 687 (Fla. 1990)]; and

WHEREAS, the Village finds and determines that there have been several judicial decisions where courts have not given full effect to severability clauses that applied to sign regulations and where the courts have expressed uncertainty over whether the legislative body intended that severability would apply to certain factual situations despite the presumption that would ordinarily flow from the presence of a severability clause; and

WHEREAS, the Village finds and determines that the Village has consistently adopted and enacted severability provisions in connection with its ordinance code provisions, and that the Village wishes to ensure that severability provisions apply to its land development regulations, including its sign regulations; and

WHEREAS, the Village finds and determines that the Code's severability clauses were adopted with the intent of upholding and sustaining as much of the Village's regulations, including its sign regulations, as possible in the event that any portion thereof (including any section, sentence, clause or phrase) be held invalid or unconstitutional by any court of competent jurisdiction; and

WHEREAS, the Village finds and determines that there must be an ample record of its intention that the presence of a severability clause in connection with the Village's sign regulations be applied to the maximum extent possible, even if less speech would result from a determination that any provision is invalid or unconstitutional for any reason whatsoever; and

WHEREAS, the Village finds and determines that there must be an ample record that it intends that the height and size limitations on free-standing and other signs continue in effect

regardless of the invalidity or unconstitutionality of any, or even all other, provisions of the Village's sign regulations, other ordinance code provisions, or other laws, for any reason (s) whatsoever; and

WHEREAS, the Village finds and determines that there must be an ample record that it intends that each prohibited sign-type continue in effect regardless of the invalidity or unconstitutionality of any, or even all, other provisions of the Village's sign regulations, other ordinance code provisions, or other laws, for any reason(s) whatsoever; and

WHEREAS, the Village Council makes the detailed findings set forth in Div. 7.2 of Section 2 of this Ordinance as to the purpose, scope and intent of the Village's sign regulations, and the substantial and compelling governmental interests that are advanced by these regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA AS FOLLOWS:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct, and are hereby incorporated herein and made a part hereof.

Section 2. Article 7 "Signs" of Chapter 30 "Land Development Code" of the Village of Pinecrest Code of Ordinances is hereby re-numbered and amended as follows:

ARTICLE 7. - SIGNS

Div. 7.1. – Short title and applicability.
Div. 7.2. – Scope, purpose and intent.
Div. 7.3. – Interpretation.
Div. 7.4. – Permits required.
Div. 7.5. – Compliance with other codes.
Div. 7.6. – Qualification and certification of erector.
Div. 7.7. – Fee required.
Div. 7.8. – Time limitation of sign permits.
Div. 7.9. – Identification of permit holder on sign.
Div. 7.10. – Responsibility for sign.

Div. 7.11. – Inspection.
Div. 7.12. – Exempt signs.
Div. 7.13. – Prohibited signs.
Div. 7.14. – Illumination.
Div. 7.15. – Maintenance of signs.
Div. 7.16. – Sign standards and requirements.
Div. 7.17. – Flag display standards
Div. 7.18. – Penalty; injunctive remedy.
Div. 7.19. – Nonconforming signs.
Div. 7.20. – Severability.
Div. 7.21. – Substitution of noncommercial speech for commercial speech; content-neutrality as to sign message.

ARTICLE 7. - SIGNS

Div. 7.1. - Short title and applicability.

(a) This ~~division~~ article shall be known as the "Sign Code of the Village of Pinecrest, Florida" and shall be applicable in the village.

(b) If property in the village front~~sing~~ a street or public right-of-way that forms a common boundary with another municipality or unincorporated area of the county, and if the zoning classifications on both sides of the boundary are comparable, the property in the village shall comply with the provisions of the village's ordinance.

Div. 7.2. – Scope, ~~P~~ purpose and intent.

A. Scope

(1) The provisions of this article shall govern the number, size, location, and character of all signs which may be permitted either as a principal or accessory use under the terms of this article. No signs shall be permitted on a lot as a principal or accessory use except in accordance with the provisions of this article.

(2) This article does not regulate Village signs on property owned by the Village, Miami-Dade County or the State of Florida, and does not regulate traffic control devices.

(3) In the event of any conflict between this article and any declaration of covenants, bylaws, or other restrictions applying to any property within the Village, the language affording the more restrictive interpretation shall apply.

(4) The Village specifically finds that these sign regulations are narrowly tailored to achieve the compelling and substantial governmental interests of traffic safety and aesthetics, and that there is no other way for the Village to further these interests.

B. Purpose

(1) *Florida Constitution*. Article II, Section 7 of the Florida Constitution provides that "[i]t shall be the policy of the state to conserve and protect its natural resources and scenic beauty. . . ." A beautiful environment preserves and enhances the desirability of the

Village as a place to live and to do business. Implementing the Florida Constitution is a compelling governmental interest.

(2) *Florida Statutes*. Florida law requires cities to adopt comprehensive plans and implement them through the adoption of land development regulations (also known as zoning regulations) and the approval of development orders that are consistent with the comprehensive plan. See Part II of Chapter 163, Florida Statutes. Florida law specifically requires that the Village adopt sign regulations. See Section 163.3202(2)(f), Florida Statutes. Complying with state law is a compelling governmental interest.

(3) *Village Strategic Plan.* The Village of Pinecrest is a highly livable community with an excellent government, stable finances, safe streets, outstanding recreational facilities and infrastructure, a high-quality residential character with lush streetscape, excellent schools, valuable cultural assets, and sustainable operations and living, with leadership which progressively enhances opportunities for citizen interaction and participation.

(4) *Village Comprehensive Plan*. Located in southern Miami-Dade County, the Village of Pinecrest is home to over 18,400 people and occupies approximately eight square miles of land. The predominant land use, single-family residential, is buffered by a vibrant commercial corridor on the east side of the Pinecrest-Parkway (U.S. 1). Development of the area began in the 1950s and 1960s, as large, ranch style homes on one acre lots were built, establishing the foundation for the lushly landscaped properties that are prominent in the community today. Since its incorporation in 1996, the Village has been committed to improving the infrastructure of the community and the quality of life of its residents. With its tree-lined streets, large estate lots, and historical Pinecrest Gardens, the Village is recognized as one of the most beautiful and best places in Florida for quality of life. Pinecrest strives to preserve and enhance its beautiful setting and quality of life through the goals, objectives and policies described in the Comprehensive Development Master Plan (CDMP). The Future Land Use Element of the CDMP identifies the need to promote efficient traffic flow, improve the image and function of commercial development, and promote, reinforce and enhance the Village's community appearance. The Transportation Element addresses the need to develop a multi-modal system that emphasizes safe and convenient movement of pedestrian and non-motorized and motorized vehicles. The Village's Comprehensive Plan has numerous provisions that require the Village to ensure the aesthetic character of the Village and ensure traffic safety on roads within the Village through the regulation of signs, as set forth in detail below. Implementing the Village's Comprehensive Development Master Plan is a compelling government interest. Several goals, objectives, and policies of the Village's comprehensive plan require the Village to maintain its scenic beauty and traffic safety through its Land Development Regulations and actions:

> **Goal 1-1: Land Use. The Village of Pinecrest Shall Maintain and Enhance the Extraordinary Character and Quality of Land Uses within the Village by:** Advancing the Aesthetic, Physical, Social, Cultural, and Economic [Welfare] of its Residents; and Protecting the Public Health, Safety, and Welfare and Preventing Threats to Health, Safety, and Welfare which May Be Caused by Incompatible Land Uses, Environmental Degradation, Hazards, and Nuisances.

Policy 1-1.2.3: Improve the Image and Function of Commercial Development along Pinecrest Parkway. The Land Development Regulations shall address issues surrounding urban design amenities, including, but not limited to, signage controls, pedestrian amenities, landscaping improvements and other related design features.

Policy 1-1.3.2: Planning and Management Framework. The Village of Pinecrest shall maintain Land Development Regulations which regulate land use, density and intensity of development, and nuisance impacts of non-residential development.

Policy 1-1.3.3: Pursue Nuisance Abatement Standards and Criteria. The Village Land Development Regulations include performance standards that protect residential areas from nuisance impacts of non-residential development.

Objective 1-1.7: Promote Village Appearance, Natural Amenities and Urban Design Principles.

Policy 1-1.7.1: Reinforce and Enhance the Village's Community Appearance. Major physical attributes within the Village shall be preserved through application of design review standards and management of signs, landscaping, open space preservation, tree protection, and other urban design amenities.

Policy 1-3.2.2: Comprehensive Plan Implementation and Land Development Regulations. The Village Land Development Regulations ensure that qualitative and quantitative performance criteria are applied in the development review process to achieve consistency with the Comprehensive Plan. The Village shall require maintenance and continuing adherence to these criteria. The Land Development Regulations shall be enforced and shall be revised as needed in order to: 1) effectively regulate future land use activities and natural resources identified on the Future Land Use Map; 2) adequately protect property rights; and 3) implement the goals, objectives, and policies stipulated in the Comprehensive Plan. The Land Development Regulations shall include a regulatory framework to: 1. Regulate signage; and 2. Ensure safe and convenient on-site and off-site traffic flow and vehicle parking needs and prohibit development within future rights-of-way.

Policy 1-3.2.5: Performance Standards. Performance standards have been incorporated in the Land Development Regulations and reflect best management principles and practices. These standards include balancing and protecting private property rights and the public interest by incorporating legally defensible land use controls.

Policy 1-3.3.1: Regulatory Enforcement Activities. Land Development Regulations and Building Code compliance activities shall be continued as an integral part of the Village's code compliance programs. The code compliance program shall preserve and protect structurally sound land improvements and land uses consistent with the Comprehensive Plan.

Policy 1-3.9.8: Urban Design and Community Appearance. Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and man-made resources within the Village.

Objective 2-1.1: Motorized and Non-Motorized System. Develop an integrated multi-modal transportation system that emphasizes safe and convenient movement of pedestrian and non motorized and motorized vehicles, maximizes efficient use of energy resources, and minimizes emission of greenhouse gases within Pinecrest, through the use of management systems.

(5) *Caselaw*. In accordance with the U.S. Supreme Court's cases on sign regulation, the regulations in this article are not intended to regulate or censor speech based on its content or viewpoint, but rather to regulate the secondary effects of speech that may adversely affect the Village's substantial and compelling governmental interests in preserving scenic beauty and community aesthetics, and in vehicular and pedestrian safety in conformance with the First Amendment. These cases and their holdings include, but are not limited to:

a. *Reed v. Town of Gilbert,* ___U.S.___, 135 S. Ct. 2218, 192 L. Ed. 2d 236 (2015) on the topic on noncommercial temporary signs;
b. *Metromedia, Inc. v. City of San Diego*, 453 U.S. 490 (1981) on the topic of commercial signs and off-premise signs;
c. *City of Ladue v. Gilleo*, 512 U.S. 43 (1994) on the topic of political protest signs in residential areas;
d. *Linmark Assocs., Inc. v. Township of Willingboro*, 431 U.S. 85 (1977) on the topic of real estate signs in residential areas;
e. *Burson v. Freeman*, 504 U.S. 191 (1992) on the topic of election signs near polling places;
f. *Central Hudson Gas & Electric Corp. v. Public Service Commission*, 447 U.S. 557 (1980) on the topic of commercial speech; and
g. *City Council v. Taxpayers for Vincent*, 466 U.S. 789 (1984) on the topic of signs on public property.

(6) *Impact of sign clutter*. Excessive signage and sign clutter impair the legibility of the environment, and undermine the effectiveness of governmental signs, traffic control devices and other required signs (such as noncommercial onsite directional signs and warning signs) that are essential to identifying locations for the delivery of emergency

services and other compelling governmental purposes. The intent of these sign regulations is to enhance the visual environment of the Village, ensure that Village residents and visitors can safely navigate through the Village to their intended destinations, and promote the continued well-being of the Village. It is therefore the purpose of this article to promote aesthetics and the public health, safety and general welfare, and assure the adequate provision of light and air within the Village through reasonable, consistent and nondiscriminatory standards for the posting, displaying, erection, use, and maintenance of signs that are no more restrictive than necessary to achieve these governmental interests.

(7) *Specific Legislative Intent*. ~~The purpose of this division is to permit signs that will not, because of size, location, method of construction and installation, or manner of display:~~

~~1. Endanger the public safety; or~~

~~2. Create distractions that may jeopardize pedestrian or vehicular traffic safety; or~~

~~3. Mislead, confuse, or obstruct the vision of people seeking to locate or identify uses or premises; or~~

4. ~~Destroy or impair aesthetic or visual qualities of the village which is so essential to tourism and the general welfare; and~~

More specifically, the sign regulations are intended to:

(a) Classify and categorize signs by type and zoning district.

(b) Permit, regulate and encourage the use of signs with a scale, graphic character, and type of lighting compatible with buildings and uses in the area, so as to support and complement the goals, objectives and policies set forth in the Village's Comprehensive Development Master Plan;

(c) Establish regulations affecting the design, erection and maintenance of signs for the purpose of ensuring equitable means of graphic communication, while maintaining a harmonious and aesthetically pleasing visual environment within the village. It is recognized that signs form an integral part of architectural building and site design and require equal attention in their design, placement and construction;

(d) Encourage the effective use of signs as a means of communication in the Village;

(e) Maintain and enhance the scenic beauty of the aesthetic environment and the Village's ability to attract sources of economic development and growth;

(f) Ensure pedestrian safety and traffic safety;

(g) Minimize the possible adverse effect of signs on nearby public and private property;

(h) Foster the integration of signage with architectural and landscape designs;

(i) Lessen the visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, excessive height, and excessive area of signs which compete for the attention of pedestrian and vehicular traffic and are not necessary to aid in wayfinding;

(j) Allow signs that are compatible with their surroundings and aid orientation, while precluding the placement of signs that contribute to sign clutter or that conceal or obstruct adjacent land uses or signs;

(l) Encourage and allow signs that are appropriate to the zoning district in which they are located consistent with and serving the needs of the land uses, activities and functions to which they pertain;

(m) Curtail the size and number of signs to the minimum reasonably necessary to identify a residential or business location, and the nature of such use, and to allow smooth navigation to these locations;

(n) Regulate signs so that they are effective in performing the function of identifying and safely directing pedestrian and vehicular traffic to a destination.

(o) Preclude signs from conflicting with the principal permitted use of the lot and adjoining lots;

(p) Regulate signs so as to not interfere with, obstruct the vision of, or distract motorists, bicyclists or pedestrians;

(q) Except to the extent expressly preempted by Miami-Dade County, State or Federal law, ensure that signs are constructed, installed and maintained in a safe and satisfactory manner, and protect the public from unsafe signs;

(r) Preserve, conserve, protect, and enhance the aesthetic quality and scenic beauty of all zoning districts in the Village;

(s) Allow for traffic control devices without Village regulation consistent with national standards because they promote highway safety and efficiency by providing for the orderly movement of road users on streets and highways, and by notifying road users of regulations and providing nationally consistent warnings and guidance needed for the safe, uniform and efficient operation of all elements of the traffic stream and modes of travel, while regulating private signs to ensure that their size, location and other attributes do not impair the effectiveness of such traffic control devices;

(t) Protect property values by precluding, to the maximum extent possible, signs that create a nuisance to the occupancy or use of other properties as a result of their size, height, illumination, brightness, or movement;

(u) Protect property values by ensuring that the size, number and appearance of signs are in harmony with buildings, neighborhoods, structures, and conforming signs in the area;

(v) Regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the Village and that complements the natural surroundings in recognition of this Village's reliance on its natural surroundings and beautification efforts as a source of economic advantage as an attractive place to live and work;

(w) Not regulate signs more than necessary to accomplish the compelling and important governmental objectives described herein;

(x) Enable the fair and consistent enforcement of these sign regulations;

(z) Be considered the maximum standards allowed for signage;

(aa) Regulate signs in a permissive manner so that any sign is not allowed unless expressly permitted and not expressly prohibited; and

(bb) Establish dimensional limits and placement criteria for signs that are legible and proportional to the size of the Parcel and Structure on which the sign is to be placed, or to which it pertains.

Div. 7.3. - Interpretation.

Only those signs that are specially authorized by this ~~division~~ article shall be permitted. Those that are not listed or authorized shall be deemed prohibited.

Div. 7.4. - Permits required.

(a) *Applications and permits.* No sign, unless exempted by this article, shall be erected, constructed, posted, painted, altered, maintained, or relocated, except as provided in this division and until a sign permit and any applicable building permit ha~~s~~ve been issued by the administrative official. Before any sign permit is issued, an application for such permit shall be filed together with two (2) sets of drawings and/or specifications (one [1] to be returned to the applicant) as may be necessary to fully advise and acquaint the issuing department with the location, method of construction, type of materials, manner of illumination, method of erection, securing or fastening, number and type of signs applied for, and advertisement to be carried. All electrically illuminated signs~~, which are electrically illuminated,~~ shall require a separate electric permit and inspection.

(b) *Consent of property owner.* No sign shall be placed on any property unless the applicant has the written consent of the owner and lessee, if any, of the property.

(c) *Calculating number of signs.* A single sign containing advertisement on ~~each side~~ two sides shall be counted as one sign when the two sides face opposite directions and are not simultaneously visible from any one point. Every other sign shall be counted as a separate sign for each face thereof. Each tenant/owner along the business district may select one design type (wall, projecting or marquee) and seek a ~~be~~ permit~~ted~~ for an awning sign as provided in this Code. Additional signs may be permitted for large single tenant properties~~: refer to~~ based on the lot frontage dimension as follows: lot frontage 0 – 75 feet, two signs; 76 – 150 feet, three signs; and 151 feet or greater, four signs. ~~"detached signs special conditions" applicable to detached signs in Section 7.16.~~

(d) *Calculating sign size.* The area of sign shall include borders and framing. Heights shall be measured to the top extremity of the sign and distances to the farthest point. ~~The square footage in a circular rotating or revolving sign shall be determined by multiplying one-half of the circumference by the height of the rotating sign, except in the case of the flat rotating sign, the area will be determined by the square footage of one side of such sign.~~ The administrative official shall have the discretion of determining the area of any sign which is irregular in shape and in such cases will be guided by calculations as made by a licensed registered engineer when same are shown on the drawing.

(e) *Location of signs.* All signs must be placed on the owner's property as permitted in this Code ~~and affixed to the façade of the tenant space~~. No signs may be placed in areas ~~adjacent to~~ within five feet of a residential zone, with the exception of those businesses having primary street frontage on a public road. Further, no signs may be placed in the public right-of-way. Any sign found posted or otherwise affixed upon any public property contrary to the provisions of this article shall be removed by the department of public works, public safety department or code compliance staff. The person or entity responsible for any such posting shall be liable for the cost incurred in the removal and disposal thereof, and the Village is authorized to collect such cost from the owner or person placing the sign, or the person who is the beneficiary of the sign.

(f) *Application review*. The Village shall approve or deny the sign permit application based on whether it complies with the requirements of this article. Such applications shall be first reviewed by the administrative official or his/her designee who shall, within ten (10) business days of the receipt of such application, determine whether the sign permit application is complete. If the application is deemed incomplete, it shall be returned to the applicant within ten (10) business days with a letter detailing the information needed to complete the application. Upon resubmission of the application, the Village shall have five (5) additional business days to determine whether the applicant's revisions are sufficient to complete the application. If they are not, the Village will again inform the applicant of any remaining deficiencies in writing. This process shall continue until the applicant has submitted a complete application, or demands that the application be reviewed "as is." For complete applications, the administrative official or his/her designee shall, within 30 business days of a determination of completeness, issue a sign permit if the application complies with the requirements of this article. If the application does not comply with the requirements of the article, the application shall be returned to the applicant with a letter detailing the requirements that are not satisfied. If the Village does not approve the application, then the applicant may seek relief in a court of competent jurisdiction in Miami-Dade County, as provided by law.

(g) *Lack of sign permit*. Signs erected without a sign permit shall be brought into compliance or removed. If such signs are not brought into compliance or removed following notification by the village, the village shall proceed with enforcement actions as provided herein.

Div. 7.5. - Compliance with other codes.

(a) *Required.* All signs shall conform to the requirements of the building, electrical, and other applicable technical codes~~, except as may be otherwise provided herein~~.

1. Signs erected, constructed, posted, painted, altered or relocated without a building permit shall be brought into compliance or removed. If such signs are not brought into compliance or removed following notification by the village, the village shall proceed with enforcement actions as provided herein.

~~2. Any unauthorized sign installed or placed on public property shall be forfeited to the public and subject to confiscation. The village shall have the right to recover the full cost of removal and disposal of such sign from the owner or person placing the sign, or from the benefactor of the sign.~~

~~3~~2. Signs shall not obstruct driver visibility or normal pedestrian traffic.

(b) ~~*Advertising conflicted*~~ *Conflict with zoning rules.* No sign shall be erected or used ~~to advertise any use or matter~~ in a manner which would conflict with the regulations for the district in which it is located or be in conflict with the use permitted under the certificate of use or occupancy for the property.

Div. 7.6. - Qualification and certification of erector.

Where the erection of any sign requires compliance with any ~~county~~ applicable technical code, the erector of the sign shall qualify with the respective examining board.

Div. 7.7. - Fee required.

No sign, where a sign permit or building permit or both is necessary, shall be exhibited unless the required sign permit and building permit is issued and permit fees are paid.

Div. 7.8. - Time limitation of sign permits.

All signs shall be erected on or before the expiration of 90 days from the date of issuance of the sign permit. If the sign is not erected within said 90 days, the sign permit shall become null and void, and a new sign permit required; provided, however, that the administrative official may extend such sign permit for an additional period of 90 days from the date of the expiration of the sign permit if written application for such extension is received and approved by the administrative office prior to the expiration date of the initial sign permit and provided that the proposed sign complies with all requirements in effect at the date of such renewal.

Div. 7.9. - Identification of permit holder on sign.

Each sign requiring a sign permit shall carry the permit number and the name of the person or firm placing the sign on the premises; such marking shall be permanently attached and clearly visible from the ground.

Div. 7.10. - Responsibility for sign.

The owner ~~and/~~or tenant of the premises, and the owner, erector ~~and/~~or ~~benefactor~~ beneficiary of the sign shall be held responsible for any violation of this article ~~division~~, provided, however, that when the sign has been erected in accordance with this article, a sign company shall be relieved of further responsibility after final approval of the sign by the village.

Div. 7.11. - Inspection.

No sign shall be approved for use, unless the same shall have been inspected by the building and planning department, and no sign shall be erected or used unless it complies with all the requirements of this ~~division~~ article and applicable technical codes. The holder of a permit for a sign shall request inspections of a sign as follows:

(a) *Foundation inspection*. This shall include method of fastening to building or other approved structure.

(b) *Shop inspection*. Electrical and/or structural where indicated on the permit and/or approved plan.

(c) *Final inspection*. This shall include structural framing, electrical work identification of permit number and erector of sign, etc.

(d) *Additional inspections*. Any additional inspections, which may be specified on the permit and/or approved plans.

Div. 7.12. – Exempt s~~S~~igns ~~permitted without a sign permit~~. All signs or sign structures erected or required to be erected on village, county or state government property or by an agency of such government are exempt from regulation as provided in Div. 7.2. The following signs ~~do~~

~~not require a sign permit.~~ shall be exempt from the sign permit requirements of this article. However, this exemption in no way waives the requirements of the Florida Building Code or the Village's adopted engineering standards, any limitation or restriction on the number, size, height, setback, placement or duration of such signs under this article, or any limitation or restriction under any other applicable law or regulation.

(a) Private t~~T~~raffic signs, provisional warnings and signs indicating danger, ~~are exempt from this article. Such exempted signs shall~~ not containing any commercial advertisement.

(b) ~~Disabled or handicapped parking signs. Signs required by state law or county ordinance for parking spaces reserved for disabled or handicapped persons shall not require a sign permit.~~ Signs not exceeding 1½ square feet in area ~~and bearing only property street numbers, post box numbers, or name of occupant of~~ identifying the premises.

(~~d~~c) Flags ~~and insignia of government agencies, except when displayed in connection with a commercial promotion~~.

~~(e) Legal notices, identification, information, or directional signs erected by or on behalf of governmental entities.~~

~~(f) Signs within enclosed buildings or structures which are so located that they are not visible from public streets or adjacent properties such as signs in interior areas of malls, commercial buildings, ball parks, stadiums and similar structures or uses, providing said signs are erected in such a manner as not to be hazardous. If illuminated the necessary electrical permits shall be obtained.~~

(~~f~~ d) Temporary signs as set forth in Div. 7.16 ~~holiday decorations provided said decorations carry no advertising matter and further provided that such decoration is not up more than 60 days for a single holiday and is removed within seven days after the holiday ends.~~

~~(h) "Danger", "No Parking", "Post No Bills", "Bad Dog", and similar warning signs, provided such signs do not exceed an area of 1 ½ square feet.~~

~~(i) Signs required by law.~~

~~(j) *Baby stoller parking signs*. Signs required for parking spaces reserved for persons transporting young children and strollers shall not require a sign permit.~~

~~(k) "No Trespassing" signs, provided such signs do not exceed an area of three square feet.~~

~~(l) Temporary, off-premises real estate "Open House" signs shall be permitted to advertise residential property for sale, rent or lease on premises other than the property for sale, rent or lease subject to the limitations in division 7.16(9).~~

Div. 7.13. - Prohibited signs.

(a) No sign shall be so located as to constitute a danger to public safety.

(b) No sign shall exhibit thereon any lewd or lascivious matter.

(c) No sign shall be attached to trees, utility poles or any other unapproved supporting structure.

(d) Roof signs are prohibited.

(e) No signs shall be erected or painted on fence and wall enclosures in residential districts. Fence and wall signs shall be prohibited in the residential district.

(f) Blinking or flashing lights, streamer lights, pennants, permanent banners, streamers, and all fluttering, spinning or other type of attention attractors or advertising devices are

prohibited. ~~except for national flags, flags of bona fide civic, charitable, fraternal and welfare organization and further except during recognized holiday period such attention attractors that pertain to such holiday periods may be displayed on a temporary basis during such periods. The f~~ Flags ~~permitted by this subsection~~ shall not be used in mass primarily as an advertising device in order to circumvent this subsection.

(g) No revolving or rotating sign shall be permitted or erected.

(h) ~~Any signs which are not traffic signs as defined in division 7.12, signs permitted without a sign permit, which use the words "Stop" or "Danger" or present or imply the need or requirement of stopping, or which are copies or imitations of official signs.~~ Signs that may be confused with a traffic control device ~~sign~~. Red, green or amber (or any color combination thereof) revolving or flashing light giving the impression of police or caution light is a prohibited sign, whether on a sign or on an independent structure.

(i) Portable signs unless otherwise authorized by law. ~~shall be prohibited, including those that are tied down with metal straps, chaining, or otherwise temporarily anchored to an existing structure or other similar method of anchoring.~~

(j) Signs painted or affixed in any manner to any vehicle, trailer or pickup truck, van or similar transportable device and which are used to advertise a place of business or activity as viewed from a public road shall be prohibited. This shall not be interpreted to prohibit identification of commercial vehicles provided such vehicles are operational and moved and used daily for delivery of service purposes and are not used, or intended for use, as portable signs. This sign shall also not be interpreted to apply to buses, taxicabs, and similar common carrier vehicles, which are licensed or certified by the county or other governmental agency.

(k) Billboard signs are prohibited.

(l) Animated signs that use movement, changeable message, moving message, or change of lighting to depict action or create a special effect or scene, or emit a sound, odor, or visible matter such as smoke or vapor or uses variable graphics or video are prohibited. Manual changeable copy signs are not included in this prohibition.

(m) Balloons or inflatables used as signs or for advertising purposes are prohibited.

(n) Electronic signs ~~Light Emitting Diode (LED) signs~~ are prohibited.

(o) Signs that obstruct any window, door, fire escape, stairway, or opening intended to provide light, air, ingress, or egress for any building that would cause a violation of the Building Code are prohibited.

(p) Obsolete signs, abandoned signs, or dilapidated signs.

Div. 7.14. - Illumination.

Except as provided in ~~d~~Division 7.1~~5, maintenance of signs~~, 6, Sign standards and requirements, signs illuminated by flashing, moving, intermittent, chasing or rotating lights are prohibited. Signs may be illuminated by exposed bulbs, fluorescent, tubes, interior lighting, or by indirect lighting from any external source. Indirect lighting, such as floodlights, shall not shine directly on adjacent property, signage, motorists or pedestrians, or illuminate an area greater than the area occupied by the permitted signage. Illumination shall be such that it will provide reasonable illumination and eliminate glare and intensity, which might pose safety hazards to drivers and pedestrians.

In order to prevent glare, illuminated signs shall not emit more than 5,000 candelas per square meter (Cd/M2) in full daylight and 100 candelas per square meter (Cd/M2) between dusk and dawn.

Illumination of building facades with light emitting diodes (LED) or other "wall washer" or "building wash" lights is prohibited.

Awnings and canopies shall not be illuminated.

Div. 7.15. - Maintenance of signs.

(a) *Required.* All signs shall be properly maintained in a safe and legible condition at all times. In the event that a use having a sign is discontinued for a period of 45 days, all signs identifying the use are to be removed from the site or in the case of a painted sign, painted out. Sign removal shall be the responsibility of the owner of the property.

(b) *Latticework, painting, etc.* Where the rear of any sign is visible from a street, waterway, park or residence, or from a EU, RU, or BU district, the exposed structural members of such sign shall be either concealed by painted latticework, slats or be suitably painted or decorated, and such back screening shall be designed, painted and maintained to the satisfaction of the administrative official.

(c) *Cutting weeds.* The owner of each sign not attached to a building shall be responsible for keeping the weeds cut on his property within a radius of 50 feet or to the nearest highway or waterway.

(d) *Removal of dilapidated signs.* The administrative official may cause to be removed any sign which shows neglect or becomes dilapidated or where the area around such sign is not maintained as provided herein after due notice has been given. The owner of the sign and/or the property shall be financially responsible for the removal of the sign.

Div. 7.16. – Sign standards and requirements.

The following charts indicate the physical standards and requirements applicable to specific sign types and the districts in which they are permitted.

Permanent s~~S~~ign types permitted:

(1) Awning sign;

(2) Detached sign ~~Banners~~;

(3) Marquee sign; ~~Construction;~~

(4) Master planned development entrance sign ~~Detached~~;

(5) Non-commercial onsite directional sign ~~Directional~~;

(6) Noncommercial sign ~~Marquee~~;

(7) Parking area light standard ~~designation~~ sign;

(8) Projecting sign; and

(9) Wall sign ~~Real estate~~;

~~(10) Special event/political; and~~

~~(11) Wall sign.~~

Temporary sign types permitted:

(1) Banner sign;

(2) Construction/subdivision sign;

(3) Real estate sign;

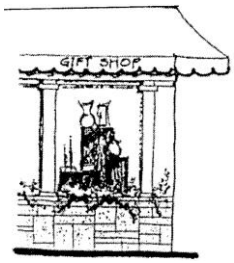
(4) Temporary non-commercial sign

The following standards are subject to other applicable technical code requirements:

(a) Permanent Signs.

1. *Awning Sign*.

   ~~Definition: Any sign that is part of or attached to an awning, canopy, or other fabric, plastic or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not an awning.~~



Awning Sign

ZONING DISTRICT OR LOCATION PERMITTED	SIZE	NUMBER	SETBACK AND SPACING	ILLUMINATION	MAXIMUM HEIGHT	SPECIAL CONDITIONS
EU, RU residential districts						Not permitted.
Shopping centers BU districts RU-5	See conditions	One per awning per tenant	Seven feet from R.O.W.	Illumination permitted; see general provision on illumination	N/A	1. One awning sign per awning or tenant at ground level is permitted not to exceed 24 square feet inclusive of any logo in area. 2. Individual characters may not exceed eight inches in height. 3. In the event of multiple street frontages for a tenant, one additional awning sign is permitted. 4. All three sides of an awning may have a sign provid~~ing~~ed that there are no hanging

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
						or projecting signs.

~~2. *Banner*~~

~~Definition: "Banner sign" shall mean any sign possessing characters, letters, illustrations, or ornamentations, or designed so as to attract attention by scenic effort including pennants, with or without characters, streamers, and wind driven whirligigs, or other devices applied to cloth, paper, fabric, or like kind material either with or without frame and which is not of permanent construction and does not comply with the state building code. Flags of countries, states or cities, and flags representing noncommercial ideas or entities are not included in this definition.~~

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
~~EU, RU residential districts~~						~~Not permitted.~~ ~~One seasonal flag not to exceed 10 square feet shall be permitted.~~
~~Shopping centers BU, business districts RU-5, office development district~~	~~10 percent of the wall area on which the banner is attached~~	~~1~~	~~N/A~~	~~Not permitted~~	~~N/A~~	~~*Regulations*. Banner signs are prohibited except for special events as provided herein. Permits for banner signs shall be obtained from the building and planning department upon submittal of an application and payment of applicable fees. The applicant may submit one application for multiple requests subject to compliance with this division. Banner signs may be permitted as follows~~ ~~1. Any banner sign to be displayed shall be subject to the following limitations:~~ ~~a. Display shall be limited to 14 consecutive calendar days for a maximum of four times per calendar year. All locations must obtain or have previously obtained a certificate of use and occupational license from the village.~~ ~~b. Banners must be located on the wall of the business and shall be limited in size to ten percent of the wall area of the business to which the sign is attached.~~ ~~c. All banners shall be securely fastened with~~

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
						~~screws, wire or tie mechanisms so as to prevent them from blowing in the wind or from removal as may be required by the building and planning department.~~ ~~d. This division does not regulate the use of authentic flags (national, state, city) or other flags which may be erected in observance of holidays or other expressions of support for noncommercial ideas or entities.~~ ~~e.d. Window decorations shall be included in the ten percent of wall area but shall be permitted without time limitations.~~
~~PS, public service district~~	~~Maximum dimensions of any banner are limited to four feet × eight feet~~	~~N/A - Maximum banner display area on each outward side of a fence facing a public street is limited to 128 square feet. Banner signs may be placed on a diagonal side of a fence facing two intersecting streets in which case the area of signage placed~~	~~N/A~~	~~Not permitted~~	~~N/A~~	~~*Regulations*. Banners may be permitted within the PS, public service district for the purpose of allowing schools and organizations to display information related to school and organization events; to recognize student achievement and to advertise events and their sponsors organized by schools, religious institutions, fraternal, nonprofit charitable, eleemosynary, and other governmental organizations within the district. Event banners may include recognition of event sponsors provided such recognition is subordinate to the event message content.~~ ~~Display of banners shall be subject to compliance with the following restrictions and requirements:~~ ~~1. *Application*. Schools and other permitted organizations intending to install banner signs within the PS, public service zoning district shall annually submit an application and sign plan that accurately identifies the proposed area or areas designated and reserved for the display of banner signs. A "no fee" permit shall be issued by the village for the display of banner signs following review and approval of the submitted application and sign plan.~~

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
		~~on the diagonal side of the fence shall be substituted for one of the sides adjacent to either one of the two intersecting streets.~~				
						~~2. *Size and Location*. Banners shall be placed only on portions of the applicant's fence which have street frontage. The maximum vertical dimension of any display area shall be limited to four (4) feet. Banners shall have grommets in all four (4) corners and midway along the top and the bottom sides. All banners shall be maintained in good condition and securely affixed to the fence. Torn, faded or defaced banners must be removed or replaced in a timely manner. All signs on any fence shall be displayed contiguously.~~
						~~3. Banners shall be allowed to be displayed on a year-round basis. Display of any banner shall be limited to 90 consecutive days~~.

~~3~~. ~~*Construction/subdivision*~~.

~~Definition: A temporary sign displayed on property only during the progress of actual construction work which indicates the ultimate character of the development and those firms or individuals involved in its creation is erected and maintained by an architect, contractor, developer, finance organization, subcontractor, or materials vendor that is furnishing labor, services, or material on the premises.~~

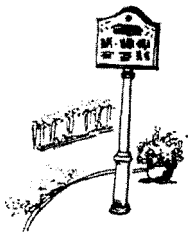
~~Construction/Subdivision Sign~~

~~Zoning District or Location Permitted~~	~~Size~~	~~Number~~	~~Setback and Spacing~~	~~Illumination~~	~~Maximum Height~~	~~Special Conditions~~
~~Nonresidential districts~~	~~32 square feet~~	~~One~~	~~15 feet from official r.o.w. 15 feet to property under different ownership or centered between interior property lines~~	~~Not permitted~~	~~Eight feet~~	~~1. One sign per project, not to exceed 32 square feet in area and eight feet in height above existing grade.~~ ~~2. No construction sign shall be retained on the premises for a period of more than 180 days from date of issuance. The sign may not be posted until a building permit for construction of the project has been issued and it shall be removed when the certificate of occupancy, temporary certificate of occupancy, or certificate of completion is issued or the date that the building permit expires, whichever occurs earlier.~~
~~Residential districts~~	~~Maximum 16square feet~~	~~One~~	~~15 feet from official r.o.w. 15 feet to property under different ownership or centered between interior property lines~~	~~Not permitted~~	~~Shall not exceed Eight feet from ground to top of sign~~	~~1. One sign per project, not to exceed 16 square feet in area and eight feet in height above existing grade.~~ ~~2. No construction sign shall be retained on the premises for a period of more than 180 days from date of issuance. The sign may not be posted until a building permit for the construction of the project has been issued and shall be removed when the certificate of occupancy, temporary certificate of occupancy, or certificate of completion is issued or the date that the building permit expires, whichever occurs earlier.3. One additional subdivision sign may be permitted by the administrative official.~~

42. *Detached sign.*

~~Definition: Any sign not attached to or painted on a building, but which is affixed and permanently attached to the ground. "Permanently attached" as used herein shall mean that the~~

~~supporting structure of the sign is attached to the ground by a concrete foundation.~~



ZONING DISTRICT OR LOCATION PERMITTED	SIZE	NUMBER	SETBACK AND SPACING	ILLUMINATION	MAXIMUM HEIGHT	SPECIAL CONDITIONS
RU-EU districts						Not permitted.
Shopping centers	Up to 40 square feet for first 50 feet of frontage plus 0.75 square feet for each additional foot of frontage to a maximum sign size of 300 square feet	One sign only if shopping center has less than 500 feet of lineal street frontage; a shopping center with 500 or more lineal street frontage is permitted either one 300-square foot sign or two 200-square-foot signs; shopping centers on a corner lot are permitted an additional 40 square-foot sign on a side street	Setback for all street r.o.w. is seven feet for a sign not exceeding 40 square feet; thereafter 0.1825 feet of additional setback for each ten square feet of sign (calculated to the nearest one-half foot). Interior side setback shall be as follows: Street frontage/setback: 0—59 feet - 3.5′ 60—99 feet - 13.5′ 100—199 feet - 33.5′ 200 feet - 63.5′	Illumination permitted; see general provision on illumination	30 feet from grade to top of sign	Sign shall be used ~~only~~ to identify the shopping center and/or as a directory of tenants in the shopping center. The supporting structure of the sign must be attached to the ground by a concrete foundation.
BU districts	40 square feet for first 50 feet of initial street frontage plus 0.75 square feet for each additional foot of street frontage to a maximum sign size of 300 square feet	See special conditions	Setback for all street r.o.w. is seven feet for a sign not exceeding 40 square feet; thereafter 0.1825feet of additional setback for each 10 square feet of sign (calculated to the nearest one-half foot); maximum required setback need not be greater than 20feet. Interior side setback	See general provision on illumination	30 feet from grade to top of sign	Type and number of point of sale signs permitted for a single individual business on a lot will be based on the following formula: **Lot frontage: 0—75 feet** = ~~two signs but~~ no detached signs allowed. **Lot frontage: 76—150 feet** = ~~three signs,~~ one ~~of which may be~~ detached sign. **Lot frontage: 151+ feet** = ~~four signs,~~ one ~~of which may be~~ detached sign. In addition, a corner lot with minimum dimensions of 300 feet by 300 feet will

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
			shall be as follows: Street frontage/setback: 0—59 feet - 3.5′ 60—99 feet - 13.5′ 100—199 feet - 33.5′ 200 feet - 63.5′ Minimum space between detached signs shall be 10 feet. Pole signs erected in connection with service stations may disregard the interior side setbacks, provided that they do not overhang on property of different ownership and the clear distance between the bottom of the sign and the established grade elevation of the property is at least eight feet with service stations.			be allowed ~~four signs,~~ two ~~of which may be~~ detached signs, provided that the second sign is no greater than one-half the size allowed the first sign and provided the separation between the two signs is a least equal to 50 percent of the total amount of frontage on both streets or roadways Where multiple businesses are located on a given lot, each business use shall be permitted a wall sign only. The supporting structure of the sign must be attached to the ground by a concrete foundation.

3. *Marquee sign*.

Marquee Sign

ZONING DISTRICT OR LOCATION PERMITTED	SIZE	NUMBER	SETBACK AND SPACING	ILLUMINATION	MAXIMUM HEIGHT	SPECIAL CONDITIONS
EU-RU-1, RU-2, RU-5						Not permitted.
BU districts, RU-3M, RU-4L, RU-4M, RU-4	See conditions	One	N/A	Illumination permitted: see general provision on illumination	Sign shall not project above the top of the marquee.	For purpose of counting signs each face of marquee shall count as an individual sign. Sign may not exceed five square feet in area per ten linear feet of street frontage. Sign shall not exceed 40 percent of the panel on which the sign is located. A marquee sign shall replace permitted wall signs on the building face where affixed.

4. *Master-planned development entrance sign*

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
BU, shopping centers	40 sf	1 monument or two wall signs attached to symmetrical entrance features	0’	External	8’	The base of monument signs must be landscaped. May not be placed in the intersection visibility triangle.
Residential zones	40 sf	1 monument or two wall signs attached to symmetrical entrance features	0’	External	8’	The base of monument signs must be landscaped. May not be placed in the intersection visibility triangle.

5. *Non-commercial on-site ~~D~~directional sign*.

~~Definition: Directional signs, containing no advertising, are used to direct the public and locate entrances and exits in connection with any permitted use.~~

Non-commercial on-site ~~D~~directional ~~S~~sign

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
BU, shopping centers	Three square feet	~~As required~~ Equal to the number of vehicular access points to the property.			Four feet	Must be shown and approved on site plans which indicate sign size, location, copy, etc. ~~Logos, names, and advertising are not permitted on such signs.~~ May not exceed four feet in height above grade.
Residential zones						Not permitted.

~~6. *Marquee sign*.~~

~~Definition: A sign affixed to a permanent roof-like structure and projecting over the entrance of the building generally designed and constructed to provide protection from the weather.~~

~~Marquee Sign~~

~~Zoning District or Location Permitted~~	~~Size~~	~~Number~~	~~Setback and Spacing~~	~~Illumination~~	~~Maximum Height~~	~~Special Conditions~~
~~EU-RU-1, RU-2, RU-5~~						~~Not permitted.~~
~~BU districts, RU-3M, RU-4L, RU-4M, RU-4~~	~~See conditions~~	~~One~~	~~N/A~~	~~Illumination permitted: see general provision on illumination~~	~~Sign shall not project above the top of the marquee.~~	~~For purpose of counting signs each face of marquee shall count as an individual sign.~~ ~~Sign may not exceed five square feet in area per ten linear feet of street frontage. Sign shall not exceed 40 percent of the panel on which the sign is located.~~ ~~A marquee sign shall replace permitted wall signs on the building face where affixed.~~

6. *Noncommercial Sign*.

ZONING DISTRICT OR LOCATION PERMITTED	SIZE	NUMBER	SETBACK AND SPACING	ILLUMINATION	MAXIMUM HEIGHT	SPECIAL CONDITIONS
All districts	Maximum sign area per property* of 6 square feet in the residential districts, and 32 square feet in the nonresidential districts. * This signage is in addition to the noncommercial speech available on permitted signs by application of Div. 7.21	Not applicable	Five feet from official r.o.w. and five feet from property under different ownership, except for site of use which shall be governed by applicable district regulations.	Permitted	Not applicable	Not applicable

7. *Parking area light standard ~~designation~~ sign.*

~~Definition: Any sign consisting of two dual-face signs extending horizontally from a light standard. Such sign projecting from opposite sides of such light standard, and such signs must be located in the parking lot of a shopping center to identify the location of parking areas. No advertising is permitted on the sign.~~

ZONING DISTRICT OR LOCATION PERMITTED	SIZE	NUMBER	SETBACK AND SPACING	ILLUMINATION	MAXIMUM HEIGHT	SPECIAL CONDITIONS
Shopping centers	Maximum of four square feet per	~~Number approved by administrative official or in his approval of the~~	Location determined by the administrative official or in	Signs must be attached to light standards in parking lots and shall not	Minimum of 9 feet from the parking lot paved surface to bottom of	Permitted only in shopping center in BU-1A and more liberal districts. The property of the shopping center and its parking lot area must be under one ownership and abutting and immediately adjacent to one another; the

	side face	~~plat use plan for shopping centers. Signs must observe setback requirements applicable to other detached signs.~~	his approval of the plat use plan for shopping centers. Signs must observe setback requirements applicable to other detached signs.	contain any illumination save and except as provided by the overhead electrical lights supported by the standard or pole	sign. No more than 30 feet from parking lot paved surface to top a sign	electrical light standard and~~/r~~ pole supporting such signs shall be sufficient to support the sign without the possibility of injury to persons and property.
PS, public service district	Maximum of four square feet per side face		Signs must observe setback requirements applicable to other detached signs.	Signs must be attached to light standards in parking lots and shall not contain any illumination save and except as provided by the overhead electrical lights supported by the standard or pole	Minimum of 9 feet from the parking lot paved surface to bottom of sign. No more than 30 feet from parking lot paved surface to top of sign	The property and its parking lot area must be under one ownership and abutting and immediately adjacent to one another; the electrical light standard and pole supporting such signs shall be sufficient to support the sign without the possibility of injury to persons and property.
Residential district RU-5 BU						Not permitted.

8. *Projecting sign*.

~~Definition: Any sign which is an independent structure, which is attached to the building wall and which extends at any angle from the face of the wall. No projecting sign shall extend above the roof.~~

Projecting Sign

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
EU, RU residential districts	1.5 square feet	1	15 feet from row Five feet interior side	See general section on illumination. Lighting permitted must not conflict with adjacent properties or motor vehicles	Seven feet to bottom of sign	None.
BU district	40 square feet	One per establishment at ground level	N/A	Permitted	N/A	1. A projecting sign is permitted as a replacement for a wall ~~-building ID or wall-retail tenant~~ sign. 2. Permitted to be double-sided and erected perpendicular to the address street front of the establishment advertised. 3. Sign may project outward a maximum of three feet and provide a minimum unobstructed clear space of 7½ feet between grade and bottom of the sign; and signs must be firmly secured or fastened.
Shopping Center						Not permitted.

~~9. *Real estate.*~~

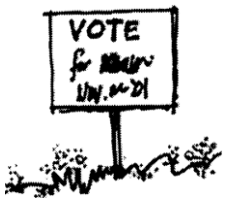
~~Definition: Any sign which indicates property is for sale, rent or lease.~~

~~Real Estate Sign~~

~~Zoning District or Location Permitted~~	~~Size~~	~~Number~~	~~Setback and Spacing~~	~~Illumination~~	~~Maximum Height~~	~~Special Conditions~~
~~Nonresidential districts~~	~~32 square feet~~	~~1~~	~~5 feet from official r.o.w. line unless~~	~~Permitted~~	~~Eight feet measured from grade to top of~~	~~No permit required for signs that are no larger than six square feet and which are not electrically illuminated.~~ ~~No sign shall be maintained on the premises for a~~

~~Zoning District or Location Permitted~~	~~Size~~	~~Number~~	~~Setback and Spacing~~	~~Illumination~~	~~Maximum Height~~	~~Special Conditions~~
	~~max~~		~~attached to an existing building or sign~~ ~~15 feet to an interior side property line or centered on a lot between interior side property lines~~		~~sign.~~	~~period exceeding 120 days. Renewal of permit shall be contingent upon the applicant providing proof of vacancy.~~
~~All residential districts~~	~~One and one-half square feet max.~~	~~One~~	~~Five feet from official r.o.w. line unless attached to an existing building~~ ~~15 feet to an interior side property line or centered on a lot between interior side property lines~~	~~Not permitted~~	~~Eight feet measured from grade to top of sign.~~	~~No permit is required for an on-premise sign that is no larger than 6 one and one-half square feet.~~ ~~Real estate signs shall be removed within 48 hours of closing~~
~~Open house signs, all districts~~	~~2 feet by 2 feet max.~~	~~One on-site plus no more than three off-site~~	~~5 feet from edge of roadway pavement or back of curb~~	~~Not permitted~~	~~2 feet, measured from grade to top of sign~~	~~*Time*: Signs permitted only within the hours of 11:00 a.m. to 4:00 p.m. on Wednesdays and Sundays, provided, however, during daylight savings time, the Sunday hour shall be extended to 6:00 p.m.~~ ~~*Other*: The attachment of balloons, streamers, flags, or other attention attracting devices is prohibited.~~

~~10. *Special events/political.*~~

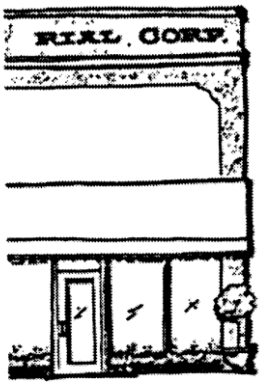


~~Special event/political~~

~~Zoning District or Location Permitted~~	~~Size~~	~~Number~~	~~Setback and Spacing~~	~~Illumination~~	~~Maximum Height~~	~~Special Conditions~~
~~All districts~~	~~22 inches by 28 inches except as to site of use which shall be governed by applicable district regulations~~	~~Signs shall be unlimited in number as to off-site locations and limited to number as permitted in the zoning district for onsite locations (point of sale signs)~~	~~Five feet from official r.o.w. and five feet from property under different ownership, except for site of use which shall be governed by applicable district regulations.~~	~~Permitted~~	~~Not applicable~~	~~Signs shall be erected for no more than 90 days prior to an election and shall be removed within 48 hours after the special event or last election for which a candidate or issue was on the ballot. Promoters, sponsors and candidates shall be responsible for compliance with the provisions of this division and shall remove signs promoting or endorsing their respective special events or candidacies when such signs are displayed or used in violation of this division. Additionally, any private owner who fails to remove an unlawful special events sign from his or her property shall be deemed in violation of this division. Above provisions of this division, which require the removal of signs shall be applicable to the entire village.~~

~~11~~9. *Wall Sign*.

~~Definition: A flat sign affixed to a wall (including glass) which is used to identify a separate licensed retail or service establishment, schools, universities, or churches.~~



Wall Sign

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
EU-RU						Not permitted.
RU-5	12 square feet	1	N/A	Permitted	N/A	Sign shall be mounted on wall.
BU	Total permitted sign area is limited to 10 percent of the area of the wall on which the sign(s) will be placed ~~wall area~~ for a building, which includes the wall and glass area from grade to top of roof.	As determined by tenant (see special conditions)	N/A	Permitted	N/A	1. 10 percent of the wall area ~~sign~~ may be used for one wall sign~~;~~, or ~~a~~ one wall and one or more glass signs for a total not to exceed the maximum of 10 percent of wall area. 2. Wall sign(s) may be placed on an architectural feature (e.g., a tower) as provided below: (a) Signs identifying the shopping center or tenant(s) in the same building as the feature may be placed on the feature. (b) A tenant located adjacent to an architectural feature may have both a wall sign on their tenant space and a wall sign on the architectural feature provided that the total sign area does not exceed 10% of the combined exposed and unobstructed area of the wall and feature on which the sign(s) is placed. (c) If the only sign(s) is located on the feature, then the area of the sign(s) must not

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
						exceed 10% of the area of the façade of the feature on which the sign is placed. 3. Sign(s) may be placed only on one wall of a building (or one building wall and one architectural feature wall as provided for in 2 above) except as follows: Tenant spaces located at an end of a building and having two facades each facing a different major arterial roadway may have signs on both facades.
PS	Total permitted sign area is limited to 36 square feet. Maximum area of any sign is limited to 24 square feet	Maximum number of signs permitted = 2	15′ from r.o.w.	Permitted	20′	

(b) Temporary Signs. Unless otherwise specified herein, temporary signs may not remain in place for more than ninety (90) days.

1. *Banner sign*.

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
EU, RU residential districts						Not permitted.
Shopping centers BU, business districts	10 percent of the wall area on which	1	N/A	Not permitted	N/A	*Regulations*. Permits for banner signs shall be obtained from the building and planning department upon submittal of an application and payment of applicable fees. The applicant may submit one application for multiple requests

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
RU-5, office development district	the banner is attached					subject to compliance with this division. Banner signs may be permitted as follows 1. Any banner sign to be displayed shall be subject to the following limitations: a. All locations must obtain or have previously obtained a certificate of use and business tax receipt from the village. b. Banners must be located on the wall of the business and shall be limited in size to ten percent of the wall area of the business to which the sign is attached. c. All banners shall be securely fastened with screws, wire or tie mechanisms so as to prevent them from blowing in the wind or from removal as may be required by the building and planning department. d. Window decorations shall be included in the ten percent of wall area but shall be permitted without time limitations.
PS, public service district	Maximum dimensions of any banner are limited to four feet × eight feet	N/A - Maximum banner display area on each outward side of a fence facing a public street is limited to 128 square feet. Banner signs may be placed on a diagonal side of a fence facing two intersecting streets in which case the area of signage placed on the diagonal side of the fence shall be substituted for one of the sides adjacent to either one of the two	N/A	Not permitted	N/A	*Regulations*. Commercial banners are not permitted; recognition of businesses as sponsors of school events, activities and accomplishments on non-commercial banners is allowed provided that the area of the banner devoted to such sponsor recognition is incidental to the area devoted to the primary non-commercial message of the banner, such as, but not limited to, in the following example: [BUSINESS NAME] SUPPORTS THE [TEAM OR PROGRAM NAME] of [SCHOOL NAME] Display of noncommercial banners shall be subject to compliance with the following restrictions and requirements: 1. *Application*. Schools and other permitted organizations intending to install noncommercial

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
		intersecting streets.				banner signs within the PS, public service zoning district shall submit an application and sign plan that accurately identifies the proposed area or areas designated and reserved for the display of banner signs for a permit that complies with the requirements of this code. A "no fee" permit shall be issued by the village for the display of such banner signs following review and approval of the submitted application and sign plan. 2. *Size and Location*. Banners shall be placed only on portions of the applicant's fence which have street frontage. The maximum vertical dimension of any display area shall be limited to four (4) feet. Banners shall have grommets in all four (4) corners and midway along the top and the bottom sides. All banners shall be maintained in good condition and securely affixed to the fence. Torn, faded or defaced banners must be removed or replaced in a timely manner. All signs on any fence shall be displayed contiguously. 3. Banners shall be allowed to be displayed on a year-round basis. Display of any banner shall be limited to 90 consecutive days.

2. *Construction/subdivision sign*.

Construction/Subdivision Sign

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Nonresidential districts	32 square feet	One	15 feet from official r.o.w. 15 feet to property under different ownership or centered between interior property lines	Not permitted	Eight feet	1. One sign per project, not to exceed 32 square feet in area and eight feet in height above existing grade. 2. No construction sign shall be posted until a building permit for construction of the project has been issued and it shall be removed when the certificate of occupancy, temporary certificate of occupancy, or certificate of completion is issued or the date that the building permit expires, whichever occurs earlier.
Residential districts	6 square feet	One	15 feet from official r.o.w. 15 feet to property under different ownership or centered between interior property lines	Not permitted		1. One sign per project, not to exceed 6 square feet in area and eight feet in height above existing grade. 2. No construction sign shall be posted until a building permit for the construction of the project has been issued and shall be removed when the certificate of occupancy, temporary certificate of occupancy, or certificate of completion is issued or the date that the building permit expires, whichever occurs earlier.

3. *Real estate.*

Real estate sign

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Nonresidential districts	32 square feet max	1, plus 1 additional sign may be installed only when the premises are available for inspection by the prospective buyer or tenant without an appointment. Said additional sign shall not be larger than two feet by two feet.	5 feet from official r.o.w. line unless attached to an existing building or sign 15 feet to an interior side property line	Permitted	Eight feet measured from grade to top of sign.	No permit required for signs that are no larger than six square feet and which are not electrically illuminated. Renewal of permit shall be contingent upon the applicant providing proof of vacancy. Signs shall be removed within three days of closing or the signing of the lease agreement. The attachment of balloons, streamers, flags, or other attention attracting devices is prohibited.

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
			or centered on a lot between interior side property lines			
All residential districts	6 square feet	1 plus 1 additional sign may be installed only when the premises are available for inspection by the prospective buyer or tenant without an appointment. Said additional sign shall not be larger than two feet by two feet. Two additional signs of the same size may be installed off-site during the same time period.	Five feet from official r.o.w. line unless attached to an existing building 15 feet to an interior side property line or centered on a lot between interior side property lines	Not permitted	Eight feet measured from grade to top of sign.	No permit is required for an on-premise sign that is no larger than 6 square feet. Real estate signs shall be removed within three days of the ~~of~~ closing or the signing of the lease agreement. The attachment of balloons, streamers, flags, or other attention attracting devices is prohibited.

4. *Temporary non-commercial signs.*

Temporary non-commercial sign

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
All districts	Maximum sign area per property of 6 square feet in		Five feet from official r.o.w. and five feet from property	Permitted	Not applicable	Signs shall be erected for no more than 90 days.

Zoning District or Location Permitted	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
	the residential districts, and 32 square feet in the nonresidential districts.		under different ownership, except for site of use which shall be governed by applicable district regulations.			

~~Div. 7.17. Entrance features permitted.~~

~~Notwithstanding any other provision of this division, entrance features in compliance with each of the standards enumerated below shall be permitted.~~

~~(a) Entrance features may be placed on private property and shall be continually and properly maintained by the owners. To assure the proper maintenance of entrance features:~~

~~1. An executed covenant, stating that all structures shall be maintained in good condition and repair and that all landscaping shall likewise be so maintained, shall be delivered to the building and planning department for review and, upon approval, shall be duly recorded prior to the issuance of any permits.~~

~~(b) Entrance features may be placed within public rights-of-way provided:~~

~~1. Prior approval is granted by the building and planning department; and~~

~~2. A bond is submitted to the public works department in an amount to cover the removal of said features if deemed necessary at a later date by the public works department. The bond shall have an initial ten-year life and shall be renewed for five-year periods thereafter; and~~

~~3. An executed covenant, stating that all structures shall be maintained in good condition and repair and that all landscaping shall likewise be so maintained, shall be delivered to the public works department for review and, upon approval, shall be duly recorded prior to the issuance of any permits.~~

~~(c) Entrance features shall be placed so as not to encroach upon utility lines or traffic control devices whether such lines or traffic control devices be located overhead or underground; and where a conflict is indeed encountered, the developer or designated property owner shall be responsible for the removal or relocation of the said features or a part thereof.~~

~~(d) Entrance features shall be placed so as not to cause a visual obstruction and thereby create a traffic hazard, and should the use of illumination be incorporated in said features, such illumination shall be placed so as to be unobtrusive to moving traffic lanes or adjacent properties.~~

~~(e) The character and scale of entrance features shall be of a design such that said features are complementary to the identified development and compatible with the immediate neighborhood insofar as its overall impact is concerned.~~

~~(f) All structures within entrance features shall meet all standards of the state building code and any other applicable standards, and all water bodies with depths greater than 18 inches shall meet all applicable standards of this division, applicable to reflecting pools and water features, standards.~~

~~(g) Applications for permits for entrance features shall be made by the fee owner of the property in question and shall be submitted to the department. Applications shall include an accurately dimensioned plot use plan identifying all structures and landscaping incorporated in said features and identifying all setbacks and elevations of the same.~~

~~(h) Upon receipt of all necessary information, the building and planning department shall review the same, and in turn, the administrative official shall review the information, including staff's report, and render a decision either approving, modifying, or denying the request. A copy of said decision shall be published in a newspaper of general circulation. All approvals or modifications shall not be effective until 15 days after the administrative official's decision is published in a newspaper or general circulation.~~

~~(i) The applicant, or any aggrieved property owner in the area, may appeal the decision of the zoning board, in the manner provided for appeals of administrative decisions.~~

Div. 7.17. – Flag Display Standards.

(a) *Location and maximum height*. Except as otherwise provided herein, flags shall be displayed on flag poles. Such poles in nonresidential zoning districts shall not exceed the allowed height of the zoning district or forty-five (45) feet, whichever is less. Flagpoles may not be placed on top of buildings or light poles. Flagpoles in residential zoning districts shall not exceed twenty-five (25) feet in height.

(b) *Maximum number and size*.

1. The maximum dimensions of any flag shall be proportional to the flag pole height. The hoist side of the flag shall not exceed 50% of the vertical height of the pole. In addition, flags are subject to the following dimensional limitations:

Pole Height	**Maximum Flag Size**
Up to 25 feet	24 total square feet
25 to 39 feet	40 total square feet
40 to 45 feet	60 total square feet

2. Each property shall be allowed only one flag pole. A maximum of three flags shall be allowed. References to a flagpole height in this subsection refer to vertical flagpoles. References to the number of flags and flag poles and flag dimensions refer to both vertical flagpoles and mast-arm flagpoles (for example, staff extending at an angle from a building).

(c) *Setback*. A vertical flag pole must be set back from all property boundaries a distance that is at least equal to the height of the pole.

(d) *Condition of flag and pole or other permanent mounting*. The flag and flag pole or other permanent mounting shall be maintained in good repair. Flag poles with broken halyards shall not be used, and torn or frayed flags shall not be displayed.

Div. 7.18. - Penalty; injunctive remedy.

Any person violating any of the provisions of this article shall be punished by a fine not to exceed $500.00 ~~or by imprisonment in the county jail for a period not to exceed 60 days, or by both such fine and imprisonment,~~ in the discretion of the county court or special magistrate. Each day's violation shall be considered a separate violation. Any continuing violations of the provisions of this article may be enjoined and restrained by injunctive order of the circuit court in appropriate proceedings instituted for such purpose, or enforced by any other means legally available to the village.

Div. 7.19. - Nonconforming signs.

(a) All nonconforming signs ~~lawfully existing as of November 13, 2002,~~ must be brought into compliance with all current applicable regulations or must be removed within five years from the date of formal notification of non-conforming status by the village. The village shall provide, by certified mail to all property owners whose property contains a nonconforming sign, a notification of the nonconforming status following direction by the Village Council. Such notification shall clearly state the reasons for the nonconforming status and shall further indicate that a waiver or extension of the provisions of this paragraph may be requested under the variance procedures set forth in this Code.

(b) A nonconforming sign must be maintained. Routine maintenance and repair will not result in the loss of nonconforming status. In the case of non-conforming detached sign, a change of copy is permitted, provided, however, that the provisions specified in (c) and (d) below are not applicable.

(c) The structural elements of a non-conforming sign may not be altered, reconstructed, expanded, or enlarged.

(d) A nonconforming sign must be replaced or made to comply with the provisions of these regulations immediately ~~prior to the date in (a) above~~, if one of the following conditions exist:

(1) If the sign is removed from a wall or façade of a building in order to renovate, enlarge, and/or structurally alter such façade or wall.

(2) If the sign is located on a building which is undergoing major reconstruction, renovation, or redevelopment. A major reconstruction renovation or redevelopment project is defined for the purposes of this division, as construction work equivalent to 40 percent or more of the assessed value of the building, as listed in the public records of the county property appraiser's office.

Div. 7.20– Severability.

(a) *Generally*. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article is declared unconstitutional by the final and valid judgment or decree of any court of competent jurisdiction, this declaration of unconstitutionality or invalidity shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article.

(b) *Severability where less speech results.* Without diminishing or limiting in any way the declaration of severability set forth above in subsection (a) of this section, or elsewhere in this article, this

Code, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article, even if such severability would result in a situation where there would be less speech, whether by subjecting previously exempt signs to permitting or otherwise.

(c) *Severability of provisions pertaining to prohibited signs.* Without diminishing or limiting in any way the declaration of severability set forth above in subsection (a) of this section, or elsewhere in this article, this Code, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article or any other law is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article that pertains to prohibited signs, including specifically those signs and sign types prohibited and not allowed under Div. 7-13. Furthermore, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of Div. 7-13 is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of Div. 7-13.

(d) *Severability of prohibition on billboards.* If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article and/or any other code provisions and/or laws are declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect the prohibition on billboards as contained in Div. 7.13(k).

Div. 7.21. – Substitution of noncommercial speech for commercial speech; content-neutrality as to sign message.

(a) Notwithstanding anything to the contrary contained in this article, any sign permitted by this Code may be permitted to substitute or change the lettering on said sign face to convey any noncommercial message as often as the person owning or in control of the sign wishes, provided that all other criteria of this Code relating to design criteria, size, setbacks, etc., are satisfied.

(b) Notwithstanding anything to the contrary contained in this article, no sign or sign structure shall be subject to any limitation based solely upon the content of the message contained on such sign or displayed on such sign structure.

Section 3. Article 9 "Rules of Construction and Definitions" of Chapter 30 "Land Development Regulations" of the Village of Pinecrest Code of Ordinances is hereby amended to read as follows:

Div. 9.2. – Definition of terms.

For the purpose of administering this Code, the following words shall have the following meanings:

Advertise or Advertising. Any form of public announcement intended to aid directly or indirectly in the sale, use or promotion of a commercial product, commodity, service, activity, or entertainment.

* * * * *

Animated sign/electronic message board. A sign with a fixed or changing display/message composed of a series of lights that may be changed through electronic means. ~~A time and/or temperature sign shall not be considered an electronic message board.~~

* * * * *

Awning. A roof-like cover extended over a window, door or an opening of a structure, including garage or porte-cochere vehicle openings, being fastened, in a manner provided for such fastening, to the structure of which it is a part and design; and used for the purpose of shielding such window, door or opening from the rays of the sun, rain and like elements of weather.

Awning sign. Any sign that is part of or attached to an awning, canopy, or other fabric, plastic or structural protective cover over a door, entrance, window, or outdoor service area. A marquee sign is not an awning sign.

Banner. A temporary sign possessing characters, letters, illustrations, or ornamentations, if any, applied to cloth, paper, fabric, or like kind material with only such material for backing. A banner may or may not have a frame, and is not of permanent construction requiring compliance with the building code. A banner is not designed to fly from a flagpole and cannot be considered a flag.

* * * * *

Billboard. A commercial sign that directs attention to a business, commodity, service, or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

* * * * *

Commercial message. Any sign wording, logo, or other representation or image that directly or indirectly names, advertises, or calls attention to a product, service, sale or sale event or other commercial activity.

* * * * *

Construction/subdivision sign. A temporary sign displayed on property only during the progress of actual construction work. It is erected and maintained by the property owner/tenant, or on the owner/tenant's behalf by an architect, contractor, developer, finance organization, subcontractor, or materials vendor that is furnishing labor, services, or material on the premises.

* * * * *

Detached sign. Any sign not attached to or painted on a building, but which is permanently attached to the ground.

* * * * *

Electronic sign: Any type of electronic display board, electronic message board, digital, LED, programmable ink or other sign capable of displaying words, pictures, symbols, video or images including, but not limited to, any electronic, laser, digital, or projected images display that can be changed electronically or mechanically by remote or automatic means. Architectural lighting that is designed to illuminate building walls, architectural features or landscaping is not a sign.

* * * * *

Master-planned development entrance sign. A sign in a master-planned development, not attached to or affixed to or painted on a building, but which is permanently attached to the ground within common areas that are dedicated to a property owners' association for maintenance, and which are used to identify uses or locations and direct traffic.

* * * * *

Flag. A piece of fabric with a color or pattern that represents a government, or other noncommercial organization or idea designed to be flown from a flagpole. Banners are not included in this definition.

* * * * *

Glass sign. A sign located on the glazed area of a building facing the exterior.

* * * * *

Illegal sign. Any of the following:

1. A sign erected without first obtaining a permit and complying with all regulations in effect at the time of its construction or use;
2. A sign that was legally erected but whose use ceased because the business it identifies is no longer conducted on the premises which now shows neglect or has become dilapidated;

3. A nonconforming sign for which the amortization period has expired;
4. A sign that was legally erected but which later became nonconforming and then was damaged to the extent of 50 percent or more of its current replacement value;
5. A sign that is a danger to the public or is unsafe; or
6. A temporary sign that ~~pertains to a specific event that has not been removed within 48 hours after the occurrence of the event~~ has remained in place longer than the allowed term specified in the applicable Special Conditions of Div. 7.16(b).

* * * * *

Incidental. Subordinate and minor in area, purpose and significance, and serving or bearing a reasonable relationship to the primary use.

* * * * *

Manually changeable copy sign. A sign or portion thereof which has a readerboard for the display of text information that can be changed or rearranged manually without altering the face or surface of the sign.

* * * * *

Marquee sign. A sign affixed to a permanent roof-like structure and projecting over the entrance of the building generally designed and constructed to provide protection from the weather.

* * * * *

Monument sign. A freestanding sign where the foundation and supporting structure are visually an integral part of the sign creating a continuous form from the ground to the top of the sign. Monument signs shall be an integral and complementary element of the overall architectural and streetscape composition and shall be integrated with the building and landscape design.

* * * * *

Noncommercial message. Any message which is not a commercial message.

Noncommercial on-site directional sign. A sign that is permanently erected and used to provide direction or information to pedestrian or vehicular traffic on the premises and not displaying a commercial message, e.g., "entrance," "exit," "one-way only," and the like.

* * * * *

Off-premise sign. A sign that directs attention to a commercial business, commodity, service, or entertainment not exclusively related to the premises where such sign is located or to which it is affixed. Also referred to as "billboard".

* * * * *

Parking area light standard sign. A sign consisting of two dual-face signs extending horizontally and projecting from opposite sides of a light standard located in the parking lot of a shopping center or use in the PS, public service district, used to identify the location of the parking areas. No advertising is permitted on the sign.

* * * * *

Permanent sign. Any sign intended for permanent use. For the purposes of this chapter, any sign with an intended use of ninety (90) days or more shall be deemed a permanent sign.

* * * * *

Point of sale sign. A sign identifying the premises of a commercial establishment.

Pole sign. A detached sign with a visible support structure, such that the sign face and support structure do not appear as one (1) solid monolithic appearance, or otherwise having a support structure that is not architecturally integrated into the overall design of the sign, but not including a flag on a flagpole.

* * * * *

Portable sign. Any sign not attached to or painted on a building and not affixed or permanently attached to the ground. A sign that is tied down with metal straps, chaining, or otherwise temporarily anchored to the ground or an existing structure. Portable signs may also be described as sandwich/sidewalk signs.

* * * * *

Projecting sign. Any sign which is an independent structure, which is attached to the building wall and which extends at any angle from the face of the wall. No projecting sign shall extend above the roof.

* * * * *

~~*Sandwich/sidewalk sign*. A movable sign not secured or attached to the ground or surface upon which it is located.~~

* * * * *

Real estate sign. Any sign which indicates real property that is for sale, rent, or lease.

* * * * *

Sign. Any display of characters, letters, logos, illustrations, or any other ornamentation designed or used as advertisement, announcement or to indicate direction. This term shall not be interpreted to include traffic control devices or warning signs. A sign that is not visible from any nearby public or private property is not a Sign subject to regulation under Division 7.

Snipe sign. A~~n off premise~~ sign that is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, or to other objects.

* * * * *

Temporary. A time period of not more than 90 days.

Temporary noncommercial sign. A temporary sign with a message that is not commercial in nature. Unless otherwise provided for in these regulations, a temporary noncommercial sign shall not remain in place for longer than 90 days.

Temporary signs. Any sign intended for use not permanent in nature. For the purposes of this chapter, any sign with an intended use of ninety (90) days or less shall be deemed a temporary sign.

* * * * *

Traffic control device. A sign located within the right-of-way and that is used as a traffic control device and described and identified in the Manual on Uniform Traffic Control Devices approved by the Federal Highway Administration as the National Standard and as may be revised from time to time. A traffic control device includes those signs that are classified and defined by their function as regulatory signs (that give notice of traffic laws or regulations), warning signs (that give notice of a situation that might not readily be apparent), and guide signs (that show route designations, directions, distances, services, points of interest, and other geographical, recreational, or cultural information). These devices are not regulated as signs under this article.

* * * * *

Wall sign. A flat sign affixed to an exterior building wall (including glass) which is used to identify a use.

Section 4. Codification. This Ordinance shall be codified in accordance with the foregoing. It is the intention of the Village Council that the provisions of this Ordinance shall become and be made a part of the Village of Pinecrest Code of Ordinances; and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

Section 5. Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 6. Conflicting Ordinances. All prior ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent of said conflict.

Section 7. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage on second reading.

Passed on the first reading, this _____ day of _____, 2016.

Passed and adopted on the second reading, this _____ day of _____, 2016.

_____
Cindy Lerner, Mayor

Attest:

_____
Guido H. Inguanzo, Jr., CMC
Village Clerk

Approved as to form and legal sufficiency:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
Village Attorney

Motion on Second Reading By:
Second on Second Reading By:
Vote:

THIS PAGE INTENTIONALLY BLANK

WEISS SEROTA HELFMAN
COLE & BIERMAN, P.L

To: Mayor and Village Council, Village of Pinecrest

Cc: Yocelyn Galiano, ICMA-CM, Village Manager
Stephen R. Olmsted, AICP, Village Planning Director

From: Susan L. Trevarthen, FAICP, Village Attorney's Office
Chad Friedman, Village Attorney's Office

Date: **Revised** April 1, 2016

Re: Revisions to Pinecrest Sign Regulations

The Village Attorney's Office has reviewed the Village's current sign regulations in light of recent changes in the law. The following memorandum explains the applicable legal standards, explains why the Village needs to review the legality of its sign regulations at this time, and describes our recommendations as reflected in the accompanying draft ordinance. All of the current opportunities for signs remain unchanged, but some of the regulations have been refined or clarified.

Legal Background

Signs are protected under the free speech guarantees of the First Amendment of the U.S. Constitution. Therefore, local government sign regulation must conform to the First Amendment. The regulations cannot vary based upon the content of speech that the sign is intended to express, and cannot favor or punish points of view or topics. "Content-based" regulation is presumptively unconstitutional; strict scrutiny applies, and must be justified by a compelling governmental interest. If a sign regulation is content-based on its face, its purpose, its justification and its function does not matter. If it is content neutral, then these factors can be considered in evaluating the constitutionality of the regulation. However, the courts have been unclear about exactly how to determine whether a particular regulation is "content-based."

Sign regulations must be narrowly tailored to achieve the Village's governmental purposes for regulating signs, which can be generally characterized as aesthetics and traffic safety. The regulations must not be substantially overbroad, exceeding the scope of the governmental interests justifying regulation. But they also must not be substantially under-inclusive, so narrow or exception-ridden that the regulations fail to further the governmental interests.

The permitting criteria and timeframes must meet strict requirements as a prior restraint on speech. And the regulations of commercial signage cannot be looser than those for

noncommercial signage, because noncommercial speech is more highly protected by the First Amendment.

The Village's current sign regulations were drafted to address the above legal standards. A new U.S. Supreme Court case (*Reed v. Town of Gilbert*) places greater limitations on how much the Village's sign regulations can be tailored based on the functions or content of various sign types. The case arose from a temporary sign category allowing a number of small directional signs to be briefly placed in the right of way prior to and following a special event of a nonprofit entity, in order to guide drivers to the location of the event. This categorical sign type was used by a small itinerant church, led by Pastor Reed, to publicize its church services at various locations including elementary schools and nursing homes. The Town of Gilbert cited the church for placing signs that failed to comply with the regulations for this sign type, because they were too large, were posted for too long, and did not contain directional content.

Pastor Reed and the church sued because the Gilbert code treated these event directional signs differently from other noncommercial signs, and allowed temporary signs related to elections in the right of way and permanent ideological signs on private property to be larger and to be posted for a longer time. The June 2015 *Reed* opinion modifies prior Supreme Court precedent in holding that government regulation of speech is "content-based" if a law applies to particular speech because of the topic discussed or the idea or message expressed. The majority opinion of the Court was delivered in an opinion by Justice Thomas, but three of the six justices who joined his opinion also joined a more narrow concurring opinion by Justice Alito.

The two opinions differ in some aspects; read together as the holding of the case, they suggest that a regulation creating a category for a purely directional message, which merely gives "the time and location of a specific event," is one that "conveys an idea about a specific event" and may be considered content-based. Sign regulations tied to the identity of the speaker may be content-based. Event-based sign regulations may also be considered content-based. However, tying a signage opportunity to the timing of an event, without specifying that the sign content must relate to the event, may be more defensible. If regulations are content-based, then they must be justified by a compelling governmental interest, regardless of whether the governmental motive was innocent and not intended to censor speech.

Justice Thomas' opinion held that, even assuming that aesthetics and traffic safety were compelling governmental interests, the Gilbert regulation was under inclusive and was not narrowly tailored enough to advance these governmental interests and thereby satisfy strict scrutiny. It noted that certain signs that may be essential to guide traffic or to identify hazards and ensure safety for vehicles and pedestrians might well survive strict scrutiny.

Justice Alito's opinion states that "Properly understood, today's decision will not prevent cities from regulating signs in a way that fully protects public safety and serves legitimate esthetic

objectives." It assures local governments that *Reed* does not affect their continued ability to regulate based on key distinctions:

- Commercial signs vs. noncommercial signs
- Off-premise signs vs. on-premise signs
- Temporary vs. permanent signs
- Regulation by zoning district and land use
- Regulation by whether the message is changeable or static
- Regulation of size, placement, spacing, illumination, fabrication and other physical criteria

Governmental signs on governmental property, including traffic control devices, are not affected by the First Amendment, and can be controlled in the broad discretion of the Village, apart from the revised sign regulations. Private signs are not required to be allowed on governmental property.

Thus, the Village's prohibition on billboard/off-premise sign remains valid. Also, private covenants and regulations that may address signage on private property and common areas in the Village were unaffected by *Reed*.

Most sign codes in Florida, and across the country, fail to meet all of the requirements of *Reed*. It is an appropriate time to revisit your sign regulations, and thus this Ordinance was prepared for your consideration.

Draft Ordinance

The Ordinance includes several changes to temporary sign regulations (pages 22-42) and a few to permanent signs that are designed to enhance the defensibility of the regulations and respond to *Reed*:

- Removed regulation by sign categories based on content or function, including:
  - Special events/political signs (page 35)
  - Open house directional signs (page 34)
- Removed or replaced the above regulations with more generic and simplified signage opportunities, without specifying that the signs must convey a particular message.
- Adjusted the allowable size for construction/subdivision and real estate signs in residential zoning districts to provide consistency between the two sign types (page 39).
- Reduced the number of exceptions to permitting (pages 18-19) and to prohibited signs (pages 19-20).

- Revised banner sign regulations that specified the purposes for which banners could be installed in the Public Service district (pages 38-39).
- Added new provisions addressing the concepts of severability and substitution (pages 44-45).
- Added provisions to satisfy the concept of prior restraint including timelines for staff review of sign permit applications (page 17).
- Provided for permanent noncommercial signage in all zoning districts (page 21).

The changes to the legislative intent, scope and purpose of the sign regulations article (pages 10-15) reflect the input of your planning director, and are necessary to better articulate the compelling and substantial governmental interests that justify the regulation of signs: traffic safety and preserving aesthetics. The changes specifically reference and respond to the governing caselaw, and articulate the requirement for local government sign regulation in Florida Statutes, the Florida Constitution's protection of scenic beauty, and the relevant goals, objectives and policies of the Village's comprehensive plan: all factors that were missing from the *Reed* decision, and all presenting compelling governmental interests supporting sign regulation in Pinecrest.

The concepts of identification, warning and directional/wayfinding signs have been retained as necessary to achieve the compelling traffic safety purposes of the sign regulations. The concept of a real estate sign has been retained based on the requirement of *Linmark Assoc., Inc. v. Twp. of Willingboro,* 431 U.S. 85, 96 (1977) and is subject to intermediate scrutiny in accordance with *Central Hudson Gas & Elec. Co. v. Pub. Svc. Comm'n of NY*, 447 US 557 (1980). The Ordinance also clarifies the wording and structure of the article, consolidates definitions into Article 9 of the Land Development Regulations, removes regulations that are not related to signs, adds a new sign category, "Master planned development entrance signs" in Div. 7.16(a) *Permanent signs* and adds provisions for the display of flags on flagpoles in a new division, Div. 7-17 *Flag Display Standards*, as requested by village staff.

Since the ordinance was published in February for first reading, we have continued refining it in response to concerns identified by village staff and the Pinecrest community. These minor revisions include the following:

- Relocated the provisions regarding the total number of signs and the number of detached signs allowed (pages 16 and 27).
- Clarified that the schedule for reviewing sign permit applications is based on business days (page 17).
- Added Special Conditions that limit wall signs in the BU District to one façade and clarified that limited signage may be installed on architectural features such as towers (page 36).

- Alphabetized the lists and tables of sign regulations in Div. 7.16 *Sign standards and requirements* at staff's request; this resulted in a significant amount of text shown with a strike-through or underline merely as a result of the alphabetizing and not due to substantive changes in the regulations.
- Clarified that private signs are not allowed on public right-of-way and incorporated provisions clearly allowing the Village to remove such signs, with the responsible party being liable for the cost incurred in removal and disposal (page 16).
- Revised the regulations for Banner signs in the PS Public Service District as follows (pages 38-39):

  * Reinstated the current code requirements regarding the sign permit application and site plan.

  * Clarified that Banners may be displayed on a year-round basis and that the display of any Banner is limited to ninety (90) consecutive days.

  * Restored the language allowing businesses to be recognized as sponsors of school activities and accomplishments, not just school events.
- Removed the existing code language allowing enforcement of the sign code by imprisonment and added language allowing a special magistrate to be the decision-maker (page 43).
- Revised the provisions regarding the number of allowable noncommercial directional signs and parking area light-standard signs to remove excessive staff discretion (pages 29-30 and 32).
- Added definitions for several terms to provide further clarity (pages 45-48).

THIS PAGE INTENTIONALLY BLANK

TAB 10

THIS PAGE INTENTIONALLY BLANK

ORDINANCE NO. 2016-

AN ORDINANCE OF THE VILLAGE OF PINECREST, FLORIDA; AMENDING THE 2015-2016 OPERATING AND CAPITAL OUTLAY BUDGET (2nd QUARTER); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 2015-2016 Operating and Capital Budget was adopted pursuant to the Village Charter and state law and was based upon estimates of revenues and expenses in various categories; and

WHEREAS, the Village Manager is recommending that the Village Council approve a transfer of funds for the 2015-2016 Operating and Capital Budget and said action requires a budget amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF PINECREST, FLORIDA, AS FOLLOWS:

Section 1. The Operating and Capital Budget of the Village of Pinecrest for Fiscal Year 2015-2016 is hereby amended as follows:

Revenue Source	Amount	Expenditure Item	Description
P&R Revenues, Sponsorship	$27,513	P&R, Promotion Account	Transfer sponsorship funds to promotional activity line item.

Section 2. This ordinance shall become effective upon adoption on second reading.

PASSED on first reading this 12th day of April, 2016.

PASSED AND ADOPTED on second reading this __th day of May, 2016.

_____

Cindy Lerner, Mayor

ATTEST:

_____

Guido H. Inguanzo, Jr., CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Mitchell Bierman
Village Attorney

Motion on Second Reading by:
Second on Second Reading by:

Vote:

Yocelyn Galiano, ICMA-CM
Village Manager
manager@pinecrest-fl.gov

MEMORANDUM
Office of the Village Manager

DATE: April 5, 2016

TO: The Honorable Mayor and Members of the Village Council

FROM: Yocelyn Galiano, ICMA-CM, Village Manager

RE: FY 2016 – 2nd Quarter Budget Amendment

Section 4.7(a) of the Village Charter provides for the adoption of an ordinance as the mechanism for supplemental appropriations to be made during any fiscal year. Below is a description of each recommended budget amendment for your consideration:

1. Parks and Recreation Department Budget: Pinecrest received $41,513 in donations from corporate sponsorships to offset the costs associated with the 20th Anniversary Picnic. The 1st Quarter amendment added $14,000 in new revenues to the expenditure line item for promotional activities and now the 2nd Quarter amendment proposes to add the remaining balance of $27,513.

Revenue Source	Amount	Expenditure Item	Description
P&R Revenues, Sponsorship	$27,513	P&R, Promotion Account	Transfer sponsorship funds to promotional activity line item.

THIS PAGE INTENTIONALLY BLANK

TAB 11

THIS PAGE INTENTIONALLY BLANK

ORDINANCE _____

(Revision 2, 4-3-2016)

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE VILLAGE OF PINECREST, CHAPTER 26, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES," ARTICLE III, "RIGHTS-OF-WAY -- COMMUNICATIONS FACILITIES," BY AMENDING DEFINITIONS; AMENDING THE REGISTRATION AND PERMIT PROCESSES AND REQUIREMENTS; CREATING STANDARDS FOR COMMUNICATIONS FACILITIES DESIGN, LOCATION AND COLLOCATION; AND AMENDING SUCH OTHER SECTIONS AS ARE APPROPRIATE TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the provision of telecommunications services to residents of and visitors to the Village of Pinecrest ("Village") is both an important amenity and often necessity of public and private life in the Village; and

WHEREAS, the demand for telecommunications services has grown exponentially in recent years, requiring the continual upgrading of telecommunications equipment and services to satisfy such demand; and

WHEREAS, the placement of telecommunications equipment and poles in the public rights-of-way to satisfy the demand for telecommunications services raise important issues with respect to the Village's rights and responsibility to manage its public rights-of-way; and

WHEREAS, the Village has reviewed its ordinances and has concluded that they must be updated in order to address the issues that new and expanded telecommunications equipment and poles in the rights-of-way present; and

WHEREAS, the requirements for siting wireless telecommunications facilities are intended to accomplish the following:

- protect and promote the public health, safety and general welfare of the residents of the Village and support the Village's public safety and internal communications needs;

- provide for the appropriate location and development of communications facilities within municipal limits;
- minimize potential adverse impacts of communication facilities to residential areas;
- minimize the total number of communication sites within the community by strongly encouraging the collocation of antennas on pre-existing poles and other structures as a primary option rather than construction of additional communication facilities;
- encourage communication providers to configure communication facilities in such a way that minimizes the adverse visual impact of the telecommunication facilities through careful design, siting, landscaping screening, and innovation camouflaging techniques; and
- minimize potential damage to property from communication facilities by requiring such structures be soundly designed, constructed, modified and maintained; and
- to ensure compliance with federal, state, county and local laws allowing access to the right-of-way.

WHEREAS, adoption of the following amendments is necessary to satisfy the above objectives.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA.

Section 1. The Code of Ordinances of the Village of Pinecrest, Chapter 26, "Streets, Sidewalks And Other Public Places," Article III, "Rights-Of-Way -- Communications Facilities," is hereby amended as follows:

ARTICLE III. - RIGHTS-OF-WAY—COMMUNICATION FACILITIES

Sec. 26-51. - Title.

This article shall be known and may be cited as the "Village of Pinecrest Rights-of-Way—Communication Facilities Ordinance."

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-52. - Intent and purpose.

It is the intent of the village to promote the public health, safety and general welfare by:

(1) Providing for the placement or maintenance of communications facilities in the public rights-of-way within the village;

(2) Adopting and administering reasonable rules and regulations not inconsistent with state and federal law, including, but not limited to, Florida Statutes ~~F.S.~~ § 337.401, as amended, 47 USC §§ 253(a), 332(c)(7) and 1455(a), 47 CFR 1.40001 and applicable policies and rules of the FCC, as they may be amended from time to time, the village's home-rule authority, and other federal and state laws;

(3) Establishing reasonable rules and regulations necessary to manage the placement or maintenance of communications facilities in the public rights-of-way by all communications services providers; and

(4) Minimizing disruption to the public rights-of-way. In regulating its public rights-of-way, the village shall be governed by and shall comply with all applicable federal and state laws.

Persons seeking to place or maintain communications facilities in the public rights-of-way shall comply with the provisions of this article.

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-53. - Definitions.

For purposes of this article, the following terms, phrases, words and their derivations shall have the meanings given. Where not inconsistent with the context, words used in the present tense include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number. The words "shall" and "will" are mandatory, and "may" is permissive. Words not otherwise defined shall be construed to mean the common and ordinary meaning.

Abandonment shall mean the permanent cessation of ~~all~~ the use~~s~~ of a communications facility; provided that this term shall not include cessation of all use of a facility within a physical structure where the physical structure continues to be used. By way of example, and not limitation, cessation of all use of a cable within a conduit, where the conduit continues to be used, shall not be "abandonment" of a facility

in public rights-of-way. It may also mean the discontinued use of ~~obsolete~~ unutilized technology in favor of new technology, which would require the removal of the discontinued, abandoned technology. There is a rebuttable presumption that any communications facility that has ceased operations for a period of ~~one year~~ 180 days is abandoned.

Arterial roadway shall mean any street or roadway that constitutes the highest degree of mobility at the highest speed, for long, uninterrupted travel, and constitutes the largest proportion of total travel as per the Federal Functional Classification Map maintained by the State of Florida Department of Transportation District Six Office, as amended.

Building Permit shall mean a permit issued by the village's Department of Building and Zoning authorizing construction or modification of proposed facilities in conformity with the requirements of the Florida Building Code.

Collector roadway shall mean any street or roadway that provides a mix of mobility and land access functions, linking major land uses to each other or to the arterial highway system as per the Federal Functional Classification Map maintained by the State of Florida Department of Transportation District Six Offices, as amended.

Collocation shall mean the situation in which a communications services provider or a pass-through provider uses an existing structure to locate a second or subsequent antenna. The term includes the ground, platform, or roof installation of equipment enclosures, cabinets, or buildings, and cables, brackets, and other equipment associated with the location and operation of the antenna.

Communications facility or system shall mean any permanent or temporary plant, equipment and property, including but not limited to cables, wires, conduits, ducts, fiber optics, poles, antennas, converters, splice boxes, cabinets, hand holes, manholes vaults, drains, surface location markers, appurtenances, towers, distributed antenna systems (DAS), small cell facilities, and other equipment or pathway placed or maintained in the public rights-of-way of the village and used or capable or being used to transmit, convey, route, receive, distribute, provide or offer communications services, as per Florida Statutes § 337.401, as amended.

Communications facility provider shall mean a person (other than a communications services provider operating one or more communications facilities located within the village) who is engaged, directly or indirectly, in the business of leasing, licensing, subleasing, subletting or hiring to one or more communications service providers all or a portion of the tangible personal property used in a

communications facility, including, but not limited to, towers, poles, tower space, antennas, transmitters, and transmission lines. Provisions of this article that apply only to communications facility providers shall not apply to communications service providers even if the communications service providers also operate, license, lease, sublease, or sublet communications facilities.

Communications services shall mean the transmission, conveyance or routing of voice, data, audio, video, or any other information or signals, including video services, to a point, or between or among points, by or through any electronic, radio, satellite, cable, optical, microwave, or other medium or method now in existence or hereafter devised, regardless of the protocol used for such transmission or conveyance, as per Florida Statutes § 202.11, as amended. The term includes such transmission, conveyance, or routing in which computer processing applications are used to act on the form, code, or protocol of the content for purposes of transmission, conveyance, or routing without regard to whether such service is referred to as voice-over-Internet-protocol services or is classified by the Federal Communications Commission as enhanced or value-added. The term does not include:

(1) Information services.

(2) Installation or maintenance of wiring or equipment on a customer's premises.

(3) The sale or rental of tangible personal property.

(4) The sale of advertising, including, but not limited to, directory advertising.

(5) Bad check charges.

(6) Late payment charges.

(7) Billing and collection services.

(8) Internet access service, electronic mail service, electronic bulletin board service, or similar on-line computer services. ~~Notwithstanding the foregoing, for purposes of this article "cable service," as defined in F.S. § 202.11(2), as it may be amended, is not included in the definition of "communications services," and cable service providers may be subject to other ordinances of the village.~~

Communications services provider shall mean any person including a municipality or county providing communications services, as that term is used in Florida Statutes § 337.401, as amended, through the placement or maintenance of a communications facility in public rights-of-way. ~~"Communications services provider" shall also include any person including a municipality or county that~~

~~places or maintains a communications facility in public rights-of-way but does not provide communications services.~~

~~*Communications facility* or facility or system shall mean any permanent or temporary plant, equipment and property, including but not limited to cables, wires, conduits, ducts, fiber optics, poles, antennas, converters, splice boxes, cabinets, hand holes, manholes vaults, drains, surface location markers, appurtenances, and other equipment or pathway placed or maintained in the public rights-of-way of the village and used or capable or being used to transmit, convey, route, receive, distribute, provide or offer communications services, as per Florida Statutes § 337.401, as amended.~~

Director, as used in this article, shall mean the village's Public Works Director, or designee.

Emergency shall mean a condition that affects the public's health, safety or welfare, which includes an unplanned out-of-service condition of a pre-existing service.

Existing structure shall mean a structure that exists at the time an application for permission to place antennas on the structure is filed with the village. The term includes any structure that can structurally support the attachment of antennas in compliance with the applicable codes.

FCC shall mean the Federal Communications Commission.

Furniture Zone shall mean the paved portion of the streetscape zone typically located between the back of curb or end of pavement and the sidewalk. The furniture zone typically includes street light poles and lights, utility poles, regulatory signage, traffic signal equipment and street trees. In some cases a streetscape zone may not have a furniture zone.

Historic structure shall mean a structure individually designated as historic, or located within a district designated as historic, by applicable village, county, state or federal law.

In public rights-of-way or in the public rights-of-way shall mean in, on, over, under or across the public rights-of-way.

Ordinance shall mean this article.

Parkway Strip shall mean the unpaved portion of the right-of-way between the back of curb or edge of pavement and the sidewalk. The parkway strip typically includes street light poles and lights, utility poles, regulatory signage, traffic signal equipment and street trees. In some instances a streetscape zone may not have a parkway strip.

Pass-through provider is any person who places or maintains a communications facility in the roads or rights-of-way of the village and who does not remit taxes imposed by the village pursuant to Florida Statutes, Chapter 202, as per Florida Statutes § 337.401, as amended. A "pass-through provider" does not provide communications services to retail customers in the village.

Pedestrian Clear Zone shall mean the unencumbered paved, or sidewalk portion of the streetscape zone inside the right-of-way. The pedestrian clear zone may or may not be separated from the travel lane by a furniture zone or parkway strip.

Person shall include any individual, children, firm, association, joint venture, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, organization or legal entity of any kind, successor, assignee, transferee, personal representative, and all other groups or combinations, and shall include the village to the extent the village acts as a communications services provider.

Place or maintain or placement or maintenance or placing or maintaining shall mean to erect, construct, install, maintain, place, repair, extend, expand, remove, replace, occupy, locate, ~~or~~ relocate or control the physical use of facilities. A person ~~communications services provider~~ that owns or has the power to direct and control the physical use of ~~exercises physical control~~ communications facilities in the public rights-of-way, such as the ~~physical control~~ authority to enter upon, energize, de-energize, maintain, remove, replace, modify or ~~and~~ repair physical facilities, is "placing or maintaining" the facilities. A person providing service only through resale or only through use of a third-party communications services provider's unbundled network elements is not "placing or maintaining" the communications facilities through which such service is provided. The transmission and receipt of radio frequency signals through the airspace of the public rights-of-way does not constitute "placing or maintaining" facilities in the public rights-of-way.

Public rights-of-way shall mean a public right-of-way, public utility easement, highway, street, bridge, tunnel or alley for which the village is the authority that has jurisdiction and control and may lawfully grant access to pursuant to applicable law, and includes the surface, the air space over the surface and the area below the surface. "Public rights-of-way" shall not include private property, or easements over private property. "Public rights-of-way" shall not include any real or personal village property except as described above and shall not include the village buildings, fixtures, poles, conduits, facilities or other structures or improvements, regardless of whether they are situated in the public rights-of-way.

Registrant shall mean a person ~~communications services provider~~ that has registered with the village in accordance with the provisions of ~~this article~~ Section 26-54 of this article, and holds an effective registration.

Registration or register shall mean the process described in this article whereby a communications services provider, communications facility provider, or pass-through provider provides certain information to the village.

Repurposed structure shall mean an existing structure owned by the village or any utility (a) that has been renovated, reconfigured, or replaced with a similar structure so as to continue serving its existing purpose while also supporting the attachment of communication facilities or antennas, where possible through stealth design, (b) that is approximately in the same location as the existing structure, (c) that does not result in a net increase in the number of structures located within the public right-of-way, (d) that is installed near the outer boundaries of the public rights-of-way to the extent possible, (e) that does not interfere with pedestrian or vehicular access, and (f) that complies with the Americans with Disability Act, Florida Building Code, and Florida Department of Transportation's Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, as same may be amended from time to time, compliant. By way of illustration only, where a light pole existing within the public right-of-way is removed and is replaced with a new light pole that is substantially similar to the old light pole but now supports the attachment or integration of communication facilities, the new light pole shall be considered a "repurposed structure." Unless stated otherwise, all references to "communications facilities" or "wireless communications facilities" shall also apply to repurposed structures. To "repurpose an existing structure" shall mean the act of renovating, reconfiguring, or replacing an existing structure as described above.

ROW Permit shall mean the village of Pinecrest public rights-of-way permit required by Section 26-56 of this article.

Stealth design shall mean a method of camouflaging any tower, antenna or other telecommunications facility, including, but not limited to, supporting electrical or mechanical equipment, which is designed to enhance compatibility with adjacent land uses and be as visually unobtrusive as possible. Stealth design may include a repurposed structure.

Tower shall mean any structure or pole designed solely or primarily to support antennas used to provide communications services, including but not limited to distributed antenna systems (DAS), and small cell facilities. Without reference to the stealth requirements provided herein, the dimensions and

outward appearance of towers to be placed in the rights of way shall closely resemble the dimensions and outward appearance of other utility poles permitted to occupy the rights of way.

Wireless communications facility shall mean equipment used to provide wireless service, as the phrase, "wireless communications facility" is further defined and limited in Florida Statutes § 365.172, as amended. A wireless communications facility is a type of communications facility.

Wireless provider shall have the meaning set forth in Florida Statutes § 365.172(3)(hh), as may be amended from time to time.

Wireless service shall mean "commercial mobile radio service" as provided under §§ 3(27) and 332(d) of the Federal Telecommunications Act of 1996, 47 U.S.C. § 151 et seq., and the Omnibus Budget Reconciliation Act of 1993, Pub. L No. 103-66, August 10, 1993, 107 Stat. 312, as per Florida Statutes § 365.172, as amended. The term includes service provided by any wireless real-time two-way wire communication device, including radio-telephone communications in cellular telephone service; personal communications service; or the functional or competitive equivalent of a radio-telephone communications line used in cellular telephone service, a personal communications service, or a network radio access line. The term does not include communications services providers that offer mainly dispatch service in a more localized, non-cellular configuration; providers offering only data, one-way, or stored-voice services on an interconnected basis; providers of air-to-ground services; or public coast stations.

Village shall mean the Village of Pinecrest, Miami-Dade County, Florida.

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-54. - Registration for placing or maintaining communications facilities in public rights-of-way.

(a) A ~~communications services provider that desires~~ person seeking to place or maintain a communications facility in public rights-of-way in the village shall first register with the village in accordance with this article. This article provides no right of access to the public rights-of-way for (i) persons other than communications service providers or (ii) businesses other than providing communications services. Other uses of the public rights-of-way reasonably related to the provision of communications services may be allowed in the reasonable discretion of the village. Subject to the terms and conditions prescribed in this article, a registrant may place or maintain a communications facility in public rights-of-way.

(b) A registration shall not convey any title, equitable or legal, to the registrant in the public rights-of-way. Tangible personal property placed in the public rights-of-way pursuant to this article shall retain its character as tangible personal property and shall not be regarded as real property, fixtures or mixed property. Registration under this article governs only the placement or maintenance of communications facilities in public rights-of-way. Other ordinances, codes or regulations may apply to the placement or maintenance in the public rights-of-way of facilities that are not communications facilities. Registration does not excuse a ~~communications services provider~~ person from obtaining appropriate access or pole attachment agreements before locating its facilities in the village or on another person's facilities. Registration does not excuse a ~~communications services provider~~ person from complying with all applicable village ordinances, codes or regulations, including this article.

(c) Each ~~communications services provider that desires~~ person seeking authority to place or maintain a communications facility, including, without limitation collocations, in public rights-of-way in the village shall file a single registration with the village which shall include the following information:

(1) Name and address of the applicant. If the applicant is not a natural person residing in Florida or an entity organized under the laws of Florida, applicant shall supply proof of its authority to do business in Florida;

(2) Name, address and telephone number of the applicant's primary contact person in connection with the registration and the person to contact in case of an emergency;

(3) Evidence of the insurance coverage required under this article and acknowledgment that registrant has received and reviewed a copy of this article, which acknowledgment shall not be deemed an agreement; and

(4) The number of the applicant's certificate of authorization or license to provide communications services issued by the Florida Public Service Commission, the Federal Communications Commission, or other federal or state authority, if any. An applicant proposing to place or maintain a wireless communications facility operating on spectrum licensed by the FCC shall supply the file number of the FCC license authorizing such wireless service.

(d) The village shall review the information submitted by the applicant. Such review shall be by the village manager or ~~his~~ designee. If the applicant submits information in accordance with subsection (c), above, the registration shall be effective and the village shall notify the applicant of the effectiveness of registration in writing. If the village determines that the information has not been

submitted in accordance with subsection ~~(3)~~ (c), above, the village shall notify the applicant of the non-effectiveness of registration, and reasons for the non-effectiveness, in writing. The village shall so reply to an applicant within thirty (30) days after receipt of registration information from the applicant. Non-effectiveness of registration shall not preclude an applicant from filing subsequent applications for registration under the provisions of this section. An applicant has thirty (30) days after receipt of a notice of non-effectiveness of registration to appeal the decision as provided in section 26-58, hereof.

(e) A registrant may cancel a registration upon written notice to the village stating that it will no longer place or maintain any communications facilities, including without limitation collocations, in public rights-of-way within the village and will no longer need to obtain permits to perform work in public rights-of-way. A registrant cannot cancel a registration if the registrant continues to place or maintain any communications facilities in public rights-of-way.

(f) Registration does not in and of itself establish a right to place or maintain or priority for the placement or maintenance of a communications facility in public rights-of-way within the village but shall establish for the registrant a right to apply for a ROW Permit ~~permit if permitting is required by the village~~. Registrations are expressly subject to any future amendment to or replacement of this article and further subject to any additional village ordinances, as well as any state or federal laws that may be enacted or amended from time to time.

(g) A registrant shall renew its registration with the village by April 1 of even numbered years in accordance with the registration requirements in this article, except that a registrant that initially registers during the even numbered year when renewal would be due or the odd numbered year immediately preceding such even numbered year shall not be required to renew until the next even numbered year. Each renewal shall include an inventory of the communications facilities, poles, towers, underground lines and equipment cabinets registrant installed in public rights-of-way in the village during the last term of the registration and an inventory of the wireless communications facilities, poles, towers, and equipment cabinets registrant abandoned in the public rights-of-way in the village during the last term of the registration. Within thirty (30) days of any change in the information required to be submitted pursuant to subsection (c), a registrant shall provide updated information to the village. If no information in the then-existing registration has changed, the renewal may state that no information has changed. Failure to renew a registration may result in the village

restricting the issuance of additional permits until the communications services provider has complied with the registration requirements of this article.

(h) In accordance with applicable village ordinances, codes or regulations, and to the extent permitted by law, a ROW Permit is ~~permit may be~~ required of any person ~~communications services provider that desires~~ seeking to place or maintain a communications facility including, without limitation, a collocation, in public rights-of-way. An effective registration shall be a condition of obtaining a ROW Permit ~~permit~~. Notwithstanding an effective registration, all permitting requirements, including Building Permit requirements, shall apply. A ROW Permit ~~permit~~ may be obtained by or on behalf of a communications services provider ~~registrant~~ having an effective registration if all permitting requirements are met.

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-55. - Notice of transfer, sale or assignment of assets in public rights-of-way.

A registrant shall not transfer, sell or assign all or any portion of its assets located in public rights-of-way except to a person holding a valid registration issued pursuant to section 26-54, hereof. Written notice of any such proposed transfer, sale, or assignment, along with assignee/transferee's signed and sworn certificate of its compliance with the requirements of this article, shall be provided by such registrant to the village at least five days prior to the effective date of the transfer, sale or assignment. If permit applications are pending in the name of the transferor/assignor, the transferee/assignee shall notify the village manager that the transferee/assignee is the new applicant. Violation of the requirements of this section 26-55 will subject the registrant to a fine of up to $500.00 for each day the registrant fails to comply; provided however, village does not claim the right to approve or deny registrants' asset transfers or assignments to communications services providers operating at least one communications facility within the village, and the failure to comply with this section does not void any such asset transfer or assignment. The village reserves its right to exclude persons other than communications services providers from its right-of-way. Transfers or assignments of a communications facility to persons other than a communications services provider who will operate at least one communications facility within the village require compliance with this section to insure continued use of the public right-of-way. Successors in interest to a registrant shall provide notice to the village of any transfer, whether voluntary or involuntary, within thirty (30) days of the transfer.

~~If a registrant transfers, sells or assigns its assets located in public rights-of-way incident to a transfer, sale or assignment of the registrant's assets, the transferee, buyer or assignee shall be obligated to comply with the terms of this article. Written notice of any such transfer, sale or assignment shall be provided by such registrant to the village within twenty (20) days after the effective date of the transfer, sale or assignment. If the transferee, buyer or assignee is a current registrant, then the transferee, buyer or assignee is not required to re-register. If the transferee, buyer or assignee is not a current registrant then the transferee, buyer or assignee shall register as provided in section 26-54. If permit applications are pending in the registrant's name, the transferee, buyer or assignee shall notify the village's public works department that the transferee, buyer or assignee is the new applicant.~~

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-56. - Placement or maintenance of a communications facility in public rights-of-way.

(a) A registrant shall at all times comply with and abide by all applicable provisions of the state and federal law and the village's ordinances, codes and regulations in placing or maintaining a communications facility in public rights-of-way.

(b) A registrant shall not commence to place or maintain a communications facility, including without limitation a collocation, in public rights-of-way until all applicable permits~~, if any,~~ have been issued by the village or other appropriate authority, except in the case of an emergency, a registrant may restore its damaged facilities in the right-of-way to their pre-emergency condition or replace its destroyed facilities in the rights-of-way with facilities of the same size, character and quality, all without first applying for or receiving a permit. Registrant shall provide prompt notice to the village of the repair, placement or maintenance of a communications facility in public rights-of-way in the event of an emergency and shall be required to obtain an after-the-fact ROW Permit ~~permit~~ if a permit would have originally been required to perform the work undertaken in public rights-of-way in connection with the emergency. The term "emergency" shall mean a condition that affects the public's health, safety or welfare, which includes an unplanned out-of-service condition of a pre-existing service. Registrant acknowledges that as a condition of granting such permits, the village may impose reasonable rules or regulations governing the placement or maintenance of a communications facility in public rights-of-way. Permits shall apply only to the areas of public rights-of-way specifically identified in the permit, and comply with the requirements set forth in §

26-84. The village may issue ~~a~~ blanket permits to cover certain activities, such as routine maintenance and repair activities, which ~~that~~ may otherwise require individual permits.

(c) As part of any ROW Permit ~~permit~~ application to place a new or replace an existing communications facility in public rights-of-way, including, without limitation, a collocation, the registrant shall provide the following:

(1) The location of the proposed facilities, including a description of the facilities to be installed, where the facilities are to be located, and the approximate size of facilities that will be located in public-rights-of-way;

(2) With respect to proposals to locate a new tower or replace an existing tower or wireless communication facility in the right-of-way, engineering documentation demonstrating either: (i) how the proposed tower or wireless communications facility can accommodate collocations; (ii) ~~why the village's interest in safe, aesthetic, efficient and effective management of the public rights-of-way is better served by the proposed tower or wireless communications facility than by a communications facility that could accommodate multiple collocations;~~ how stealth design can be used at this location; or (iii) why a repurposed structure is not better suited to or feasible for the site;

(3) ~~(2)~~ A description of the manner in which the facility will be installed (i.e., anticipated construction methods or techniques);

(4) ~~(3)~~ A maintenance of traffic plan for any disruption of the public rights-of-way;

(5) ~~(4)~~ For purposes of the village assessing impact on right-of-way resources, effects on neighboring properties and potential for collocations or repurposed structures, information on the ability of the public rights-of-way to accommodate the proposed facility, including information that identifies all above-ground and below ground structures (including light poles, power poles, equipment boxes and antenna), currently existing in the public rights-of-way in the village within a ~~500~~ 750-feet radius of the proposed facility, if available (such information may be provided without certification as to correctness, to the extent obtained from other registrants with facilities in the public rights-of-way); however, if the applicable official or board determines that it either: (i) better serves the village's interests in safe, aesthetic, efficient and effective management of the public rights-of-way; (ii) is necessary to address a documented lack of capacity for one or more carriers; or (iii) will help minimize the total number of communication facilities necessary to

serve a particular area, then the ~~500~~ 750-foot distance requirement may be modified. The applicant shall provide competent substantial evidence to reflect that the above conditions are met, in order to waive the ~~500~~ 750-foot distance requirements, and ensure compliance with all the other requirements of this article;

~~(4) Information on the ability of the public rights-of-way to accommodate the proposed facility, if available (such information shall be provided without certification as to correctness, to the extent obtained from other persons);~~

(6) ~~(5)~~ If appropriate given the facility proposed, an estimate of the cost of restoration to the public rights-of-way;

(7) ~~(6)~~ The timetable for construction of the project or each phase thereof, and the areas of the village which will be affected;

(8) Whether all or any portion of the proposed facilities will be rented, hired, leased, sublet, or licensed from or to any third party and, if so, the identity, and contact information of that third party;

(9) Prior to installation of any new or additional equipment in the rights-of-way, including, but not limited to, collocation at a specific site, the registrant shall be required to remove any and all ~~obsolete,~~ unutilized or abandoned equipment. Any application to install new or additional equipment shall identify the unutilized or abandoned equipment that shall be removed prior to the installation of any new or additional technology or equipment in the rights-of-way;

(10) If there exists a telecommunication facility by the same registrant within the right-of-way that is adjacent to or within ~~15~~ 50 feet of the proposed new telecommunication facility location, the registrant shall be required to remove and consolidate the equipment into one facility, so as to not create a second location for such facilities within such a minimal distance; however, if the applicable official or board determines that it either: (i) better serves the village's interests in safe, aesthetic, efficient and effective management of the public rights-of-way; (ii) is necessary to address a documented lack of capacity for one or more carriers; or (iii) will help minimize the total number of communication facilities necessary to serve a particular area, then the 50-foot distance requirement may be modified; and

(11) Such additional information as the village finds reasonably necessary with respect to the placement or maintenance of the communications facility that is the subject of the permit application to review such permit application.

(d) a. To the extent not otherwise prohibited by state or federal laws, the village shall have the power to prohibit or limit the placement of new or additional communications facilities within a particular area of public rights-of-way and may consider, among other things and without limitation, the sufficiency of space to accommodate all of the present communications facilities and pending applications to place and maintain facilities in that area of the public rights-of-way, the sufficiency of space to accommodate village announced plans for public improvements or projects that the village determines are in the public interest, the impact on traffic and traffic safety, and the impact upon existing facilities in the rights-of-way. The village manager or designee may impose additional reasonable regulations and conditions to ensure the public health, safety and welfare, and peaceful enjoyment of village residents and businesses.

b. Where available, wireless communication facilities shall be located in the furniture zone or parkway strip. In no instance when a furniture zone or parkway strip is available, shall wireless communication facilities be located in the pedestrian clear zone. Wireless communications facilities in the furniture zone or parkway strip shall generally be placed in the center of the furniture zone or parkway strip and shall meet minimum Florida Department of Transportation ("FDOT") and village public works manual setback requirements from the back-of-curb or edge of pavement. Where there is no furniture zone or parkway strip, wireless communication facilities shall maintain either a minimum six (6) foot wide pedestrian clear zone from back-of-curb or edge of pavement to the inward edge of a wireless communication facility or a minimum five (5) foot wide pedestrian clear zone between the outward edge of a wireless communication facility and the back-of-sidewalk.

(e) All communications facilities shall be placed or maintained so as not to unreasonably interfere with the use of the public rights-of-way by the public and with the rights and convenience of property owners who adjoin any of the public rights-of-way. The use of trenchless technology (i.e., directional bore method) for the installation of facilities in the public rights-of-way as well as joint trenching or the ~~co-location~~ collocation of facilities in existing conduit is strongly encouraged, and should be employed wherever feasible. To the extent not prohibited by federal and state law, the village shall require any registrant that does not have communications facilities in the village as of the date of adoption of this article to place any new cables, wires, fiber optics, splice boxes and similar communications facilities underground, unless such communications facilities can be collocated on

existing or stealth design poles. The village manager or ~~his~~ designee may promulgate reasonable rules and regulations concerning the placement or maintenance of a communications facility in public rights-of-way consistent with this article and other applicable law.

(f) All safety practices required by applicable law or accepted industry practices and standards shall be used during the placement or maintenance of communications facilities.

(g) After the completion of any placement or maintenance of a communications facility in public rights-of-way or each phase thereof, a registrant shall, at its own expense restore the public rights-of-way to its original condition before such work. If the registrant fails to make such restoration within 30 days, or such longer period of time as may be reasonably required under the circumstances, following the completion of such placement or maintenance, the village may perform restoration and charge the costs of the restoration against the registrant in accordance with Florida Statutes ~~F.S.~~ § 337.402, as amended. For 12 months following the original completion of the work, the registrant shall guarantee its restoration work and shall correct any restoration work that does not satisfy the requirements of this article as its own expense.

(h) Removal or relocation at the direction of the village of a registrant's communications facility in public rights-of-way shall be governed by the provisions of Florida Statutes ~~F.S.~~ §§ 337.403 and 337.404, as amended. Subject to Florida Statutes §§ 337.403 and 337.404 and other provisions of law, whenever existing overhead utility distribution facilities are converted to underground facilities, any registrant having communications facilities on poles that are to be removed shall arrange for the conversion to underground facilities on the same terms and conditions as the other utilities that are being converted to underground facilities.

(i) A permit from the village constitutes authorization to undertake only certain activities in public rights-of-way in accordance with this article, and does not create a property right or grant authority to impinge upon the rights of others who may have an interest in the public rights-of-way.

(j) A registrant shall maintain its communications facility in public rights-of-way in a manner consistent with accepted industry practice and applicable law.

(k) In connection with excavation in the public rights-of-way, a registrant shall, where applicable, comply with the underground Facility Damage Prevention and Safety Act set forth in Florida Statutes ~~F.S.~~ Ch. 556, as amended.

(l) Registrant shall use and exercise due caution, care and skill in performing work in the public rights-of-way and shall take all reasonable steps to safeguard work site areas.

(m) Upon request of the village, and as notified by the village of the other work, construction, installation or repairs referenced below, a registrant may be required to coordinate placement or maintenance activities under a permit with any other work, construction, installation or repairs that may be occurring or scheduled to occur within a reasonable timeframe in the subject public rights-of-way, and registrant may be required to reasonably alter its placement or maintenance schedule as necessary so as to minimize disruption and disturbance in the public rights-of-way.

(n) A registrant shall not place or maintain its communications facilities so as to interfere with, displace, damage or destroy any facilities, including but not limited to, sewers, gas or water mains, storm drains, pipes, cables or conduits of the village or any other person's facilities lawfully occupying the public rights-of-way of the village.

(o) The village makes no warranties or representations regarding the fitness, suitability, or availability of the village's public rights-of-way for the registrant's communications facilities and any performance of work, costs incurred or services provided by registrant shall be at registrant's sole risk. Nothing in this article shall affect the village's authority to add, vacate or abandon public rights-of-way, and the village makes no warranties or representations regarding the availability of any added, vacated or abandoned public rights-of-way for communications facilities.

(p) The village shall have the right to make such inspections of communications facilities placed or maintained the public rights-of-way as it finds necessary to ensure compliance with this article and all persons placing or maintaining communications facilities within the rights-of-way shall promptly make those communications facilities available for inspection upon request of the village.

(q) A ROW Permit ~~permit~~ application to place a new or replace an existing communications facility in public rights-of-way shall include plans showing the location of the proposed installation of facilities in the public rights-of-way. If the plans so provided require revision based upon actual installation, the registrant shall promptly provide revised plans. The plans shall be in a hard copy format or an electronic format specified by the village, provided such electronic format is maintained by the registrant. Such plans in a format maintained by the registrant shall be provided at no cost to the village. Upon completion of any communications facilities, the communications services provider shall furnish to the village, at no cost to the village, one complete set of sealed "as built" plans, or in the case of any underground communications facilities, a sealed survey showing the exact location

of such communications facilities, including their depth; or in either case, such other documentation describing the location (including height or depth, as the case may be), of communications facilities as the city manager or designee, may approve. This requirement shall be in addition to, and not in lieu of, any filings the registrant is required to make under the Underground Facility Damage Prevention and Safety Act set forth in Florida Statutes Ch. 556, as amended from time to time. The fact that such plans or survey is on file with the village shall in no way abrogate the duty of any person to comply with the aforesaid Underground Facility Damage Prevention and Safety Act when performing work in the public rights-of-way. Any proprietary confidential business information obtained from a registrant in connection with a permit application or a permit shall be held confidential by the village to the extent provided in Florida Statutes § 202.195, as amended from time to time. Such confidential proprietary business information shall be excluded from the evidentiary record of any public hearing held on an application for a ROW Permit and registrant bears the risk that its claims of privilege protecting confidential proprietary business information may impair its ability to prevail at hearing on issues relevant to grant of a ROW permit.

(r) The village reserves the right to place and maintain, and permit to be placed or maintained, sewer, gas, water, electric, stormwater drainage, communications, and other types of facilities, cables or conduit, and to do, and to permit to be done, any underground and overhead installation or improvement that may be deemed necessary or proper by the village in public rights-of-way occupied by the registrant, and the village also reserves the right to reserve any portion of the public rights-of-way for its own present or future use. The village further reserves without limitation the right to alter, change, or cause to be changed, the grading, installation, relocation, or width of the public rights-of-way within the limits of the village and within said limits as same may from time to time be altered.

(s) A registrant shall, on the request of any person holding a permit issued by the village, temporarily raise or lower its communications facilities to permit the work authorized by the permit. The expense of such temporary raising or lowering of facilities shall be paid by the person requesting the same, and the registrant shall have the authority to require such payment in advance. The registrant shall be given not less than 30 days' advance written notice to arrange for such temporary relocation.

(t) The following additional requirements apply when a registrant seeks authority to locate a wireless communications facility in the public rights-of-way:

(1) Registrants seeking to locate wireless communications facilities within the village are encouraged to locate on private property or government-owned property outside of the rights-of-way, or in a commercial corridor. An application for a ROW Permit to locate wireless communications facilities within the rights-of-way shall explain why the applicant is unable to locate the proposed facilities on private property or government-owned property or in a commercial corridor. The village may not deny an application based solely on the fact that the applicant is proposing to place a wireless telecommunications facility in the rights-of-way.

(2) Registrants seeking to place, construct or modify a wireless communications facility in the right-of-way shall:

a. Either collocate wireless communications facilities with the wireless communications facilities of other wireless providers, as set out in Florida Statutes § 365.172, as amended; or

b. Install their wireless communications facilities on existing structures within the right-of-way, including without limitation existing power poles, light poles and telephone poles in a stealth design; or

c. Repurpose an existing structure; or

d. With respect to proposals to locate a new tower or replace an existing tower or wireless communications facility in the right-of-way, engineering documentation shall be provided demonstrating either: (i) how the proposed tower or wireless communications facility can accommodate collocations; (ii) ~~why the village's interest in safe, aesthetic, efficient and effective management of the public rights-of-way is better served by the proposed tower or wireless communications facility than by a communications facility that could accommodate multiple collocations;~~ how stealth design can be used at this location; or (iii) why either a repurposed structure is not feasible or a new tower would be better suited to the site than a repurposed structure.

(3) Registrants seeking to construct wireless communications facilities within the rights-of-way shall locate their wireless communication facilities in the rights-of-way of arterial or collector roadways, whenever possible. An application for a permit to place wireless communication facilities in rights-of-way other than those of arterial or collector roadways shall explain why the applicant is unable to locate the wireless communications facilities in the rights-of-way of an

arterial or collector roadway and shall include an engineering analysis from the applicant demonstrating to the satisfaction of the village engineer the need to locate the wireless communication facilities in the areas proposed in the application.

(4) a. Whenever wireless communications facilities must be placed in a right-of-way with residential uses on one or both sides, neither towers, poles, equipment, antennas, or other structures shall be placed directly in front of a residential structure. If a right-of-way has residential structures on only one side, the wireless communications facilities shall be located on the opposite side of the right-of-way, whenever possible. All wireless communications facilities shall be located such that views from residential structures and to historic structures are not impaired. The requirements of this subparagraph shall not apply to repurposed structures, when there is a one-to-one repurposing of an existing structure (e.g., existing light pole). The following locational guidelines, subject to waiver by the applicable official or board for a demonstrated engineering need, shall be adhered to in furtherance of the foregoing: In residential zoning districts, wireless communication facilities must be located where the shared property line between two residential parcels intersects the right-of-way. In nonresidential districts wireless communication facilities shall be located between tenant spaces or adjoining properties where their shared property lines intersect the right-of-way.

b. Newly installed poles, towers and wireless communications facilities should be located in areas with existing foliage or other aesthetic features in order to obscure the view of the pole, tower or wireless communications facility.

c. Landscaping, in a manner and degree approved by the village, shall be required to mitigate the visual impact of the wireless communications facility, its supporting structure and all equipment associated therewith. The registrant and permittee shall be responsible for maintaining, and replacing or expanding if needed as determined by the village, landscaping shielding views of the wireless communications facility, its supporting structure and equipment. The color of wireless communications facilities, their supporting structures and equipment shall be selected by the village, and maintained by the registrant and permittee.

(5) Registrants are required to locate wireless communications facilities within rights-of-way in a manner that minimizes their impact in the village. All other applications for permits to locate a wireless communications facility within the village shall be simultaneously served on the Planning Director or designee ~~design review staff~~. The village reserves the right to condition the

grant of any permit to locate a wireless communications facility within the right-of-way upon the registrant taking such reasonable measures, consistent with the village authority's jurisdiction, as the village may determine are necessary to mitigate the impact of the wireless communications facility on the village. Installation of a pole or tower or other equipment associated with a wireless communications facility under this chapter shall not interfere with a clear pedestrian path, at a minimum the width required by the Americans with Disabilities Act and Florida Building Code, unless a greater width is required herein. A registrant that later removes a repurposed structure shall reinstall a new light pole, or other applicable pole in the ROW, at the direction of the village. During the life of the use of the repurposed structure, the registrant shall pay all costs associated with operation, maintenance, and replacement of the repurposed structure.

(6) Stealth design shall be utilized wherever possible in order to minimize the visual impact of wireless communications facilities. Each application for a permit to place a wireless communications facility in the right-of-way shall include:

a. Photographs clearly showing the nature and location of the site where each wireless communications facility is proposed to be located;

b. Photographs showing the location and condition of properties adjacent to the site of each proposed wireless communications facility; and

c. A description of the stealth design techniques proposed to minimize the visual impact of the wireless communications facility, and shall include graphic depictions accurately representing the visual impact of the wireless communications facilities when viewed from the street and from adjacent properties.

(7) Stealth design of communications facilities to be located on new towers or wireless communications facilities in the rights-of-way shall eliminate the need to locate any ground or elevated equipment (other than antennas) on the exterior of a tower or wireless communications facility. Stealth design of communications facilities to be located on existing structures other than towers shall minimize the need to locate any ground equipment or elevated equipment (other than antennas) on the exterior of the structure. The use of foliage and vegetation around any approved ground equipment may be required by the village based on conditions of the specific area.

(8) Stealth design of communications facilities to be located on structures in the rights-of-way shall (a) top mount antennas within enclosures that do not extend beyond the diameter of the supporting structure at the level of antenna attachment and (b) shall side mount antennas within enclosures that do not extend more than two feet beyond the exterior dimensions of the supporting structure at the level of antenna attachment. Under no circumstances shall antennas be mounted less than eight feet above ground level. For purposes of calculating (a) and (b), above, the dimensions of the supporting structure do not include any platform, rack, mount or other hardware used to attach an antenna or antenna enclosure to the supporting structure. An applicant for a ROW permit may request that the official or board allow up to a 20% deviation from the above standards based upon a demonstrated engineering need.

(9) The following additional requirements shall apply to wireless communications facilities located in the rights-of-way:

a. Each application to locate equipment at ground level on or, adjacent to, the exterior of a pole or tower and each proposal to locate elevated equipment (other than antennas) on or adjacent to the exterior of a tower or pole shall include engineering documentation demonstrating to the satisfaction of the village engineer that the facility cannot employ stealth design and that the proposed exterior location and configuration of equipment proposes the minimum equipment necessary to achieve needed function. In order to avoid the clustering of multiple items of approved ground equipment or elevated equipment in a single area, only one equipment box may be located in any single location.

b. Where a registrant demonstrates that stealth design cannot be employed, the individual approved exterior equipment box shall not exceed 12 cubic feet in volume. A registrant may file an application to add an additional equipment box and exceed size restrictions up to a maximum of 30 cubic feet solely to allow for a transition to newer technology, which shall be accompanied by a transition schedule for removal of the original box, and demonstrated engineering need for the requests.

c. Wireless communications facilities in the rights-of-way must be spaced a minimum of ~~500~~ 750 linear feet of right-of-way apart from each other except that no distance requirement shall apply to repurposed structures. This subsection may be waived upon a factual showing, supported by sworn testimony or matters subject to official notice, demonstrating to the satisfaction of the village, that locating a specific wireless communications facility

less than ~~500~~ 750 feet from other wireless communications facilities either: (1) better serves the village's interests in safe, aesthetic, efficient and effective management of the public rights-of-way than application of the ~~500~~ 750 feet limitation; (2) is necessary to address a documented lack of coverage or capacity for one or more carriers; or (3) will help minimize the total number of wireless communication facilities necessary to serve a particular area.

d. The size and height of new wireless communications facility towers and poles in the rights-of-way shall be no greater than the maximum size and height of any other utility or light poles located in the same portion of the right-of-way within the village; provided however, that registrants proposing wireless communications facilities with antennas to be located on existing poles or repurposed structures may increase the height of the existing pole or repurposed structure up to six feet, if necessary, to avoid adversely affecting existing pole attachments; and provided further that the overall height above ground of any wireless communications facility shall not exceed 40 feet or exceed the existing height of an existing light pole in the same village right-of-way, which ever height is greater. In calculating the height of existing structures in the right of way, the height of any structure modified pursuant to an eligible facilities request filed under 47 USC 1455 is deemed to be the structure's height as it existed prior to such eligible facilities request modification. The height above ground of any tower or other structure supporting a wireless communications facility shall not exceed the distance from the exterior of the base of that tower or supporting structure to any abutting property owner's principal structure unless the registrant and abutting property owners submit binding agreement(s), in form and substance reasonably acceptable to the village, indemnifying abutting property owners from potential loss and damage from destruction or failure of the tower or supporting structure.

e. Wireless communications facilities installed on poles or towers that are not light poles, and repurposed structures that were not originally light poles, shall not be lit unless lighting is required to comply with FAA requirements.

f. Registrants shall not place advertising on wireless communications facilities installed in the rights-of-way~~, provided however, that repurposed structures that lawfully supported advertising before being repurposed may continue to support advertising as otherwise permitted by law~~.

(10) The village's action on proposals to place, construct or modify wireless communications facilities shall be subject to the standards and time frames set out in Florida Statutes § 365.172. 47 USC § 1455(a), and rules and policies issued by the FCC, as they may be amended.

(11) Applications for telecommunications facilities proposing collocation or replacement that satisfy the requirements of Florida Statutes § 365.172(13) shall not require a public hearing and may be reviewed by the City Manager or designee under the village's building permit review process. Final authority for all other applications, where a hearing is not prohibited by state or federal law, shall be vested in the village council, if the application presents a substantial or material question of fact as to whether the applicant satisfies this ordinance (summarized here for convenient reference) and other applicable law (including other portions of this ordinance not stated below). The village manager or designee may issue a ROW Permit for applications that clearly satisfy the requirements of this Code. If the council decides that the application presents a substantial or material question of fact as stated above, it shall make such decision at a public meeting and hold a public hearing on the application. The applicable ordinance requirements primarily include (but are not limited to):

a. The proposed location is on private property or government-owned property outside of the rights-of-way, or in a commercial corridor. (s. 26-56(t)(1)—this may not be the sole basis for denial).

b. The application proposes collocation, stealth design, or a repurposed structure. (s. 26-56(t)(2)a-c.).

c. The proposed location is on an arterial or collector roadway or in a commercial corridor. (s. 26-56(t)(3)).

d. The proposed location is in a right-of-way with residential uses on one or both sides, and the proposed location is not in front of residential structures, does not impair views from residential structures or to historic structures, or is located in areas with existing foliage or other aesthetic features obscuring the view of the tower, and sufficient landscaping has been proposed to mitigate the visual impact of the tower and all equipment associated therewith. (s. 26-56(t)(4)).

e. The proposed location of the facility minimizes impacts to the Village. (s. 26-56(t)(5)).

f. The applicant has eliminated the use of ground equipment with stealth design. (s. 26-56(t)(7)).

g. The applicant has demonstrated to the satisfaction of the village engineer that stealth design cannot be used, or the proposed equipment is the minimum necessary to achieve needed function. (s. 26-56(t)(9)a.).

h. The applicant does not propose stealth design, and the proposed equipment box is less than 12 cubic feet in volume. (s. 26-56(t)(9)b.).

i. The proposed location is less than 750 feet from other wireless communications facilities, except for repurposed structures, or the applicant seeks a waiver of this requirement based upon the adopted criteria in Section 26-56(t)(9)c. (s. 26-56(t)(9)c.).

j. The applicant proposes a size and height of the new tower or pole less than or the same as the maximum size and height of other utility or light poles in the same portion of the right-of-way, excluding existing or repurposed poles or structures, which may be raised up to six feet, or proposes a telecommunications facility that does not exceed 40 feet, or the height of an existing light pole in the village's right-of-way, whichever is greater. (s. 26-56(t)(9)d.).

A meeting by the village council to consider the application shall be noticed at least seven (7) days before by regular mail sent (deposited in the mail at least seven (7) days prior to the hearing) and provided by the applicant to property owners within three hundred (300) feet of the proposed location of the telecommunications facility, and by a sign posted at least seven (7) days prior to the hearing by the applicant on the site of the proposed location. Notices shall be approved in advance by village staff, and proof of notification through sworn affidavit shall be provided by the applicant to village staff five (5) days prior to the hearing. The village council, village manager or designee shall base their decision whether to approve, deny, or approve with modifications the requested ROW Permit, upon whether the standards in the Code and applicable law have been satisfied by competent, substantial evidence, and shall issue written findings evidencing their decision if it is for denial.

(u) The obligations imposed by the requirements of subsections above, upon registrants proposing to place or maintain wireless communications facilities in the public rights-of-way shall also apply to registrants proposing to place or maintain any other type of communications facility in public rights-of-way, if that other type of communications facility involves placement of over-the-air radio transmission or reception equipment in the public rights-of-way.

(v) Registrants and permittees shall follow all applicable federal, state, county and village regulations, including but not limited to noise and visibility triangle ordinances and rules. All questions as to whether a village regulation is applicable or not shall be determined by the village manager, appealable to the village council.

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-57. - Suspension of permits.

The village may suspend a permit for work in the public rights-of-way for one or more of the following reasons subject to section 26-58 of this article:

(1) Violation of permit conditions, including conditions set forth in the permit, this article or other applicable village ordinances, codes or regulations governing placement or maintenance of communications facilities in public rights-of-way;

(2) Misrepresentation or fraud by registrant in a registration or permit application to the village; or

(3) Failure to properly renew or ineffectiveness of registration.

(4) Failure to relocate or remove facilities as may be lawfully required by the village.

The village manager shall provide notice and an opportunity to cure any violations each of which shall be reasonable under the circumstances.

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-58. - Appeals.

Final, written decisions of the village manager or ~~his~~ designee, granting, suspending or denying a permit, denying an application for a registration or denying an application for renewal of a registration are subject to appeal. An appeal must be filed with the village manager within 30 days of the date of the final, written decision to be appealed. Any appeal not timely filed as set forth above shall be waived. The village's special master shall hear the appeal pursuant to section 2-146 of the Code of Ordinances. The hearing shall occur within 30 days of the receipt of the appeal, unless waived by the registrant, and a written decision shall be rendered within 20 days of the hearing. Upon correction of the grounds that gave rise to a suspension or denial, the suspension or denial shall be lifted. Further review shall be by Petition

for Writ of Certiorari to the Appellate Division of the Circuit Court pursuant to the Florida Rules of Appellate Procedure.

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-59. - Involuntary termination of registration.

(a) The village may terminate a registration if:

(1) Federal or state authorities suspend, deny, or revoke a registrant's certification or license to provide communications services;

(2) Registrant's placement or maintenance of a communications facility in the public rights-of-way presents an extraordinary danger to the general public or other users of the public rights-of-way and the registrant fails to remedy the danger promptly after receipt of written notice;

(3) The registrant violates Florida Statutes § 843.025, as amended;

(4) The registrant violates Florida Statutes § 843.165, as amended;

(5) Willful or repeated violations of the requirements of this Article III,"Rights-of-Way—Communications Facilities" which, taken together, constitute a pattern of abuse; or

(~~3~~6) Registrant ceases to use all of its communications facilities in public rights-of-way and has not complied with section 26-66 of this article.

(b) Prior to termination, the registrant shall be notified by the village manager or designee, with a written notice setting forth all matters pertinent to the proposed termination action, including which of (1) through (6) ~~(3)~~ above is applicable as the reason therefore, and describing the proposed action of the village ~~manager~~ with respect thereto. The registrant shall have 60 days after receipt of such notice within which to address or eliminate the reason or within which to present a plan, satisfactory to the village manager, to accomplish the same. If the plan is rejected, the village manager shall provide written notice of such rejection to the registrant and shall make a recommendation to the village council regarding a decision as to termination of registration. The village manager or designee shall provide notice to registrant of any resolution or other action to be taken up at any meeting of the village council and registrant shall be granted the opportunity to be heard at such meeting. A decision by the village to terminate a registration may only be accomplished by an action of the village council. A registrant shall be notified by written notice of any decision by the village

council to terminate its registration. Such written notice shall be sent within seven days after the decision.

(c) In the event of termination, the former registrant shall:

(1) Notify the village of the assumption or anticipated assumption by another registrant of ownership of the registrant's communications facilities in public rights-of-way; or

(2) Provide the village with an acceptable plan for disposition of its communications facilities in public rights-of-way. If a ~~R~~registrant fails to comply with this subsection (c), which determination of noncompliance is subject to appeal as provided in section 26-58 hereof, the village may exercise any remedies or rights it has at law or in equity, including but not limited to taking possession of the facilities where another person has not assumed the ownership or physical control of the facilities or requiring the registrant within 90 days of the termination, or such longer period as may be agreed to by the village and registrant, to remove some or all of the facilities from the public rights-of-way and restore the rights-of-way to its original condition before the removal.

(d) In any event, a terminated registrant shall take such steps as are necessary to render safe every portion of the communications facilities ~~used to provide another service for which the registrant or another person who owns or exercises physical control over the facilities hold a valid certification or license with the governing federal or state agency, if required for provision of such service, and is registered with the village.~~ remaining in the public rights-of-way of the village.

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-60. - Existing communications facilities in public rights-of-way.

A communications services provider with an existing communications facility in the public rights-of-way of the village has 60 days from the effective date of this article, or amendments thereto, to comply with the terms of this article, including, but not limited to, registration, or be in violation thereof.

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-61. - Insurance.

(a) A registrant shall provide, pay for and maintain satisfactory to the village the types of insurance described herein. All insurance shall be from responsible companies duly authorized to do business in the state and having a rating reasonably acceptable to the village. All liability policies shall provide that the village is an additional insured as to the activities under this article. The required coverage must be evidenced by properly executed certificates of insurance forms. The certificates must be signed by the authorized representative of the insurance company and shall be filed and maintained with the village annually. Thirty days' advance written notice by registered, certified or regular mail or facsimile as determined by the village must be given to the village of any cancellation, intent not to renew or reduction in the policy coverage. The insurance requirements may be satisfied by evidence of self-insurance or other types of insurance acceptable to the village.

(b) The limits of coverage or insurance required shall be not less than the following:

(1) Worker's compensation and employer's liability insurance:

Worker's compensation—Florida statutory requirements

Employer's Liability—$1,000,000.00 limit each accident

$1,000,000.00 limit per accident

$1,000,000.00 limit per each employee

(2) Comprehensive general liability:

Bodily injury and property damage

$1,000,000.00 combined single limit each occurrence

(3) Automobile liability:

Bodily injury and property damage

$1,000,000.00 combined single limit each accident

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-62. - Indemnification.

(a) A registrant shall, at its sole cost and expense, indemnify, hold harmless, and defend the village, its officials, boards, members, agents, and employees, against any and all claims, suits, causes of action, proceedings, judgments for damages or equitable relief, and costs and expenses incurred by the village arising out of the placement or maintenance of its communications system or facilities in public rights-of-way, regardless of whether the act or omission complained of ~~its~~ is authorized, allowed or prohibited by this article, provided, however, that a registrant's obligation hereunder shall not extend to any claims caused by the negligence, gross negligence or wanton or willful acts of the village. The provision includes, but it is not limited to, the village's reasonable attorney's fees incurred in defending against any such claim, suit or proceedings. The village agrees to notify the registrant, in writing within a reasonable time of the village receiving notice, of any issue it determines may require indemnification. Nothing in this section shall prohibit the village from participating in the defense of any litigation by its own counsel and at its own cost if in the village's reasonable belief there exists or may exist a conflict, potential conflict or appearance of a conflict. Nothing contained in this section shall be construed or interpreted: (1) as denying to either party any remedy or defense available to such party under the laws of the state; or (2) as a waiver of sovereign immunity beyond the waiver provided in Florida Statutes ~~F.S.~~ § 768.28, as amended.

(b) The indemnification requirements shall survive and be in effect after the termination or cancellation of a registration.

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-63. - Construction bond.

(a) Prior to issuing a permit where the work under the permit will require restoration of public rights-of-way, the village may require a construction bond to secure proper performance under the requirements of any permits and the restoration of the public rights-of-way. Twelve months after the completion of the restoration in public rights-of-way in accordance with the bond, the registrant may eliminate the bond. However, the village may subsequently require a new bond for any subsequent work in the public rights-of-way. The construction bond shall be issued by a surety having a rating acceptable to the village; shall be subject to the approval of the village manager or designee; and shall provide that: "For twelve (12) months after issuance of this bond, this bond may not be canceled, or allowed to lapse, until sixty (60) days after receipt by the village, by certified mail, return receipt requested, of a written notice from the issuer of the bond of intent to cancel or not to renew."

Notwithstanding the foregoing, a construction bond hereunder may only be required to the extent that the cost of the restoration exceeds the amount recoverable against the security fund as provided in section 26-64.

(b) The rights reserved by the village with respect to any construction bond established pursuant to this section are in addition to all other rights and remedies the village may have under this article, or at law or equity.

(c) The rights reserved to the village under this section are in addition to all other rights of the village, whether reserved in this article, or authorized by other law, and no action, proceeding or exercise of a right with respect to the construction bond will affect any other right the village may have.

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-64. - Security fund.

At or prior to the time a registrant receives its first permit to place or maintain a communications facility in public rights-of-way after the effective date of this article, the registrant may be required to file with the village, for the village's approval, an annual bond, cash deposit or irrevocable letter of credit in the sum of $25,000.00 having as a surety a company qualified to do business in the state, and acceptable to the village manager, which shall be referred to as the "security fund." The security fund shall be maintained from such time through the earlier of: (1) Transfer, sale, assignment or removal of all communications facilities in public rights-of-way; or (2) Twelve months after the termination or cancellation of any registration. The security fund shall be conditioned on the full and faithful performance by the registrant of all requirements, duties and obligations imposed upon registrant by the provisions of this article. The security fund shall be furnished annually or as frequently as necessary to provide a continuing guarantee of the registrant's full and faithful performance at all times. In the event a registrant fails to perform its duties and obligations imposed upon the registrant by the provisions of this article, subject to section 26-65, there shall be recoverable, jointly and severally from the principal and surety of the security fund, any damages or loss suffered by the village as a result, including the full amount of any compensation, indemnification or cost of removal, relocation or abandonment of any facilities of the registrant in public rights-of-way, plus a reasonable allowance for attorneys' fees, up to the full amount of the security fund. Notwithstanding the foregoing, the village may at its discretion not require a security fund or may accept a corporate guarantee of the registrant or its parent company.

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-65. - Enforcement remedies.

(a) A registrant's failure to comply with provisions of this article shall constitute a violation of this article and shall subject the registrant to the code enforcement provisions and procedures as provided in chapter 2, article V, of the village's Code of Ordinances, including the provisions of chapter 2 that allow the village to seek relief as otherwise provided by law. In addition, violation of this article may be punishable as provided in Florida Statutes ~~F.S.~~ § 162.22, as amended.

(b) Failure of the village to enforce any requirements of this article shall not constitute a waiver of the village's right to enforce that violation or subsequent violations of the same type or to seek appropriate enforcement remedies.

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-66. - Abandonment of a communications facility.

(a) In the event of a~~A~~bandonment of a communications facility owned by a registrant in public rights-of-way, the registrant shall notify the village in writing within 90 days.

(b) The village ~~may~~ shall direct the registrant by written notice to remove all or any portion of such abandoned facility at the registrant's sole expense if the village determines that the abandoned facility's presence interferes with the public health, safety or welfare, which shall include, but not shall not be limited to, a determination that such facility:

(1) Compromises safety at any time for any public rights-of-way user or during construction or maintenance in the public rights-of-way;

(2) Prevents another person from locating facilities in the area of public rights-of-way where the abandoned facility is located when other alternative locations are not reasonably available; or

(3) Creates a maintenance condition that is disruptive to the public rights-of-way's use.

In the event of (2) above, the village may require the third person to coordinate with the registrant that owns the existing facility for joint removal and placement, where agreed to by the registrant.

(c) In the event that the village does not direct the removal of the abandoned facility, the registrant, by its notice of abandonment to the village, shall be deemed to consent to the alteration or removal of all or any portion of the facility by the village or another person at such third party's cost.

(d) If the registrant fails to remove all or any portion of an abandoned facility as directed by the village within a reasonable time period, not to exceed 60 days, as may be required by the village under the circumstances, the village may perform such removal and charge the cost of the removal against the registrant, and utilize the bond required for this purpose.

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-67. - Force majeure.

In the event a registrant's performance of or compliance with any of the provisions of this article is prevented by a cause or event not within the registrant's control, such inability to perform or comply shall be deemed excused and no penalties or sanctions shall be imposed as a result, provided, however, that such registrant uses all practicable means to expeditiously cure or correct any such inability to perform or comply. For purposes of this article, causes or events not within a registrant's control shall include, without limitation, acts of God, floods, earthquakes, landslides, hurricanes, fires and other natural disasters, acts of public enemies, riots or civil disturbances, sabotage, strikes and restraints imposed by order of a governmental agency or court. Causes or events within registrant's control, and thus not falling within this section, shall include, without limitation, registrant's financial inability to perform or comply, economic hardship, and misfeasance, malfeasance or nonfeasance by any registrant's directors, officers, employees, contractors or agents.

(Ord. No. 2001-05, § 1, 9-5-01)

Sec. 26-68. - Reservation of rights and remedies.

(a) The village reserves the right to amend this article as it shall find necessary in the lawful exercise of its police powers.

(b) This article shall be applicable to all communications facilities placed in the public rights-of-way on or after the effective date of this article and shall apply to all existing communications facilities in the

public rights-of-way prior to the effective date of this article, to the full extent permitted by state and federal law.

(c) The adoption of this article is not intended to affect any rights or defenses of the village or a communications service provider under any existing franchise, license or other agreements with a communications services provider.

(d) Nothing in this article shall affect the remedies the village or the registrant has available under applicable law.

(e) Any person who uses the communications facilities of a registrant, other than the registrant that owns the facilities, shall not be entitled to any rights to place or maintain such facilities in excess of the rights of the registrant that places or maintains the facilities.

(Ord. No. 2001-05, § 1, 9-5-01)

Secs. 26-69—26-80. - Reserved.

Section 2. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 3. Conflict. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. Codification. It is the intention of the Village Council, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Code of the Village of Pinecrest; that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 5. Effective Date. This Ordinance shall be effective immediately upon adoption on second reading.

PASSED on first reading this 16th day of February, 2016.

PASSED AND ADOPTED on second reading this ____ day _____, 2016.

_____
Cindy Lerner, Mayor

Attest:

_____
Guido H. Inguanzo, Jr., CMC
Village Clerk

Approved as to Form and Legal Sufficiency:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
Village Attorney

Motion on Second Reading by:

Second on Second Reading by:

Vote:

Underline is new language added.

Double underline is new language added after first reading.

~~Strikethrough~~ is language to be deleted.

Yocelyn Galiano, ICMA-CM
Village Manager
manager@pinecrest-fl.gov

MEMORANDUM
Office of the Village Manager

DATE: April 4, 2016

TO: The Honorable Mayor and Members of Village Council

FROM: Yocelyn Galiano, ICMA-CM, Village Manager

RE: Telecommunications Ordinance

The attached Ordinance, submitted for second reading, amends Chapter 26, Article III, entitled "Rights-of-way -- Communication Facilities," establishing rules and regulations necessary to manage the placement or maintenance of communications facilities in the public rights-of-way by all communications services providers, with minimum disruption to the public right-of-way, while complying with all applicable federal and state laws.

Some of the amendments include (presented on first reading) the following:

1. Each renewal for annual registration for the telecommunication company will require an inventory of the communications facilities, poles, towers, underground lines, equipment cabinets, etc., in public rights-of-way in the Village.

2. Written notice is required for any transfer, sale or assignment, five (5) days prior to the effective date of the transfer, sale or assignment with a penalty for non-compliance.

3. Encourages telecommunication companies to collocate on existing poles.

4. Requires as-built plans for installed facilities.

5. Requires facilities near residential structures to locate away from the structure (e.g., not directly in front of a structure).

6. Stealth design is required where possible in order to minimize visual impact of wireless communications facilities.

Changes since first reading include, but are not limited to, the following:

1. Provides for the removal of unutilized and abandoned technology, and changed the time period for abandonment from one year to 180 days.

2. Provides for a clear pedestrian path by clarifying zones adjacent to the curb or paved right-of-way in which equipment may be installed (furniture zone, parkway strip, pedestrian clear zone).

3. Adds a definition for a “repurposed structure,” whereby an existing pole owned by the village or any utility can be used as a wireless facility.

4. Clarified that “tower” includes DAS – distributed antenna system nodes, and small cell facilities.

5. Provides for applicants to supply information on each provider’s FCC license authorizing the wireless service sought to be placed on the wireless facility, to satisfy the village’s interest in confirming that all facilities are properly licensed.

6. Successors in interest to registrants must provide notice to the village of any transfer, whether voluntary or involuntary within 30 days of the transfer.

7. Application requirements that provide for engineering documentation with preferences for collocations, stealth design, or use of repurposed structures.

8. Encouraging applicants to locate on private property, government-owned property or in a commercial corridor where possible.

9. Added historic structures to those whose views cannot be impaired by a wireless facility, and provides for locational guidelines for the location of facilities between properties where the shared property line intersects with the right-of-way.

10. Provides for maintaining, replacing or expanding landscaping mitigating the visual impact of the facility as determined by the village.

11. Expands the spacing between wireless communications facilities from 500 to 750 feet.

12. Limits the heights of towers to 40 feet, or the height of existing poles in the same right-of-way, subject to applicable law. You should be aware of the following provisions of federal law governing the village’s obligations with respect to permit requests. In the case of certain proposed modifications of existing communications facilities in rights-of -way (called “eligible facilities requests”), federal law may require the village to approve increases in physical dimensions of those existing facilities beyond the maximum limits of the dimensional standards adopted by the village. For example, the FCC considers increases of the height of existing antenna support structures of ten percent or ten feet (whichever is greater) to be insubstantial changes in dimensions that may require approval by municipalities under the provisions of 47 USC 1455(a).

13. Consistent with the requirements of state law, applications for telecommunications facilities proposing collocation or replacement that satisfy the requirements of Florida Statutes § 365.172(13) shall not require a public hearing and may be reviewed by the City Manager or designee under the village's building permit review process. Final authority for all other applications, where a hearing is not prohibited by state or federal law, shall be vested in the village council, if the application presents a substantial or material question of fact as to whether the applicant satisfies this ordinance and other applicable law. The village manager or designee may issue a ROW Permit for applications that clearly satisfy the requirements of this Code. If the council decides that the application presents a substantial or material question of fact, it shall make such decision at a noticed public meeting and hold a public hearing on the application. Notice requirements include mailed notice to property owners within 300 feet, and a sign posted on the property. Decisions must be based on competent, substantial evidence in the record, and if for denial must be accompanied by written findings.

This Ordinance has been circulated to the industry, with which meetings and discussions were held, and proper notice issued in accordance with Florida law.

YG/mam

THIS PAGE INTENTIONALLY BLANK

TAB 12

THIS PAGE INTENTIONALLY BLANK

ORDINANCE NO. 2016-

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA AMENDING CHAPTER 30, "LAND DEVELOPMENT REGULATIONS", BY AMENDING ARTICLE 4, "ZONING DISTRICT REGULATIONS", DIVISION 4.2, "RESIDENTIAL DISTRICTS", CONCERNING HEIGHT AND ATTACHMENT OF ACCESSORY BUILDINGS; AMENDING ARTICLE 5, "ADDITIONAL REGULATIONS", DIVISION 5.5, "FENCES, WALLS AND HEDGES", CONCERNING THE MAXIMUM WIDTH OF COLUMNS PERMITTED IN THE REQUIRED TRIANGLE OF VISIBILITY; AND AMENDING DIVISION 5.16, "REGULATIONS OF OBSTRUCTIONS TO VISIBILITY", CONCERNING THE MAXIMUM WIDTH OF COLUMNS PERMITTED IN THE REQUIRED TRIANGLE OF VISIBILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, as provided in section 2(b), Article VIII of the Constitution of the State of Florida, and Section 166.021(1), Florida Statutes, the Village of Pinecrest, Florida (the "Village"), a municipal corporation, enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida Statutes, provide municipalities the authority to exercise any power for municipal purposes, except where prohibited by law, and to adopt ordinances in furtherance of such authority; and

WHEREAS, the Village Council of the Village of Pinecrest ("Village Council") finds it periodically necessary to amend its Code of Ordinances and Land Development Regulations ("Code") in order to update regulations and procedures to implement municipal goals and objectives; and

WHEREAS, the Village Council of the Village of Pinecrest, Florida amended the Village's Comprehensive Development Master Plan on May 10, 2011; and

WHEREAS**,** the Village Council has identified amendments to the Village's Code of Ordinances and Land Development Regulations necessary for implementation of the

Note:
~~Strikethrough words~~ are deletions to the existing words in the Land Development Regulations. .
Underlined words are additions to the existing words in the Land Development Regulations.

goals, objectives, and policies of the Village's Comprehensive Development Master Plan; and

WHEREAS, the Village Charter empowers the Village Council to adopt, amend or repeal its ordinances and resolutions as may be required for the benefit of the residents of the Village of Pinecrest; and

WHEREAS, the Local Planning Agency, held a duly advertised public hearing on February 16, 2016; and

WHEREAS, after reviewing the Local Planning Agency's recommendations, the recommendations of Village staff, and comments from the public, the Village Council finds that the proposed amendments to its Code of Ordinances and Land Development Regulations are in compliance and consistent with Florida law, and its adopted Comprehensive Development Master Plan; and

WHEREAS, the Village Council further finds it to be in the best interest of the public health, safety and welfare of the citizens to adopt the ordinance amending the Village's Code of Ordinances and Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA:

Section 1. Recitals.

The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true, correct and reflective of the legislative intent underlying this Ordinance and are hereby made a specific part of this Ordinance.

Section 2. Amendment and Adoption.

Note:
~~Strikethrough words~~ are deletions to the existing words in the Land Development Regulations. .
Underlined words are additions to the existing words in the Land Development Regulations.

That the Village of Pinecrest Code of Ordinances, Chapter 30, Land Development Regulations, Article 4, Zoning District Regulations, and Article 5, Additional Regulations are hereby amended as follows:

Chapter 30. Land Development Regulations

ARTICLE 4. – ZONING DISTRICT REGULATIONS

Div. 4.2. – Residential districts.

* * *

(b) Residential estate (EU-1C) district.

* * *

5. Dimensional regulations.

* * *

c. Maximum height:

* * *

ii. Accessory use: Accessory buildings that are detached or not physically and permanently attached to the principal building with ~~integrated structural elements including finished exterior and interior walls, an~~ **a structurally interconnected** ~~attached~~ roof~~, and enclosed and finished air-conditioned interior space~~ that provides interconnectivity between the principal and accessory uses shall not exceed 14 feet in height at a minimum required setback of 15 feet and shall not exceed 18 feet in height at a minimum required setback of 20 feet.

* * *

(c) Residential estate (EU-1) district.

* * *

5. Dimensional regulations.

* * *

Note:
~~Strikethrough words~~ are deletions to the existing words in the Land Development Regulations. .
Underlined words are additions to the existing words in the Land Development Regulations.

c. Maximum height:

* * *

ii. Accessory use: Accessory buildings that are detached or not physically and permanently attached to the principal building with ~~integrated structural elements including finished exterior and interior walls, an~~ **a structurally interconnected** ~~attached~~ roof~~, and enclosed and finished air-conditioned interior space~~ that provides interconnectivity between the principal and accessory uses shall not exceed 14 feet in height at a minimum required setback of 15 feet and shall not exceed 18 feet in height at a minimum required setback of 20 feet.

* * *

(d) Residential suburban estate (EU-S) district.

* * *

5. Dimensional regulations.

* * *

c. Maximum height:

* * *

ii. Accessory use: Accessory buildings that are detached or not physically and permanently attached to the principal building with ~~integrated structural elements including finished exterior and interior walls, an~~ **a structurally interconnected** ~~attached~~ roof~~, and enclosed and finished air-conditioned interior space~~ that provides interconnectivity between the principal and accessory uses shall not exceed 14 feet in height at a minimum required setback of 15 feet and shall not exceed 18 feet in height at a minimum required setback of 20 feet.

* * *

(e) Residential modified estate (EU-M) district.

* * *

5. Dimensional regulations.

* * *

ii. Accessory use: Accessory buildings that are detached or not physically and permanently attached to the principal building with ~~integrated structural elements including finished exterior and interior walls, an~~ **a structurally interconnected** ~~attached~~ roof~~, and enclosed and finished air-conditioned interior space~~ that provides interconnectivity between the principal and accessory uses shall not exceed 14 feet in height.

* * *

ARTICLE 5. - ADDITIONAL REGULATIONS

Div. 5.5. - Fences, walls and hedges.

Note:
~~Strikethrough words~~ are deletions to the existing words in the Land Development Regulations. .
Underlined words are additions to the existing words in the Land Development Regulations.

* * *

(c) Visibility triangle. All driveway/roadway entrances and exits shall be constructed and maintained so that vehicles can enter, exit and travel along the roadways without posing danger to occupants, pedestrians or other vehicles. To this end, structures and landscaping shall not obscure the visibility triangle and shall not exceed 2.5 feet in height within the triangle of visibility. Notwithstanding the foregoing, one concrete column may be erected within the triangle next to the driveway but it may not be taller than eight feet or wider than ~~16~~ **19** inches by ~~16~~ **19** inches, including any finishing materials.

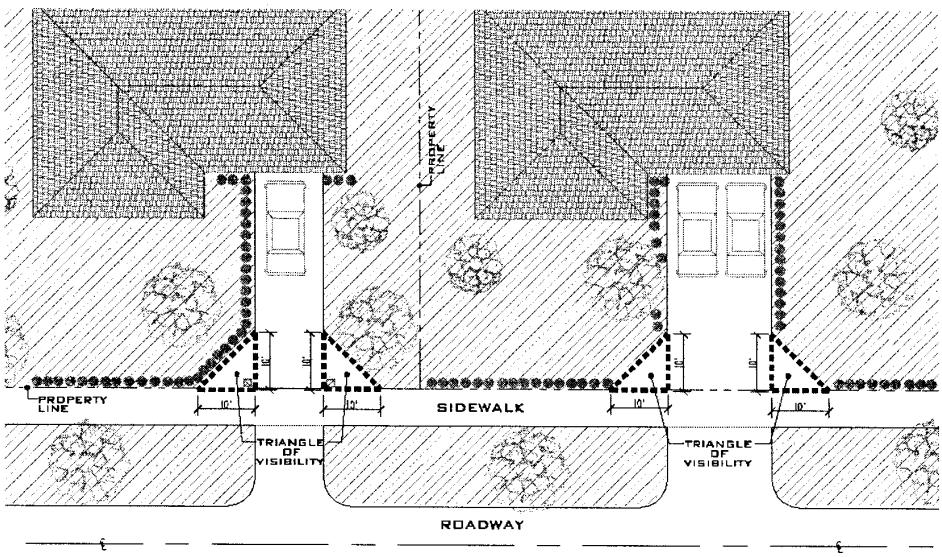
* * *

Div. 5.16. - Regulations of obstructions to visibility.

* * *

(f) Triangle of visibility criteria. All driveway/roadway entrances and exits shall be constructed and maintained so that vehicles can enter, exit and travel along the roadways without posing a danger to occupants, pedestrians or other vehicles. To this end, structures and landscaping shall not obscure the visibility triangle as shown in the following exhibit:

Note:
~~Strikethrough words~~ are deletions to the existing words in the Land Development Regulations. .
Underlined words are additions to the existing words in the Land Development Regulations.



TRIANGLE OF VISIBILITY

ALL DRIVEWAY / ROADWAY ENTRANCES AND EXITS SHALL BE CONSTRUCTED AND MAINTAINED SO THAT VEHICLES CAN ENTER, EXIT, AND TRAVEL ALONG THE ROADWAYS WITHOUT POSING DANGER TO OCCUPANTS, PEDESTRIANS, OR OTHER VEHICLES.

Structures and Landscaping shall not obscure the visibility triangle and shall not exceed 2.5 feet in height within the triangle of visibility, except (1) concrete column may be erected within the triangle next to the driveway but it may not be taller than 8 feet or wider than ~~18"~~ 19" x ~~18"~~ 19" including any finishing materials.

ON CORNERS AND AT STREET INTERSECTIONS, THE DISTANCES ALONG EACH STREET SHALL APPLY...

SAFE DISTANCE TRIANGLE OF VISIBILITY			
FUNCTIONAL CLASSIFICATION OF THROUGH STREET	LEFT ' (ft.)	RIGHT ' (ft.)	DEPTH OF MINOR STREET '' (ft.)
LOCAL (50 OR LESS RIGHT-OF-WAY)	0 '''	0 '''	0 '''
COLLECTOR (60-70 RIGHT-OF-WAY)	190	40	7
ARTERIAL (80 OR RIGHT-OF-WAY)	260	40	7

' Visibility distances measured from center line of minor street, along right-of-way line of through street.

'' Depth visibility on minor street measured from right-of-way line of through street, along center line of minor street (public or private street).

''' Visibility triangle lies within the public right-of-way.

* * *

Section 3. Inclusion in the Code of Ordinances.

It is the intention of the Village Council and it is hereby ordained that the amendments to the Code of Ordinances and Land Development Regulations made by this

Note:
~~Strikethrough words~~ are deletions to the existing words in the Land Development Regulations.
Underlined words are additions to the existing words in the Land Development Regulations.

Ordinance shall become part of the Code of Ordinances, and that the sections of this Ordinance may be renumbered and relettered as necessary, and that the word "Ordinance" may be changed to "Section", "Article" or other appropriate word.

Section 4. Conflicts.

All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Severability.

If any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. Effective Date

This Ordinance shall be effective immediately upon passage by the Village Council on second reading.

PASSED on first reading this 16th day of February, 2016.

PASSED AND ADOPTED on second reading this 12th day of April, 2016.

_____

Cindy Lerner, Mayor

Note:
~~Strikethrough words~~ are deletions to the existing words in the Land Development Regulations. .
Underlined words are additions to the existing words in the Land Development Regulations.

ATTEST:

_____

Guido H. Inguanzo, Jr., CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Mitchell Bierman
Village Attorney

Motion on Second Reading by:
Second on Second Reading by:

Vote:

Note:
~~Strikethrough words~~ are deletions to the existing words in the Land Development Regulations. .
Underlined words are additions to the existing words in the Land Development Regulations.

Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM
Department of Building and Planning

DATE: April 5, 2016

TO: Yocelyn Galiano, ICMA-CM, LEED-GA
Village Manager

FROM: Stephen R. Olmsted, AICP, LEED-GA
Planning Director

RE: Village of Pinecrest Code of Ordinances
Chapter 30, Land Development Regulations

Following consideration and a recommendation for approval by the Local Planning Agency (LPA), the Village Council passed an ordinance at first reading on February 16, 2016 to amend the Village's Land Development Regulations including amendments to Division 4.2, "Residential Districts" concerning attachment of accessory buildings and Divisions 5.5 and 5.16 concerning the maximum permitted width of columns in the required triangle of visibility at intersections of driveways and adjoining streets. The Village Council approved the amendments at first reading and is scheduled to consider the proposed amendments at second reading on April 12, 2016. A brief summary of the potential amendments is provided as follows:

Article 4, Zoning District Regulations

Division 4.2, Residential Districts – Division 4.2 of the Land Development Regulations includes planning and zoning regulations related to the development of residential properties in the Village of Pinecrest. In 2014, the Village Council amended the permitted height of accessory buildings to include an option to increase the height of a detached accessory structure in circumstances where the minimum required setback is increased from 15 feet to 20 feet. Additionally, the approved amendment also includes a definition of "attached" that requires an attached accessory structure to be physically and permanently attached with integrated structural elements including finished exterior and interior walls, an attached roof, and an enclosed and finished air-conditioned hallway that provides interconnectivity between the principal and accessory uses. "Attached" accessory structures are permitted to be constructed to the maximum height of the principal residence which is 35 feet for a two story structure in the EU-1C, EU-1, EU-S, and EU-M Estate zoning districts.

The amendment to the Land Development Regulations recommended by Councilmember Kraft would require attached accessory structures to be attached by a "structurally interconnected roof" only and would eliminate the existing requirement that the connection include finished exterior and interior walls and enclosed and finished air-conditioned interior space. The proposed amendment would give architects and contractors the option of designing separate quarters for guests, or other accessory structures, at a maximum height of 35 feet provided the accessory structure is attached by means of a covered breezeway including a structurally interconnected roof.

Article 5, Additional Regulations

Division 5.5, Fences, Walls, and Hedges and Division 5.16, Regulations of Obstructions to Visibility – Councilmember Kraft had requested consideration of an amendment to the Land Development Regulations to allow for an increase in the maximum permitted width of a column in the required triangle of visibility from 16 inches to 24 inches. At first reading of the proposed ordinance on February 16, 2016, the Village Council approved an increase in the maximum permitted width of columns from 16 inches to 19 inches.

The Land Development Regulations require that a "triangle of visibility" be maintained on both sides of a driveway, at the intersection of a driveway and public street. The required triangle measures 10 feet in both directions from the point of intersection. The purpose of the required triangle is to allow clear visibility of oncoming traffic from the driveway and clear visibility of a car in the driveway from the adjoining street.

Currently, the required triangle of visibility is required to remain free of any obstacles above a height of 30 inches except for one concrete column that does not exceed 8 feet in height or 16 inches in width, allowing for the construction of a fence and gate at the property line. The Building and Planning Department has researched code requirements of Miami-Dade County, Coral Gables, and Palmetto Bay and found that they do not permit any obstructions in the required triangle of visibility above a height of 30 inches.

The standard width of an unfinished concrete block is 15 and 5/8 inches. Application of a one-half inch coating of stucco and paint increases the width of a column to 16 and 5/8 inches or 5/8 inches more than the maximum permitted width. Application of a 1 and ½ inch layer of grout and decorative tile to an unfinished concrete column would increase the width to 18 and 5/8 inches.

The ordinance approved by the Village Council at first reading increases the maximum permitted width of finished columns in the triangle of visibility to 19 inches to allow the use of standard-width concrete block and the application of stucco or tile finishes.

A draft ordinance for consideration by the Village Council at second reading is attached.

All potential text amendments are indicated in strike-through and underline format and are highlighted in yellow.

Public Comment – E-Mail correspondence has been submitted by Mr. Armando Caceres regarding the proposed column width of 19 inches. Mr. Caceres is recommending a column width of 25 inches. A copy of the correspondence is attached for the Village Council's consideration.

If you have questions or require additional information regarding the draft amendments, please let me know.

THIS PAGE INTENTIONALLY BLANK

Stephen Olmsted (BPD)

From: Armando Caceres <acaceres@allfloridapaper.com>
Sent: Monday, March 14, 2016 7:07 PM
To: Yocelyn Galiano (OVM)
Cc: Stephen Olmsted (BPD); The Honorable Cindy Lerner; The Honorable James E. McDonald; The Honorable Cheri Ball; The Honorable Doug Kraft; The Honorable Bob Ross
Subject: Privacy Wall Columns

A couple of weeks ago, the council adopted at first reading a change to the diameter of the columns on privacy walls that are within the triangle of visibility from 16" to 19" as recommended by Mr. Olmstedt. I would greatly urge the council to modify that change to 25" and I would like to explain why. I don't understand the logic of having finished columns at 19". As you are aware most lots in Pinecrest that are East of 67th Avenue are of approximately one acre and some are even larger. A 19" column does not provide proper scale for a lot that large. I am certain that Mr. Olmstedt considered that the blocks that are used to create these columns are of two common sizes. The most common is a block that is 23 5/8" that has been used on most of the privacy walls that exist in the Village and were built in the period of 1980-mid 2000's. That block width is the appropriate scale for a privacy wall which most of the time is in excess of 150' and over 400'ft if the lot is a corner lot. In recent years the Village adopted these columns to be only 16" in width. The problem with the 16" column is that using a block of 15 5/8" to create these columns the 16" finished width is impossible to attain because about ½ of plaster needs to be applied on all sizes. Therefore the average column is around 17". As the architecture is trending to a more modern or transitional style, many architects and builders need to place decorative stonework around these columns and the 16" or the 19" cannot accomplish this. For example, if a 15 5/8 block is used and 1" of thin set and mortar are used on each side of the column to apply a decorative stone of 1.5", the finished column would be 20 5/8". This would still not allow the use of coral rock (very prevalent in South Florida and in Pinecrest) or brick, because this now would require a finished column at 23"-24". If the council adopts a 25" finished column as we are proposing, the architects can use a 23 5/8" block and finish the column with ½" stucco on each side and the finished column would be 24.5"-24.75". If the architect decides to use a decorative stone around each column then he would use a 15 5/8" block and cover the block with mortar and the decorative stone and the finished column would be 24'"-24.5" at most. With the adoption of a 25" maximum finished width column, safety would never be an issue, scale would be more appropriate and the columns would be more reflective of the style and design of the home. Please reconsider the initial recommendation made by Mr. Olmstedt and adopt 25" as the fished size on columns of privacy walls.

Thank you in advance for considering this request.

Sincerely,

Armando Caceres
Managing Member Case Construction Group
Email: acaceres@caseconstructiongroup.com
Office: 305-835-6060
Fax: 305-884-4020

The information contained in this electronic message is confidential information intended only for the use of the named recipient(s)and may contain information that may not be used by any other party than the intended recipient.

If the reader of this electronic messages is not the named recipient, or the employee or agent responsible to deliver to the named recipient, you are hereby notified that any dissimination, distribution, copying or any other use of this communication is strictly prohibited and no priviledge is waived.If you have received this communication in error, please immediately notify the sender by replying to this electronic message and then deleting from your wireless device as well as from your computer. Case Construction Group LLC.

Enjoy working with us? If so, we'd appreciate it if you can take a moment to leave us a review:CLICK HERE!

The information contained in this electronic message is confidential information intended only for the use of the named recipient(s) and may contain information that may not be used by any other party than the intended recipient.

If the reader of this electronic message is not the named recipient, or the employee or agent responsible to deliver to the named recipient, you are hereby notified that any dissemination, distribution, copying or other use of this communication is strictly prohibited and no privilege is waived. If you have received this communication in error, please immediately notify the sender by replying to this electronic message and then deleting this electronic message from your wireless device as well as your computer.

All Florida Paper

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more Click Here.

Stephen Olmsted (BPD)

From: Armando Caceres <acaceres@allfloridapaper.com>
Sent: Wednesday, March 09, 2016 4:48 PM
To: Stephen Olmsted (BPD); Yocelyn Galiano (OVM)
Cc: Leo Llanos (BPD); Esther Cabrera (BPD); Pat Janisse (BPD)
Subject: RE: Village of Pinecrest Column Widths

I don't understand how these columns are outside the triangle of visibility when the columns on the privacy walls of these homes are not set back enough from the property line.

Armando Caceres
President/CEO All Florida Paper
Email: acaceres@allfloridapaper.com
Office: 305-835-6060
Fax: 305-884-4020

The information contained in this electronic message is confidential information intended only for the use of the named recipient(s)and may contain information that may not be used by any other party than the intended recipient.

If the reader of this electronic messages is not the named recipient, or the employee or agent responsible to deliver to the named recipient, you are hereby notified that any dissimination, distribution, copying or any other use of this communication is strictly prohibited and no priviledge is waived.If you have received this communication in error, please immediately notify the sender by replying to this electronic message and then deleting from your wireless device as well as your computer. All Florida Paper

From: Stephen Olmsted (BPD) [mailto:solmsted@pinecrest-fl.gov]
Sent: Wednesday, March 09, 2016 4:10 PM
To: Yocelyn Galiano (OVM); Armando Caceres
Cc: Leo Llanos (BPD); Esther Cabrera (BPD); Pat Janisse (BPD)
Subject: Village of Pinecrest Column Widths

Dear Madam Manager and Mr. Caceres –

In follow-up to our conversations regarding columns that have recently been constructed in Pinecrest at various locations as identified in photographs provided by Mr. Caceres, I have asked Esther Cabrera, Code Compliance Officer to review and confirm facts related to each column again. The results are as follows:

1. **8801 Southwest 63 Court**: The columns are located outside of the required visibility triangle. Confirmation has been provided through a submitted survey. The home is being occupied with a permanent certificate of occupancy.
2. **9170 Southwest 63 Court**: The columns are located outside of the required visibility triangle. Confirmation has been provided through a submitted survey and field measurements. The home is being occupied with a temporary certificate of occupancy. Approval of a final certificate of occupancy is pending.
3. **8961 Southwest 62 Court:** The columns are located outside of the required visibility triangle. Confirmation has been provided through a submitted survey. The home is being occupied with a temporary certificate of occupancy.
4. **10920 Southwest 62 Avenue:** Submitted plans indicate 16 inch columns located within the required triangle of visibility, consistent with limitations of the Land Development Regulations. Actual width of the columns appears to be greater than 16 inches. The contractor has been notified. The house has been occupied with a temporary certificate of occupancy. The fence and columns will not pass final inspection unless they are compliant with requirements of the Land Development Regulations in effect at the time of inspection.

5. **9000 Southwest 63 Court:** A home is under construction. No temporary or permanent certificate of occupancy has been issued. It appears that the columns have been constructed outside of the required visibility triangle, in compliance with the requirements of the Land Development Regulations. However, final confirmation will be provided at the time of final inspection. The columns will fail final inspection if it is found that they are not in compliance with requirements of the Land Development Regulations in effect at the time of inspection.

I have photographs of two other homes provided by Mr. Caceres. One home is on Southwest 62 Avenue and the other home is at an unidentified address. Additional information regarding the columns at these homes will be provided following confirmation of the property addresses.

I hope this helps. If you have questions or require additional information, please do not hesitate to contact me.

Sincerely,

Stephen R. Olmsted, AICP, LEED-GA
Planning Director

Building and Planning Department
Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156

t (305) 234-2121 | f (305).234-2131

Solmsted@pinecrest-fl.gov
www.pinecrest-fl.gov

Enjoy working with us? If so, we'd appreciate it if you can take a moment to leave us a review:CLICK HERE!

The information contained in this electronic message is confidential information intended only for the use of the named recipient(s) and may contain information that may not be used by any other party than the intended recipient.

If the reader of this electronic message is not the named recipient, or the employee or agent responsible to deliver to the named recipient, you are hereby notified that any dissemination, distribution, copying or other use of this communication is strictly prohibited and no privilege is waived. If you have received this communication in error, please immediately notify the sender by replying to this electronic message and then deleting this electronic message from your wireless device as well as your computer.

All Florida Paper

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

TAB 13

THIS PAGE INTENTIONALLY BLANK

Florida Power & Light Co.
Media Line: 561-694-4442
March 15, 2016

FOR IMMEDIATE RELEASE

FPL files details of proposed 2017-2020 base rate plan with PSC

- *As announced in January, the company is proposing a four-year rate plan that would support continued investments to modernize its power plant system and improve the reliability and resiliency of FPL's grid for customers*

- *Even with the proposed base rate increase, FPL's typical residential and business customer bills through the year 2020 are expected to remain lower than 2006 rates*

JUNO BEACH, Fla. – Consistent with its preliminary proposal announced in January, Florida Power & Light Company (FPL) today filed a comprehensive four-year request with the Florida Public Service Commission (PSC) for new base rates that would be phased in beginning in 2017, following the expiration of the company's current rate agreement.

With rates among the lowest in the nation, FPL's typical 1,000-kWh residential customer bill today is lower than it was 10 years ago – down approximately 15 percent compared with 2006 rates. At the same time, the company's service ranks among the cleanest and most reliable in the country. FPL's four-year base rate plan has been designed to continue to support investments to further modernize the electric infrastructure while keeping costs down for customers over the long term. Even with the plan's proposed base rate increase, FPL's typical residential and business customer bills are projected to remain lower than 2006 levels through the year 2020.

"Due to our consistent, system-wide investments in smart, innovative technology, the service we provide our customers today is cleaner and more reliable than ever before while our typical customer bills are lower than they were a decade ago and among the lowest in the nation," said Eric Silagy, president and CEO of FPL. "The fact that we've been able to achieve such demonstrable results is no accident, but rather the result of a long-term, deliberate strategy that today is yielding real and tangible benefits for our customers and the state of Florida. That said, we must continue building on our unparalleled combination of outstanding service and affordable rates for customers, and key to that is continuing to make smart, long-term investments in our system. Fundamentally, that's what our 2017-2020 request is all about."

Saving Customers Money Through Efficient Service
FPL ranks No. 1 among major U.S. utilities based on its non-fuel operating and maintenance (O&M) costs per kilowatt-hour of retail sales. Compared with what an average utility in the U.S. would spend to serve its customers, FPL's innovative practices and relentless focus on operating efficiently save customers nearly $2 billion per year, which equates to savings of about $17 a month on a typical customer's bill, or more than $200 per year that stays in the customer's pocket.

The company is committed to operating efficiently in order to deliver reliable service while keeping bill increases to a minimum, even while the costs of other essential products and services have risen dramatically. While FPL's typical bill is approximately 15 percent lower than it was a decade ago, the costs of many other consumer goods and services have risen substantially since 2006. For example, the prices of food and home insurance have increased by approximately 28 percent while the cost of medical care has increased by approximately 38 percent, according to U.S. Department of Labor statistics.

Similarly, the costs of many materials and products that FPL must purchase in order to provide affordable, reliable power to customers have increased. While FPL's focus on efficiency and productivity has lessened the impact, these increased expenses combined with the need to add infrastructure to serve significant customer growth are driving higher operating costs today and in the coming years.

Currently, FPL serves more than 4.8 million customer accounts, including approximately 135,000 that were added during 2014 and 2015. Customer growth is expected to continue in the months and years ahead, with the cumulative total of new accounts since the end of 2013 forecast to reach approximately 450,000 by the end of 2020.

Continuing to Invest in Improvements for Customers

FPL's current four-year rate settlement agreement, which went into effect in 2013, provided for limited base rate increases and deferred a general base rate proceeding for four years, but it did not avoid the underlying need for a general base rate increase in 2017. FPL's 2017-2020 request is driven in large part by billions of dollars in infrastructure investments since 2013 that are not reflected in rates under the current agreement but are necessary to serve customer growth, strengthen the electric grid, advance affordable clean energy and more.

"Under the current agreement, we have significantly improved on our already-high level of service and operational performance in a relatively short period of time. But more importantly, we have been able to sustain a long-term, customer-centric approach to our planning," said Silagy. "The investments we make – financed primarily through capital markets and supported by base rates – are designed to continue improving on the strong value we provide customers: high reliability, clean energy and low bills."

FPL's 2017-2020 base rate plan would support continued investments in long-term infrastructure and advanced technology, which improve service and help keep customer bills low. For the period of 2014 through the end of 2017, FPL plans to complete investments totaling nearly $16 billion, with additional significant investments expected in 2018 and beyond to continue delivering outstanding value for customers and meet the growing needs of Florida's economy.

In particular, FPL has increased its focus in recent years on further improving the reliability and resiliency of its grid – the power delivery infrastructure that transports electricity from power plants to millions of customers' homes and businesses. Although FPL's service reliability ranks approximately 44 percent better than the national average, the company continues to invest to make its grid stronger, smarter and more responsive to reduce day-to-day outages, shorten restoration times and prepare for severe weather.

FPL's updated storm hardening plan, also filed with the PSC today, outlines the company's 2016-2018 grid-strengthening initiatives, which build on the successes of improvements made

since the program began in 2006 and incorporate lessons learned from major storms, such as 2012's Superstorm Sandy. By strengthening power lines and related infrastructure, hardening initiatives are designed to reduce outages and enable FPL to restore power for customers and help local communities recover more quickly when severe weather strikes.

Another key element of FPL's long-term strategy is the continued modernization of its power generation system, which has one of the cleanest emission profiles among comparable utilities nationwide. This includes smart, cost-effective investments such as the replacement of 1960s-era quick-start peaking units, upgrades to some existing combustion turbines and the addition of three large-scale solar energy centers in 2016. As other generation improvements FPL has made in recent years have demonstrated, these investments are projected to generate substantial savings over the long term by reducing fuel and other costs. Consequently, although these investments are supported by base rates, they are projected to result in net customer savings over their operating lives. Moreover, these investments are also environmentally friendly and will further improve FPL's industry-leading emissions profile.

The FPL Okeechobee Clean Energy Center, which is expected to begin serving customers in mid-2019, will use high-efficiency, combined-cycle natural gas technology to meet customers' growing energy needs. In fact, when complete, this new energy center will be one of the cleanest, most efficient plants of its kind in the world.

Overview of the Proposed Adjustments to Revenue Requirements

FPL's proposal includes three adjustments to base revenue requirements that would be phased in during the four-year period (2017-2020):

- In 2017, a base increase of $866 million, which would be an 8.2 percent increase on total revenue
- In 2018, a subsequent-year adjustment of $262 million – a 2.3 percent increase on total revenue
- In mid-2019, when the FPL Okeechobee Clean Energy Center begins powering customers, a base increase of $209 million – a 1.7 percent increase on total revenue to cover the cost of the new plant
- No further base increases through the end of 2020

Information for Residential Customers

Based on the proposed base rate adjustments and the company's current projections for fuel and other costs, FPL estimates that its typical residential customer bill will grow about 2.8 percent per year, roughly in line with inflation, from January 2016 through 2020. Even with this growth, FPL estimates its typical residential bill in 2020 will still be lower than it was in 2006 and remain among the lowest in the state and nation based on current bill comparisons.

For a 1,000-kWh residential customer bill, the total of the three base rate adjustments would be $13.28 a month or about 44 cents a day, phased in as follows:

- In 2017, an increase of $8.56 a month or about 28 cents a day on the base rate portion of a typical bill
- In 2018, a subsequent-year adjustment that would add $2.64 a month or about 9 cents a day on the base rate portion of a typical bill
- In mid-2019, when the FPL Okeechobee Clean Energy Center begins powering customers, an increase of $2.08 a month or about 7 cents a day on the base rate portion of a typical bill to cover the cost of the new plant
- No further base rate increases through the end of 2020

Most FPL customers power their homes for just a few dollars a day. FPL's residential customer monthly usage median is approximately 950 kWh, which means that the majority of FPL customer households consume less than the standard 1,000-kWh typical bill benchmark, which is about $92 as of April 2016.

To estimate what the proposed rates would mean for their own bills based on individual electricity usage, FPL residential customers can visit the online calculator at www.FPL.com/answers. In addition to the calculator, customers can find more information on FPL's four-year base rate proposal.

FPL's Typical 1,000-kWh Residential Customer Bill: Staying Lower than 2006 Rates Through 2020		
2006 *(actual bill, 10 years ago)*	→	***2020*** *(projected bill)*
$108.61		$107.12
The 2020 figure reflects the current estimate for FPL's typical bill in 2020, which includes projected base rate adjustments as well as current projections for fuel and other clauses. All bill totals include the state's standard gross receipts tax but do not include any local taxes or fees that vary by community. All rates are subject to change.		

Information for Business Customers
FPL business customers' typical bills have decreased about 20 percent on average over the past 10 years. The impact of the proposed base rate adjustments varies widely depending on rate class and customer usage. For small businesses, typical bills are projected to grow about 2 to 3 percent per year on average from January 2016 through 2020, depending on rate class and usage.

Large commercial and industrial customers with more complex rate structures may contact their FPL account managers for information about how the proposal would impact their bills.

The estimates above are based on the company's filed proposal and may change. In the coming months, the PSC is expected to conduct an extensive review of the request.

Florida Power & Light Company
Florida Power & Light Company is the third-largest electric utility in the United States, serving more than 4.8 million customer accounts or more than 10 million people across nearly half of the state of Florida. FPL's typical 1,000-kWh residential customer bill is approximately 30 percent lower than the latest national average and, in 2015, was the lowest in Florida among reporting utilities for the sixth year in a row. FPL's service reliability is better than 99.98 percent, and its highly fuel-efficient power plant fleet is one of the cleanest among all utilities nationwide. The company was recognized in 2015 as one of the most trusted U.S. electric utilities by Market Strategies International. A leading Florida employer with approximately 8,800 employees, FPL is a subsidiary of Juno Beach, Fla.-based NextEra Energy, Inc. (NYSE: NEE), a clean energy company widely recognized for its efforts in sustainability, ethics and diversity, and has been ranked No. 1 in the electric and gas utilities industry in Fortune's 2016 list of "World's Most Admired Companies." NextEra Energy is also the parent company of NextEra Energy Resources, LLC, which, together with its affiliated entities, is the world's largest generator of renewable energy from the wind and sun. For more information, visit these websites: www.NextEraEnergy.com, www.FPL.com, www.NextEraEnergyResources.com.

###

Cautionary Statements and Risk Factors That May Affect Future Results

This news release contains “forward-looking statements” within the meaning of the safe harbor provisions of the Private Securities Litigation Reform Act of 1995. Forward-looking statements are not statements of historical facts, but instead represent the current expectations of NextEra Energy, Inc. (NextEra Energy) and Florida Power & Light Company (FPL) regarding future operating results and other future events, many of which, by their nature, are inherently uncertain and outside of NextEra Energy's and FPL's control. Forward-looking statements in this press release include, among others, statements concerning future operating performance. In some cases, you can identify the forward-looking statements by words or phrases such as “will,” “may result,” “expect,” “anticipate,” “believe,” “intend,” “plan,” “seek,” “aim,” “potential,” “projection,” “forecast,” “predict,” “goals,” “target,” “outlook,” “should,” “would” or similar words or expressions. You should not place undue reliance on these forward-looking statements, which are not a guarantee of future performance. The future results of NextEra Energy and FPL and their business and financial condition are subject to risks and uncertainties that could cause their actual results to differ materially from those expressed or implied in the forward-looking statements, or may require them to limit or eliminate certain operations. These risks and uncertainties include, but are not limited to, the following: effects of extensive regulation of NextEra Energy's and FPL's business operations; inability of NextEra Energy and FPL to recover in a timely manner any significant amount of costs, a return on certain assets or a reasonable return on invested capital through base rates, cost recovery clauses, other regulatory mechanisms or otherwise; impact of political, regulatory and economic factors on regulatory decisions important to NextEra Energy and FPL; disallowance of cost recovery by FPL based on a finding of imprudent use of derivative instruments; effect of any reductions to, or elimination of, governmental incentives or policies that support utility scale renewable energy projects of NextEra Energy Resources, LLC and its affiliated entities (NextEra Energy Resources) or the imposition of additional taxes or assessments on renewable energy; impact of new or revised laws, regulations, interpretations or other regulatory initiatives on NextEra Energy and FPL; effect on NextEra Energy and FPL of potential regulatory action to broaden the scope of regulation of over-the-counter (OTC) financial derivatives and to apply such regulation to NextEra Energy and FPL; capital expenditures, increased operating costs and various liabilities attributable to environmental laws, regulations and other standards applicable to NextEra Energy and FPL; effects on NextEra Energy and FPL of federal or state laws or regulations mandating new or additional limits on the production of greenhouse gas emissions; exposure of NextEra Energy and FPL to significant and increasing compliance costs and substantial monetary penalties and other sanctions as a result of extensive federal regulation of their operations; effect on NextEra Energy and FPL of changes in tax laws and in judgments and estimates used to determine tax-related asset and liability amounts; impact on NextEra Energy and FPL of adverse results of litigation; effect on NextEra Energy and FPL of failure to proceed with projects under development or inability to complete the construction of (or capital improvements to) electric generation, transmission and distribution facilities, gas infrastructure facilities or other facilities on schedule or within budget; impact on development and operating activities of NextEra Energy and FPL resulting from risks related to project siting, financing, construction, permitting, governmental approvals and the negotiation of project development agreements; risks involved in the operation and maintenance of electric generation, transmission and distribution facilities, gas infrastructure facilities and other facilities; effect on NextEra Energy and FPL of a lack of growth or slower growth in the number of customers or in customer usage; impact on NextEra Energy and FPL of severe weather and other weather conditions; threats of terrorism and catastrophic events that could result from terrorism, cyber attacks or other attempts to disrupt NextEra Energy's and FPL's business or the businesses of third parties; inability to obtain adequate insurance coverage for protection of NextEra Energy and FPL against significant losses and risk that insurance coverage does not provide protection against all significant losses; a prolonged period of low gas and oil prices could impact NextEra Energy Resources’ gas infrastructure business and cause NextEra Energy Resources to delay or cancel certain gas infrastructure projects and for certain existing projects to be impaired; risk to NextEra Energy Resources of increased operating costs resulting from unfavorable supply costs necessary to provide NextEra Energy Resources' full energy and capacity requirement services; inability or failure by NextEra Energy Resources to manage properly or hedge effectively the commodity risk within its portfolio; potential volatility of NextEra Energy's results of operations caused by sales of power on the spot market or on a short-term contractual basis; effect of reductions in the liquidity of energy markets on NextEra Energy's ability to manage operational risks; effectiveness of NextEra Energy's and FPL's risk management tools associated with their hedging and trading procedures to protect against significant losses, including the effect of unforeseen price variances from historical behavior; impact of unavailability or disruption of power transmission or commodity transportation facilities on sale and delivery of power or natural gas by FPL and NextEra Energy Resources; exposure of NextEra Energy and FPL to credit and performance risk from customers, hedging counterparties and vendors; failure of NextEra Energy or FPL counterparties to perform under derivative contracts or of requirement for NextEra Energy or FPL to post margin cash collateral under derivative contracts; failure or breach of NextEra Energy's or FPL's information technology systems; risks to NextEra Energy and FPL's retail businesses from compromise of sensitive customer data; losses from volatility in the market values of derivative instruments and limited liquidity in OTC markets; impact of negative publicity; inability of NextEra Energy and FPL to

maintain, negotiate or renegotiate acceptable franchise agreements with municipalities and counties in Florida; increasing costs of health care plans; lack of a qualified workforce or the loss or retirement of key employees; occurrence of work strikes or stoppages and increasing personnel costs; NextEra Energy's ability to successfully identify, complete and integrate acquisitions, including the effect of increased competition for acquisitions; NextEra Energy Partners, LP's (NEP's) acquisitions may not be completed and, even if completed, NextEra Energy may not realize the anticipated benefits of any acquisitions; environmental, health and financial risks associated with NextEra Energy's and FPL's ownership and operation of nuclear generation facilities; liability of NextEra Energy and FPL for significant retrospective assessments and/or retrospective insurance premiums in the event of an incident at certain nuclear generation facilities; increased operating and capital expenditures at nuclear generation facilities of NextEra Energy or FPL resulting from orders or new regulations of the Nuclear Regulatory Commission; inability to operate any of NextEra Energy Resources' or FPL's owned nuclear generation units through the end of their respective operating licenses; liability of NextEra Energy and FPL for increased nuclear licensing or compliance costs resulting from hazards, and increased public attention to hazards, posed to their owned nuclear generation facilities; risks associated with outages of NextEra Energy's and FPL's owned nuclear units; effect of disruptions, uncertainty or volatility in the credit and capital markets on NextEra Energy's and FPL's ability to fund their liquidity and capital needs and meet their growth objectives; inability of NextEra Energy, FPL and NextEra Energy Capital Holdings, Inc. to maintain their current credit ratings; impairment of NextEra Energy's and FPL's liquidity from inability of creditors to fund their credit commitments or to maintain their current credit ratings; poor market performance and other economic factors that could affect NextEra Energy's defined benefit pension plan's funded status; poor market performance and other risks to the asset values of NextEra Energy's and FPL's nuclear decommissioning funds; changes in market value and other risks to certain of NextEra Energy's investments; effect of inability of NextEra Energy subsidiaries to pay upstream dividends or repay funds to NextEra Energy or of NextEra Energy's performance under guarantees of subsidiary obligations on NextEra Energy's ability to meet its financial obligations and to pay dividends on its common stock; NEP's inability to access sources of capital on commercially reasonable terms could have an effect on its ability to consummate future acquisitions and on the value of NextEra Energy's limited partner interest in NextEra Energy Operating Partners, LP; and effects of disruptions, uncertainty or volatility in the credit and capital markets of the market price of NextEra Energy's common stock. NextEra Energy and FPL discuss these and other risks and uncertainties in their annual report on Form 10-K for the year ended December 31, 2015 and other SEC filings, and this news release should be read in conjunction with such SEC filings made through the date of this news release. The forward-looking statements made in this news release are made only as of the date of this news release and NextEra Energy and FPL undertake no obligation to update any forward-looking statements.

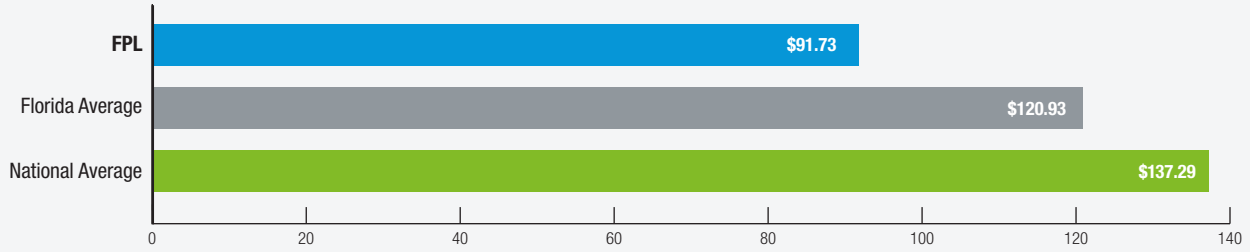
FPL.com

FPL's Outstanding Customer Value

At Florida Power & Light Company, we provide our customers with electric service that's cleaner and more reliable than ever before at a price that's lower than it was a decade ago and among the lowest in the nation. The tangible benefits we deliver are the direct result of smart, long-term investments we've made in advanced infrastructure and cost-saving efficiencies.

Bills that are among the lowest in the nation

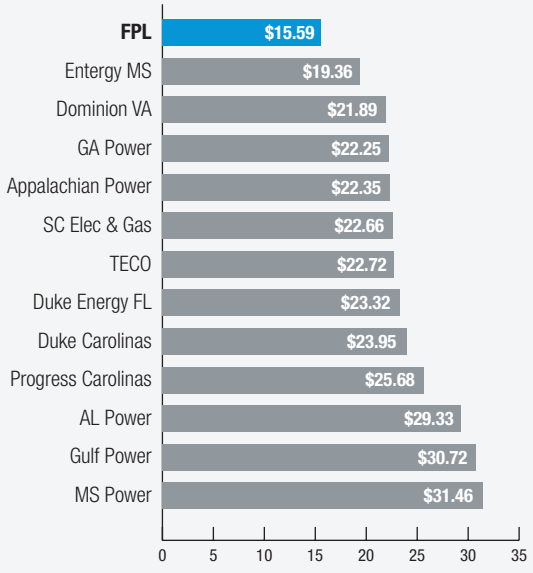
Latest Typical Bill Comparisons



Source: Typical 1,000-kWh residential customer bill amounts; FPL bill amount (PSC April 2016), Florida average (2015 annual average, data from PSC, FMEA, JEA) and national average (EEI July 2015)

Most efficient utility in the nation

2014 Non-fuel O&M ($/MWh)

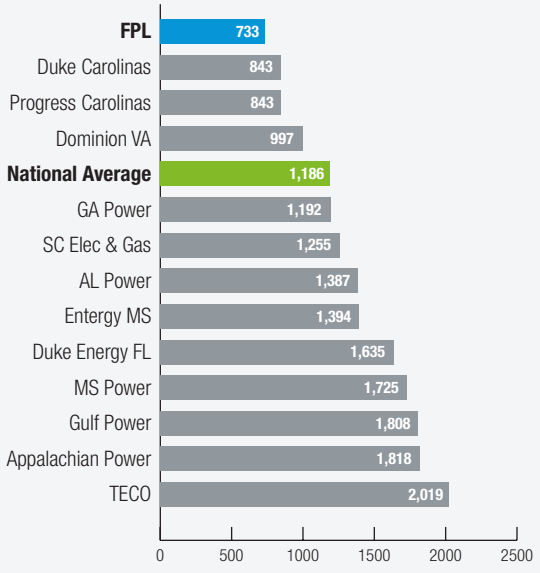


FPL's operational efficiency saves customers nearly $2 billion a year, or ~$17 a month on a typical monthly bill, compared with an average utility.

Source: FERC Form 1

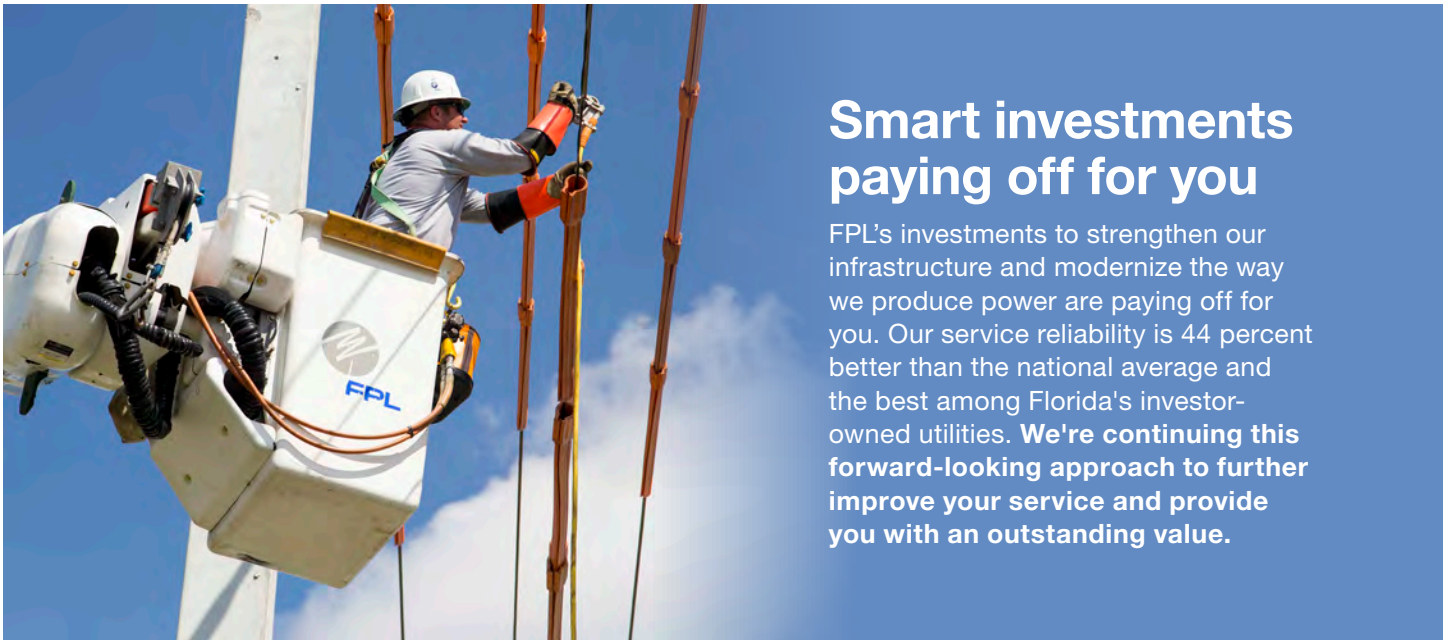
Cleanest utility in the Southeastern U.S.

2014 CO2 Emissions (lbs/MWh)



FPL's carbon emissions rate is already cleaner today than the target rate that the EPA has set for Florida to meet by 2030.

Source: 2014 data from EPA and DOE via Ventyx database query on March 10, 2015



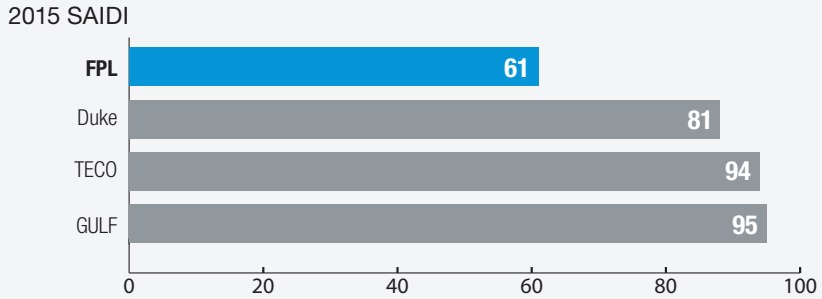
Smart investments paying off for you

FPL's investments to strengthen our infrastructure and modernize the way we produce power are paying off for you. Our service reliability is 44 percent better than the national average and the best among Florida's investor-owned utilities. **We're continuing this forward-looking approach to further improve your service and provide you with an outstanding value.**

Our four-year plan

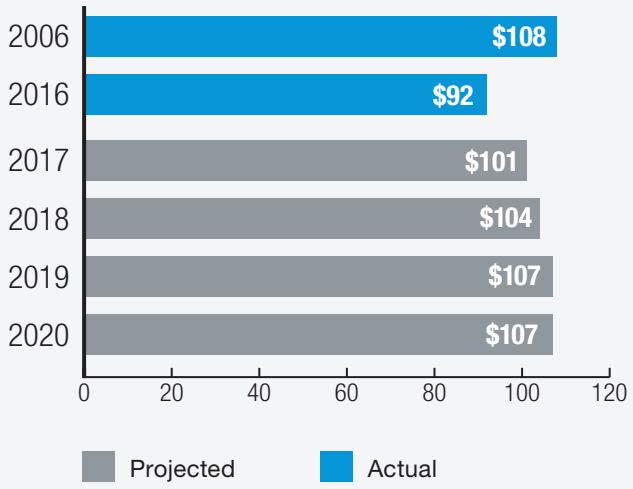
Our base rate plan for 2017-2020 includes three base rate adjustments phased in during the four-year period to support investments to benefit customers. The plan focuses on improving the reliability and resiliency of the electric grid, continuing to modernize the power generation system and preparing for our state's growing population. Combined with current projections for fuel and other costs, we estimate the total typical customer bill will grow at about 2.8 percent per year, or roughly the expected rate of inflation, from now through 2020.

FPL is the most reliable utility in Florida and recognized as having the best comprehensive reliability performance in the nation.



Source: IOU reliability data reported to the Florida Public Service Commission
SAIDI = Customers Minutes of Interruption / Customers Served

Projected typical residential bills



Based on current projections for fuel and other costs, FPL expects its typical customer bills through 2020 to remain lower than they were in 2006.

Source: PSC-approved rates for 2006 and April 2016; 2017-2020 bill estimates reflect current base rate request as well as projections for fuel and other charges. Calculations do not include any local taxes or fees that vary by community.

TAB 14

THIS PAGE INTENTIONALLY BLANK

From: Cindy Lerner
Sent: Thursday, March 24, 2016 11:15 AM
To: Yocelyn Galiano (OVM); Mitchell Bierman [External]
Subject: Fwd: FPL Expert Witnesses

Please add this to the next agenda to present to Council. If we need to authorize in advance I will let you know.

Thanks

Cindy

Sent from my iPad, Cindy Lerner

Begin forwarded message:

From: "Alban, Xavier E."
Date: March 24, 2016 at 11:00:40 AM EDT
To: Cindy Lerner , Mayor Stoddard
Cc: "Mendez, Victoria" "McNulty, Kerri L."
Subject: RE: FPL Expert Witnesses

Good morning Mayors Lerner and Stoddard:

As we previously mentioned, the City of Miami will be litigating in this year's nuclear cost recovery docket at the Public Service Commission. We plan on engaging the expert we used in last year's nuclear cost recovery docket and which both your municipalities shared the cost with the City of Miami. His testimony was discussed at length by the PSC. We hope to engage an additional expert to supplement and strengthen his testimony. However, regardless of whether we manage to retain the additional expert, we intend on engaging last year's expert whose testimony was given much weight and credibility in challenging the reasonableness of the cost estimates FPL is incurring with the Turkey Point Units 6 and 7 project.

We wish to oppose FPL's petition for advanced recovery because as of the end of 2015, FPL customers have paid more than $241 million dollars through these rate increases towards FPL's anticipated construction costs. What is more disturbing is that FPL gets to keep this money, even if FPL does not ultimately build the new reactors. As such, we plan on engaging last year's expert economist to challenge the reasonableness of FPLs cost estimates, assumptions, and expenditures for the approval and construction of Turkey Point Units 6 and 7.

The City of Miami expects the cost associated with retaining this expert will range from $35,000 to $45,000. We hope that the Village of Pinecrest and the City of South Miami will once again support the City of Miami in challenging FPL's petition before the Public Service Commission. As such, the City of Miami respectfully requests that the Village of Pinecrest and the City of South Miami each cover 25% of the costs associated with retaining this expert, a commitment which would range from $8,750 to $11,250 for your municipalities, individually. We hope to receive confirmation of your commitment and are available to discuss this matter further at your convenience.

Thank you.

Xavier E. Albán
Assistant City Attorney
City of Miami Office of the City Attorney
Telephone: 305-416-1830
Facsimile: 305-400-5033
xealban@miamigov.com
PublicRecords@miamigov.com

THIS PAGE INTENTIONALLY BLANK

TAB 15

THIS PAGE INTENTIONALLY BLANK

Item No.	Action Initiation Date	Councilmember or Staff Member	Topic of Follow-up	Department Assigned
1	3/19/2013	Village Council	Implementation of Phase 1 of Safe Routes to School Project	Public Works Department
Status	June 2016: Modifications to parking area adjacent to flower shop. February 2016: County requested revised plans for the speed feedback signs. Consulting engineer in the process of designing the changes. Anticipate substantial completion of the project this month. January 2016: Anticipate substantial completion of project. November 30, 2015: Adjustment to the sidewalk in the vicinity of 97th Street will be made after removal of existing hedge. November 4, 2015: Sidewalk construction along SW 57th Avenue is in progress. The contractor has 70 days to complete the project September 23, 2015: Construction started along SW 57th Avenue, north of SW 100 St September 2, 2015: The Village issues notice to proceed. August 18, 2015: The Village anticipates issuance of the County permit for the sidewalks. County still has not provided an alternative for a solar powered speed feedback signs and rapid beacon flashers. June 22, 2015: The Village held a pre-construction meeting with contractor, state and county representatives. Issue regarding solar pedestrian crosswalk signage was discussed. County has banned the use of those types of signs. Village is currently seeking an alternative. May 15, 2015: State provided Notice to Proceed on construction of Phase 1. April 14, 2015: Council decided to proceed with construction of Phase 1 and design of Phase 2. April 3, 2015: Letters were sent out to residents living adjacent to proposed sidewalks in Phase 2 advising them that the Village Council would be considering approval of those sidewalks at the April 14, 2015 Council meeting. March 30, 2015: State advised failure to build the sidewalks slated for Phase 1 would result in a forfeiture of the entire grant amount $194,520 in addition to requirement to reimburse the $40,000 that was awarded for the Safe Routes to School Study. March 17, 2015: Construction project was brought before Council for consideration. The Village Council asked the Village Manager to research the impact to any grants should the Village decide to do away with the construction of sidewalks as part of the project. February 20, 2015: Will receive responses for construction bid. February 10, 2015: The Village Council will hear a presentation regarding the Safe Routes to School Plan (all phases) during the regular meeting. February 4, 2015: Pre-bid conference. December 1, 2014: Bid was advertised. November 24, 2014: FDOT issued the Notice to Proceed after approving the bid documents. June 9, 2014: Completed design of the Phase 1 will be submitted for review to the State, County and Village. May 30, 2014: Village received a revised schedule for project completion. The design should be completed during the week of June 9th. March 10, 2014: The Village received approval from the Florida Department of Transportation of a $4,000 LAP grant to cover the costs of surveying service in connection with the design of the project. December 23, 2013: The Village Manager executed the contract for design of Phase 1 improvements. December 10, 2013: The Village Council will consider a resolution awarding the contract for design of the Phase 1 improvements. November 12, 2013: Contract negotiations are underway with David Plummer and Associates. October 8, 2013: The Village Council awarded of the Phase 1 design contract to David Plummer and Associates. September 6, 2013: The Village will receive responses to the RFQ. August 19, 2013: Request for Qualifications was sent out for design of Phase 1 of the Safe Routes to School Program.			

	August 18, 2013: The Village is awaiting the final review by FDOT of the proposed RFQ document for compliance with LAP agreement parameters. July 2, 2013: Assistant Village Manager received comments from FDOT regarding the proposed RFQ document. June 2013: Village staff is working with FDOT representatives to develop a Request for Qualifications for the design of the Phase 1 improvements of Safe Routes to School program. April 16, 2013: Based on discussions with FDOT, certain requirements are necessary in order to award design contract. A new request for Qualification will need to be advertised. Subsequently, the Village Manager cancelled the contract with David Plummer & Associates for design services. March 27, 2013: The Village Manager executed the LAP agreement with FDOT. March 19, 2013: Village Council authorized the Village Manager to enter into a Local Agency Program Agreement with FDOT for the Safe Routes to Schools Program funding and authorized the Village Manager to enter into an agreement with David Plummer & Associates for professional design services relating to the safe routes to school program Phase 1 implementation.			
Item No.	Action Initiation Date	Councilmember or Staff Member	Topic of Follow-up	Department Assigned
2	4/14/2015	Village Council	Implementation of Phase 2 of Safe Routes to School Project	Public Works Department
Status	October 2016: Anticipate completion of design. June 14, 2016: Anticipate award of design contract by the Village Council. May 10, 2016: Anticipate bringing recommendation to the Village Council to authorize Village Manager to enter into negotiations with the number one ranked firm for design of Phase 2. April 5, 2016: The RFQ for Engineers was re-issued. March 9, 2016: Received one response from Kimley Horn to RFQ for Engineers. The Village Manager requested that the RFQ be re-advertised. February 12, 2016: Anticipate issuance of RFQ for Engineers. November 3, 2015: Received a quote from David Plummer and Associate (designer for Phase 1) for the completion of design for Phase 2 of the project. The proposal was for $99,000. Because of the cost, the Village Manager directed that a Request for Qualifications be issued to obtain a list of respondents. July – November 2015: Awaiting clarification from Miami-Dade County Public Works Department regarding design for speed feedback signage. October 1, 2015: A total of $30,000 was budgeted in FY 2015-16 Budget for design of Phase 2. June 22, 2015: The Administrative Services Manager requested a proposal from David Plummer and Associates for Phase 2 of the Project. April 14, 2015: The Village Council authorized the Village Manager to proceed with design of Phase 2 of the Safe Routes to School Project.			
Item No.	Action Initiation Date	Councilmember or Staff Member	Topic of Follow-up	Department Assigned
3	7/12/2011	Village Council	Old Cutler Road Bike Path	Office of the Village Manager
Status	March 2017: Anticipated completion of construction. December 2016: Anticipate completion within the Village's limit. September 8, 2015: Construction started at SW 136th St (in Pinecrest), east of SW 67th Avenue, going north along Old Cutler Road. February 3, 2015: Board of County Commissioner's awarded the project contract to Arce Engineering and Construction.			

	January 2015: Will appear before the CITT Board for funding allocation. November 12, 2014: The Village Manager received notification that the Miami-Dade Public Works Department anticipates commencing the project in January 2015 as opposed to October 2014 (as originally scheduled). October 7, 2014: The Village Manager corresponded with the Miami-Dade County Public Works department and requested an update on the status of this project. July 16, 2014: Village Manager requested a status update on the project from Miami-Dade County. January 28, 2014: Mr. Cotarelo advised that as the project will be funded in part with Federal monies the process of bidding out the project is more extensive. The Federal government requires FDOT's review of bid documents prior to the commencement of a competitive bid process, and again prior to the award to the lowest responsive and responsible bidder. Additionally, the balance of funds come from the Charter County Transportation Surtax (PTP), which require that the eventual award be approved by the Board of County Commissioners, the Citizen's Transportation Trust, and their respective committees. As such, these additional levels of review and approval create a procurement process appreciably longer than the typical. January 27, 2014: The County offered additional clarification on project delays. January 21, 2014: Received an update from Antonio Cotarelo, County Engineer, Public Works Department. County finished construction of Phase 1 of the Old Cutler Trail in January of 2012. That project was 7.10 miles long from SW 216 Street to SW 136 Street. Phase 2 of the Old Cutler Trail is from SW 136 Street to the Cartagena Circle; 4.79 miles long. Part of the funding for Phase 2 is from the FDOT (Transportation Enhancement Program -TEP funds); and those funds became available in December 2013. The County has completed the plans for Phase 2 and is in the process of putting the project out to bid in coordination and compliance with FDOT grant requirements. The project consists of reconstructing the bike path to a minimum 8' wide and relocate further away from the traffic lanes where possible; constructing curb and gutter, install remedial drainage as necessary, resurface segments that are to remain, prune tree roots and place root barriers to prevent future damage, and install regulatory signage for bicycles and pedestrians. Estimated Construction Cost: $1,579,58.1 January 17, 2014: The Village Manager contacted Deputy Mayor Hudak to inquire as to the status of the project that would repair the bike path along Old Cutler Road from SW 136 Street north to Old Cartegena Road (Northern entrance to Coco Plum). September 26, 2012: Village Manager met with Mr. Borrego to discuss several county related matters including this project. April 20, 2012: Village Manager met with Eddie Borrego of Commissioner Bell's Office to update on the project. April 6, 2012: Village Manager Galiano made a second request for copies of the final plans. Request was forwarded to Jeff Cohen, Assistant Chief of Traffic Engineering. Mr. Cohen forwarded the request to the Highway Division. Mr. Ona provided 30% completed set of construction plans for the project. March 29, 2012: Village Manager Galiano requested copies of the plans for the Phase 2 Reconstruction of the Old Cutler Bike Path from Ms. Esther Calas, County Director of Public Works. September 16, 2011: Village Manager met with Eddie Borrego of Commissioner Bell's Office to request assistance with expediting the Bike Path project. September 8, 2011: Mr. Whittaker of Commissioner Suarez' Office advised the Village Manager that the project would not be able to be accelerated. September 7, 2011: Mr. Leo Ona of the Highway Division advised Mr. Whittake from Commissioner Suarez' Office that as the funds for the project was administered through the MPO, the project timeline would not be able to be accelerated. September 2, 2011: Mr. Joel Trujillo wrote Mr. Rene Idarraga of the County's Public Works Department to advise if the project could be expedited. Mr. Idarraga wrote Leo Ona, in the Highway Division requesting a response whether the project timeline could be moved up.

	August 31, 2011: Mr. Homer Whittaker of Commissioner Suarez' office wrote Mr. Joel Trujillo with the County requesting confirmation of the information provided by the Village in the August 22, 2011 and asking if the project could be completed sooner than planned. August 22, 2011: Village Manager Galiano wrote a letter to Commissioner Suarez regarding the Bike Path project relaying the Village's interest in completing this project sooner than planned and requesting assistance from the Commissioner in expediting the project. August 17, 2011: The Village Manager provided the information regarding the anticipated project timeline to the Village Council. August 5, 2011: The Village Manager requested the timeline for completion of the Phase 2 project. Assistant Chief of the Highway Division, Mr. Marin advised that part of the funding necessary for the project would be available through the MPO Transportation Improvement Program as follows: $321,000 during Fiscal Year 2012-2013 and $998,000 during Fiscal Year 2013-2014. Mr. Marin indicated that construction of this phase would begin in late Fiscal Year 2012-2013. July 26, 2011: Village Manager wrote Mr. Cohen to follow-up on the timing of the Phase 2 Old Cutler Bike Path Reconstruction Project. Assistant Chief of the Highway Division, Octavio Marin provided Village Manager Galiano with a copy of the preliminary plans. July 20, 2011: Mr. Cohen advised the Village Manager that the County had a follow-up Old Cutler Bike Path project that would continue to Cocoplum Circle. July 19, 2011: Village Manager Galiano contacted County's representative Jeff Cohen with the Public Works Department to investigate the possibility of extending the reconstruction of the bike path. July 12, 2011: The Village Council directed the Village Manager to contact the County to inquire about the possibility of extending reconstruction of the bike path on Old Cutler Road, north of SW 136 Street. May 9, 2011: Village Manager Lombardi was forwarded a copy of the preliminary project plans.

Item No.	Action Initiation Date	Councilmember or Staff Member	Topic of Follow-up	Department Assigned
4	9/23/2014	Village Council	Community Center Expansion	Office of the Village Manager and Parks and Recreation Department
Status	August 2016: Commencement of construction of expansion will occur after summer camps are over. A ground breaking ceremony will be scheduled (date to be determined). July 2016: Award of the construction contract is anticipated. June 2016: Anticipate release of the Invitation to Bid for the construction of the project. April 2016: Anticipate plans to be 100% completed. Plans are currently under review in the Building and Planning Department. April 12, 2016: Staff with present the final proposed floor plan for the Community Center Expansion to the Village Council. March 22, 2016: Mr. Heisenbottle submitted the revised drawings with the indoor playground adjacent to the café area. March 18, 2016: Staff worked with Architect Heisenbottle to re-draw the floor plan to include the enclosure of the proposed outdoor playground area will be presented to the Village Council at a future meeting. March 8, 2016: Mr. Spanioli developed a memorandum for indoor playground relocation on the plans. February 17, 2016: The Village Manager instructed the Public Works Director to halt completion of the construction plans for the Community Center and to ask the Architect to prepare a proposal and construction estimates for enclosing the outdoor playground. February 16, 2016: Village Council instructed the Village Manager to develop construction plans that would enclose the outdoor playground planned for the Community Center expansion project. February 9, 2016: Public Works Director and Parks and Recreation Director will meet with Consulting Architect Hiesenbottle to finalize the construction plans.			

	September 23, 2015: Schematic drawings and survey completed. July 2015: Commencement of design of Phases 1 and 2 of the Community Center Expansion project. Anticipate the design phase will take approximately 9 months to complete. July 7, 2015: Anticipate the Village Council will approve the negotiated contract. April 22, 2015: Village Manager met with Mr. Heisenbottle to negotiate a proposal for the project. Anticipate receipt of a final proposal by May 2015. April 14, 2015: Council authorized the Village Manager to negotiate an agreement with the top ranked firm as recommended by the Selection Committee. March 2015: Presentations from respondents to the Request for Qualifications will be held by the Selection Committee. February 10, 2015: The 2nd reading ordinance authorizing the issuance of the bond for the improvements is approved. January 15, 2015: The Village received 11 responses to the Request for Qualifications that was published on December 1, 2014. The selection committee is in the process of reviewing the qualifications and scoring each company. Based on the scores, a ranked order will be presented to the Village Council and the top three companies will be invited to present before the Village Council in March. January 13, 2015: The Village Council adopted the required ordinance for the required bond in the amount not to exceed $6 Million on first reading. September 23, 2014: The Village Council approved the FY 2014-2015 Budget which allocated $5 Million towards the expansion of the Community Center.

Item No.	Action Initiation Date	Councilmember or Staff Member	Topic of Follow-up	Department Assigned
5	9/23/2014	Village Council	Coral Pine Park Improvements	Office of the Village Manager and Parks and Recreation Department
Status	January 2017: Expect substantial completion of the construction. April – May 2016: Anticipate construction to commence. Ground breaking ceremony will be scheduled sometime in late April or early May (date to be announced). April 12, 2016: Village Council will consider authorization of the contract for the drainage project on the west side of Coral Pine Park. March 30, 2016: Mr. Spanioli met with residents abutting the park to review the landscape plan. March 15, 2016: Village Manager provided a communique to the Village Council regarding modifications to the finished floor of the new building. March 7, 2016: Parks and Recreation Director Matthews and Public Works Director Spanioli met with area residents to review the building, drainage and landscape plans for the project. February 26, 2016: Permit review in the Building and Planning Department commenced. February 12, 2016: Anticipate deliver of 90% completed plans. January/February 2016: Expect completion of the construction plans that will include sustainable/energy efficiency components to the new building. November 10, 2015: Award of the design/build contract is expected to come before the Village Council for approval. July 6, 2015: Advertise the design/build contract. June 24, 2015: Village met with design consultant and provided comments regarding the specifications for the design build project. February 13, 2015: Village Council approved the bond on 2nd reading. January 30, 2015: Met with AECOM regarding construction plans proposal.			

	December 2015: Staff commenced the process of developing the bid documents with the assistance of AECOM (the Master Plan consultant), to move forward with a bid for design/build contract. The bid documents will include 30% design of the facilities, and allow for a design/build company to finalize the construction drawings (i.e. plumbing, electrical, mechanical, HVAC, structural, etc.) September 23, 2014: The Village Council approved the FY 2014-2015 Budget which allocated $900 K towards the construction of a new tennis concession building, new playground and miscellaneous landscape improvements for Coral Pine Park.			
Item No.	Action Initiation Date	Councilmember or Staff Member	Topic of Follow-up	Department Assigned
6	9/23/2014	Village Council	Pinecrest Gardens Parking Lot Drainage Improvements	Office of the Village Manager and Public Works Department
Status	May 2016: Installation of the drainage improvements will commence. May 11, 2016: Notice to Proceed will be issued. May 10, 2016: Agenda item to authorize the Village Manager to enter into a piggy back contract with the construction company that will be installing the pave drain system. February 2016: Public Works is finalizing the proposal for a design build contract. December 2015: Public Works Director Spanioli contacted Titan America to commence design and construction of the project. October 1, 2015: Balance of funding to cover the full cost of the project was included in the FY 2015-16 Budget. February 2, 2015: The Village Manager communicated with Titan America regarding the delay for the project. January 14, 2015: The Village Manager received bid totals from the Pompano Alley Project which could potentially be used as a piggy-back contract for the drainage improvements as well as a quote from RP Utility and Excavation Corp to complete the project in the amount of $211,745. January 9, 2015: The Village Manager contacted Titan America to follow-up with regards to the receipt of a quote for the project. December 15, 2014: The Village Manager received an email from Titan America representatives indicating they would be contacting some of the contractors that have current contracts with other governmental entities to provide a quote for the drainage project. November 14, 2014: Village Manager received notification from Titan America that they had visited Pinecrest Gardens to develop the parameters of the drainage project and would be contacting several project contractors to obtain quotes. November 4, 2014: Village Manager met with representatives from Titan America to review product samples and answer some questions regarding the scope of the project. October 30, 2014: Village Manager received an email from Titan America inquiring as to status of commencement of this project. October 5, 2014: Village Manager met with representatives from Titan America to review the project. September 23, 2014: Village Council adopted FY 2014-2015 which set aside funding in the amount of $87,000 towards Parking Lot Improvements at Pinecrest Gardens to improve drainage on the last row of the parking lot directly behind the colonnade.			
Item No.	Action Initiation Date	Councilmember or Staff Member	Topic of Follow-up	Department Assigned
7	9/23/2014	Village Council	Kendall Drive Median Beautification Project	Office of the Village Manager and Public Works Department
Status	April 2016: Landscape Architect is developing responses for the comments from Miami-Dade. Expect to resubmit the plans with revisions by late April.			

	March 18, 2016: Landscape Architect received first round of comments from Miami-Dade County Public Works Department. March 2016: Plans are still being reviewed by Miami-Dade County. January 2016: County review of plans December 2015: Completion of design October 13, 2015: O'leary Design and Associates provided options for lighting along the corridor and entrance signage concepts. July 7, 2015: O'leary Design and Associates will provide a presentation to the Village Council regarding the project concepts. March 17, 2015: Design contract was awarded to O'leary Design and Associates by the Village Council. February 10, 2015: Recommendation for ranked list was submitted to the Village Council. Village Council will authorize the Village Manager to negotiate a contract for the design of the Kendall Drive Median Beautification Project with O'Leary Design Associates. January 30, 2015: Scores from the members of the selection committee are due to the Administrative Services Manager. A ranked list will be developed based on the scores and submitted as a recommendation to the Council. January 14, 2015: The Selection Committee members received copies of the submittals and must review and score by January 30th. December 16, 2014: The Village received 9 proposals in response to the Request for Qualifications for landscape architects. September 23, 2014: The Village Council approved the FY 2014-15 Budget which allocated $175,000 for design and construction of the improvements.

Item No.	Action Initiation Date	Councilmember or Staff Member	Topic of Follow-up	Department Assigned
8	9/23/2014	Village Council	US 1 Median Beautification Project	Office of the Village Manager and Public Works Department
Status	May 2016: Anticipate completion of design. April 12, 2016: The Landscape Architect will present the latest plans to the Village Council for consideration. December 18, 2015: The Village Manager and Public Works Director met with representatives from O'Leary Design and Associates to discuss some project challenges and provide additional direction to the consultant. August 24, 2015: The Village Manager and Public Works Director met with representatives from O'Leary Design and Associates to review the project scope. June 19, 2015: The Village Manager executed the contract for the project design. June 9, 2015: Award of the design contract for the US 1 Median Beautification Project with O'Leary Design and Associates. March 17, 2015: Recommendation for ranked list was submitted to the Village Council. Village Council authorized the Village Manager to negotiate a contract for the design of the US 1 Median Beautification Project with the number one ranked firm, O'Leary Design and Associates. February 6, 2015: Scores from the members of the selection committee are due to the Administrative Services Manager. A ranked list will be developed based on the scores and submitted as a recommendation to the Council. January 15, 2015: The Selection Committee members received copies of the submittals and must review and score by February 6th. December 17, 2014: The Village received 9 proposals in response to the Request for Qualifications for landscape architects. November 23, 2014: The Village issued the Request for Qualifications for landscape architects to develop design plans for the beautification of US 1 Median. September 23, 2014: The Village Council approved the FY 2014-15 Budget which allocated $300,000 for design and construction of the improvements.			

Item No.	Action Initiation Date	Councilmember or Staff Member	Topic of Follow-up	Department Assigned
9	10/14/2014	Village Council	Street Repaving Program - Phase 2	Office of the Village Manager and Public Works Department
Status	**Completed** April 2016: Anticipate project completion. November 4, 2015: 85% completed. October 1, 2015: 70% completed. September 14, 2015: 60% completed. July 30, 2015: Phase 2 commenced.			
Item No.	Action Initiation Date	Councilmember or Staff Member	Topic of Follow-up	Department Assigned
10	11/10/2015	Village Council	SW 132 Street Sidewalk Project	Office of the Village Manager and Public Works Department
Status	**Completed** March 15, 2016: Council declined to continue with this project. January 2016: Sidewalk was marked along the right-of-way and letters were sent to residents with instructions to contact Public Works with comments. The department was contacted by two property owners and the Public Works Director met with each property owner to review options available should the Village Council decide to proceed with the project. January 4, 2016: Letter will be sent to residents along the north side of 132 Street advising that temporary markings will be installed to delineate where the proposed sidewalk will go and allow through February 15, 2016 for residents to contact the Public Works Department to address concerns and request possible adjustments.			
Item No.	Action Initiation Date	Councilmember or Staff Member	Topic of Follow-up	Department Assigned
11	10/1/2015	Village Council	Cypress Hall Renovation	Office of the Village Manager and Building and Planning Department
Status	October 2016: Anticipate completion of the construction. May 10, 2016: Anticipate Council award of construction contract and commencement of construction. April 2016: Staff will review the results of the Invitation to Bid and prepare a recommendation for award of contract to a contractor. April 7, 2016: Invitation to bid will be issued. March 2016: Plans have been completed for the renovation of Cypress Hall and are currently in the plans review process. Once the plans have been permitted, the Village will issue an Invitation to Bid for the construction of the project. October 30, 2015: Drawings for the renovation of Cypress Hall commenced.			

Budget by Organization Report

Through 03/31/16
Prior Fiscal Year Activity Excluded
Summary Listing

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **001 - General Fund**									
REVENUE									
Department **000 - .**	21,644,720.00	14,000.00	21,658,720.00	984,255.40	.00	13,384,275.30	8,274,444.70	62	20,342,432.46
REVENUE TOTALS	$21,644,720.00	$14,000.00	$21,658,720.00	$984,255.40	$0.00	$13,384,275.30	$8,274,444.70	62%	$20,342,432.46
EXPENSE									
Department **000 - .**	2,857,490.00	.00	2,857,490.00	132,936.72	.00	306,967.06	2,550,522.94	11	2,425,022.20
Department **511 - Village Council**	230,630.00	.00	230,630.00	15,403.95	14,450.00	118,817.56	97,362.44	58	224,084.18
Department **512 - Administrative**	930,960.00	.00	930,960.00	68,652.71	.00	417,138.49	513,821.51	45	933,957.78
Department **513 - Finance Department**	369,350.00	.00	369,350.00	23,654.48	.00	168,960.73	200,389.27	46	338,900.83
Department **514 - Village Attorney**	420,000.00	.00	420,000.00	39,275.98	.00	174,924.16	245,075.84	42	431,578.23
Department **519 - General Government**	1,620,830.00	14,000.00	1,634,830.00	99,535.42	13,200.00	887,173.32	734,456.68	55	1,631,416.54
Department **521 - Police Department**	9,487,400.00	100,830.00	9,588,230.00	673,546.84	25,015.00	4,032,688.10	5,530,526.90	42	7,907,429.97
Department **524 - Building, Planning & Zoning -BPZ**	1,814,850.00	47,900.00	1,862,750.00	140,075.11	47,900.00	845,623.96	969,226.04	48	1,905,404.55
Department **539 - Public Works**	724,520.00	.00	724,520.00	63,928.74	.00	366,284.26	358,235.74	51	668,244.91
Department **572 - Parks and Recreation**	2,287,610.00	.00	2,287,610.00	191,261.25	.00	1,115,865.88	1,171,744.12	49	2,240,208.71
Department **575 - Pinecrest Gardens**	2,110,160.00	.00	2,110,160.00	145,110.01	.00	1,029,096.97	1,081,063.03	49	1,924,853.24
EXPENSE TOTALS	$22,853,800.00	$162,730.00	$23,016,530.00	$1,593,381.21	$100,565.00	$9,463,540.49	$13,452,424.51	42%	$20,631,101.14
Fund **001 - General Fund** Totals									
REVENUE TOTALS	21,644,720.00	14,000.00	21,658,720.00	984,255.40	.00	13,384,275.30	8,274,444.70	62	20,342,432.46
EXPENSE TOTALS	22,853,800.00	162,730.00	23,016,530.00	1,593,381.21	100,565.00	9,463,540.49	13,452,424.51	42	20,631,101.14
Fund **001 - General Fund** Totals	($1,209,080.00)	($148,730.00)	($1,357,810.00)	($609,125.81)	($100,565.00)	$3,920,734.81	($5,177,979.81)		($288,668.68)

Budget by Organization Report

Through 03/31/16
Prior Fiscal Year Activity Excluded
Summary Listing

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **101 - Stormwater Utility Fund**									
REVENUE									
Department **000 -**	969,590.00	.00	969,590.00	3,657.13	.00	421,621.37	547,968.63	43	676,890.84
REVENUE TOTALS	$969,590.00	$0.00	$969,590.00	$3,657.13	$0.00	$421,621.37	$547,968.63	43%	$676,890.84
EXPENSE									
Department **538 - Stormwater**	577,010.00	170,000.00	747,010.00	83,872.46	23,700.00	492,628.82	230,681.18	69	841,338.42
EXPENSE TOTALS	$577,010.00	$170,000.00	$747,010.00	$83,872.46	$23,700.00	$492,628.82	$230,681.18	69%	$841,338.42
Fund **101 - Stormwater Utility Fund** Totals									
REVENUE TOTALS	969,590.00	.00	969,590.00	3,657.13	.00	421,621.37	547,968.63	43	676,890.84
EXPENSE TOTALS	577,010.00	170,000.00	747,010.00	83,872.46	23,700.00	492,628.82	230,681.18	69	841,338.42
Fund **101 - Stormwater Utility Fund** Totals	$392,580.00	($170,000.00)	$222,580.00	($80,215.33)	($23,700.00)	($71,007.45)	$317,287.45		($164,447.58)

Budget by Organization Report

Through 03/31/16
Prior Fiscal Year Activity Excluded
Summary Listing

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **102 - Transportation Fund**									
REVENUE									
Department **000 - .**	1,441,820.00	.00	1,441,820.00	37,803.96	.00	277,008.57	1,164,811.43	19	1,086,262.20
REVENUE TOTALS	$1,441,820.00	$0.00	$1,441,820.00	$37,803.96	$0.00	$277,008.57	$1,164,811.43	19%	$1,086,262.20
EXPENSE									
Department **000 - .**	.00	.00	.00	.00	.00	.00	.00	+++	983,294.00
Department **541 - Transportation**	2,431,830.00	848,406.00	3,280,236.00	53,419.73	153,393.52	335,049.07	2,791,793.41	15	2,161,694.34
EXPENSE TOTALS	$2,431,830.00	$848,406.00	$3,280,236.00	$53,419.73	$153,393.52	$335,049.07	$2,791,793.41	15%	$3,144,988.34
Fund **102 - Transportation Fund** Totals									
REVENUE TOTALS	1,441,820.00	.00	1,441,820.00	37,803.96	.00	277,008.57	1,164,811.43	19	1,086,262.20
EXPENSE TOTALS	2,431,830.00	848,406.00	3,280,236.00	53,419.73	153,393.52	335,049.07	2,791,793.41	15	3,144,988.34
Fund **102 - Transportation Fund** Totals	($990,010.00)	($848,406.00)	($1,838,416.00)	($15,615.77)	($153,393.52)	($58,040.50)	($1,626,981.98)		($2,058,726.14)

Budget by Organization Report

Through 03/31/16
Prior Fiscal Year Activity Excluded
Summary Listing

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **103 - Police Education Fund**									
REVENUE									
Department **000 -**	5,140.00	.00	5,140.00	652.91	.00	1,447.69	3,692.31	28	11,140.17
REVENUE TOTALS	$5,140.00	$0.00	$5,140.00	$652.91	$0.00	$1,447.69	$3,692.31	28%	$11,140.17
EXPENSE									
Department **521 - Police Department**	9,010.00	.00	9,010.00	1,459.00	.00	5,899.00	3,111.00	65	7,542.31
EXPENSE TOTALS	$9,010.00	$0.00	$9,010.00	$1,459.00	$0.00	$5,899.00	$3,111.00	65%	$7,542.31
Fund **103 - Police Education Fund** Totals									
REVENUE TOTALS	5,140.00	.00	5,140.00	652.91	.00	1,447.69	3,692.31	28	11,140.17
EXPENSE TOTALS	9,010.00	.00	9,010.00	1,459.00	.00	5,899.00	3,111.00	65	7,542.31
Fund **103 - Police Education Fund** Totals	($3,870.00)	$0.00	($3,870.00)	($806.09)	$0.00	($4,451.31)	$581.31		$3,597.86

Budget by Organization Report

Through 03/31/16
Prior Fiscal Year Activity Excluded
Summary Listing

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **104 - Police Forfeiture Fund**									
REVENUE									
Department **000 -**	.00	.00	.00	29,740.72	.00	51,671.66	(51,671.66)	+++	34,285.29
REVENUE TOTALS	$0.00	$0.00	$0.00	$29,740.72	$0.00	$51,671.66	($51,671.66)	+++	$34,285.29
EXPENSE									
Department **521 - Police Department**	.00	51,090.00	51,090.00	.00	.00	51,037.94	52.06	100	.00
EXPENSE TOTALS	$0.00	$51,090.00	$51,090.00	$0.00	$0.00	$51,037.94	$52.06	100%	$0.00
Fund **104 - Police Forfeiture Fund** Totals									
REVENUE TOTALS	.00	.00	.00	29,740.72	.00	51,671.66	(51,671.66)	+++	34,285.29
EXPENSE TOTALS	.00	51,090.00	51,090.00	.00	.00	51,037.94	52.06	100	.00
Fund **104 - Police Forfeiture Fund** Totals	$0.00	($51,090.00)	($51,090.00)	$29,740.72	$0.00	$633.72	($51,723.72)		$34,285.29

Budget by Organization Report

Through 03/31/16
Prior Fiscal Year Activity Excluded
Summary Listing

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **105 - Hardwire, 911 Fund**									
REVENUE									
Department **000 - .**	168,520.00	.00	168,520.00	4,704.95	.00	119,153.69	49,366.31	71	55,503.54
REVENUE TOTALS	$168,520.00	$0.00	$168,520.00	$4,704.95	$0.00	$119,153.69	$49,366.31	71%	$55,503.54
EXPENSE									
Department **521 - Police Department**	176,900.00	.00	176,900.00	6,416.86	97,757.04	45,738.85	33,404.11	81	64,300.48
EXPENSE TOTALS	$176,900.00	$0.00	$176,900.00	$6,416.86	$97,757.04	$45,738.85	$33,404.11	81%	$64,300.48
Fund **105 - Hardwire, 911 Fund** Totals									
REVENUE TOTALS	168,520.00	.00	168,520.00	4,704.95	.00	119,153.69	49,366.31	71	55,503.54
EXPENSE TOTALS	176,900.00	.00	176,900.00	6,416.86	97,757.04	45,738.85	33,404.11	81	64,300.48
Fund **105 - Hardwire, 911 Fund** Totals	($8,380.00)	$0.00	($8,380.00)	($1,711.91)	($97,757.04)	$73,414.84	$15,962.20		($8,796.94)

Budget by Organization Report

Through 03/31/16
Prior Fiscal Year Activity Excluded
Summary Listing

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **106 - Wireless, 911 Fund**									
REVENUE									
Department **000 -**	21,200.00	.00	21,200.00	2,997.41	.00	3,153.28	18,046.72	15	5,897.56
REVENUE TOTALS	$21,200.00	$0.00	$21,200.00	$2,997.41	$0.00	$3,153.28	$18,046.72	15%	$5,897.56
EXPENSE									
Department **521 - Police Department**	34,040.00	.00	34,040.00	1,082.28	16,418.25	8,212.42	9,409.33	72	14,270.80
EXPENSE TOTALS	$34,040.00	$0.00	$34,040.00	$1,082.28	$16,418.25	$8,212.42	$9,409.33	72%	$14,270.80
Fund **106 - Wireless, 911 Fund** Totals									
REVENUE TOTALS	21,200.00	.00	21,200.00	2,997.41	.00	3,153.28	18,046.72	15	5,897.56
EXPENSE TOTALS	34,040.00	.00	34,040.00	1,082.28	16,418.25	8,212.42	9,409.33	72	14,270.80
Fund **106 - Wireless, 911 Fund** Totals	($12,840.00)	$0.00	($12,840.00)	$1,915.13	($16,418.25)	($5,059.14)	$8,637.39		($8,373.24)

Budget by Organization Report

Through 03/31/16
Prior Fiscal Year Activity Excluded
Summary Listing

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **107 - CITT Public Transit Fund**									
REVENUE									
Department **000 -**	637,000.00	.00	637,000.00	56,714.64	.00	111,102.13	525,897.87	17	1,131,500.32
REVENUE TOTALS	$637,000.00	$0.00	$637,000.00	$56,714.64	$0.00	$111,102.13	$525,897.87	17%	$1,131,500.32
EXPENSE									
Department **541 - Transportation**	1,550,950.00	140,153.00	1,691,103.00	76,790.17	269,892.80	627,060.87	794,149.33	53	235,355.69
EXPENSE TOTALS	$1,550,950.00	$140,153.00	$1,691,103.00	$76,790.17	$269,892.80	$627,060.87	$794,149.33	53%	$235,355.69
Fund **107 - CITT Public Transit Fund** Totals									
REVENUE TOTALS	637,000.00	.00	637,000.00	56,714.64	.00	111,102.13	525,897.87	17	1,131,500.32
EXPENSE TOTALS	1,550,950.00	140,153.00	1,691,103.00	76,790.17	269,892.80	627,060.87	794,149.33	53	235,355.69
Fund **107 - CITT Public Transit Fund** Totals	($913,950.00)	($140,153.00)	($1,054,103.00)	($20,075.53)	($269,892.80)	($515,958.74)	($268,251.46)		$896,144.63

Budget by Organization Report

Through 03/31/16
Prior Fiscal Year Activity Excluded
Summary Listing

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **108 - CITT Busway Shelter Fund**									
REVENUE									
Department **000 - .**	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$0.00
EXPENSE									
Department **000 - .**	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department **541 - Transportation**	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$0.00
Fund **108 - CITT Busway Shelter Fund** Totals									
REVENUE TOTALS	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	.00	.00	.00	.00	.00	.00	.00	+++	.00
Fund **108 - CITT Busway Shelter Fund** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00

Budget by Organization Report

Through 03/31/16
Prior Fiscal Year Activity Excluded
Summary Listing

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **201 - Debt Service Fund**									
REVENUE									
Department **000 - .**	1,977,480.00	.00	1,977,480.00	132,936.72	.00	191,967.06	1,785,512.94	10	1,916,182.20
REVENUE TOTALS	$1,977,480.00	$0.00	$1,977,480.00	$132,936.72	$0.00	$191,967.06	$1,785,512.94	10%	$1,916,182.20
EXPENSE									
Department **000 - .**	1,977,480.00	.00	1,977,480.00	132,936.72	.00	191,967.06	1,785,512.94	10	1,916,182.20
EXPENSE TOTALS	$1,977,480.00	$0.00	$1,977,480.00	$132,936.72	$0.00	$191,967.06	$1,785,512.94	10%	$1,916,182.20
Fund **201 - Debt Service Fund** Totals									
REVENUE TOTALS	1,977,480.00	.00	1,977,480.00	132,936.72	.00	191,967.06	1,785,512.94	10	1,916,182.20
EXPENSE TOTALS	1,977,480.00	.00	1,977,480.00	132,936.72	.00	191,967.06	1,785,512.94	10	1,916,182.20
Fund **201 - Debt Service Fund** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00

Budget by Organization Report

Through 03/31/16
Prior Fiscal Year Activity Excluded
Summary Listing

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **301 - Capital Projects Fund**									
REVENUE									
Department **000 - .**	1,318,000.00	.00	1,318,000.00	2,848.78	.00	38,635.71	1,279,364.29	3	6,506,027.89
REVENUE TOTALS	$1,318,000.00	$0.00	$1,318,000.00	$2,848.78	$0.00	$38,635.71	$1,279,364.29	3%	$6,506,027.89
EXPENSE									
Department **000 - .**	.00	.00	.00	.00	.00	.00	.00	+++	39,439.44
Department **519 - General Government**	100,000.00	225,000.00	325,000.00	.00	16,800.00	11,200.00	297,000.00	9	.00
Department **572 - Parks and Recreation**	.00	5,811,099.00	5,811,099.00	142,460.65	935,461.21	409,432.26	4,466,205.53	23	179,417.91
Department **575 - Pinecrest Gardens**	1,569,910.00	148,605.00	1,718,515.00	2,597.68	38,707.00	77,036.21	1,602,771.79	7	178,715.45
EXPENSE TOTALS	$1,669,910.00	$6,184,704.00	$7,854,614.00	$145,058.33	$990,968.21	$497,668.47	$6,365,977.32	19%	$397,572.80
Fund **301 - Capital Projects Fund** Totals									
REVENUE TOTALS	1,318,000.00	.00	1,318,000.00	2,848.78	.00	38,635.71	1,279,364.29	3	6,506,027.89
EXPENSE TOTALS	1,669,910.00	6,184,704.00	7,854,614.00	145,058.33	990,968.21	497,668.47	6,365,977.32	19	397,572.80
Fund **301 - Capital Projects Fund** Totals	($351,910.00)	($6,184,704.00)	($6,536,614.00)	($142,209.55)	($990,968.21)	($459,032.76)	($5,086,613.03)		$6,108,455.09
Grand Totals									
REVENUE TOTALS	28,183,470.00	14,000.00	28,197,470.00	1,256,312.62	.00	14,600,036.46	13,597,433.54	52	31,766,122.47
EXPENSE TOTALS	31,280,930.00	7,557,083.00	38,838,013.00	2,094,416.76	1,652,694.82	11,718,802.99	25,466,515.19	34	27,252,652.18
Grand Totals	($3,097,460.00)	($7,543,083.00)	($10,640,543.00)	($838,104.14)	($1,652,694.82)	$2,881,233.47	($11,869,081.65)		$4,513,470.29

VILLAGE OF PINECREST
INVESTMENT RETURNS
INTEREST RATES

SOURCE	Apr. 15	May-15	June 15	July 15	Aug, 15	Sept. 15	Oct. 15	Nov. 15	Dec. 15	Jan. 15	Feb. 15	Mar. 15
STATE POOL	0.19%	0.20%	0.21%	0.22%	0.23%	0.23%	0.25%	0.26%	0.42%	0.51%	0.53%	0.58%
BB&T/BK SWEEP	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.15%	0.15%	0.15%	0.15%	0.15%
T-BILLS												
6 Months	0.10%	0.08%	0.08%	0.15%	0.20%	0.12%	0.16%	0.35%	0.55%	0.42%	0.48%	0.48%
3 Months	0.02%	0.02%	0.01%	0.05%	0.05%	0.01%	0.02%	0.14%	0.26%	0.31%	0.33%	0.30%
BBB&T, CD's over $1MM												
One Year	0.05%	0.05%	0.05%	0.10%	0.10%	0.05%	0.45%	NA	NA	NA	0.30%	0.01%
6 Months	0.03%	0.01%	0.03%	0.05%	0.05%	0.03%	0.22%	NA	NA	NA	0.17%	0.01%
National Rates												
One Year	0.98%	1.00%	1.01%	1.06%	1.06%	1.09%	1.10%	1.12%	1.12%	1.09%	1.13%	1.11%
PRIME RATE	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.50%	3.50%	3.50%	3.50%	
CONSUMER PRICE INDI	236.6	237.8	238.6	238.6	238.32	237.9	237.9	244.1	243.8	244.5	245.7	
Plus/Minus Year Ago	1.8%	1.8%	1.8%	1.8%	1.8%	1.9%	1.9%	2.0%	2.1%	2.2%	2.3%	
MORTGAGE/SECURITIES *												
30 Years -												
Fannie Mae (FNMA)	3.36%	3.43%	3.67%	3.55%	3.46%	3.47%	3.43%	3.51%	3.58%	3.31%	3.32%	3.15%
NAPM ** / ISM	51.5	52.8	53.5	52.7	51.1	50.2	50.1	48.6	48.2	48.2	49.5	51.8

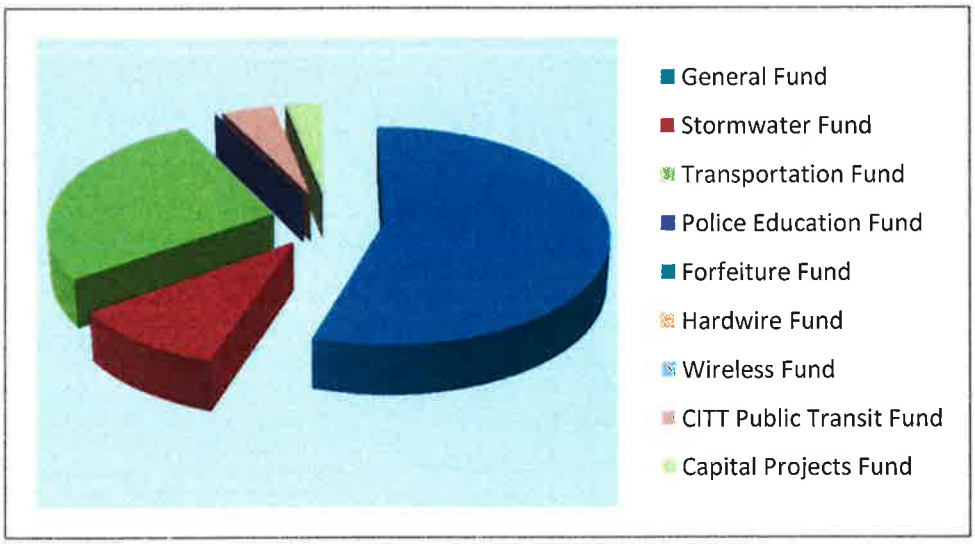
* Mortgage/Securities Return Principal and Interest on a Monthly Basis

** Institute for Supply Management, a reading of under 50 denotes contraction and a reading of above 50 denotes expansion in the manufacturing sector of the economy.

Cash Summary

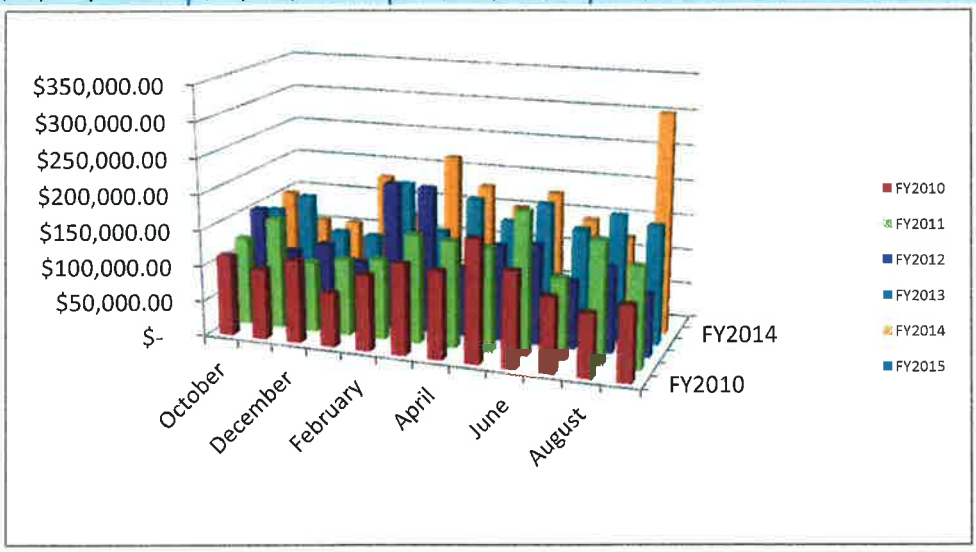
FY 2016
March, 2016

Fund #		Total	BBandT	State Investment Pool
001	General Fund	$12,511,689	$ 1,752,209	$ 10,759,480
101	Stormwater Fund	$ 353,735	$ 79,292	$ 274,443
102	Transportation Fund	$ 4,252,163	$ 2,478,732	$ 1,773,431
103	Police Education Fur	$ 2,642	$ 2,642	$ -
104	Forfeiture Fund	$ 68,306	$ 68,306	
105	Hardwire Fund	$ 91,413	$ 91,413	
106	Wireless Fund	$ 21,414	$ 21,414	
107	CITT Public Transit F	$ 651,322	$ 282,280	$ 369,042
301	Capital Projects Fund	$ 6,151,602	$ 237,332	$ 5,914,270
	Totals	$24,104,286	$ 5,013,620	$ 19,090,666



Building, Planning & Zoning
FY 2011-Present

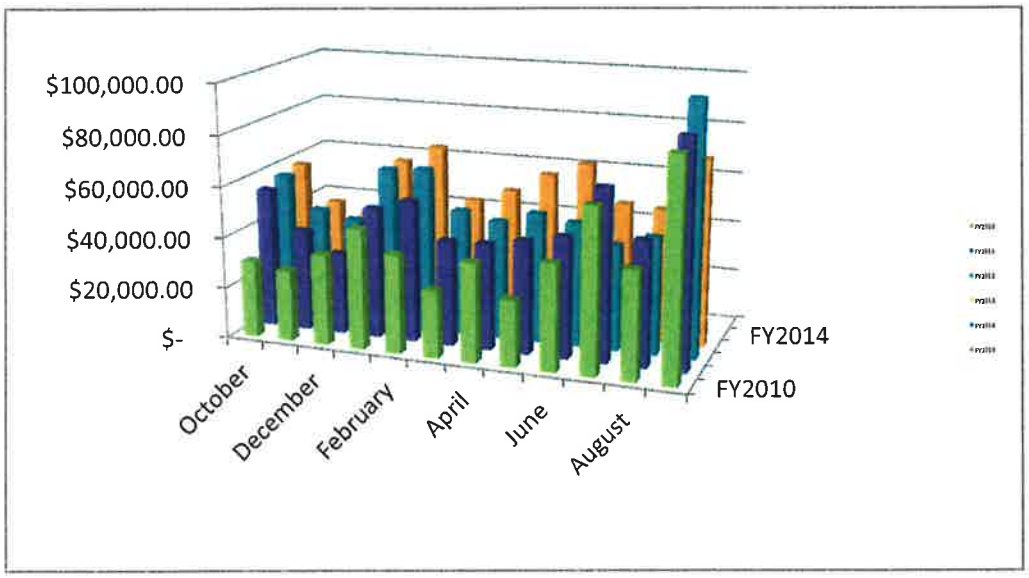
	322.000	322.000	322.000	322.000	322.000	322.000
	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016
October	$ 124,372.72	$ 153,151.16	$ 139,836.17	$ 154,221.74	$ 208,891.46	$ 187,635.00
November	$ 156,274.48	$ 97,634.95	$ 164,116.86	$ 117,371.73	$ 168,584.76	$ 131,920.81
December	$ 99,397.63	$ 111,113.29	$ 116,232.17	$ 116,826.14	$ 150,381.66	$ 169,368.22
January	$ 108,105.11	$ 90,161.72	$ 114,054.80	$ 189,594.75	$ 173,820.94	$ 164,873.36
February	$ 113,181.14	$ 206,746.95	$ 194,576.33	$ 136,664.18	$ 143,674.08	$ 219,359.32
March	$ 152,109.22	$ 204,799.10	$ 130,675.26	$ 225,909.66	$ 203,023.50	
April	$ 148,677.70	$ 96,539.87	$ 181,100.21	$ 188,486.79	$ 165,932.19	
May	$ 145,284.67	$ 133,604.20	$ 154,103.18	$ 161,354.35	$ 339,185.71	
June	$ 198,657.20	$ 140,277.60	$ 182,684.14	$ 186,916.99	$ 233,894.37	
July	$ 114,144.13	$ 94,231.13	$ 152,110.96	$ 153,450.16	$ 245,369.43	
August	$ 169,889.69	$ 118,856.41	$ 176,013.58	$ 132,811.12	$ 148,086.45	
September	$ 140,014.68	$ 87,754.30	$ 165,860.78	$ 308,928.65	$ 195,070.39	
Totals	$ 1,670,108.37	$ 1,534,870.68	$ 1,871,364.44	$ 2,072,536.26	$ 2,375,914.94	$ 873,156.71



Community Center

FY 2011-Present

	347.100	347.100	347.100	347.100	347.100	347.100
	FY2011	FY2012	FY2013	FY2014	FY2015	FY206
October	$ 55,051.73	$ 57,225.98	$ 58,686.14	$ 68,959.57	$ 56,473.78	$ 86,738.40
November	$ 39,804.73	$ 44,446.17	$ 44,368.36	$ 68,776.34	$ 47,475.82	$ 54,306.39
December	$ 31,951.96	$ 41,692.76	$ 40,571.33	$ 51,388.63	$ 49,638.73	$ 77,368.02
January	$ 51,300.08	$ 63,373.86	$ 63,490.21	$ 74,955.92	$ 68,917.05	$ 98,487.17
February	$ 55,579.38	$ 64,512.86	$ 70,217.72	$ 59,146.69	$ 68,682.40	$ 81,038.94
March	$ 41,352.20	$ 49,299.82	$ 50,046.06	$ 50,695.16	$ 54,796.81	
April	$ 41,698.79	$ 46,405.40	$ 55,033.50	$ 71,363.41	$ 55,704.60	
May	$ 44,321.48	$ 50,707.09	$ 62,644.78	$ 69,243.65	$ 61,756.08	
June	$ 47,204.06	$ 48,466.45	$ 67,919.22	$ 60,962.11	$ 72,711.90	
July	$ 67,134.36	$ 41,381.22	$ 53,627.90	$ 56,275.05	$ 78,142.80	
August	$ 48,701.35	$ 45,806.14	$ 52,576.77	$ 49,459.73	$ 75,567.21	
September	$ 88,060.83	$ 98,695.91	$ 73,404.73	$ 95,671.44	$ 114,041.50	
Totals	$ 612,160.95	$ 652,013.66	$ 692,586.72	$ 776,897.70	$ 803,908.68	$ 397,938.92



Budget Performance Report

Fiscal Year to Date 02/29/16

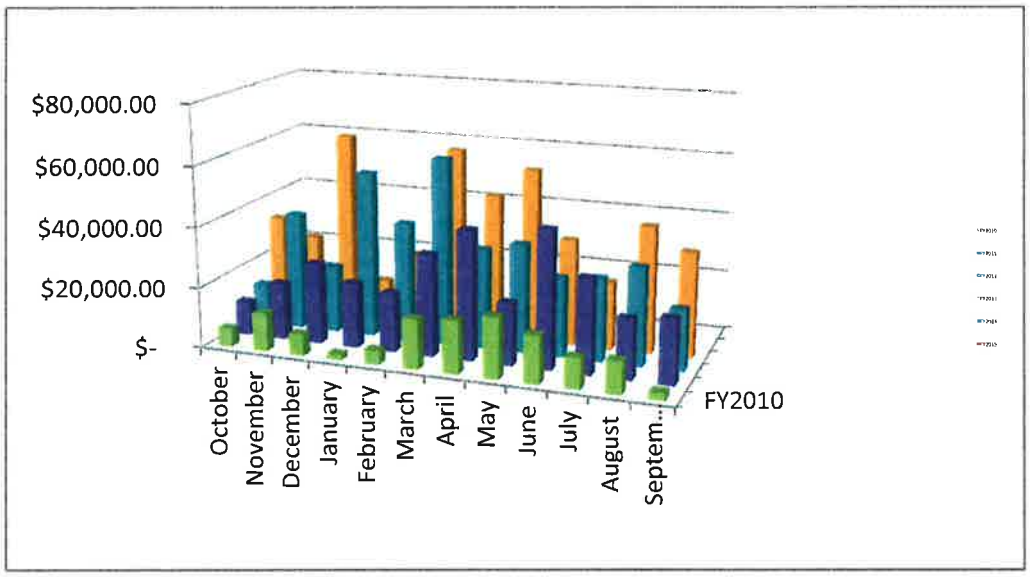
Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **001 - General Fund**										
REVENUE										
Department **000 - .**										
Division **00 - .**										
347	**Cult & Rec**									
347.100	Cult & Rec Community Center, Control	748,960.00	.00	748,960.00	.00	.00	.00	748,960.00	0	.00
347.101	Cult & Rec CC Building Rentals	.00	.00	.00	300.00	.00	3,300.00	(3,300.00)	+++	4,698.90
347.104	Cult & Rec CC Camps	.00	.00	.00	.00	.00	5,270.00	(5,270.00)	+++	63,736.50
347.105	Cult & Rec CC Concession Sales	.00	.00	.00	1,564.55	.00	8,101.52	(8,101.52)	+++	20,383.00
347.106	Cult & Rec CC Donations	.00	.00	.00	.00	.00	75.00	(75.00)	+++	75.00
347.107	Cult & Rec CC Classes, Member	.00	.00	.00	4,285.50	.00	42,311.37	(42,311.37)	+++	106,653.11
347.108	Cult & Rec CC Trainer Fees	.00	.00	.00	2,400.00	.00	11,400.00	(11,400.00)	+++	22,000.00
347.109	Cult & Rec CC Day Passes	.00	.00	.00	304.10	.00	1,511.18	(1,511.18)	+++	2,043.63
347.110	Cult & Rec CC Memeberships, Annual, Residen	.00	.00	.00	13,115.10	.00	62,749.00	(62,749.00)	+++	158,258.64
347.111	Cult & Rec CC Memberships, 90 Days, Res.	.00	.00	.00	2,328.46	.00	8,122.09	(8,122.09)	+++	14,996.79
347.112	Cult & Rec CC Memberships, 30 Days, Residen	.00	.00	.00	3,589.63	.00	17,604.00	(17,604.00)	+++	35,137.69
347.113	Cult & Rec CC Memberships, One Week	.00	.00	.00	120.00	.00	540.00	(540.00)	+++	466.40
347.116	Cult & Rec CC, Special Events	.00	.00	.00	3,500.76	.00	4,000.76	(4,000.76)	+++	3,773.33
347.117	Cult & Rec CC Classes, Nonmember	.00	.00	.00	48,947.08	.00	225,199.25	(225,199.25)	+++	356,522.07
347.120	Cult & Rec CC Memberships, Annual Non-res.	.00	.00	.00	367.50	.00	4,202.50	(4,202.50)	+++	8,829.37
347.121	Cult & Rec CC Memberships, 90 Day, Non res.	.00	.00	.00	120.00	.00	2,047.50	(2,047.50)	+++	3,885.98
347.122	Cult & Rec CC Memberships, 30 Day Non-Res	.00	.00	.00	1,355.00	.00	6,635.00	(6,635.00)	+++	13,116.81
347.123	Cult & Rec CC Senior Trips/Tours	.00	.00	.00	88.00	.00	352.00	(352.00)	+++	.00
347.199	Cult & Rec CC Credit Card Fees	.00	.00	.00	(1,346.74)	.00	(5,482.25)	5,482.25	+++	(10,462.56)
	347 - Cult & Rec Totals	$748,960.00	$0.00	$748,960.00	$81,038.94	$0.00	$397,938.92	$351,021.08	53%	$804,114.66
	Division **00 - .** Totals	$748,960.00	$0.00	$748,960.00	$81,038.94	$0.00	$397,938.92	$351,021.08	53%	$804,114.66
	Department **000 - .** Totals	$748,960.00	$0.00	$748,960.00	$81,038.94	$0.00	$397,938.92	$351,021.08	53%	$804,114.66
	REVENUE TOTALS	$748,960.00	$0.00	$748,960.00	$81,038.94	$0.00	$397,938.92	$351,021.08	53%	$804,114.66
	Fund **001 - General Fund** Totals									
	REVENUE TOTALS	748,960.00	.00	748,960.00	81,038.94	.00	397,938.92	351,021.08	53	804,114.66
	EXPENSE TOTALS	.00	.00	.00	.00	.00	.00	.00	+++	.00
	Fund **001 - General Fund** Totals	$748,960.00	$0.00	$748,960.00	$81,038.94	$0.00	$397,938.92	$351,021.08		$804,114.66
	Grand Totals									
	REVENUE TOTALS	748,960.00	.00	748,960.00	81,038.94	.00	397,938.92	351,021.08	53	804,114.66
	EXPENSE TOTALS	.00	.00	.00	.00	.00	.00	.00	+++	.00
	Grand Totals	$748,960.00	$0.00	$748,960.00	$81,038.94	$0.00	$397,938.92	$351,021.08		$804,114.66

Pinecrest Gardens

FY 2011-Present

	347.300	347.300	347.300	347.300	347.300	347.300
	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016
October	$ 11,243.76	$ 13,450.16	$ 33,732.10	$ 54,371.87	$ 57,055.54	$ 87,203.52
November	$ 18,808.29	$ 38,968.46	$ 28,178.10	$ 40,726.62	$ 44,278.99	$ 32,183.45
December	$ 26,755.29	$ 22,240.33	$ 63,964.43	$ 63,360.51	$ 58,727.69	$ 59,393.92
January	$ 21,477.43	$ 54,943.45	$ 15,290.47	$ 50,434.14	$ 61,992.27	$ 47,022.25
February	$ 19,487.57	$ 39,095.43	$ 25,440.29	$ 6,444.61	$ 68,940.12	$ 52,707.87
March	$ 33,558.90	$ 61,439.29	$ 61,885.62	$ 62,552.68	$ 66,362.13	
April	$ 42,693.96	$ 32,931.61	$ 47,644.32	$ 56,389.43	$ 40,328.49	
May	$ 20,454.06	$ 35,778.82	$ 57,180.07	$ 31,627.53	$ 50,261.97	
June	$ 45,174.14	$ 26,152.56	$ 35,194.79	$ 54,588.70	$ 42,159.26	
July	$ 31,086.35	$ 27,231.50	$ 22,487.25	$ 33,654.39	$ 42,261.88	
August	$ 19,646.32	$ 32,070.29	$ 42,008.65	$ 24,941.25	$ 32,834.04	
September	$ 21,152.96	$ 19,923.30	$ 34,773.04	$ 29,640.34	$ 33,047.49	
Totals	$ 311,539.03	$ 404,225.20	$ 467,779.13	$ 508,732.07	$ 598,249.87	$ 278,511.01



Budget Performance Report

Fiscal Year to Date 02/29/16
Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **001 - General Fund**										
REVENUE										
Department **000 - .**										
Division **00 - .**										
347	**Cult & Rec**									
347.300	Cult & Rec Pinecrest Gardens, Control	593,300.00	.00	593,300.00	.00	.00	.00	593,300.00	0	.00
347.301	Cult & Rec PG Corporate Sponsporship	.00	.00	.00	.00	.00	7,500.00	(7,500.00)	+++	45,520.00
347.302	Cult & Rec PG Farmers Market	.00	.00	.00	7,000.00	.00	18,600.00	(18,600.00)	+++	44,575.00
347.305	Cult & Rec PG Admissions, Adult	.00	.00	.00	.00	.00	.00	.00	+++	15.00
347.308	Cult & Rec PG Memberships, Annual Passes	.00	.00	.00	375.00	.00	2,442.00	(2,442.00)	+++	10,508.00
347.309	Cult & Rec PG Concessions, Iguana Bite	.00	.00	.00	195.76	.00	1,247.16	(1,247.16)	+++	10,602.80
347.310	Cult & Rec PG Concessions, Events	.00	.00	.00	2,673.00	.00	5,876.24	(5,876.24)	+++	5,033.05
347.311	Cult & Rec PG Children's Workshops	.00	.00	.00	.00	.00	274.50	(274.50)	+++	1,434.90
347.312	Cult & Rec PG Banyan Bowl Ticket Sales	.00	.00	.00	13,250.65	.00	64,046.55	(64,046.55)	+++	72,884.55
347.313	Cult & Rec PG Fine Arts Festival, Booths	.00	.00	.00	.00	.00	20,300.00	(20,300.00)	+++	17,450.00
347.314	Cult & Rec PG Fine Arts Festival Posters	.00	.00	.00	.00	.00	.00	.00	+++	145.00
347.315	Cult & Rec PG Eggstravaganza, Tickets	.00	.00	.00	105.00	.00	105.00	(105.00)	+++	11,955.00
347.316	Cult & Rec PG Eggstravaganza, Baskets	.00	.00	.00	.00	.00	.00	.00	+++	333.00
347.317	Cult & Rec PG Eggstravaganza Booths	.00	.00	.00	2,200.00	.00	2,200.00	(2,200.00)	+++	2,986.60
347.318	Cult & Rec PG Howl-O-Ween Parade Tickets	.00	.00	.00	.00	.00	6,070.00	(6,070.00)	+++	.00
347.319	Cult & Rec PG General Admissions	.00	.00	.00	10,370.00	.00	44,140.88	(44,140.88)	+++	173,119.78
347.320	Cult & Rec PG Senior Admissions	.00	.00	.00	962.00	.00	3,345.00	(3,345.00)	+++	10,078.55
347.321	Cult & Rec Mom's Exhibit	.00	.00	.00	.00	.00	4.00	(4.00)	+++	.00
347.322	Cult & Rec PG Earth Day Booth Sales	.00	.00	.00	.00	.00	.00	.00	+++	1,380.00
347.325	Cult & Rec PG Movie Tickets	.00	.00	.00	500.00	.00	3,030.00	(3,030.00)	+++	7,812.00
347.326	Cult & Rec PG Movie Concession	.00	.00	.00	.00	.00	621.00	(621.00)	+++	2,832.00
347.327	Cult & Rec PG Vending Machine Sales	.00	.00	.00	60.00	.00	80.83	(80.83)	+++	537.00
347.328	Cult & Rec PG Venue, Patio Rental	.00	.00	.00	1,800.00	.00	3,900.00	(3,900.00)	+++	4,300.00
347.329	Cult & Rec PG, Pergola Rental	.00	.00	.00	.00	.00	2,000.00	(2,000.00)	+++	1,700.00
347.330	Cult & Rec PG. Venue, Lakeview Rental	.00	.00	.00	.00	.00	5,565.00	(5,565.00)	+++	8,280.00
347.331	Cult & Rec PG Venue, Meadows Rental	.00	.00	.00	250.00	.00	750.00	(750.00)	+++	4,150.00
347.332	Cult & Rec PG Venue Picnic Rentals	.00	.00	.00	1,275.00	.00	10,375.00	(10,375.00)	+++	28,805.00
347.333	Cult & Rec PG Venue Rental, Hibiscus Rental	.00	.00	.00	.00	.00	5,370.00	(5,370.00)	+++	7,757.50
347.334	Cult & Rec PG Venue Rental, Plant Societie	.00	.00	.00	300.00	.00	3,900.00	(3,900.00)	+++	7,100.00
347.335	Cult & Rec PG Banyan Bowl Rental	.00	.00	.00	292.00	.00	9,885.00	(9,885.00)	+++	17,238.20
347.336	Cult & Rec PG Original Entrance Rental	.00	.00	.00	2,300.00	.00	5,325.00	(5,325.00)	+++	13,230.00
347.337	Cult & Rec PG Parking Lot Rental	.00	.00	.00	.00	.00	9,000.00	(9,000.00)	+++	4,000.00
347.338	Cult & Rec PG Commercial Video - Photo	.00	.00	.00	400.00	.00	1,100.00	(1,100.00)	+++	11,120.00
347.342	Cult & Rec PG Donations	.00	.00	.00	.00	.00	.00	.00	+++	4,700.00
347.343	Cult & Rec PG Fish Food	.00	.00	.00	208.00	.00	805.00	(805.00)	+++	2,433.50
347.344	Cult & Rec PG Book Sales	.00	.00	.00	.00	.00	.00	.00	+++	8.00

Budget Performance Report

Fiscal Year to Date 02/29/16
Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **001 - General Fund**										
REVENUE										
Department **000 - .**										
Division **00 - .**										
347	**Cult & Rec**									
347.345	Cult & Rec PG Field Trips	.00	.00	.00	650.00	.00	1,688.00	(1,688.00)	+++	17,608.00
347.346	Cult & Rec PG Event Photos	.00	.00	.00	.00	.00	1,145.00	(1,145.00)	+++	2,731.00
347.348	Cult & Rec PG Horticulture Class	.00	.00	.00	80.00	.00	870.00	(870.00)	+++	1,256.40
347.350	Cult & Rec PG Chili Cook-off Booths	.00	.00	.00	4,381.00	.00	5,281.00	(5,281.00)	+++	1,835.00
347.351	Cult & Rec PG Chili Cook-off Admission	.00	.00	.00	1,045.00	.00	1,045.00	(1,045.00)	+++	5,230.00
347.352	Cult & Rec PG Holiday Festival Booths	.00	.00	.00	.00	.00	2,375.00	(2,375.00)	+++	2,381.00
347.353	Cult & Rec PG Holiday Festival Admission	.00	.00	.00	.00	.00	3,705.00	(3,705.00)	+++	11,382.00
347.354	Cult & Rec PG Nights of Lights Admission	.00	.00	.00	.00	.00	17,920.00	(17,920.00)	+++	3,560.00
347.355	Cult & Rec PG Butterfly House	.00	.00	.00	1,975.00	.00	4,921.15	(4,921.15)	+++	11,300.00
347.356	Cult & Rec PG Hammock Pavilion	.00	.00	.00	1,000.00	.00	6,500.00	(6,500.00)	+++	5,500.00
347.357	Cult & Rec PG Summer Camps	.00	.00	.00	.00	.00	.00	.00	+++	12,209.00
347.358	Cult & Rec Secret Garden	.00	.00	.00	150.00	.00	150.00	(150.00)	+++	300.00
347.399	Cult & Rec PG Credit card fees	.00	.00	.00	(1,089.54)	.00	(4,947.30)	4,947.30	+++	(11,066.96)
	347 - Cult & Rec Totals	$593,300.00	$0.00	$593,300.00	$52,707.87	$0.00	$278,511.01	$314,788.99	47%	$598,249.87
	Division **00 - .** Totals	$593,300.00	$0.00	$593,300.00	$52,707.87	$0.00	$278,511.01	$314,788.99	47%	$598,249.87
	Department **000 - .** Totals	$593,300.00	$0.00	$593,300.00	$52,707.87	$0.00	$278,511.01	$314,788.99	47%	$598,249.87
	REVENUE TOTALS	$593,300.00	$0.00	$593,300.00	$52,707.87	$0.00	$278,511.01	$314,788.99	47%	$598,249.87
	Fund **001 - General Fund** Totals									
	REVENUE TOTALS	593,300.00	.00	593,300.00	52,707.87	.00	278,511.01	314,788.99	47	598,249.87
	EXPENSE TOTALS	.00	.00	.00	.00	.00	.00	.00	+++	.00
	Fund **001 - General Fund** Totals	$593,300.00	$0.00	$593,300.00	$52,707.87	$0.00	$278,511.01	$314,788.99		$598,249.87
	Grand Totals									
	REVENUE TOTALS	593,300.00	.00	593,300.00	52,707.87	.00	278,511.01	314,788.99	47	598,249.87
	EXPENSE TOTALS	.00	.00	.00	.00	.00	.00	.00	+++	.00
	Grand Totals	$593,300.00	$0.00	$593,300.00	$52,707.87	$0.00	$278,511.01	$314,788.99		$598,249.87

VILLAGE OF PINECREST
BUDGET HIGHLIGHTS
March, 2016

The Village of Pinecrest's overall financial health is strong in the midst of the current economic climate. The following items are areas worthy of comment:

General Fund:

- Community Center revenues through February are $397,939, an increase of $106,751 or 36.7% from the previous year.
- Pinecrest Garden revenues through February are $278,511, a decrease of $12,484 or 4.5% from the previous year.
- The BPZ revenues through February were $873.156.71, an increase of $27,804 or 3.3 from the previous year.
- The tree account has a balance of $93,923 as of March, 2016.
- For the year ending 9/30/2015, GASB 68 will require that the Village carry an actuarial pension liability on its government-wide financial statements. The State of Florida FRS plan actuaries will provide us with that figure at year end.
    - We have received word for the State of Florida that the required report will not be available until April, 2016. This will mean the Village of Pinecrest Financial Statement will be presented as soon as it is available.
- The audited general fund balance for FY15 is $7,869,405. The unassigned fund balance and prepaid expenses equal $6,511,595. The breakdown is:
    - Carryovers and used to balance subsequent years budget $ 1,357,810
    - Prepaid expenses 107,706
    - Unassigned 6,403,889
- The 3rd quarter budget amendment will be presented at the April 2016 for the first quarter of FY2016. The following items will be considered:
    - None known to date.

Guido H. Inguanzo, Jr., CMC
Village Clerk
clerk@pinecrest-fl.gov

MEMORANDUM
Office of the Village Clerk

DATE: April 5, 2016

TO: Yocelyn Galiano, ICMA-CM, Village Manager

FROM: Michelle Hammontree, Communications Manager

RE: Communications Division March 2016 Monthly Report

General Social Media
Facebook: 1590
Twitter: 910 Followers
Instagram: 330 Followers

Parks and Recreation Department Social Media
Facebook: 981 Likes

Pinecrest Gardens Social Media
Facebook: 5346 Likes
Twitter: 1131 Followers
Instagram: 131 Followers

Police Social Media
Facebook: 849 Likes
Twitter: 229 Followers
Instagram: 64 Followers

Broadcasting Clips via TVEyes
Total Clips: 46
Total Local Viewership: 1,553,384
Total Local Market Publicity Value: $158,013.24

E-News Subscribers
General 1,312
Parks and Recreation 11,143
Pinecrest Gardens 9,302

Press Releases
Total: 4

Website
22,497 visits

THIS PAGE INTENTIONALLY BLANK

Leo Llanos, P.E.
Building Official
building@pinecrest-fl.gov

MEMORANDUM
Department of Building and Planning

DATE: April 4, 2016

TO: Yocelyn Galiano, ICMA-CM, Village Manager

FROM: Leo Llanos, P.E., Building Official

RE: Building Division MARCH 2016 Monthly Report

	MARCH 2015	MARCH 2016	10/1/14 – 3/31/2015 YTD	10/1/15- 3/31/2016 YTD
PERMITS ISSUED:				
Building	207	189	1,023	915
Electrical	52	58	263	291
Mechanical	28	29	141	151
Plumbing / LPGX	53	57	329	293
TOTAL PERMITS ISSUED:	340	333	1,756	1,650
VALUE OF CONSTRUCTION	11,932,095	10,435,618	43,788,751	52,427,301
PERMITS FOR NEW HOUSES	2	4	15	23
CERTIFICATE OF OCCUPANCY & CC'S	2	4	18	29
CERTIFICATE OF USE & OCCUPANCY	0	1	4	8
BUILDING CODE CASES	20	14	75	58
INSPECTIONS:				
Building & Roofing	1,033	1,131	5,657	6,255
Electrical	194	176	864	1,017
Mechanical	95	123	501	639
Plumbing / LPGX	231	174	1,150	1,215
Zoning Inspections by Building Dept.	1	0	4	0
TOTAL INSPECTIONS:	1,554	1,604	8,176	9,126

THIS PAGE INTENTIONALLY BLANK

Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM
Department of Building and Planning

DATE: April 4, 2016

TO: Yocelyn Galiano, ICMA-CM, LEED-GA, Village Manager

FROM: Stephen R. Olmsted, AICP, Planning Director SRO

RE: Planning Division March 2016 Monthly Report

	March 2015	March 2016	10/1/14 – 3/31/2015 YTD	10/1/15 - 3/31/2016 YTD
PLANNING				
Comp Plan Amendments	0	0	0	0
Land Development Code Amendments/ Plat	0 / 0	0 / 0	0 / 1	1 / 3
Conditional Uses/ Road Vacation	0 / 0	0 / 0	0 / 0	0 / 0
Variances/ Modification to Resolution	1 / 0	1 / 0	3 / 3	5 / 1
Site Development Plans	0	0	0	0
Zoning Compliance –Plans Review	277	299	1,453	1,593
Zoning Letters/Code Interpretations	43	44	185	195
Zoning Permits	46	46	230	229
CODE COMPLIANCE				
Code Cases Opened	126	96	484	429
Code Compliance Reminders	47	53	215	227
Notices to Appear	23	29	105	105
Notice of Violation - Building	9	0	27	19
Zoning Inspections Completed / Code Compliance, Landscape and LBT	219	224 / 420	977	1,013 / 2,084
Civil Violations	1	5	11	16
Special Magistrate Cases	5	10	101	104
Total Unclosed Cases (Active): **710**	N/A	N/A	N/A	N/A
LICENSES				
Business Tax – NEW	4	6	40	87
Business Tax - RENEWAL	0	15	102	280
TOTAL LICENSES (* reflects new & renewal licenses)	4	21	142	367

Commercial and Residential Development/Redevelopment

Within the Village of Pinecrest, commercial and residential development and redevelopment have been approved and are occurring as follows:

1. Coconut Palm Estates Subdivision – A building permit for construction of a single-family residence on Lot 2 has been issued. Applications for construction of residences on 3 additional lots are under review.

2. St Louis Catholic Church and Covenant School – Gymnatorium – The gymnatorium is under construction.

3. Baptist Health – The medical office building is under construction.

4. Pinecrest Shops – The commercial building is under construction. "Shula Burger" restaurant has submitted an application for building permits. Plans are under review.

5. Christ the King Lutheran Church Pre-school and Kindergarten – A permit application for fencing of the playground has been submitted and approved. Plans for improvement of the landscaping and parking lot are under review and are currently being revised. .

Special Events

The following Special Events are scheduled to occur in the near future.

1. April 24, 2016 - *Special Olympics Miami-Dade and Gulliver School - Inspiration 5K Run* - 8:00 a.m. to 10:00 a.m. Estimated attendance is 500.

   Commences at Gulliver Prep at 6575 Kendall Drive; extends south on SW 64 Court, east on SW 92 Street, south on SW 63 Court, east on SW 99 Terrace, south on SW 61 Court, north on SW 60 Court, west on SW 92 Street, north on SW 64 Court to finish at Gulliver Prep.

Loren C. Matthews
Parks and Recreation Director
parks@pinecrest-fl.gov

MEMORANDUM
Department of Parks and Recreation

DATE: April 4, 2016

TO: Yocelyn Galiano Gomez, ICMA-CM, Village Manager

FROM: Loren Matthews, Parks and Recreation Department

RE: Parks and Recreation Department- March 2016 Monthly Report

---

ACTIVITY - COMMUNITY CENTER	Number of Participants March 2015	Number of Participants March 2016
RECREATIONAL CLASSES		
Ballet	76	95
Blood Pressure Screening	14	19
Bridge	16	12
Everyone Can Draw	4	4
Evolve Training	N/A	4
Fencing	6	9
Game Day	16	46
Guitar	5	12
Genealogical Society	10	6
Greater Miami Youth Symphony	40	50
Gymnastics	31	25
Hip Hop Kids	8	10
Introduction to Pastels	N/A	4
Jump Rope	15	10
Kidokinetics	3	0
Kix 4 Kids	26	11
Line Dancing	83	73
Lectures	121	62
Mandarian	2	2

Music Together	52	35
Papercrafting	N/A	3
Photography	0	0
Quilting	7	8
Salsa & Flamenco	36	24
Spanish	9	11
Sharpminds	67	109
Sports Performance	8	8
Total:	655	652
FITNESS CLASSES		
Baptist Yoga	N/A	37
Body Sculpting	90	207
Butts and Guts	20	22
Café con Leche	101	61
Cardio Box	N/A	63
Core Condition	N/A	16
Fitness Plus	96	116
Gentle Yoga	42	11
Matt Pilates	N/A	72
Spinning	283	1,189
Strength & Stretch with Hyla	85	52
Stretch, Breath, & Meditate with Jojo	8	13
Stretch, Walk, & Keep Young with Nora	88	249
The Workout	216	154
Total Body Burn	N/A	55
Zumba	50	64
TOTAL CLASS PARTICIPANTS	1,079	2,381
Fun Camp (03/21-25)	30	45
Dance Camp (03/21-25)	20	25
Bike Day (03/05)	400	400
Senior Spa Day (03/17)	60	48

MISCELLANEOUS STATISTICS	March 2015	March 2016
Facebook Fans	945	981
Monthly Visitors to Community Center	20,915	18,936
Community Center Vending Revenue	$1,650	$1,335.83
TOTAL FOR FISCAL YEAR(No. of Months)	$7,560.46 (5)	$9,031.04 (5)

WELLNESS CENTER MEMBERSHIP TYPES	Memberships March 2015		Memberships March 2016	
Resident Adult	New: 1 Renewal: 1	2	New: 0 Renewal:3	3
Resident Senior	New: 5 Renewal:8	13	New: 2 Renewal: 9	14
Resident Family	New: 9 Renewal:6	15	New: 3 Renewal:7	13
Resident 90 Day	New: 16 Renewal: 5	21	New: 11 Renewal: 8	22
Resident Monthly	New: 27 Renewal:37	64	New: 14 Renewal:86	94
Non-Resident Adult	New: 1 Renewal: 2	3	New: 0 Renewal: 0	0
Non-Resident Senior	New: 2 Renewal: 1	3	New: 1 Renewal: 0	1
Non-Resident Family	New: 0 Renewal: 1	0	New: 3 Renewal: 4	7
Non-Resident 90 Day	New: 2 Renewal: 2	4	New: 8 Renewal: 29	37
Non-Resident Monthly	New: 5 Renewal: 14	19	New: 18 Renewal: 19	35
10 Class Punch Pass	New: 14 Renewal:66	80	New: 18 Renewal:72	90
Monthly Unlimited (Members)	New: 0 Renewal: 5	5	New: 4 Renewal:10	14
Core Crunch	New: Renewal:	N/A	New: 1 Renewal: 2	3
Weekly Membership	New: 2 Renewal: 0	2	New: 3	3
Free One Week Trials	New: 52	52	New: 44	44
MONTHLY TOTAL	361		616	

*TOTAL MEMBERS FOR CALENDA YEAR (INCLUDING CURRENT MONTH)	2,726	3,069

FACILITY	RENTALS March 2015	RENTALS March 2016
Evelyn Greer Park	6	3
Suniland Park	4	6
Coral Pine Park	12	11

REVENUES	March 2015	March 2016
Coral Pine Park Vending	$1,348.00	$1,341.50
Coral Pine Tennis Court	$9,854.00	$8,419.00
TOTAL MONTH	$11,202.00	$9,760.50
TOTAL FOR FISCAL YEAR(#of Months)	$60,432.80 (6)	$55,595.48(6)

ACTIVITY	Number of Participants-March 2015	Number of Participants-March 2016
CORAL PINE PARK		
Women's Tennis League	192	192
Men's Tennis League	128	128
Mixed Doubles Tennis League	48	48
Panther Middle School Lacrosse	30	30
SUNILAND PARK		
Howard Palmetto Baseball	600	600
Elections (03/15)		
Howard Palmetto Movie Night (03/11)		
EVELYN GREER PARK		
20th Anniversary Parade/Picnic (03/12)	N/A	3000
Council Member Conversation	N/A	20
Black Panther Karate	30	22
Kendall Camera Club	100	100
FLAGLER GROVE		
Pinecrest Premier	200	200
Miami Premier	200	200

Budget Performance Report

Fiscal Year to Date 03/31/16

Include Rollup Account and Rollup to Object

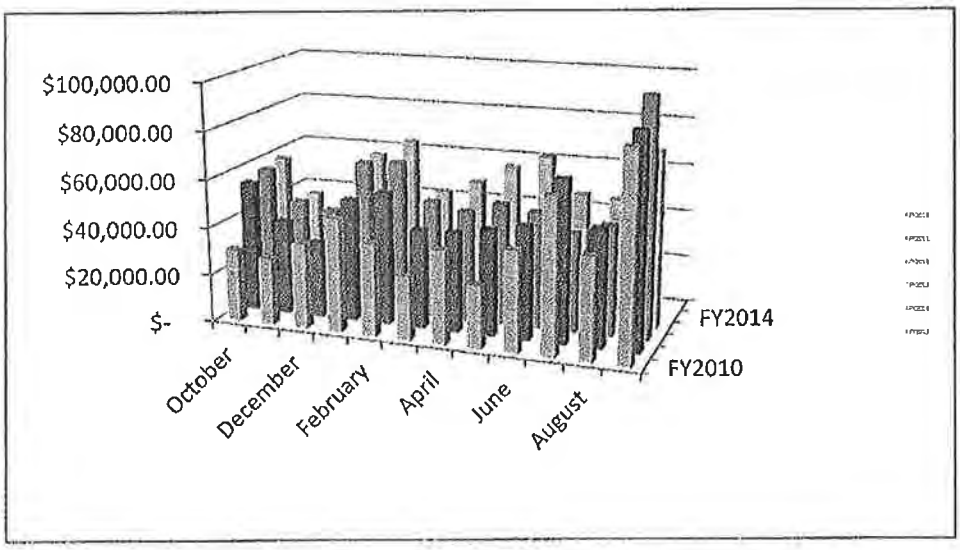
Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund **001 - General Fund**										
REVENUE										
Department **000 - .**										
Division **00 - .**										
347	**Cult & Rec**									
347.100	Cult & Rec Community Center, Control	748,960.00	.00	748,960.00	.00	.00	.00	748,960.00	0	.00
347.101	Cult & Rec CC Building Rentals	.00	.00	.00	.00	.00	3,300.00	(3,300.00)	+++	4,698.90
347.104	Cult & Rec CC Camps	.00	.00	.00	.00	.00	5,270.00	(5,270.00)	+++	63,736.50
347.105	Cult & Rec CC Concession Sales	.00	.00	.00	1,298.31	.00	9,399.83	(9,399.83)	+++	20,383.00
347.106	Cult & Rec CC Donations	.00	.00	.00	.00	.00	75.00	(75.00)	+++	75.00
347.107	Cult & Rec CC Classes, Member	.00	.00	.00	11,162.00	.00	53,473.37	(53,473.37)	+++	106,653.11
347.108	Cult & Rec CC Trainer Fees	.00	.00	.00	2,300.00	.00	13,700.00	(13,700.00)	+++	22,000.00
347.109	Cult & Rec CC Day Passes	.00	.00	.00	132.70	.00	1,643.88	(1,643.88)	+++	2,043.63
347.110	Cult & Rec CC Memeberships, Annual, Residen	.00	.00	.00	6,167.86	.00	68,916.86	(68,916.86)	+++	158,258.64
347.111	Cult & Rec CC Memberships, 90 Days, Res.	.00	.00	.00	1,400.00	.00	9,522.09	(9,522.09)	+++	14,996.79
347.112	Cult & Rec CC Memberships, 30 Days, Residen	.00	.00	.00	2,769.67	.00	20,373.67	(20,373.67)	+++	35,137.69
347.113	Cult & Rec CC Memberships, One Week	.00	.00	.00	60.00	.00	600.00	(600.00)	+++	466.40
347.116	Cult & Rec CC, Special Events	.00	.00	.00	.00	.00	4,000.76	(4,000.76)	+++	3,773.33
347.117	Cult & Rec CC Classes, Nonmember	.00	.00	.00	30,811.50	.00	256,010.75	(256,010.75)	+++	356,522.07
347.120	Cult & Rec CC Memberships, Annual Non-res.	.00	.00	.00	.00	.00	4,202.50	(4,202.50)	+++	8,829.37
347.121	Cult & Rec CC Memberships, 90 Day, Non res.	.00	.00	.00	480.00	.00	2,527.50	(2,527.50)	+++	3,885.98
347.122	Cult & Rec CC Memberships, 30 Day Non-Res	.00	.00	.00	920.00	.00	7,555.00	(7,555.00)	+++	13,116.81
347.123	Cult & Rec CC Senior Trips/Tours	.00	.00	.00	.00	.00	352.00	(352.00)	+++	.00
347.199	Cult & Rec CC Credit Card Fees	.00	.00	.00	(1,143.94)	.00	(6,626.19)	6,626.19	+++	(10,462.56)
	347 - Cult & Rec Totals	$748,960.00	$0.00	$748,960.00	$56,358.10	$0.00	$454,297.02	$294,662.98	61%	$804,114.66
	Division **00 - .** Totals	$748,960.00	$0.00	$748,960.00	$56,358.10	$0.00	$454,297.02	$294,662.98	61%	$804,114.66
	Department **000 - .** Totals	$748,960.00	$0.00	$748,960.00	$56,358.10	$0.00	$454,297.02	$294,662.98	61%	$804,114.66
	REVENUE TOTALS	$748,960.00	$0.00	$748,960.00	$56,358.10	$0.00	$454,297.02	$294,662.98	61%	$804,114.66
	Fund **001 - General Fund** Totals									
	REVENUE TOTALS	748,960.00	.00	748,960.00	56,358.10	.00	454,297.02	294,662.98	61	804,114.66
	EXPENSE TOTALS	.00	.00	.00	.00	.00	.00	.00	+++	.00
	Fund **001 - General Fund** Totals	$748,960.00	$0.00	$748,960.00	$56,358.10	$0.00	$454,297.02	$294,662.98		$804,114.66
	Grand Totals									
	REVENUE TOTALS	748,960.00	.00	748,960.00	56,358.10	.00	454,297.02	294,662.98	61	804,114.66
	EXPENSE TOTALS	.00	.00	.00	.00	.00	.00	.00	+++	.00
	Grand Totals	$748,960.00	$0.00	$748,960.00	$56,358.10	$0.00	$454,297.02	$294,662.98		$804,114.66

Melissa

Community Center

FY 2011-Present

	347.100	347.100	347.100	347.100	347.100	347.100
	FY2011	FY2012	FY2013	FY2014	FY2015	FY206
October	$ 55,051.73	$ 57,225.98	$ 58,686.14	$ 68,959.57	$ 56,473.78	$ 86,738.40
November	$ 39,804.73	$ 44,446.17	$ 44,368.36	$ 68,776.34	$ 47,475.82	$ 54,306.39
December	$ 31,951.96	$ 41,692.76	$ 40,571.33	$ 51,388.63	$ 49,638.73	$ 77,368.02
January	$ 51,300.08	$ 63,373.86	$ 63,490.21	$ 74,955.92	$ 68,917.05	$ 98,487.17
February	$ 55,579.38	$ 64,512.86	$ 70,217.72	$ 59,146.69	$ 68,682.40	$ 75,393.71
March	$ 41,352.20	$ 49,299.82	$ 50,046.06	$ 50,695.16	$ 54,796.81	
April	$ 41,698.79	$ 46,405.40	$ 55,033.50	$ 71,363.41	$ 55,704.60	
May	$ 44,321.48	$ 50,707.09	$ 62,644.78	$ 69,243.65	$ 61,756.08	
June	$ 47,204.06	$ 48,466.45	$ 67,919.22	$ 60,962.11	$ 72,711.90	
July	$ 67,134.36	$ 41,381.22	$ 53,627.90	$ 56,275.05	$ 78,142.80	
August	$ 48,701.35	$ 45,806.14	$ 52,576.77	$ 49,459.73	$ 75,567.21	
September	$ 88,060.83	$ 98,695.91	$ 73,404.73	$ 95,671.44	$ 114,041.50	
Totals	$ 612,160.95	$ 652,013.66	$ 692,586.72	$ 776,897.70	$ 803,908.68	$ 392,293.69



Budget Performance Report

Fiscal Year to Date 02/29/16
Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year Total
Fund 001 - General Fund										
REVENUE										
Department 000 - .										
Division 00 - .										
347	**Cult & Rec**									
347.100	Cult & Rec Community Center, Control	748,960.00	.00	748,960.00	.00	.00	.00	748,960.00	0	.00
347.101	Cult & Rec CC Building Rentals	.00	.00	.00	300.00	.00	3,300.00	(3,300.00)	+++	4,698.90
347.104	Cult & Rec CC Camps	.00	.00	.00	.00	.00	5,270.00	(5,270.00)	+++	63,736.50
347.105	Cult & Rec CC Concession Sales	.00	.00	.00	1,592.33	.00	8,129.30	(8,129.30)	+++	20,383.00
347.106	Cult & Rec CC Donations	.00	.00	.00	.00	.00	75.00	(75.00)	+++	75.00
347.107	Cult & Rec CC Classes, Member	.00	.00	.00	3,185.50	.00	41,211.37	(41,211.37)	+++	106,653.11
347.108	Cult & Rec CC Trainer Fees	.00	.00	.00	2,400.00	.00	11,400.00	(11,400.00)	+++	22,000.00
347.109	Cult & Rec CC Day Passes	.00	.00	.00	304.10	.00	1,511.18	(1,511.18)	+++	2,043.63
347.110	Cult & Rec CC Memeberships, Annual, Residen	.00	.00	.00	13,405.73	.00	63,039.63	(63,039.63)	+++	158,258.64
347.111	Cult & Rec CC Memberships, 90 Days, Res.	.00	.00	.00	2,128.46	.00	7,922.09	(7,922.09)	+++	14,996.79
347.112	Cult & Rec CC Memberships, 30 Days, Residen	.00	.00	.00	3,589.63	.00	17,604.00	(17,604.00)	+++	35,137.69
347.113	Cult & Rec CC Memberships, One Week	.00	.00	.00	120.00	.00	540.00	(540.00)	+++	466.40
347.116	Cult & Rec CC, Special Events	.00	.00	.00	3,540.76	.00	4,040.76	(4,040.76)	+++	3,773.33
347.117	Cult & Rec CC Classes, Nonmember	.00	.00	.00	44,175.08	.00	220,427.25	(220,427.25)	+++	356,522.07
347.120	Cult & Rec CC Memberships, Annual Non-res.	.00	.00	.00	367.50	.00	4,202.50	(4,202.50)	+++	8,829.37
347.121	Cult & Rec CC Memberships, 90 Day, Non res.	.00	.00	.00	120.00	.00	2,047.50	(2,047.50)	+++	3,885.98
347.122	Cult & Rec CC Memberships, 30 Day Non-Res	.00	.00	.00	1,355.00	.00	6,635.00	(6,635.00)	+++	13,116.81
347.123	Cult & Rec CC Senior Trips/Tours	.00	.00	.00	88.00	.00	352.00	(352.00)	+++	.00
347.199	Cult & Rec CC Credit Card Fees	.00	.00	.00	(1,278.38)	.00	(5,413.89)	5,413.89	+++	(10,462.56)
	347 - Cult & Rec Totals	$748,960.00	$0.00	$748,960.00	$75,393.71	$0.00	$392,293.69	$356,666.31	52%	$804,114.66
	Division **00 - .** Totals	$748,960.00	$0.00	$748,960.00	$75,393.71	$0.00	$392,293.69	$356,666.31	52%	$804,114.66
	Department **000 - .** Totals	$748,960.00	$0.00	$748,960.00	$75,393.71	$0.00	$392,293.69	$356,666.31	52%	$804,114.66
	REVENUE TOTALS	$748,960.00	$0.00	$748,960.00	$75,393.71	$0.00	$392,293.69	$356,666.31	52%	$804,114.66
	Fund **001 - General Fund** Totals									
	REVENUE TOTALS	748,960.00	.00	748,960.00	75,393.71	.00	392,293.69	356,666.31	52	804,114.66
	EXPENSE TOTALS	.00	.00	.00	.00	.00	.00	.00	+++	.00
	Fund **001 - General Fund** Totals	$748,960.00	$0.00	$748,960.00	$75,393.71	$0.00	$392,293.69	$356,666.31		$804,114.66
	Grand Totals									
	REVENUE TOTALS	748,960.00	.00	748,960.00	75,393.71	.00	392,293.69	356,666.31	52	804,114.66
	EXPENSE TOTALS	.00	.00	.00	.00	.00	.00	.00	+++	.00
	Grand Totals	$748,960.00	$0.00	$748,960.00	$75,393.71	$0.00	$392,293.69	$356,666.31		$804,114.66

THIS PAGE INTENTIONALLY BLANK

Alana S. Perez
Pinecrest Gardens Director
gardens@pinecrest-fl.gov

MEMORANDUM
Pinecrest Gardens

DATE: April 4, 2016

TO: Yocelyn Galiano, Village Manager

FROM: Alana Perez, Pinecrest Gardens Director

RE: Pinecrest Gardens March 2016 Monthly Report

Indicated below are number of paid facility permits issued for the rental of various locations throughout the Gardens for meetings, picnics, weddings, parties and special events.

	March 2015	**March 2016**	**Oct. – March 2015 YTD**	**Oct. – March 2016 YTD**
Picnic Tables	16	13	59	70
Butterfly House	9	8	35	28
Lakeview Terrace/Pergola	1	3	5	9
Patio	1	0	3	3
Meadow	0	0	0	0
Hammock Pavilion	0	2	1	7
Hibiscus Room	3	1	6	8
Historical Entrance Room	1	2	8	16
Hidden Garden	0	1	0	1
Banyan Bowl	2	0	7	4
Parking Lot	1	0	9	4
Photography/Filming	3	2	12	16
Total Rentals	**37**	**32**	**145**	**166**

Park Attendance

March 2015*	**March 2016***	**Oct. – March 2015 YTD***	**Oct. – March 2016 YTD***
10,920	9,890	64,795	65,138

*Includes paid and non-paid admissions (special events, festivals, birthdays, weddings, meetings, field trips, etc.).

Admission Revenue Breakdown March 2016

General Admission	Senior Admission	Total Admission Revenues
$14,175	$942	$15,117

Memberships March 2016

Ind. Adult (18-64)	Ind. Senior (65+)	FT Student	Family	Patron	Cypress Society	Total New Memberships March 2016	Total New Oct. – Mar. 2016 YTD
1	1	1	6	-	-	9	37

Total Active Memberships March 2015	Total Active Memberships March 2016	Total Resident	Total Non-Resident
105	230	118	112

Total Revenues

	March 2016	March 2015
Rental	$12,010	$17,329
Admissions	$15,117	$18,718
Memberships	$824	$625
Eggstravaganza	$18,625	$12,470
Field Trips	$165	$545
PG Banyan Bowl Events*	$5,808	$2,038
Gardens Gallery	-	-
Educational/Horticulture Programming	$310	$340
Family Movie/Nature Film Night	$1,530	$625
Farmers Market	$5,600	$7,000
Concessions**	$1,300	$1,030
Total Revenues	**$61,289**	**$60,720**

** I-Guana Bite, Family Movie, Events, Etc.

* Gardens Events (i.e. Jazz, Flamenco, Theater, etc.)

Horticulture

- Horticulturist position vacant at this time, interviews in process.

Banyan Bowl

Performances, rehearsals, movies, etc., supported in the Banyan Bowl for March:

- Family Movie – Minions
- Nature Film Night – Wings of Life
- Supported Eggstravaganza
- Orchestra Miami – Beethoven
- Orchestra Miami – Coppelia for Kids Family Fun Concert
- Jazz Concert – Vinicius Cantuaria
- Gen Next Jazz – Vinicius Cantuaria
- Miami Acting Company – Nunsense
- Mayor and CLEO Event and Movie

THIS PAGE INTENTIONALLY BLANK

Samuel Ceballos, Jr.
Chief of Police
police@pinecrest-fl.gov

MEMORANDUM
Department of Police

DATE: March 23, 2016

TO: Yocelyn Galiano, ICMA-CM, Village Manager

FROM: Samuel Ceballos, Jr., Chief of Police

RE: Police Department February 2016 Monthly Report

Calls for Service	February 2015	February 2016	Jan – Feb 2015	Jan – Feb 2016
ARSON	1	0	1	0
AUTO THEFT	2	3	2	5
BAKER ACT-MENTAL	1	3	3	3
ASSAULT – SIMPLE	0	4	2	4
BURGLARY	12	4	31	10
CAR BREAK-VEHICLE BURGLARY	9	13	20	37
DECEASED PERSON	2	0	4	3
DISTURBANCE	55	44	107	104
DOMESTIC VIOLENCE	0	1	2	1
FALSE ALARMS	157	135	305	298
FRAUD/ECONOMIC CRIMES	18	23	38	34
FIELD INTERVIEWS	2	0	7	2
FOUND PROPERTY	2	2	6	6
GRAFFITI	0	0	0	0
HOMICIDE	0	0	0	0
MISSING PERSONS	0	1	0	4
NARCOTICS VIOLATIONS	5	1	6	2
ROBBERY	1	2	1	4
INDECENT EXPOSURES	0	1	0	1
LEWD & LASCIVIOUS ACT	0	0	0	0
SHOPLIFTING	1	1	4	2
SUSPICIOUS PERSON – VEHICLE	12	4	25	15
THEFT	5	16	12	29
THEFT FROM EXT. OF VEHICLE	7	3	9	5
VANDALISM	6	4	10	8
VEHICLE RECOVERY	1	0	3	0
WARRANT ARRESTS	3	2	7	2
WEAPONS VIOLATION	0	0	0	0

UCR CRIME FOR PINECREST (Rolling 12 Months)

Types of Crimes	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sept 2015	Oct 2015	Nov 2015	Dec 2015	Jan 2016	Feb 2016
Homicide	0	0	0	0	0	0	0	0	0	0	0	0
Rape/Sexual Off	1	0	0	0	0	0	0	0	0	0	0	0
Robbery	0	1	0	1	0	0	0	0	0	0	2	2
Aggravated Assault	1	2	1	1	0	0	1	2	0	1	0	0
Burglary	12	8	6	8	8	11	10	6	5	11	6	4
Larceny	39	30	18	27	33	41	21	61	28	36	40	33
Arson	0	0	0	0	0	0	0	0	0	0	0	0
Auto Theft	3	2	2	3	0	3	0	1	0	2	2	3
Total Part 1	**56**	**43**	**27**	**40**	**41**	**55**	**32**	**70**	**33**	**50**	**50**	**42**

NOTE: Totals are subject to revision as the result of follow up investigation or reclassification by the detective bureau, and therefore may not accurately reflect the final official figures subsequently submitted to FDLE.

GENERAL CRIME TRENDS

During the month of February, there was a crime trend relating to construction site burglaries. The burglaries involved the theft of appliances and construction site materials.

DETECTIVE BUREAU

The Criminal Investigation Section (CIS) received a total of 64 cases for the month of February 2016. All were assigned to a member of the Investigations Section for follow-up. Thirty five cases were reclassified as inactive due to insufficient investigative leads, or no further police action required. Four case were exceptionally cleared and four cases were cleared by arrest.

VICTIM SERVICE

During the month of February 2016, the Victim Service Coordinator contacted 25 victims. All victims were provided with contact information for assistance.

REDLIGHT CAMERA SAFETY PROGRAM

February 1– February 29, 2016

Intersections	# of Notice of Violations (NOV's)	# of Uniform Traffic Citations (UTC's)	# of Crashes	Type of Crashes
U.S. 1 & 104 Street	110	0	2	2 – Rear end Collision due to careless driving. Vehicles were already stopped for the red light.
U.S.1 & 112 Street	192	0	1	1 – Right Angle Collision – Violation of Right of Way while making a left turn from Northbound to Westbound.
U.S.1 & 124 Street	73	0	1	1 – Right Angle Collision – Violation of Right of Way while making a left turn from Southbound to Eastbound.
U.S.1 & 128 Street	57	0	2	1 – Rear End Collision – Vehicles were slowing down reference traffic congestion, when rear-ended by distracted driver. 1 – Traffic had just started to proceed on a green light when a distracted driver failed to stop.
Total	**432**	**0**	**6**	

During the month of February 2016, 34 Notice of Violations were issued to Pinecrest residents.

TRAFFIC ENFORCEMENT

	Mar 2015	Apr 2015	May 2015	June 2015	July 2015	Aug 2015	Sept 2015	Oct 2015	Nov 2015	Dec 2015	Jan 2016	Feb 2016	TOTALS
Traffic Details	34	56	42	45	42	90	103	107	97	96	66	60	838
Total Stops	600	769	491	287	192	318	392	451	370	281	260	266	4677
Moving Citations	375	507	344	210	129	200	264	356	284	275	209	205	3358
Non-Moving Citations	114	101	99	55	33	54	51	52	57	57	61	39	773
Written Warning	0	3	0	0	0	0	0	0	0	0	1	1	5
Verbal Warning	275	289	253	122	114	195	258	252	277	300	177	136	2648
Parking Citations	68	93	49	28	55	78	128	122	132	99	76	54	982
Driving Under the Influence	10	8	4	12	6	2	6	8	5	13	14	4	92

TRAFFIC CRASHES

	Mar 2015	Apr 2015	May 2015	June 2015	July 2015	Aug 2015	Sept 2015	Oct 2015	Nov 2015	Dec 2015	Jan 2016	Feb 2016	Totals
Crashes Interior	44	66	67	61	42	53	55	74	64	82	53	70	731
Crashes –US 1	28	27	36	25	28	37	26	35	39	43	37	27	388

VEHICLE PATROL MILEAGE

December	January	February
25,807	19,823	24,870

TRAINING

December	January	February
340 Hours	192 Hours	360

The Department attended a total of 360 hours of training in the month of February 2016. Officers Mangual, Romero, Cruz and Hernandez attended the Field Training Officer training at Miami Dade College. Officers Wilcox, Martinez and Weintraub attended the Advanced Law Enforcement Rapid Response Training (ALERRT) at Miami Police Department. Officers Martin, Weintraub, Mangual and Sergeant Badillo attended the Suicide Bombing Attacks at Miami Police Department. Records Clerk Largaespada and Zapata attended the Crime Stats/UCR Reporting training at Coconut Creek Police Department. Acting Sergeant Brown, Officers Torres, Myers, Martinez, Ferrer & Panagakos attended the Field Force training at MDPD.

MEETINGS WITH OTHER AGENCIES AND CITIZEN GROUPS:

The following are the meetings attended during the month of February, 2016.

- Feb 3 – Chief Ceballos and Deputy Chief Skumanich attended the Dade Chiefs Executive meeting at Miami Shores.
- Feb 3 – VSC Vivancos attended the Immigrant Victim Human Trafficking and other Crimes meeting in Miami.
- Feb 4 – Deputy Chief Peter Skumanich attended the Palmetto Elementary DARE Graduation.
- Feb 9 – Detective Brown attended the South Operations Intel meeting at MDPD Kendall station.
- Feb 10 – VSC Vivancos attended the Domestic Violence Fatality Review Team meeting at the Medical Examiner's Office.
- Feb 18 – Chief Ceballos attended the Dade Chiefs Officer of the Month award ceremony in Miami.
- Feb 24 – VSC Vivancos attended the Robbery Meeting at 1030 NW 111 Avenue, in Miami.

Mark Spanioli, P.E.
Public Works Director
publicworks@pinecrest-fl.gov

MEMORANDUM
Department of Public Works

DATE: March 30, 2016

TO: Yocelyn Galiano Gomez, ICMA-CM, LEED GA, Village Manager

FROM: Mark Spanioli, P.E., Public Works Director

RE: Public Works Department March 2016 Monthly Report

Concerns/Work Performed:	March 2016	March 2015	YTD 2016	Prior YTD 2015
Sign Repair/Installation	56	42	129	159
Sidewalk Repair/Installation	5	11	32	37
Graffiti Removal	15	1	19	5
Street Clearing/Repair	123	96	230	264
Pothole/Shoulder Repair	12	26	26	56
Storm Drain Cleaning/Repair	33	266	207	570
Tree/Shrub Trimming/Removal/Installation	76	164	276	363
Canal Cleaning/Clearing	2	3	3	7
Shopping Cart Removal	15	24	28	57
Flooding Investigation/Correction	0	0	4	1
Parking Area Maintenance	11	17	25	45
Debris Removal	167	120	245	262
Swale Repair	2	45	53	144
Downed Tree Erected	0	0	0	0
Total	517	815	1,277	1,970

Inspections Only:	March 2016	March 2015	YTD 2016	Prior YTD 2015
Sidewalk/Driveway	7	0	10	5
Paving/Drainage	5	11	10	26
Parking/Swale	4	0	14	0
Tree	1	0	1	0
Total	17	11	35	31

Permits Review Only:	March 2016	March 2015	YTD 2016	Prior YTD 2015
Commercial Property	0	8	0	9
Sidewalk/Driveway	0	0	0	1
WASA/Water Main	7	1	19	11
AT&T/Cable TV	1	2	9	6
FPL	4	1	11	7
Curb/Gutter	0	0	0	0
Paving/Drainage/Sewer	0	4	4	5
Tree	6	28	22	53
Fence/Column	0	0	0	0
Parking/Swale	0	1	1	1
Total	18	45	66	93

Activities details:

- Painted faded sign posts as necessary.
- Removed graffiti along US-1.
- Removed advertising signs from US1 corridor and rights-of-way as necessary.
- Wiped clean and removed spider webs from all traffic and street signs as necessary.
- Collected and returned shopping carts to area stores.
- Cleared obstructions from storm drains, rights-of-way and signage.
- Inspected canals for illicit discharges.
- Provided maintenance at parking lots of Village Hall and Public Works Complex.
- Collected debris from US1 business corridor, US1 medians, canals and rights-of-way.
- Emptied trash cans at bus stops, Veterans' Wayside Park and Red Road Linear Park.
- Removed stakes and low branches from street trees throughout the Village.
- Met with Code Compliance Officers onsite to offer advice on tree issues.
- Put barricades under letters A-H at Village Hall.
- Assemble 2 Adirondack chairs @ Rec room at Greer Park for the event on 3/12
- Pick up barricades outside bike room on the 2nd floor.
- Drop 2 barricades on 125th & 73rd Ave.
- Drop 8 barricades on 125TH-128TH St & 74th Ave.
- Prepare for Pinecrest Parade.
- Picked up illegal dumping's on properties, 10601 SW 72ND Ave & 10550 Sw 71ST Ave.
- Set up Chamber back to original setup 3/15
- Removed stakes from 132nd St sidewalk.

- Move Shelfing at Village Hall and set up frames in CM office.
- Set up Chamber for 3/17 meeting.
- Removed (Driveway Sealing) sign on stop sign on 67th Ave & 102 st.
- Driveway repair on SW 57th Ave & 114 St.
- Setup chamber for meeting 3/25
- Dispose 2 green storage boxes with battery acid from Village Hall.
- Removed St Sign on 60th Ave & 88 St.
- Remove 2x4 off the concrete on plaque & put mulch around plaque.
- Returned dog to owner on 61 Ave and 107th St.
- Removed dead animal off the road from 128 St & Chapman Rd.
- Help PD move furniture for the new 911 installation.
- Pick up 2 bags of trash SE corner of 120 St & 67 Ave.

Supervised activities by contractors/engineers:

- A total of 28 street trees have been planted this fiscal year (since 10/1/15) by Mesis Landscape.
- Roadway resurfacing phase II continues along SW 104 St from 72-74 Ave.
- Safe Routes to School project phase I is almost 100% complete.
- Kendall Drive Beautification is being designed by O'Leary Landscape Design.
- Pinecrest Parkway Medians Beautification is also being designed by O'Leary Landscape Design.
- Plans are being prepared for a raised island at SW 90 Street & US1.
- Plans are being prepared for a raised island at SW 72 Ave & US-1.
- Drainage improvements have been completed at Royal Palm Tennis Club Drainage Easement, 7050 SW 107 St, Kendall & 60 Ave and 9301 SW 62 Court.
- Coral Pine Park drainage improvements including berm are out for bid.
- SW 70 Ave north of SW 104 St Drainage improvement is out for bid.
- From May 2015-date, Pinecrest PW has completed 13 drainage projects.
- Broken Sidewalks repaired at the locations from Metro Express Inc: SW 72 AVE between SW 130 ST & SW 131 ST, SW 72 AVE & 13400 &13450, SW 70 AVE SW 134 ST, SW 72ND AVE & US-1. Total Amount of: $5,503.75

THIS PAGE INTENTIONALLY BLANK

PINECREST PEOPLE MOVER RIDERSHIP
2015-2016 SCHOOL YEAR

August 2015

(8/24 – 8/31)	AM Month Totals	AM Daily Average	PM Month Totals	PM Daily Average	TOTAL MONTH	TOTAL DAILY AVERAGE
High School NORTH	78	13	268	44.7	346	57.7
High School SOUTH	64	10.7	211	35.1	275	45.8
Middle School NORTH	92	15.3	132	22	224	37.3
Middle School SOUTH	29	4.8	50	8.3	79	13.1

September 2015

	AM Month Totals	AM Daily Average	PM Month Totals	PM Daily Average	TOTAL MONTH	TOTAL DAILY AVERAGE
High School NORTH	267	12.7	834	39.7	1,101	52.4
High School SOUTH	150	7.1	745	35.5	895	42.6
Middle School NORTH	304	14.5	423	20.1	727	34.6
Middle School SOUTH	96	4.6	190	9	286	13.6

October 2015

	AM Month Totals	AM Daily Average	PM Month Totals	PM Daily Average	TOTAL MONTH	TOTAL DAILY AVERAGE
High School NORTH	200	9.1	673	30.6	873	39.7
High School SOUTH	210	9.5	983	44.7	1193	54.2
Middle School NORTH	254	11.6	363	16.5	617	28.1
Middle School SOUTH	161	7.3	332	15.1	493	22.4

November 2015

	AM Month Totals	AM Daily Average	PM Month Totals	PM Daily Average	TOTAL MONTH	TOTAL DAILY AVERAGE
High School NORTH	215	11.9	745	41.4	960	53.3
High School SOUTH	254	14.1	1431	79.5	1685	93.6
Middle School NORTH	251	13.9	361	20.1	612	34
Middle School SOUTH	101	5.6	172	9.6	273	15.2

December 2015

	AM Month Totals	AM Daily Average	PM Month Totals	PM Daily Average	TOTAL MONTH	TOTAL DAILY AVERAGE
High School NORTH	130	6.5	470	23.5	600	30
High School SOUTH	151	7.6	525	26.2	676	33.8
Middle School NORTH	176	8.8	253	12.7	429	21.5
Middle School SOUTH	78	3.9	159	8	237	11.9

January 2016

	AM Month Totals	AM Daily Average	PM Month Totals	PM Daily Average	TOTAL MONTH	TOTAL DAILY AVERAGE
High School NORTH	100	5.2	208	11	308	16.2
High School SOUTH	187	9.8	643	33.8	830	43.6
Middle School NORTH	189	10	255	13.4	444	23.4
Middle School SOUTH	98	5.2	201	10.5	299	15.7

February 2016

	AM Month Totals	AM Daily Average	PM Month Totals	PM Daily Average	TOTAL MONTH	TOTAL DAILY AVERAGE
High School NORTH	111	0.6	176	8.8	287	14.4
High School SOUTH	99	5	352	17.6	451	22.6
Middle School NORTH	166	8.3	198	9.9	364	18.2
Middle School SOUTH	66	3.3	151	7.5	217	10.8

March 2016

	AM Month Totals	AM Daily Average	PM Month Totals	PM Daily Average	TOTAL MONTH	TOTAL DAILY AVERAGE
High School NORTH						
High School SOUTH						
Middle School NORTH						
Middle School SOUTH						

April 2016

	AM Month Totals	AM Daily Average	PM Month Totals	PM Daily Average	TOTAL MONTH	TOTAL DAILY AVERAGE
High School NORTH						
High School SOUTH						
Middle School NORTH						
Middle School SOUTH						

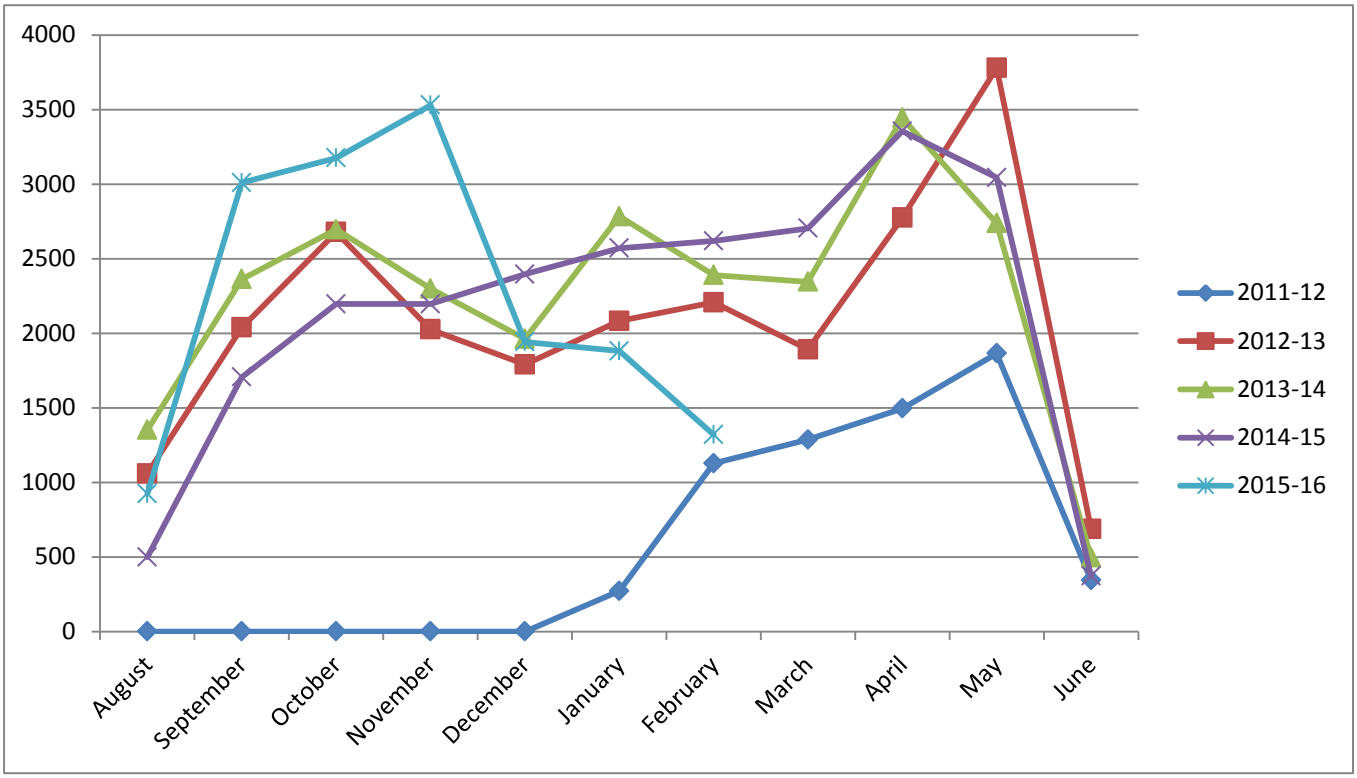
May 2016

	AM Month Totals	AM Daily Average	PM Month Totals	PM Daily Average	TOTAL MONTH	TOTAL DAILY AVERAGE
High School NORTH						
High School SOUTH						
Middle School NORTH						
Middle School SOUTH						

June 2016

	AM Month Totals	AM Daily Average	PM Month Totals	PM Daily Average	TOTAL MONTH	TOTAL DAILY AVERAGE
High School NORTH						
High School SOUTH						
Middle School NORTH						
Middle School SOUTH						

Total Monthly Boardings												
Year	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**June**	**TOTAL**
2011-12	0	0	0	0	0	271	1,127	1,286	1,495	1,865	344	**6,388**
2012-13	1,059	2,038	2,678	2,026	1,791	2,082	2,207	1,891	2,774	3,778	688	**23,012**
2013-14	1,352	2,362	2,696	2,299	1,962	2,784	2,390	2,345	3,444	2,738	497	**24,869**
2014-15	499	1,706	2,180	2,196	2,396	2,570	2,619	2,703	3,355	3,044	371	**23,639**
2015-16	924	3,009	3,176	3,530	1,942	1,881	1,319					**15,781**



THIS PAGE INTENTIONALLY BLANK

Yocelyn Galiano, ICMA-CM
Village Manager
manager@pinecrest-fl.gov

MEMORANDUM
Office of the Village Manager

DATE: April 5, 2016

TO: The Honorable Mayor and Members of the Village Council

FROM: Yocelyn Galiano, ICMA-CM, Village Manager

RE: Environmental Sustainability Account Report

On June 14, 2011, the Village Council adopted an ordinance that established a sustainable building program for the Village. As part of that code revision, the Village created an Environmental Sustainability Account which redirects expedited permit fees to be used as a source of funding for training, awards and other direct costs associated with administration of the Village's Sustainable Building Program.

The following projects have been funded to-date through the Environmental Sustainability Account:

Fiscal Year 2013-2014	
NeoGov (Online Employment Application Software) – Paperless Application	$ 9,950
Fiscal Year 2014-2015	
Pinecrest Gardens LED Lighting Improvements – Pilot Program	$ 1,450
Financial Software Improvements – Paperless paycheck and W-2 Project	$ 9,980
Installation of Charging Stations at Village Hall and Pinecrest Gardens	$14,373
Pinecrest Gardens LED Parking Lot Lighting Improvements	$21,125
Fiscal Year 2015-2016	
CLEO Institute – Climate Change Village-wide Employee Training	$ 2,600
Photocell – Lighting Improvements to Village Hall 1st and 2nd Floor Garage	$ 2,530
Round Table on Sustainability – Miscellaneous Expenses	$ 250
Sustainability Film Series – Pinecrest Gardens (Movie Rental Fees)	$ 362
Installation of Charging Station at Pinecrest Gardens	$ 1,790
Green House Gas Emission Inventory Report	$18,310
STAR Leadership Program	$ 7,500

Redo the power source for Garage lights from generator to photo cells	$ 2,530
LAB Workshop – Earth Day Festival	$ 2,500
Purchase of Software to allow Paperless Billing and receipts of False Alarms, Private Duty and Code Compliance Fines	$ 7,000
Slash Pine Salvage Project – Home Demolition Reclaimed Wood	$ 5,400
Total To-date	$107,650

RECEIVED
VILLAGE OF PINECREST

MAR 21 2016

Office of the Village Clerk
Guido Inguanzo, Village Clerk

March 16, 2016

Dear Community Leader:

I'm writing to let you know that FPL filed with the Florida Public Service Commission the required petition, testimony and data supporting our four-year base rate request that would take effect in January 2017. A copy of FPL's Petition for Rate Increase is included with this letter, in compliance with Rule 25-22.0406(2)(a), Florida Administrative Code.

The plan includes three base rate adjustments phased in during the four-year period that total about $13.28 a month or about 44 cents a day on the base portion of a typical residential customer bill. Combined with current projections for fuel and other costs, we estimate that the total typical residential customer bill will grow at about 2.8 percent per year, roughly the expected rate of inflation, from now through 2020. **Even with the change, we expect that our typical bills in 2020 will still be lower than they were in 2006.**

For small businesses, typical bills are projected to grow about 2 to 3 percent per year on average from January 2016 through 2020. The impact of the proposed base rate adjustments varies widely depending on rate class and usage.

To help our residential customers understand the impact of the requested rate adjustment on their bills, we have developed a new, online calculator that can be found at www.FPL.com/answers. Business customers also will find additional information on this site.

Key elements underlying the company's request include:

- Significant incremental capital investment in our infrastructure that will improve electric service reliability, reduce emissions, enhance generation fuel efficiency, and strengthen our electric system to make it more resilient in severe weather;
- Increases in the cost of doing business, including inflation and costs associated with the projected addition of approximately 450,000 new customer accounts from 2013 through 2020;
- Increase in depreciation expense; and
- Resetting the company's return on equity.

Our four-year rate proposal is designed to enable us to continue improving the electric service our customers depend upon to power their homes and businesses while keeping their costs down over the long term. While the prices of many essential products and services have gone up in recent years, FPL's typical customer bill has actually come down over the past decade while the service we provide today is cleaner and more reliable than ever before. Next month will bring the fourth rate decrease in 16 months, for a total reduction since 2014 of nearly $10 off a typical 1,000-kWh residential customer's monthly bill. Based on current projections for fuel and other costs, even with our requested base rate adjustment we expect typical bills in 2020 would still be less than they were ten years ago in 2006.

Clean, low-cost, high-quality electric service is a competitive advantage for our customers and our state. As a community leader and FPL customer, your local stewardship and partnership mean a great deal to us. Please feel free to contact me, or your local FPL External Affairs manager, should you would like to discuss FPL's base rate proposal further.

Sincerely,

Pamela Rauch

Pamela Rauch
Vice President, External Affairs and Economic Development

Florida Power & Light Company

700 Universe Boulevard, Juno Beach, FL 33408

BEFORE THE
FLORIDA PUBLIC SERVICE COMMISSION

In re: Petition for base rate increase by Florida Power & Light Company	Docket No. 160021-EI Filed: March 15, 2016

FLORIDA POWER & LIGHT
COMPANY'S PETITION FOR BASE RATE INCREASE

Florida Power & Light Company ("FPL" or "the Company"), pursuant to the provisions of Chapter 366, Florida Statutes (2016), and Rules 25-6.0425, 25-6.043 and 25-6.0431, Florida Administrative Code (2016) ("F.A.C."), respectfully petitions the Florida Public Service Commission ("FPSC" or "Commission") for approval of a multi-year rate plan that will enable FPL to continue to deliver strong customer value, support investments in smarter, cleaner and more efficient technology and maintain typical residential and commercial/industrial customer bills through 2020 that are among the lowest in the state and nation, and even lower than they were at FPL in 2006.

This multi-year plan consists of: (i) an increase in rates and charges sufficient to generate additional total annual revenues of $866 million to be effective January 1, 2017; (ii) a subsequent year revenue increase of $262 million to be effective January 1, 2018; and (iii) a $209 million limited-scope adjustment for the Okeechobee Clean Energy Center ("the Okeechobee Unit"), to be effective on its commercial in-service date, currently scheduled for June 1, 2019 (the "2019 Okeechobee LSA"). If these requested increases are approved, FPL will not seek a general increase in base rates to be effective before January 2021, despite the likelihood that base revenue requirements will continue to increase.

FPL continues to invest in customer-focused projects that promote system reliability, fuel efficiency and cleaner energy, as well as in infrastructure to accommodate customer growth. The requested increase will support these investments and provide the Company a reasonable

opportunity to earn a fair rate of return. FPL's proposal includes an 11.50 percent rate of return on the Company's common equity capital ("return on equity" or "ROE"), consisting of a base cost of equity of 11.0 percent and a 0.50 percent performance adder to reflect FPL's accomplishments in delivering superior customer value and to incent FPL to improve the customer value proposition even further.

FPL expects that the proposed rate adjustment in this proceeding will increase the base portion of the bill for a typical residential customer by $8.56 in 2017, $2.64 in 2018, and an estimated $2.08 for the 2019 Okeechobee LSA,[1] for a total impact by 2020 of an estimated $13.28 a month, or 44 cents per day. The total typical residential 1,000-kWh monthly bill is projected to be $101.18 in January 2017, $104.45 in January 2018 and $107.29 in June 2019. Even with the proposed increases, FPL's typical residential bill through 2020 is estimated to increase roughly in line with inflation, to remain well below the national average, and to be lower than it was ten years ago in 2006 (i.e., $108.61).

This filing will enable FPL to continue its successful long-term strategy to improve value and service for customers. The details driving the need for rate relief are more fully reflected in the testimony and exhibits of FPL's witnesses and in the minimum filing requirements ("MFRs") and schedules accompanying this Petition, which are incorporated herein by reference. In support of this Petition, FPL states as follows:

[1] As detailed in this Petition and the accompanying testimony, the bill impact of the 2019 Okeechobee LSA will be updated to reflect the sales forecast to be presented with FPL's 2019 projections, which FPL plans to file as part of the 2018 Fuel and Capacity Cost Recovery Clause proceeding.

Background and Introduction

1. Any pleading, motion, notice, order or other document required to be served upon FPL or filed by any party to this proceeding should be served upon the following individuals:

R. Wade Litchfield
Vice President and General Counsel
wade.litchfield@fpl.com
John T. Butler
Assistant General Counsel-Regulatory
john.butler@fpl.com
Florida Power & Light Company
700 Universe Boulevard
Juno Beach, Florida 33408-0420
(561) 691-7101
(561) 691-7135 (fax)

Kenneth A. Hoffman
Vice President Regulatory Affairs
ken.hoffman@fpl.com
Florida Power & Light Company
215 South Monroe Street
Suite 810
Tallahassee, Florida 32301
(850) 521-3900
(850) 521-3939 (fax)

2. This Petition seeks to initiate proceedings that may involve disputed issues of material fact. This case does not involve reversal or modification of an agency decision or an agency's proposed action. Therefore, paragraph (c) and portions of paragraphs (e), (f) and (g) of Rule 28-106.201(2), F.A.C., are not applicable to this Petition. It is not known which, if any, of the material facts set forth in the body of this Petition, or in the testimony, exhibits, MFRs and schedules filed herewith, may be disputed by others planning to participate in the proceeding initiated by this Petition. All other requirements for petitions filed under Rule 25-106.201, F.A.C., have been met in the body of this Petition.

3. FPL is a corporation with its headquarters located at 700 Universe Boulevard, Juno Beach, Florida, 33408-0420. A wholly-owned subsidiary of NextEra Energy, Inc., FPL is an investor-owned utility operating under the jurisdiction of this Commission pursuant to the provisions of Chapter 366, Florida Statutes (2016). FPL currently provides generation, transmission and distribution service to more than 4.8 million retail customer accounts across the state of Florida, representing over 10 million people across half the state of Florida.

4. FPL's long-term strategy of sustained investment in modern, fuel-efficient technologies and its commitment to manage operating costs efficiently has positioned the Company to rank consistently among the very best companies in the electric utility industry. Today, FPL provides electric service that is cleaner and more reliable than ever before, and its typical residential and commercial/industrial customer bills are among the lowest in the state. Over the ten years since 2006, FPL's typical residential (1,000-kWh) bill has declined 14 percent. Over the same period, FPL's typical commercial/industrial customer bills have declined by 16 to 23 percent. As the electric service provider for about half of the state's population, FPL takes seriously its responsibility to provide safe, affordable and reliable service and is proud to support the strength and stability of Florida's economy. Likewise, FPL understands that continuous planning and other sustained efforts are necessary for it to meet the energy needs of the future.

5. FPL did not achieve its superior level of service and low bills by happenstance. Rather, these achievements are the result of smart investment decisions and the execution of numerous system-improvement initiatives. FPL's improvements in the areas of transmission, distribution and generation fleet performance have facilitated superior reliability, saved billions of dollars for customers and avoided millions of tons of carbon dioxide ("CO_2") emissions.

6. *Transmission and distribution reliability*. For more than a decade, FPL has attained the best overall transmission and distribution system reliability among all Florida investor-owned utilities ("IOU"), as measured by the System Average Interruption Duration Index ("SAIDI"). For 2015, the Florida major IOU SAIDI average was 50 percent higher than FPL's. Additionally, FPL's 2014 performance ranked 44 percent better than the national average.

7. *Fossil fleet performance*. FPL's exceptional level of fossil fleet performance and reliability helps keep customer bills low. From 2001 through 2014, the heat rate of FPL's fossil fleet improved nearly 22 percent, as compared with an approximate six percent average improvement for the industry. This improvement in heat rate produced more than $500 million in fuel savings for customers in 2015 alone. With its best-in-class heat rate, since 2001 FPL's customers have saved an estimated $8 billion in fuel costs, avoided burning 400 million barrels of oil, and avoided emitting more than 95 million tons of CO_2.

8. FPL's fossil fleet also significantly outperforms other fossil fleets in the electric industry in terms of equivalent forced outage rate ("EFOR"), ranking either top decile or best-in-class in nine of the last 10 years through 2014. This excellent fossil fleet EFOR performance means more opportunity to run highly-efficient facilities, which reduces customers' fuel and emissions costs.

9. *Emissions profile*. The progressive transformation of FPL's fossil fleet has resulted in it having one of the cleanest generation emissions rates of all large U.S. utilities. FPL's CO_2 emissions rate already is cleaner today than the U.S. Environmental Protection Agency's ("EPA") Clean Power Plan's 2030 goal for Florida. FPL is the only utility in the state, and likely one of few in the nation, to be so favorably positioned. Not only does this mean cleaner air for Florida, but it also means that FPL's customers should have a major economic advantage in the coming years, avoiding billions of dollars in compliance costs that might otherwise be necessary.

10. *Customer service*. FPL is equally proud of the outstanding level of customer service it provides. As detailed more fully in the accompanying testimony, FPL was recognized as a "Utility Customer Champion" in 2015, ranking second nationally based on residential

customer ratings. Further, FPL's customer satisfaction for both residential and business customers is among the highest in the region based on the average of the scores from JD Power's 2015 Electric Utility Residential Customer Satisfaction Survey and its 2016 Electric Utility Business Customer Satisfaction Survey. FPL also received the ServiceOne Award for an unprecedented tenth consecutive year in 2013, the last year that particular benchmarking program was offered. These are just a few examples of the superior customer service that FPL has achieved through continuous and deliberate process improvement.

FPL's Cost Control Activities Have Mitigated the Requested Base Rate Increase

11. FPL ranks highest in productive efficiency compared with all Florida utilities and large utilities (at least two million customers) nationwide since 2007. This exceptional performance has mitigated FPL's need for base rate increases and delivered outstanding value to customers over a sustained period of time. Indeed, FPL is particularly strong in controlling total non-fuel operating and maintenance expenses ("O&M"), a metric that covers all primary operating functions – generation, transmission, distribution and customer service – and also includes all administrative and general functions. Already a top performer during the time period examined in its last rate case, FPL nonetheless has continued to focus on controlling expenses. Beginning in 2013, FPL incorporated into the budget process a step specifically focused on generating and evaluating productivity and efficiency improvement ideas submitted Company-wide – an initiative known internally as Project Momentum. Every FPL business unit is engaged in developing and implementing ideas that provide customer benefits, primarily through streamlining processes and deploying technology to enable automation and other actions that are focused on improvements in operating efficiency.

12. As a result of the efforts undertaken by the Company in 2013, 2014 and 2015, FPL now is best-in-class in controlling non-fuel O&M among 27 electric-only utilities that have at least 500,000 customers and own generating resources. The Company's efforts in this regard have produced significant non-fuel O&M savings that directly reduced this request. Had FPL's O&M performance been merely average, the Company's non-fuel O&M for 2014 alone would have been $1.9 billion higher than actual costs, or about $17 a month (over $200 per year) on a typical residential bill. And for 2017, FPL expects that its non-fuel O&M actually will be lower than it was in 2013.

Maintaining FPL's Financial Strength
Will Continue To Support Superior Performance

13. FPL has been successful over a sustained period of time in executing its strategy of making continuous, incremental improvements for customers. FPL's financial strength and the Commission's constructive regulation have been essential to this success. Through this filing, FPL requests a continuation of the financial policies currently in place, updated to reflect today's market conditions, ensuring that the foundation upon which this successful strategy has been based remains in place. Specifically, FPL requests the (i) continued use of its historical capital structure, (ii) provision of an allowed ROE consistent with current capital market conditions, and (iii) provision of a suitable mechanism for the prompt recovery of prudently-incurred storm restoration costs. These are three major elements that will continue to support FPL's ability to improve its already excellent customer value proposition.

14. The Supreme Court of the United States has determined that a reasonable and adequate ROE is one that is commensurate with returns that would be earned on investments with corresponding risks and "should be sufficient to assure confidence in the financial integrity of the enterprise, so as to maintain and attract capital." *Federal Power Comm'n v. Hope Natural*

Gas Co., 320 U.S. 591, 603 (1944). Absent rate relief, the Company projects that it would earn a substandard ROE of only 7.88 percent in 2017 and 6.95 percent in 2018. These ROEs are well below the level needed to "assure confidence in [FPL's] financial integrity . . . so as to maintain and attract capital" and thus fail the test prescribed in *Hope*.

15. FPL's four-year rate proposal, described in more detail below, will provide FPL with a reasonable opportunity to earn a fair rate of return on the Company's investment in property used and useful in serving the public, including an ROE range of 10.5 percent to 12.5 percent, with a midpoint of 11.5 percent. This ROE range reflects a base ROE of 11.0 percent and a requested ROE performance adder of 50 basis points ("bps"), which recognizes FPL's record of superior performance and will encourage superior performance from FPL (and potentially other electric IOUs) moving forward. FPL's track record demonstrates that maintaining a strong financial position and appropriate investor returns go hand-in-hand with excellent customer value and service.

Four-Year Rate Proposal

16. Over the last 17 years, FPL has operated under five multi-year settlement agreements that each provided value to customers through bill stability and certainty. Multi-year agreements also advance regulatory efficiency by avoiding the need to devote resources to more frequent rate cases. FPL currently is operating pursuant to the most recent of those multi-year settlements, the Stipulation and Settlement that was approved in Order No. PSC-13-0023-S-EI (the "2012 Rate Settlement"). The 2012 Rate Settlement addressed four years of base rates, thus allowing FPL to focus on improving service and value for its customers while preserving Commission oversight through the earnings surveillance process.

17. Building on the success of the 2012 Rate Settlement and the multi-year settlement agreements before it, FPL submits a four-year rate proposal that includes an increase in total annual revenues of $866 million beginning January 2017 (the "2017 Base Rate Increase") and $262 million in annual revenues beginning January 2018 (the "2018 Subsequent Year Adjustment" or "2018 SYA"). FPL also requests a limited scope adjustment in an amount that would cover the first twelve months of revenue requirements for the approved Okeechobee Unit, coincident with its commercial operation date. Approval of these requests would allow FPL to commit to no general base rate increase until 2021 at the earliest, despite the likelihood that FPL's base revenue requirements will continue to increase. Collectively, these rate adjustments and FPL's commitment to forgo a further base rate increase in 2020 are referred to as FPL's "four-year rate proposal."

18. The four-year rate proposal offers customers base rate stability and certainty at least until January 2021 and is expected to produce a typical 1,000-kWh residential customer bill that increases roughly in line with inflation through 2020 while remaining among the lowest in the state and below the national average (at current rates). As with the 2010 and 2012 Rate Settlements, customers would remain protected through the Commission's earnings surveillance process. Additionally, the four-year period of certainty allows FPL management and employees to focus on continuing to improve the Company's service delivery and realizing further operational efficiencies, rather than devoting significant resources to more frequent base rate cases. By requesting only the revenue requirements for the Okeechobee Unit and forgoing general base rate increases in 2019 and 2020 to recover the additional cost increases FPL expects to face during those years, customers will benefit from continued low and stable rates.

19. *Test years*. FPL has provided forecasts of 2016, 2017 and 2018 for use in this proceeding. Based upon the expiration of the term of the 2012 Rate Settlement on December 31, 2016, the Company proposes that new rates be effective January 1, 2017, at a level sufficient to cover the Company's projected revenue requirements in 2017. Accordingly, FPL proposes that 2017 be the Test Year for FPL's 2017 Base Rate Increase, in order to best reflect the Company's revenues, costs and investment during the year in which those new rates are proposed to go into effect. Pursuant to Section 366.076(2), Florida Statutes and Rule 25.06425, F.A.C., the Commission "may in a full revenue requirements proceeding approve incremental adjustments in rates for periods subsequent to the initial period in which the new rates will be in effect." FPL proposes that the rates resulting from the 2018 SYA be effective January 1, 2018. Accordingly, FPL proposes that 2018 be the Test Year for the 2018 SYA.

20. Prepared according to FPL's rigorous, established planning process, the 2017 and 2018 MFRs show the Company's projected financial positions for those years. FPL relied on inputs from internal and external subject matter experts and processed that data through financial models widely used in the industry. This forecasting and planning process involves the level of scrutiny necessary to ensure reliability for use in setting rates.

21. FPL's use of the 2017 and 2018 Test Years is fully consistent with Commission rule, Commission precedent, and Florida law. Rule 25-6.140(1)(a), F.A.C., requires that a company notify the Commission of its selected test year and expressly contemplates that a utility may use a projected test year. Moreover, the Commission has approved the use of projected test years for decades, and the Supreme Court of Florida has recognized that the Commission has the authority to do so. *See, e.g., Southern Bell Tel & Tel. Co. v. Public Serv. Comm'n*, 443 So. 2d 92, 97 (Fla. 1983).

22. The Court "long ago recognized that rates are fixed for the future and that it is appropriate for [the Commission] to recognize factors which affect future rates and to grant prospective rate increases based on these factors." *Citizens v. Fla. Public Serv. Comm'n*, 146 So. 3d 1143, 1157 n.7 (Fla. 2014) (quoting *Floridians United for Safe Energy, Inc. v. Pub. Serv. Comm'n*, 475 So. 2d 241, 242 (Fla. 1985).

23. In addition to the 2017 and 2018 Test Years, FPL includes the 2016 forecast as the Prior Year consistent with the Commission's filing requirements. FPL also has submitted 2019 Okeechobee LSA Schedules in support of FPL's requested limited scope adjustment for the Okeechobee Unit.

2017 Base Rate Increase

24. In 2013 through 2015, FPL was able to earn above the midpoint ROE of 10.5 percent authorized in the 2012 Rate Settlement largely through significant reductions in O&M costs generated by Project Momentum, extraordinary weather that has resulted in higher sales and hence revenues, and the amortization of the depreciation and dismantlement reserves pursuant to the terms of that Settlement. These elements were, however, specific to that time period: the reserve amortization mechanism authorized by the 2012 Rate Settlement will terminate when the Settlement expires at the end of 2016; extraordinary weather cannot be counted on for unanticipated revenues and rates are set on the expectation of normal weather. Additionally, as should be expected, FPL has experienced diminishing incremental levels of savings from each Project Momentum cycle since 2013, primarily because many of the highest-impact opportunities for savings already have been identified and are being implemented.

A. Major Factors Necessitating a Rate Increase and Estimate of Revenue Requirements

25. FPL's proposed 2017 Base Rate Increase is needed to address increased revenue requirements since 2013, the test year last used for establishing base rates. The primary drivers of the change in revenue requirements are: (1) capital investment initiatives that support storm hardening, increased reliability, and system growth, which provide long-term economic benefits to customers, and ensure regulatory compliance; (2) the increase resulting from FPL's 2016 depreciation study; (3) the impact of the amortization of the Reserve Amount authorized by the 2012 Rate Settlement not being available in the 2017 Test Year; (4) the impact of inflation and customer growth; (5) the change in the weighted average cost of capital ("WACC"); (6) revenue growth that partially offsets the growth in base revenue requirements; (7) productivity gains that also partially offset the growth in base revenue requirements; and (8) growth in FPL's wholesale business, which reduces the amount of revenues needed from retail customers.

26. *Capital initiatives* ($829 million). FPL's retail rate base is projected to increase approximately $6.5 billion from 2014 through 2017, primarily as a result of capital investments that support system growth, generation upgrades and reliability improvements, and that ensure regulatory compliance.

a. *Power delivery reliability and storm hardening* ($407 million). From 2014 to 2017, FPL will invest about $1.9 billion ($232 million revenue requirements) for infrastructure investments and improvement programs to continue to provide superior reliability for our customers in a cost-efficient manner. These programs use innovative technology on FPL's existing smart grid to prevent outages and reduce restoration time, thereby improving reliability and increasing customer satisfaction. Additionally, FPL will invest approximately $1.7 billion ($175 million revenue requirements) from 2014 to

2017 to harden its transmission and distribution infrastructure in compliance with FPSC storm hardening orders. Additional information regarding these investments is contained in FPL's 2016-2018 storm hardening plan filed contemporaneously with this Petition.

b. *Generation upgrades* ($188 million). FPL is investing nearly $1.65 billion in three generation upgrades that lower costs and improve reliability for customers. These upgrades include the following:

i. Investment of nearly $800 million ($92 million revenue requirements) in new combustion turbine technology to upgrade its 1970s era gas turbine peaking fleet to improve its reliability in light of declining parts availability. The new technology will improve FPL's industry-leading emissions profile and its heat rate efficiency is projected to produce $203 million in net customer savings (cumulative present value revenue requirement or "CPVRR") over the operating life of the units.

ii. From 2015 to 2017, FPL will have invested more than $450 million ($46 million revenue requirements) to upgrade the compressors on 26 combustion turbines in FPL's highly efficient combined cycle fleet. This upgrade will produce more megawatts with greater fuel efficiency, resulting in approximately $57 million (CPVRR) of customer savings over the compressors' operating life.

iii. During 2015 and 2016, investment of approximately $400 million in three large scale solar projects totaling 224 MW (nameplate) of zero-emissions generation that will result in significant fuel savings ($50 million revenue requirements). These large scale solar projects advance FPL's clean energy goals

while keeping customers' bills low. FPL competitively bid components of the projects and leveraged land that was already owned or under option at locations that are near existing transmission and substation infrastructure. With a 30 percent investment tax credit, these solar projects are projected to provide customer savings in the amount of $26 million CPVRR.

Altogether, it is expected that in 2017 these generation upgrades will increase FPL's 2017 revenue requirements by $188 million, which will be partially mitigated by total projected reductions in fuel revenue requirements of $66 million in that year.

c. *Capital requirements for growth* ($184 million). Capital requirements for growth represents a $184 million increase to 2017 revenue requirements associated with the power delivery infrastructure needed to support the addition of nearly 220,000 new service accounts to the system. This includes investing more than $1.7 billion to expand the transmission and distribution infrastructure to serve the growth in new service accounts. FPL also must invest in the network technologies to support system growth and changing load patterns.

d. *Regulatory compliance* ($50 million). Regulatory compliance commitments refer to investments and activities undertaken in 2014 to 2017 as required by state and federal governmental and regulatory bodies. These include $325 million of expenditures related to increased compliance costs for North American Electric Reliability Corporation and Federal Energy Regulatory Commission reliability matters, as well as requirements of this Commission to keep the transmission infrastructure serviceable and reliable. In addition, FPL will expend $136 million to comply with Nuclear Regulatory Commission mandates.

27. *Impact of 2016 depreciation study* ($187 million). FPL's current depreciation rates are based on a 2009 study and approved as part of Order No. PSC-10-0153-FOF-EI. The significant customer-benefitting investments made since depreciation rates were last set require an adjustment to FPL's current depreciation rates that results in a $195 million increase in revenue requirements. This increase in rates also results in a modest reduction in rate base, providing a small offset to 2017 revenue requirements in the amount of $8 million.

28. *Discontinuation of reserve amortization* ($175 million). The 2012 Rate Settlement allowed FPL to amortize up to $400 million of reserves, comprised of $224 million of depreciation reserve surplus remaining from the 2010 Rate Order and $176 million of dismantlement reserves (collectively, the "Reserve Amount"). Amortization of the Reserve Amount is recorded as a credit to depreciation expense and a debit to the accumulated depreciation reserve (i.e., an increase to rate base). Thus, amortization of the Reserve Amount during the 2013 to 2016 settlement period affects the 2017 revenue requirements in two ways: (i) the $155 million that was available to FPL for amortization in 2013 (the last test year) will not be available in 2017; and (ii) FPL expects to amortize about $370 million through 2016, which will add to rate base and result in an additional revenue requirement of $20 million in 2017.

29. *Inflation and customer growth* ($145 million). Inflation represents the increased costs for goods and services in 2017 compared with the cost of the same goods or services in 2013. The period 2014 through 2017 can be characterized as moderately inflationary. Based on cumulative changes to the CPI since 2013 and the forecast through 2017, inflation will have added 6.3 percent to the cost of goods and services in 2017 relative to 2013. And FPL projects 6.3 percent cumulative growth in customers during the period 2014 through 2017, which will result in additional O&M to support this growth. FPL calculates the impact of inflation and

customer growth over that period to be $145 million, which conservatively quantifies only the impact on non-fuel base O&M, omitting the inflationary impact on capital goods and services.

30. *Change in weighted average cost of capital* ($36 million). The 2017 requested rate of return is 6.61 percent or 0.04 percent higher than the 6.57 percent actual earned rate of return reflected in the December 2013 Earnings Surveillance Report. The increase in WACC is a function of the requested increase in ROE to 11.5 percent and a modest decrease in customer deposit balances. This increase in WACC also is partially offset by a higher level of deferred taxes (0 percent cost) in FPL's capital structure due to the continued availability of bonus depreciation on eligible new investments in infrastructure.

31. *Revenue growth* ($217 million decrease). FPL is projected to have higher retail sales and other base revenues in 2017 than 2013, resulting in an increase in retail base revenues and a corresponding decrease in revenue requirements.

32. *O&M productivity* ($175 million decrease). FPL projects a net reduction in revenue requirements of $175 million, largely attributable to the success of Project Momentum in lowering FPL's operating costs since the last base rate case. These cost savings will allow FPL to continue to provide superior service to its customers in 2017 at a cost that is lower than the cost to perform those same activities in 2013, adjusted for inflation and customer growth. The productivity improvements that support this reduction in revenue requirements span the entire FPL organization.

33. *Wholesale cost allocation* ($126 million decrease). The volume of FPL's wholesale sales has increased from 2014 through 2017. FPL's ability to increase its wholesale sales is beneficial to retail customers as FPL is able to spread its costs over a larger customer base and thereby reduce the percentage of costs allocated for cost recovery to its retail

jurisdiction. This allows FPL to optimize the use of its assets and reduce the cost of the facilities that are primarily constructed, operated and maintained (including associated overheads) for the benefit of retail customers. As a result of the increase in wholesale sales, a higher percentage of rate base, revenue and operating expenses will be allocated to wholesale customers in 2017 as compared to 2013. This higher allocation is projected to reduce the 2017 revenue requirements by $126 million.

B. Resulting Revenue Deficiency and Bill Impact

34. *Resulting deficiency*. FPL's requested base revenue increase for 2017 is $866 million. Absent a rate increase in 2017, FPL's projected earned return on equity ("ROE") falls to 7.88 percent, substantially below its cost of equity.

35. *Bill impact*. Even with the proposed rate increase, FPL's typical residential bill is expected to remain among the lowest in the state as compared with the current prices of the other utilities. The base component of the typical residential bill is estimated to increase by $8.56, from $57.00 in December 2016 to $65.56 in January 2017. Based on current forecasts, FPL projects that the total January 2017 typical residential 1,000-kWh bill, accounting for base charges, fuel and other components, will be approximately $101.18 per month.

<u>2018 Subsequent Year Adjustment</u>

36. FPL's retail rate base is projected to increase by approximately $1.3 billion from 2017 to 2018. Even assuming the Commission grants FPL's 2017 Base Rate Increase in full, FPL's 2018 ROE is expected to drop more than 100 bps absent the 2018 SYA, putting it below the bottom of the authorized ROE range.

A. Major Factors Necessitating a Rate Increase and Estimate of Revenue Requirements

37. FPL's proposed 2018 SYA reflects the increase in revenue requirements from 2017 to 2018. The primary drivers of this increase are: (1) continued investments in infrastructure designed to provide long-term economic or reliability benefits to customers and ensure regulatory compliance; (2) the impact of inflation and customer growth; (3) an increase in the WACC; and (4) revenue growth that partially offsets the increase in revenue requirements. These investments include:

38. *Capital initiatives* ($223 million). During 2018, FPL will continue to invest in projects that support system growth, improve reliability and efficiency, and comply with regulatory requirements.

a. *Capital requirements for growth* ($76 million). FPL projects to add approximately 74,000 new service accounts within its territory during 2018. To support this growth, FPL projects that it will incur $570 million of capital expenditures to expand its transmission and distribution infrastructure.

b. *Reliability and storm hardening improvements* ($138 million). During 2018, FPL will invest approximately $1.15 billion in Power Delivery infrastructure investments and improvement programs in order to continue to provide superior, reliable service to its customers. Approximately $870 million ($95 million revenue requirements) of this amount is related to investments FPL will make to improve the storm resilience of its infrastructure. FPL also will incur about $280 million ($43 million revenue requirements) for the continued use of innovative technologies to reduce outages and improve restoration time.

c. *Regulatory compliance* ($9 million). FPL also projects an increase in base revenue requirements of $9 million for the period 2017 to 2018 related to investments and activities undertaken as required by state and federal governmental and regulatory bodies.

39. *Inflation and customer growth* ($47 million). Inflation represents the increased cost of goods and services in 2018 as compared with 2017. The CPI for goods and services is expected to increase costs in 2018 by 2.6 percent over 2017. In addition, FPL projects a 1.5% growth in customer base in 2018. The impact of inflation and customer growth in 2018 results in a $47 million increase in revenue requirements.

40. *Change in weighted average cost of capital* ($31 million). The 2018 WACC is projected to be 0.10 percent higher than the 2017 WACC. The difference is attributable primarily to an increase in the long-term cost of debt.

41. *Revenue growth* ($39 million decrease). Retail base revenue resulting from increased sales reflects modest growth resulting in a decrease in revenue requirements of $38 million. Other base revenues also increase by $1 million. The overall impact results in a reduction in 2018 revenue requirements of $39 million.

B. Resulting Revenue Deficiency and Bill Impact

42. *Resulting deficiency*. FPL's requested base revenue increase for 2018 is $262 million. Without an increase in revenue requirements in 2018, FPL's earned ROE is projected to fall more than 100 bps (compared with 2017), below the bottom of the authorized ROE range. With no rate increase in 2017 and 2018, FPL's ROE in 2018 is projected to be 6.95 percent, substantially below an appropriate return.

43. *Bill impact*. Even with the 2018 SYA, FPL's typical residential bill is expected to remain among the lowest in the state as compared with the current prices of the other utilities. The base component of the typical residential bill is estimated to increase by $2.64 from $65.56 in December 2017 to $68.20 in January 2018. Based on current forecasts, FPL projects that the total January 2018 typical residential 1,000-kWh bill, accounting for base charges, fuel and other components, will be approximately $104.45 per month.

Okeechobee Limited Scope Adjustment

44. FPL requests that, in conjunction with approving the 2017 Base Rate Increase and 2018 SYA, the Commission consider and approve FPL's 2019 Okeechobee LSA pursuant to Section 366.06(1), Florida Statutes.

45. By Order No. PSC-16-0032-FOF-EI dated January 19, 2016 in Docket No. 150196-EI, the Commission unanimously approved FPL's petition determination of need for the Okeechobee Unit. The Okeechobee Unit is an integral part of FPL's long-term infrastructure investment effort to meet its customers' growing resource needs. Consistent with FPL's commitment to superior performance and excellent value, the Okeechobee Unit will employ state-of-the-art technology designed to generate low-emissions energy reliably and efficiently.

46. FPL requests a limited scope adjustment in the amount of $209 million to recover the first twelve months of revenue requirements for the Okeechobee Unit, calculated consistent with the cost assumptions reflected in the Commission's approval order. The base revenue requirements reflect the return on and of the capital investment in the Okeechobee Unit along with all operating costs and taxes. The method for calculating the base revenue requirements reflected in the 2019 Okeechobee LSA is the same as used in the 2013 Cape Canaveral, 2014 Riviera Beach and 2016 Port Everglades Generation Base Rate Adjustments ("GBRA").

47. FPL proposes to implement the 2019 Okeechobee LSA by adjusting base charges and non-clause recoverable credits by an equal percentage based on the ratio of jurisdictional revenue requirement and retail base revenues for the first 12 months of operation. Based on the sales forecast used in this proceeding, FPL calculates a revenue requirement of $209 million and an estimated $2.08 impact to the base portion of the mid-2019 typical residential 1,000 kWh bill. FPL proposes to update the applicable rates to reflect the sales and revenue forecast that will be used for its Capacity Cost Recovery Clause ("CCRC") 2019 Projection filing. Updated rates and associated tariff sheets will be submitted to the Commission for approval in the 2018 CCRC proceeding.

48. The requested 2019 Okeechobee LSA would become effective only when the Okeechobee Unit begins commercial operation, currently projected to be June 1, 2019. The associated fuel savings will begin flowing directly to FPL customers through the fuel clause as soon as the Okeechobee Unit enters service. This rate change synchronization is consistent with past Commission action in proceedings that addressed the additional costs associated with power plants scheduled to be placed in service after the effective date of new rates. *See, e.g.*, 2013 Settlement Order; *In re Tampa Elec. Co.*, 273 P.U.R.4th 177 (Fl. P.S.C. April 30, 2009) (Order No. 09-0283-FOF-EI).

49. A limited proceeding is appropriate for consideration of this rate relief because the sole purpose of the 2019 Okeechobee LSA is to recover the costs associated with a single facility, the Okeechobee Unit. As a result, FPL's testimony, exhibits and schedules needed to support the 2019 Okeechobee LSA are limited in scope, are appropriate for purposes of a limited scope proceeding, and can be efficiently addressed as part of this proceeding. Although FPL expects that other cost increases and additional investment during the period following the in-

service date of the Okeechobee Unit will exert downward pressure on earnings, the 2019 Okeechobee LSA does not seek a rate increase to recover any of those costs. Rather, FPL will calculate the new charges as described above and explained in greater detail in the accompanying testimony.

50. Moreover, FPL's ROE would not need to be reexamined for purposes of the 2019 Okeechobee LSA. As established in FPL's last rate case, GBRAs such as this one are by definition "midpoint seeking," meaning that the adjustment mathematically cannot drive the Company's ROE above its authorized midpoint.

51. As required by Rule 25-6.0431, FPL's testimony, exhibits and Okeechobee LSA schedules, incorporated herein by reference, include: (i) a schedule showing the specific rate base components for the 2019 Okeechobee LSA, on both a system and jurisdictional basis; (ii) a detailed description of the 2019 Okeechobee LSA expenses on both a system and jurisdictional basis; and (iii) a schedule showing how the utility proposes to allocate any change in revenues to rate classes.

Return on Equity and Capital Structure

52. Financial strength is critical to a utility and its customers. Unlike companies operating in other industries, a public utility is obligated to serve everyone in its territory whether the financial markets are booming or constrained. When the market is strong, a utility exhibiting financial strength can attract capital on more favorable terms. When market conditions are depressed, only those utilities with a strong credit rating are able to attract capital. Thus, the flexibility afforded by financial strength is necessary to protect the Company's ability to meet challenges in either of these capital market conditions, as well as in emergency situations, such as the potential devastation of a strong hurricane.

53. The financial policies FPL has employed for well over a decade have emphasized the importance of a strong financial position and credit rating and the benefits it provides customers. To that end, and recognizing its many unique challenges, FPL's capital structure and strong financial position have allowed it to make significant investments on behalf of its customers and to maintain sufficient liquidity. The Commission's support of this strategy has enabled FPL to achieve a lower overall cost of capital and the financial flexibility necessary to respond to unplanned needs such as storm restoration. FPL's customers have benefited appreciably. FPL's financial policies have contributed to the success of the Company's overall strategy to continuously improve its value proposition by continuing to improve the service it provides and drive down the cost its customers pay.

54. *Capital structure*. FPL proposes an equity ratio of 59.6 percent based on investor sources (45.13 percent based on all sources). This is consistent with the capital structure that FPL has maintained for many years and with the equity ratio approved by the Commission in its 2010 Rate Order. FPL's capital structure has supported its financial strength and ability to deploy capital for the benefit of its customers, as summarized above. There is no reason to change FPL's equity ratio in this proceeding.

55. FPL's requested capital structure also is consistent with Commission precedent, which provides that the capital structure used for ratemaking purposes should bear an appropriate relationship to the utility's actual sources of capital. *See e.g.*, Order No. 850246-EI, *Petition of Tampa Electric Company for Authority to Increase its Rates and Charges*.

56. *Return on equity*. In this case, FPL requests that it be allowed the opportunity to earn an ROE range of 10.5 percent to 12.5 percent, with a midpoint of 11.50 percent. This range is fair and reasonable, and it is appropriate to assure that FPL has the financial strength to

continue providing enhanced value to its customers and to respond to unforeseen financial impacts that FPL may experience in the future. Any combination of events could adversely impact FPL's ability to serve customers if its financial strength is jeopardized.

57. The above range and midpoint are inclusive of FPL's request that the Commission recognize the superior electric service it provides to its customers by awarding it an incremental 50 bps on the authorized ROE established in this case. As explained above, FPL's exemplary operational service is demonstrated by achieving the lowest SAIDI among all Florida IOUs, an emissions profile that already complies with the U.S. EPA's Clean Power Plan state target for 2030, fossil fleet EFOR and heat rates that have regularly been top-decile or best-in-class nationally, and award winning customer service. The superior value is evident in FPL's customer bills that are approximately 30 percent below the national average and 20 percent below the Florida state average, as well as best-in-class non-fuel O&M performance that avoids $1.9 billion annually compared with average utility performance.

58. FPL's proposal for an ROE performance adder is consistent with the Commission's authority and also its past policy and practice. In setting rates, the Commission may "give consideration, among other things, to the efficiency, sufficiency, and adequacy of the facilities provided and the services rendered; the cost of providing such service and the value of such service to the public." Section 366.041(1), Florida Statutes (emphasis added). In Docket No. 010949-EI, for example, the Commission rewarded Gulf Power Company ("Gulf") with a 25 basis point adder to the midpoint ROE in recognition of Gulf's past performance and as an incentive for Gulf's future performance. Similarly here, consideration of the statutory factors supports adding a 50 basis point performance incentive to FPL's ROE.

59. A 50 bps ROE performance adder would serve as an appropriate positive incentive for FPL to continue its pursuit of outstanding performance and service that results in keeping rates low for customers. At the same time, the Commission's willingness to recognize performance and service achievements in establishing a utility's rates would encourage other utilities to pursue innovative practices and superior results.

60. *Weighted average cost of capital*. FPL projects a long-term debt cost of 4.62 percent in the test year and projects a short-term debt cost of 1.85 percent in the test year. When combined with the requested 11.5 percent ROE and other, smaller components of the capital structure (customer deposits, etc.), FPL's total WACC would be 6.61 percent, which falls below the 7.57 percent average WACC approved for electric utilities in the U.S. over the past three years. This low cost of capital is passed directly on to customers and helps to maintain FPL's low typical bill level. Approving FPL's requested ROE and capital structure would allow FPL to continue its program of capital investment that is designed to ensure that bills remain affordable far out into the future.

West County Energy Center 3

61. Pursuant to the terms of the 2010 and 2012 Rate Settlements, the revenues associated with West County Energy Center 3 ("WCEC3") are being collected through FPL's CCRC. Because the O&M and return on investment for WCEC3 are base rate components, however, the WCEC3 revenues collected through CCRC are reclassified on FPL's books and records to base revenues. FPL's monthly earnings surveillance reports currently reflect this base treatment.

62. As contemplated in the 2012 Rate Settlement, FPL requests approval to begin recovering WCEC3 revenue requirements in base rates and to discontinue recovery of those

revenues through the CCRC. The transfer from CCRC to base will require no accounting adjustment to the test year MFRs. The transfer would simply move these costs that are currently recovered through the CCRC to recovery through base rates.

Transfer of Martin-Riviera Gas Lateral

63. FPL proposes to transfer the Martin-Riviera ("MR-RV") Lateral natural gas pipeline to its FERC-regulated affiliate, Florida Southeast Connection ("FSC"). Providing natural gas to FPL's Riviera Beach plant, the MR-RV Lateral is 20 inches in diameter and approximately 38 miles long, originating at FPL's Martin plant and ending at Riviera Beach. The MR-RV Lateral was included in the total cost of the Riviera Beach plant that went into commercial operation on April 1, 2014. Accordingly, the associated base revenue requirements were included in the Commission-approved GBRA for Riviera Beach and are currently being recovered through base rates.

64. FPL proposes to transfer the MR-RV Lateral and all related equipment, working capital and operations to FSC at the net book value on the transaction date, currently contemplated to be May 1, 2017. FSC is the owner and operator of the natural gas pipeline that originates in Osceola County and terminates at the Martin plant. FPL has a long-term gas transportation agreement with FSC commencing on May 1, 2017, and, under the proposal, would contract with FSC to also provide firm gas transportation from the Martin plant to the Riviera Beach plant in the quantities currently available to FPL through its ownership of the MR-RV Lateral.

65. This arrangement is estimated to save FPL customers $3 million (CPVRR) over the life of the contract, as compared with continued FPL ownership. Moreover, because the tariff reflects declining revenue requirements, FPL customers also will benefit from the annual

adjustments of fuel clause factors to reflect that decline. Finally, the transaction provides risk mitigation for FPL's customers, because FSC will bear responsibility for all operating costs while FPL is guaranteed a fixed tariff rate.

66. FPL requests that the Commission approve the conceptual framework for the transfer of ownership of the MR-RV Lateral. FPL would then file a petition in early 2017 to confirm the cost-effectiveness of the transaction based on updated analyses, and seek approval to implement a simultaneous change to lower base rates and adjust fuel rates to reflect the transportation charges. FPL would implement the base rate adjustment as a percentage reduction in base rates for every rate class consistent with how FPL has implemented GBRAs. If the updated analyses failed to show savings, however, FPL would notify the Commission and would terminate the transaction to transfer the MR-RV Lateral.

Depreciation Rates

67. The depreciation rates used in the calculation of FPL's multi-year request are based on the rates approved by Order No. PSC 10-0153-FOF-EI. Contemporaneous with this Petition, FPL is also filing an updated depreciation study as required by Rule 25-6.0436(8)(c), F.A.C. A Company adjustment has been made reflecting the effects of this updated depreciation study. FPL's four-year rate proposal includes this proposed Company adjustment. Should the Commission make any adjustments to FPL's updated depreciation study and depreciation rates, it should recognize the effects of any adjustments on the 2017 and 2018 rate relief. Additionally, FPL's fossil dismantlement accrual also reflects that which was approved by the Commission by PSC-10-0153-FOF-EI. FPL has filed an updated fossil dismantlement study contemporaneous with this filing, and has made a company adjustment reflecting the updated results. Should the

Commission make any adjustments to FPL's updated fossil dismantlement study, it should recognize the effects of any adjustments on the 2017 and 2018 rate relief.

Customer Charges and Commercial Customer Credits

68. *Customer charge*. Under traditional ratemaking principles, costs that vary with the amount of electricity used, i.e., variable costs, are generally recovered through variable demand and energy charges. By contrast, costs that do not vary with the amount of electricity used, i.e., fixed costs, are recovered through fixed charges. Currently, only 26 percent of FPL's fixed costs are recovered through a fixed charge. In order to more closely align recovery of fixed costs with fixed charges, FPL proposes a $2.00 increase to the residential (RS-1) monthly customer charge to account for a portion of fixed distribution costs currently being recovered through the variable energy charge. FPL also proposes a $2.00 increase to the customer charge for the non-demand General Service rate class (GS(T)). This amount is reflected in the typical bill projections provided earlier in this Petition.

69. *Commercial customer credits*. FPL also resets the credits provided under the 2012 Rate Settlement for Commercial Industrial Load Control ("CILC") and Commercial Demand Rider ("CDR") customers to pre-settlement levels.

Storm Cost Recovery

70. FPL proposes to continue to recover prudently incurred storm costs under the framework prescribed by the 2010 Rate Settlement, and continued by the 2012 Rate Settlement. Specifically, if FPL incurs storm costs related to a named tropical storm, the Company may begin collecting up to $4 per 1,000 kWh (roughly $400 million annually) beginning 60 days after filing a petition for recovery with the FPSC. This interim recovery period will last up to 12 months. If costs to FPL related to named storms exceed $800 million in any one year, the

Company can also request that the Commission increase the $4 per 1,000 kWh charge accordingly.

71. This cost recovery mechanism also will be used to replenish the Company's storm reserve in the event that it was fully depleted by storm costs. Any cost not recovered under this mechanism is deferred on the balance sheet and recovered beyond the initial 12 months as determined by the Commission.

Supporting Documents

72. Simultaneous with the filing of this Petition, FPL is filing and hereby incorporates by reference: (i) the supporting testimony and exhibits of FPL's witnesses; (ii) MFRs for the 2017 Test Year and the 2018 Subsequent Year containing the information required by Rule 25-6.043(1)(b), F.A.C.; and (iii) the 2019 Okeechobee LSA schedules required by Rule 25-6.0431, F.A.C. FPL compiled the MFRs by following the policies, procedures and guidelines prescribed by the Commission in relevant rules and/or in the Company's last rate case.

73. Attached to MFR E-14 are appropriate tariff sheets, including new rate schedules designed to produce the additional revenue sought by this Petition and needed to give the Company a fair opportunity to earn a reasonable rate of return beginning January 2017 and January 2018. FPL respectfully requests that the Commission consent to these rate schedules going into operation beginning on the first billing cycle of January 2017 and January 2018.

WHEREFORE, for the above and foregoing reasons, Florida Power & Light Company respectfully petitions the Florida Public Service Commission to:

(1) Accept this filing for final agency action;

(2) Set an early hearing in order to reduce the risk of possible delays that may be occasioned by hurricane season;

(3) Enter a final decision approving rates on or before November 15, 2016, i.e., within eight months of the filing of this Petition, so as to render the final decision in time to make rates effective by January 1, 2017 following 30 days' notice to customers;

(4) Find and determine that the Company's present rates are insufficient to yield a fair rate of return beginning January 1, 2017;

(5) Authorize the Company to revise and increase its base rates and charges to generate additional gross revenues of $866 million on an annual basis beginning January 1, 2017, so that FPL will have an opportunity to earn a fair overall rate of return, including a rate of return of 11.50 percent on common equity capital;

(6) Find and determine that the Company's 2017 rates are insufficient to yield a fair rate of return beginning January 1, 2018, even if the full 2017 Base Rate Increase is approved;

(7) Authorize the Company to revise and increase its base rates and charges to generate additional gross revenues of $262 million on an annual basis beginning January 1, 2018 or such other amount as would be needed to provide FPL with an opportunity to earn a fair overall rate of return, including a rate of return of 11.50 percent on common equity capital;

(8) Find and determine that the 2019 Okeechobee LSA is necessary and appropriate to recover the $209 million revenue requirements associated with the Okeechobee Unit; and allow FPL to revise and increase its retail base rates and charges to generate additional incremental gross revenues effective upon the commercial in-service date for the Okeechobee Unit (projected to be June 1, 2019), to recognize the cost impacts associated with the addition of that unit;

(9) Approve an equity ratio of 59.6 percent based on investor sources (46.0 percent based on all sources);

(10) Approve the transfer of WCEC 3 cost recovery from the CCRC to base rates;

(11) Approve the proposed framework for the transfer of ownership of the MR-RV Lateral;

(12) Approve continuation of the storm cost recovery mechanism set forth in the 2010 and 2012 Rate Settlements;

(13) Approve FPL's 2016 dismantlement study and associated adjustments;

(14) Approve FPL's 2016 depreciation study and associated adjustments;

(15) Approve the other Company adjustments set forth in the MFRs submitted with this Petition;

(16) Approve the relevant tariff sheets and rate schedules included herein and made part hereof; and

(17) Grant to the Company such other and further relief as the Commission may find to be reasonable and proper pursuant to the authority granted to the Commission under Chapter 366 of the Florida Statutes.

Respectfully submitted,

FLORIDA POWER & LIGHT COMPANY

By: _____
Eric Silagy
President and Chief Executive Officer
700 Universe Boulevard
Juno Beach, Florida 33408-0420

By: _____
R. Wade Litchfield
Vice President and General Counsel
John T. Butler
Assistant General Counsel-Regulatory
700 Universe Boulevard
Juno Beach, Florida 33408-0420

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by Hand Delivery* and/or electronic delivery this 15th day of March 2016 to the following:

Martha Barrera
Suzanne Brownless
Office of the General Counsel
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-1400
mbarrera@psc.state.fl.us
sbrownle@psc.state.fl.us

J. R. Kelly, Public Counsel*
Office of Public Counsel
c/o The Florida Legislature
111 W. Madison Street, Room 812
Tallahassee, FL 32399-1400

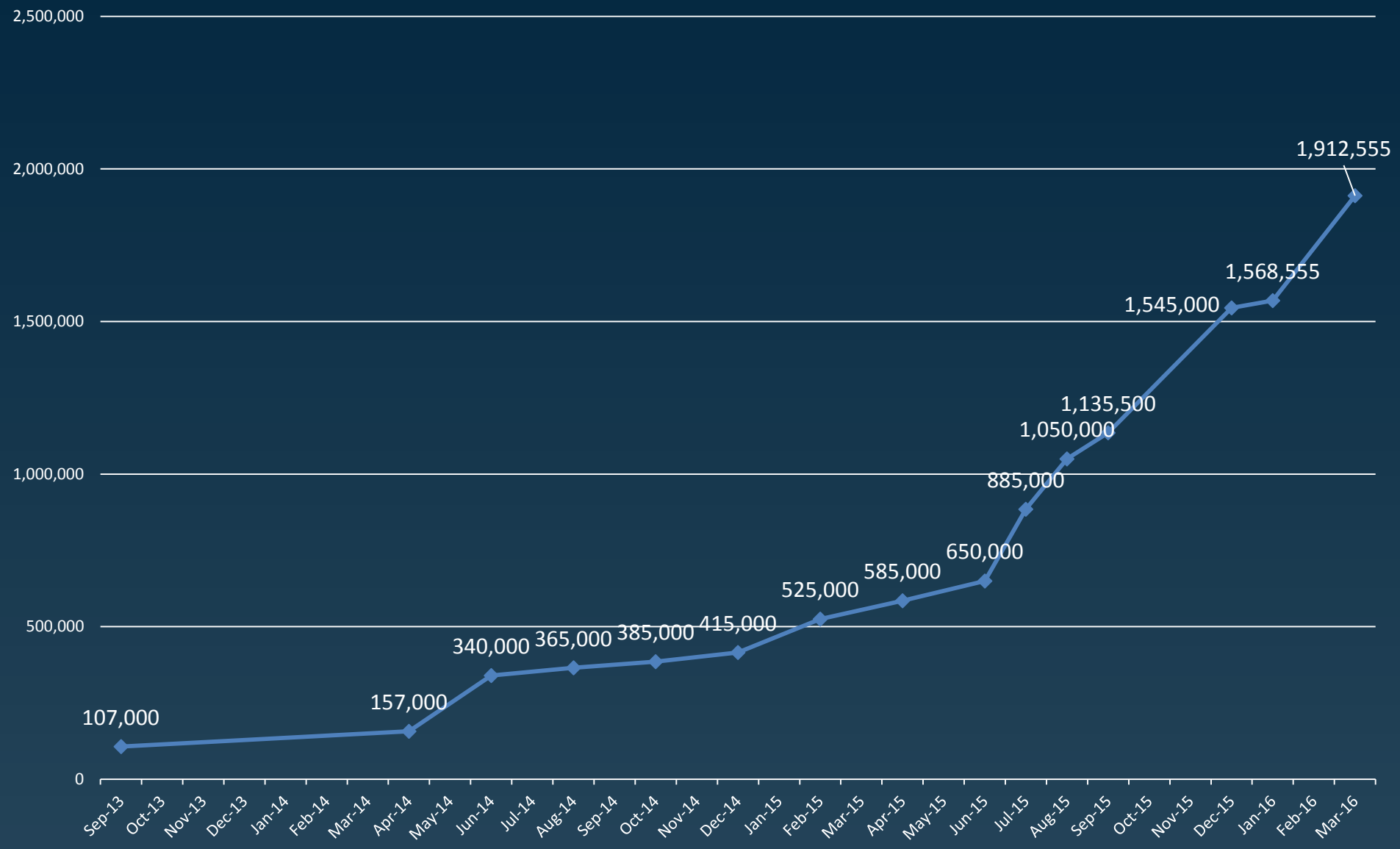
By: _____
R. Wade Litchfield
Authorized House Counsel No. 0062190

THIS PAGE INTENTIONALLY BLANK

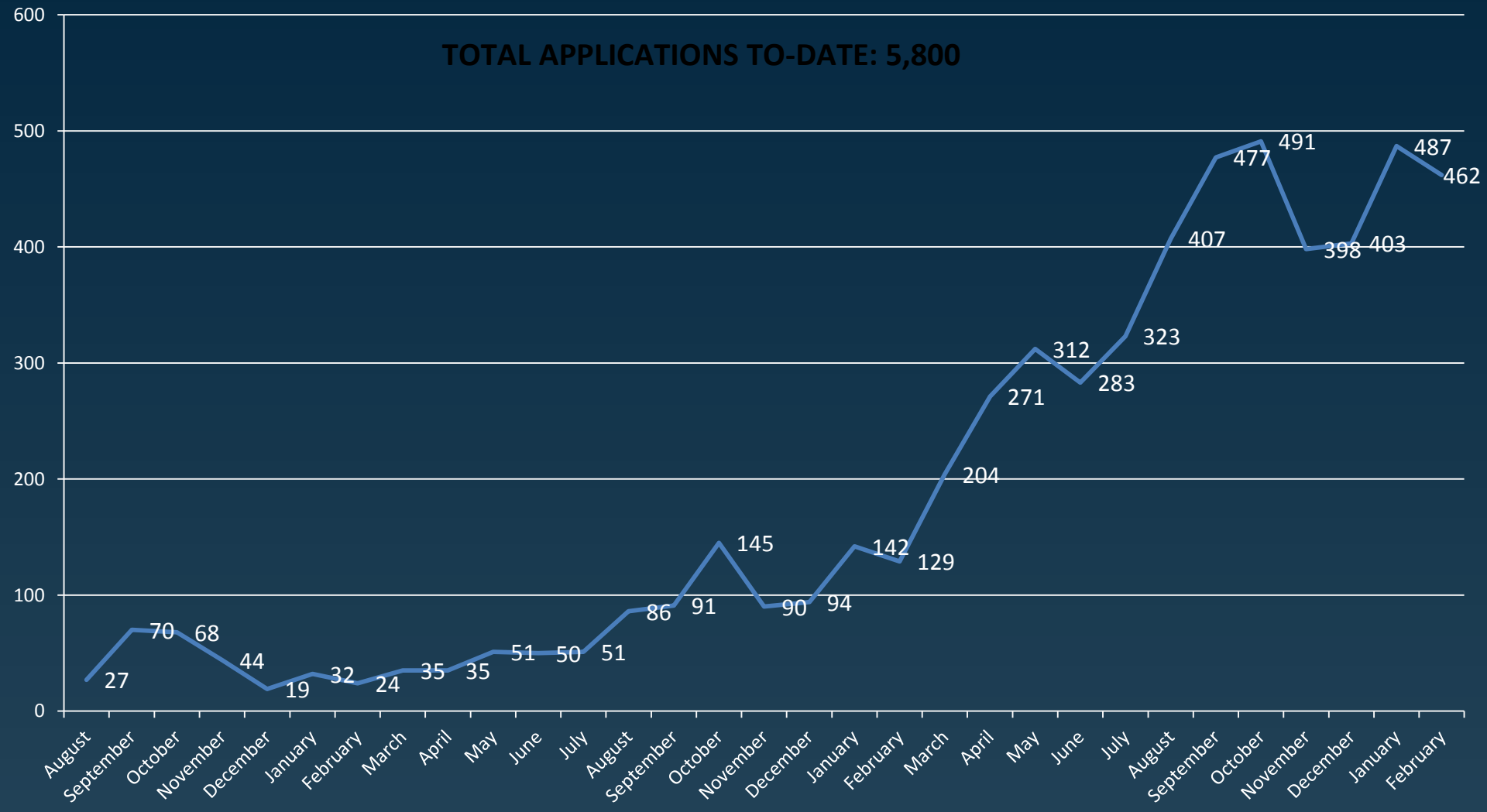
CLEAN ENERGY
GREEN CORRIDOR
BY YGRENE

District Update
March 1, 2016

DISTRICT POPULATION SIZE



APPLICATIONS BY MONTH

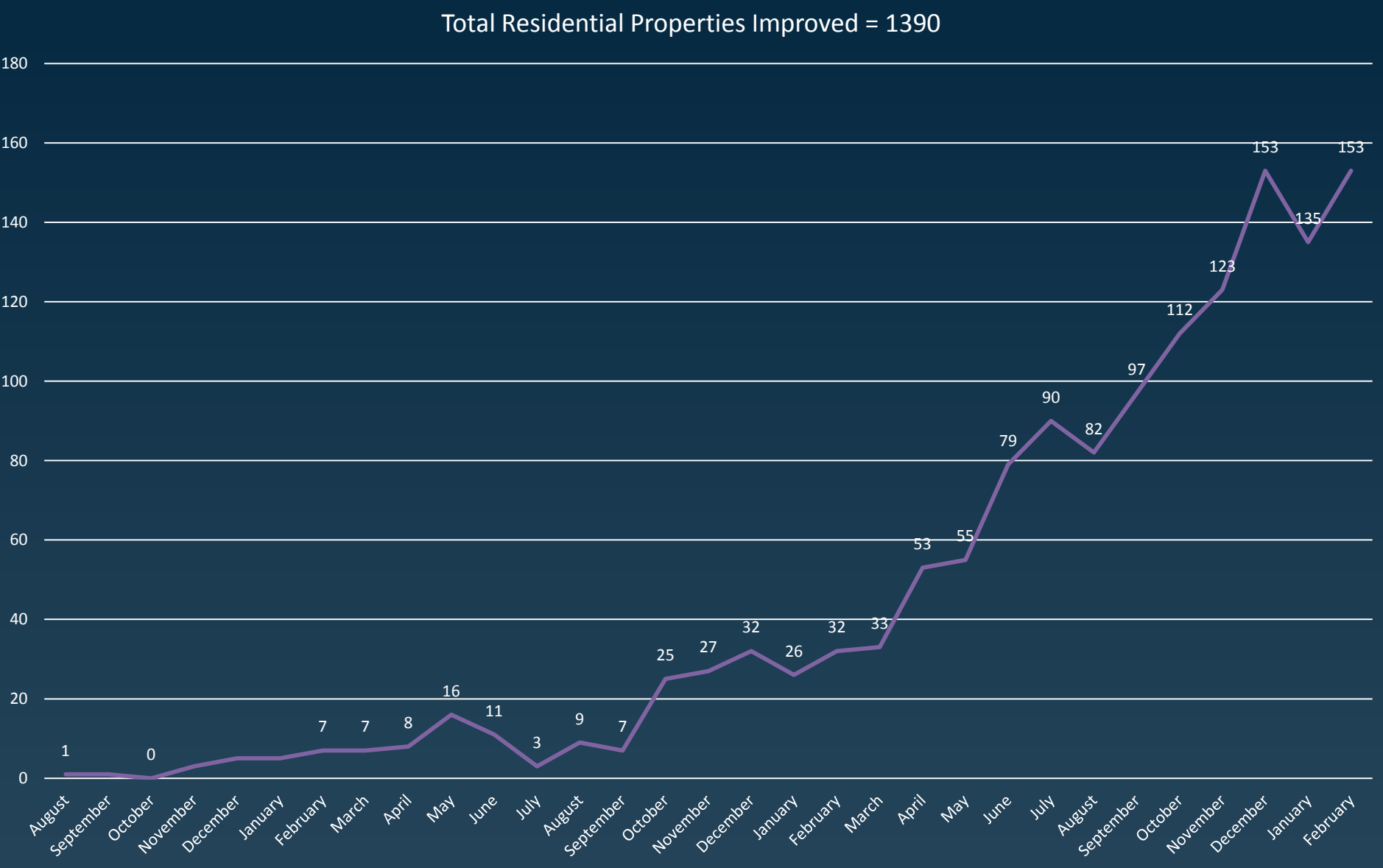


APPLICATIONS BY MUNICIPALITY (2016)

Month	Miami	Coral Gables	Hialeah	Miami Springs	North Miami	NMB	South Miami	Miami Shores	BHI	Surfside	Broward Cities
January	48	14	30	11	12	15	3	10	0	1	154
February	38	11	29	9	25	11	5	9	0	1	144

Month	Biscayne Park	El Portal	Pinecrest	NBV	Key Biscayne	Sweetwater	Hialeah Gardens	Miami Lakes	Palmetto Bay	Miami Gardens	Cutler Bay
January	4	0	9	4	0	3	5	9	19	46	39
February	8	7	3	0	0	1	1	6	19	44	37

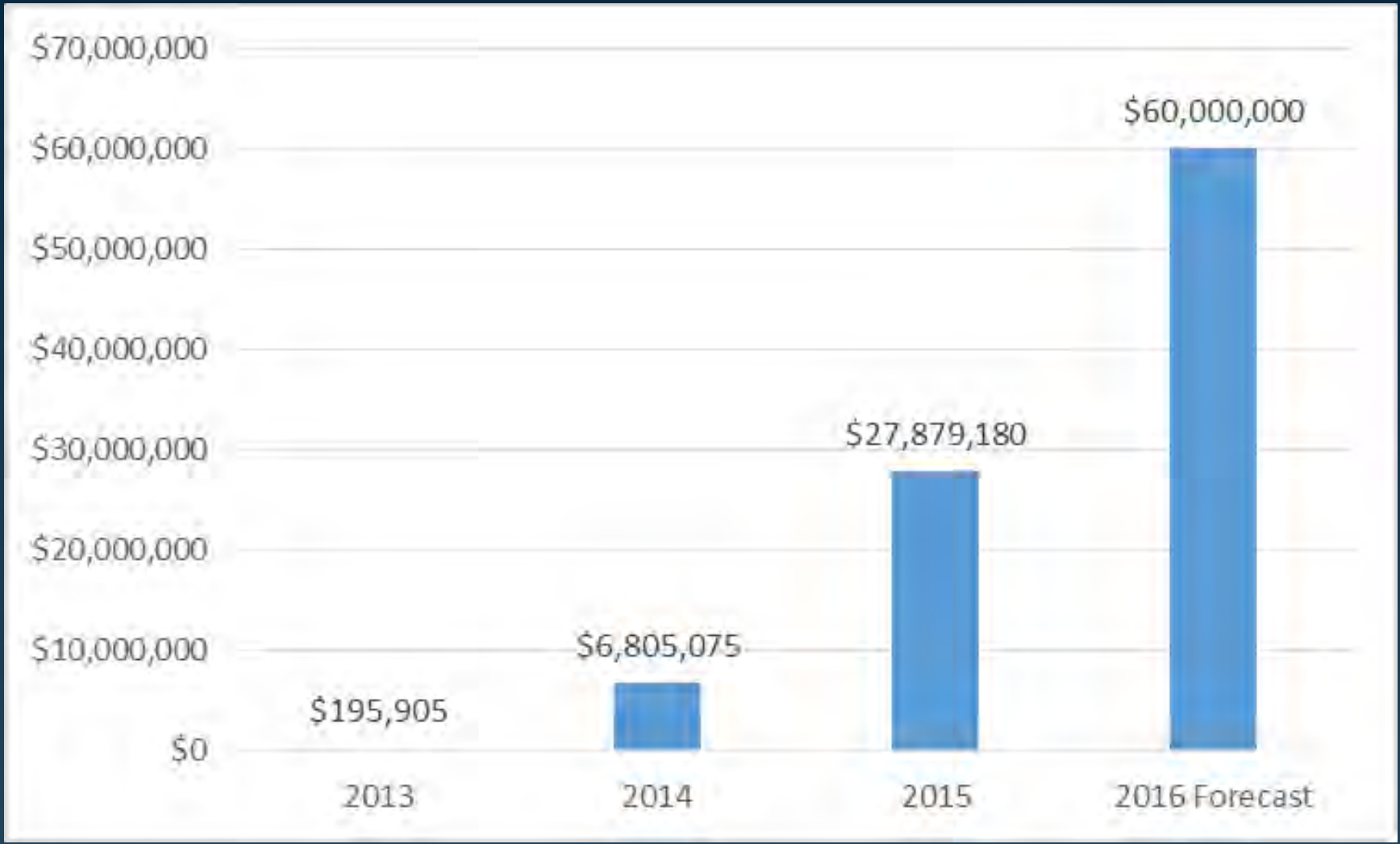
NO. PROJECTS FUNDED BY MONTH



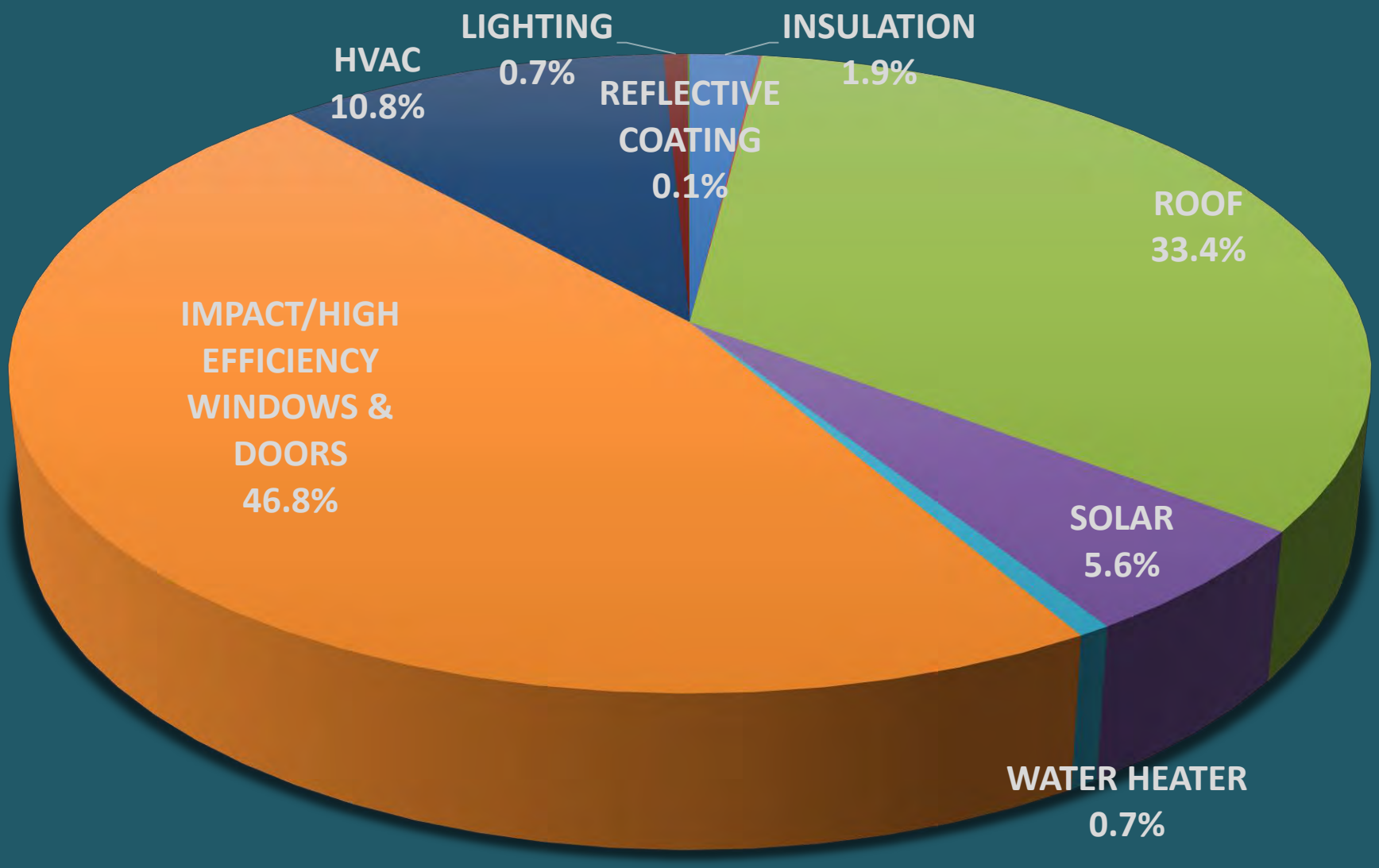
PROJECTS FUNDED AND IN PROGRESS BY MUNICIPALITY

Municipality	No. of Properties Completed	Value of Improvements	No. of Properties in Process	Value of In Process Improvements	Total Number	Total Value
BISCAYNE PARK	24	$538,106	8	$167,550	32	$705,656
CORAL GABLES	90	$2,766,150	35	$1,120,967	125	$3,887,117
CUTLER BAY	252	$5,463,710	72	$1,314,905	324	$6,778,615
DANIA BEACH	4	$77,390	4	$56,200	8	$133,590
EL PORTAL	28	$662,872	7	$130,468	35	$793,340
HALLANDALE BEACH	0	$0	2	$26,581	2	$26,581
HIALEAH	62	$1,236,236	22	$386,165	84	$1,622,401
HIALEAH GARDENS	0	$0	3	$50,946	3	$50,946
HOLLYWOOD	131	$2,598,418	107	$1,886,265	238	$4,484,683
KEY BISCAYNE	3	$112,986	0	$0	3	$112,986
MARGATE	45	$878,233	57	$879,178	102	$1,757,410
MIAMI	154	$4,576,887	68	$1,597,325	222	$6,174,211
MIAMI GARDENS	123	$5,122,533	58	$982,921	181	$6,105,455
MIAMI LAKES	33	$798,408	16	$283,994	49	$1,082,402
MIAMI SHORES	78	$2,417,558	20	$475,157	98	$2,892,715
MIAMI SPRINGS	38	$968,281	19	$371,521	57	$1,339,801
NORTH BAY VILLAGE	2	$49,618	4	$49,447	6	$99,065
NORTH MIAMI	52	$1,031,985	20	$367,265	72	$1,399,250
NORTH MIAMI BEACH	24	$435,004	20	$345,054	44	$780,058
PALMETTO BAY	179	$7,989,043	39	$1,205,597	218	$9,194,640
PINECREST	68	$3,223,390	9	$344,398	77	$3,567,787
POMPANO BEACH	3	$38,565	23	$444,524	26	$483,089
SOUTH MIAMI	28	$717,046	8	$140,538	36	$857,584
SURFSIDE	10	$400,446	2	$40,029	12	$440,475
SWEETWATER	1	$10,234	1	$8,838	2	$19,072
Grand Total	1432	$42,113,116	624	$12,675,831	2056	$54,788,948

TOTAL FUNDINGS BY YEAR



BREAKDOWN BY TYPE OF IMPROVEMENT



STATISTICS

CLEAN ENERGY GREEN CORRIDOR BY YGRENE

- 98% of volume is residential
- 15% of dollar value is commercial
- Average residential project size is $22,975
- Average residential property value of participants is $446k
- Average LTV Ratio of participants is 51%
- Estimated $105 million in local economic stimulus (multiplier effect)*
- Estimated 240 jobs created*
- Estimated $500,000 revenue generated for local building departments**
- Estimated $420,000 revenue generated by tax collector over next 20 years.

* Based on independent study done by ECONorthwest for PACENow
** Based on an average permit fee of $350 per project

THIS PAGE INTENTIONALLY BLANK

TAB 16

THIS PAGE INTENTIONALLY BLANK

Leo Llanos, P.E.
Building Official
building@pinecrest-fl.gov

MEMORANDUM
Department of Building and Planning

DATE: March 9, 2016

TO: Yocelyn Galiano, ICMA-CM, Village Manager

FROM: Leo Llanos, P.E., Building Official

RE: Request for Lien Mitigation for 5701 Southwest 91st Street

---

This is to request a lien mitigation case be added to the agenda, as requested by Mr. El Gazzar, the property owner at 5701 Southwest 91st Street.

The property currently has liens with fines running in excess of $341,718.26, for four code enforcement cases involving expired permits. In addition, fees outstanding for stormwater for a total of $662.01. Mr. El Gazzar has agreed to submit to the Building Department plans and permit applications for the expired permits. In addition to this, Mr. El Gazzar will deliver a cashier's check for $11,380.58 to cover the permit fees for all the expired permits on the property.

Mr. El Gazzar's intention is to proceed with resolving the four expired permits by pulling the required permits and paying the fees. However, he has stated that he will not be able to proceed should the Council not agree to mitigate the outstanding lien, as the property is currently in foreclosure.

LL/al

THIS PAGE INTENTIONALLY BLANK

TAB 17

THIS PAGE INTENTIONALLY BLANK

Mark Spanioli, P.E.
Public Works Director
publicworks@pinecrest-fl.gov

MEMORANDUM
Department of Public Works

DATE: March 29, 2016

TO: Yocelyn Galiano Gomez, ICMA-CM, LEED GA, Village Manager

FROM: Mark Spanioli, P.E., Public Works Director

RE: Construction Staging for Pinecrest Community Center Project

---

Please accept this memorandum as an update to the referenced project, specifically regarding the required construction staging that will occur during the 16-month construction timeframe proposed for the project.

Based on the project requirements, the contractor will need to have a staging area designated for equipment and materials. We are proposing to take up a portion of the field area to the west and northwest of the building. A perimeter construction fence will be provided and the use of the fields in these areas will be restricted. In addition, at all times during the construction, the entrance to the turf block pathway for our internal maintenance vehicles will be restricted. It should also be noted that heavy equipment, trucks and concrete pours will enter through the main entrance of the Library /Community Center from Southwest 111th Street. Construction hours will take place Monday-Friday from 7:00am-6:30pm in addition to Saturdays, Sundays and Holidays from 8:00am-4:00pm.

Once a contractor is selected, the final details of construction staging will be developed and provided.

THIS PAGE INTENTIONALLY BLANK

TAB 18

THIS PAGE INTENTIONALLY BLANK

Samuel Ceballos, Jr.
Chief of Police
police@pinecrest-fl.gov

MEMORANDUM
Department of Police

DATE: April 4, 2016

TO: Yocelyn Galiano, ICMA-CM, Village Manager

FROM: Samuel Ceballos, Jr., Chief of Police

RE: Automated License Plate Readers

At the September 8, 2015 budget hearing, the Village Council discussed implementation of an Automatic License Plate Reader (ALPR) Program that would provide for the installation of ALPRs at all Village entryways. The Village Council allocated a total of $495,000 from reserves for the project in the FY 2015-2016 Budget.

Over the course of the past six months, the police department conducted research regarding the implementation of this program. This included a thorough review of ALPR technology, including site visits, interviews, and evaluation of comprehensive case studies involving seven municipalities utilizing ALPRs completed by the [1]Rand Corporation. The study provided an in-depth examination of the range of ways in which license plate readers are used, the benefits and limits of LPR systems, and emerging practices for system operation. The study concluded that in its many current forms, the technology is improving the efficiency and effectiveness of police officers and agencies. The Rand Corporation described LPR technology's potential to enhance police work as "commanding."

Local jurisdictions that have implemented similar technology were contacted and interviewed such as Bay Harbor Island PD, Doral PD, Hollywood PD, Sunny Isles Beach PD and the Miami PD, in order to assess program benefits and product experience. As a result of the research and interviews, we determined that an ALPR

[1] The RAND Corporation is a nonprofit institution that helps improve policy and decision making through research and analysis.

system would serve as a deterrent to crime and as an excellent tool to assist the Detective Bureau in resolving crimes by providing leads and saving investigative time.

Issues of business continuity surfaced in several instances as a potential problem area, which ultimately stresses the importance of establishing a contractual relationship with a proven vendor. Representatives from the Coral Gables City Manager's Office and Police Department advised that Coral Gables would be entering into an agreement with a vendor called Safeware, Inc. for the implementation of a surveillance system that entails installation of ALPRs throughout Coral Gables as well as closed circuit TV cameras in the commercial district. Cities using Safeware, Inc contracted with them through an agreement from [2]US Communities Government Purchasing Alliance. Under Section 2-287, of the Village's procurement code, Pinecrest may participate in cooperative purchasing agreements for the procurement of goods or services with one or more governmental units in accordance with an agreement entered into between the participants. The US Communities contract with Safeware, Inc. was competitively solicited by the County of Fairfax, Virginia under Contract No. 4400001839, which complies with the solicitation requirements contained in Section 2-287 of the Village's procurement code. The Safeware contract has been widely used by approximately 200 cities nationwide including several aforementioned Florida cities. Under the proposed County of Fairfax contract, the pricing structure provides a 41% discount from the Safeware list price.

As mentioned previously, the budgeted amount for this project is $495,000. However, subsequent to performing our due diligence, it is now recommended that the scope of the project be adjusted as proposed in Exhibit A. It is the opinion of the project team that this refined approach would provide the most cost effective way of achieving the original intent of the program. Originally, the Village Council had approved the conceptual program that included installation of 36 cameras (one at every entrance into the Village). However, after more detailed review of the technology and actual costs of the necessary equipment, that amount of coverage would be cost prohibitive. Consequently, a revised approach was developed that provides strategic coverage of the Village at a more reasonable cost, while meeting the public safety intent of the program. The revised scope provides 27 cameras at 12 locations. Depending on the success of the initial program, there are opportunities to further expand and enhance the system in the future, if deemed appropriate.

The purchase, installation and maintenance of the ALPR equipment as described in Exhibit B will total $889,734.51 (YR 1) with recurring labor and maintenance costs of (YR 2: $73,191.76, YR 3: $76,119.43, YR 4: $79,164.20 and YR 5:

[2] U.S. Communities is a government purchasing cooperative that reduces the cost of goods and services by aggregating the purchasing power of public agencies nationwide.

$82,330.77). In addition, the Village would contract with [3]Vigilant Solutions, an ALPR hosted server software solution vendor, for $11,475 per year for the next five years. There is an additional cost of $5,191.20 per year to Verizon for the wireless communication capacities of the system. [4]The comprehensive project costs are as follows:

Year 1	$906,400.71
Year 2	$ 89,857.96
Year 3	$ 92,785.63
Year 4	$ 95,830.40
Year 5	$ 98,996.97

The Doral Police Department also provided examples of many cases that were solved through the use of ALPR technology, which I have included together with four examples of ALPR system effectiveness at the Sunny Isles Beach PD as Exhibit C.

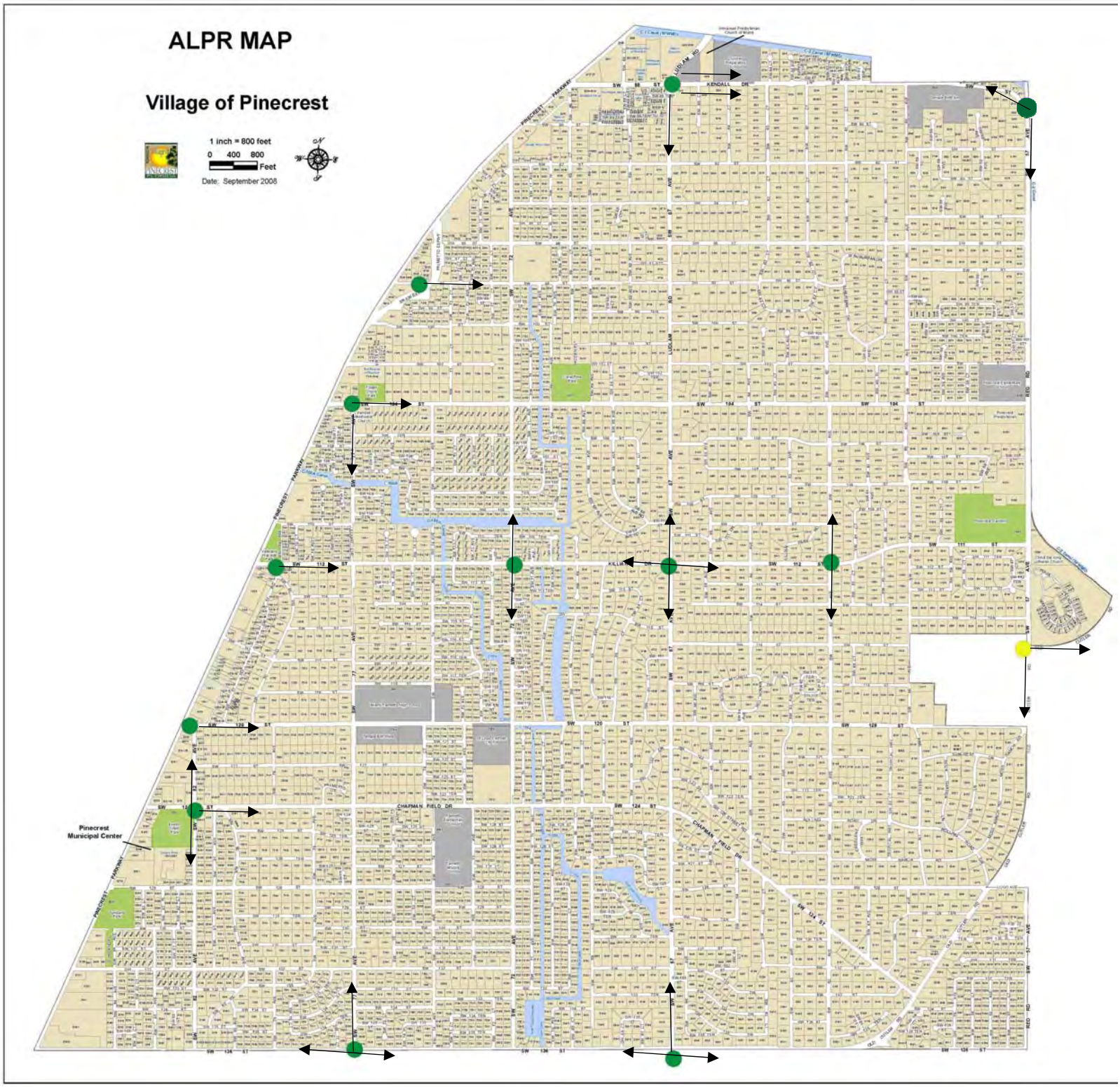
Lastly, in Exhibit D you will find answers to questions provided to me by Councilmember Bob Ross.

[3] Vigilant Solutions' LEARN Intelligence Network provides an easy to use and intuitive interface in a secure hosted environment to reduce demands on agency IT resources, and to facilitate nationwide interoperability and data sharing. LEARN is Vigilant Solutions' license plate recognition (LPR) enterprise intelligence solution that manages data to provide actionable intelligence.

[4] Excludes power consumption estimate of .5 kW for each site daily, or approximately $1.08 per day in power ($4,730.00 per year in electricity for all 12 sites).

THIS PAGE INTENTIONALLY BLANK

Exhibit A



ALPR Location

Projected Coral Gables ALPR Location

Arrows represent number of cameras per location and the direction that the cameras will face / capture license data.

THIS PAGE INTENTIONALLY BLANK

Exhibit B

ALPR PROJECT

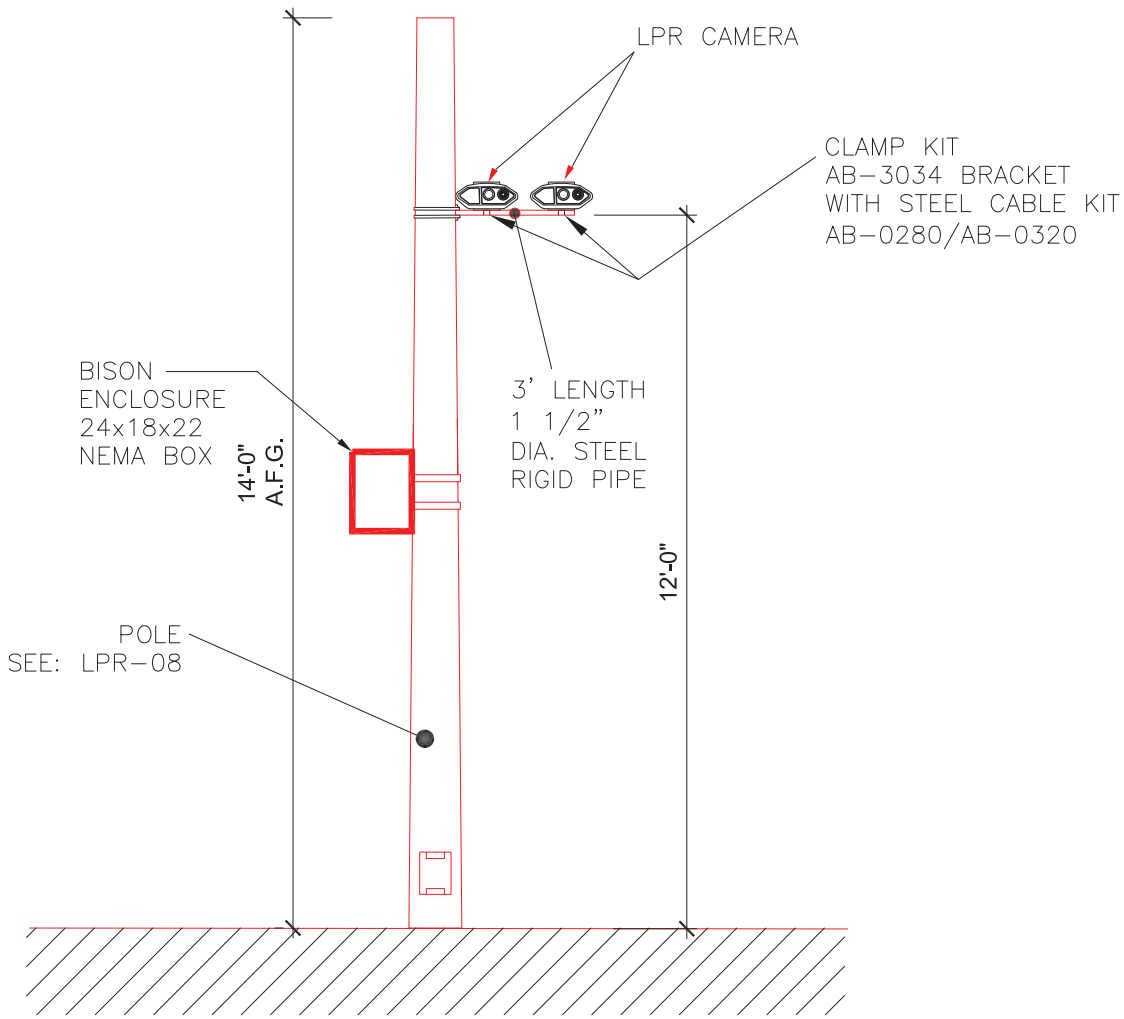
FEBRUARY - 2016

ALPR SOLUTION - VILLAGE OF PINECREST

SENSITIVE SECURITY INFORMATION (SSI)

COVER SHEET

SE - 000



PRIMARY LPR POLE ELEVATION

SCALE : N.T.S.

NOTE:
1. FINAL DECORATIVE POLE COLOR AND DIMENSIONS TO BE APPROVE BY THE VILLAGE OF PINE CREST.
2. HEIGHTS AND DIMENSIONS ARE APPROXIMATE.

HMB ENGINEERING SERVICES P.A.
MECHANICAL AND ELECTRICAL ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Regi#56115
15374 SW 14 Lane
Miami Fl 33194
Phone: 786-586-6284

SEAL

HECTOR M. BLASCO P.E.
ELECTRICAL ENGINEER
FLA. REG. No.56115

No.	Revision/Issue	Date

Firm Name and Address:

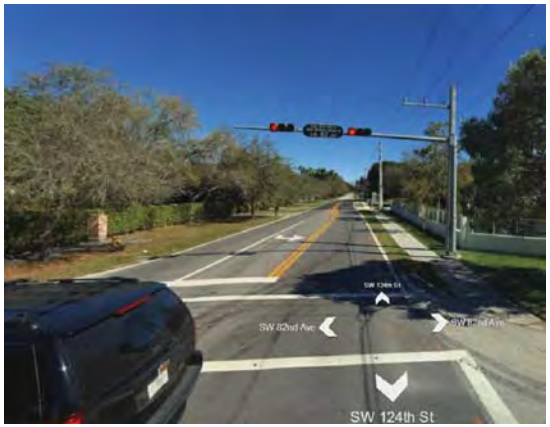
ATCI

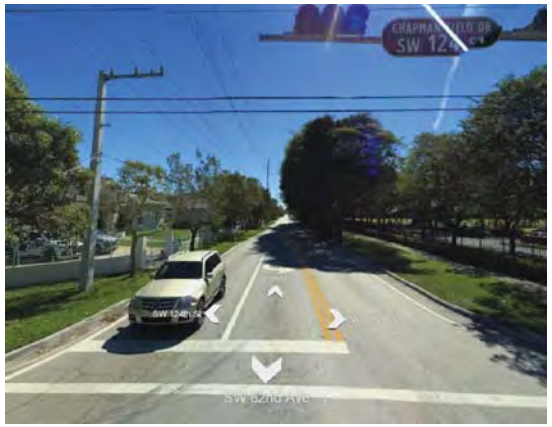
Project Name and Address:

VILLAGE OF PINECREST
FLORIDA

POLE ELEVATION

Drawn	Sheet
A.Gonzalez	SE-113
Date 2-9-16	
Scale	





INTERSECTION - 1 (124 STREET AND 82 AVENUE.)

HMB ENGINEERING SERVICES P.A.
MECHANICAL AND ELECTRICAL ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Reg # 56115
15374 SW 14 Lane
Miami Fl 33194
Phone: 786-586-6284

SEAL

HECTOR M. BLASCO P.E.
ELECTRICAL ENGINEER
FLA. REG. No.56115

General Notes

No.	Revision/Issue	Date
1	PROPOSE DESIGN	3/30/16

Firm Name and Address:

ATCI
1270 N.W. 165 St
Miami, Florida 33169
Tel. 305.620.2002
Fax 305.620.2099

Project Name and Address:

VILLAGE OF PINECREST
FLORIDA

ALPR PROPOSED PRIORITY LOCATIONS
PHASE - 1

SYSTEM INTERSECTION LAYOUT
124 ST. AND 82 AVE.

Project	A. Gonzalez	Sheet
Date	2-9-16	SE - 101
Scale	N.T.S.	

INTERSECTION - 2 (120 STREET AND 82 AVENUE.)

HMB ENGINEERING SERVICES P.A.
MECHANICAL AND ELECTRICAL ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Reg # 56115
15374 SW 14 Lane
Miami Fl 33194
Phone: 786-566-6284

SEAL

HECTOR M. BLASCO P.E.
ELECTRICAL ENGINEER
FLA. REG. No.56115

General Notes

No.	Revision/Issue	Date
1	PROPOSE DESIGN	3/30/16

Firm Name and Address:

ATCI

Project Name and Address:

VILLAGE OF PINECREST
FLORIDA

ALPR PROPOSED PRIORITY LOCATIONS
PHASE - 1

SYSTEM INTERSECTION LAYOUT
120 ST. AND 82 AVE.

Project	Sheet
A. Gonzalez	SE - 102
Date 2-9-16	
Scale N.T.S.	

INTERSECTION - 3 (112 STREET AND 81 STREET RD.)

HMB ENGINEERING SERVICES P.A.
MECHANICAL AND ELECTRICAL ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Reg # 56115
15374 SW 14 Lane
Miami Fl 33194
Phone: 786-595-6284

SEAL

HECTOR M. BLASCO P.E.
ELECTRICAL ENGINEER
FLA. REG. No.56115

General Notes

No.	Revision/Issue	Date
1	PROPOSE DESIGN	3/30/16

Firm Name and Address:

ATCI
5270 N.W. 165 St
Miami, Florida 33169
Tel. 305.620.0060
Fax 305.620.0080

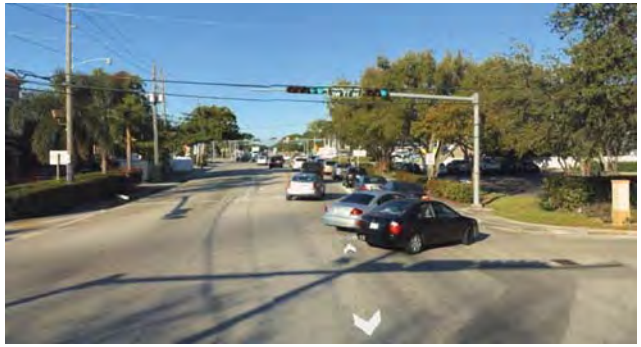
Project Name and Address:

VILLAGE OF PINECREST
FLORIDA

ALPR PROPOSED PRIORITY LOCATIONS
PHASE - I

SYSTEM INTERSECTION LAYOUT
112 ST. AND 81 ST RD.

Project	A. Gonzalez	Sheet
Date	2-9-16	SE - 103
Scale	N.T.S.	



INTERSECTION - 4 (104 STREET AND 77 AVENUE)

HMB ENGINEERING SERVICES P.A.
MECHANICAL AND ELECTRICAL ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Reg # 56115
15374 SW 14 Lane
Miami Fl 33194
Phone: 786-566-6284

SEAL

HECTOR M. BLASCO P.E.
ELECTRICAL ENGINEER
FLA. REG. No.56115

General Notes

No.	Revision/Issue	Date
1	PROPOSE DESIGN	3/30/16

Firm Name and Address:

ATCI
1270 N.W. 165 St
Miami, Florida 33169
Tel. 305.620.0882
Fax 305.620.0889

Project Name and Address:

VILLAGE OF PINECREST
FLORIDA

ALPR PROPOSED PRIORITY LOCATIONS
PHASE - I

SYSTEM INTERSECTION LAYOUT
104 ST. AND 77 AVE.

Project A. Gonzalez	Sheet SE - 104
Date 2-9-16	
Scale N.T.S.	

INTERSECTION - 5 (98 STREET AND PALMETTO)

HMB ENGINEERING SERVICES P.A.
MECHANICAL AND ELECTRICAL ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Reg # 56115
15374 SW 14 Lane
Miami Fl 33194
Phone: 786-586-6284

SEAL

HECTOR M. BLASCO P.E.
ELECTRICAL ENGINEER
FLA. REG. No.56115

General Notes

No.	Revision/Issue	Date
1	PROPOSE DESIGN	3/30/16

Firm Name and Address:

ATCI
1270 N.W. 165 St
Miami Florida 33169
Tel. 305.620.0060
Fax 305.620.0099

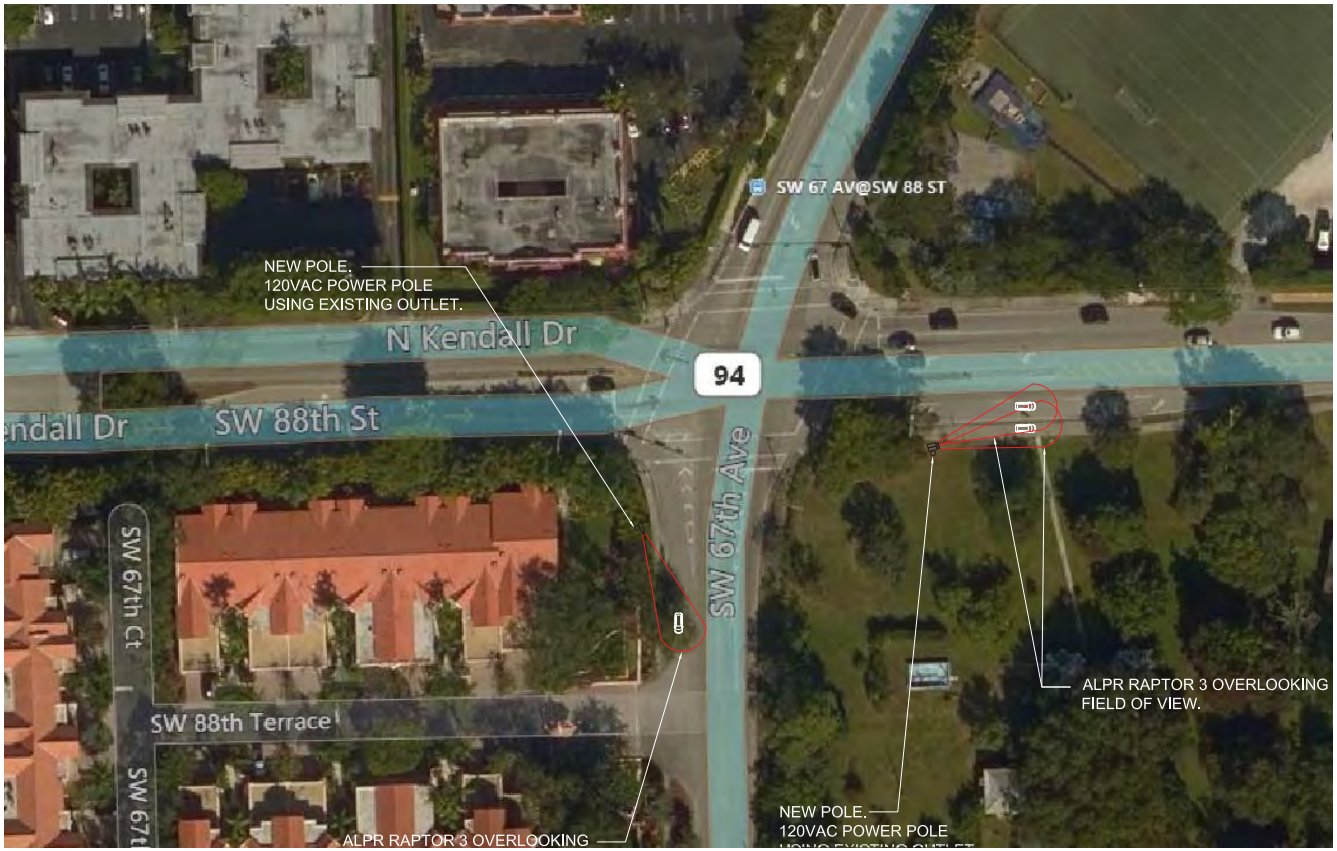
Project Name and Address:

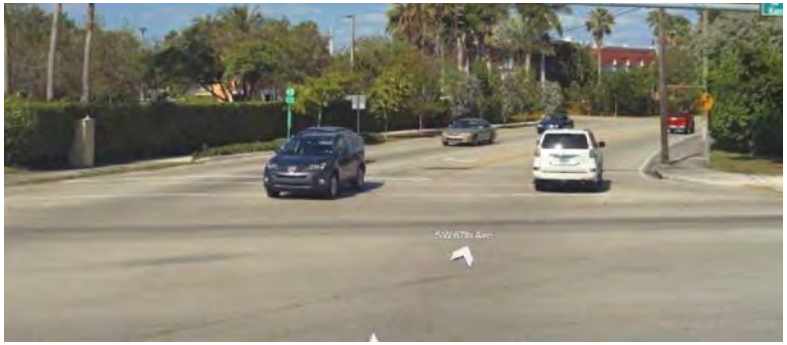
VILLAGE OF PINECREST
FLORIDA

ALPR PROPOSED PRIORITY LOCATIONS
PHASE - I

SYSTEM INTERSECTION LAYOUT
98 ST. AND PALMETTO.

Project: A. Gonzalez	Sheet: SE - 105
Date: 2-9-16	
Scale: N.T.S.	





INTERSECTION - 6 (88 STREET AND 67 AVENUE)

HMB ENGINEERING SERVICES P.A.
MECHANICAL AND ELECTRICAL ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Reg # 56115
15374 SW 14 Lane
Miami Fl 33194
Phone: 786-268-6284

SEAL

HECTOR M. BLASCO P.E.
ELECTRICAL ENGINEER
FLA. REG. No.56115

General Notes

No.	Revision/Issue	Date
1	PROPOSE DESIGN	3/30/16

Firm Name and Address:

ATCI

Project Name and Address:

VILLAGE OF PINECREST
FLORIDA

ALPR PROPOSED PRIORITY LOCATIONS
PHASE - I

SYSTEM INTERSECTION LAYOUT
88 ST. AND 67 AVE.

Project A. Gonzalez	Sheet
Date 2-9-16	SE - 106
Scale N.T.S.	

INTERSECTION - 7 (88 STREET AND 57 AVENUE)

HMB ENGINEERING SERVICES P.A.
MECHANICAL AND ELECTRICAL ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Reg # 56115
15374 SW 14 Lane
Miami Fl 33194
Phone: 786-586-6284

SEAL

HECTOR M. BLASCO P.E.
ELECTRICAL ENGINEER
FLA. REG. No.56115

General Notes

No.	Revision/Issue	Date
1	PROPOSE DESIGN	3/30/16

Firm Name and Address:

ATCI
1270 N.W. 165 St
Miami Florida 33169
Tel. 305.620.2002
Fax 305.620.2099

Project Name and Address:

VILLAGE OF PINECREST
FLORIDA

ALPR PROPOSED PRIORITY LOCATIONS
PHASE - 1

SYSTEM INTERSECTION LAYOUT
88 ST. AND 57 AVE.

Project	Sheet
A. Gonzalez	SE - 107
Date 2-9-16	
Scale N.T.S.	

INTERSECTION - 8 (112 STREET AND 72 AVENUE)

HMB ENGINEERING SERVICES P.A.
MECHANICAL AND ELECTRICAL ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Reg # 56115
15374 SW 14 Lane
Miami Fl 33194
Phone: 786-566-6284

SEAL

HECTOR M. BLASCO P.E.
ELECTRICAL ENGINEER
FLA. REG. No.56115

General Notes

No.	Revision/Issue	Date
1	PROPOSE DESIGN	3/30/16

Firm Name and Address:

ATCI
1270 N.W. 165 St
Miami, Florida 33169
Tel. 305.620.0002
Fax 305.620.0009

Project Name and Address:

VILLAGE OF PINECREST
FLORIDA

ALPR PROPOSED PRIORITY LOCATIONS
PHASE - 1

SYSTEM INTERSECTION LAYOUT
112 ST. AND 72 AVE.

Project	Sheet
A. Gonzalez	SE - 108
Date 2-9-16	
Scale N.T.S.	

INTERSECTION - 9 (112 STREET AND 67 AVENUE)

HMB ENGINEERING SERVICES P.A.
MECHANICAL AND ELECTRICAL ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Reg # 56115
15374 SW 14 Lane
Miami Fl 33194
Phone; 786-586-6284

SEAL

HECTOR M. BLASCO P.E.
ELECTRICAL ENGINEER
FLA. REG. No.56115

General Notes

No.	Revision/Issue	Date
1	PROPOSE DESIGN	3/30/16

Firm Name and Address:

ATCI
1270 N.W. 166 St
Miami, Florida 33169
Tel. 305.620.0660
Fax 305.620.0099

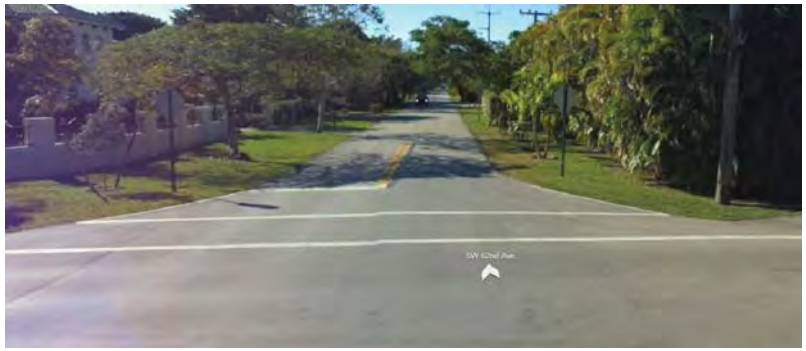
Project Name and Address:

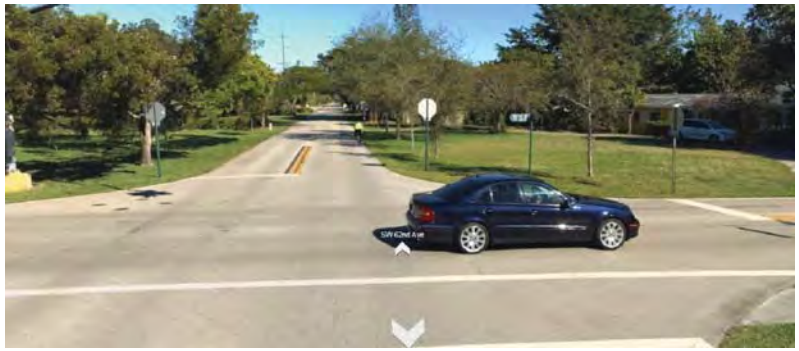
VILLAGE OF PINECREST
FLORIDA

ALPR PROPOSED PRIORITY LOCATIONS
PHASE - I

SYSTEM INTERSECTION LAYOUT
112 ST. AND 67 AVE.

Project	Sheet
A. Gonzalez	SE - 109
Date 2-9-16	
Scale N.T.S.	





INTERSECTION - 10 (112 STREET AND 62 AVENUE)

HMB ENGINEERING SERVICES P.A.
MECHANICAL AND ELECTRICAL ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Reg # 56115
15374 SW 14 Lane
Miami Fl 33194
Phone: 786-586-6284

SEAL

HECTOR M. BLASCO P.E.
ELECTRICAL ENGINEER
FLA. REG. No.56115

General Notes

No.	Revision/Issue	Date
1	PROPOSE DESIGN	3/30/16

Firm Name and Address:

ATCI
1270 N.W. 165 St
Miami, Florida 33169
Tel. 305.620.0882
Fax. 305.620.0889

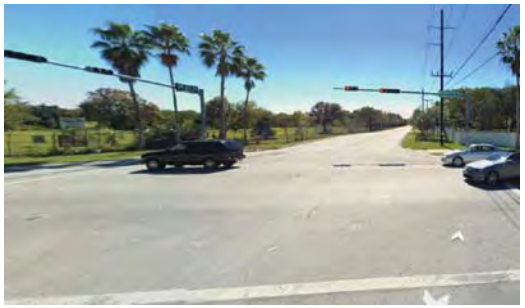
Project Name and Address:

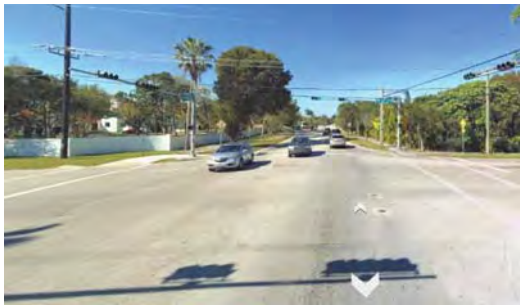
VILLAGE OF PINECREST
FLORIDA

ALPR PROPOSED PRIORITY LOCATIONS
PHASE - I

SYSTEM INTERSECTION LAYOUT
112 ST. AND 62 AVE.

Project: A. Gonzalez	Sheet: SE - 110
Date: 2-9-16	
Scale: N.T.S.	





INTERSECTION - 11 (136 STREET AND 67 AVENUE)

HMB ENGINEERING SERVICES P.A.
MECHANICAL AND ELECTRICAL ENGINEERING SERVICES
CA 26443
Hector M. Blasco P.E. Reg # 56115
15374 SW 14 Lane
Miami Fl 33194
Phone: 786-586-6284

SEAL

HECTOR M. BLASCO P.E.
ELECTRICAL ENGINEER
FLA. REG. No.56115

General Notes

No.	Revision/Issue	Date
1	PROPOSE DESIGN	3/30/16

Firm Name and Address:

ATCI
1270 N.W. 165 St
Miami Florida 33169
Tel. 305.620.0082
Fax 305.620.0099

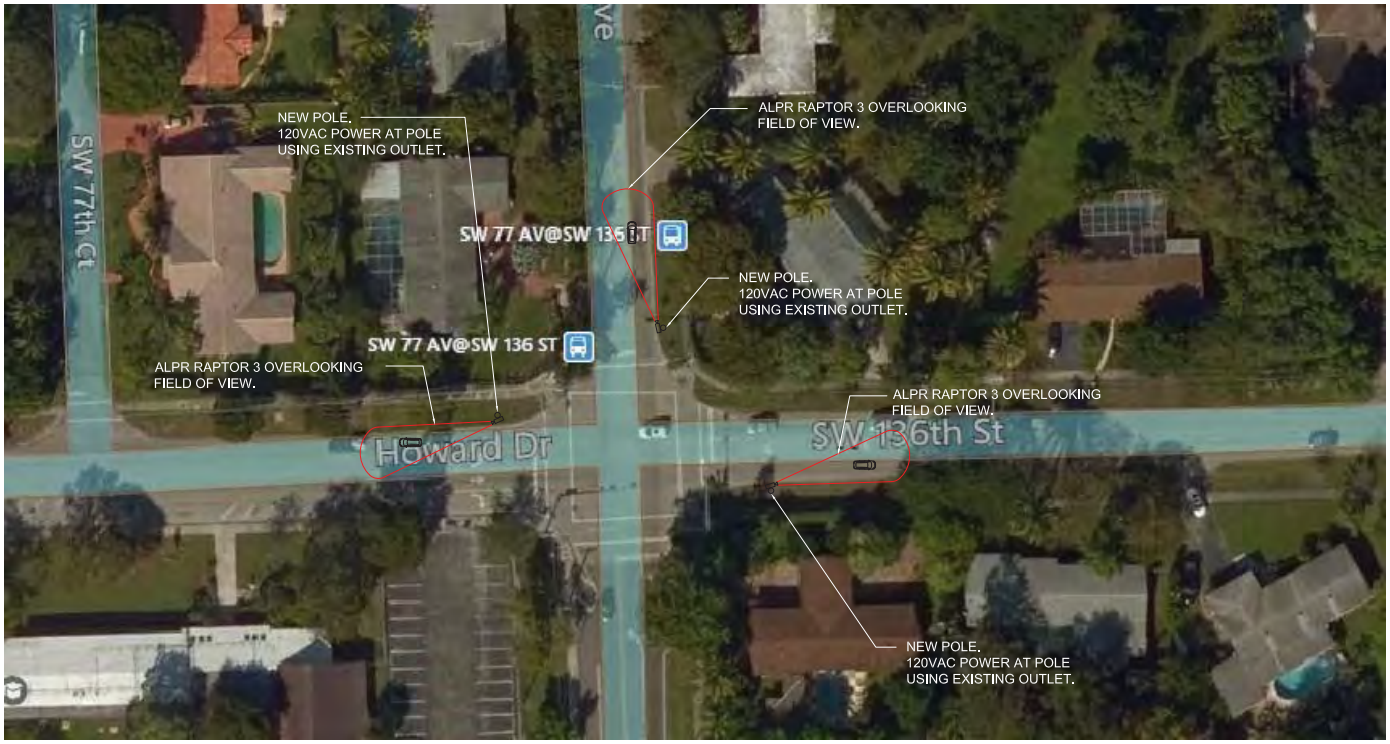
Project Name and Address:

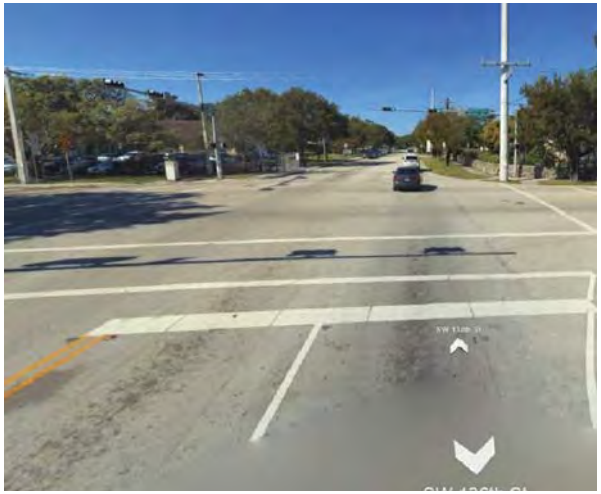
VILLAGE OF PINECREST
FLORIDA

ALPR PROPOSED PRIORITY LOCATIONS
PHASE - I

SYSTEM INTERSECTION LAYOUT
136 ST. AND 67 AVE.

Project	A. Gonzalez	Sheet
Date	2-9-16	SE - 111
Scale	N.T.S.	





INTERSECTION - 12 (136 STREET AND 77 AVENUE)

HMB ENGINEERING SERVICES P.A.
MECHANICAL AND ELECTRICAL ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Reg # 56115
15374 SW 14 Lane
Miami Fl 33194
Phone: 786-586-6284

SEAL

HECTOR M. BLASCO P.E.
ELECTRICAL ENGINEER
FLA. REG. No.56115

General Notes

No.	Revision/Issue	Date
1	PROPOSE DESIGN	3/30/16

Firm Name and Address:

ATCI

Project Name and Address:

VILLAGE OF PINECREST
FLORIDA

ALPR PROPOSED PRIORITY LOCATIONS
PHASE - I

SYSTEM INTERSECTION LAYOUT
136 ST. AND 77 AVE.

Project	Sheet
A. Gonzalez	SE - 112
Date 2-9-16	
Scale N.T.S.	

Exhibit C

CST Use of LPR system (Doral PD)

Since May 2015, we have successfully used the LPR system to place criminals in the area of a crime which, aided in our investigation and apprehension of criminals.

May 2015

5 vehicle burglaries and 1 residential burglary occurred in the same neighborhood on the same night. By tracking a credit card transaction to a McDonalds in Hialeah, CST detective were able to discover a partial tag with a vehicle make, model, and color. With this information and the time frame of the crime, CST detectives began using the LPR system to search partial tags matching the subject vehicle. After successfully finding the vehicle and tag, 4 subjects were arrested; $3,000.00 of property was recovered along with a firearm. 5 cases we closed and the arrest lead to the discovery of additional stolen property from multiple jurisdictions, including stolen police property.

June 2015

The tag of suspected burglar was entered into the LPR system allowing CST detectives to develop a time and travel pattern of the subject so surveillance could be conducted in the affected area. After 30 minutes of surveillance on the first day the subject was located and arrested for loitering or prowling, vehicle burglaries in the area dropped 95% after the subject's arrest.

July 2015

A rash of 20+ vehicle burglaries plagued the City throughout the month of July. CST detectives were able to identify 1 of the 4 subjects via CCTV footage at a Walmart in the Midwest district which lead to a name and eventually a vehicle tag. This information was entered into the LPR system which allowed CST detectives to link the vehicle to the area and the times of the crimes. The same group of subjects stole 4 vehicles during their crime spree. By utilizing the LPR system, CST detectives were able to place the subject vehicle in the area of the stolen vehicles and detectives were able to place the stolen vehicles in the area of additional crimes. The LPR system aided detectives throughout their investigation which, resulted in the arrest of 4 juveniles, the recovery of 1 firearm, 4 vehicles and $85,000.00 in stolen property. Additionally, the investigation lead to the identification of a juvenile gang (400 boys) and aided other agencies in solving several similar cases.

August 2015

CST detectives assisted Bay Harbor PD in the arrest of a criminal burglary ring and the recovery of $4,000,000.00 (4 million) of stolen property. This was accomplished by using the LPR system to enter subject vehicle tags which alerted detectives anytime they were detected so surveillance could be conducted in the appropriate areas.

August 2015

CST detectives were given a partial tag in relation to several vehicle burglaries which occurred in a neighborhood overnight. By narrowing the search of the partial tag to a specific area and timeframe in the LPR system, CST detectives were able to identify the subject vehicle and identify 2 of 3 subjects. The LPR was of great use in the investigation which leads to 2 arrests, the recovery of $1,200.00 of stolen property, and the closure of 6 cases.

September 2015

International Mall experienced a rash of pick pocket incidents. While conducting their investigation, CST detectives were alerted to the identity of the subject by a loss prevention officer who caught the same subject, doing the same thing a few years ago at the Aventura Mall. With this information, CST detectives researched the incident, identified the subject and were able to identify the vehicle the subject was using. By entering the vehicle information into the LRP system, CST detectives were alerted as the subject entered the city. While it did not directly assist with the subject's arrest, the LRP detection feature allowed CST detectives to follow the subject to a home address where further investigation lead to the subject's arrest.

September 2015

A female alleged that she was stopped and assaulted by a person impersonating a police officer. The LPR system assisted in establishing a time frame that was different than the one the female provided. It was determined that she had falsely provided info to police.

October 2015

One of our marked city vehicles had been vandalized- tires were slashed at MDPD headquarters while Officer was processing a DUI. Det. Gomez reviewed the LPR system and was able to identify the vehicle after reviewing the traffic that entered and exited in the designated time frame. Defendant was identified and arrested for the criminal mischief.

October 2015

The City of Doral was experiencing an overwhelming number of vehicle burglaries where victims were followed from banks after making large cash withdrawals; the MO was deemed "bank jugging." In one incident a vehicle make and model with a partial tag was reported by a security guard. Using the LPR system, CST detectives discovered the partial tag in full which matched the subject vehicle description. The tag was entered into the LPR system to alert CST detectives when the vehicle was detected. This aided in the CST detectives investigation when the tag was detected returning to a rental agency. Further investigation revealed a swap in rental vehicles and detectives again used the LPR system to alert when the new vehicle was detected. CST detectives successfully located and surveilled the subject vehicle over a 5 hour period. CST detectives observed the subject vehicle, subjects, and crime take place. The LPR system aided with developing a time and travel pattern so the most effective surveillance could

be conducted. The result was the arrest of 4 subjects responsible for several vehicle burglaries with the same M.O. and the recovery of $1,200.00 cash.

November 2015

CST detectives have identified a serial vehicle burglar and are currently tracking the subject vehicle via the LPR system.

The above examples are just a few of the times we have successfully used the LPR system. Almost daily we use it to analyze crime trends in an effort to develop leads. The only downfall is we need more cameras, especially on the smaller back roads throughout the City.

Vehicle Hit Report

License Plate Number:

Powered By:

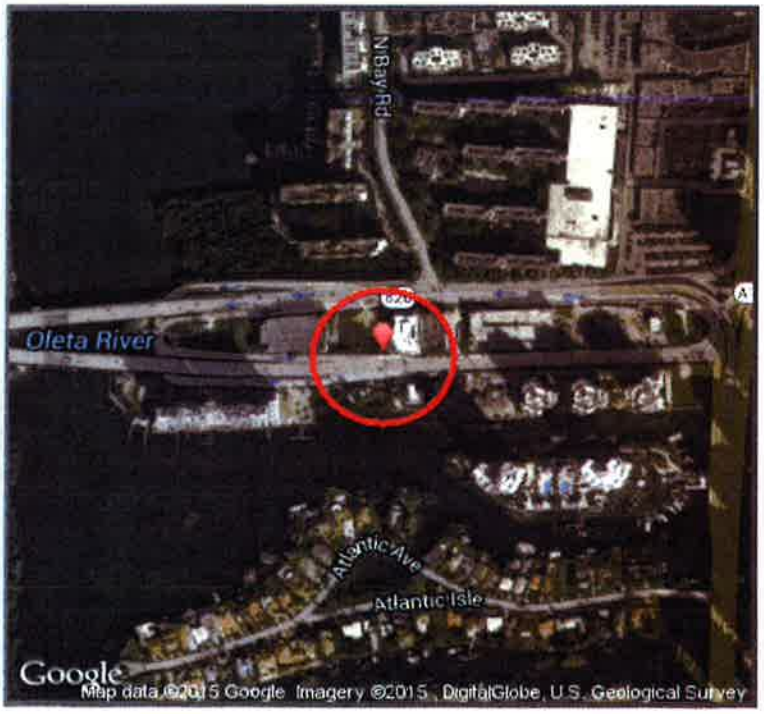
VIGILANT SOLUTIONS

Vehicle Spotted:
06-05-15 at 11:54:53 AM EST

Nearest Address: Sunny Isles Boulevard & Northeast 163rd S
Sunny Isles Beach, FL 33160

Nearest Intersection:

Disclaimer: The address listed above is ONLY an estimate.



Detection Data

Vehicle Info:		Camera Info:	
Plate # 1	/	Agency	Sunny Isles Beach Police Department
Plate # 2		User	Administrator
Date	06-05-15	System	SIBPD
Time	11:54:53 AM	Camera	SIB East (North 4)
Longitude	-80.126460	Type	CDFS Fixed Camera
Latitude	25.929843		

Hot-List Data

Alarm:		Record Detail:	
Hot Plate		Record ID	
Alert	Gang/Terrorist Member	Date	12-31-99
State	IN	VIN	N/A
Type	Exact Match	Owner	N/A
		Make/ Model	T0YT/ C0A

Note1 / LP TYPE: PC / LP YEAR: 2014

VIGILANT SOLUTIONS

Date Of Report
06-06-15

LEARN

INCIDENT/INVESTIGATION REPORT

Agency Name	Sunny Isles Beach Police Department
ORI	FL 0135100
Case#	14-02775
Date / Time Reported	10/02/2014 13:2 Thu
Last Known Secure	10/02/2014 13:2 Thu
At Found	10/02/2014 13:2 Thu

INCIDENT DATA

Location of Incident	Premise Type	Zone/Tract
16501 Collins Ave, Sunny Isles Beach FL 33160-	Parking Lot / Area	ZN1

	Crime Incident(s)	Weapon / Tools	Entry	Exit	Security	Activity
#1	Possession Of Cocaine DRUG08 (Co)	NOT APPLICABLE				
#2	Possession Of Marijuana DRUG10 (Co)					
#3	Traffic - Drive While License Suspended TRF006 (Co)					

MO

VICTIM

# of Victims 1 | Type: SOCIETY/PUBLIC | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1	State Of Florida	1,2,3					N/A	

Home Address | Home Phone

Employer Name/Address | Business Phone | Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) O = Owner (if other than victim) R = Reporting Person (if other than victim)

Type: INDIVIDUAL/ NOT LAW ENFORCEMENT | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
IO	HERNANDEZ, STEVEN MARK		06/21/198 Age 29	W				

Home Address: 7755 Sw 86th St - C403 Miami, FL 33143 | Home Phone

Employer Name/Address | Business Phone | Mobile Phone

Type: INDIVIDUAL/ NOT LAW ENFORCEMENT | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
IO	BROWN, OCTAVIA		07/16/199 Age 24	B	F		Resident	

Home Address: 2410 Nw 168th St Miami Gardens, FL 33056 | Home Phone: 786-803-0378

Employer Name/Address | Business Phone | Mobile Phone

PROPERTY

L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found
("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number
	03	R	$15,000.00		1	2012 BLK , 208XXS FL	TOYO Camry	4T1BF1FK4CU194689

Officer/ID# SANTIAGO, E. (INV, DET) (0016) | Tot Rec Val: $15,000.00

Invest ID# (0) | Supervisor MULVEY, M. (INV, DET) (0022)

Status | Complainant Signature | Case Status: Inactive Case 10/02/2014 | Case Disposition: Cleared By Arrest 10/02/2014 | Page 1

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS	*B*	*E*	*1.000*	*GM*	*COCAINE (ALL OTHER)*	*Poss*
	E	*E*	*1.000*	*GM*	*MARIJUANA*	*Poss*

Assisting Officers
LETIZIA, J. (0101), PLESA, L. (0122)

Suspect Hate / Bias Motivated: *NONE*

NARRATIVE

Our fixed license plate reader located at 400 Sunny Isles Boulevard (Eastbound) indicated Florida tag 208XXS attached to a 2012 black Toyota Camry is stolen as of 09-24-2014 under Pinecrest Police case 86-1403825. The hit further indicated the vehicle was taken in an armed carjacking. The vehicle was then located by Detective Plesa unoccupied and backed into a parking space at 16501 Collins Avenue (Pier Park). Detective Plesa confirmed via FCIC/NCIC the vehicle was stolen and a surveillance was set up on the vehicle. At approximately 1420 hours, I observed Turnbull (OF#1) and his girlfriend (Brown / IO#2) walking towards the stolen vehicle. Turnbull then entered the vehicle, sat in the drivers seat, and started the car. As Turnbull attempted to drive off, he was taken into custody. A records check revealed Turnbull`s Florida drivers license is suspended 16 times, last on 09-23-2013 for failed to pay. Pinecrest Detective Brown was notified and advised he`s enroute to the scene. Turnbull and Brown was transported to the SIBPD for Detective Brown. *Turnbull was read miranda on scene.

Detective Letizia stood by with the Toyota Camry and waited for Detective Brown to arrive reference processing the vehicle. Once Detective Brown arrived, he began processing the vehicle and located a baggie of cocaine (approximately one gram) on the rear passenger floor and a baggie of marijuana (approximately 3 grams) in the center console.

At the SIBPD Turnbull admitted the narcotics were his. Turnbull was turned over to Detective Brown, who transported him to Pinecrest PD reference follow up on his armed carjacking case.

Octavia Brown was interviewed by Detective Brown and then released.

The Toyota Camry was towed to Pinecrest PD by Detective Brown.

All narcotics were impounded at the SIBPD as evidence and a lab request was submitted with the cocaine.

Turnbull was issued citation # A0TZOHP for DWLS with knowledge.

Turnbull was charged with Grand Theft Auto, Possession of cocaine, Possession of marijuana, and DWLS with knowledge.

Video PFC set on 10-16-2014 at 1830 hours with Adams.

X-reference Detective Browns report for further details.

INCIDENT/INVESTIGATION REPORT

Agency Name	Sunny Isles Beach Police Department
ORI	FL 0135100
Case#	14-00889
Date / Time Reported	03/29/2014 11:5 Sat
Last Known Secure	03/29/2014 11:3 Sat
At Found	03/29/2014 11:5 Sat

INCIDENT DATA

Location of Incident	Premise Type	Zone/Tract
17086 Collins Ave, Sunny Isles Beach FL 33160-	Parking Lot / Area	ZN2

	Crime Incident(s)	Weapon / Tools	Activity	Entry	Exit	Security
#1	Burglary - Conveyance BURG21 (Co)					
#2	Crime Incident ( )					
#3	Crime Incident ( )					

MO

VICTIM

of Victims 1 | Type: BUSINESS | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1	VOI SALON	1,	Age				N/A	

Home Address: 17086 COLLINS AVE , Sunny Isles Beach, FL 33160- | Home Phone:

Employer Name/Address: | Business Phone: | Mobile Phone:

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) O = Owner (if other than victim) R = Reporting Person (if other than victim)

Type: INDIVIDUAL/ NOT LAW ENFORCEMENT | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
RP	CAVADA-DONACIMIENTO, JOSE ANTONIO		05/17/199 Age 23	W				

Home Address: 17275 Collins Ave - 802 Sunny Isles Beach, FL 33160 | Home Phone: 305-979-9028

Employer Name/Address: VOI SALON, 17086 Collins Ave (OWNER) | Business Phone: 305-974-0030 | Mobile Phone:

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address: | Home Phone:

Employer Name/Address: | Business Phone: | Mobile Phone:

PROPERTY

L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found
("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number
1	61	S,R	$3,000.00		1	MONEY / CASH		
1	61	R	$675.00		1	MONEY / CASH		
	CAR	D	$300.00		1	2007 SIL , AUAF72 FL	TOYT Fj Cruiser	JTEBU11F070100207
	CAR	I	$0.00		1	2008 BRO , BCT7420 FL	CADI	1G6DC67A780117986

Officer/ID# WRIGHT, S. (UNIF, UNIF) (0148) | Outstanding Stolen Val [Total Stolen]: $2,325.00 [$3,000.00], Tot Rec Val: $675.00

Invest ID# PLESA, L. (INV, DET) (0122) | Supervisor HOPKINS, T. (UNIF, SUPV) (0008)

Status | Complainant Signature | Case Status: Inactive Case 03/29/2014 | Case Disposition: Cleared By Arrest 03/29/2014

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers
PLESA, L. (0122), SANTIAGO, E. (0016), WYCHE, J. (0033)

Suspect Hate / Bias Motivated: *UNKNOWN MOTIVATION*

NARRATIVE

ON THE ABOVE DATE AND TIME THIS OFFICER WAS DISPATCHED TO 17100 COLLINS AVENUE REFERENCE A BURGLARY TO A VEHICLE. UPON ARRIVAL CONTACT WAS MADE WITH RP-1 CAVADA DO NACIMIENTO WHO ADVISED THAT HE HAD WENT TO THE BANK OF AMERICA BANK LOCATED IN AVENTURA , FLORIDA AND WITHDREW $3,000.00 U.S. CURRENCY. RP-1 CAVADA DO NACIMIENTO ADVISED THAT HE LEFT THE BANK, TRAVELED EASTBOUND ON THE WILLIAM LEHMAN CAUSEWAY, AND ENTERED THE CITY OF SUNNY ISLES BEACH. RP-1 CAVADA DO NACIMIENTO ADVISED THAT HE THEN WENT TO THE STARBUCKS RESTAURANT TO GET A CUP OF COFFEE. RP-1 CAVADA DO NACIMIENTO EXITED HIS VEHICLE AND WENT INTO THE STARBUCKS RESTAURANT AND LEFT THE BANK ENVELOPE CONTAINING THE $3,000.00 U.S. CURRENCY HE HAD WITHDRAWN IN THE CENTER CONSOLE. SURVEILLANCE VIDEO FROM THE D'TAKO MARKET THEN CAPTURES THE FOLLOWING EVENTS. A DARK COLORED VEHICLE BELIEVED TO BE A CADILLAC PULLS INTO THE DISABLED PARKING SPACE ON THE DRIVERS SIDE OF RP-1 CAVADA DO NACIMIENTO'S VEHICLE. AN UNKNOWN MALE EXITS THE VEHICLE, STANDS NEXT TO RP-1 CAVADA DO NACIMIENTO'S VEHICLE, AND THEN GETS BACK INTO THE VEHICLE. THE VEHICLE THEN PULLS FORWARD FURTHER INTO THE PARKING SPACE AND THE UNKNOWN MALE EXITS THE VEHICLE A SECOND TIME, STANDS NEXT TO RP-1 CAVADA DO NACIMIENTO VEHICLE, BREAKS THE DRIVERS SIDE WINDOW, REACHES INTO THE VEHICLE, AND REMOVES THE BANK ENVELOPE CONTAINING THE $ 3,000.00 U.S. CURRENCY. THE MALE ENTERS THE DARK COLORED VEHICLE, THE VEHICLE REVERSES FROM THE DISABLED PARKING SPACE, AND LEAVES THE PARKING LOT IN AN UNKNOWN DIRECTION. SERGEANT SANTIAGO AND DETECTIVE PLESA RESPONDED TO THE SCENE, VIEWED THE SURVEILLANCE VIDEO, OBTAINED A COPY OF THAT VIDEO, CHECKED THE LICENSE PLATE READERS, AND IDENTIFIED THE SUSPECT VEHICLE. SEE SUPPLEMENTAL REPORTS REFERENCE LOCATING AND ARREST OF SUSPECTS. THERE WAS NO SCENE TO BE PROCESSED DUE TO CONTAMINATION. THERE IS NO FURTHER SUSPECT INFORMATION AVAILABLE AT THIS TIME. NO FURTHER ACTIONS TAKEN AT THIS TIME.

INCIDENT/INVESTIGATION REPORT

Agency Name	Sunny Isles Beach Police Department
ORI	FL 0135100
Case#	14-00094
Date / Time Reported	01/11/2014 12:03 Sat
Last Known Secure	01/11/2014 12:03 Sat
At Found	01/11/2014 12:03 Sat

INCIDENT DATA

Location of Incident	Premise Type	Zone/Tract
15800 Collins Ave - BLK, Sunny Isles Beach FL	Highway/street/road/etc	ZN1

	Crime Incident(s)		Weapon / Tools	Activity	Entry	Exit	Security
#1	Battery L.e.o. - Simple BATT03	(Com)	HANDS/FIST/FEET				
#2	Resist Arrest W/o Violence OBST08	(Com)					
#3	Escape ESCAP2	(Com)					

MO

VICTIM

of Victims 3 | Type: LAW ENFORCEMENT | Injury: N/a | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1	RIDLEY, RUSSELL	1,	08/03/1962 Age 51	B	M			

Home Address | Home Phone

Employer Name/Address: SUNNY ISLES BEACH POLICE 18070 COLLINS AVE (POLICE OFFICER) | Business Phone | Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) O = Owner (if other than victim) R = Reporting Person (if other than victim)

Type: INDIVIDUAL/ NOT LAW ENFORCEMENT | Injury: N/a

Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V2	DORVAL, JACOB	4,	11/09/1986 Age 27	W	M			

Home Address: 27 Sandogrady Pond Rd Northfield, NH 03276 | Home Phone: 410-960-6988

Employer Name/Address | Business Phone | Mobile Phone

Type: SOCIETY/PUBLIC | Injury: N/a

Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V3	STATE OF FLORIDA	2,3	/ / Age				N/A	

Home Address | Home Phone

Employer Name/Address | Business Phone | Mobile Phone

PROPERTY

L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found
("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number
2	38	R	$6,000.00		1	2001 MAR , BOSOX NH	FORD F150	1FTRW08L91KC42506

Officer/ID# PLESA, L. (INV, DET) (0122) | Tot Rec Val: $6,000.00

Invest ID# (0) | Supervisor MULVEY, M. (INV, DET) (0022)

Status: Complainant Signature | Case Status: Inactive Case 01/11/2014 | Case Disposition: Cleared By Arrest 01/15/2014

Printed By: LPLESA, Sys#: 29777 03/31/2016 17:27:42

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

BRIZUELA, C. (0089), GLANSBERG, M. (0169), MARIABELLO, M. (0144), MOSLEY, R. (0091), SANTIAGO, E. (0016), STEPHENSON, T. (0097)

Suspect Hate / Bias Motivated: *UNKNOWN MOTIVATION*

NARRATIVE

On the listed date and time I received an alert from the automatic license plate reader located at the 15800 block of Collins Ave. The alert depicted a maroon Ford F-150 bearing New Hampshire tag B0S0X and indicated it was a stolen vehicle. An FCIC/NCIC query of that tag revealed it was listed as a felony vehicle by the Howard County Police Department Ellicott City (case #14-1098) on 01/04/14. The felony vehicle hit listed the driver as armed and dangerous. Additionally, the hit described the vehicle as having hunting stickers on the rear window. In the picture captured by the license plate reader hunting stickers were visible.

I then drove south on Collins Ave. until I observed the vehicle at the 9100 block continuing south. I advised the Miami-Dade Police Department`s Intracoastal Dispatcher of my location and she confirmed the vehicle was indeed listed as a felony vehicle. While awaiting backup I followed the vehicle, it made a u-turn at approximately the 9000 block and started to drive north. A felony traffic stop was conducted at the 9600 block of Collins Ave. with the help of several Bal Harbour Police Officers. Antonio Hice was taken into custody. After being handcuffed I walked Hice to Ofc. Mosley`s marked police car. Hice attempted to pull away from my grasp several times and had to be forcefully restrained. While attempting to get Hice into the vehicle he continued to resist and during the struggle his head hit the corner of Mosley`s door causing a laceration to his head.

Per the instructions of the felony vehicle hit, I called the Howard County Police Department and spoke to Det. Steve Morano. Det. Morano advised that Hice was wanted in Maryland for several bank robberies and one gas station robbery. An FCIC/NCIC records check revealed Hice had an outstanding arrest warrant for robbery issued by the Baltimore County Police Department on 01/10/14 (case #1001971450). Det. Morano advised he was going to contact the Federal Bureau of Investigation and ask that they respond to the scene and assume the investigation.

FBI Special Agent James Kaelin responded and took custody of the stolen vehicle. It was towed to a local FBI field office for processing by Downtown Towing. Hice was transported to SIBPD in order to be interviewed by the FBI.

After being interviewed but prior to being transported Hice was treated by Miami-Dade Fire Rescue for the laceration to his head. While being treated Hice ran away, while handcuffed, down Collins Ave. in an attempt to escape police custody. He was apprehended approximately one city block away by Ofc. Mosley and Ofc. Ridley. During his apprehension Hice grabbed Ofc. Ridley`s holstered firearm and attempted to remove it from the holster. While struggling with Ofc. Ridley, Hice spit striking the officer in his face.

Hice was ultimately charged with grand theft of a vehicle, battery on a law enforcement officer, escape, resisting arrest without violence, and for the outstanding arrest warrant from Baltimore for robbery. He was transported to TGK by Ofc. Mosley and Ofc. Glansberg.

Exhibit D

1) Could we identify specific program objectives?

ALPR uses fall into two general categories: reactive and analytic. Reactive uses involve instant alerts, during which a plate is read that is associated with a criminal hotlist. The system alerts the police, who can pursue action against that plate in real time. The most common reactive uses are the identification of stolen vehicles, DMV violations, or criminal activity associated with warrant hotlists. Analytic uses involve the exploitation of the database of stored LPR reads to benefit ongoing investigations. When a crime occurs, an investigator can mine the database for license plates in the area of the crime for possible leads. These records can determine what vehicles are in the vicinity of a crime scene, assisting investigators in creating lists of possible suspects or witnesses. If witnesses provide only partial plate information, this still can be run in LPR systems' database; a list of possible matches, combined with stored photos, can help police narrow possible suspect vehicles. Additionally, the database can be used to search for license plates known to be associated with criminal activity. It can be especially useful in flagging and later arresting wanted suspects.

In addition the systems' data could help police test the alibis of burglars, and other criminals. It could also support police missions to combat terrorist groups.

2) Can we quantify program expectations (aspirations) that will indicate what we hope the program will accomplish, bearing in mind that this program was sold as a tool to arrest burglars and prevent burglaries, how do we define success? Ten arrests per years? Five arrests? Three arrests? A 10% reduction in burglaries over a multi-year period from a similar base period that we would define?

ALPR is a 21st century tool to help law enforcement be more efficient. I am confident that Pinecrest will benefit in ways similar to the experiences of other agencies using this technology.

3) Are we talking about monitoring vehicle movements entering, but not leaving Pinecrest?

The LPRs will be strategically placed throughout the Village on key perimeter points as well as main thoroughfares to capture vehicle license plates depending upon direction of travel. Most vehicle license plates will be captured as the vehicle enters the Village and some license plate captures will occur as the vehicle moves about on certain interior streets.

4) What volume and frequency of "hits" do we expect? Will the number of "hits" be expected to disrupt normal patrol zone activity? Will we send multiple units to the scene? What staffing redeployments will be necessary to best utilize the system?

The number of hits will vary by the volume of traffic. It is anticipated that the majority of hits will occur during the daytime hours where staffing is already at its highest. Directives will be

established on what type of hits we will actively respond to and how many units will be deployed.

The police dispatcher will notify the on duty supervisor of a hit. The supervisor will coordinate resources to address the hit. Most hits will necessitate a minimum of two officers. There are no anticipated staffing changes.

5) Will we employ "chase cars" that are positioned to make arrests on U.S. 1 or elsewhere once infractions are detected?

Each hit will have to be evaluated on a case by case basis. There are many factors to consider when determining how to respond to hits. We do not plan on prepositioning assets since a hit cannot be predicted by time of day or location.

6) What crimes will be fed into the database? Can we get a list? Will they include expired auto tags, bench warrants and court judgments?. Unpaid child support and alimony?

Only vehicle license plates of interest to law enforcement can be entered. Vigilant Solutions provides toggle options to allow agencies to opt for the types of alerts they get notifications about. The database is updated twice daily from FCIC/NCIC. The agency has the option to choose what types of hits will trigger an alert to the dispatcher, such as Amber Alerts, Silver Alerts, Stolen Cars, Stolen Tags, Wanted Criminals, DMV data, etc.

7) With regard to apprehending burglars, what will be the mechanics of arrests under different scenarios – who does what, on what timelines? Will the program be at all helpful when burglars drive rental cars? Will it be helpful if vehicle descriptions are unavailable? To what extent is information retrieval is speed a limiting element? If we later discover that an offender's vehicle was within Pinecrest during the same window of time that a burglary was taking place, absent an automobile description, is this information actionable?

When a burglary occurs, the investigators will first determine if there were any witnesses that can provide a vehicle description. If yes, the data from the LPRs can be analyzed to determine if a vehicle of that description was captured by the system. If no description is given, the data on the LEARN server can be analyzed to determine what vehicles were in close proximity to the crime during the given time frame, including if it has been in the area before; (i.e., residents v non-residents). This data is available for analysis as soon as it is captured by the ALPR system.

The ALPR hit alert is instant, and because the driver is unaware, we have the element of surprise on our side. The Bay Harbor Island Police Department solved their biggest burglary case with the assistance of the ALPR system. The suspects were foreign nationals, travelling between the U.S. and South America, who committed burglaries using a rental car.

8) In what scenarios has this tool been proven to work? In what scenarios will it not help us? Will the need become obvious for additional camera locations to track cars through the interior of our community?

LPR systems have distinct benefits that make them attractive to police, including helping to more efficiently allocate resources, increasing opportunities for high-profile arrests, and boosting the capacity to identify those vehicles possibly involved in criminal activity, even with partial plate information. These benefits make LPR systems a force-multiplier for police. The system helps officers cut investigation time and allows for a more efficient use of resources.

The ability to share LPR data among jurisdictions and agencies within a region enables law-enforcement agencies to use LPR information more efficiently and effectively.

Smaller departments like Pinecrest PD can leverage the larger pools of information gathered by neighboring departments, and similarly exploit the information collected. In addition, if a criminal uses a car to travel between jurisdictions to commit crimes, the information collected on the car in one jurisdiction can seamlessly inform investigations in another

I am optimistic about the future success of an ALPR program in Pinecrest, which will probably engender support for expansion of the program. My optimism is based on the experience of other agencies in Miami-Dade thus far.

9) Will there be a need to monitor some or all of 39 cameras in search of particular vehicles? Please address the perception that our officers would be looking for a needle in a haystack… is it possible to separate the wheat from the chaff in a reasonable amount of time? And how, exactly? What are the manpower implications?

The LPR cameras do not stream live video. They are designed to capture the license plate information and compare it against a “hot sheet” in a database. An alert is received via the LPR software when a vehicle listed on the “hot sheet” passes by a license plate reader.

Today one can consider trying to locate a stolen vehicle driving in the Village as looking for a needle in a haystack. The ALPR system can be viewed as a powerful magnet that draws the needle to the surface of the haystack thereby making the police more efficient.

10) As part of our program plan, could we describe our previous experience with license plate readers and lessons learned?

The PD had one mobile LPR system mounted on a patrol vehicle. The system at the time was relatively new technology and was not as effective as fixed units. Additionally, a mobile LPR records the vehicle traveling in front, which remains fairly constant as both vehicles travel along the same path. Fixed APLR captures vehicles as they pass by. So whereas a patrol car with a mobile LPR system could conceivably be behind the same vehicle for several minutes, during that time a fixed LPR system captures an infinitely greater number a license plates. Also when the vehicle was parked or not in service it was not useful, whereas fixed license plate readers operate 24/7.

11) Could we have a budget breakdown of one-time and continuing costs? What do warranties cover and for how long? What about training?

Cost for five years of ownership was provided under separate letter.

As with any new initiative there will be a learning curve.

12) How often is system information updated? Daily? Weekly? What is the cost and how much has been budgeted for maintaining a desirable level of functionality?

The NCIC prepares a special file for plate reader systems with vehicle information from a number of sources (e.g., stolen vehicles, wanted persons, missing persons, and several others). This file is refreshed twice daily. FCIC adds analogous vehicle data associated with state-level criminal information data- bases and make this combined file available to local agencies.

The cost for annual maintenance and repair agreement is attached.

13) Should we expect any issues with camera durability, reliability or vandalism? How long can they be expected to operate? What are the maintenance needs

The cameras are designed to withstand the outdoor elements. They are secured high on poles and are not easily accessible. Since implementation our red light cameras have not been vandalized. We recommend a five year maintenance agreement.

14) In residential areas, will cameras be located on swales? Will concrete pads need to be installed? Is this the same type of camera set-up as is used for red light cameras? Is underground wiring necessary? If so, going where? Will residents have a say in their location or may residents decline to participate? Will there be more than one choice of a location on a given residential street?

Stand-alone poles will be located on the public right-of-way. The company can install poles in a variety of ways including direct burial, or surface mount with various base design options. The poles are similar to the red light camera setup however they can be customized to be more aesthetically pleasing.

The recommended sites were chosen to offer broad coverage. Location of the poles at designated intersections are determined based on the best location for the most accurate read of license plates (height, angle, distance from intersection), and based upon the recommendation of the engineer. Power is supplied by underground cabling to the nearest power source. The recommended locations are listed on the enclosed map. The PD has not sought citizen input.

15) Has our new BOLO information system become operational? What are its capabilities? Will it interface with this program? How? Will we be able to share information with adjacent jurisdictions, a timely manner in order to make more arrests? How?

The BOLO application is in the final phase of reengineering on a stable, secure and scalable platform. The BOLO website is separate and distinct from the ALPR system and performs a different function. A BOLO flier functions much like a wanted poster. License plates of suspects listed in BOLO fliers can be flagged in the Vigilant LEARN server. A license plate linked to a vehicle of interest to law enforcement from a separate BOLO, read by a license plate reader, will alert police that the vehicle has entered their city.

When we receive a hit and the vehicle enters another jurisdiction prior to us being able to intercept it, dispatchers will notify the adjacent city via police radio. The Sunny Isles Beach Police Department arrested a suspect driving a stolen vehicle taken in an armed carjacking in Pinecrest. The officers were alerted to the stolen vehicle via an ALPR system hit.

16) How do the cameras work at night? With strobes? Will we need to light, or further light, certain intersections for the strobes to work? Will homeowner acceptance of flashing strobes in front of their homes become an issue?

Cameras are infrared and do not require any outside light source. There is no flash or strobe. Infrared illumination make license plates visible at any time of day under most weather condition.

17) Are there limitations on the lessons we can draw from Lighthouse Point, i.e., possibly better system for them than us because they have far fewer community access points? Also, do they have interior checkpoints to track vehicles through the community?

Every agency we contacted has enjoyed similar success to that of Lighthouse Point, and every indication is that the same could be expected for Pinecrest. Each agency has its unique challenges and ours is that we have significantly more entry/exit points. Lighthouse Point has LPRs on interior roads also.

18) Based upon experiences of readers working in other jurisdictions and taking into account known volumes of traffic within the village, is it possible to project a rough estimate of the number and peak period frequency of “hits”? Is it likely that the frequency will distract officers from other duties or lead to selective enforcement by needing to disregard categories of calls?

The amount of potential hits is difficult to predict. Hits relating to vehicles involved in felonies are of the greatest interest and will prompt an immediate response. It should be noted that someone driving a stolen car in the Village is probably using that vehicle in furtherance of other crimes, so if we apprehend an auto thief we will surely prevent other crimes.

THIS PAGE INTENTIONALLY BLANK

TAB 19

THIS PAGE INTENTIONALLY BLANK

RESOLUTION NO. 2016-

A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, EXPRESSING THE VILLAGE'S SUPPORT OF MIAMI-DADE COUNTY'S TIGER GRANT APPLICATION TO THE FEDERAL GOVERNMENT FOR A BUS RAPID TRANSIT SYSTEM ALONG THE US 1 CORRIDOR; AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING AND ANY AND ALL OTHER NECESSARY DOCUMENTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Council wishes to support Miami-Dade County's efforts to secure a Tiger Grant from the Federal government for the development of an enhanced Bus Rapid Transit (BRT) system and other improvements along the US 1 corridor; and

WHEREAS, the Village Council believes that the proposed BRT should be implemented solely as a stop-gap measure as Miami-Dade County completes steps toward developing a Light Rail Rapid Transit (LRT) system or other form of premium rapid transit on that corridor; and

WHEREAS, the Village Council wishes to express its support for the implementation of LRT and the temporary implementation of BRT on the US1 corridor pursuant to the attached Memorandum of Understanding (MOU) between and among the Miami-Dade County Department of Transportation and Public Works, hereinafter (DTPW) and the Village of Pinecrest, the Village of Palmetto Bay, the Town of Cutler Bay, the City of Homestead, and the City of Florida City (Coalition of Cities); and

WHEREAS, the MOU represents the goals of the parties, including DTPW which shall seek approval to implement the policy objectives outlined therein following the appropriate legal procedure including seeking approval from the Federal Transit Administration, Metropolitan Planning Organization, Board of County Commissioners, and Citizens Independent Transportation Trust, as necessary;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA:

Section 1. That the mayor is hereby authorized to execute the attached Memorandum of Understanding (MOU), on behalf of the Village, and any and all other necessary documents relating to the Village's support of Miami-Dade County's efforts to secure a Tiger Grant for Bus Rapid Transit system along the US 1 corridor in South Miami-Dade County. In the event DTPW, Miami Dade County, the Miami Dade Metropolitan Planning Organization or any other party to the MOU fail to take action as contemplated therein, the Village Council may withdraw its support for the Tiger Grant and so notify the Federal government.

Section 2. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 12th day of April, 2016.

_____
Cindy Lerner, Mayor

Attest:

_____
Guido H. Inguanzo, Jr., CMC
Village Clerk

Approved as to Form and Legal Sufficiency:

_____
Mitchell Bierman
Village Attorney

Motion by:
Second by:

Vote:

MEMORANDUM OF UNDERSTANDING

Between

Miami-Dade County Department of Transportation and Public Works

and

Village of Pinecrest, Village of Palmetto Bay, Town of Cutler Bay, City of Homestead, and City of Florida City

This is a Memorandum of Understanding between Miami-Dade County Department of Transportation and Public Works, hereinafter "DTPW" and the Village of Pinecrest, the Village of Palmetto Bay, the Town of Cutler Bay, the City of Homestead and the City of Florida City, hereinafter "Coalition of ~~Cities~~Cities for the conversion from BRT to implementation of light rail and/or appropriate premium transit technology for the South Dade Corridor within 8 years provided that Federal funding is provided." This Memorandum of Understanding is subject to Federal, State, County, and Local requirements and approvals as required by applicable laws.

DRAFT

I. PURPOSE & SCOPE

The purpose of this Memorandum of Understanding is to identify the roles and responsibilities of each party as they relate to the upcoming transit improvements for the South Dade Busway. It is understood that this Memorandum of Understanding represents the goals of the parties, including DTPW. DTPW shall seek approval to implement the policy objectives outlined herein following the appropriate legal procedure including seeking approval from the Federal Transit Administration ("FTA"), Metropolitan Planning Organization ("MPO"), Board of County Commissioners ("BCC"), and Citizens' Independent Transportation Trust ("CITT"), as necessary for the conversion to Light Rail and/or appropriate premium transit technology for the South Dade Corridor.

In particular, this Memorandum of Understanding -is intended to delineate the responsibilities of each party as further specified below:

DTPW Roles and Responsibilities:

a) DTPW will support an agenda item before the MPO Governing Board to advance to Priority I Funded, the Planning & Environmental Phase National Environmental Policy Act ("NEPA") study for the conversion and implementation of the US-1 Busway from Bus Rapid Transit ("BRT") to Light Rail Transit (LRT) and/or appropriate premium transit technology. DTPW will recommend that such study be funded by Miami-Dade County ("County") subject to the approval of the BCC. DTPW shall recommend that: (1) the NEPA study scope include a Community Advisory Committee that shall be assigned to provide input and feedback during the NEPA study process; (2) the Community Advisory Committee shall have representation from each municipality as designated by each municipal Mayor and/or council as appropriate; (3) a technical advisory group with representation from each municipality shall also be organized; and (4) the groups described herein shall meet regularly and shall be provided regular updates on the progress of the study.

b) DTPW shall recommend to the MPO, BCC, and the CITT that an increase in BRT ~~system~~ services be implemented~~designed~~ to minimize the cost for conversion and implementation to a Light Rail Transit (LRT) and/or appropriate premium transit technology system with stations designed with such functionality.

c) DTPW agrees to work with the CITT to provide approval for first and last mile solutions employing a flexible route transit option.

d) DTPW agrees to work with the Coalition of Cities to promote Transit-Oriented Developments ("TOD") at stations and provide mechanisms that allow for the transfer or leasing of air rights to interested parties.

e) DTPW and the Coalition of Cites will recommend ~~to retain~~ retaining the current law restricting billboards along the Busway corridor.

f) DTPW agrees to recommend to the MPO, BCC, and CITT approval of, and an expedited schedule in order to facilitate ~~t~~ LRT and/or appropriate premium transit technology provided that County receives federal, state and/or local funding assistance.

g) DTPW agrees to recommend initiatives in order to mitigate traffic congestion caused by local schools and attend meetings with the School Board to support mobility improvements.

h) DTPW shall support an item before the BCC, contingent upon Federal Transit Administration approval, to allow school buses on the busway, as an incidental use permit.

i) Upon implementing BRT as described in the Transportation Investment Generating Economic Recovery ("TIGER") Grant application and until such time as an appropriate light rail system and/or premium transit technology is in place, DTPW agrees to conduct the Title VI analysis as necessary and unless restricted by such analysis, support an item before the BCC to:

   i. provide 4 express bus services from Florida City, Homestead, Cutler Bay and Palmetto Bay directly to Dadeland South Metrorail Station;
   ii. provide sufficient buses to ensure carrying capacity at peak hours and a maximum headway of 5 minutes at all express service locations; and
   iii. ~~buy~~Buy the needed buses for enhanced services as soon as practicable from the award date for the TIGER grant.
   ~~iii.~~iv. All infrastructure built shall be consistent to the extent possible and reusable for both BRT and LRT.

j) If the TIGER grant is not awarded, DTPW agrees to explore other funding options for the enhanced bus service, with the goal of converting to a future appropriate light rail system and/or premium transit technology.~~, which could include light rail~~.

DRAFT

k) DTPW agrees to work with the municipalities in designing feeder systems for the Busway with the goal of reducing traffic congestion and increasing transit ridership.

Coalition of Cities Roles and Responsibilities

a) Coalition of Cities shall give input to all system components for the immediate BRT system and the future LRT and/or appropriate premium transit technology, including but not limited to the following:

1. Design, placement and location of stations
2. Design and locations of park and ride facilities
3. Design and location of bicycle lanes and pedestrian overpasses
4. Landscape elements

b) Coalition of Cities shall provide the comprehensive land use and zoning codes to the MPO Board for review. The Coalition of Cities shall seek recommendations from the MPO for amendments to the cities' respective land use and zoning codes aimed at increasing the FTA's rating score to allow for federal assistance for the appropriate premium transit technology.

c) Within five working days from the date that the Metropolitan Planning Organization Transit Solutions Committee approves the NEPA study as a "priority one" funding project for the conversion of the US 1 Busway from BRT to an appropriate premium transit technology, each municipality of the Coalition of Cities shall vote on a resolution supporting the County's TIGER grant application as an interim step to a future appropriate premium transit technology.

II. EFFECTIVE DATE AND SIGNATURE

This Memorandum of Understanding shall be in effect upon the signature of DTPW and Coalition of Cities authorized officials and shall remain in effect until such time as all responsibilities, roles and conditions have been satisfied or one or more of the items as contemplated in this Memorandum of Understanding is rejected by the FTA, MPO, BCC, any governing board of any of the municipalities comprising the Coalition of Cities or other regulatory authority.

This Memorandum of Understanding is hereby acknowledged and consented to by the following parties:

Miami-Dade County Dept. of Transportation and Public Works:

Authorized Official Signature

_____

DRAFT

Authorized Official Printed Name & Title

_____
Date

COALITION OF CITIES:

Village of Pinecrest:

Authorized Official Signature

_____
Authorized Official Printed Name & Title

_____
Date

Village of Palmetto Bay:

Authorized Official Signature

_____
Authorized Official Printed Name & Title

_____
Date

Town of Cutler Bay

Authorized Official Signature

_____
Authorized Official Printed Name & Title

_____
Date

City of Homestead

Authorized Official Signature

_____
Authorized Official Printed Name & Title

_____
Date

City of Florida City

_____
Authorized Official Signature

_____
Authorized Official Printed Name & Title

_____
Date

DRAFT

April 5, 2016

Secretary Anthony Foxx
U.S. Secretary of Transportation
U.S. Department of Transportation
1200 New Jersey Ave. SE
Washington, DC 20590

Subject: FY 2016 TIGER Discretionary Grant Application for the South Miami-Dade Busway and Greenway Transit Improvement Project

Dear Secretary Foxx:

I am pleased to provide this letter in support of Miami-Dade County's Fiscal Year (FY) 2016 Transportation Investment Generating Economic Recovery (TIGER) Discretionary Grant program funding request for the South Miami-Dade Busway and Greenway Transit Improvement project.

The South Miami-Dade Busway (Busway) Corridor is currently a dedicated two-lane guideway for Bus Rapid Transit that runs parallel to U.S. 1 from SW 344th Street in South Miami-Dade to the Dadeland South Metrorail Station. The Busway traverses several communities such as Florida City, Homestead, Palmetto Bay and Pinecrest to the Metrorail line at the Dadeland South Intermodal Terminal, which consist of a higher than average number of low-income and zero-car households that rely on services in the Busway Corridor to access jobs, health services, educational and training opportunities, and other services in parts of Miami-Dade County.

With the northern portion of the existing Busway Corridor opening approximately 20 years ago, the proposed South Miami-Dade Busway and Greenway Transit Improvement project is essential to Miami-Dade County's commitment to provide a safe, reliable and efficient transportation system. This project can become an anchor for transformative changes along the busway corridor and we are looking forward to working in conjunction with Miami-Dade County to make these changes a reality.

Thank you for the opportunity to express our support for this important project.

Sincerely,

XXXXXXXX

c. Alice N. Bravo, P.E., Director, Miami-Dade Department of Transportation and Public Works
Aileen Boucle, Executive Director, Miami-Dade Metropolitan Planning Organization

THIS PAGE INTENTIONALLY BLANK

TAB 20

THIS PAGE INTENTIONALLY BLANK

Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM
Department of Building and Planning

DATE: April 5, 2016

TO: Yocelyn Galiano, ICMA-CM, LEED-GA
Village Manager

FROM: Stephen Olmsted, AICP, LEED-GA
Planning Director

RE: Conditional Use Permit - Alcohol Consumption on Premises
Lisa and Todd Abbott, LTA Franchise 1, LLC/Shula Burger Restaurant
8281 SW 124 Street

PETITION REQUEST

Richard Wood (Owner) and Lisa and Todd Abbott, LTA Franchise 1, LLC/Shula Burger Restaurant (applicant) are requesting approval of a conditional use permit (alcohol consumption on premises) to allow the on-premise consumption of beer and wine (2-COP license) at Shula Burger Restaurant, proposed to be located at Pinecrest Shops Shopping Center at 8281 SW 124 Street, Pinecrest, Florida 33156.

Plans submitted by the applicant for consideration of the proposed conditional use permit indicate outdoor dining beneath the exterior tower feature. Although outdoor dining can be permitted in conjunction with a restaurant as an accessory use if the proposed area complies with the requirements of Division 5.15 of the Village's Land Development Regulations, approval of an administrative amendment to the approved project site plan will be required before outdoor dining can be permitted. In review of the applicant's petition for a conditional use permit, it is evident that Shula Burger Restaurant intends to serve beer and wine outdoors at an adjacent patio if approved by the Village of Pinecrest. A copy of Division 5.15 of the Land Development Regulations is attached.

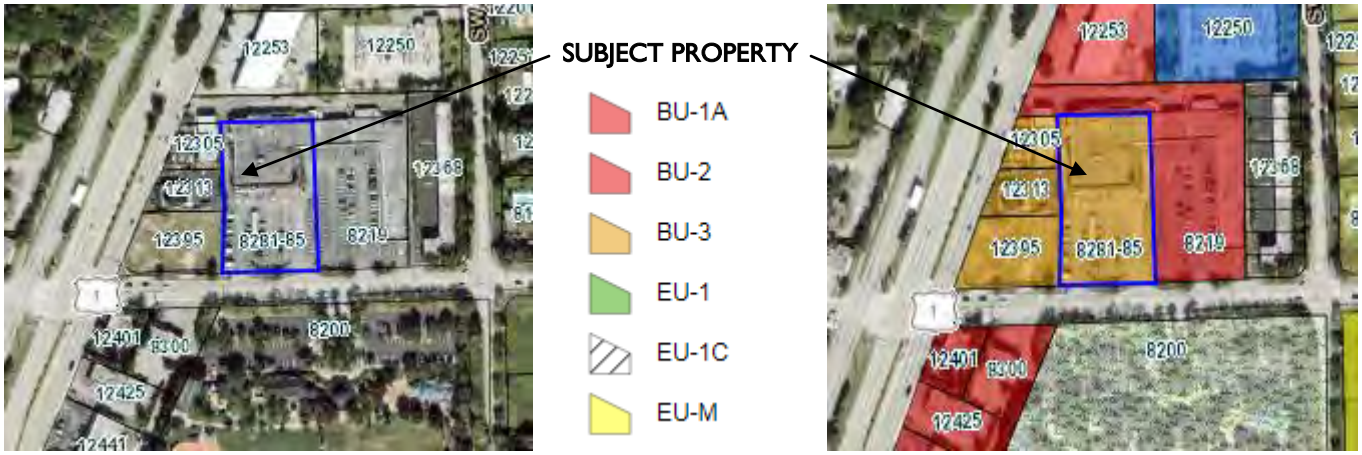
OWNER/APPLICANT/AGENT

Owner: Richard Wood

Applicant: Lisa and Todd Abbott, LTA Franchise 1, LLC/Shula Burger Restaurant

SITE LOCATION

The subject property is located on the north side of SW 124 Street, east of Pinecrest Parkway, in the Pinecrest Shops Shopping Center at 8281 SW 124 Street, Pinecrest, Florida 33156. The subject property is zoned BU-3, Intensive Business Development.



EXISTING CONDITIONS

The proposed Shula Burger Restaurant is proposed to be located within the Pinecrest Shops Shopping Center that is currently under renovation and construction. The property is zoned BU-3, Intensive Business Development and is located on the north side of Southwest 124 Street, east side of Pinecrest Parkway (US 1).

PINECREST LAND DEVELOPMENT REGULATIONS

"Alcohol consumption on premises" is a conditionally permitted use within all of the commercial business zoning districts of the Village of Pinecrest, including the BU-3, Intensive Business Development zoning district. Requirements for consideration and approval of a conditional use are described and provided in the Village's Land Development Regulations, Division 3.3, Conditional Use Approval. Consideration of the proposed conditional use permit by the Village Council at a quasi-judicial public hearing is required.

A conditional use may be permitted by the Village Council upon a finding that the proposed use is in compliance with the criteria and requirements of the Land Development Regulations. A conditional use may be denied if the Village Council determines that the proposed use does not meet specified criteria or is adverse to the public interest. Required criteria include the following:

1. **LAND USE COMPATIBILITY -** *The conditional use, including its proposed scale and intensity, traffic generating characteristics, and off-site impacts shall be compatible and harmonious with adjacent land uses and shall not adversely impact land use activities in the immediate vicinity.*

Establishment of a restaurant and the sale of beer and wine for consumption on the premises at the proposed location would be compatible with existing and proposed commercial restaurant uses that are permitted and established in the commercial business zoning districts adjacent to Pinecrest Parkway. The proposed restaurant is consistent with the recommendations of the Village's Comprehensive Development Master Plan and the Pinecrest Parkway (US 1) Vision Plan. Evelyn Greer Park is located to the south of the subject property. Commercial uses exist north, south, and east of the subject property. Residential uses exist farther east, on the east side of SW 82 Avenue.

The proposed restaurant is a permitted use within the BU-3, Intensive Business Development zoning district. The sale of alcoholic beverages for consumption on the premises is ancillary to the proposed restaurant and is a conditionally permitted use within the district.

2. **SUFFICIENT SIZE, SITE SPECIFICATIONS AND INFRASTRUCTURE TO ACCOMMODATE THE PROPOSED USE -** *The size and shape of the site, the proposed access and internal circulation, and the urban design must be adequate to accommodate the proposed scale and intensity of conditional use requested. The site shall be of sufficient size to provide adequate screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.*

   The existing lease area has the sufficient size, site specifications and infrastructure to accommodate the proposed conditional use.

3. **COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) AND LAND DEVELOPMENT CODE -** *The conditional use and site plan shall comply with environmental, zoning and other applicable regulations of the Land Development Code, and shall be consistent with the CDMP.*

   The proposed use is consistent with Policies 1-1.2.1, 1-1.2.2, and 1-1.2.3 of the Village's Comprehensive Development Master Plan and complies with applicable provisions of the Land Development Regulations (LDRs).

4. **PROPER USE OF MITIGATIVE TECHNIQUES -** *The conditional use and site plan shall incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.*

   Proposed hours of operation are from 11:00 a.m. to 10:00 p.m., seven days a week. The applicant indicates also that during season and on weekends, Shula Burger may extend closing to 11:00 p.m. on Fridays and Saturdays.

   Consumption of beer and wine is proposed to occur both indoors and outside on an adjoining outdoor patio. Approval of the proposed outdoor dining will require review and approval of an

amendment to the approved site plan by the Village of Pinecrest. Compliance with the requirements of Division 5.15 of the Village's Land Development regulations will be required.

Staff is unaware of any adverse impacts that would be detrimental to public health, safety, and welfare. Except for review and approval of an amendment to the approved site plan to permit outdoor dining, further mitigative measures appear to be unwarranted.

5. **HAZARDOUS WASTE -** *No conditional use which generates hazardous waste or uses hazardous materials shall be located in the Village unless the specific location is consistent with the CDMP, Land Development Code, and does not adversely impact well fields, aquifer recharge areas, or other conservation resources, as may be applicable now or in the future. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation unless the Village Council approves conditions requiring mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare.*

   Approval of a conditional use permit to serve beer and wine with food on the premises will not generate hazardous waste or use hazardous materials.

RECOMMENDATION

The Building and Planning Department recommends approval of the requested conditional use for the on-premise consumption of beer and wine (2-COP license), including consumption of beer and wine on an adjoining patio, subject to the following conditions of approval:

1. Review and approval of an amendment to the approved site development plan by the Village of Pinecrest to include an open air café in conjunction with a restaurant in compliance with the requirements of Division 5.15 of the Village's Land Development Regulations.

Stephen Olmsted (BPD)

From: Dean Sirulnik <Dean.Sirulnik@shula.com>
Sent: Friday, April 01, 2016 9:58 AM
To: Stephen Olmsted (BPD)
Cc: lisa@ltadev.com; Pam Day
Subject: Operating Hours

Thank you for your call this morning.

Our operating hours are 11 am – 10 pm, 7 days per week. During season on the weekends, we may extend closing to 11 pm on Friday and Saturday.

Thank you and see you on the 12th.

Dean

Dean Sirulnik
Project Manager
3020 NE 32nd Avenue, Suite 347
Fort Lauderdale, FL 33308
954-393-1925 Office
786-412-4189 Cell
954-537-3313 Fax
Website: www.donshula.com

Follow us:
The Best Beef Money Can Buy
THE SHULA CUT

CELEBRATING
25
Years Of
PERFECTION

Div. 5.15. - Open air cafe in conjunction with a restaurant.

An open-air cafe is permitted only as an accessory use to a restaurant in a Business District (BU-1, BU-1A, BU-2, BU-3). The open air cafe shall comply with all code requirements and the following additional conditions and restrictions:

(a) Site plan. A site plan shall be prepared and submitted to the village for approval pursuant to requirements of the land development code. In addition to requirements of site plan review, such plan shall include the floor plan of the existing restaurant, including tables, chairs and restrooms, and the proposed open-air cafe. The plan shall also show the existing parking; any proposed landscaping; location of refuse containers; proposed lighting; layout of all tables, chairs, benches, and other furniture; and pedestrian ingress and egress. An open-air cafe located on sidewalks must remain at the elevation of the existing sidewalk. In the case of a lease or sublease, the site plan must be accompanied by a written statement from the landlord and owner consenting to the use of the real property as an open-air cafe.

(b) Location, design and operation. The operation of such open-air cafe shall not be conducted in such a way as to become a public nuisance and the operation of such business shall not interfere with the circulation of pedestrian or vehicular traffic on the adjoining streets, alleys or sidewalks. A minimum space of 40 inches shall be allowed for pedestrian circulation. The space for such use shall not extend beyond the interior wall, which is perpendicular to the front or rear wall. In addition, the open-air cafe shall comply with the following:

1. Type of service. The service of patrons of the open-air cafe shall be at tables only and no-counter service, self-service or pass through window shall be permitted.
2. Space occupied. The open-air cafe shall not occupy an area of more than 30 percent of the total area of the primary restaurant operation.
3. Enclosure restricted. An open-air cafe shall be open, except that it may be covered with a canvas or structural canopy of a building's arcade, loggia or overhang as may be permitted by the Code.
4. Kitchen equipment. All kitchen equipment used to service the open-air cafe shall be located within the kitchen of the primary restaurant.
5. Appearance. The open-air cafe shall be kept in a neat and orderly appearance and shall be kept free from refuse and debris. After the close of business, all tables and chairs shall be removed from the premises unless they are properly secured.
6. Signage. No additional signage shall be permitted in the open-air cafe area.
7. Noise generation. No outdoor speaker, stereo system, live bands, or outdoor entertainment shall be allowed.

(Ord. No. 2002-8, § 3, 11-13-02)

Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

UPDATED 3/2/2016

MEMORANDUM
Department of Building and Planning

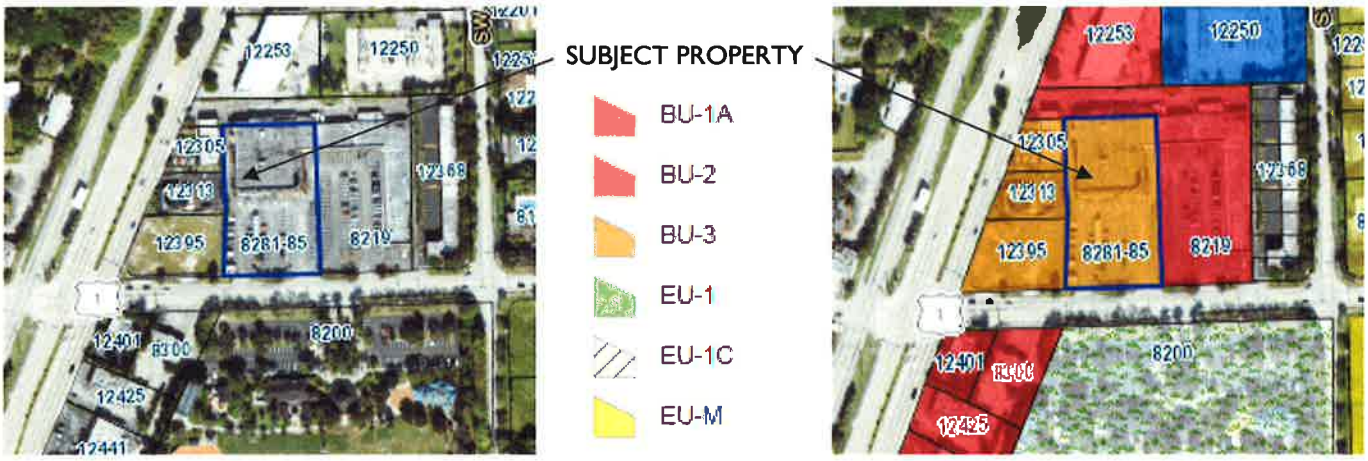
On **Tuesday, April 12, 2016 at 8:00 p.m.**, the Village of Village Council will conduct a public hearing at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida for consideration of an application variances as follows:

APPLICANT(S): Richard Wood (Owner); and Lisa and Todd Abbott, LTA Franchise 1, LLC/Shula Burger Restaurant (applicant)

ITEM: Conditional Use Permit Application

LOCATION: The subject property is located in the Pinecrest Shops Shopping Center at 8281 SW 124 Street, Pinecrest, Florida 33156 within the BU-3, Intensive Business Development zoning district.

REQUEST: Richard Wood (Owner) and Lisa and Todd Abbott, LTA Franchise 1, LLC/Shula Burger Restaurant (applicant) are requesting approval of a conditional use (alcohol consumption on premises) to permit the on-premise consumption of beer and wine, (2-COP license) on property located at 8281 SW 124 Street, Pinecrest, Florida 33156.



All interested parties are urged to attend. Objections or expressions of approval may be made in person at the hearing or filed in writing prior to or at the hearing. Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121 or writing to the address indicated below, where a plan is on file.

You are hereby advised that if any person desires to appeal any decision made with respect to any other matter considered at this meeting or hearing, such person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of this proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Refer to the item number when making an inquiry.

In accordance with the American with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 no later than four (4) business days prior to such proceeding.

PUBLIC HEARING

CU1601-0001

PUBLIC HEARING APPLICATION
/ Administrative Review Application

Village of PINECREST FLORIDA — INCORPORATED 1995

Please check one:
- ☒ VILLAGE COUNCIL
- ☐ PLANNING BOARD
- ☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
Application No.: _____
Date Received: _____

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

☐	Change in Zoning District	☐	Plat
☐	Variance	☐	Entry Feature
☐	Appeal of Decision	☐	Site Plan
☒	Conditional Use	☐	Other _____

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit): LISA AND TODD ABBOTT, LTA FRANCHISE 1, LLC (Shula Burger)		
Mailing Address: 247 SW 8TH ST. #161 MIAMI, FL 33130	City, State, Zip: MIAMI, FL 33130	Telephone: (631) 255-0368 Fax:
Name of Owner: RICHARD A. WOOD – FOWLER WHITE BURNETT ATTORNEY'S AT LAW		
Mailing Address: ESPIRITO SANTO PLAZA 1395 BRICKELL AVENUE 14TH FLOOR	City, State, Zip: MIAMI, FL 33131	Telephone: (305) 789-9251 Fax: (305) 728-7551

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number 20-5015-000-0231 Address 8281 SW 124TH ST. PINECREST, FL 33156

Lot(s) _____ Block _____ Section _____ Plat Book No. _____ Page No. _____

please see attached

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD ZONE: _____

12645 PINECREST PARKWAY, PINECREST, FLORIDA 33156 • (305) 234-2121 • FAX: (305) 234-2131 • E-MAIL: building@pinecrest-fl.gov

lisa@ltadev.com

B. ADDRESS (If number has been assigned) 8281 SW 124th ST. PINECREST, FL. 33156

C. SIZE OF PROPERTY _____ ft. X _____ ft. = 2256 sq. ft.; _____ acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

PINECREST SHOPS

E. DATE SUBJECT PROPERTY WAS ACQUIRED UNKNOWN

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)

SEE ATTACHED INCLUDED IN LETTER OF INTENT

APPLICATION FOR BEER AND WINE LICENSE FOR A FAST CASUAL BURGER, FRIES, SALAD RESTAURANT.

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

SEE ATTACHED

Is this application the result of a Notice of Violation or deviation from approved plans? ☐ Yes ☒ No

Are there any existing structures on the property? ☒ Yes ☐ No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) _____

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.

12645 PINECREST PARKWAY, PINECREST, FLORIDA 33156 • (305) 234-2121 • FAX: (305) 234-2131 • E-MAIL: building@pinecrest-fl.gov

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

A. ☒ SURVEY OF PROPERTY: For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.

B. ☒ SITE DEVELOPMENT PLAN: Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.

C. ☒ LETTER OF INTENT: A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.

D. ☐ OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS: All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.

E. ☒ OWNER'S AFFIDAVIT: Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.

F. ☐ TRAFFIC STUDY: A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 12 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

☐ 35 MM Photo(s) (Mounted 8 ½ x 11)
☐ Letters from Area Residents
☒ Other MARKETING MATERIALS

Please check only one of the following options:

☒ FOR VILLAGE COUNCIL PURPOSES
I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

☐ FOR PLANNING BOARD PURPOSES
I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 10 days of the decision.

Date	Applicant's Signature	Print Name
OCT 23, 2015	Todd Abbott	TODD ABBOTT
Oct 23, 2015	Lisa Abbott (if more than one)	LISA ABBOTT

12645 PINECREST PARKWAY, PINECREST, FLORIDA 33156 • (305) 234-2121 • FAX: (305) 234-2131 • E-MAIL: building@pinecrest-fl.gov

OPTIONAL
However, applicants are encouraged to contact neighbors regarding application.

_____ has applied to the Village of Pinecrest for a variance,

Name of Applicant

which will affect the property located at _____ as follows:

Property Address

To permit _____

The ☐ Village Council ☐ Planning Board will hold a public hearing on this request. I have read the above requested variance, the applicable plans and understand that I am waiving any objection to the proposed variance and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel #1 _____ Owner Name Address Signature Date	Parcel #2 _____ Owner Name Address Signature Date	Parcel #3 _____ Owner Name Address Signature Date
Parcel #4 _____ Owner Name Address Signature Date	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one) ← ↑ ↓ →	Parcel #5 _____ Owner Name Address Signature Date
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel #6 _____ Owner Name Address Signature Date	Parcel #7 _____ Owner Name Address Signature Date	Parcel #8 _____ Owner Name Address Signature Date

12645 PINECREST PARKWAY, PINECREST, FLORIDA 33156 • (305) 234-2121 • FAX: (305) 234-2131 • E-MAIL: building@pinecrest-fl.gov

Address Owner Name Subdivision Name Folio

SEARCH: 8281 SW 124 Street Suite

Back to Search Results

PROPERTY INFORMATION

Folio: 20-5015-000-0231

Sub-Division:
UNPLATTED

Property Address
8281 SW 124 ST
Pinecrest , FL 33156-5957

Owner
SALZMAN & WOOD L L C

Mailing Address
6500 CELLINI ST
CORAL GABLES , FL 33146

Primary Zone
6600 COMMERCIAL - LIBERAL

Primary Land Use
1611 COMMUNITY SHOPPING CENTER : RETAIL OUTLET

Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	
Living Area	
Adjusted Area	20,766 Sq.Ft
Lot Size	64,904 Sq.Ft
Year Built	1960

Featured Online Tools

Comparable Sales	Glossary	Non-Ad Valorem Assessments	PA Additional Online Tools
Property Record Cards	Property Search Help	Report Discrepancies	Report Homestead Fraud
Tax Comparison	Tax Estimator	TRIM Notice	View Taxes

ASSESSMENT INFORMATION

Year	2015	2014	2013
Land Value	$3,082,940	$2,774,646	$2,774,646
Building Value	$565,475	$150,000	$558,958
Extra Feature Value	$92,606	$0	$94,277
Market Value	$3,741,021	$2,924,646	$3,427,881
Assessed Value	$3,741,021	$2,924,646	$3,427,881

TAXABLE VALUE INFORMATION

	2015	2014	2013
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$3,741,021	$2,924,646	$3,427,881
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$3,741,021	$2,924,646	$3,427,881
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$3,741,021	$2,924,646	$3,427,881
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$3,741,021	$2,924,646	$3,427,881

BENEFITS INFORMATION

Benefit	Type	2015	2014	2013

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

FULL LEGAL DESCRIPTION

15 55 40 1.49 AC M/L

W200FT OF E532.19FT OF S394.8FT

OF S1/2 OF NE1/4 OF NW1/4 LESS S

& N35FT

LOT SIZE 64904 SQUARE FEET

F/A/U 30-5015-000-0231

OR 19780-2178 THRU 2251 0701 5

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
06/16/2014	$100	29269-4662	Corrective, tax or QCD; min consideration	CYNTHIA M AMAR TRS
07/01/2001	$0	00000-00000	Qual by exam of deed	
01/01/1997	$0	00000-00000	Qual by exam of deed	
01/01/1995	$0	00000-00000	Qual by exam of deed	
12/01/1993	$0	00000-00000	Qual by exam of deed	
03/01/1992	$0	15416-3200	Qual by exam of deed	

For more information about the Department of Revenue's Sales Qualification Codes.

2015 2014 2013

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	BU-3	6600 - COMMERCIAL - LIBERAL	Square Ft.	64,904.00	$3,082,940

BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1960			18,252	$509,362
1	2	1960			2,130	$47,446
1	3	1965			384	$8,667

EXTRA FEATURES

Description	Year Built	Units	Calc Value
Wood Fence	1991	35	$427
Cooler Room - Refridgeration (200 sqft/Ton)	1984	5	$4,320
Cooler Room - Area - Used with X/F #15	1984	273	$1,474
Cent A/C - Comm (Aprox 300 sqft/Ton)	1960	50	$51,000
Light Standard - 10-30 ft High - 2 Fixtures	1960	3	$2,228
Paving - Asphalt	1960	40,190	$33,157

ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District:	NONE	**Community Redevelopment Area:**	NONE
Empowerment Zone:	NONE	**Enterprise Zone:**	NONE
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY	**Zoning Code:**	BU-3 -
		Existing Land Use:	804 - VACANT, NON-PROTECTED, PRIVATELY-OWNED.

Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives	Childrens Trust	City of Pinecrest	Environmental Considerations
Florida Department Of Revenue	Florida Inland Navigation District	Miami-Dade County Bulletin Board	Non-Ad Valorem Assessments
School Board	South Florida Water Mgmt District	Tax Collector	

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

For inquiries and suggestions email us at http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx.

Version: 2.0.3

EXEMPTIONS & BENEFITS	REAL ESTATE	TANGIBLE PERSONAL PROPERTY	PUBLIC RECORDS	ONLINE TOOLS	TAX ROLL ADMINISTRATION
Deployed Military	40 Yr Building Re-Certification	Appealing your Assessment	Address Blocking	Property Search	Appealing your Assessment
Disability Exemptions	Appealing Your Assessment	Assessment Information Search	Change of Name	Property Sales	Reports
Homestead	Defective Drywall	Exemptions	Change of Address	Tax Estimator	
Institutional	Folio Numbers	Extension Requests	Change of Ownership & Title	Tax Comparison	
Senior Citizens	Mortgage Fraud	Filing Returns	Declaration of Condominium	Homestead Exemption and Portability	
More >	More >	More >	More >	More >	More >

PAID
CREDIT

© 2014 Miami-Dade County. All rights reserved.

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We PINECREST SHOPS, LLC as Owner (s) of Lot (s) 15-55-40

Block 31 Section 15 PB/PG 55 5

of property which is located at 8281 SW 124 ST PINECREST, FL 33156 (PINECREST SHOPPES) desire to file an application for a public hearing before the ☒ Village Council ☐ Planning Board ☐ Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Planning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Planning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Planning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners as specified by the LDRs.

I/We as the owners of the subject property (check one):

☒ do hereby authorize LTA FRANCHISE 1, LLC (SHULA BURGER) to act on my/our behalf as the applicant.

☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Planning Board.

Owner's Name Pinecrest Shops, LLC By Richard A. Wood Manager Signature [signature] Date 10/8/15

Owner's Name _____ Signature _____ Date _____

Notary to Owner: [signature]

OLGA M. BRADHAM
Notary Public - State of Florida
Commission # FF 206042
My Comm. Expires Mar 6, 2019
Bonded through National Notary Assn.

Applicant's Name _____ Signature _____ Date _____

Notary to Applicant:

12645 PINECREST PARKWAY, PINECREST, FLORIDA 33156 • (305) 234-2121 • FAX: (305) 234-2131 • E-MAIL: building@pinecrest-fl.gov

PINE
01·11·16
CREST

October 23, 2015

Dear

Please accept this as a letter of intent that LTA Franchise 1 (Shula Burger) are submitting an application for a public hearing to open a fast, casual restaurant at the Pinecrest Shops, serving primarily burgers, salads, beer, wine and non-alcoholic beverages. We would be opening approximately March-April 2016 and operating through the lunch and dinner hours into the evening. We are looking forward to being a part of the business and social community and feel this is a particularly exciting location, across from the well utilized Evelyn Greer Park and convenient to US 1. Thank you for your time and attention in entertaining our request.

Todd A. Abbott Lisa Abbott

Todd and Lisa Abbott
LTA Franchise 1, LLC

PINECREST SHOPS RE-DEVELOPMENT

S DIXIE HIGHWAY & SW 124TH STREET | PINECREST, FL 33157

comras company / redefining retail.
1261 20th Street at West Avenue | Miami Beach, FL 33139 | t. 305.532.0433 | f. 305.532.5212 | comrascompany.com

Irma Figueroa, CCIM | 954.471.4605 | irma@comrascompany.com
Juan Brando | 305.491.4846 | juan@comrascompany.com

Get Your Summer Shine On!

1/2 Price Beer & Wine
Free Fries with any Burger
Monday - Wednesday 3-6pm

COME OUT TO SHULA BURGER TO WATCH THE

NFL DRAFT

THURSDAY APR 30TH - SATURDAY MAY 2ND

$2 DRAUGHT BEERS

(WITH THE PURCHASE OF ANY BURGER)

Corona Light

SAMUEL ADAMS

Shula BURGER
America's Burger
BEER. WINE. BEEF.

LET'S TALK SHULA BURGER

"I'm looking at this burger right now. It is awesome. I've never seen anyone brand a bun before. It's pimp"

- Jim Rome, CBS Sports Radio

"That winning attitude and dedication to greatness is the driving force behind Shula Burger"

- Pinapple Newspaper

"It's very juicy. It's delicious, He's got a hit here"

- SF Sun-Sentinel

"Shula Burgers another winner"

- Rochelle Koff, Miami Herald

"Frankly, based on my quick lunch, I want a Shula Burger in my neighborhood. Give it a try and I'll bet you'll want one in yours too"

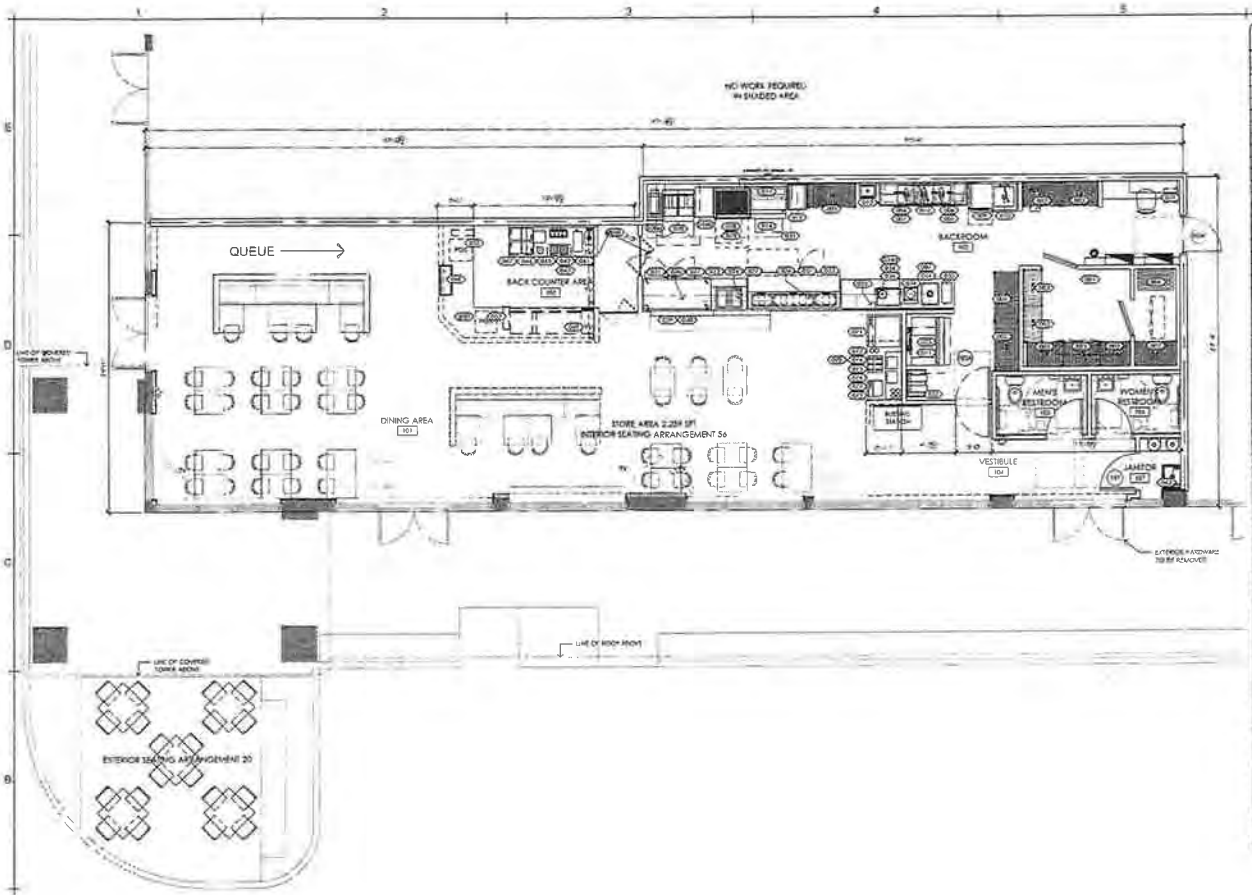
- Boca Magazine

"Best burger I've ever tried"

- John Evenson CBS 12

"More than just a name, it's a wonderful burger"

- WTVJ Miami NBC 6



EQUIPMENT LIST

ITEM NO.	QTY.	ITEM DESCRIPTION
1		WALK-IN COOLER FREEZER
2		OPEN AGAIN
3	1 (2)	WALK-IN COOLER FREEZER SHELVES
4	1	SUNNYC FAN
5	1 (2)	24" SUNNYC FAN
6	1 (2)	48" FAN
7	2	WALK-IN HOOD
8	1	CONDIMENT DISPLAY
9	1	TOWELETTE
10	1	SOLID 100 TABLE
11	1	32 WAYNE & 24 WAYNE
12	1	WIRE CONFIDENT TAN
13	1	WIRE TAN
14	1	WORKTABLE 24"
15	1	SHEET PAN RACK
16	1	SHELVES RACK, 18" x 24" (OVERHEAD DUCT)
17	1	FOOD PANTS
18	1	SHELVES FOR COMPOST TRAYS
19	1	WORKTABLE, 72"
20	1	CONTAINER CONFIDENT
21	1	FREEZER DOOR, HOOD
22	1	100 MIL TRAY, 30"
23	1	WAREHOUSE FOR FRUIT FREEZER
24	1	HOT FOOD REMOVE COUNTER
25	1	REFRIGERATED FOOD PREP TABLE
26	2	WORKTABLE RACK
27	1	WAITER STATION - TAN
28	4	100 MIL TRAY, 12"
29	6	SHELF, HOOD
30	1	FOOD TRAY RACK, 30"
31	1	3 TAP
32	1	OPEN CABINET
33	1	SHELF DRY
34	1	TRASH CAN
35	1	WORKTABLE
36	1	WORKTABLE 5'-0", 31"
37	1	OPEN AGAIN
38	1	FOOD PROCESSOR
39-39	1	OPEN AGAIN
40	1	HOT TABLE COUNTER
41	1	SLICER TABLE
42	4	TAP TOWER
43	1	COFFEE DISPENSER
44	1	OPEN AGAIN
45	1	24" W x 48" DEEP (OPTIONAL CABINET)
46	1	CONDIMENT DISPENSER
47	1	SHELVING
48	1	24" x 42" DISPLAY
49	1	TICKET DISPENSER
50	1	FRONT COUNTER
51	1	OPEN AGAIN
52	2	WORKTABLE OUT DIMENSION
53-54	1	OPEN AGAIN
55	1	CONTAINER SHELF, 24"
56-57	1	OPEN AGAIN
58	1	OPEN AGAIN CONFIDENT CABINET
59	1	FOOD DISPENSER
60	1	FOOD DISPENSER
61	2	HARDWARE COUNTER
62	1	CONDIMENT DISPENSER
63	2	TICKET DISPENSER
64-65	1	OPEN AGAIN
66	1	CONDIMENT DISPENSER
67	1	FRONT COUNTER

"K" TYPE FIRE EXTINGUISHER ON WALL MOUNTED HOOK

2A10BC FIRE EXTINGUISHER IN WALL MOUNTED CABINET (TYP OF 2)

IMPROVEMENTS FOR
SHULA BURGER

Shula BURGER
American Burger
BEER WINE BEER

IMPROVEMENT PLAN REVIEW

barranco gonzalez architecture planning interior design

DESIGNED	DRAWN	CHECKED
JRG	AMG	JRG
DATE	SCALE	
10/16/15		1/4"=1'-0"

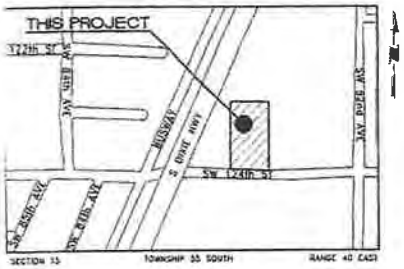
FLOOR PLAN

A-101

A1 FLOOR PLAN

THE ARCHITECT HEREBY EXPRESSLY RESERVES THEIR COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS. DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

SHULA BURGER



LOCATION SKETCH

SCALE: 1" = 300'

LEGAL DESCRIPTION

THE WEST 200 FEET OF THE EAST 532.19 FEET OF THE SOUTH 394.8 FEET OF THE S1/2 OF THE NE 1/4 OF THE NW 1/4, LESS THE SOUTH 35 FEET AND THE NORTH 35 FEET THEREOF ALL IN SECTION 15, TOWNSHIP 55 SOUTH, RANGE 40 EAST, ALL BEING AND LYING IN MIAMI-DADE COUNTY, FLORIDA

GENERAL NOTES

HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.

IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.

EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.

EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.

REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING MANHOLE COVERS, VLVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT

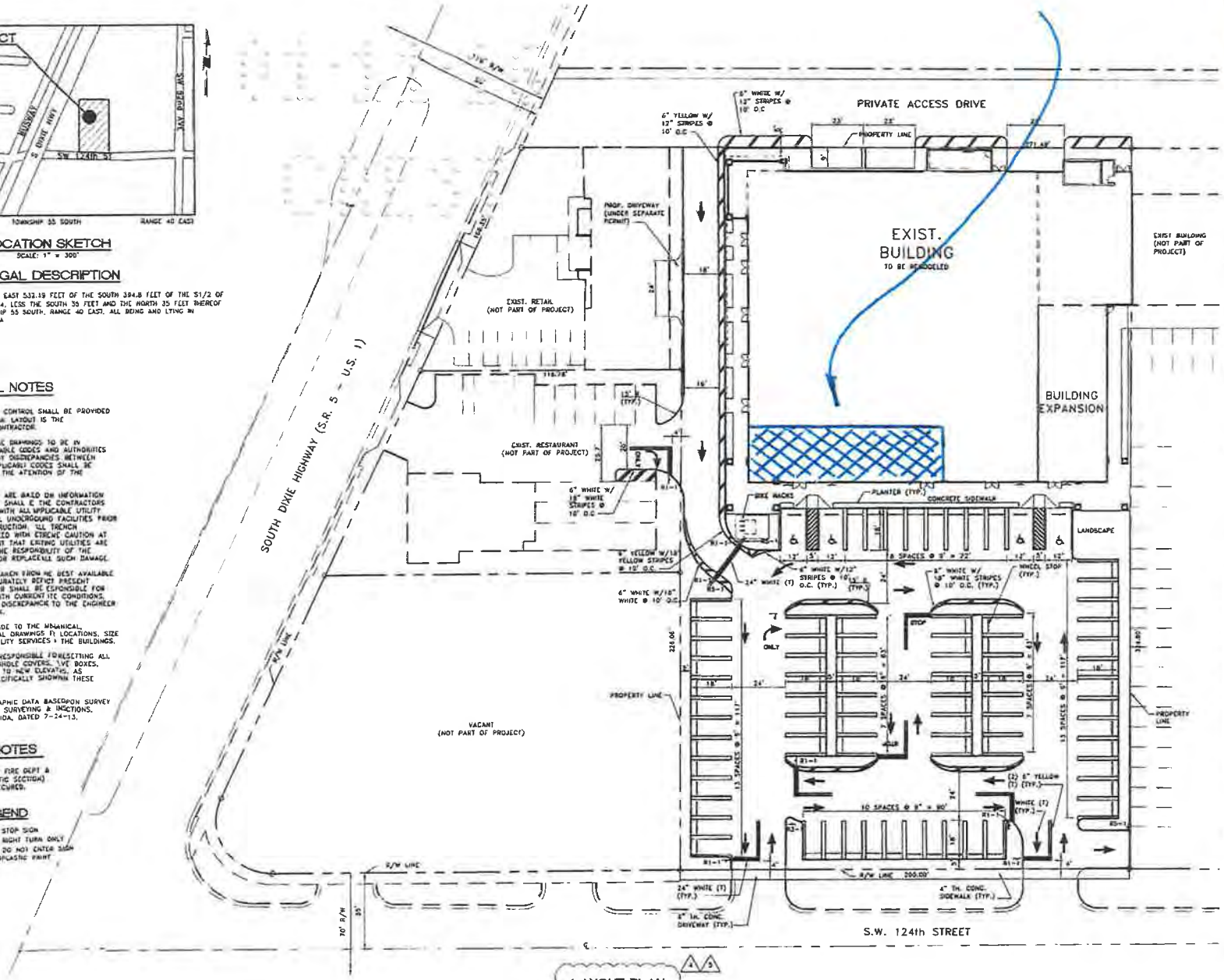
BOUNDARY AND TOPOGRAPHIC DATA BASED ON SURVEY PREPARED BY LANDTECH SURVEYING & INSCTIONS, FORT LAUDERDALE, FLORIDA, DATED 7-24-13.

SPECIAL NOTES

MIAMI-DADE COUNTY FIRE DEPT & PUBLIC WORKS (TRAFFIC SECTION) APPROVALS TO BE SECURED.

SIGN LEGEND

R1-1 30" x 30" STOP SIGN
R3-5R 30" x 36" RIGHT TURN ONLY
R5-1 30" x 30" DO NOT ENTER SIGN
(T) DENOTE THERMOPLASTIC PAINT



LAYOUT PLAN

SCALE: 1" = 20'

TOUZET STUDIO

4303 PONCE DE LEON SUITE 201
CORAL GABLES FL 33146
T 305 789 3870 F 305 789 3872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PEDO-TOUZET FL AR0094099
JACQUELINE GONZALEZ FL AR0016379

OWNER/ CLIENT
SALZMAN & WOOD LLC
421 DAROOO AVENUE
CORAL GABLES, FLORIDA 33146

M. E. P. / FIRE PROTECTION ENGINEER
FINE LINE ENGINEERS, INC
LIC - PE-22579
5975 WEST SUNRISE BLVD., SUITE 216
SUNRISE, FLORIDA 33313
T 954 584 3360 F 954 584 3393

STRUCTURAL ENGINEER
TOUSSEF MACHEMAIN CONSULTING ENGINEER
LIC PE-43302
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186
T 305 969 9423 F 305 969 9453

LANDSCAPE ARCHITECT
ROSENBERG GARDNER DESIGN INC
17670 NW 78TH AVENUE, SUITE 214
MIAMI, FLORIDA 33015
T 305 3920106 F

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC.
LIC - PE
10700 NORTH KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
T 305 378 5555 F 305 279 4553

PROFESSIONAL LICENSE

3/15

CES PROJECT NO. 13009

ISSUE NO.	DESCRIPTION	ISSUE DATE
1	PERMIT SET	10.29.13
	REV. 1 - ADDRESS, VILLAGE COMMENTS	02.24.14
	REV. 2 - GENERAL REVISION	04.29.14
	REV. 3 - GENERAL REVISION	06.10.14
	REV. 4 - GENERAL REVISION	09.12.14
	REV. 5 - GENERAL COORDINATION	01.22.15

PROJECT

PINECREST SHOPS

PROJECT NO.: 13_002

DRAWING TITLE

LAYOUT PLAN

SCALE: AS SHOWN

DRAWING NO

C-1

PERMIT SET

PAVING-GRADING-DRAINAGE NOTES

1. GRADING SHALL CONSIST OF ALL EXCAVATION, FILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL SUBGRADES, SHOULDERS, SLOPES, INTERSECTIONS, PAVEMENTS AND OTHER AREAS, ALL IN ACCORDANCE WITH THE ALIGNMENT AND GRADES SHOWN IN THESE DRAWINGS.
2. DRAINAGE STRUCTURES SHALL BE AS DETAILED IN THESE DRAWINGS. DRAINAGE PIPE TO BE CORRUGATED POLYETHYLENE.
3. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
4. ASPHALTIC PAVEMENTS SHALL CONSIST OF COMPACTED SUBGRADE, COMPACTED LIMEROCK SUBBASE AND TYPE S-3 ASPHALTIC CONCRETE, AS SHOWN IN THESE DRAWINGS.
5. CONCRETE CURB, SIDEWALK AND SLABS SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE, AS SHOWN IN THESE DRAWINGS.
6. CONTRACTOR SHALL REPLACE ALL DAMAGED EXISTING CURB/GUTTER AND SIDEWALK ALONG PROPERTY FRONTAGES REGARDLESS OF CAUSE OF DAMAGE.
7. ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60.
8. ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED.
9. TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO VERIFY SPECIFIED COMPACTION DENSITY AND CONCRETE STRENGTH. FAILURE OF ANY TESTING TO MEET SPECIFIED REQUIREMENTS SHALL BE DEEMED NON-COMPLYING.

ADA COMPLIANCE NOTE

THIS SET OF DOCUMENTS HAS BEEN DESIGNED TO COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION OF THE FLORIDA BUILDING CODE - 2012 EDITION. ALL RELATED SECTIONS OF THE CODE ARE NOTED WITHIN THESE DOCUMENTS AND STRICT COMPLIANCE IS REQUIRED BY ALL CONSTRUCTION TRADES. CONSTRUCTION QUALITY AND COMPLIANCE OF THE FINAL PRODUCTS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

SITE DESIGN, ACCESS, AND PARKING HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH APPLICABLE SECTIONS.

SPECIAL NOTE

DRAINAGE DESIGN TO BE IN ACCORDANCE WITH DERM REQUIREMENTS FOR AN ENVIRONMENTAL RESOURCE PERMIT. REQUIREMENTS TO BE MET INCLUDE WATER QUALITY TREATMENT IN EXFILTRATION TRENCHES; MAINTAIN 25 YEAR, 3-DAY STORM EVENT ON-SITE; AND, FINISHED FLOOR PROTECTION OF THE 100-YEAR, 3-DAY STORM EVENT.

LEGEND

- EXISTING PAVEMENT
- NEW ASPHALTIC CONCRETE PAVEMENT
- PAVERS (COORD. W/LANDSCAPE)
- CONCRETE PAVEMENT/SIDEWALK
- EXIST. SPOT ELEVATION
- 12.30 PROP. SPOT ELEVATION

Sunshine811.com

UTILITY COMPANIES

COMCAST-CABLE
MR. [illegible]
2601 S.W. 130th AVENUE
MIRAMAR, FLORIDA 33027
PHONE : (954) 447-8402

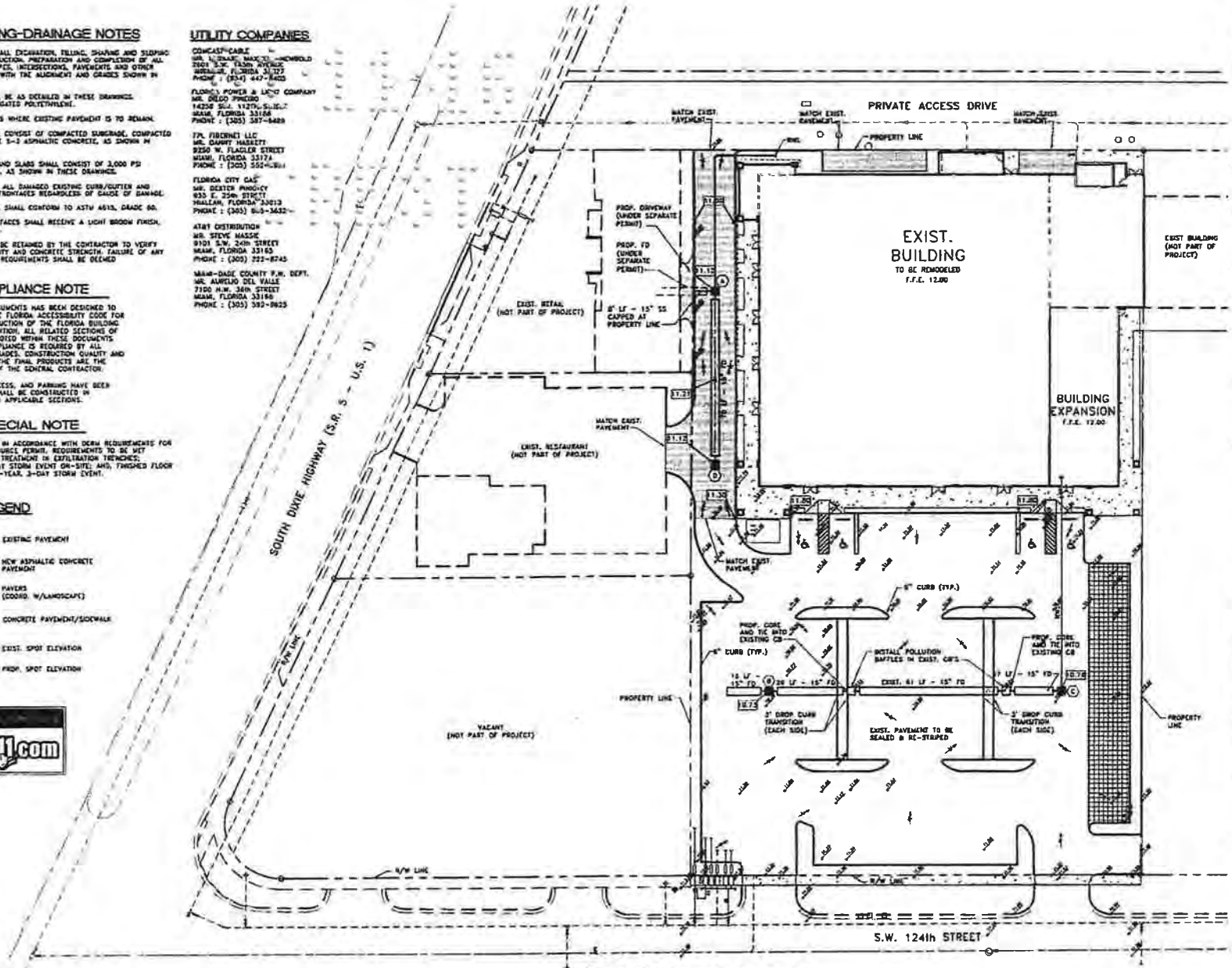
FLORIDA POWER & LIGHT COMPANY
MR. DIEGO PINEIRO
14250 S.W. 112th STREET
MIAMI, FLORIDA 33186
PHONE : (305) 387-6488

TPL FIBERNET LLC
MR. DANNY HASKETT
9250 W. FLAGLER STREET
MIAMI, FLORIDA 33174
PHONE : (305) 552-[illegible]

FLORIDA CITY GAS
MR. DEXTER PINDOCY
835 E. 25th STREET
HIALEAH, FLORIDA 33013
PHONE : (305) 883-3632

AT&T DISTRIBUTION
MR. STEVE HASSIE
9301 S.W. 24th STREET
MIAMI, FLORIDA 33165
PHONE : (305) 222-8745

MIAMI-DADE COUNTY P.W. DEPT.
MR. AURELIO DEL VALLE
7200 N.W. 36th STREET
MIAMI, FLORIDA 33166
PHONE : (305) 592-9825



PAVING-GRADING-DRAINAGE PLAN
SCALE: 1" = 20'

TOUZET STUDIO

4363 PONCE DE LEON SUITE 201
CORAL GABLES FL 33146
T 305 789 2890 F 305 789 2892

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PIRO-TOUZET FL AR0094099
JACQUELINE GONZALEZ FL AR0016319

OWNER / CLIENT
SULZMAN & WOOD LLC
421 DAROOD AVENUE
CORAL GABLES, FLORIDA 33146

M. E. P. / FIRE PROTECTION ENGINEER
FINE LINE ENGINEERS, INC.
LIC - FE-32378
5975 WEST SUNRISE BLVD., SUITE 216
SUNRISE, FLORIDA 33313
T 954 584 3360 F 954 584 3393

STRUCTURAL ENGINEER
TOUZOT HAGHEMAN CONSULTING ENGINEER
LIC - PE-43009
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186
T 305 969 9423 F 305 969 9453

LANDSCAPE ARCHITECT
ROSENBERG GARDENER DESIGN
LIC -
17670 NW 78TH AVENUE, SUITE 214
MIAMI, FLORIDA 33015
T 305 3930104 F

CIVIL ENGINEER
CONSULTING ENGINEERING & SCIENCE, INC
LIC - PE
10700 NORTH KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176
T 305 378 5555 F 305 279 4553

PROFESSIONAL LICENSE

CES PROJECT NO.: 13060

ISSUE NO.	DESCRIPTION	ISSUE DATE
1	PERMIT SET	10.29.13
	REV. 1 - ADDRESS VILLAGE COMMENTS	03.24.14
	REV. 2 - GENERAL REVISION	04.29.14
	REV. 3 - GENERAL REVISION	06.10.14
	REV. 4 - GENERAL REVISION	09.12.14
	REV. 5 - GENERAL COORDINATION	01.22.15
	REV. 6 - ADDRESS VILLAGE COMMENTS	02.13.15

PROJECT PROJECT NO.: 13_002

PINECREST SHOPS

6234 SW 84 TENTH STREET
PINECREST FL 33156

DRAWING TITLE

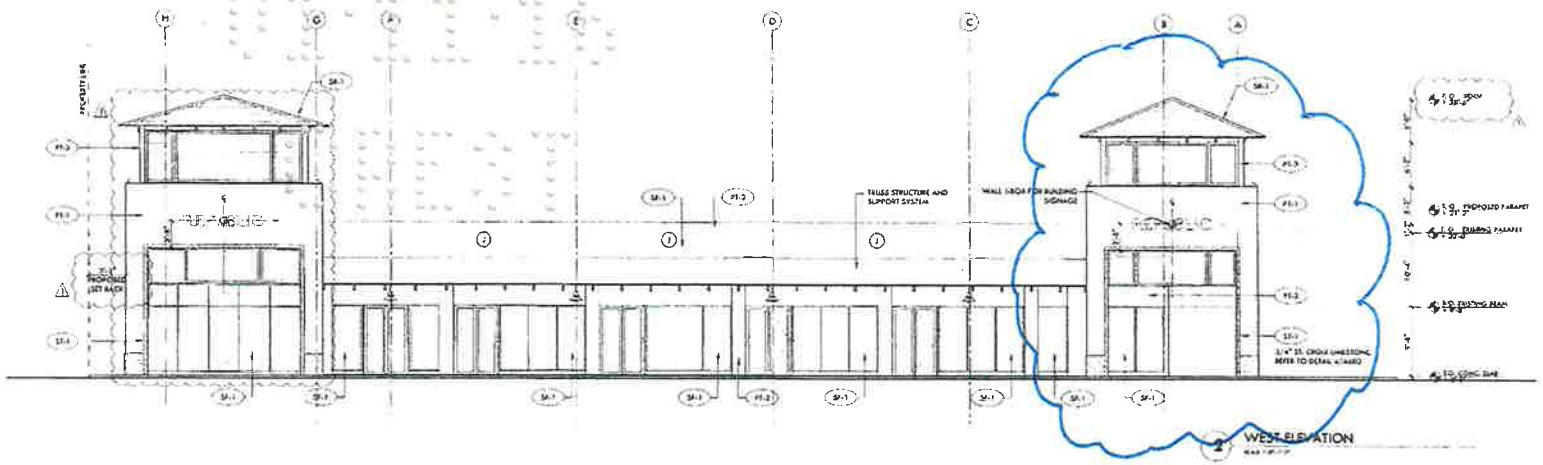
PAVING-GRADING-DRAINAGE PLAN

SCALE: AS SHOWN DRAWING NO.

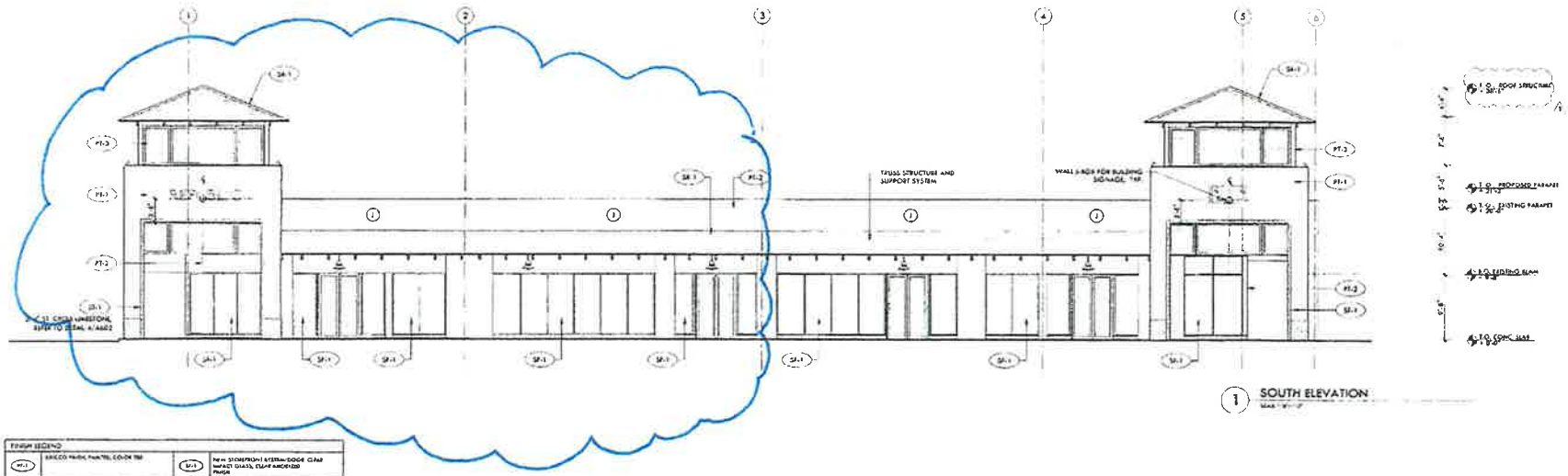
C-2

PERMIT SET

SHULA BURGER



2 WEST ELEVATION



1 SOUTH ELEVATION

FINISH LEGEND			
PT-1	STUCCO FINISH, PAINTED, COLOR TBD	SF-1	NEW STOREFRONT / EXTERIOR DOORS CLEAR ANODIZED ALUMINUM FRAME, CLEAR TEMPERED GLASS
PT-2	STUCCO FINISH, PAINTED, COLOR TBD	HD-1	HOLLOW METAL DOOR, PAINTED COLOR TBD
PT-3	PAINTED WOOD SOFFIT, COLOR TBD	SR-1	NEW SHINGLE ROOF, GAF TIMBERLINE COOL SERIES SHINGLES, NOA 12-1113.03 OR APPROVED EQUAL
ST-1	3/4" SS. CROWN LIMESTONE OVER WATERPROOFING SYSTEM		

SHULA BURGER

TOUZET STUDIO
4366 PONCE DE LEON SUITE 201
CORAL GABLES FL 33146
T 305 789 2870 F 305 789 2872
ARCHITECTURE LICENSE REGISTRATION NUMBERS:
CARLOS PIRO-TOUZET FL AR0014999
JACQUELINE GONZALEZ FL AR0016219

OWNER / CLIENT
SALZMAN & WOOD LLC.
421 DARGOOD AVENUE
CORAL GABLES, FLORIDA 33146

M.E.P. / FIRE PROTECTION ENGINEER
FINE LINE ENGINEERS, INC.
LIC - PE-32378
3972 WEST SUNRISE BLVD., SUITE 216
SUNRISE, FLORIDA 33313
T 954 584 3340 F 954 584 3293

STRUCTURAL ENGINEER
YOUSSEF MACDERMAN CONSULTING ENGINEER
LIC - PE-43303
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186
T 305 969 9422 F 305 969 9423

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
1	PERMIT SET	02.14.2014
2	REVISION 1, VILLAGE COMMENTS AND CLIENT CHANGES	06.11.2014
3	REVISION: ADDITION OF PARKING LEGEND	06.25.2014
4	REVISION 2	09.12.2014
5	REVISION 3	09.19.2014

PROJECT

PINECREST SHOPS

PROJECT NO.: 12_002

5757 SOUTH 57TH STREET
PINECREST FL 33156

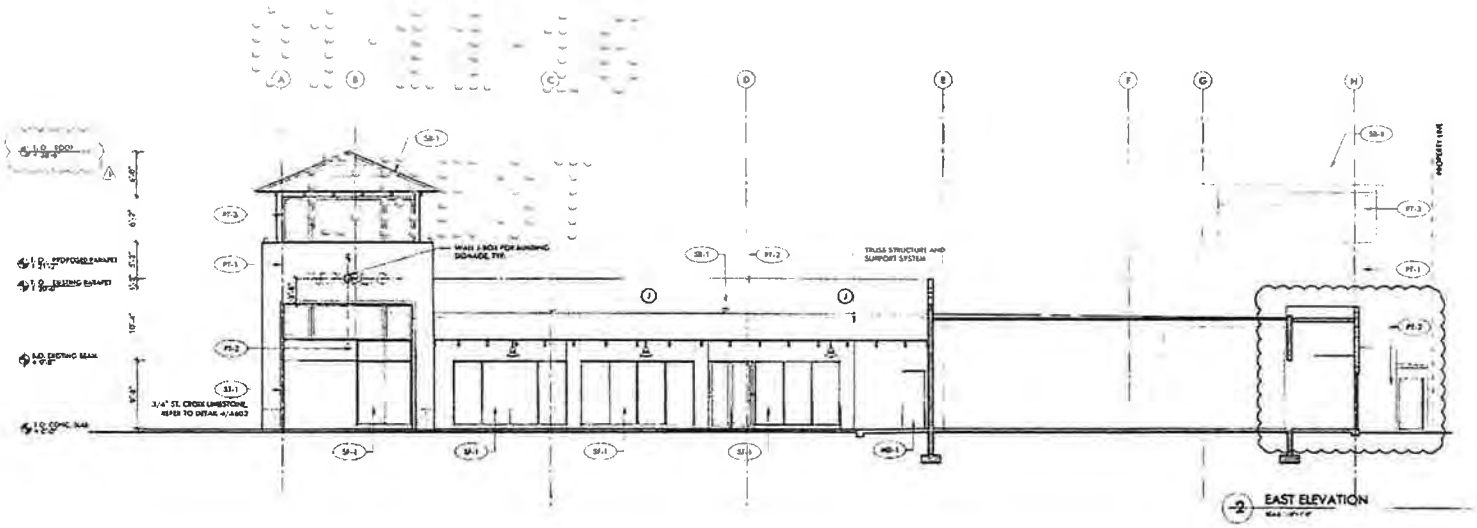
DRAWING TITLE

EXTERIOR ELEVATIONS

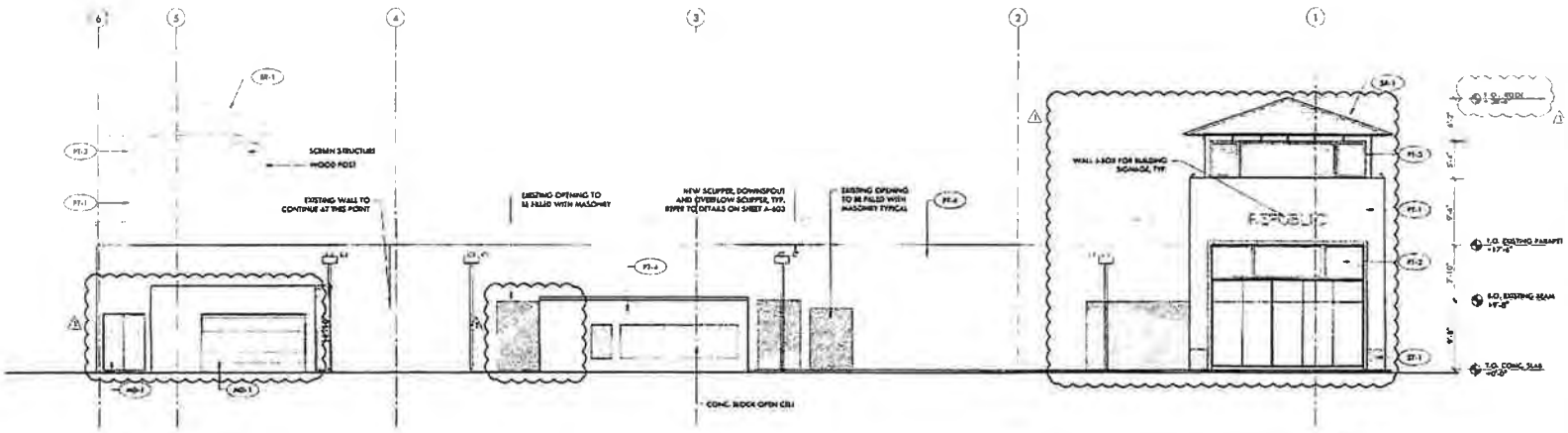
SCALE

DRAWING NO

A-300



2 EAST ELEVATION



1 NORTH ELEVATION

TOUZET STUDIO
4563 PONCE DE LEON SUITE 201
CORAL GABLES FL 33146
T 305 789 2870 F 305 789 2872
ARCHITECTURE LICENSE REGISTRATION NUMBERS:
CARLOS PRIO-TOUZET FL AR0014099
JACQUELINE GONZALEZ FL AR0016319

OWNER/ CLIENT
SALZMAN & WIDOO LLC.
421 BARCOCO AVENUE
CORAL GABLES, FLORIDA 33146

M. E. P. / FIRE PROTECTION ENGINEER
FINE LINE ENGINEERS, INC
LIC - PE-33578
3975 WEST SUNRISE BLVD., SUITE 216
SUNRISE, FLORIDA 33313
T 954 584 3368 F 954 584 3393

STRUCTURAL ENGINEER
TOUSSAIT MACHMAN CONSULTING ENGINEER
LIC - PE-43302
12181 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186
T 305 969 9423 F 305 969 9453

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
1	PERMIT SET	23.16.2014
2	REVISION 1, VILLAGE COMMENTS AND CLIENT CHANGES	04.11.2014
3	REVISION: ADDITION OF PARKING LEGEND	06.26.2014
4	REVISION 2	09.12.2014
5	REVISION 3	09.19.2014

PROJECT

PINECREST SHOPS

PROJECT NO. 13_002

DRAWING TITLE

EXTERIOR ELEVATIONS

SCALE

DRAWING NO.

A-301

TAB 21

THIS PAGE INTENTIONALLY BLANK

Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM
Department of Building and Planning

DATE: April 5, 2016

TO: Yocelyn Galiano, ICMA-CM, LEED-GA
Village Manager

FROM: Stephen R. Olmsted, AICP, LEED-GA
Planning Director

RE: Palmcorp Development Group/Suburban Drive Estates – Final Subdivision Plat; 10080 SW 61 Avenue

---

PETITION REQUEST

Palmcorp Development Group, LLC (Owner) is requesting approval of a final subdivision plat ("Suburban Drive Estates") for the division of property and the creation of two (2) single-family residential lots on property located at 10080 SW 61 Avenue within the EU-1, Residential Estate zoning district. Lot 1 is proposed to be 1.001 acres or 43,609 square feet in gross area (33,522 square feet net). Lot 2 is proposed to be 1.211 acres or 52,750 square feet in gross area (42,514 square feet net).

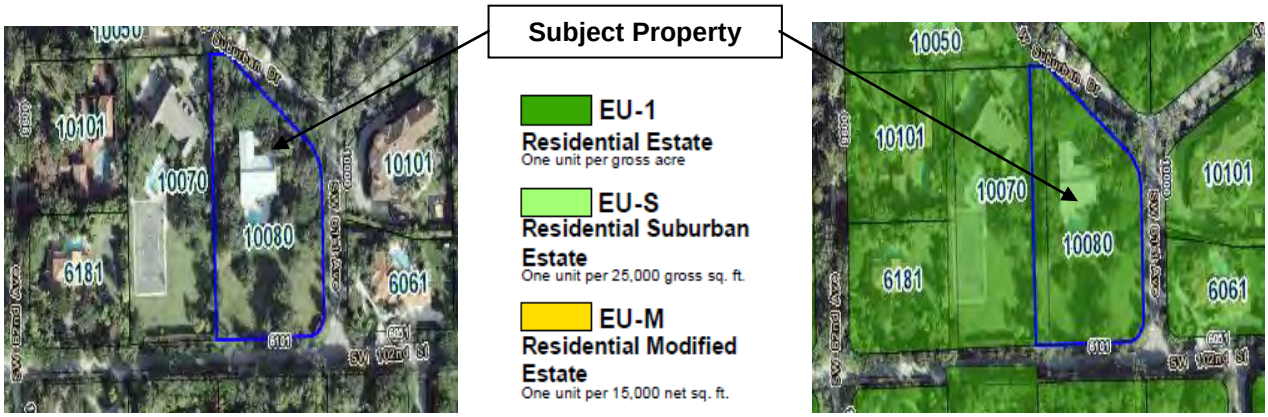
The Preliminary Subdivision Plat was approved by the Village Council subject to conditions on June 9, 2015.

OWNER/APPLICANT

Palmcorp Development Group, LLC. is the applicant and the owner of the subject property.

SITE LOCATION

The subject property is located at 10080 Southwest 61 Avenue, Pinecrest, Florida 33156 within the EU-1, Residential Estate zoning district.



EXISTING CONDITIONS

Former structures have been removed from the subject property. The subject property is undeveloped and includes some mature trees on site.

PUBLIC COMMENT

The Building and Planning Department has not received any correspondence in opposition to the requested 2-lot subdivision.

PINECREST LAND DEVELOPMENT REGULATIONS

Article 8 of the Pinecrest Land Development Regulations contains standards for the subdivision and platting of property in the Village of Pinecrest.

A letter from Miami-Dade County Water and Sewer Department, dated May 28, 2015, indicates that a 12-inch water main exists within the SW 102 Street right-of-way at SW 61 Avenue. The developer will be required to connect and extend an eight-inch water main westerly in SW 102 Street to the southwestern corner of the property.

Sanitary sewer is not available to the subject property. Permits for installation of on-site septic systems from the Miami-Dade County Health Department and Department of Economic and Regulatory Resources will be required prior to issuance of building permits.

It is recommended that Miami-Dade County Fire Rescue Department requirements relative to fire control facilities and appurtenances should be confirmed in writing prior to recording the final plat.

Confirmation of the setting of lot corners and permanent reference monuments (PRM) has not been provided. Confirmation of the setting of lot corners and permanent reference monuments will be required before recording of the final plat. Alternatively, submittal of a surety bond to the Village of Pinecrest in the amount of $100.00 per lot corner and $300.00 per PRM with a 25% contingency will be required prior to recording the final plat.

For the purpose of issuing a development order, the proposed lot split may be deemed to have a minimal impact and may not be subject to the transportation concurrency requirements of the Village of Pinecrest, provided the following conditions are met:

> The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development, or for the development of a vacant parcel of land at a residential density of less than four dwelling units per acre. Isolated vacant lots in predominantly built residential areas where construction of a single-family house would be the most suitable use may be developed for single-family residential use under the minimal impact exception even if smaller than 1/4 acre in size.
>
> The transportation impact of the proposed development alone does not exceed 0.1 percent of the maximum service volume at the adopted level of service standard for peak hour of the affected transportation facility.
>
> The cumulative total transportation impact from the minimal impact exception does not exceed three percent of the maximum service volume at the adopted level of service standard of the affected transportation facility, if the proposed development does not meet the minimum level of service standard.

The Public Works Director has indicated that widening of the adjoining pavement is not required at this time. However, at time of a new construction permit request, repaving of the roadway may be required fronting the property in order to obtain a Public Works permit for any new driveway connections depending on the condition of the existing roadway (to be determined at time of permit request). Any damage to the roadway during the construction of a new residence may also require repaving of the roadway at the Village's sole discretion.

Information reviewed by the Building and Planning Department indicates that the proposed subdivision consisting of one additional home (net increase) will have a de minimus impact on the adjoining transportation network.

Pedestrian sidewalks do not exist within the area of the proposed subdivision. Payment of a fee in lieu of construction of sidewalks will be required in conjunction with the issuance of building permits for construction on either lot.

Stormwater management is proposed to be addressed on each individual lot in conjunction with the issuance of building permits.

All utilities are required to be installed underground.

A tree removal permit will be required before building permits are issued for the construction of a new home on either lot.

The proposed subdivision plat is consistent with the dimensional requirements of the Land Development Regulations. The dimensional requirements of the EU-1, Residential Estate zoning district are provided for the Village Council's consideration as follows:

a. Minimum lot area: One acre, including one-half of the rights-of-way adjacent to the site.

b. Maximum density: One principal dwelling unit per one gross acre.

c. Maximum height: Principal use - One-story structure or portion of the structure that is one story: 24 feet. If the roof of the one story structure has a pitch of at least 6/12, then the peak of such roof may be 28 feet in height.

   Two-story structure or portion of the structure that is two-story, including the parapet: 35 feet. However, any portion of the building or structure with a flat roof shall not exceed 24 feet including the parapet.

d. Maximum lot coverage:

   i. Maximum building coverage (inclusive of all structures): 20 percent.

   ii. Maximum impervious surface ratio: 45 percent.

   iii. Minimum green space: 55 percent.

e. Minimum lot width and street frontage: 125 feet.

Pursuant to the requirements of Division 8.2 (o) 2. of the Pinecrest Land Development Regulations, corner lots are required to have a width equal to the width for internal lots plus "*the difference between the required front yard width and required side yard width*". The required width for internal lots within the EU-1, residential Estate zoning district is 125 feet. The difference between the depth of the required front yard (50 feet) and required side street yard (25 feet) is 25 feet. Thus, the required width of the proposed corner lot at the southwest

corner of SW 61 Avenue and West Suburban Drive is 150 feet. The applicants received a lot width variance from the Pinecrest Zoning Board on April 29, 2015 to allow the proposed corner lot to be 141.8 feet in width at the property line instead of 150 feet as otherwise required.

f. Minimum lot depth: 200 feet. The measurement shall be from the centerline of the abutting front right-of-way.

g. Minimum setbacks and maximum floor area ratios: All development must comply with setbacks for wetlands. Also, the following setbacks apply within the EU-1 district:

Front: 50 Feet; Rear: 25 feet; Side 20 Feet; Street Side: 25 Feet

h. Minimum size living area: 1,800 square feet.

RECOMMENDATION

Staff recommends approval of the proposed final plat subject to the following conditions of approval:

1. Connection and extension of an eight-inch water main westerly in SW 102 Street to the southwestern corner of the property as required by the Miami-Dade County Water and Sewer Department.

2. Approval of permits for installation of on-site septic systems from the Miami-Dade County Health Department and Department of Economic and Regulatory Resources prior to issuance of building permits.

3. Confirmation of approval of the final subdivision plat by the Miami-Dade County Fire Rescue Department prior to recording of the final plat.

4. Confirmation of the setting of lot corners and permanent reference monuments or submittal of a surety bond to the Village of Pinecrest in the amount of $100.00 per lot corner and $300.00 per PRM with a 25% contingency prior to the recording of the final plat.

5. Payment of required pedestrian sidewalk fees in lieu of construction prior to issuance of building permits.

6. Approval of a stormwater management plan in compliance with the Village's Land Development Regulations prior to the issuance of building permits.

7. Installation of all required utilities underground.

8. Review and approval of a separate tree removal permit prior to the removal of any trees on the subject property or within the adjoining road right-of-way.

Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

UPDATED 3/2/2016

MEMORANDUM
Department of Building and Planning

On **Tuesday, April 12, 2016 at 8:00 p.m.**, the Village Council will conduct a public hearing at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida for consideration of an application for a variance as follows:

APPLICANT: Palmcorp Development Group, LLC

ITEM: Final Subdivision Plat to divide property located at 10080 Southwest 61 Avenue into two (2) single-family residential lots.

LOCATION: The subject property is located at 10080 Southwest 61 Avenue, Pinecrest, Florida 33156 within the EU-1, Residential Estate zoning district.

REQUEST: Palmcorp Development Group, LLC (Owner) is requesting approval of a final subdivision plat ("Suburban Drive Estates") for the creation of two (2) single-family residential lots on property located at 10080 SW 61 Avenue, Pinecrest, Florida, within the EU-1, Residential Estate zoning district. Lot 1 is proposed to be 1.001 acres or 43,609 square feet in gross area (33,522 square feet net). Lot 2 is proposed to be 1.211 acres or 52,750 square feet in gross area (42,514 square feet net).

All interested parties are urged to attend. Objections or expressions of approval may be made in person at the hearing or filed in writing prior to or at the hearing. Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121 or writing to the address indicated below, where a plan is on file.

You are hereby advised that if any person desires to appeal any decision made with respect to any other matter considered at this meeting or hearing, such person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of this proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Refer to the item number when making an inquiry.

In accordance with the American with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 no later than four (4) business days prior to such proceeding.

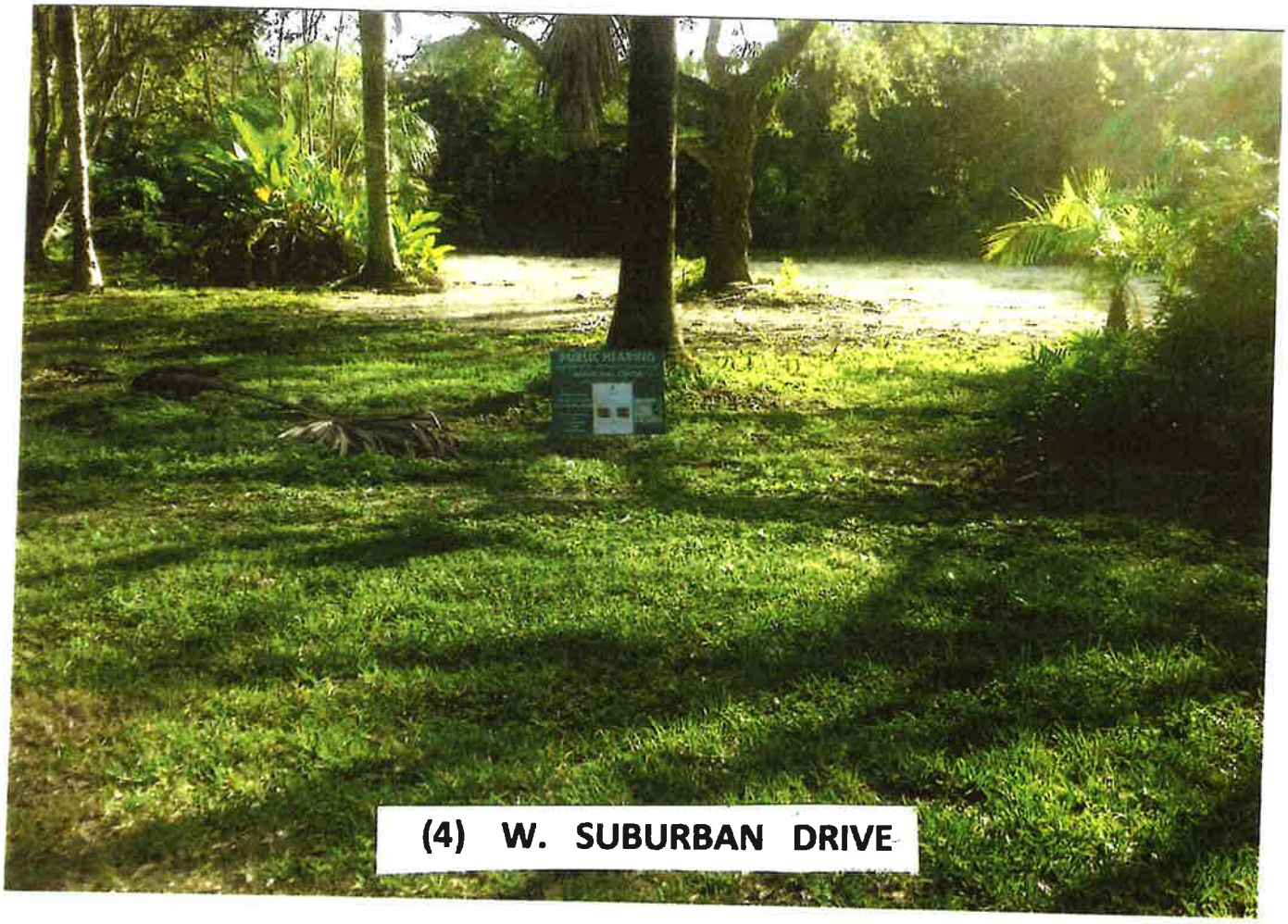
February 3, 2016

SUBURBAN DRIVE ESTATES

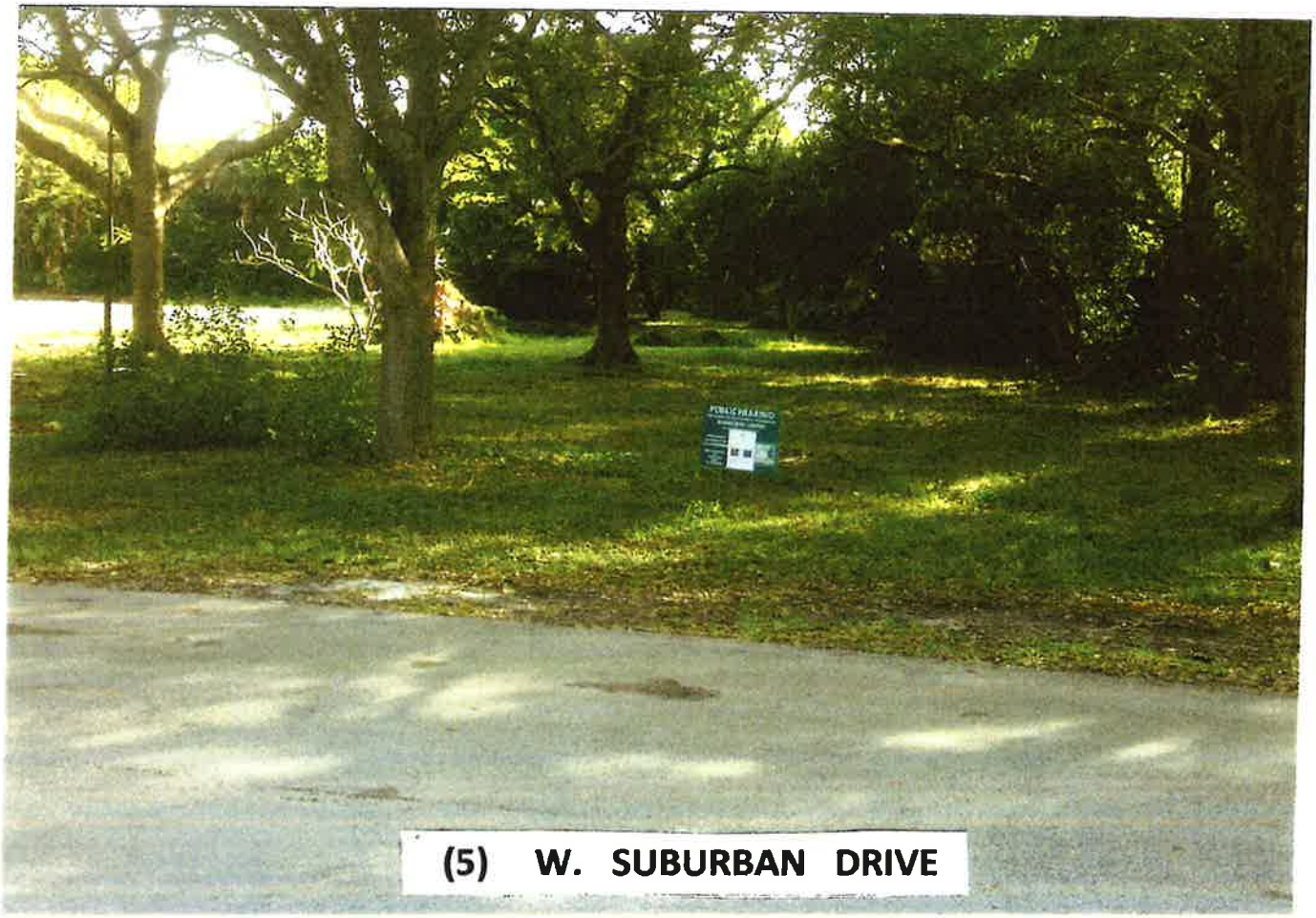
1) SW 102ND STREET

(2) S.W. 61 AVENUE

(3) S.W. 61 AVENUE



(4) W. SUBURBAN DRIVE



(5) W. SUBURBAN DRIVE

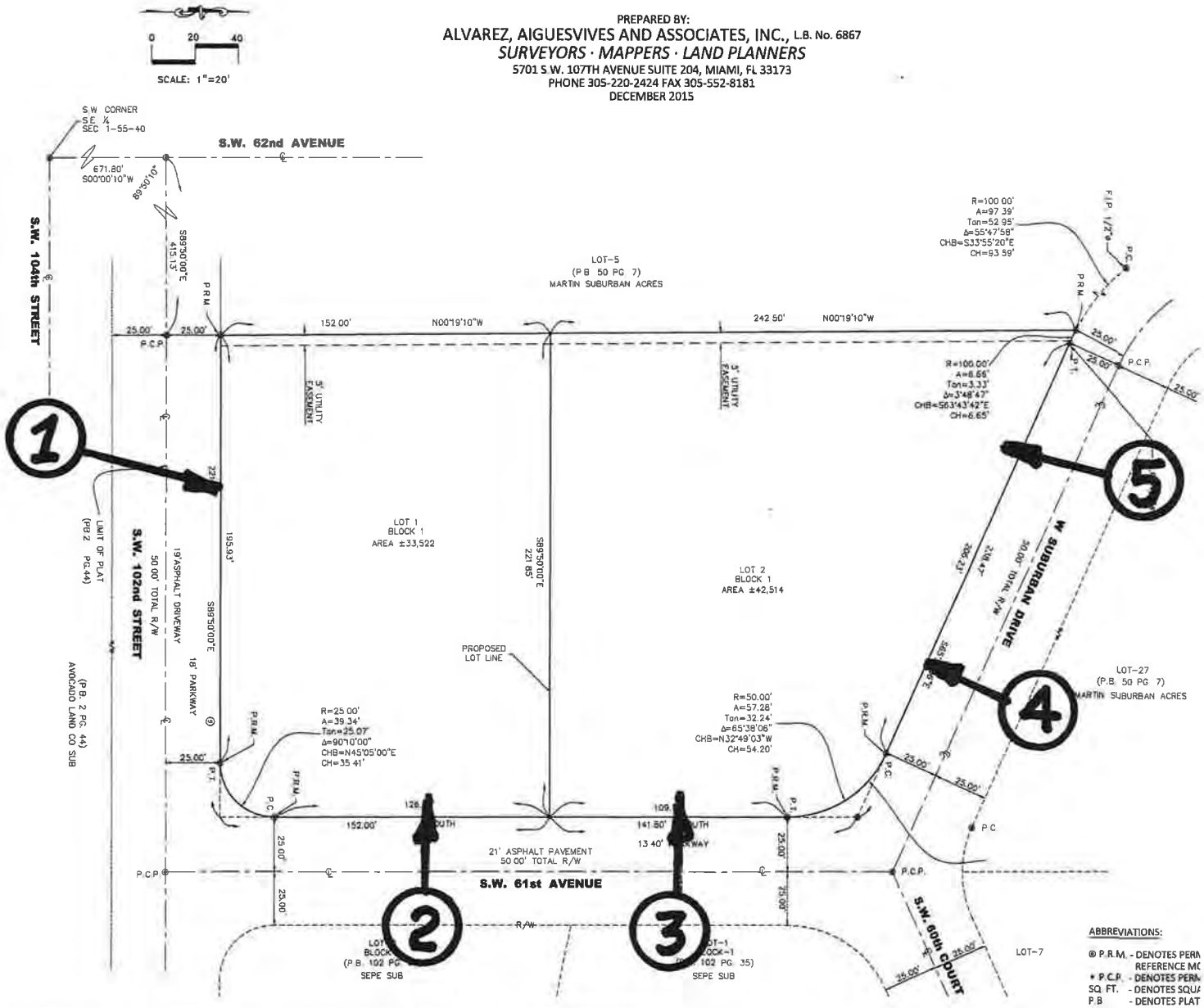
SUBURBAN DRIVE ESTATES

A PORTION OF LAND LOCATED IN THE S.E. 1/4
OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST,
CITY OF PINECREST, MIAMI-DADE COUNTY, FLORIDA.

PLAT BOOK _____
SHEET 2 OF 2 SHE

PREPARED BY:
ALVAREZ, AIGUESVIVES AND ASSOCIATES, INC., L.B. No. 6867
SURVEYORS · MAPPERS · LAND PLANNERS
5701 S.W. 107TH AVENUE SUITE 204, MIAMI, FL 33173
PHONE 305-220-2424 FAX 305-552-8181

DECEMBER 2015



NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 20__ AT ____ : ____ .M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: _____
DEPUTY CLERK

ABBREVIATIONS:

- ⊗ P.R.M. - DENOTES PERM REFERENCE MO
- • P.C.P. - DENOTES PERM
- SQ. FT. - DENOTES SQUA
- P.B. - DENOTES PLAT
- PG - DENOTES PAGE
- ℄ - DENOTES CENT
- ✚ - DENOTES SECTI
- (P) - DENOTES INFO FROM RECORD
- (M) - DENOTES INFO FROM FIELD M
- SEC - DENOTES SECT

PUBLIC HEARING APPLICATION

Please check one:
- ☐ VILLAGE COUNCIL
- ☐ PLANNING BOARD

OFFICIAL USE ONLY
Application No.: _____
Date Received: _____

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- ☐ Change in Zoning District
- ☐ Use Variance
- ☐ Non-Use Variance
- ☐ Appeal of Decision of Planning Board
- ☐ Conditional Use
- ☒ Plat
- ☐ Entry Feature
- ☐ Site Plan
- ☐ Other _____

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit)		
Palmcorp Development Group, LLC, a Florida limited liability company		
Mailing Address 4904 SW 72nd Avenue	City, State, Zip Miami, FL 33155	Telephone (305) 446-7990 Fax (305) 446-4151
Name of Owner		
Palmcorp Development Group, LLC, a Florida limited liability company		
Mailing Address 4904 SW 72nd Avenue	City, State, Zip Miami, FL 33155	Telephone (305) 446-7990 Fax (305) 446-4151

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number 20-5001-009-0040 Address 10080 SW 61st Avenue, Pinecrest, FL 33156

Lot(s) 4 Block _____ Section _____ Plat Book No. 50 Page No. 7

Lot 4, MARTIN SUBURBAN ACRES, according to the plat thereof recorded at Plat Book 50, Page 7, in the Public Records of Miami-Dade County, Florida.

12645 PINECREST PARKWAY, PINECREST, FLORIDA 33156 • (305) 234-2121 • FAX: (305) 234-2131 • E-MAIL: building@pinecrest-fl.gov

B. ADDRESS (If number has been assigned) 10080 SW 61st Avenue, Pinecrest, FL 33156

C. SIZE OF PROPERTY 221 ft. (Width) X 394 ft. (Depth) = 76,037 sq. ft. : 1.75 acre(s) net (96,360 sq. ft. : 2.21 acres gross)

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

Lot 4, MARTIN SUBURBAN ACRES, according to the plat thereof recorded at Plat Book 50, Page 7, in the Public Records of Miami-Dade County, Florida.

Owner does not own any contiguous property to 10080 SW 61st Avenue, Pinecrest, FL 33156

E. DATE SUBJECT PROPERTY WAS ACQUIRED 04/17/2014

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)

The applicant is requesting approval of the final plat of "Suburban Drive Estates" creating two (2) single family residential lots in accordance with the current zoning regulations for EU-1 zoning. Each lot will exceed the lot area requirements of the EU-1 zoning and the construction of the two new residences will be a great addition to the neighborhood.

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

The intent of the developer is to construct two single family homes that will be comparable in size and amenities to other homes in the area. The homes will provide two young familities the advantage of living in the family oriented Village of Pinecrest.

Is this application the result of a Notice of Violation or deviation from approved plans? ☐ Yes ☒ No

Are there any existing structures on the property? ☐ Yes ☒ No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) N/A

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.

12645 PINECREST PARKWAY, PINECREST, FLORIDA 33156 • (305) 234-2121 • FAX: (305) 234-2131 • E-MAIL: building@pinecrest-fl.gov

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

A. ☒ SURVEY OF PROPERTY: For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.

B. ☐ SITE DEVELOPMENT PLAN: Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.

C. ☒ LETTER OF INTENT: A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.

D. ☐ OTHER GOVERNMENTS/AGENCIES ENDORESEMENTS: All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.

E. ☒ OWNER'S AFFIDAVIT: Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.

F. ☐ TRAFFIC STUDY: A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 12 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following items, which are attached hereto and made a part of this application:

☐ Plans (Standard Size)
☒ Letter of Intent
☒ Survey
☐ Owner's Affidavit
☐ 35 MM Photo(s) (Mounted 8 ½ x 11)
☐ Letters from Area Residents
☒ Other Mylar/Plat

Please check only one of the following options:

☐ FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

☐ FOR PLANNING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 10 days of the decision.

01/20/16 Date	Applicant's Signature	Carlos J. Tosca, as President of Tosca Real Estate Corporation, a Florida corporation, the Manager of Palmcorp Development Group, LLC, a Florida limited liability company Print Name
Date	Applicant's Signature (if more than one)	Print Name

12645 PINECREST PARKWAY, PINECREST, FLORIDA 33156 • (305) 234-2121 • FAX: (305) 234-2131 • E-MAIL: building@pinecrest-fl.gov

I/We Palmcorp Development Group, LLC as Owner (s) of Lot (s) 4

Block _____ Section _____ PB/PG 50/7

of property which is located at 10080 SW 61st Avenue, Pinecrest, FL 33156 desire to file an application for a public hearing before the ☒ Village Council ☐ Planning Board, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Planning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Planning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Planning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners.

I/We as the owners of the subject property (check one):

☒ do hereby authorize Tony Toledo and/or Salome Gonzalez to act on my/our behalf as the applicant.

☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Planning Board.

Owner's Name Carlos J. Tosca, as President of Tosca Real Estate Corporation, a Florida corporation, the Manager of Palmcorp Development Group, LLC, a Florida limited liability company Signature _____ Date 01/20/16

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Applicant's Name Carlos J. Tosca, as President of Tosca Real Estate Corporation, a Florida corporation, the Manager of Palmcorp Development Group, LLC, a Florida limited liability company Signature _____ Date 01/20/16

Notary to Applicant: Salome Gonzalez

SALOME GONZALEZ
MY COMMISSION # FF 036586
EXPIRES: July 16, 2017
Bonded Thru Notary Public Underwriters

12645 PINECREST PARKWAY, PINECREST, FLORIDA 33156 • (305) 234-2121 • FAX: (305) 234-2131 • E-MAIL: building@pinecrest-fl.gov

OPINION OF TITLE

To: Village of Pinecrest

With the understanding that this Opinion of Title is furnished to Village of Pinecrest, as inducement for acceptance of a Declaration of Use/Unity of Title/ Declaration of Restrictions/Development Agreement or in compliance with Chapter 28, and as an inducement for acceptance of a proposed final subdivision plat covering the real property, hereinafter described, it is hereby certified that I have examined a complete "Abstract of Title" or Title Policy Number OXFL-08268672 by Old Republic National Title Insurance Company dated April 22, 2014, AND THE following: Attorneys' Title Fund Services, LLC Attorney Title Information Data System computer printout covering the period from the beginning to June 18, 2014, inclusive, of the following described property:

Lot 4, MARTIN SUBURBAN ACRES, according to the Plat thereof recorded in Plat Book 50, Page 7, in the Public Records of Miami-Dade County, Florida.

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in: Palmcorp Development Group, LLC, a Florida limited liability company.

With Carlos J. Tosca as President of Tosca Real Estate Corporation, a Florida corporation, as Managing Member of Palmcorp Development Group, LLC, a Florida limited liability company, authorized to sign of behalf of Palmcorp Development Group, LLC, a Florida limited liability company.

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

   a. Mortgage in the original principal amount of $2,250,000.00 from Palmcorp Development Group, LLC, a Florida limited liability company to London Financial Company, LLC, a Florida limited liability company recorded at Official Records Book 29119 Page 1062, of the Public Records of Miami-Dade County, Florida.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGEMENTS:**
   None

3. **GENERAL EXCEPTIONS:**

   a. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.

   b. Rights of persons other than the above owners who are in possession.

   c. Facts that would be disclosed upon accurate survey.

   d. Any unrecorded labor, mechanics' or materialmen' liens.

   e. Zoning and other restrictions imposes by governmental authority.

4. **SPECIAL EXCEPTIONS:**

   a. Orders related to Miami-Dade County Environmental Quality Control Board recorded in Official Records Book 26063 Page 2832 and in Official Records Book 26924 Page 421 of the Public Records of Miami-Dade County, Florida.

   b. Mortgage in the original principal amount of $2,250,000.00 from Palmcorp Development Group, LLC, a Florida limited liability company to London Financial Company, LLC, a Florida limited liability company recorded at Official Records Book 29119 Page 1062, of the Public Records of Miami-Dade County, Florida.

c. Assignment of Permits, Developer's Rights, Agreements and Contract recorded at Official Records Book 29119 Page 1075, of the Public Records of Miami-Dade County, Florida.

d. UCC-1 Financing Statement recorded at Official Records Book 29119 Page 1079, of the Public Records of Miami-Dade County, Florida.

e. Notice of Commencement recorded in Official Records Book 29119 Page 1083, of the Public Records of Miami-Dade County, Florida.

f. Driveway and fence and concrete ribbon for rail into the 25 foot setback along the Northern property line; fence into the 25 foot setback along the Western property line; fence into the 25 foot setback and crosses property boundary along the Southern property line; and c.b.s. wall into the 25 foot setback and 50 foot setback along the Southeastern corner; and fence crosses property boundary along the Eatern property line and pool, concrete and spa into the 20 foot setback easements which lie inside and along the midline of the property, as shown by that certain survey dated February 16, 2014, prepared by Alvarez, Aiguesvives and Associates, Inc. Job # 14-16712.

g. All matters contained in the Plat of MARTIN SUBURBAN ACRES recorded in Plat Book 50, Page 7, in the Public Records of Miami-Dade County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

Name	Interest	Special Exception Number
Palmcorp Development Group, LLC, a Florida limited liability company	Owner	N/A
London Financial Company, LLC a Florida limited liability company	Mortgagee	b, c, d

The following is a description of the aforementioned abstract and its continuations:

Number	Company Certifying No. of Entries Period Covered
1. Title Policy Number OXFL-08268672 dated April 22, 2014	Old Republic National Title Insurance Company
2. Attorney Title Information Data System computer printout covering the period from the date of the respective policy to June 18, 2014 at the hour of 11:00P.M.	Attorneys' Title Fund Services, LLC

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this ___ day of July, 2014.

_____
Mario A. Lamar, Esq.
Florida Bar No. 156788

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ___ day of July 2014, by Mario A. Lamar, who is personally known to me or has produced _____as identification.

_____
Notary Public

My Commission Expires

VILLAGE OF PINECREST, FLORIDA
ZONING BOARD

DEVELOPMENT ORDER

HEARING NUMBER:	PZ2015-0429-3
APPLICANT:	PALMCORP DEVELOPMENT GROUP, INC.
HEARING DATE:	APRIL 29, 2015
RELIEF SOUGHT:	A VARIANCE FROM THE PLATTING REQUIREMENTS OF DIVISION 8.2(O)2 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW FOR THE CREATION OF A SINGLE-FAMILY RESIDENTIAL LOT WITH 141.8' OF LOT WIDTH INSTEAD OF THE REQUIRED 150.0' AS OTHERWISE REQUIRED FOR CORNER LOTS IN THE EU-1 ZONING DISTRICT
LOCATION:	10080 SOUTHWEST 61 AVENUE

The request for approval of a request filed by Palmcorp Development Group, Inc. (the "Applicant") came to be heard before the Zoning Board of the Village of Pinecrest, Florida (the "Zoning Board") at a public hearing held on April 29, 2015. The Zoning Board having considered the relief sought by the Applicant and having the benefit of receiving testimony and evidence related to the request from the Applicant, the administrative staff of the Village of Pinecrest, Florida and affected persons, heard arguments and observed the candor and demeanor of witnesses and therefore, find that:

1. The application for the relief sought was made in a manner consistent with the requirements of the Land Development Regulations as adopted by the Village of Pinecrest, Florida.

2. The Applicant has established by substantial competent evidence a basis for the relief sought.

3. The Applicant's request for relief is hereby granted subject to the conditions included in Paragraph 6 of this approval.

4. This approval shall take effect immediately upon execution by the Village Clerk.

5. All further development on the property shall be made in accordance with the terms and conditions of this approval.

6. The Zoning Board hereby determines that the Applicant must satisfy the conditions and requirements of the Village of Pinecrest, Florida Code of Ordinances and those applicable sections of the Code of Miami-Dade County, Florida. Furthermore, it must insure that:

a) The Applicant shall comply will all applicable Village Codes and the Florida Building Code regarding the development contemplated with this approval;

b) The Applicant shall comply with all terms, conditions and provisions imposed by the Zoning Board, and the recommendations of the administrative staff of the Village of Pinecrest, Florida, including all life, health and safety codes pertaining to this development prior to the issuance of any building permits;

c) Copies of all applicable permits by other regulatory agencies shall be provided to the Village of Pinecrest, Florida prior to the issuance of any permits.

7. The public record, including but not limited to the Zoning Board and staff reports, comments and recommendations on the subject application, and the agenda materials provided to the board, along with sworn testimony and evidence established before the board are hereby incorporated by reference.

PASSED AND ADOPTED this 29th day of April, 2015 by the Zoning Board as follows:

Member Bowe	Aye
Member DiFilippi	Nay
Member Timmons	Nay
Member Ramras	Aye
Member Solomon	Aye
Vice Chairperson Watford	Aye
Chairperson McLuskey	Aye

EXECUTED this 2nd day of July, 2015.

VILLAGE OF PINECREST, FLORIDA

Guido H. Inguanzo, Jr., CMC
Village Clerk

VILLAGE OF PINECREST, FLORIDA
VILLAGE COUNCIL

DEVELOPMENT ORDER

HEARING NUMBER:	2015-0609-2
APPLICANT:	PALMCORP DEVELOPMENT GROUP, LLC
HEARING DATE:	JUNE 9, 2015
RELIEF SOUGHT:	APPROVAL OF A PRELIMINARY SUBDIVISION PLAT ("SUBURBAN DRIVE ESTATES") FOR THE CREATION OF TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS (LOT 1 IS PROPOSED TO BE 1.211 ACRES [52,750 SQUARE FEET] IN GROSS AREA; LOT 2 IS PROPOSED TO BE 1.001 ACRES [43,609 SQUARE FEET] IN GROSS AREA)
LOCATION:	10080 SOUTHWEST 61 AVENUE

The request for approval of a request filed by Palmcorp Development Group, LLC (the "Applicant") came to be heard before the Village Council of the Village of Pinecrest, Florida (the "Village Council") at a public hearing held on June 9, 2015. The Village Council having considered the relief sought by the Applicant and having the benefit of receiving testimony and evidence related to the request from the Applicant and their representative, the administrative staff of the Village of Pinecrest, Florida and affected persons, heard arguments and observed the candor and demeanor of witnesses and therefore, find that:

1. The application for the relief sought was made in a manner consistent with the requirements of the Land Development Regulations adopted by the Village of Pinecrest, Florida.

2. The Applicant has established by substantial competent evidence a basis for the relief sought.

3. The Applicant's request for relief is hereby granted subject to the conditions included in Paragraph 6 of this approval.

4. This Order shall take effect immediately upon execution by the Village Clerk.

5. All further development on the property shall be made in accordance with the terms and conditions of this approval and that the property shall be developed substantially in accordance with the plans previously submitted and on file in the Building and Planning Department.

EXECUTED this 15th day of June, 2015.

VILLAGE OF PINECREST, FLORIDA

Guido H. Inguanzo, Jr., CMC
Village Clerk

SUBURBAN DRIVE ESTATES

TENTATIVE PLAT NO. **23643-2-COR.**

Sec. 1 Twp. 55 Rge. 40

Municipality: PINECREST

Zoned: EU-1

RECOMMENDS APPROVAL 7-31-15
Date. Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS APPROVAL 7-31-15
Date. Regulatory and Economic Resources Dept. (Zoning)

☑ Recommends approval subject to the Village of Pinecrest requirements and the requirements checked below:

☑ Concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.

☑ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.

☑ Tentative Plat valid until April 31, 2016

Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.

☑ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.

☑ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.

☑ Site to be filled to County Flood Criteria Elevation of 6.0 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.IR.M. for Miami Dade County Florida Community # 125098.

☑ Property owner/ Developer must provide the needed improvements within the right-of-way.

☑ For the removal of any tree a permit is required.

☑ All non-conforming structures must be removed prior to final plat review. An up-dated survey from a registered Land Surveyor showing that said improvement(s) has been removed is required. Department of Regulatory and Economic Resources (Zoning) approval required.

☑ Any existing structure, including fences on proposed public right-of-way must be removed prior to Final Plat review. An up-dated survey or a letter from a registered Land Surveyor stating that said improvement has been removed is required.

☑ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.

☑ School Board approval required prior to final plat review.

☑ MDWASD approval required prior to final plat review.

☑ See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.

☑ Final Mylar(s) plus five (5) prints.

☑ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.

☑ Paid Tax receipts (and escrow, if applicable).

☑ Processing fee for Final Plat.

☑ Recording fee for Final Plat.

☑ Water Control Division approval after final plat submittal. (DRER)

☑ Approval regarding method of water supply.

☑ Approval regarding method of sewage disposal.

☑ Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).

☑ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69). Andre Daddy F

☑ State Plane Coordinate Data Sheet.

☑ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (http://www.miamidade.gov/platstatus

Miami-Dade County Public Schools

Concurrency Management System
School Concurrency Determination

MDCPS Application Number:	PT2015050500377	Local Government (LG):	Pinecrest
Date Application Received:	5/5/2015 2:59:47 PM	LG Application Number:	PLT1407-0001
Type of Application:	Plats	Sub Type:	New Plat

Applicant's Name: Palmcorp Development Group, LLC
Address/Location: 10080 SW 61 AVE
Master Folio Number: 2050010090040
Additional Folio Number(s):
Name of Subdivision: Suburban Drive Estates T-Plat number:

PROPOSED # OF UNITS 2

SINGLE-FAMILY DETACHED UNITS: 2

SINGLE-FAMILY ATTACHED UNITS: 0

MULTIFAMILY UNITS: 0

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4421	PINECREST ELEMENTARY	66	0	0	YES	Current CSA
6701	PALMETTO MIDDLE	85	0	0	YES	Current CSA
7431	MIAMI PALMETTO SENIOR	185	0	0	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						

*An Impact reduction of 22.36% 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 **is Revoked.**

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

Carolina Rojas (BPD)

From: Villaamil, Vivian G. <VVillaamil@dadeschools.net> on behalf of Concurrency Management <concurrency@dadeschools.net>
Sent: Wednesday, May 27, 2015 5:54 PM
To: tonyconsulting@aol.com; Carolina Rojas (BPD)
Cc: Concurrency Management; Rijo-conde, Ana F.; Levine, Michael; Rodriguez, Ivan M.
Subject: Sunurban Drive Estates - PLT1407-0001 - School Concurrency Determination - No Impact - Revoked -PT2015050500377
Attachments: Suburban Drive Estates - PT2015050500377.pdf

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, the School District's Concurrency Determination revealed the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have not been impacted by the proposed development, which contains two single-family units.

Therefore, the application has complied with the requirements of public school concurrency and no further action is required at this time. If in the future, there is an increase in the number of residential units in this property, a new public school concurrency determination must be obtained prior to the Village of Pinecrest issuing any Development Order (D.O.)

Should you have any questions, please feel free to contact me at 305-995-7287.

Thank you.

Vivian G. Villaamil, Director
District MPO Liaison
Department of Planning, Design and Sustainability

Miami-Dade County Public Schools
305-995-7287

ENGINEERING
ENVIRONMENTAL
ECOLOGICAL

July 8, 2015

Ms. Kia Hernandez
Palmcorp Development Group
4904 SW 72 Avenue
Miami, Florida, 33155

Subject: **Environmental Impact Report**
10080 SW 61 Avenue
Pinecrest, Miami-Dade County, Florida
E Sciences Project Number 7-0237-001

Dear Ms. Hernandez,

E Sciences, Incorporated (E Sciences) is pleased to submit this Environmental Impact Report (Report) for the above-referenced property (the Site). The Report was prepared in general accordance with Proposal Number 7-0237-P01 dated June 25, 2015.

Background Information

E Sciences' understanding of the project is as follows:

- The Site consists of a ±2.5 acre parcel that contains one residence; it is proposed to be split into two residential parcels.
- As part of the plat review process, the Village of Pinecrest (Village) requires an assessment of the presence of protected species (plants and wildlife) on the property at the Site in accordance with Div. 6.8 of the Village code.
- If species are identified, a "Critical Habitat Management Plan" prepared by a professional biologist, ecologist, or other related professional will be required.

E Sciences was requested to perform an assessment to identify the presence of protected species at the Site.

Preliminary Research

E Sciences conducted a desktop review of select publically available data bases, including protected wildlife GIS data from the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Widlife Service (FWS). In addition, E Sciences reviewed the list of protected plant and wildlife species identified as occurring within the Village per Div. 6.8 of the Village code. Because the entire Site consists of uplands, E Sciences focused particular attention on protected upland species, including the following: rim rock crowned snake (*Tantilla oolitica*); little strongbark (*Bourreria cassinifolia*); Carter's small-flowered flax (*Linum carteri* var. *Carteri*); silver palm (*Coccothrinax argentata*); bahama brake (*Pteris bahamensis*); slender spleenwort (*Asplenium trichomanes-dentatum*), tropical ironwood (*Eugenia confusa*); Christmas berry (*Crossopetalum ilicifolium*); rhacoma (*Crossopetalum rhacoma*); pineland jacquemontia (*Jacquemontia curtissii*);

E Sciences, INCORPORATED
111 NE First Street, Suite 906 • Miami, FL 33132
ph 786-517-2632 fax 305-397-1556
www.esciencesinc.com

Florida five petaled leaf-flower (*Phyllanthus pentaphyllus* ssp. *Floridanus*); rockland painted leaf (*Poinsettia pinetorum*); and West Indian cherry (*Prunus myrtifolia*).

Site Assessment and Findings

E Sciences staff visited the Site on July 2, 2015 to determine the presence of protected plant and wildlife species. The field visit included a visual observations of accessible portions of the Site.

Overall, the site consists of maintained (mowed) turf grasses interspersed with stands of native and non-native tree species including live oak (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), and royal Poinciana (*Delonix regia*). Predominant shrub and understory plants observed within the tree stands included saw palmetto (*Serenoa repens*), live oak seedlings, Virginia creeper vine (*Parthenocissus quniquefolia*), wart fern (*Microsorum scolopendrium*), and rosary pea vine (*Abrus precatorius*). The perimeter of the house was interspersed with non-native landscape shrubs and groundcovers including croton (*Croton* sp.) and viburnum (*Viburnum* sp.).

No protected plant species were observed within the Site. In addition, no protected wildlife species or their habitats were observed within the Site. Limited contiguous natural areas (i.e. predominantly native trees and groundcovers) were present that would provide suitable habitat for wildlife.

We appreciate the opportunity to provide you with this Report. If you have any questions concerning the Report, please contact us at 954-484-8500.

Sincerely,
E SCIENCES, INCORPORATED

Brian Voelker
Senior Scientist

Justin Freedman
Senior Scientist

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court 4th Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6543

miamidade.gov

Date: 7/30/2015

To: Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Re: Tentative Plat, Number: T-23643 (2)
Subdivision: Suburban Drive Estates
Agenda Date: 07/31/2015

RECOMMENDATION: Overall Approved

This office has reviewed the referenced PLAT and recommends the following:

Office of Code Coordination and Public Hearings: (Approved)
Voice: 305-372-6764, Fax: 305-372-6543

Existing public water lines must be utilized to serve this subdivision. This office has no objection to the recordation of this plat.

The use of septic tanks is acceptable for this subdivision.

Concurrency Issued by the Municipality.

Water Control (Approved)
Voice: 305-372-6681, Fax: 305-372-6489

Project Area: 1.59 Acres
County Flood Criteria: + 6.0 ft. N.G.V.D. FEMA Flood Zone & Flood Elevation: X - 99

Site shall be filled in a manner so as to prevent the flooding of adjacent properties. Interceptor swales shall be constructed on-site with no encroachment over adjacent properties.

Delivering Excellence Every Day

Trees (Approved)
Voice: 305-372-6574

The site is within the boundaries of the City of Pinecrest. Therefore, the applicant should contact the City of Pinecrest at 305-234-2121 for any information relating to tree preservation requirements.

Pursuant to the minimum requirements of Section 24-49.9 of the Code of Miami-Dade County, (the Code), should there be exotic pest plant and nuisance species as listed in Section 24-49.9 of the Code present on the subject property, they shall be removed prior to development or redevelopment and developed property shall be maintained to prevent the growth or accumulation of prohibited species.

If you have any questions regarding elements of this review please contact the appropriate office using the provided contact phone number.

Sincerely,

Jose Gonzalez, P.E.
Senior Division Chief
Division of Environmental Resources Management
Regulatory and Economic Resources Department

Salomé Gonzalez

From: Tony Toledo <tonyconsulting@aol.com>
Sent: Tuesday, November 17, 2015 7:44 PM
To: Gus De Ribeaux; Salomé Gonzalez
Cc: vvillaamil@dadeschools.net; Pablo Palacios
Subject: Fwd: Suburban Drive Estates

Please see Olmstead reply as it pertains to the sisewalk. contribution.

-----Original Message-----
From: Stephen Olmsted (BPD) <solmsted@pinecrest-fl.gov>
To: Tony Toledo <tonyconsulting@aol.com>
Cc: Carolina Rojas (BPD) <rojas@pinecrest-fl.gov>
Sent: Tue, Nov 17, 2015 2:09 pm
Subject: RE: Suburban Drive Estates

Tony –

The condition requires payment of a fee in lieu of construction of sidewalks if they are not planned to be constructed adjacent to the adjoining roads at the time of building construction. Payment of the required fee would be required at the time of issuance of building permits. The required amount is $3.50 per square foot @ 4 inches depth except at driveway aprons where the fee is $4.50 per square foot at 6 inches depth.

I hope this helps.

Sincerely,

Stephen R. Olmsted, AICP, LEED-GA
Planning Director

Building and Planning Department
Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156

t (305) 234-2121 | f (305).234-2131

Solmsted@pinecrest-fl.gov
www.pinecrest-fl.gov

pinecrest-fl.gov

From: Tony Toledo [mailto:tonyconsulting@aol.com]
Sent: Monday, November 16, 2015 2:27 PM
To: Stephen Olmsted (BPD)
Cc: Carolina Rojas (BPD)
Subject: Suburban Drive Estates

Stephen, I'm following up on my request for the amount the developer needs to provide the city to comply with condition 6 (c) fourth bullet point, of the Development Order No. 2015-0609-2. for Suburban Drive Estates.

We are preparing the final plat package and require the amount to comply with the above noted condition.

Paid By EDWARD LONDON icate public_user 01/06/2016

Miami-Dade County, Florida Paid 11/25/2015 Receipt # ECHECK-16-060088 $21,774.06

2015 Real Estate Property Taxes

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

FOLIO NUMBER	MUNICIPALITY	MILL CODE
20-5001-009-0040	PINECREST	2000

Mailing Address
PALMCORP DEVELOPMENT GROUP LLC
4904 SW 72 AVE
MIAMI, FL 33155

Property Address
10080 SW 61 AVE

Exemptions:

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE PER	$1,000 OF TAXABLE VALUE	TAXES LEVIED
Miami-Dade School Board				
School Board Operating	1,193,942	7.41300	1,193,942	8,850.69
School Board Debt Service	1,193,942	0.19900	1,193,942	237.59
State and Other				
Florida Inland Navigation Dist	1,193,942	0.03200	1,193,942	38.21
South Florida Water Mgmt Dist	1,193,942	0.14590	1,193,942	174.20
Okeechobee Basin	1,193,942	0.15860	1,193,942	189.36
Everglades Construction Proj	1,193,942	0.05060	1,193,942	60.41
Childrens Trust Authority	1,193,942	0.50000	1,193,942	596.97
Miami-Dade County				
County Wide Operating	1,193,942	4.66690	1,193,942	5,572.01
County Wide Debt Service	1,193,942	0.45000	1,193,942	537.27
Library District	1,193,942	0.28400	1,193,942	339.08
Fire Rescue Operating	1,193,942	2.42070	1,193,942	2,890.18
Fire Rescue Debt Service	1,193,942	0.00860	1,193,942	10.27
Municipal Governing Board				
Pinecrest Operating	1,193,942	2.30000	1,193,942	2,746.07

Paid

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	FOOTAGE/UNITS	AMOUNT
T0004 GARB,TRASH,TRC,RECYCLE	@ 439.0000	1.000	439.00

Combined taxes and assessments $22,681.31

Save Time. Pay Online. www.miamidade.gov

↑ RETAIN FOR YOUR RECORDS ↑

2015 Real Estate Property Taxes ↓ DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT ↓ Duplicate public_user 01/06/2016

20-5001-009-0040
FOLIO NUMBER
10080 SW 61 AVE
PROPERTY ADDRESS

LEGAL DESCRIPTION
1 55 40 1 59 AC
MARTIN SUBURBAN ACRES PB 50-7
LOT 4
OR 14083-1655 0489 3

PALMCORP DEVELOPMENT GROUP LLC
4904 SW 72 AVE
MIAMI, FL 33155

1+205001009004 0+2015

Make checks payable to: **Miami-Dade Tax Collector**
(in U.S. funds drawn on U.S. banks)
Amount due May be Subject to Change Without Notice
Mail payments to:
200 NW 2nd Avenue, Miami, FL 33128

PAY ONLY ONE AMOUNT
If Paid By Please Pay
Nov 30, 2015 **$0.00**

Paid

1000000000000000002050010090040201500000000000000000000000

From: William Vento <wvento@palmcorpllc.com>
To: Tony Toledo <tonyconsulting@aol.com>
Subject: Fwd: T-23643 (Suburvan Drive Estates)
Date: Mon, Jan 18, 2016 3:15 pm
Attachments: image001.png (12K)

Sent from my iPhone

Begin forwarded message:

From: ken groce <kwgroce@att.net>
Date: January 16, 2016 at 9:46:00 AM EST
To: "William Vento" <wvento@palmcorpllc.com>, 'Gus De Ribeaux' <Gus@gdrpa.com>, 'PABLO PALACIOS' <ppalacios@palmcorpllc.com>
Subject: FW: T-23643 (Suburvan Drive Estates)

FYI

Ken Groce

Cherokee Consulting Inc

305.205.2361

kwgroce@att.net

From: Capote, Maria T. (WASD) [mailto:MCAPOT@miamidade.gov]
Sent: Friday, January 15, 2016 2:26 PM
To: Rodriguez, Leandro (RER) <lrod@miamidade.gov>; Ubieta, Jorge (RER) <joub@miamidade.gov>
Cc: Acevedo, Lilia (RER) <alilia@miamidade.gov>; Garcia, Sergio (WASD) <GARSERG@miamidade.gov>; Garcia Jr., Gonzalo (WASD) <GONZG@miamidade.gov>; Wayne, David (WASD) <DWAYNE@miamidade.gov>; Cruz, Manuel L. (WASD) <mancruz@miamidade.gov>; Vigil, Pedro (WASD) <vigilp@miamidade.gov>; Guerrero, Guillermo (WASD) <E314135@miamidade.gov>; Gomez, Jose (WASD) <JAGOMEZ@miamidade.gov>; Ken Groce <kwgroce@att.net>
Subject: T-23643 (Suburvan Drive Estates)

Jorge/Leo,

This is to inform you that M-DWASD is hereby releasing the above referenced final plat for approval, after complying with our requirements. Should you have any questions, please contact me. Thanks.

Maria T. Capote, Engineer II

Utility Unit Supervisor, Plans Review Section

New Customer Division

Miami-Dade Water and Sewer Department

786-268-5329

www.miamidade.gov/water

Connect With Us on Twitter | Facebook

MIAMI-DADE COUNTY
Delivering Excellence Every Day

miamidade.gov

Water and Sewer
P.O. Box 330316 • 3575 S. Lejeune Road
Miami, Florida 33233-0316
Telephone: 786-268-5360

May 28, 2015

Palm Corp Development Group LLC
4904 S.W. 72 Avenue
Miami, FL 33158

Re: Water and Sewer Availability for (15-322801) for "Suburban Drive Residence", construction and connection of 2 single family residences, located at 10080 S.W. 61 Avenue, Miami, Florida, Folio # 20-5001-009-0040.

Ladies and Gentlemen:

This letter is in response to your inquiry regarding water and sewer availability to the above-referenced property for the construction and connection of two (2) single family residences (3,001 – 5,000 square feet).

The County owns and operates existing twelve (12) inch water main located in S.W. 102 Street at S.W. 61 Avenue, to which the developer shall connect and extend an eight (8) inch water main westerly in S.W. 102 Street to the southwestern corner of the property.

There is no gravity sewer available in this area at the present time. The developer shall consult with the Miami-Dade County Department of Regulatory and Economic Resources for a permit to utilize a septic tank and drainfields for onsite sanitary sewage disposal. Other points of connection may be established subject to approval of the Department.

Construction connection charges and connection charges shall be determined once the developer enters into an agreement for water and sewer service, provided the Department is able to offer those services at the time of the developer's request. Information concerning the estimated cost of facilities must be obtained from a consulting engineer. All costs of engineering and construction will be the responsibility of the developer. Easements must be provided covering any on-site facilities that will be owned and operated by the Department.

This letter is for informational purposes only and conditions remain in effect for thirty (30) days from the date of this letter. Nothing contained in this letter provides the developer with any vested rights to receive water and/or sewer service. The availability of water and/or sewer service is subject to the approval of all applicable governmental agencies having jurisdiction over these matters. When development plans for the subject property are finalized, and upon

SUBURBAN DRIVE ESTATES

A PORTION OF LAND LOCATED IN THE S E 1/4
OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST,
VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:
ALVAREZ, AIGUESVIVES AND ASSOCIATES, INC., L B No. 6867
SURVEYORS · MAPPERS · LAND PLANNERS
5701 S W 107TH AVENUE SUITE 204, MIAMI, FL 33173
PHONE 305-220-2424 FAX 305-552-8181
JANUARY 2016

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

KNOW ALL MEN BY THESE PRESENTS:
THAT PALMCORP DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "SUBURBAN DRIVE ESTATES", THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:
LOT 4, MARTIN SUBURBAN ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA

IN WITNESS WHEREOF:
THE SAID PALMCORP DEVELOPMENT GROUP, LLC A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY TOSCA REAL ESTATE CORPORATION, A FLORIDA CORPORATION, ITS MANAGER, BY ITS PRESIDENT IN THE PRESENCE OF THESE TWO WITNESSES THIS 15th DAY OF January, A.D., 2016

PALMCORP DEVELOPMENT GROUP, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: TOSCA REAL ESTATE CORPORATION,
A FLORIDA CORPORATION, MANAGER

BY: _____
CARLOS E. TOSCA, PRESIDENT

WITNESSES

ACKNOWLEDGEMENT:
STATE OF FLORIDA
SS
COUNTY OF MIAMI-DADE
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, CARLOS E. TOSCA, PRESIDENT OF TOSCA REAL ESTATE CORPORATION, A FLORIDA CORPORATION, THE MANAGER OF PALMCORP DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.
WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF January AD 2016

NOTARY PUBLIC STATE OF FLORIDA

SALOME GONZALEZ
PRINTED NAME OF ACKNOWLEDGER

COMMISSION NUMBER FF 036586

MY COMMISSION EXPIRES JULY 16, 2017

VILLAGE OF PINECREST PLAT RESTRICTIONS:
THAT THE STREET, AVENUE AND DRIVE, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:
THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND AIR CONDITIONERS

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH THE COUNTY AND STATE REGULATIONS

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND

OWNER'S PLAT RESTRICTION:
THAT THE 10 FT. EASEMENT AS SHOWN BY DASHED LINES HEREON IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES

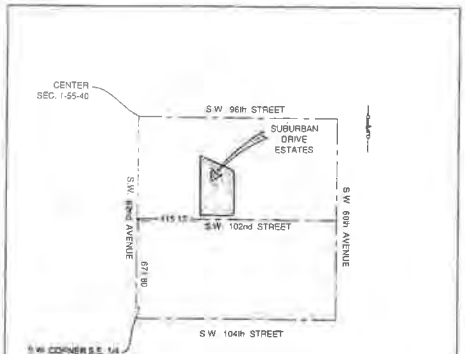
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED "SUBURBAN DRIVE ESTATES", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET

ALVAREZ, AIGUESVIVES AND ASSOCIATES, INC.
L B No 6867
5701 S W 107TH AVENUE, SUITE 204
MIAMI, FLORIDA 33173

RENE AIGUESVIVES
PROFESSIONAL SURVEYOR AND MAPPER
NO. 4327, STATE OF FLORIDA

"Village of Pinecrest zoning and land development regulations as now in effect or as same may be from time to time amended be deemed applicable to the area within which this subdivision is located shall be observed."

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LOCATION MAP
SCALE 1"=300'
SEC. 1-55-40

VILLAGE OF PINECREST APPROVAL:
THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES, BELOW THE LEVEL OF SERVICES PROVIDED IN THE VILLAGE OF PINECREST COMPREHENSIVE PLAN. THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY DEVELOPMENT ORDER NO _____ PASSED AND ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA, THIS _____ DAY OF _____ A.D., 20__.

SIGNED: _____ VILLAGE MAYOR

ATTEST: _____ VILLAGE CLERK

THIS PLAT HAS BEEN REVIEWED BY PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF PINECREST AND IT IS IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES. THIS PLAT APPEARS TO CONFORM WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS STATED IN THE VILLAGE OF PINECREST LAND DEVELOPMENT CODE AS AMENDED

SIGNED: _____ PLANNING DIRECTOR

RECORDING STATEMENT:

FILED FOR RECORD THIS ____ DAY OF _____ A.D., 20__ AT ____ : _____ .M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: _____
DEPUTY CLERK

MIAMI-DADE COUNTY APPROVALS:
THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE

CERTIFIED THIS _____ DAY OF _____, A.D., 20__

SIGNED: _____ DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS THIS _____ DAY OF _____, A.D., 20_____

SIGNED: _____ DIRECTOR

SIGNED: _____ COUNTY ENGINEER

MORTGAGE PLAT JOINERS:
KNOW ALL MEN BY THESE PRESENTS:
THAT LONDON FINANCIAL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED APRIL 17, 2014 AND RECORDED APRIL 22, 2014 IN CLERK'S FILE NO 20140287703 IN OFFICIAL RECORDS BOOK 29119, AT PAGE 1062 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS

IN WITNESS WHEREOF:

THAT LONDON FINANCIAL COMPANY, LLC., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THIS PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY I. EDWARD LONDON, AS MANAGER OF LONDON FINANCIAL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IN THE PRESENCE OF THESE TWO WITNESSES THIS 15th DAY OF January, A.D. 2016

LONDON FINANCIAL COMPANY, LLC. A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES

BY: _____
I. EDWARD LONDON
(PRINT NAME)

WILLIAM VENTO
(PRINT NAME)

SALOME GONZALEZ
(PRINT NAME)

ACKNOWLEDGEMENT
STATE OF FLORIDA
SS
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY THAT THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS I. EDWARD LONDON, AS MANAGER OF LONDON FINANCIAL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE EXECUTION TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.
WITNESS MY OFFICIAL SEAL THIS 15th DAY OF January, AD 2016

NOTARY PUBLIC
COMMISSION NUMBER: FF036586
MY COMMISSION EXPIRES: JULY 16, 2017

SALOME GONZALEZ
PRINTED NAME OF ACKNOWLEDGER

RENE AIGUESVIVES
P.S.M., NO. 4327

COMPANY SEAL

TOSCA REAL ESTATE CORPORATION

COMPANY SEAL

THIS PAGE INTENTIONALLY BLANK

TAB 22

THIS PAGE INTENTIONALLY BLANK

Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM
Department of Building and Planning

DATE: April 5, 2016

TO: Yocelyn Galiano Gomez, ICMA-CM, LEED-GA
Village Manager

FROM: Stephen R. Olmsted, AICP, LEED-GA
Planning Director

RE: Pinecrest Field Chalets – Final Subdivision Plat
8131 Southwest 124 Street

PETITION REQUEST

Mr. Eduardo Cusco (8131 SW Investment, LLC) (Owner) is requesting approval of a final subdivision plat ("Pinecrest Field Chalets Subdivision") for the division of property and creation of two (2) duplex residential lots on property located at 8131 Southwest 124 Street, Pinecrest, Florida, within the RU-2, Residential Duplex zoning district. Lot 1 is proposed to be 9,487.42 square feet in area; lot 2 is proposed to be 12,893.93 square feet in area. Each lot is proposed to accommodate one two-family residential duplex.

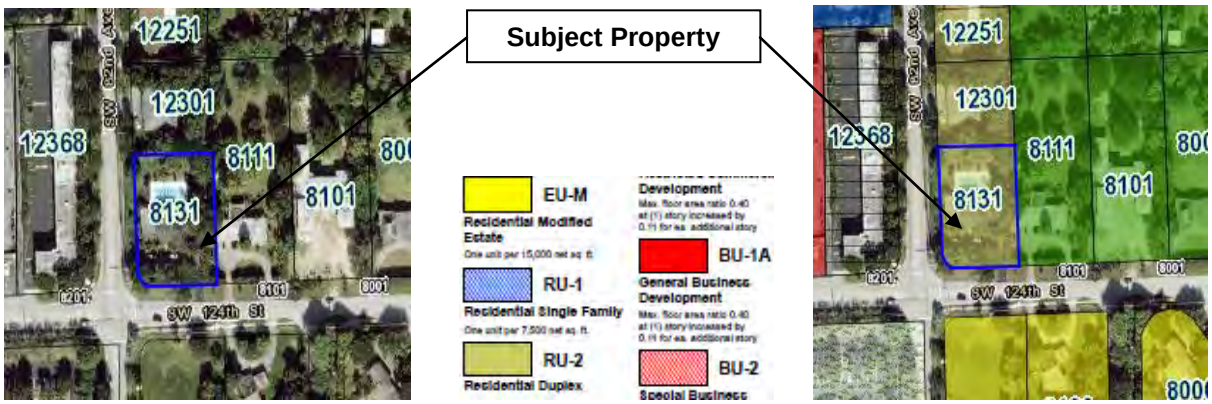
The preliminary subdivision plat was approved by the Village Council with conditions on September 8, 2015.

OWNER/APPLICANT

Mr. Eduardo Cusco (8131 SW Investment, LLC) is the owner of the subject property.

SITE LOCATION

The subject property is located at 8131 Southwest 124 Street, Pinecrest, Florida 33156 within the RU-2, Residential Duplex zoning district.



EXISTING CONDITIONS

The subject property currently includes a storage shed on site. Future development is expected to include a two-family duplex on each lot. Demolition of the storage shed that currently exists on the property, inconsistent with the setback requirements of the Land Development Regulations, will be required prior to recording the final plat.

PUBLIC COMMENT

The Building and Planning Department has received one letter of objection to the proposed final subdivision plat for the creation of two duplex lots. A copy of the e-mail correspondence is attached. Also attached are 3 letters of objection received at the time of review of the preliminary subdivision plat.

PINECREST LAND DEVELOPMENT REGULATIONS/FINDINGS

1. Article 8 of the Pinecrest Land Development Regulations includes standards for the subdivision and platting of property in the Village of Pinecrest.

2. A letter from Miami-Dade County Department of Regulatory and Economic Resources, Environmental Resources Management Division, dated May 14, 2015 indicates that existing water and sewer lines must be utilized to serve the proposed subdivision.

3. The Miami-Dade County Fire Rescue Department has indicated approval of the proposed tentative plat in correspondence dated May 27, 2015. It is recommended that compliance with Miami-Dade County Fire Rescue Department requirements relative to required fire control facilities and appurtenances be confirmed in writing prior to recording the final plat.

4. Iron pipes are indicated at the lot corners. Pursuant to sub-paragraph (s), permanent monuments of stone or concrete are required to be placed at all block corners. The applicant has indicated that concrete monuments will be set prior to recording the final plat. Confirmation of the setting of lot corners and permanent reference monuments (PRM) has not been provided. Confirmation of the setting of lot corners and permanent reference monuments will be required before recording the final plat. Alternatively, submittal of a surety bond to the Village of Pinecrest in the amount of $100.00 per lot corner and $300.00 per PRM with a 25% contingency will be required prior to recording the final plat.

5. Pursuant to the Village of Pinecrest's Land Development Regulations, a traffic study was required and has been submitted by the applicant's traffic engineer, Calvin Giordano. A copy of the completed traffic study is attached.

   The Calvin Giordano traffic study was initially reviewed by the Village's traffic engineering consultant, David Plummer & Associates, on December 11, 2015. Calvin Giordano subsequently addressed and resolved the review comments provided by David Plummer & Associates in a revised traffic study dated January 6, 2016. Correspondence from Mr. Juan Espinosa of David Plummer & Associates dated January 19, 2016 confirms that Calvin Giordano has addressed and has resolved all of the consultant's prior review comments.

   The Building and Planning Department expressed concerns regarding the need for traffic entering and exiting the subdivision lots to cross yellow cross-hatched markings that exist on the pavement adjacent to the subject property, intended to prevent traffic from crossing the pavement centerline.

   David Plummer and Associates indicates in attached correspondence dated March 16, 2016 that all driveway connections should be restricted to right-in, right-out movements because of the existence of dedicated turn lanes and solid yellow pavement markings on the SW 124 Street and SW 82 Avenue pavement adjacent to the subject property. David Plummer & Associates indicates that "Right-in/right-out driveways will minimize impacts by reducing the number of conflict points. It will provide a safer entry and exit from the development and will not interrupt the traffic operations of the signalized intersection".

   Attached aerial photographs provided by David Plummer & Associates show similar situations in other locations where residences and driveways have been developed adjacent to roadways with solid yellow markings preventing left turn in and left turn out movements.

Correspondence from the Miami-Dade County Traffic Engineering Division indicates that the construction of four dwelling units in place of one existing dwelling unit will have "insignificant" traffic impacts.

6. Swales within the adjacent SW 82 Avenue and SW 124 Street right-of-way consistent with requirements of the Village of Pinecrest Department of Public Works will be required. No asphalt will be allowed in the swales. No designated parking is allowed in the swales of the public rights-of-way and accommodations for all parking must be made within the property. All swales will need to be restored at the completion of construction.

7. All new driveways will require a driveway connection permit from the Village of Pinecrest.

8. Sub-paragraph (t) of the Village's platting provisions requires sidewalks adjacent to proposed and existing streets. A sidewalk exists adjacent to SW 82 Avenue and along a portion of the property boundary adjacent to SW 124 Street. Extension of the existing partial sidewalk adjacent to both SW 124 Street will be required. The pedestrian crosswalk ramp at the intersection will need to be improved to include the detectable warning pad. The applicant has indicated that sidewalks will be constructed during construction of the proposed utilities.

9. Sub-paragraph (u) requires review and approval of a stormwater management plan. A stormwater management plan and engineering plans will be required to be submitted, reviewed, and approved in conjunction with submittal of construction plans for the construction of dwelling units on each lot.

10. Utility easements are identified on the submitted plat. It is recommended that all utilities be installed underground.

11. Additional tree plantings will be required in the right-of-way swale areas of SW 82 Ave and SW 124 Street. A tree removal permit will be required before building permits are issued for the construction of a new home on either lot.

12. Miami-Dade County Public Schools has completed a final concurrency review and determined that the proposed subdivision will not create any additional requirements with regard to school concurrency and adopted levels of service.

13. Soil borings will be required at the time of permitting if the final plat is approved. It is expected that the soil on site will support the development of two duplex units as

proposed since the development on the property formerly included a single family residence and swimming pool.

14. The dimensional requirements of the RU-2, residential Duplex zoning district are provided for the Village Council's consideration as follows:

    a. Minimum lot area: 7,500 square feet (net).

    b. Maximum density: Two principal dwelling units per 7,500 net square feet in area.

    c. Maximum height: Principal use - One-story structure or portion of the structure that is one story: 24 feet. If the roof of the one story structure has a pitch of at least 6/12, then the peak of such roof may be 28 feet in height.

       Two-story structure or portion of the structure that is two-stories, 32 feet. Maximum height of the wall 26 feet. However, any portion of the building or structure with a flat roof shall not exceed 24 feet including the parapet.

       Wall height at side setback: 20 feet. The maximum wall height may increase by one foot for each additional foot of side setback provided beyond the minimum side setback requirement up to the maximum permitted height.

    d. Maximum lot coverage:

       i. Maximum building coverage (inclusive of all structures): 35 percent.

       ii. Maximum impervious surface ratio: 65 percent.

       iii. Minimum green space: 35 percent.

    e. Minimum lot width and street frontage: 75 feet.

    f. Minimum lot depth: 100 feet.

    g. Minimum setbacks and maximum floor area ratios: All development must comply with setbacks for wetlands. Also, the following setbacks apply within the RU-2 district:

       Front: 25 feet; Rear: 25 feet; Side 10 percent of the width of the lot or a minimum of 5 feet; Street Side: 15 Feet

h. Minimum size living area: 1,000 square feet.

RECOMMENDATION

Staff recommends approval of the proposed final subdivision plat subject to the following conditions of approval:

1. Installation and connection to water and sewer lines as required by the Miami-Dade County Water and Sewer Department.

2. Confirmation of approval of the final subdivision plat by the Miami-Dade County Fire Rescue Department prior to recording the final plat.

3. Demolition of the non-conforming storage shed on the property prior to recording the final pat.

4. Confirmation of the setting of lot corners and permanent reference monuments or submittal of a surety bond to the Village of Pinecrest in the amount of $100.00 per lot corner and $300.00 per PRM with a 25% contingency prior to recording the final plat.

5. Addition of a note on the final plat restricting driveway ingress and egress movements to right turn in and right turn out only.

6. Design and construction of swales within the adjacent SW 82 Avenue and SW 124 Street rights-of-way consistent with requirements of the Pinecrest Department of Public Works.

7. Approval of driveway connection permits from the Village of Pinecrest prior to the issuance of building permits.

8. Extension of pedestrian sidewalks along the entire length of the right-of-way adjacent to each of the subject lots as a condition of approval of building permits and improvement of the pedestrian crosswalk ramp at the intersection to include a detectable warning pad.

9. Review and approval of a stormwater management plan by the Village of Pinecrest prior to issuance of building permits.

10. Underground installation of all required utilities.

11. Planting of additional trees within the adjoining right-of-way swale areas of SW 82 Ave and SW 124 Street.

12. Review and approval of a separate tree removal permit prior to the removal of any trees on the subject property or within the adjoining road right-of-way.

13. Submittal of soil borings at the time of application for building permits on each lot.

THIS PAGE INTENTIONALLY BLANK

UPDATED 3/2/2016

Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM
Department of Building and Planning

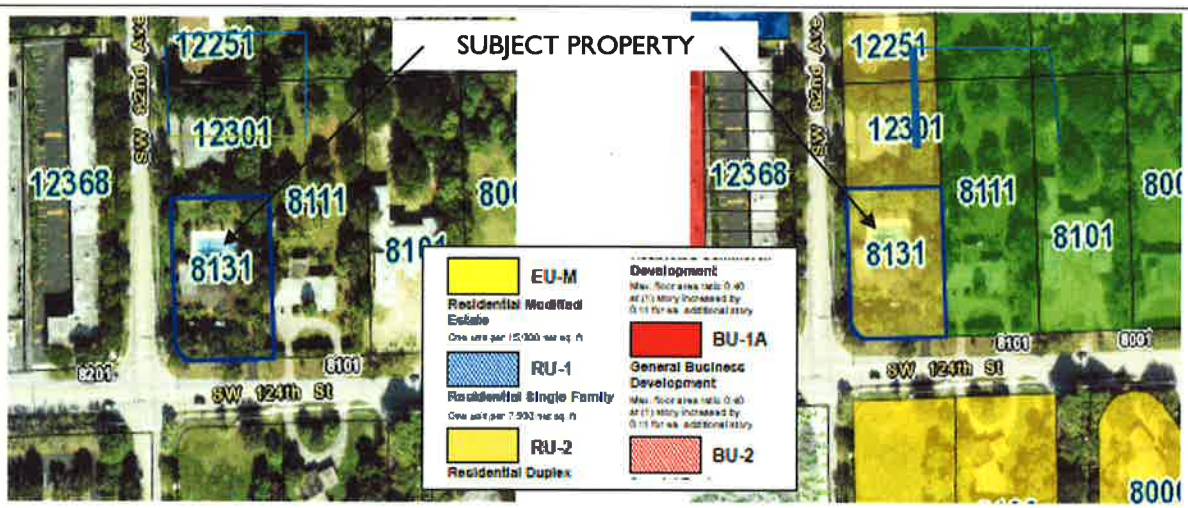
On **Tuesday, April 12, 2016 at 8:00 p.m.**, the Village Council will conduct the following public hearing at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

OWNER/APPLICANT: Mr. Eduardo Cusco/8131 SW Investment, LLC (Owner)
Marisela Pomenta /Viride Development, LLC (Applicant))

ITEM: Final Subdivision Plat (2 Lots)

LOCATION: The subject property is located at 8131 Southwest 124 Street, Pinecrest, FL 33156

REQUEST: Mr. Eduardo Cusco/8131 SW Investment, LLC (Applicant) and Marisela Pomenta/Virida Development, LLC are requesting approval of a final subdivision plat ("Pinecrest Field Chalets Subdivision") for the division of property and creation of two (2) duplex residential lots on property located at 8131 Southwest 124 Street, Pinecrest, Florida, within the RU-2, Residential Duplex zoning district. Lot 1 is proposed to be 9,487.42 square feet in area; lot 2 is proposed to be 12,893.93 square feet in area. Each lot is proposed to accommodate one two-family residential duplex.



All interested parties are urged to attend. Objections or expressions of approval may be made in person at the hearing or filed in writing prior to or at the hearing. Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121 or writing to the address indicated below, where a plan is on file.

You are hereby advised that if any person desires to appeal any decision made with respect to any other matter considered at this meeting or hearing, such person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of this proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Refer to the item number when making an inquiry.

In accordance with the American with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 no later than four (4) business days prior to such proceeding.

PUBLIC HEARING
MUNICIPAL CENTER

PUBLIC HEARING APPLICATION

Please check one:
- ☐ VILLAGE COUNCIL
- ☐ PLANNING BOARD

OFFICIAL USE ONLY
Application No.: _____
Date Received: _____

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- ☐ Change in Zoning District
- ☐ Use Variance
- ☐ Non-Use Variance
- ☐ Appeal of Decision of Planning Board
- ☐ Conditional Use
- ☑ Plat
- ☐ Entry Feature
- ☐ Site Plan
- ☐ Other _____

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit)		
Marisela Pomenta/ Viride Development, LLC.		
Mailing Address 3390 Mary St., Suite 116	City, State, Zip Coconut Grove, FL. 33133	Telephone (305) 495-2161 Fax
Name of Owner		
Eduardo Cusco		
Mailing Address 3390 Mary St., Suite 116	City, State, Zip Coconut Grove, FL. 33133	Telephone (305) 495-2161 Fax

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number 20-5015-005-0110 Address 8131 sw 124th St., Pinecrest, FL. 33156

Lot(s) 11 Block 01 Section _____ Plat Book No. 50 Page No. 28

LESS THE NORTH 125 FEET THEREOF

martina@viridevelop.com / mpomenta@viridevelop.com

12645 PINECREST PARKWAY, PINECREST, FLORIDA 33156 • (305) 234-2121 • FAX: (305) 234-2131 • E-MAIL: building@pinecrest-fl.gov

B. ADDRESS (If number has been assigned) 8131

C. SIZE OF PROPERTY 126.5 ft. X 178 ft. = 22,517 sq. ft.; 0.5169 acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

N/A

E. DATE SUBJECT PROPERTY WAS ACQUIRED MARCH 9, 2015

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)

Our intention is to divide the subject property into two lots. Lot 1 being the interior lot with 9,487 sq.ft. and lot 2, the corner lot with 12,894 sq.ft. Each proposed lot will accommodate a residential duplex.

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

The proposed development complies with the existing zoning classifications for the subject property, also the proposed lots are significantly larger than a regular 7,500 sq.ft. RU-2 lot.

Is this application the result of a Notice of Violation or deviation from approved plans? ☐ Yes ☑ No

Are there any existing structures on the property? ☐ Yes ☑ No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) _____

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.

12645 PINECREST PARKWAY, PINECREST, FLORIDA 33156 • (305) 234-2121 • FAX: (305) 234-2131 • E-MAIL: building@pinecrest-fl.gov

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

A. ☑ SURVEY OF PROPERTY: For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.

B. ☑ SITE DEVELOPMENT PLAN: Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.

C. ☑ LETTER OF INTENT: A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.

D. ☑ OTHER GOVERNMENTS/AGENCIES ENDORESEMENTS: All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.

E. ☑ OWNER'S AFFIDAVIT: Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.

F. ☑ TRAFFIC STUDY: A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 12 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following items, which are attached hereto and made a part of this application:

- ☐ Plans (Standard Size)
- ☑ Letter of Intent
- ☑ Survey
- ☑ Owner's Affidavit
- ☑ 35 MM Photo(s) (Mounted 8 ½ x 11)
- ☐ Letters from Area Residents
- ☐ Other _____

Please check only one of the following options:

☐ FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

☑ FOR PLANNING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 10 days of the decision.

12/10/15
Date

Applicant's Signature / Marisela Pomenta/ Viride Development, LLC
Print Name

Date

Applicant's Signature (if more than one) / Print Name

12645 PINECREST PARKWAY, PINECREST, FLORIDA 33156 • (305) 234-2121 • FAX: (305) 234-2131 • E-MAIL: building@pinecrest-fl.gov

I/We Eduardo Cusco as Owner (s) of Lot (s) 11

Block 1 Section _____ PB/PG 50-28

of property which is located at 8131 SW 124th St., Pinecrest, FL. 33156 desire to file an application for a public hearing before the ☑ Village Council ☐ Planning Board, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Planning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Planning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Planning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners.

I/We as the owners of the subject property (check one):

☑ do hereby authorize Marisela Pomenta/ Viride Development, LLC. to act on my/our behalf as the applicant.

☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Planning Board.

Owner's Name Eduardo Cusco Signature _____ Date 12/10/15

Owner's Name _____ Signature _____ Date _____

Notary to Owner: Martina Faillace COMMISSION # FF246700 EXPIRES: July 5, 2019 WWW.AARONNOTARY.COM

Applicant's Name Marisela Pometa Signature _____ Date 12/10/15

Notary to Applicant: Martina Faillace COMMISSION # FF246700 EXPIRES: July 5, 2019 WWW.AARONNOTARY.COM

12645 PINECREST PARKWAY, PINECREST, FLORIDA 33156 • (305) 234-2121 • FAX: (305) 234-2131 • E-MAIL: building@pinecrest-fl.gov

LETTER OF INTENT

8131 SW Investments,LLC.
RE: Public Hearing Application for 8131 SW Investments, LLC.

Dear Village of Pinecrest,

Please let this letter serve as the letter of intent requested by the Village of Pinecrest for the public hearing application. Our company, 8131 SW Investments, LLC, on behalf of the property owner, Eduardo Cusco, is proposing to divide the existing property into two RU-2 lots.

Property Information:

Address: 8131 SW 124th St, Pinecrest, FL 33156
Folio Number: 20-5015-005-0110
Lot(s): 11
Block: 1
Plat Book No.: 50 Page No.: 28

The property includes 22,381 sq.ft., 0.51 acres and is zoned RU-2. We are proposing to divide the existing property into two RU-2 lots. We are working with a developer who uses sustainable building practices including sustainable design materials and waste reduction. Our plan is to build one sustainable duplex on each lot, possibly becoming part of a comprehensive plan for a LEED neighborhood following the city's future plans.

In any case, our developer, VIRIDE Development LLC, along with the owner of the property are committed to the use of sustainable practices, and/or getting sustainable certifications. We currently do not have final plans but will make sure that everything is done according to city regulations and meets sustainability standards. (Please see the attached design concept).

Sincerely,

Eduardo Cusco
(305) 495-2161
mpomenta@gmail.com

DESIGN PROPOSAL 8131 SW 124 Street Pinecrest, Florida

Proposal for development of residential units with advanced sustainable design and construction.

Site Aerial Photograph

Background:

The parcel in question is located in the Village of Pinecrest in Miami-Dade County, a secluded neighborhood that differs from the rest of the cities within Miami, FL. Pinecrest is categorized by its dense vegetation, excellent public schools, and low urban density (average homes have lots of 1 acre).

The current use of this lot is single-family residential / RU-2: Residential Duplex.
(Survey Annex 1)

The lot is located on a duplex allowed area with a total area of 22,606 square feet. It is zoned RU-2 by the Village of Pinecrest with the possibility of replacing the given lots with the proposed frontage and the result can then be subdivided into two lots. This will allow the construction of one duplex per lot (2 dwelling units per lot) for a total of 4 units in the project. (Annex 2)

The Target Goals and Objectives:

Given the intent and interest of the Village of Pinecrest to be a "GREEN" city within the parameters of USGBC, we are to attempt to get the certification of at least 1 dwelling unit under the LEED certification parameters.
The 4 units could be designed within 2,200-2,500 square feet c / u, placing these in a price range that makes it a very liquid investment and minimizes the footprint of the project, contributing to the LEED certification.

Proposal Attempt Summary:

Two identical structures (duplex), two stories each (and the volumes authorized) with two dwelling units per structure for a total of 4 units for the entire lot.

Sustainable Initiatives to be Considered:

The internal distribution should be associated with the current trend of having social areas at ground level, where kitchen, dining room, and living room are integrated into one space and considering the possible addition of a small bedroom, covered parking for 1 car, and a half bathroom.
The second floor in this reference includes closets in all rooms, (2-3) and a walk in closet and dual sinks in the master bedroom. Washer and dryer can be located on the top floor as part of a closet / linen or utility closet.

Characteristics of sustainability and differentiation for the design draft should consider:

1. Design leading to minimal thermal load and need for air conditioning by using: passive ventilation, shading devices, light surfaces, exterior and interior insulation, window placements and selection must consider cross-ventilation criteria, even using roof openings or vertical bodies (stairs) to create a chimney effect.
   Roof must be painted white if exposed to direct sunlight without any further shading protection and/or green roof options. Roof structure should have adequate insulation to minimize thermal load. If the roof is not to be accessed, materials as composed polyurethane panels, used in airport roofing, and cold boxes should be considered.
2. Design that allows the maximum amount of external and use of daylight, to achieve minimum requirements for artificial lighting, and maximize the feeling of well being for connection to the external environment. Glazing protection must prevent direct sunlight and glare. Low UV glazing / windows with high visibility factors should be selected. Window framing with thermal bridge should be selected, and double glass if it is cost effective.
3. Windows must deliver maximum operational features to ensure control of atmospheres to occupants and to handle cross ventilation discretion and will. See above.
4. Design must be resistant to hurricanes and events, in line with "resilient buildings" for which it should consider:
   - All power and water connections, fuse boxes, communication boxes, pumps must be above the 100-year flood level for the area being developed.
   - Potable water storage capacity should be an option, associated with filtering and purification capacity (above the 100-year flood level) be capable of processing and storing drinking water. It should also provide connections to power critical circuits such as basic lights, communications, and water purification and pumping if installed. The emergency power capability could be of renewable sources as PV panels and / or wind, gas / gasoline powered emergency plants of sufficient capacity, as an owner option capable of holding minimum energy generation to maintain the safety condition.
5. Carry the minimum use of water by leveraging the use of health /low water consumption fixtures such as low flow toilets, showers, faucets, and lavatories considering using fixtures with at least the "water

sense" label. Likewise if washers, dryers, and dishwasher are part of the included equipment, all the selected appliances must be energy star and water sense labeled, preferably high efficiency laundry units.

6. Rain should be collected and stored for later use including irrigation and/or sanitary proposes. Means must be provided to allow infiltration back into the ground to avoid or diminish runoff into the public sewer system, and in any case to slow the runoff speed to avoid peak impacts to the local sewer and drainage system. Also infiltration will contribute to maintain the groundwater levels.
7. Preserving the maximum amount of vegetation is essential, both to minimize the impact of rainwater to control the heat load and to prevent the heat island effect. Landscaping must consider preserving shade trees to diminish heat load and rainwater erosion effect.
8. Must consider using dual purpose photovoltaic (PV) and / or water heating solar panels at select locations to generate part of the energy required by the individual, at least to ensure their operability as a safety scenario in case of a lack of energy. Solar panels should in turn act as shading devices, perhaps on the roofs of structures such as the pergola roof. This should be optional. Therefore, wiring must allow a "plug in" option to facilitate the installation and connection of the energy-producing units. The "feed in" option where the excess energy can be re-injected to the electrical grid, thus diminishing energy costs, should also be considered.
9. The best constructive system is limited by the requirements and local ordinances, so the best draft proposal, will obtain the best possible volume and distribution within the constraints of sustainability and ordinances.
10. The Landscape should be considered within the parameters of native / indigenous species from the region to eliminate or minimize water irrigation and maintenance. In any case, irrigation must never be potable water. Therefore treated gray water or harvested rainwaters should be the only source of irrigation water.

Construction materials:

Should be selected considering first the following criteria, whenever possible, and if cost effective, and / or if they do not represent any additional construction difficulty:

Locally manufactured materials (within a 500 mile radius)
Manufactured with or from recycled / salvaged materials
Manufactured from renewable materials (bamboo flooring, linoleum, etc.)
Materials that do NOT contain VOC. (Volatile Organic Components, used in paints, carpets, glues, etc.)
Easy to install and maintain.

Constructive methods that allow for faster and cleaner construction must be considered. Partially or totally prefabricated technologies should be considered.

Sanitary project:

Must consider double supply and drain grids.
Supply water: Potable circuit water, for faucets and lavatories, which can be used for drinking water. (Faucets and showers)
Treated water circuit: For use in WC flushing, laundry, irrigation, cleaning.
Drain water: Grey water circuit, from faucets, laundry and showers
Black water circuits: WC, dishwashers, and kitchen sink.
The circuits must allow for a separate connection of each circuit or joining them if no means of water treatment or differentiated use are going to be pursued by the final owner.

Hot water: If direct gas is available, tank-less gas heaters should be considered, but the hot water circuit should consider the possibility of connecting a solar heat panel at roof level as an optional. All the water piping must be insulated to diminish heat loss.
All sanitary piping, especially, the supply side (pressurized) should be installed behind accessible ducts following service ducts / corridors to ease maintenance

All selected fixtures must be low-flow / high-efficiency

The following treatment equipment must be considered but is a buyer option:
Grey water treatment plant
Grey / black water treatment plants
Water filters for municipal water
Human consumption level water treatment for municipal / grey / harvested water
Black water pre-treatment plant

Sanitary piping must be designed to allow for water treatment plants' easy connection.

Mechanical projects:

HVAC capacity will be calculated in conjunction with the architect, seeking to minimize the heat load as much as possible by utilizing shading devices, roofing insulation, and glazing exterior walls and openings.

HVAC technology should be the most efficient possible, within a reasonable cost / value ratio. VRF technology must be considered and the use of heat pumps / geothermal options must be evaluated under a cost / benefit criteria.
An individual ambient (delimited area) criteria must be used instead of a wholly central air conditioning solution.
Each room must have its own control and be able to operate independently from the other rooms.
A fresh air supply system must be included, with adequate moisture and filter controls to ensure high-quality and clean air at correct moisture levels for every room.
Fresh air will be supplied to the whole building if occupied.

AC power will NOT be connected to the circuits that could be powered by the renewable resources and / or emergency circuits.
Fresh air supply WILL be connected to the critical backup circuit.

Electricity:

Separate circuits must be designed and built: a critical supply circuit that will eventually be connected to the backup systems being them renewable or not.
Communications, lights, ventilation, critical water pumps and a small fridge should be able to be powered by this critical backup circuit.
The critical circuit must provide means to allow the connection of power sources such as PV panels on the roof or emergency generator place in the garage or a machine room space designed for that purpose.

The option of a common neighborhood critical power circuit where all the homes are interconnected to a common owner source should be considered.

Artificial light must be kept to a minimum using natural daylight, windows and solar tubes, and skylights whenever possible. It is recommended to include an illumination engineer.

All electrical connections, fuse boxes, power meters, generators, must be placed above the 100-year flood level.

Delivery format of the draft:

- Design Proposal Agreement
- Plans of internal distribution of proposed housing includes electrical and mechanical ready to be presented to the city.
- Location and implementation plans
- Architectural and Construction Documents
- Renderings of such proposals

Measures to be aware of for construction materials:

- Glare index from glass elements (doors, windows, etc.)
- Visual Transmittance (VT)
- Daylight modeling software: lightscape, radiance, lumenmicro, superlite.

VILLAGE OF PINECREST, FLORIDA
VILLAGE COUNCIL

DEVELOPMENT ORDER

HEARING NUMBER:	2015-0908-1
APPLICANT:	EDUARDO CUSCO (8131 SW INVESTMENT, LLC)
HEARING DATE:	SEPTEMBER 8, 2015
RELIEF SOUGHT:	APPROVAL OF A PRELIMINARY SUBDIVISION PLAT ("PINECREST FIELD CHALETS SUBDIVISION") FOR THE DIVISION OF PROPERTY AND CREATION OF TWO (2) DUPLEX RESIDENTIAL LOTS (LOT 1 IS PROPOSED TO BE 9,487.42 SQUARE FEET IN AREA AND LOT 2 IS PROPOSED TO BE 12,893.93 SQUARE FEET IN AREA)
LOCATION:	8131 SOUTHWEST 124 STREET

The request for approval of a request filed by Eduardo Cusco (the "Applicant") came to be heard before the Village Council of the Village of Pinecrest, Florida (the "Village Council") at a public hearing held on September 8, 2015. The Village Council having considered the relief sought by the Applicant and having the benefit of receiving testimony and evidence related to the request from the Applicant and their representative, the administrative staff of the Village of Pinecrest, Florida and affected persons, heard arguments and observed the candor and demeanor of witnesses and therefore, find that:

1. The application for the relief sought was made in a manner consistent with the requirements of the Land Development Regulations adopted by the Village of Pinecrest, Florida.

2. The Applicant has established by substantial competent evidence a basis for the relief sought.

3. The Applicant's request for relief is hereby granted subject to the conditions included in Paragraph 6 of this approval.

4. This Order shall take effect immediately upon execution by the Village Clerk.

5. All further development on the property shall be made in accordance with the terms and conditions of this approval and that the property shall be developed substantially in accordance with the plans previously submitted and on file in the Building and Planning Department.

6. The Village Council hereby determines that the Applicant shall satisfy the conditions and requirements of the Village of Pinecrest, Florida Code of Ordinances and those

applicable sections of the Code of Miami-Dade County, Florida. Furthermore, it must insure that:

a) The Applicant shall comply with all applicable Village Codes and the Florida Building Code regarding the development contemplated with this approval;

b) The Applicant shall comply with all terms, conditions and provisions imposed by the Village Council, and the recommendations of the administrative staff of the Village of Pinecrest, Florida, including all life, health and safety codes pertaining to this development prior to the issuance of any building permits;

c) This approval is conditioned upon the following:

- Submittal of a Title Commitment showing all easements and encumbrances prior to consideration of the final plat;
- Confirmation of final review and approval of the proposed preliminary plat including any proposed revisions by the Miami-Dade County Water and Sewer Department, Department of Economic and Regulatory Resources, Public Works and Waste Management Department, and Fire Rescue Department prior to submittal of a final plat;
- Demolition of all non-conforming structures inconsistent with the setback requirements of the Land Development Regulations;
- All proposed and required water, sewer, electric, telephone, gas, and drainage easements shall be shown on the final plat pursuant to the requirements of Division 8.2, sub-paragraphs (k) and (x);
- All required utilities shall be installed underground;
- Design and construction of swales within the adjacent Southwest 82 Avenue and Southwest 124 Street rights-of-way consistent with requirements of the Village's Department of Public Works;
- Indication of extension of existing partial sidewalks adjacent to both Southwest 82 Avenue and Southwest 124 Street on the final plat (Note: The pedestrian crosswalk ramp at the intersection will need to be improved to include the detectable warning pad);
- Review and approval of a stormwater management plan by the Village prior to consideration of the final plat;
- Submittal of an environmental impact report indicating the existence of any protected species at the time of review of the final plat, prior to the commencement of any construction;
- Review and approval of a separate tree removal permit prior to the removal of any trees on the subject property or within the adjoining road right-of-way;
- Indication of required water and sewer lines and connections shall be shown on the final plat;
- Indication of telephone, electric, gas, and cable utility providers on the final plat;
- Submittal of a traffic study and demonstration of compliance with the Village's traffic concurrency requirements prior to review of the final plat;
- Additional tree plantings will be required in the right-of-way swale areas of Southwest 82 Avenue and Southwest 124 Street, consistent with requirements of the Village's Land Development Regulations. Required trees shall be planted consistent with an approved landscaping plan, to be reviewed and approved prior to the issuance of building permits;
- Correction of required side setback information to reflect requirements of the RU-2 zoning district requirements;
- All new driveways will require a driveway connection permit from the Village prior to construction; and
- Required traffic impact study be subject to peer review and include a review of limiting orientation of structures to 82nd Avenue.

d) Copies of all applicable permits by other regulatory agencies shall be provided to the Village of Pinecrest, Florida prior to the issuance of any permits.

7. The public record, including but not limited to the Village Council and staff reports, comments and recommendations on the subject application, and the agenda materials provided to the Village Council, along with sworn testimony and evidence established before the Village Council are hereby incorporated by reference.

PASSED AND ADOPTED this 8th day of September, 2015 by the Village Council as follows:

Councilmember Ball	Aye
Councilmember Kraft	Nay
Councilmember McDonald	Aye
Vice Mayor Ross	Aye
Mayor Lerner	Nay

EXECUTED this 7th day of October, 2015.

VILLAGE OF PINECREST, FLORIDA

Guido H. Inguanzo, Jr., CMC
Village Clerk

PINECREST FIELD CHALETS

P.B.____ PG.____

SHEET 1 OF 1

A REPLAT OF LOT 11, BLOCK 1, SUNILAND ESTATES,
IN SECTION 15, TOWNSHIP 55 SOUTH, RANGE 40 EAST,
RECORDED IN PLAT BOOK 50 AT PAGE 28 OF THE
THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

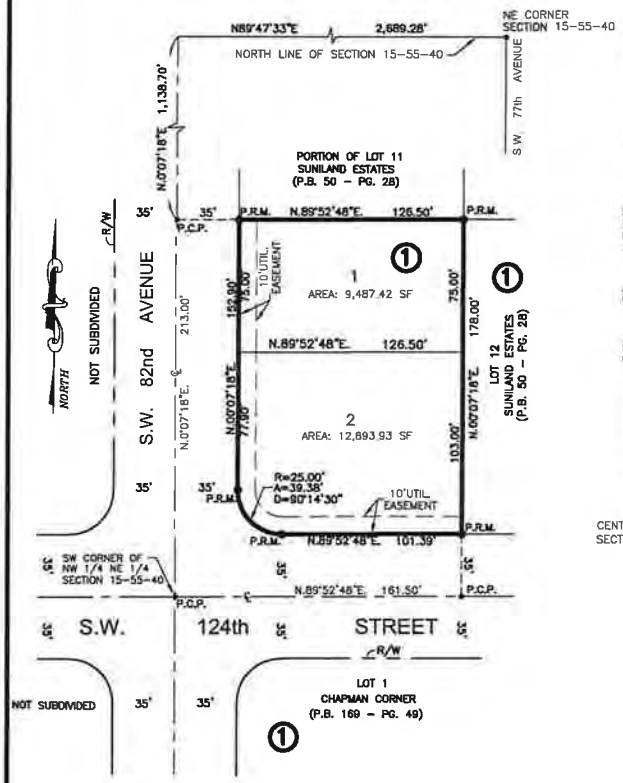
PREPARED BY:
AMERICAN SERVICES OF MIAMI, CORP.
CONSULTING ENGINEERS LAND SURVEYORS
9370 S.W. 72nd STREET., #102, MIAMI, FLORIDA 33173
PHONE: (305) 598-5101 FAX: (305) 598-8627

DECEMBER 2015

SCALE: 1" = 30'

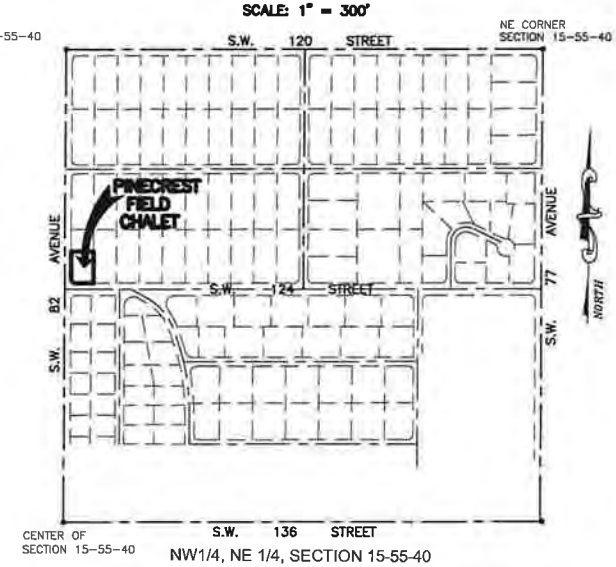
0 15 30 60 90

GRAPHIC SCALE



LOCATION MAP

SCALE: 1" = 300'



NW1/4, NE 1/4, SECTION 15-55-40

SURVEYORS NOTES:

℄	=	DENOTES CENTERLINE
⅊	=	DENOTES SECTION LINE
● P.R.M	=	DENOTES PERMANENT REFERENCE MONUMENT
○ PCP	=	DENOTES PERMANENT CONTROL POINT
R	=	DENOTES RADIUS
A	=	DENOTES ARC LENGTH
D	=	DENOTES CURVE DELTA (ANGLE)
R/W	=	DENOTES RIGHT-OF-WAY
UTIL	=	DENOTES UTILITY
P.B.	=	DENOTES PLAT BOOK
PG.	=	DENOTES PAGE

BEARING SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, ALONG THE CENTERLINE OF SW 147th AVENUE WHICH BEARS N.00°07'18"E

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANYOTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTRY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED PINECREST FIELD CHALETS IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION; THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177 PART I, FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

AMERICAN SERVICES OF MIAMI, CORP.
9370 S.W. 72ND STREET, SUITE 102
MIAMI, FLORIDA 33173
CERTIFICATE OF AUTHORIZATION No.LB 6683

ED PINO, PRESIDENT
PROFESSIONAL LAND SURVEYOR AND MAPPER #6771
STATE OF FLORIDA

VILLAGE OF PINECREST APPROVALS:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES, BELOW THE LEVEL OF SERVICES PROVIDED IN THE VILLAGE OF PINECREST COMPREHENSIVE PLAN, THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY DEVELOPMENT ORDER No._____ PASSED AND ADOPTED BY THE VILLAGE COUNCIL ON THE VILLAGE OF PINECREST, FLORIDA, THIS _____DAY OF _____, A.D., 2016

SIGNED:_____ VILLAGE MAYOR
CINDY LERNER

ATTEST:_____ VILLAGE CLERK
GUIDO H. INGUANZO, JR., CMC

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF PINECREST AND IT IS IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES. THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS STATED IN THE VILLAGE OF PINECREST LAND DEVELOPMENT CODE, AS AMENDED

SIGNED:_____ PLANNING DIRECTOR
STEPHEN R. OLMSTED

MIAMI-DADE COUNTY:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE CERTIFIED THIS _____ DAY OF _____ A.D. 2016.

SIGNED:_____ DIRECTOR OF PUBLIC WORKS

KNOW ALL MEN BY THESE PRESENTS:

THAT 8131 SW INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSE TO BE MADE THE ATTACHED PLAT ENTITLED PINECREST FIELD CHALETS, THE SAME BEING A RE-PLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

LOT 11 LESS THE NORTH 125 FEET, BLOCK 1, OF SUNILAND ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THE AVENUE AND STREET AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OF REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/ OR AIR CONDITIONERS

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND

VILLAGE OF PINECREST PLAT RESTRICTIONS:

OWNERS PLAT RESTRICTIONS:

THE 10' UTILITY EASEMENT, AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT, IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES

IN WITNESS WHEREOF:

THAT THE SAID 8131 SW INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS MANAGER, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____ A.D., 2015.

BY: 8131 SW INVESTMENTS, LLC

WITNESSES: _____ BY: _____
EDUARDO CUSCO, MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, EDUARDO CUSCO, MANAGER OF, 8131 SW INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D., 2015.

MY COMMISSION EXPIRES: _____ BY: _____
NOTARY PUBLIC STATE OF FLORIDA

COMMISSION NUMBER: _____

_____
PRINTED NAME OF ACKNOWLEDGER

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ A.D., 2016 AT _____:_____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA. ATTEST: HARVEY RUMIN, CLERK OF CIRCUIT COURT

BY: _____ DEPUTY CLERK

Pinecrest Field Chalets
Traffic Impact Statement
CGA PROJECT: 15-8082

Prepared for:

Viride Development, LLC
3390 Mary Street, Suite 116
Coconut Grove, FL. 33133

By:

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

November 9, 2015
Revised January 6, 2016

TABLE OF CONTENTS

1. INTRODUCTION 1

2. EXISTING CONDITIONS 1

2.1 Data Collection 2

2.2 Trip Generation 4

2.3 Trip Distribution/Assignment 5

3. EXISTING CONDITIONS ANALYSIS 6

3.1 Roadway Segment Level of Service Summary 6

3.2 Intersection Level of Service Summary 12

4. SITE DRIVEWAY ANALYSIS 12

5. CONCLUSION 13

List of Appendices

Appendix A: Conceptual Site Plan/Tentative Plat
Appendix B: Traffic Data Turning Movement Counts
Appendix C: Growth Rate/Historical Traffic Data/Miami Dade County Traffic Signal Sheets/Signal 4 Analytics Crash History
Appendix D: Intersection Volume Development Worksheets
Appendix E: Synchro Output Sheets – Existing + Committed Trips
Appendix F: Synchro Output Sheets – Existing + Committed Trips + Site Generated Trips
Appendix G: Traffic Study Methodology Memorandum

List of Tables

Table 1-Trip Generation.....3

Table 2- Trip Generation 3

Table 3-Trip Distribution.....4

Table 4- Trip Assignment.....4

Table 5 –Existing Conditions Level of Service Analysis.....9

Table 6- Future Conditions Level of Service Analysis 10

Table 7- Intersection Level of Service.....11

List of Figures

Figure 1 Project Location Map.....3
Figure 2 AM Peak Hour Existing + Committed Volumes.....8
Figure 3 PM Peak Hour Existing + Committed Volumes.....8
Figure 4 Signal 4 Analytics Heat Map 13

PROFESSIONAL ENGINEER CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida practicing with Calvin, Giordano & Associates, Inc., a corporation authorized to operate as an engineering business, EB 00006500, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluation, findings, opinions, conclusions, or technical advice hereby for:

PROJECT: Pinecrest Field Chalets Traffic Impact Statement

LOCATION: Pinecrest, Florida

I acknowledge that the procedures and references used to develop the opinion are standard to the professional practice of transportation engineering as applied through professional judgment and experience.

NAME: Eric S. Czerniejewski, P.E.

P.E. NO.: 58002

DATE: 01/06/16

SIGNATURE: _____

ERIC S. CZERNIEJEWSKI
LICENSE
01/06/16
No. 58002
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

1. Introduction

Calvin, Giordano & Associates, Inc. was retained by Viride Development, LLC to prepare a traffic impact statement to document the impact to the Village roadway network for the proposed Pinecrest Field Chalet Project. The proposed project is located north of SW 124 Street and east of SW 82nd Avenue within the Village of Pinecrest. The redevelopment site will consist of two duplex units which replaces the existing single family home that resided on this lot. The address of the project is 8131 SW 124 Street in Pinecrest, Florida. The tentative plat for the two duplexes has been pre-approved by Miami Dade County. The parcel is to be divided in two and a duplex is to be added on each subdivided lot. A copy of the tentative plat and the proposed site plan has been provided as Appendix 1. The expected build out of the project is 2016.The traffic analysis included within this traffic statement has been prepared per the traffic study methodology memorandum dated October 27, 2015 as approved by the Village of Pinecrest and their traffic review Consultant.

2. Existing Conditions

The roadway system in the vicinity of the project site includes SW 82nd Avenue and SW 124th Street; both are two lane local streets with one through lane in each direction and miscellaneous turning lanes at the intersection. Access to the parcel will be provided via driveway connections on SW 82nd Avenue and SW 124 Street as shown on the enclosed tentative plat and conceptual site plan. There is one existing driveway on SW 82nd Avenue and one driveway on SW 124th Street that serves the existing single family residence currently. One additional driveway is being proposed on to SW 82nd Avenue and the other existing driveway locations on both SW 82nd Avenue and SW 124th Street are being revised slightly in order to be compatible with the proposed duplex units.

2.1 Data Collection

Turning movement counts (TMC's) from data collected during the AM and PM peak period on a typical weekday at the directly accessed primary intersection adjacent to the proposed development were used for capacity analysis. A seasonal factor obtained from the 2014 FDOT Florida Traffic Information DVD of 1.02 was used to adjust the raw turning movement counts to peak season turning movement counts. The raw turning movement counts including other relevant traffic data are included in Appendix B. The location of the turning movement count is listed below:

1. SW 124 Street and SW 82nd Avenue

Figure 1 Project Location Map

2.2 Trip Generation

The trip generation for the Pinecrest Field Chalets was based on information contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition). According to the subject ITE Manual, the most appropriate ITE land use categories for the existing and proposed development are land use 230 - "Residential Condominium/Townhome" and Land Use 210 – "Single Family Detached Housing". The trip generation rates used to determine the vehicle trips associated with this analysis is presented below in Tables 1 and 2.

Table 1

ITE Land Use Code	Description	Unit*	Total Units	Total Trips			Entering			Exiting		
				AM Peak	*PM Peak*	*Daily*	*AM Peak*	*PM Peak*	*Daily*	*AM Peak*	*PM Peak*	*Daily*
Existing												
210	Single-Family Detached Housing	Dwelling Units	1	1	1	10	0	1	5	1	0	5
Total				**1**	**1**	**10**	**0**	**1**	**5**	**1**	**0**	**5**
Proposed												
230	Residential Condominium/Townhouse	Dwelling Units	4	4	4	32	1	3	16	3	1	16
Total Proposed Traffic				**4**	**4**	**32**	**1**	**3**	**16**	**3**	**1**	**16**
Net Traffic				**3**	**3**	**22**	**1**	**2**	**11**	**2**	**1**	**11**

Table 2

ITE Land	Description	Equation	Directional	
			Entering	Exiting
Daily				
210	Single Family	T = 10 (X) #	50%	50%
230	Condo/Town home	T = 8 (X) #	50%	50%
AM PEAK				
210	Single Family	T = 0.75 (X)	25%	75%
230	Condo/Town home	Ln(T)= 0.80 Ln(X) + 0.26	17%	83%
PM PEAK				
210	Single Family	T = 1.00 (X)	63%	37%
230	Condo/Town home	Ln(T)= 0.82 Ln(X) + 0.32	67%	33%
# Daily Trip Rate for residential taken from Village of Pinecrest Code				

The Village of Pinecrest requested that committed trips be added to the intersections and arterials for the approved but unbuilt Pinecrest Shops located at the northeast corner of South Dixie

Highway and SW 124th Street. A copy of the trip distribution and assignment for the committed trips included has been provided in the Appendix.

2.3 Trip Distribution/Assignment

The trip distribution and assignment for the project were based on Miami Dade County's cardinal distribution for the study area. Table 3 and 4 summarizes the cardinal distribution data for traffic analysis zone 1133 which is applicable to the projects site per the latest 2040 SERPM data published by Miami Dade County. The traffic analysis zone data from the 2040 SERPM model has been provided in the Appendix.

Table 3

Trip Distribution and Assignment	
Direction	% of Total Trips
North: Northwest	27.95%
North: Northeast	27.95%
South: Southwest	4.16%
South: Southeast	0.00%
East: Northeast	0.39%
East: Southeast	0.00%
West: Northwest	22.92%
West: Southwest	16.63%
TOTAL:	100.00%

Source: Miami Dade County 2040 SERPM

Table 4

YEAR	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2010	27.8	0.95	0	0	5.31	15.65	25.05	25.24
2040	27.95	0.39	0	0	4.16	16.63	22.92	27.95
2016	27.83	0.84	0	0	5.08	15.85	24.62	25.78
Source: Miami Dade County MPO 2010 and 2040 SERPM								

Based on the above the following traffic assignment being assumed for the proposed development is:

- 54% to and from the north via SW 82nd Avenue
- 5% to and from the south via SW 82nd Avenue
- 1% to and from the east via SW 124 Street
- 40% to and from the west via SW 124 Street

3. Existing Conditions Analysis

Analysis of existing traffic conditions was performed for the AM and PM peak hour conditions on the directly accessed roadway segment adjacent to the project development. The Florida Department of Transportation (FDOT) Generalized Level of Service (LOS) Tables were used to identify the vehicular capacity on the roadway segments. Intersection levels of service were determined for the AM and PM peak period conditions using Synchro (version 9.1) based on the procedures of the Highway Capacity Manual (HCM) at all intersections within the study area. The levels of service thresholds used for the analysis are based on the "Generalized" tables for Urbanized Areas within the FDOT Level of Service Handbook. The Village of Pinecrest adopted LOS threshold for these local non FDOT Interstate Highway facilities is Level of Service "E" per Table 5-11 of the Village of Pinecrest Transportation Concurrency standards.

Level of Service (LOS) is a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience.

Six (6) LOS are defined for each type of facility that have HCM analysis procedures available. Letters designate each level, from A to F, with LOS A representing the best operating conditions and LOS F the worst. Each level of service represents a range of operating conditions and the driver's perception of those conditions. Safety is not included in the measures that establish service levels.

In Miami Dade County, an Urban Infill Area has been initiated to focus redevelopment on an urban core. The Urban Infill Area in Miami Dade County is defined as that part of the County located east of and including SR 826 (Palmetto Expressway) and NW/SW 77th Avenue excluding the area north of SR 826 and west of I-95. This redevelopment project is located within the urban development boundary but outside the Urban Infill area.

3.1 Roadway Segment Level of Service Summary

The AM and PM peak hour weekday link volumes within the study area were based on the 2014 turning movement counts collected at the intersection of SW 124 Street and SW 82nd Avenue on 02/12/2014. The AM and PM adjusted turning movement volumes for the buildout year of 2016 with committed trips applied for the approved but unbuilt Pinecrest Shops site are shown on Figures 2 and 3. The AM and PM adjusted turning movement volumes for the buildout year of 2016 with committed trips for the approved but unbuilt Pinecrest Shops site with the site

generated trips for this project are shown on Figures 4 and 5. The resulting link analysis is summarized in Tables 5 and 6.

The link maximum service volumes used in this study are derived from the 2013 FDOT Quality/Level of Service Handbook. Table 3-1 includes facility type, number of travel lanes, adjusted existing AM and PM peak hour volumes, AM and PM peak hour maximum service volumes, the adopted level of service standard and AM and PM peak hour level of service.

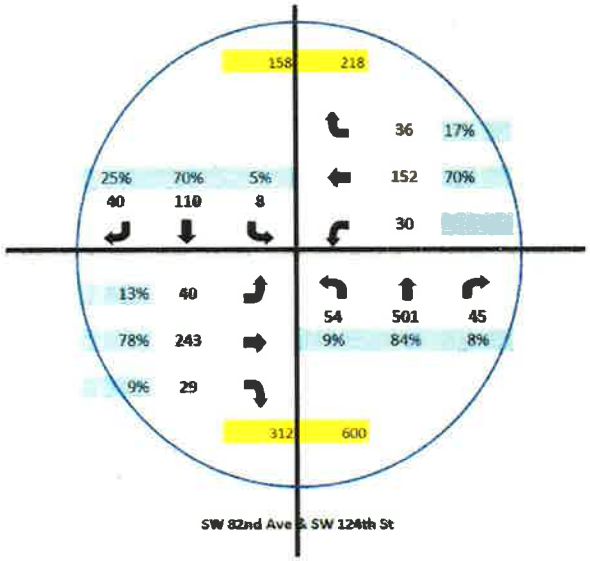


Figure 2 AM Peak Hour Existing + Committed Volumes

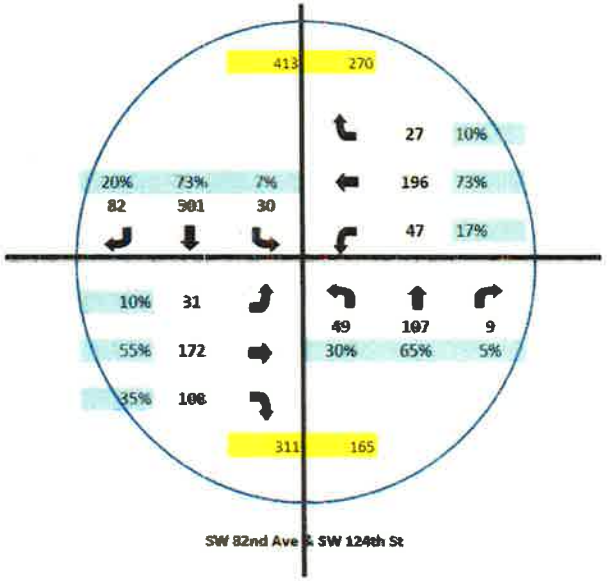


Figure 3 PM Peak Hour Existing + Committed Volumes

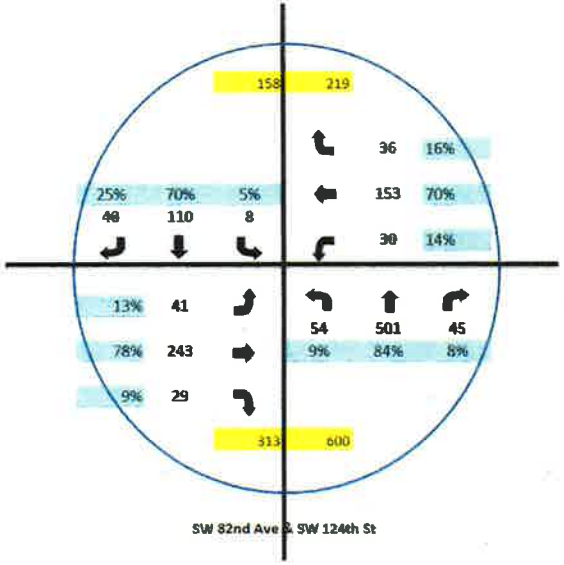


Figure 4 AM Peak Hour Existing + Committed + Site Volumes

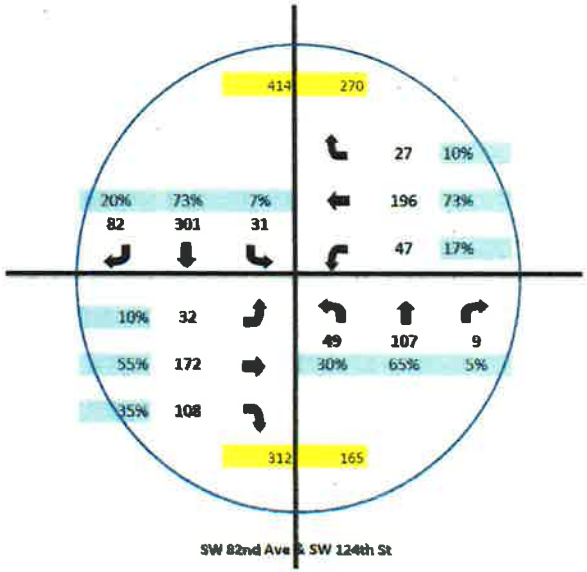


Figure 5 PM Peak Hour Existing + Committed + Site Volumes

Table 5

Existing Conditions Level of Service Segment Analysis

Peak Hour Volume Level Of Service Analysis (Existing + Committed)						
			AM Peak Hour		PM Peak Hour	
LOCATION	ROADWAY TYPE	PH LOS "D" Volume*	Existing Peak Hour (PH) Volume**	Existing Peak Hour LOS	Existing Peak Hour (PH) Volume**	Existing Peak Hour LOS
SW 124th Street between SW 82nd Avenue and Palmetto Road	2L	1,440	516	D or better	482	D or better
SW 82nd Avenue between SW 124th Street and SW 120th Street	2L	1,440	736	D or better	579	D or better

* - From FDOT Generalized LOS Tables (2LU - 1600x.9 = 1440)

** - 2014 Collected Data (Adjusted to 2016 + Committed Trips from Pinecrest Shops Traffic Study)

Table 6

Future Conditions Level of Service Segment Analysis

Peak Hour Volume Level Of Service Analysis (Existing + Committed + Site)						
			AM Peak Hour		PM Peak Hour	
LOCATION	ROADWAY TYPE	PH LOS "D" Volume*	Future Peak Hour (PH) Volume*	Existing Peak Hour LOS	Future Peak Hour (PH) Volume*	Existing Peak Hour LOS
SW 124th Street between SW 82nd Avenue and Palmetto Road	2L	1,440	517	D or better	483	D or better
SW 82nd Avenue between SW 124th Street and SW 120th Street	2L	1,440	736	D or better	579	D or better

* - From FDOT Generalized LOS Tables (2LU - 1600x.9 = 1440)

** - 2014 Collected Data (Adjusted to 2016 + Committed Trips from Pinecrest Shops Traffic Study)

3.2 Intersection Level of Service Summary

The collected turning movement counts were converted to average turning movement volumes by applying a peak season conversion factor (PSCF). The peak season conversion factors were obtained from the 2014 Florida Traffic Information & Highway DVD/Florida Traffic Online. Based on FDOT's Peak Season Category report, the adjustment factor for data collected during this time period is 1.02. The historic growth rate in the area was evaluated based on historical AADT information provided in the permanent count stations shown in the FDOT DVD/Florida Traffic Online. An annual growth rate of 0.5% will be applied since AADT has been relatively flat based on surrounding FDOT traffic count stations.

The study signalized intersection was evaluated utilizing Synchro 9 software. Signal timing sheets were obtained from Miami-Dade County and are included in the Appendix. Intersection capacity analysis was evaluated at the closest directly accessed signalized intersection to the development site at SW 82nd Avenue and SW 124th Street. The analysis was undertaken following the capacity/level of service procedures outlined in the Highway Capacity Manual (HCM) using the Synchro software. The results of the intersection analysis are shown in Table 7 and the Synchro sheets have been provided in the Appendix.

Table 7

Intersection Level of Service- Signalized Intersection		
Intersection	Existing + Committed (2016)	Existing + Committed+ Project (2016)
SW 82nd Avenue and SW 124th Street	B 17.8 sec. (B 11.8 sec.)	B 18.0 sec. (B 11.9 sec.)

Source: Highway Capacity Manual Legend: AM PEAK_Delay (PM PEAK_Delay)

4. Site Driveway Analysis

The proposed project will utilize three ingress egress driveways on to SW 82nd Avenue and one ingress egress driveways on to SW 124th Street as shown on the conceptual site plan and tentative plat. Each driveway connection will be restricted to a right in right our movement due to the existence of dedicated turn lanes. SW 82nd Avenue currently has a southbound left turn lane at SW 124th Street with approximately 100 feet of storage plus taper. SW 124th Street currently has a westbound left turn lane at SW 82nd Avenue with approximately 115 feet of storage plus taper.

The A.M. and P.M. peak hour turning movement volumes and directional distributions based on these turning movement restrictions at the proposed driveways for this project are shown below:

PEAK HOUR TRIPS IN / OUT

1. SW 82nd Avenue Driveways:
   A.M. Peak Hour = 1 NBR/1 WBR
   P.M. Peak Hour = 1 NBR/1 WBR

2. SW 124th Street Driveway:
   A.M. Peak Hour = 1 SBR/0 WBR
   P.M. Peak Hour = 0 SBR/1 WBR

The proposed driveways have been designed to allow for sufficient turnaround capabilities which would allow for vehicles to pull out of the driveway and not have to back out on to the facility when exiting. A crash history along both the SW 82nd Avenue and SW 124 Street frontage in the vicinity of this development was completed using Signal 4 Analytics. The most recent three year crash history was obtained and there were 9 incidents along this specific frontage within the most recent three year period with zero fatalities. A copy of the three year crash history has been provided in the Appendix.

To further reinforce the restriction of left turn movements in and out of the proposed driveways near the intersection of SW 82nd Avenue and SW 124 Street, it is recommended that raised delineators be installed at the existing crosshatched striping at the existing southbound left turn lane on SW 82nd Avenue and the westbound left turn lane on SW 124 Street. This safety improvement would need to get approval from the Miami Dade County Public Works and Waste Management Traffic Engineering Division.

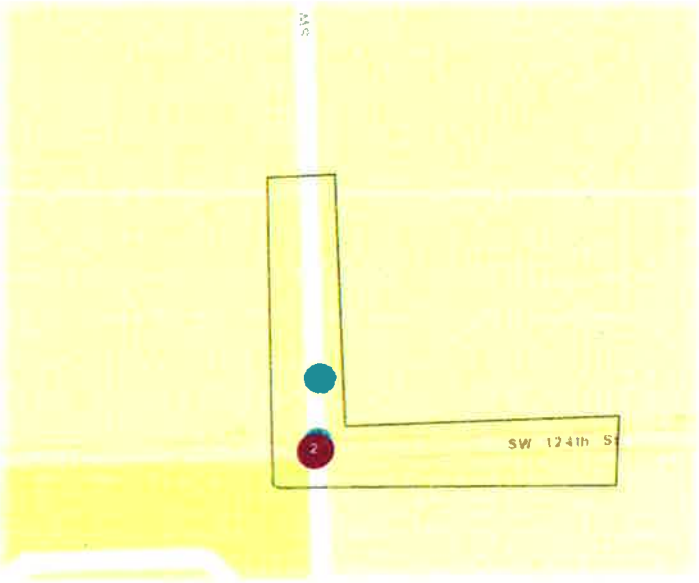


Figure 4 Signal 4 Analytics Heat Map

5. Conclusion

Calvin, Giordano & Associates, Inc. was retained by Viride Development, LLC to prepare a traffic impact statement to document the impact to the Village roadway network for the proposed Pinecrest Field Chalet Project. The proposed project is located north of SW 124 Street and east of SW 82nd Avenue within the Village of Pinecrest. A trip generation analysis was performed for the

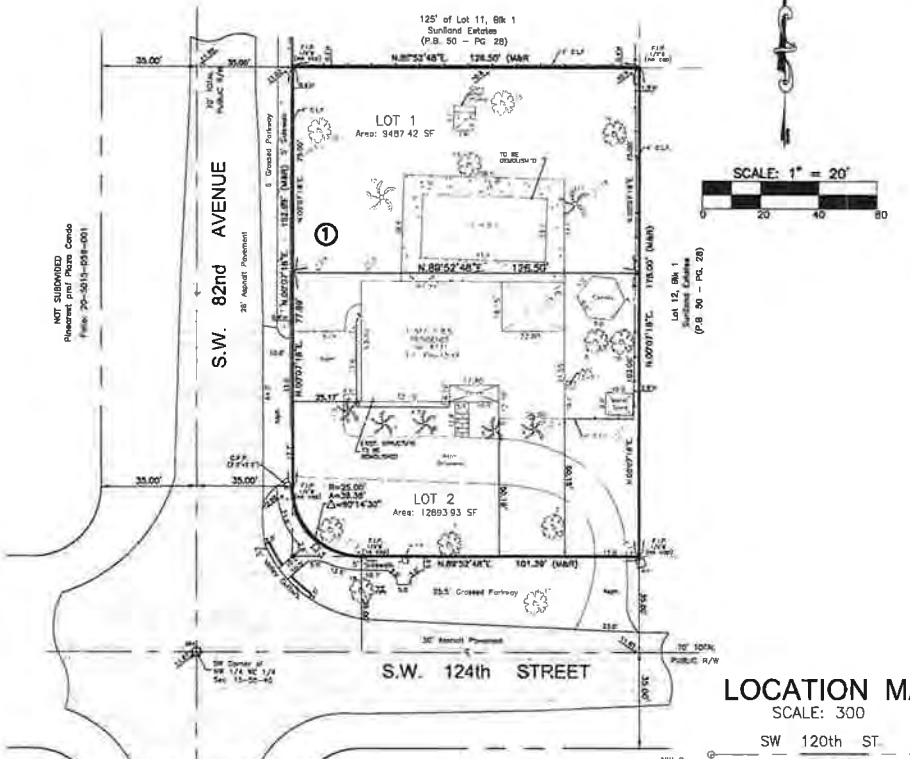
site utilizing the ITE Trip Generation Manual, 9th Edition. The results of the trip generation demonstrate that the proposed project will generate 22 net daily trips, 3 AM net peak hour trips, and 3 PM net peak hour trips. The proposed project trips were compared to the Level of Service threshold volumes for the directly accessed study roadway segments and intersection at SW 82nd Avenue and SW 124th Street. The traffic impact to the surrounding roadway network was considered to be insignificant because the project trips consisted of less than 3.0% of the Level of Service D threshold peak hour volumes. The capacity analysis at the intersection of SW 82nd Avenue and SW 124th Street also showed that the LOS remained an acceptable LOS B in the buildout condition with a minor (0.2 second delay increase during the AM peak hour and 0.1 second delay increase in the PM peak hour). Miami Dade County has reviewed the site and concurs that "the proposed development of four residential units replacing a single family home will have insignificant traffic impacts on surrounding roadway network". Therefore the Pinecrest Field Chalets project has no impact to the Village's transportation network as outlined in the results of this traffic impact statement.

APPENDIX - A

Conceptual Site Plan/Tentative Plat

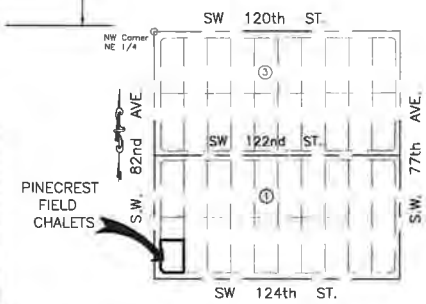
BOUNDARY SURVEY
PRELIMINARY PLAT PLAT FOR
PINECREST FIELD CHALETS

A PROPOSED REPLAT OF LOT 11, BLOCK 1, SUNILAND ESTATES,
IN SECTION 15, TOWNSHIP 55 SOUTH, RANGE 4C EAST,
RECORDED IN PLAT BOOK 50 AT PAGE 28 OF THE
THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



SCALE: 1" = 20'
0 20 40 80

LOCATION MAP
SCALE: 300



NW1/4 NE 1/4, SEC. 15-55-40

TREE LIST					
No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	D.B.H.
1	LIVE OAK	QUERCUS VIRGINIANA	1.5'	30'	30"
2	ROYAL POINCIANA	DELONIX REGIA	1.5'	35'	40"
3	LIVE OAK	QUERCUS VIRGINIANA	3.0'	30'	30"
4	FLORIDA ROYAL PALM	ROYSTONEA ELATA	0.2'	30'	10"
5	REDLANDS DATE PALM	PHOENIX ELATA	0.2'	8'	4.0"
6	REDLANDS DATE PALM	PHOENIX ELATA	0.2'	8'	4.0"
7	FOX TAIL PALM	WODYETIA	0.2'	20'	12"
8	FOX TAIL PALM	WODYETIA	0.2'	20'	12"
9	LIVE OAK	QUERCUS VIRGINIANA	3.0'	40'	40"
10	LIVE OAK	QUERCUS VIRGINIANA	3.0'	40'	40"
11	EUROPEAN FAN PALM	CHAMAEROPS HUMILIS	0.8'	8'	8"
12	EUROPEAN FAN PALM	CHAMAEROPS HUMILIS	0.8'	8'	8"
13	QUEEN SAGO	CYCAD CIRCINALIS	1.0'	12'	12"
14	MANGO TREE	MANGIFERA INDICA	1.0'	30'	20"
15	MANGO TREE	MANGIFERA INDICA	1.0'	30'	18"
16	NANCY TREE	POLITHIA SAPOTA	1.0'	40'	20"
17	LIVE OAK	QUERCUS VIRGINIANA	0.8'	30'	18"
18	LIVE OAK	QUERCUS VIRGINIANA	0.8'	30'	18"

CONTACT PERSON INFORMATION
NAME: ED PINO
PHONE: (305) 598-5101
FAX: (305) 598-8627
E-MAIL: ED@ASOMIAMI.COM

ABBREVIATION (IF ANY APPLIED)

A = CURVE	CL = CLEAR	F.S. = FOUND SPIKE	P.I. = POINT OF INTERSECTION	S.D.M. = SET DRILL HOLE	
A/C = AIR CONDITIONING UNIT	CONC = CONCRETE	L.P. = LIGHT POLE	P.L. = PROPERTY LINE	S.N.D. = SET NAIL AND DISC	
ASPH = ASPHALT	D.W.E. = DRAINAGE WALK EASEMENT	MEAS(M) = MEASURED	P.P. = POWER POLE	S.I.P. = SET IRON PIPE	
B.M. = BENCH MARK	Ø = DIAMETER	MH = MANHOLE	P.R.M. = PERMANENT REFERENCE MONUMENT	S.R.B. = SET REBAR	
BL/CORN = BLOCK CORNER	CASMH = CASTMEDIA	M = MONUMENT		ST. = STORY	
CALC(D) = CALCULATED	ELEV = ELEVATION	M = MONUMENT LINE	P.T. = POINT OF TANGENCY	SIR = SIDE WALK	
CB = CATCH BASIN	ENC. = ENCROACHMENT	NTS = NOT TO SCALE	RAD = RADIUS	TOP = TOP OF BANK	
C.B.S. = CONCRETE BLOCK STRUCTURE	F.D.H. = FOUND DRILL HOLE	P.W. = PUBLIC WAY	REC (R) = RECORDED	U.E. = UTIL. EASEMENT	
℄ = CENTER LINE	F.H. = FIRE HYDRANT	P.O.B. = POINT OF BEGINNING	RES = RESIDENCE	W.P. = WOODEN PILE	
CH/BR = CHORD BEARING	F.N/D = FOUND NAIL AND DISC	P.O.C. = POINT OF COMMENCEMENT	R/W = RIGHT OF WAY	℄ = SECTION LINE	
C.L.F. = CHAIN LINK FENCE	F.I.P. = FOUND IRON PIPE	P.C. = POINT OF CURVATURE	SEC = SECTION		

GENERAL SURVEYOR'S NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17 062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

SURVEYOR'S NOTES:
The Property described on this Survey Does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "X" of the Flood Insurance Rate Map Identified as Comunity Panel No.120425-0464L, bearing an effective date of September 11, 2009. Base elevation of N/A feet.

Land Area of Subject Property: 22,381 SF / 0.51 Acres(+/-)

The Property is Zoned RU-2 (DUPLEX)
Setbacks: Front 25 feet
Side 7.5 feet interior, 15 feet side street
Rear 25 feet
Maximum lot coverage 30%

The precision of traverse for this Boundary Land Title Survey is one part in 44,000.
The minimum required precision is one part in 10,000

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929)

There are no visible Easements or Rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the Improvements on the subject property upon adjoining properties, streets oe alleys, or (b) by the Immprovements on adjoining properties, streets or alleys upon the subject property

Bearing shown hereof are refered to an assume meridiam of N 00°07'18"W. for the centerline of S.W. 82nd AVE., Miami-Dade County.

Dade County Flood Criteria = 7.0

Number of Lots: Two residential lots for duplex

Bench Mark used: BM K-399, Elevation 10.31 at S.W. 128th ST. & U.S. HWY # 1.

Proposed use: 2 C.B.S. Duplexes in lots 1-2, Blk 1

Owner Info: 8131 SW INVESTMENT, LLC
8131 SW 124th Street
Pinecrest, Florida 33156

SITE ADDRESS: 8131 S.W. 124th STREET, PINECREST, FL 33156
JOB NUMBER: 12-324 / 15-421
DATE OF SURVEY: MARCH 27, 2012 / MARCH 25, 2015
FOLIO NUMBER: 20-5015-005-0110

LEGAL DESCRIPTION:
LOT 11 LESS THE NORTH 125 FEET, BLOCK 1, OF SUNILAND ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:
WE HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, UTILITIES, IMPROVEMENTS, DEDICATIONS OR EASEMENTS OF RECORDS ON THE LAND DESCRIBED HEREON, OTHER THAN SHOWN OR NOTED AND THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALSO, THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND TO CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE

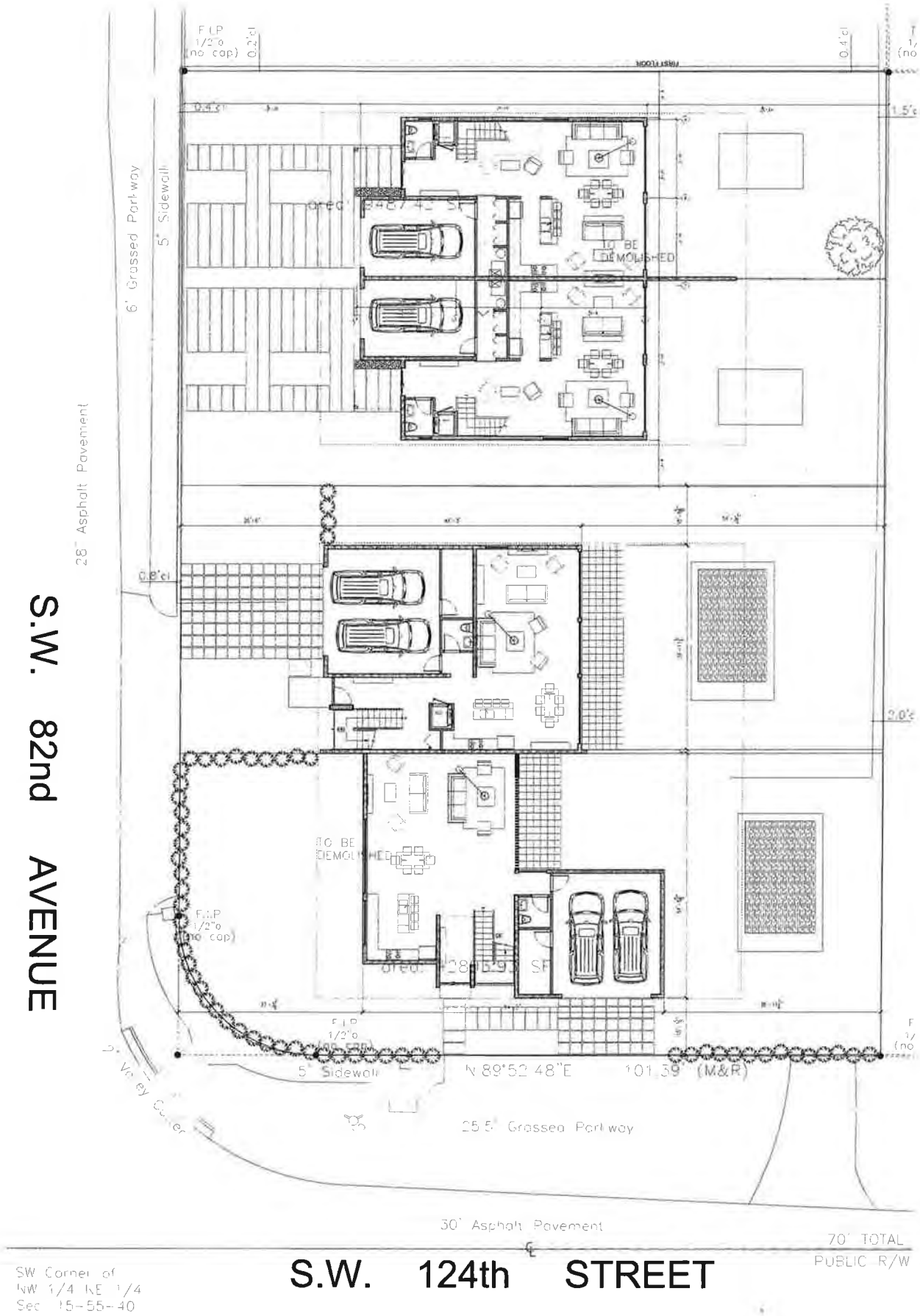
American Services of Miami, Corp.

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR SEAL

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors
1318 N.W. 79th STREET, Suite #100
MIAMI, FLORIDA 33147
TEL: (305) 598-8627
FAX: (305) 598-8627
ASOMIAMI.COM

PINECREST FIELD CHALETS

FOR: 8131 SW INVESTMENT, LLC
SCALE: 1"=20' | DRAWN BY: T.P. | CHECKED BY: E.P.
DATE: 5/7/15 | REVISED BY: E.P. | PAGE SIZE: 11x17 | PAGE No. 1
PROJECT No. 15-421
SHEET No. 1



Viride-Pinecrest Duplex - 8131 SW 124th Street, Pinecrest FL

Siteplan- Ground FL

forma

305.639.2053 | www.deformastudio.com info@deformastudio.com 1600 Ponce de Leon Blvd suite 907 Coral Gables Fl 33134

12|22|15

---------- Forwarded message ----------
From: **Khan, Muhammad (PWWM)** <khanm@miamidade.gov>
Date: Fri, Jun 5, 2015 at 1:07 PM
Subject: RE: Letter of de minimis impact on traffic
To: Marisela Pomenta <mpomenta@gmail.com>
Cc: Martina Faillace <mafaillace@gmail.com>, "Shen, Joan (PWWM)" <joans@miamidade.gov>, "Eymil, Yelenys (PWWM)" <Yele@miamidade.gov>

Good afternoon,

A review has been completed for the provided documents. It is anticipated that the proposed development of four residential units replacing a single family home, will have insignificant traffic impacts on surrounding roadway network. Therefore, we do not require any further traffic study to evaluate the project impacts.

Should you have any questions or need additional information, please do not hesitate to contact us at the number below.

Regards,

Muhammad Asif Khan, P.E., PTP, PTOE, Professional Engineer
Traffic Engineering Division
Miami Dade County Public Works and Waste Management
111 NW 1st Street, Suite 1510, Miami, Florida, 33128-1970
Phone: 305-375-2030 - Fax: 305-372-6064
khanm@miamidade.gov
http://www.miamidade.gov/pubworks/
"Delivering Excellence Every Day"□*Please consider the environment before printing this email.*

APPENDIX - B

Traffic Data-Turning Movement Counts

Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT: TRAF TECH
JOB NO.: 2014-008
PROJECT: PINECREST SHOPS
COUNTY: MIAMI-DADE

File Name : SW 124TH ST @ SW 82ND AVE
Site Code : 00000000
Start Date : 2/4/2014
Page No : 1

Groups Printed- AUTOS - HEAVY VEHICLES

	SW 82ND AVE From North				SW 124TH ST From East				SW 82ND AVE From South				SW 124TH ST From West				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int Total
07:00 AM	4	26	2	0	8	32	10	0	14	131	13	0	7	66	10	0	323
07:15 AM	12	36	1	0	7	41	11	0	14	123	11	1	5	62	5	0	329
07:30 AM	11	20	4	0	11	27	2	0	6	126	15	0	7	55	13	0	297
07:45 AM	12	25	1	0	9	45	6	0	10	106	13	1	9	51	11	0	299
Total	39	107	8	0	35	145	29	0	44	486	52	2	28	234	39	0	1248
08:00 AM	6	17	6	0	5	26	2	0	9	111	18	1	18	54	3	0	276
08:15 AM	9	16	4	0	12	42	13	0	11	85	18	1	12	54	4	0	281
08:30 AM	10	17	3	0	6	61	13	0	7	94	23	3	8	60	8	0	313
08:45 AM	13	32	5	0	6	28	8	0	5	62	10	1	15	60	4	3	252
Total	38	82	18	0	29	157	36	0	32	352	69	6	53	228	19	3	1122
*** BREAK ***																	
04:00 PM	19	61	7	0	9	59	13	0	3	31	16	1	32	43	8	0	302
04:15 PM	23	73	7	0	3	49	6	0	3	18	11	2	20	40	13	0	268
04:30 PM	18	71	8	0	5	39	14	0	2	26	7	2	30	46	3	0	271
04:45 PM	19	87	7	0	9	43	13	0	1	29	14	3	23	38	6	0	292
Total	79	292	29	0	26	190	46	0	9	104	48	8	105	167	30	0	1133
05:00 PM	23	67	7	0	3	50	9	0	5	24	8	1	36	36	5	0	274
05:15 PM	23	81	6	0	5	33	5	0	4	22	11	2	19	44	4	0	259
05:30 PM	29	95	8	0	5	42	7	0	6	17	6	0	20	36	6	0	277
05:45 PM	13	94	5	0	6	43	10	0	3	36	17	0	33	46	7	0	313
Total	88	337	26	0	19	168	31	0	18	99	42	3	108	162	22	0	1123
Grand Total	244	818	81	0	109	660	142	0	103	1041	211	19	294	791	110	3	4626
Apprch %	21.3	71.6	7.1	0	12	72.4	15.6	0	7.5	75.8	15.4	1.4	24.5	66	9.2	0.3	
Total %	5.3	17.7	1.8	0	2.4	14.3	3.1	0	2.2	22.5	4.6	0.4	6.4	17.1	2.4	0.1	
AUTOS	240	815	81	0	109	654	141	0	100	1037	210	19	290	775	109	3	4583
% AUTOS	98.4	99.6	100	0	100	99.1	99.3	0	97.1	99.6	99.5	100	98.6	98	99.1	100	99.1
HEAVY VEHICLES	4	3	0	0	0	6	1	0	3	4	1	0	4	16	1	0	43
% HEAVY VEHICLES	1.6	0.4	0	0	0	0.9	0.7	0	2.9	0.4	0.5	0	1.4	2	0.9	0	0.9

Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT: TRAF TECH
JOB NO.: 2014-008
PROJECT: PINECREST SHOPS
COUNTY: MIAMI-DADE

File Name : SW 124TH ST @ SW 82ND AVE
Site Code : 00000000
Start Date : 2/4/2014
Page No : 2

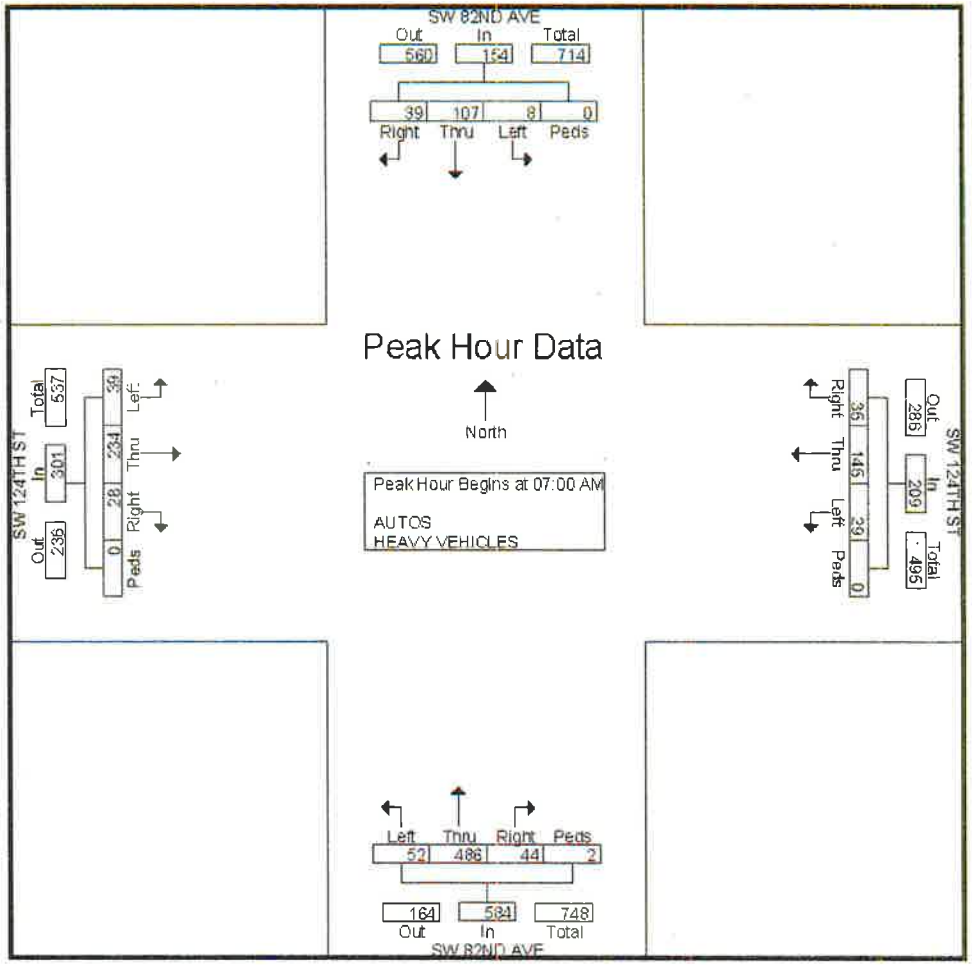
	SW 82ND AVE From North					SW 124TH ST From East					SW 82ND AVE From South					SW 124TH ST From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	4	26	2	0	32	8	32	10	0	50	**14**	**131**	13	0	**158**	7	**66**	10	0	**83**	323
07:15 AM	**12**	**36**	1	0	**49**	7	41	**11**	0	59	14	123	11	**1**	149	5	62	5	0	72	**329**
07:30 AM	11	20	**4**	0	35	**11**	27	2	0	40	6	126	**15**	0	147	7	55	**13**	0	75	297
07:45 AM	12	25	1	0	38	9	**45**	6	0	**60**	10	106	13	1	130	**9**	51	11	0	71	299
Total Volume	39	107	8	0	154	35	145	29	0	209	44	486	52	2	584	28	234	39	0	301	1248
% App. Total	25.3	69.5	5.2	0		16.7	69.4	13.9	0		7.5	83.2	8.9	0.3		9.3	77.7	13	0		
PHF	.813	.743	.500	.000	.786	.795	.806	.659	.000	.871	.786	.927	.867	.500	.924	.778	.886	.750	.000	.907	.948

Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT: TRAF TECH
JOB NO.: 2014-008
PROJECT: PINECREST SHOPS
COUNTY: MIAMI-DADE

File Name : SW 124TH ST @ SW 82ND AVE
Site Code : 00000000
Start Date : 2/4/2014
Page No : 3



Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT: TRAF TECH
JOB NO.: 2014-008
PROJECT: PINECREST SHOPS
COUNTY: MIAMI-DADE

File Name : SW 124TH ST @ SW 82ND AVE
Site Code : 00000000
Start Date : 2/4/2014
Page No : 4

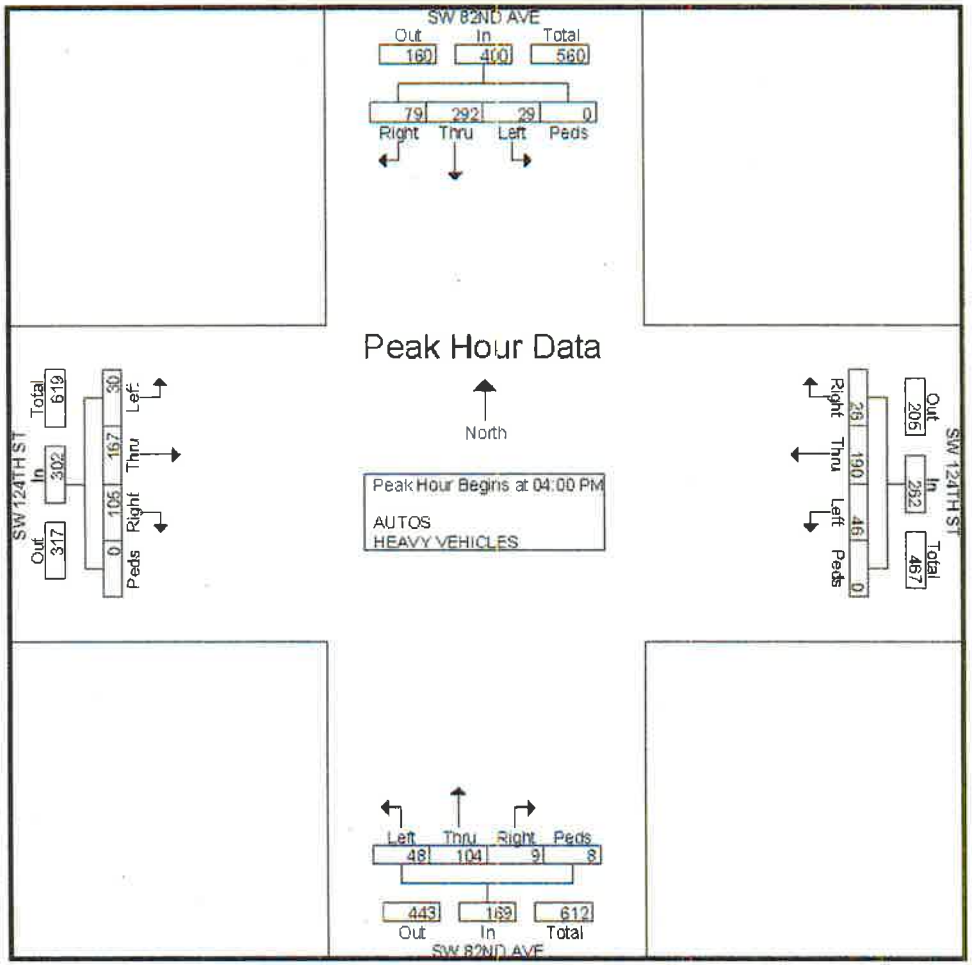
	SW 82ND AVE From North					SW 124TH ST From East					SW 82ND AVE From South					SW 124TH ST From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	19	61	7	0	87	**9**	**59**	13	0	**81**	**3**	**31**	**16**	1	**51**	**32**	43	8	0	**83**	**302**
04:15 PM	**23**	73	7	0	103	3	49	6	0	58	3	18	11	2	34	20	40	**13**	0	73	268
04:30 PM	18	71	**8**	0	97	5	39	**14**	0	58	2	26	7	2	37	30	**46**	3	0	79	271
04:45 PM	19	**87**	7	0	**113**	9	43	13	0	65	1	29	14	**3**	47	23	38	6	0	67	292
Total Volume	79	292	29	0	400	26	190	46	0	262	9	104	48	8	169	105	167	30	0	302	1133
% App. Total	19.8	73	7.2	0		9.9	72.5	17.6	0		5.3	61.5	28.4	4.7		34.8	55.3	9.9	0		
PHF	.859	.839	.906	.000	.885	.722	.805	.821	.000	.809	.750	.839	.750	.667	.828	.820	.908	.577	.000	.910	.938

Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT: TRAF TECH
JOB NO.: 2014-008
PROJECT: PINECREST SHOPS
COUNTY: MIAMI-DADE

File Name : SW 124TH ST @ SW 82ND AVE
Site Code : 00000000
Start Date : 2/4/2014
Page No : 5



Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT: TRAF TECH
JOB NO.: 2014-008
PROJECT: PINECREST SHOPS
COUNTY: MIAMI-DADE

File Name : SW 124TH ST @ SW 82ND AVE
Site Code : 00000000
Start Date : 2/4/2014
Page No : 1

Groups Printed- HEAVY VEHICLES

	SW 82ND AVE From North				SW 124TH ST From East				SW 82ND AVE From South				SW 124TH ST From West				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	4
07:15 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	2
07:30 AM	1	0	0	0	0	2	0	0	1	0	0	0	0	0	0	0	4
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Total	2	0	0	0	0	2	0	0	1	0	0	0	2	4	0	0	11
08:00 AM	0	0	0	0	0	0	0	0	0	2	0	0	1	0	0	0	3
08:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
08:30 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	4
08:45 AM	1	0	0	0	0	1	0	0	0	1	0	0	1	4	0	0	8
Total	2	0	0	0	0	1	1	0	0	3	0	0	2	7	0	0	16
*** BREAK ***																	
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
04:15 PM	0	0	0	0	0	1	0	0	1	0	1	0	0	0	0	0	3
04:30 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	2
04:45 PM	0	1	0	0	0	1	0	0	0	1	0	0	0	2	0	0	5
Total	0	1	0	0	0	3	0	0	1	1	1	0	0	4	0	0	11
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
*** BREAK ***																	
05:30 PM	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	2
05:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	2
Total	0	2	0	0	0	0	0	0	1	0	0	0	0	1	1	0	5
Grand Total	4	3	0	0	0	6	1	0	3	4	1	0	4	16	1	0	43
Apprch %	57.1	42.9	0	0	0	85.7	14.3	0	37.5	50	12.5	0	19	76.2	4.8	0	
Total %	9.3	7	0	0	0	14	2.3	0	7	9.3	2.3	0	9.3	37.2	2.3	0	

APPENDIX - C

Growth Rate Analysis/Historical Traffic Data/Miami Dade County Signal Timing Sheets/Signal 4 Analytics Crash History

2014 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8701 MIAMI-DADE SOUTH

MOCF: 0.99

WEEK	DATES	SF	PSCF
1	01/01/2014 - 01/04/2014	0.98	0.99
2	01/05/2014 - 01/11/2014	1.01	1.02
3	01/12/2014 - 01/18/2014	1.03	1.04
4	01/19/2014 - 01/25/2014	1.02	1.03
5	01/26/2014 - 02/01/2014	1.01	1.02
6	02/02/2014 - 02/08/2014	1.00	1.01
7	02/09/2014 - 02/15/2014	1.00	1.01
8	02/16/2014 - 02/22/2014	0.99	1.00
* 9	02/23/2014 - 03/01/2014	0.99	1.00
*10	03/02/2014 - 03/08/2014	0.99	1.00
*11	03/09/2014 - 03/15/2014	0.99	1.00
*12	03/16/2014 - 03/22/2014	0.99	1.00
*13	03/23/2014 - 03/29/2014	0.99	1.00
*14	03/30/2014 - 04/05/2014	0.99	1.00
*15	04/06/2014 - 04/12/2014	0.99	1.00
*16	04/13/2014 - 04/19/2014	0.99	1.00
*17	04/20/2014 - 04/26/2014	0.99	1.00
*18	04/27/2014 - 05/03/2014	0.99	1.00
*19	05/04/2014 - 05/10/2014	0.99	1.00
*20	05/11/2014 - 05/17/2014	0.99	1.00
*21	05/18/2014 - 05/24/2014	0.99	1.00
22	05/25/2014 - 05/31/2014	1.00	1.01
23	06/01/2014 - 06/07/2014	1.01	1.02
24	06/08/2014 - 06/14/2014	1.01	1.02
25	06/15/2014 - 06/21/2014	1.02	1.03
26	06/22/2014 - 06/28/2014	1.02	1.03
27	06/29/2014 - 07/05/2014	1.03	1.04
28	07/06/2014 - 07/12/2014	1.03	1.04
29	07/13/2014 - 07/19/2014	1.04	1.05
30	07/20/2014 - 07/26/2014	1.03	1.04
31	07/27/2014 - 08/02/2014	1.02	1.03
32	08/03/2014 - 08/09/2014	1.02	1.03
33	08/10/2014 - 08/16/2014	1.01	1.02
34	08/17/2014 - 08/23/2014	1.00	1.01
35	08/24/2014 - 08/30/2014	1.01	1.02
36	08/31/2014 - 09/06/2014	1.01	1.02
37	09/07/2014 - 09/13/2014	1.01	1.02
38	09/14/2014 - 09/20/2014	1.01	1.02
39	09/21/2014 - 09/27/2014	1.01	1.02
40	09/28/2014 - 10/04/2014	1.00	1.01
41	10/05/2014 - 10/11/2014	1.00	1.01
42	10/12/2014 - 10/18/2014	0.99	1.00
43	10/19/2014 - 10/25/2014	0.99	1.00
44	10/26/2014 - 11/01/2014	1.00	1.01
45	11/02/2014 - 11/08/2014	1.00	1.01
46	11/09/2014 - 11/15/2014	1.00	1.01
47	11/16/2014 - 11/22/2014	1.00	1.01
48	11/23/2014 - 11/29/2014	1.00	1.01
49	11/30/2014 - 12/06/2014	0.99	1.00
50	12/07/2014 - 12/13/2014	0.99	1.00
51	12/14/2014 - 12/20/2014	0.98	0.99
52	12/21/2014 - 12/27/2014	1.01	1.02
53	12/28/2014 - 12/31/2014	1.03	1.04

* PEAK SEASON

TOD Schedule Report
for 4167: SW 82 Av&SW 124 St

Print Date: 7/31/2015

Print Time: 1:20 PM

Asset	Intersection	TOD Schedule	Op Mode	Plan #	Cycle	Offset	TOD Setting	Active PhaseBank	Active Maximum
4167	SW 82 Av&SW 124 St	DOW-6		N/A	0	0	N/A	0	Max 0

Splits

PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8
-	WBT	-	NBT	-	EBT	-	SBT
0	0	0	0	0	0	0	0

Active Phase Bank: Phase Bank 1

Phase	Walk (Phase Bank 1 - 2 - 3)	Don't Walk (1 - 2 - 3)	Min Initial (1 - 2 - 3)	Veh Ext (1 - 2 - 3)	Max Limit (1 - 2 - 3)	Max 2 (1 - 2 - 3)	Yellow	Red
1 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
2 WBT	0 - 0 - 0	0 - 0 - 0	14 - 14 - 14	1 - 1 - 1	30 - 25 - 25	0 - 0 - 0	4	0.7
3 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
4 NBT	2 - 2 - 2	6 - 6 - 6	7 - 10 - 7	3.5 -3.5 - 3.5	15 - 30 - 15	30 - 30 - 30	4	0.7
5 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
6 EBT	0 - 0 - 0	0 - 0 - 0	14 - 14 - 14	1 - 1 - 1	30 - 25 - 25	0 - 0 - 0	4	0.7
7 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
8 SBT	0 - 0 - 0	0 - 0 - 0	7 - 7 - 7	3.5 -3.5 - 3.5	15 - 30 - 15	30 - 30 - 30	4	0.7

Last In Service Date: unknown

Permitted Phases

	12345678
Default	-2-4-6-8
External Permit 0	--------
External Permit 1	------
External Permit 2	------

Current TOD Schedule	Plan	Cycle	Green Time 1	2	3	4	5	6	7	8	Ring Offset	Offset
			-	WBT	-	NBT	-	EBT	-	SBT		
	1	70	0	31	0	29	0	31	0	29	0	0
	2	57	0	26	0	21	0	26	0	21	0	0
	3	70	0	30	0	30	0	30	0	30	0	0

Local TOD Schedule

Time	Plan	DOW
0000	Flash	Su M T W Th F S
0530	2	Su M T W Th F S
0630	1	Su M T W Th F S
0930	2	Su M T W Th F S
1600	3	Su M T W Th F S
1900	Free	Su M T W Th F S

TOD Schedule Report

for 4167: SW 82 Av&SW 124 St

Print Date:
7/31/2015

Print Time:
1:20 PM

Current Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	--------	SuM T W ThF S
1600	TOD OUTPUTS	-------1	M T W ThF
1900	TOD OUTPUTS	--------	M T W ThF

Local Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	--------	SuM T W ThF S
1600	TOD OUTPUTS	-------1	M T W ThF
1900	TOD OUTPUTS	--------	M T W ThF

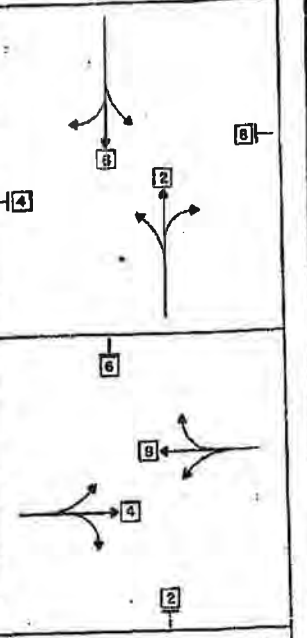
*** Settings**

Blank - FREE - Phase Bank 1, Max 1
Blank - Plan - Phase Bank 1, Max 2
1 - Phase Bank 2, Max 1
2 - Phase Bank 2, Max 2
3 - Phase Bank 3, Max 1
4 - Phase Bank 3, Max 2
5 - EXTERNAL PERMIT 1
6 - EXTERNAL PERMIT 2
7 - X-PED OMIT
8 - TBA

No Calendar Defined/Enabled

TRAFFIC SIGNAL INTERVAL DIAGRAMS

PHASE	INT	SIGNAL HEAD NUMBER 1	2	3	4	5	6	7	8	9	10	11	12	PEDESTRIAN HEAD NUMBER					
Ø 2 (2 + 6) CHAPMAN FLD DR	R/W		G		R		G		R						11				
	TO Ø4		Y		R		Y		R										
	CLEAR																		
(RECALL)																			
Ø4 (4 + 6) SW 82 AVE	R/W		R		G		R		G										
	TO Ø2		R		Y		R		Y										
	CLEAR																		
(ACTUATED)																			
	R/W																		
	TO																		
	CLEAR																		



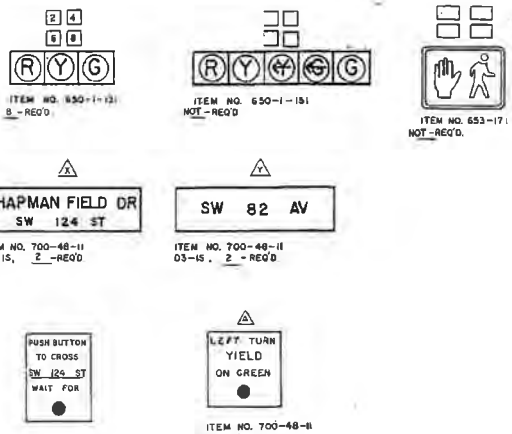
Drawn	Date	METROPOLITAN DADE COUNTY DEPARTMENT OF PUBLIC WORKS
L. Franchi	5/25/88	ASSET NO: 34167
Check	Date	Chapman Field Dr + SW 82 Av. (SW 124 ST)
Division Engineer	Date	

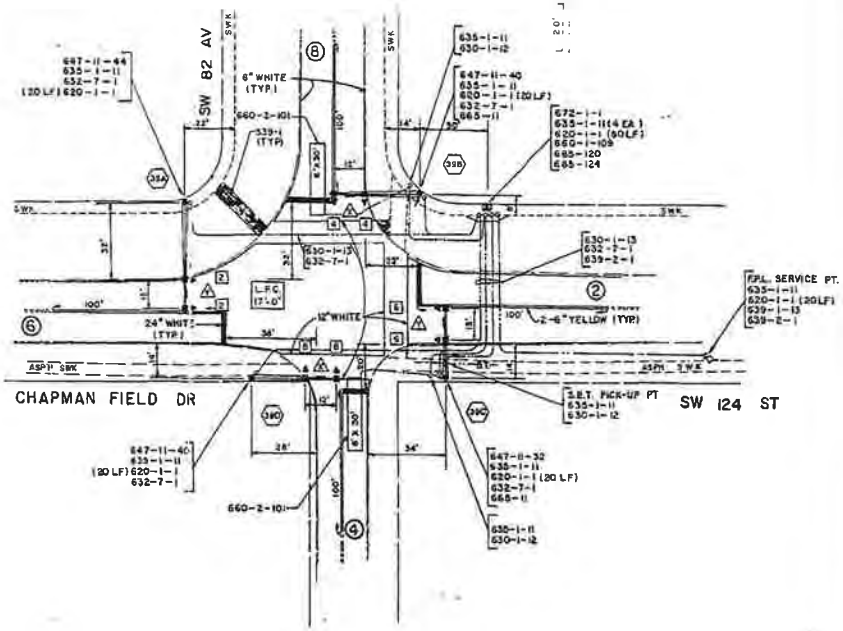
Placed in Service		Phasing Number
Date: 5/24/88 By:		2

- THIS PLAN WAS MODIFIED FOR 4 L.T. BAYS
F.B

STATE PROJECT NO. [redacted]
W.P.I. NO. 5122245
FLORIDA DEPARTMENT OF TRANSPORTATION

SIGNAL HEAD & SIGNS DETAILS





NOTES:

1. DEMAND WATTAGE FOR THIS INTERSECTION IS 1105 WATTS.
2. F.P.L. REPRESENTATIVE MR. ERNESTO ROJAS TEL. 258-7224
3. S.B.T. REPRESENTATIVE MR. ED HANCE TEL. 252-5155

CONTROLLER OPERATIONS

1. MAJOR STREET IS SW 124 ST, MINOR STREET IS SW 82 AV
2. STD SIGNAL OPERATING PLAN _____ or (SOP AS SHOWN)
3. PHASE(S) 4 + 8 ACTUATED, PHASE 2 + 6 RECALL
4. MOVEMENT(S) _____ IS(ARE) PROTECTED/PERMISSIVE
5. SIGNAL COORDINATION PHASE IS _____
6. FLASHING OPERATION: 2 & 6 YELLOW; 4 & 8 RED
7. WIRE CONTROLLER TO SKIP PHASE(S) _____

CONTROLLER TIMINGS

TIMING FUNCTION	1	2	3	4	5	6	7	8
TIMING INTERVAL								
MINIMUM GREEN (INITIAL)								
PASSAGE (PASSAGE)								
MAXIMUM GREEN 1								
MAXIMUM GREEN 2								
YELLOW								
ALL RED								
PEDESTRIAN "WALK"								
PEDESTRIAN CLEAR								

DETECTORS FOR LOOPS

MVMT NO.	NO. OF LOOPS	NO. OF DETS.
4	1	1
8	1	-

REMOVAL PAY ITEMS

4	EA	990-16
	EA	990-20
	EA	990-30
	EA	990-31
4	EA	990-40
1	EA	990-50
	EA	990-60
	EA	990-70
	EA	990-80
1	PI	990-90
	LF	990-91
1	PI	990-100

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
U.N.C.L.E. UNDERGROUND UTILITIES NOTIFICATION CENTER

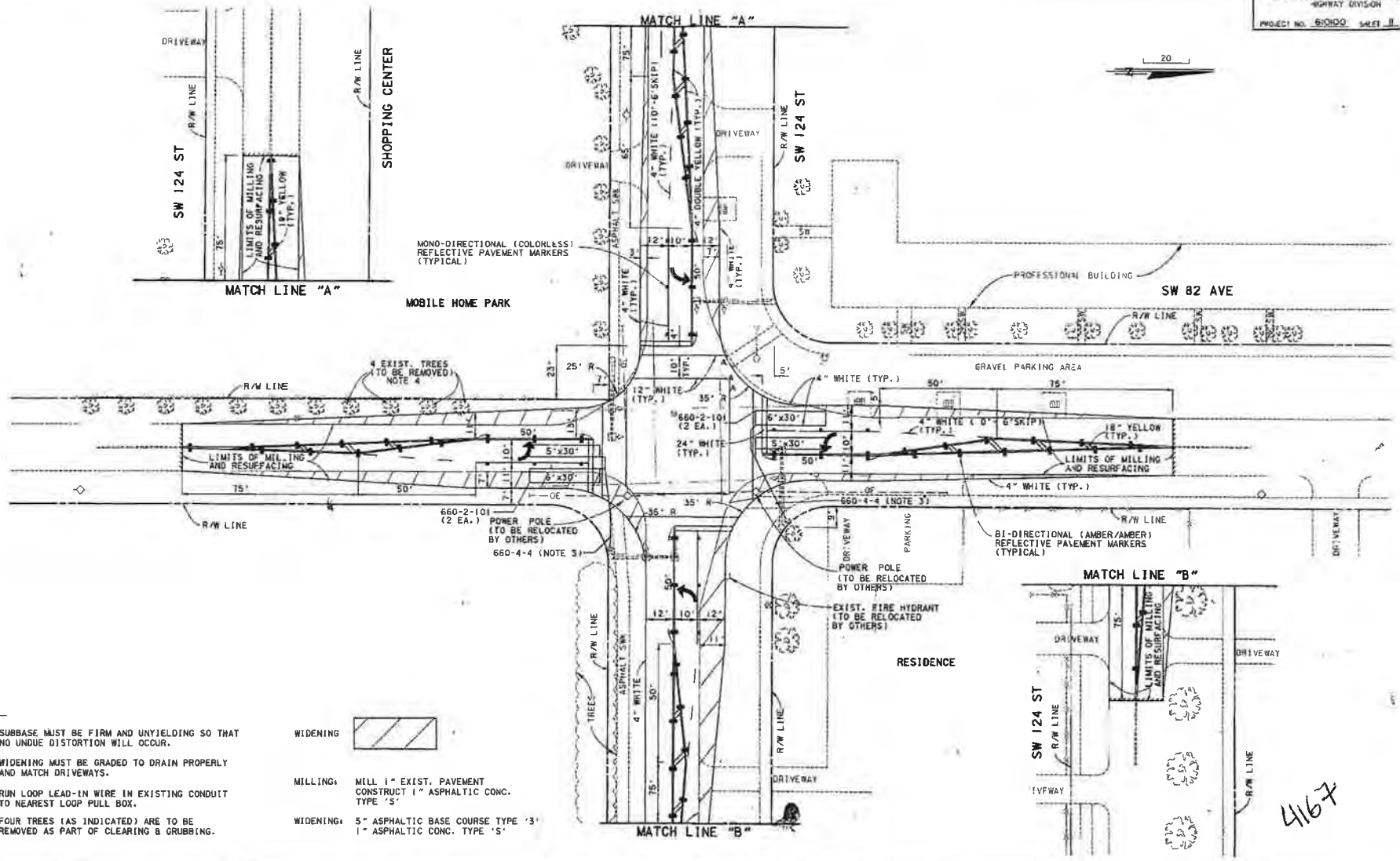
SIGNALIZATION

SW 82 AV & CHAPMAN FIELD DRIVE

INTERSECTION I.D. # 4167 SHEET T-37 OF T-39

167

DADE COUNTY PUBLIC WORKS DEPT.
HIGHWAY DIVISION
PROJECT NO. 610100 SHEET 8 OF



NOTES:

1. SUBBASE MUST BE FIRM AND UNYIELDING SO THAT NO UNDUE DISTORTION WILL OCCUR.
2. WIDENING MUST BE GRADED TO DRAIN PROPERLY AND MATCH DRIVEWAYS.
3. RUN LOOP LEAD-IN WIRE IN EXISTING CONDUIT TO NEAREST LOOP PULL BOX.
4. FOUR TREES (AS INDICATED) ARE TO BE REMOVED AS PART OF CLEARING & GRUBBING.

WIDENING

MILLING: MILL 1" EXIST. PAVEMENT CONSTRUCT 1" ASPHALTIC CONC. TYPE 'S'

WIDENING: 5" ASPHALTIC BASE COURSE TYPE '3' 1" ASPHALTIC CONC. TYPE 'S'

4167

REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DESIGNED BY | CHECKED BY | DRAWN BY | CHECKED BY

METROPOLITAN DADE COUNTY
PUBLIC WORKS DEPARTMENT
APPROVED BY

CARR SMITH ASSOCIATES
TRANSPORTATION DIVISION

4167 – INTERSECTION IMPROVEMENTS SW 124 ST AND SW 82 AVE

Sec #167

MOBILITY OPTIONS
2040 Miami-Dade Transportation Plan
— EYES ON THE FUTURE

MIAMI-DADE **2040**

Long Range Transportation Plan

Directional Trip Distribution Report

October 23, 2014

MIAMI-DADE METROPOLITAN
PLANNING ORGANIZATION

Photo by Asad Gilani

INTRODUCTION

This memorandum describes the computer program developed and assumptions used to produce directional trip distribution from a Traffic Analysis Zone (TAZ) and present the results. The computer program was designed to provide a summary of the daily vehicle trips to the eight cardinal directions for each of the 1,506 internal TAZs within the Miami-Dade urban area. The summary generated by the program provides an estimate of travel by direction for each individual zone using the sketch planning technique described below.

DIRECTIONAL TRIP DISTRIBUTION PROGRAM

The cardinal directional trip program was structured as a stand-alone utility program for the Southeast Regional Planning Model (SERPM). The SERPM was developed with the Florida Standard Urban Transportation Model Structure (FSUTMS) and Cube Voyager software. The cardinal directional trip distribution program was developed as a FORTRAN utility to the FSUTMS/Cube Voyager program.

There are three primary inputs required by the cardinal directional trip program, including the number of internal transportation analysis zones (TAZ); the "XY" or geographical coordinate file, which describes the location of each zonal centroid; and a matrix of the daily vehicle trips created after the Coordinated Travel – Regional Activity Based Modeling Platform (CT-RAMP) step in the model chain.

The program is designed to identify the direction of travel from each internal TAZ to all possible destination TAZs. Trips associated with each of the TAZ pairs are assigned to one of the eight cardinal directions. Each of the cardinal directions consist of a 45 degree angle formed by the intersection of the eight major compass bearings and are defined as follows:

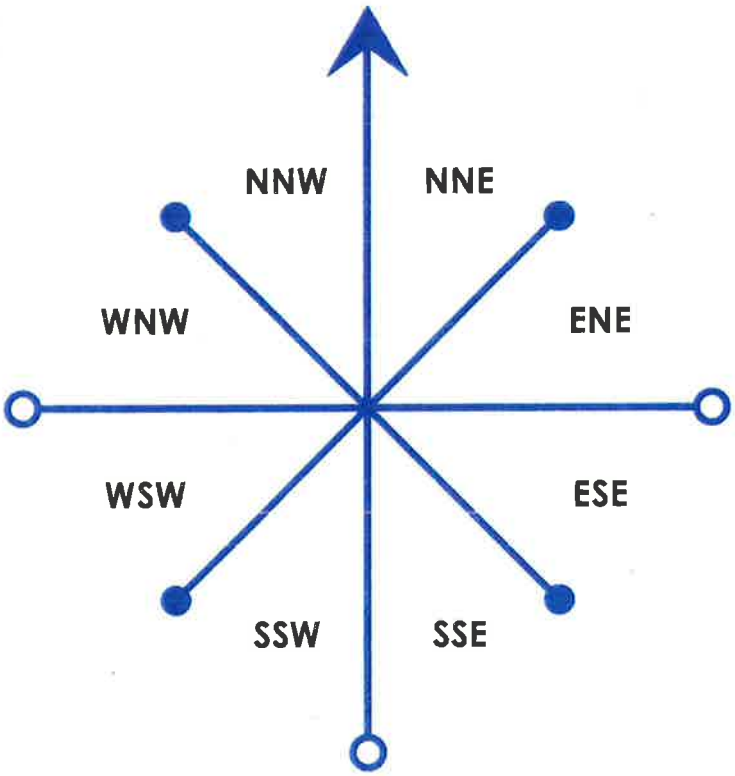
NNE	-	between North and Northeast
ENE	-	between East and Northeast
ESE	-	between East and Southeast
SSE	-	between South and Southeast
SSW	-	between South and Southwest
WSW	-	between West and Southwest
WNW	-	between West and Northwest
NNW	-	between North and Northwest

The direction of each TAZ pair (interchange) is defined based upon the differences in X and Y coordinates for each interchange, using the origin TAZ as a reference point. Once the directions of each interchange are determined, daily total vehicle trips from the SERPM are assigned to the directions. The program then summarizes the number of trips and the percentage by direction and by origin TAZ.

It should be noted that the directions of travel from a given TAZ to all other TAZs are determined only by their centroid location. The program does not consider the actual path of travel to determine the directions of trips. Output should be used considering this limitation of the program. It should also be noted that the program calculates only the direction of trips originating from a given zone. Hence, the summary includes the "one-way" daily vehicle trips leaving the zone but not the trips entering the zone.

PROGRAM APPLICATION

A production run was made using the cardinal directional trip program for the Year 2010 validated daily vehicle trip table. The output for the directional distribution for the Year 2010 validation simulation is provided in Appendix A. The cardinal directional trip program can be used for any simulations of future year for changes in land use, and transportation systems. Appendix B contains the cardinal distribution report for the 2040 cost feasible plan.



Miami-Dade 2010 Directional Distribution Summary

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

Miami-Dade 2040 Directional Distribution Summary

Origin TAZ			Cardinal Directions								Total
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
1128	4028	PERCENT	27.9	10.0	1.1	0.5	6.4	21.0	13.0	20.1	
1129	4029	TRIPS	760	141	73	12	145	588	359	578	2,656
1129	4029	PERCENT	28.6	5.3	2.8	0.5	5.5	22.1	13.5	21.8	
1130	4030	TRIPS	307	40	0	15	74	181	151	208	976
1130	4030	PERCENT	31.5	4.1	0.0	1.5	7.6	18.6	15.5	21.3	
1131	4031	TRIPS	1,125	56	4	0	193	794	716	895	3,783
1131	4031	PERCENT	29.7	1.5	0.1	0.0	5.1	21.0	18.9	23.7	
1132	4032	TRIPS	298	110	1	23	136	185	272	246	1,271
1132	4032	PERCENT	23.5	8.7	0.1	1.8	10.7	14.6	21.4	19.4	
1133	4033	TRIPS	289	4	0	0	43	172	237	289	1,034
1133	4033	PERCENT	28.0	0.4	0.0	0.0	4.2	16.6	22.9	28.0	
1134	4034	TRIPS	336	12	0	0	92	242	279	439	1,400
1134	4034	PERCENT	24.0	0.9	0.0	0.0	6.6	17.3	19.9	31.4	
1135	4035	TRIPS	2	0	0	0	0	12	1	7	22
1135	4035	PERCENT	9.1	0.0	0.0	0.0	0.0	54.6	4.6	31.8	
1136	4036	TRIPS	547	12	0	0	144	289	465	681	2,138
1136	4036	PERCENT	25.6	0.6	0.0	0.0	6.7	13.5	21.8	31.9	
1137	4037	TRIPS	96	5	0	0	41	86	155	156	539
1137	4037	PERCENT	17.8	0.9	0.0	0.0	7.6	16.0	28.8	28.9	
1138	4038	TRIPS	291	0	0	0	104	243	357	390	1,385
1138	4038	PERCENT	21.0	0.0	0.0	0.0	7.5	17.6	25.8	28.2	
1139	4039	TRIPS	193	0	0	23	115	304	218	313	1,166
1139	4039	PERCENT	16.6	0.0	0.0	2.0	9.9	26.1	18.7	26.8	
1140	4040	TRIPS	1,002	11	8	145	339	485	449	639	3,078
1140	4040	PERCENT	32.6	0.4	0.3	4.7	11.0	15.8	14.6	20.8	
1141	4041	TRIPS	466	40	4	27	168	255	208	328	1,496
1141	4041	PERCENT	31.2	2.7	0.3	1.8	11.2	17.1	13.9	21.9	
1142	4042	TRIPS	756	107	12	114	569	458	438	694	3,148
1142	4042	PERCENT	24.0	3.4	0.4	3.6	18.1	14.6	13.9	22.1	
1143	4043	TRIPS	1,803	134	100	236	1,263	845	993	888	6,262
1143	4043	PERCENT	28.8	2.1	1.6	3.8	20.2	13.5	15.9	14.2	
1144	4044	TRIPS	821	61	155	247	706	290	313	424	3,017
1144	4044	PERCENT	27.2	2.0	5.1	8.2	23.4	9.6	10.4	14.1	
1145	4045	TRIPS	2,289	326	226	557	2,297	1,095	1,214	1,281	9,285
1145	4045	PERCENT	24.7	3.5	2.4	6.0	24.7	11.8	13.1	13.8	
1146	4046	TRIPS	1,801	216	112	502	1,485	932	927	893	6,868
1146	4046	PERCENT	26.2	3.2	1.6	7.3	21.6	13.6	13.5	13.0	
1147	4047	TRIPS	1,315	112	118	94	1,099	494	556	1,038	4,826
1147	4047	PERCENT	27.3	2.3	2.5	2.0	22.8	10.2	11.5	21.5	
1148	4048	TRIPS	1,883	360	138	326	2,336	1,142	944	1,795	8,924
1148	4048	PERCENT	21.1	4.0	1.6	3.7	26.2	12.8	10.6	20.1	

HSMV_Report_Number	Agency_Report_Number	Reporting_Agency	Form_Type	Crash_Date	Crash_Time	City	County	Crash_Street	Intersecting_Street	Offset_Distance	Offset_Direction	Crash_Type	Vehicles	Non_Motorists	Fatalities	Injuries	Alcohol_Related	Distraction_Related	Drug_Related	Estimated_Damages	Weather_Condition	Light_Condition	Street_Number	Crash_Type_Detailed	Crash_Type_Desc	Crash_Severity	Within_City_Limits	Manner_of_Collision	First_Harmful_Event	First_HE_Location	First_HE_Relation_To_Jct
83486506	13-01802	Pinecrest PD	Long	3/15/2013	5:12 PM	Pinecrest	Miami-Dade	SW 82ND AVE	SW 124TH ST	0		Angle	2	0	0	2	N	N	N	$6,000	Clear	Daylight		Right Angle	NE	Injury	Y	Angle	Motor Vehicle in Transport	On Roadway	Non-Junction
83496368	13-02250	Pinecrest PD	Long	6/7/2013	2:40 PM	Pinecrest	Miami-Dade	SW 124TH ST		0		Other	2	0	0	0	N	N	N	$1,500	Cloudy	Daylight	8100-BLK	Backed Into	W	Property Damage Only	Y	Rear to Side	Motor Vehicle in Transport	In Parking Lane or Zone	Non-Junction
83496451	13-02530	Pinecrest PD	Long	7/3/2013	5:06 PM	Pinecrest	Miami-Dade	SW 124TH ST	SW 124TH ST	0		Other	1	0	0	0	N	N	N	$500	Clear	Daylight	8200	Single Vehicle	S	Property Damage Only	Y	Other	Motor Vehicle in Transport	In Parking Lane or Zone	Non-Junction
74598174	V00768	Miami-Dade Co Schools PD	Long	9/9/2013	3:22 PM	Miami-Dad	Miami-Dade	SW 82ND AVENUE	SOUTHWEST 124TH STREET	0		Sideswipe	2	0	0	0	N	N	N	$250	Clear	Daylight		Same Direction Sideswipe	N	Property Damage Only	Y	Sideswipe, Same D	Motor Vehicle in Transport	On Roadway	Intersection
84463023	14-00283	Pinecrest PD	Short	1/21/2014	7:38 PM	Pinecrest	Miami-Dade	124TH ST SW		0		Other	2	0	0	0	N	N	N	$0	Clear	Dark - Lighted	8200	Parked Vehicle	S	Property Damage Only	Y	Front to Rear	Motor Vehicle in Transport	In Parking Lane or Zone	Non-Junction
84468137	14-00532	Pinecrest PD	Short	2/10/2014	3:34 PM	Pinecrest	Miami-Dade	82ND AVE SW	124TH ST SW	50	North	Rear End	2	0	0	0	N	N	N	$0	Clear	Daylight		Rear End	S	Property Damage Only	Y	Front to Rear	Motor Vehicle in Transport	On Roadway	Non-Junction
84465145	14-01977	Pinecrest PD	Short	5/24/2014	2:22 PM	Pinecrest	Miami-Dade	124TH ST SW		0		Other	2	0	0	0	N	N	N	$0	Clear	Daylight	8237	Backed into	E	Property Damage Only	Y	Rear to Side	Motor Vehicle in Transport	In Parking Lane or Zone	Non-Junction
84469456	14-02544	Pinecrest PD	Long	7/1/2014	3:15 PM	Pinecrest	Miami-Dade	82ND AVE SW	124TH ST SW	100	South	Other	2	0	0	1	N	N	N	$2,000	Clear	Daylight		Backed into	S	Injury	Y	Front to Rear	Motor Vehicle in Transport	On Roadway	Non-Junction
84469450	14-02624	Pinecrest PD	Short	7/5/2014	5:08 PM	Pinecrest	Miami-Dade	82ND AVE SW	124TH ST SW	5	North	Rear End	2	0	0	0	N	N	N	$0	Clear	Daylight		Rear End	S	Property Damage Only	Y	Front to Rear	Motor Vehicle in Transport	On Roadway	Non-Junction
84468772	14-04394	Pinecrest PD	Long	11/5/2014	3:55 PM	Pinecrest	Miami-Dade	SW 124 ST	SOUTH DIXIE HWY	800	East	Other	2	0	0	0	N	N	N	$1,400	Cloudy	Dark - Not Ligh	8200	Backed into	E	Property Damage Only	Y	Rear to Side	Motor Vehicle in Transport	On Roadway	Non-Junction
84469845	14-04755	Pinecrest PD	Short	11/29/2014	1:00 PM	Pinecrest	Miami-Dade	124TH ST SW	82ND AVE SW	50	West	Angle	2	0	0	0	N	N	N	$0	Clear	Daylight		Right Angle	SW	Property Damage Only	Y	Angle	Motor Vehicle in Transport	On Roadway	Non-Junction
84469901	14-05079	Pinecrest PD	Long	12/21/2014	3:47 PM	Pinecrest	Miami-Dade	SW 124 STREET		0		Other	1	0	0	0	N	N	N	$50	Clear	Daylight	8200	Single Vehicle	S	Property Damage Only	Y	Front to Front	Motor Vehicle in Transport	In Parking Lane or Zone	Non-Junction
84460820	14-05366	Pinecrest PD	Long	12/28/2014	7:40 AM	Pinecrest	Miami-Dade	124TH ST SW	82ND AVE SW	0		Angle	2	0	0	0	N	N	N	$7,000	Clear	Dusk		Right Angle	NE	Property Damage Only	Y	Angle	Motor Vehicle in Transport	On Roadway	Non-Junction
84469946	15-00091	Pinecrest PD	Long	1/8/2015	3:10 PM	Pinecrest	Miami-Dade	SW 124 STREET	SW 82 AVE	0	South	Angle	2	0	0	0	N	Y	N	$7,500	Clear	Daylight		Right Angle	SW	Property Damage Only	Y	Angle	Motor Vehicle in Transport	On Roadway	Non-Junction
84463999	15-00300	Pinecrest PD	Long	1/25/2015	10:45 AM	Pinecrest	Miami-Dade	124TH ST SW	82ND AVE SW	0		Angle	2	0	0	0	N	N	N	$5,000	Clear	Daylight		Right Angle	NW	Property Damage Only	Y	Angle	Motor Vehicle in Transport	On Roadway	Non-Junction
85801746	15-00531	Pinecrest PD	Long	2/9/2015	7:25 PM	Pinecrest	Miami-Dade	124TH ST SW	S DIXIE HWY N	150	East	Other	2	0	0	0	N	N	N	$3,000	Rain	Dark - Not Ligh	8200	Backed into	E	Property Damage Only	Y	Front to Rear	Motor Vehicle in Transport	On Roadway	Non-Junction
85803765	15-00629	Pinecrest PD	Long	2/16/2015	1:50 PM	Pinecrest	Miami-Dade	124TH ST SW	82ND AVE SW	150	West	Left Turn	2	0	0	1	N	N	N	$4,000	Clear	Daylight	8200	Left Evasive	S	Injury	Y	Angle	Motor Vehicle in Transport	On Roadway	Non-Junction
85805803	15-01228	Pinecrest PD	Short	4/2/2015	8:14 PM	Pinecrest	Miami-Dade	SW 124 ST	SW 81 AVE	3	West	Rear End	2	0	0	0	N	N	N	$0	Clear	Daylight	8200	Rear End	E	Property Damage Only	Y	Front to Rear	Motor Vehicle in Transport	On Roadway	Non-Junction
85806179	15-01451	Pinecrest PD	Long	6/20/2015	3:02 PM	Pinecrest	Miami-Dade	SW 124 ST	SW 124 ST	10	South	Sideswipe	2	0	0	0	N	N	N	$300	Clear	Daylight	8200	Same Direction Sideswipe	N	Property Damage Only	Y	Sideswipe, Same D	Motor Vehicle in Transport	On Roadway	Non-Junction
85806447	15-01862	Pinecrest PD	Long	10/8/2015	7:15 PM	Pinecrest	Miami-Dade	82ND AVE SW	124TH ST	0		Rear End	2	0	0	0	N	N	N	$1,200	Clear	Dark - Lighted		Rear End	S	Property Damage Only	Y	Front to Rear	Motor Vehicle in Transport	On Roadway	Non-Junction
85806395	15-04423	Pinecrest PD	Long	11/18/2015	3:33 PM	Pinecrest	Miami-Dade	124TH ST SW		0		Other	2	0	0	0	N	N	N	$2,000	Clear	Dark - Lighted	8200	Parked Vehicle	S	Property Damage Only	Y	Front to Rear	Motor Vehicle in Transport	In Parking Lane or Zone	Non-Junction
85806841	15-04618	Pinecrest PD	Long	12/1/2015	4:15 PM	Pinecrest	Miami-Dade	124TH ST SW	81ST AVE SW	50	East	Other	1	0	0	0	N	Y	N	$2,000	Clear	Daylight		Single Vehicle	W	Property Damage Only	Y	Other	Motor Vehicle in Transport	Off Roadway	Non-Junction
85806657	15-04684	Pinecrest PD	Long	12/6/2015	7:44 PM	Pinecrest	Miami-Dade	SW 124 ST		0		Other	1	0	0	0	N	N	N	$6,500	Clear	Dark - Lighted	8271	Parked Vehicle		Property Damage Only	Y	Sideswipe, Same D	Motor Vehicle in Transport	Off Roadway	Non-Junction
85806684	15-04794	Pinecrest PD	Long	12/12/2015	7:54 PM	Pinecrest	Miami-Dade	124TH ST SW	82ND AVE SW	0	South	Unknown	1	0	0	0	N	N	N	$10,000	Clear	Dark - Not Lighted		Unknown		Property Damage Only	Y	Angle	Motor Vehicle in Transport	On Roadway	Non-Junction
85806722	15-04867	Pinecrest PD	Long	12/19/2015	2:50 PM	Pinecrest	Miami-Dade	124TH ST SW		0		Other	2	0	0	0	N	N	N	$1,500	Clear	Daylight	8200	Backed into	N	Property Damage Only	Y	Rear to Rear	Motor Vehicle in Transport	In Parking Lane or Zone	Non-Junction

First_HE_Washes_Interchange	Type_of_Intersection	Road_Sys_Identifier	Type_of_Shoulder	Road_Surf_Cond	Contrib_Circumstance_1	Contrib_Circumstance_2	Contrib_Circumstance_3	Contrib_Circumstance_4	Contrib_Circumstance_5	Contrib_Circumstance_6	Schools_Related	Work_Zone_Related	Type_of_Work_Zone	Loc_in_Work_Zone	Workers_in_Work_Zone	Law_Enforcement_Work_Zone	Motorcycles	Passengers	Bicycles	Pedestrians	Fatalities_Unrestrained	Incapacitating_Injury	Injuries_Unrestrained	Transported_by_EMS	Transported_by_Law_Enforcement	Transported_by_Other	Citations	Property_Dmg_Amt	Vehicle_Dmg_Amt	S4_Mapping	S4_Decimal_Degree_Longitude	S4_Decimal_Degree_Latitude	S4_Albers_X	S4_Albers_Y	S4_Mapping_Method_Used	S4_Mapping_Date	S4_Map_Points_Associated_With_Network	S4_Map_Points_On_FOOT_System	Original_Map_Scan	Report_Images
N	Four-Way Intersection	Local	Paved	Dry	None			Alone			N	N					0	0	0	0	0	0	0	0	0	0	0	$0	$6,000	Y	-80.3149	25.65523	768283	188980	None	6/5/2013 10:36	Y			Pinecrest P 83896504.pdf
N	Not at Intersection	Parking Lot	Paved	Dry	None			Alone			N	N					0	0	1	0	0	0	0	0	0	0	1	$0	$1,600	Y	-80.3221	25.65508	768191.8	188960.5	Automatic	11/21/2015 13:29	N	Y		Pinecrest P 83896566.pdf
N	Not at Intersection	Parking Lot	Paved	Dry	None			Alone			N	N					0	0	0	0	0	0	0	0	0	0	1	$0	$500	Y	-80.3221	25.65508	768191.8	188960.5	Automatic	11/21/2015 13:29	N	Y		Pinecrest P 83896651.pdf
	Four-Way Intersection	Local	Unpaved	Dry	None			Alone			Y	N					0	0	1	0	0	0	0	0	0	0	0	$0	$250	Y	-80.3163	25.65523	768243	188980	None	9/21/2013 20:52	N			Miami-Dad 74599174.pdf
	Not at Intersection	Parking Lot		Dry	None							N					0	0	0	0	0	0	0	0	0	0	1	$0	$0	Y	-80.3272	25.65508	768191.8	188960.5	Automatic	12/23/2015 13:21	N	Y		Pinecrest P 84469013.pdf
	Not at Intersection	County		Dry	None							N					0	0	1	0	0	0	0	0	0	0	1	$0	$0	Y	-80.3263	25.65537	768243	188996	None	4/25/2014 20:40	Y	Y		Pinecrest P 84469137.pdf
	Not at Intersection	Parking Lot		Dry	None							N					0	0	0	0	0	0	0	0	0	0	1	$0	$0	Y	-80.3269	25.65521	768234.8	188977	Automatic	12/23/2015 13:13	N	Y		Pinecrest P 84469245.pdf
N	Not at Intersection	Local	Paved	Dry	None			Alone			N	N					0	0	0	0	0	0	0	0	0	0	1	$0	$2,000	Y	-80.3263	25.65486	768283	188958	None	7/28/2014 18:31	Y	Y		Pinecrest P 84469450.pdf
	Not at Intersection	Local		Dry	None							N					0	0	1	0	0	0	0	0	0	0	1	$0	$0	Y	-80.3263	25.65524	768283	188982	None	7/17/2014 18:35	Y	Y		Pinecrest P 84469459.pdf
N	Not at Intersection	Local	Paved	Dry	None			Alone			N	N					0	0	0	0	0	0	0	0	0	0	1	$0	$1,400	Y	-80.3272	25.65508	768191.8	188960.5	Automatic	11/13/2014 19:04	Y	N		Pinecrest P 84469772.pdf
	Not at Intersection	Local		Dry	None							N					0	0	0	0	0	0	0	0	0	0	0	$0	$0	Y	-80.3265	25.65523	768268.1	188979.8	Automatic	7/17/2015 22:32	Y			Pinecrest P 84469843.pdf
N	Not at Intersection	Parking Lot	Curb	Dry	None			Alone			N	N					0	0	0	0	0	0	0	0	0	0	0	$0	$50	Y	-80.3272	25.65508	768191.8	188960.5	Automatic	12/23/2015 13:28	N	Y		Pinecrest P 84469801.pdf
N	Four-Way Intersection	Local	Paved	Dry	None			Other			N	N					0	0	0	0	0	0	0	0	0	0	1	$0	$7,000	Y	-80.3263	25.65523	768243.1	188980.4	Automatic	1/3/2015 18:24	N			Pinecrest P 84469920.pdf
N	Four-Way Intersection	County	Curb	Dry	None			Alone			N	N					0	0	1	0	0	0	0	0	0	0	1	$0	$7,500	Y	-80.3263	25.65523	768243.1	188980.4	Automatic	1/23/2015 19:19	Y	N		Pinecrest P 84469946.pdf
N	Four-Way Intersection	Local	Unpaved	Dry	None			Alone			N	N					0	0	1	0	0	0	0	0	0	0	1	$0	$5,000	Y	-80.3263	25.65523	768243.1	188980.4	Automatic	2/4/2015 18:53	Y	N		Pinecrest P 84469999.pdf
N	Not at Intersection	County	Paved	Wet	None			Alone			N	N					0	0	0	0	0	0	0	0	0	0	1	$0	$3,000	Y	-80.3272	25.65508	768191.8	188960.5	Automatic	2/11/2015 18:56	Y	N		Pinecrest P 85405746.pdf
N	T-Intersection	County	Paved	Dry	None			Alone			N	N					0	0	2	0	0	0	0	0	0	0	1	$0	$4,000	Y	-80.3272	25.65508	768191.8	188960.5	Automatic	2/14/2015 18:34	Y	N		Pinecrest P 85405785.pdf
	Not at Intersection	Local		Dry	None							N					0	0	3	0	0	0	0	0	0	0	1	$0	$0	Y	-80.3253	25.65526	768342.8	188986.7	Automatic	4/7/2015 19:03	Y	N		Pinecrest P 85805903.pdf
N	Not at Intersection	Local	Unpaved	Dry	None			Alone			N	N					0	0	0	0	0	0	0	0	0	0	1	$0	$500	Y	-80.3272	25.65508	768191.8	188960.5	Automatic	7/2/2015 17:29	Y	N		Pinecrest P 85806179.pdf
N	Four-Way Intersection	Local	Unpaved	Dry	None			Alone			N	N					0	0	1	0	0	0	0	0	0	0	1	$0	$1,200	Y	-80.3263	25.65523	768243.1	188980.4	Automatic	10/10/2015 15:56	Y			Pinecrest P 85806447.pdf
N	Not at Intersection	Parking Lot	Unpaved	Dry	None			Alone			N	N					0	0	1	0	0	0	0	0	0	0	1	$0	$1,000	Y	-80.3272	25.65508	768191.8	188960.5	Automatic	12/23/2015 13:06	N	Y		Pinecrest P 85806595.pdf
N	Not at Intersection	Local	Unpaved	Dry	None			Alone			N	N					0	0	0	0	0	0	0	0	0	0	1	$0	$2,000	Y	-80.3252	25.65529	768397.6	188987.5	Automatic	12/4/2015 16:44	Y			Pinecrest P 85806641.pdf
N	Not at Intersection	Parking Lot	Paved	Dry	None			Alone			N	N					0	0	0	0	0	0	0	0	0	0	0	$0	$8,500	Y	-80.3272	25.65521	768191.3	188975.4	Automatic	12/23/2015 13:04	N	Y		Pinecrest P 85806657.pdf
N	Four-Way Intersection	Local	Unpaved	Dry	None			Alone			N	N					0	0	0	0	0	0	0	0	0	0	0	$0	$10,000	Y	-80.3263	25.65523	768243.1	188980.4	Automatic	11/14/2015 18:34	N			Pinecrest P 85806684.pdf
N	Not at Intersection	Parking Lot	Paved	Dry	None			Alone			N	N					0	0	1	0	0	0	0	0	0	0	1	$0	$1,500	Y	-80.3272	25.65508	768191.8	188960.5	Automatic	11/21/2015 13:21	N	Y		Pinecrest P 85806722.pdf

APPENDIX – D

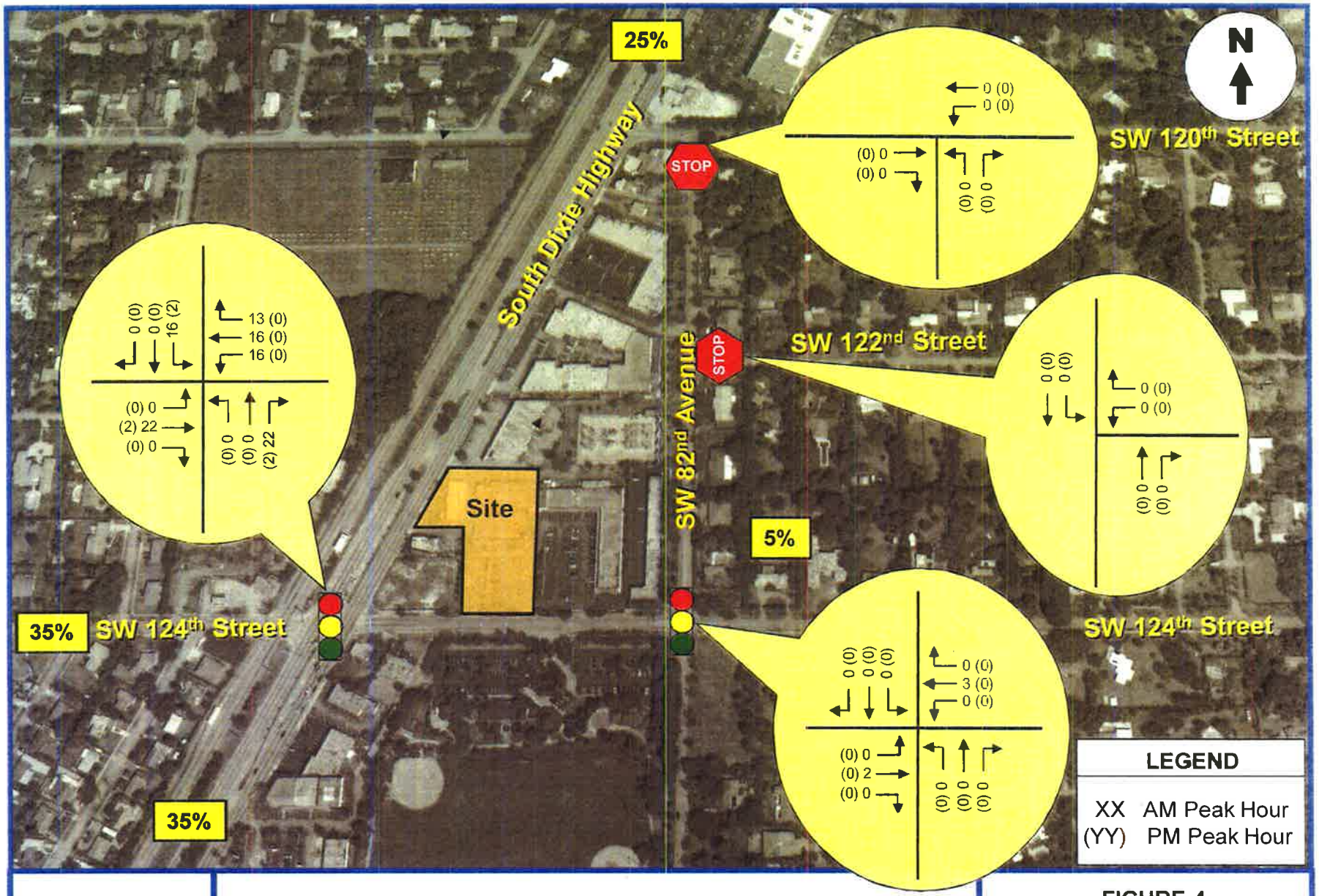
Intersection Volume Development Worksheets

Turning Movement Counts (AM Peak Hour)

SW 124th St and SW 82nd Ave	EBL	EBT	EBR	WBL	WBT	WBR	SBL	SBT	SBR	NBL	NBT	NBR
Raw Counts	39	234	28	29	145	35	8	107	39	52	486	44
PSCF	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Adjusted Existing Volumes	40	239	29	30	148	36	8	109	40	53	496	45
Committed Trips	0	2	0	0	3	0	0	0	0	0	0	0
Site Generated Trips	1	0	0	0	1	0	0	0	0	0	0	0
FutureTraffic	41	243	29	30	153	36	8	110	40	54	501	45

Turning Movement Counts (PM Peak Hour)

SW 124th St and SW 82nd Ave	EBL	EBT	EBR	WBL	WBT	WBR	SBL	SBT	SBR	NBL	NBT	NBR
Raw Counts	30	167	105	46	190	26	29	292	79	48	104	9
PSCF	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Adjusted Existing Volumes	31	170	107	47	194	27	30	298	81	49	106	9
Committed Trips	0	0	0	0	0	0	0	0	0	0	0	0
Site Generated Trips	1	0	0	0	0	0	1	0	0	0	0	0
FutureTraffic	32	172	108	47	196	27	31	301	82	49	107	9



Traf Tech
ENGINEERING, INC.

New Project Traffic Assignment

FIGURE 4
Pinecrest Shops
Pinecrest, Florida

APPENDIX – E

Synchro Output Sheets – Existing + Committed Trips

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	239	29	30	148	36	53	496	45	8	109	40
Future Volume (veh/h)	40	239	29	30	148	36	53	496	45	8	109	40
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	43	260	32	33	161	39	58	539	49	9	118	43
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	597	651	80	435	580	140	575	673	61	233	522	190
HCM Platoon Ratio	0.33	0.33	0.33	2.00	2.00	2.00	0.33	0.33	0.33	1.00	1.00	1.00
Prop Arrive On Green	0.13	0.13	0.13	0.80	0.80	0.80	0.13	0.13	0.13	0.40	0.40	0.40
Ln Grp Delay, s/veh	13.7	0.0	16.2	5.5	0.0	3.8	15.3	0.0	26.7	19.2	0.0	9.6
Ln Grp LOS	B		B	A		A	B		C	B		A
Approach Vol, veh/h		335			233			646			170	
Approach Delay, s/veh		15.9			4.0			25.7			10.1	
Approach LOS		B			A			C			B	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Case No		6.0		6.0		6.0		6.0
Phs Duration (G+Y+Rc), s		22.5		22.5		22.5		22.5
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green (Gmax), s		18.0		18.0		18.0		18.0
Max Allow Headway (MAH), s		5.2		5.2		5.2		5.2
Max Q Clear (g_c+I1), s		16.0		8.6		16.4		9.3
Green Ext Time (g_e), s		1.0		2.3		0.8		2.2
Prob of Phs Call (p_c)		1.00		1.00		1.00		1.00
Prob of Max Out (p_x)		0.00		0.00		0.00		0.00

Left-Turn Movement Data				
Assigned Mvmt	5	7	1	3
Mvmt Sat Flow, veh/h	1220	1178	825	1083

Through Movement Data				
Assigned Mvmt	2	4	6	8
Mvmt Sat Flow, veh/h	1683	1627	1304	1450

Right-Turn Movement Data				
Assigned Mvmt	12	14	16	18
Mvmt Sat Flow, veh/h	153	200	475	351

Left Lane Group Data								
Assigned Mvmt	0	5	0	7	0	1	0	3
Lane Assignment								

Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	58	0	43	0	9	0	33
Grp Sat Flow (s), veh/h/ln	0	1220	0	1178	0	825	0	1083
Q Serve Time (g_s), s	0.0	1.9	0.0	1.5	0.0	0.5	0.0	0.7
Cycle Q Clear Time (g_c), s	0.0	4.6	0.0	2.7	0.0	14.4	0.0	7.3
Perm LT Sat Flow (s_l), veh/h/ln	0	1220	0	1178	0	825	0	1083
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	18.0	0.0	18.0	0.0	18.0	0.0	18.0
Perm LT Serve Time (g_u), s	0.0	15.3	0.0	16.7	0.0	4.0	0.0	11.4
Perm LT Q Serve Time (g_ps), s	0.0	1.9	0.0	1.5	0.0	0.5	0.0	0.7
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	575	0	597	0	233	0	435
V/C Ratio (X)	0.00	0.10	0.00	0.07	0.00	0.04	0.00	0.08
Avail Cap (c_a), veh/h	0	575	0	597	0	233	0	435
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	14.9	0.0	13.5	0.0	18.9	0.0	5.2
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.2	0.0	0.3	0.0	0.3
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	15.3	0.0	13.7	0.0	19.2	0.0	5.5
1st-Term Q (Q1), veh/ln	0.0	0.7	0.0	0.5	0.0	0.1	0.0	0.2
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	0.7	0.0	0.5	0.0	0.1	0.0	0.3
%ile Storage Ratio (RQ%)	0.00	0.13	0.00	0.09	0.00	0.04	0.00	0.07
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment								
Lanes in Grp	0	0	0	0	0	0	0	0
Grp Vol (v), veh/h	0	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	0	0	0	0	0	0	0
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane Grp Cap (c), veh/h	0	0	0	0	0	0	0	0
V/C Ratio (X)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	0	0	0	0	0	0	0
Upstream Filter (I)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		T+R		T+R		T+R		T+R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	588	0	292	0	161	0	200
Grp Sat Flow (s), veh/h/ln	0	1836	0	1827	0	1779	0	1801
Q Serve Time (g_s), s	0.0	14.0	0.0	6.6	0.0	2.7	0.0	1.3
Cycle Q Clear Time (g_c), s	0.0	14.0	0.0	6.6	0.0	2.7	0.0	1.3
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.08	0.00	0.11	0.00	0.27	0.00	0.19
Lane Grp Cap (c), veh/h	0	734	0	731	0	712	0	720
V/C Ratio (X)	0.00	0.80	0.00	0.40	0.00	0.23	0.00	0.28
Avail Cap (c_a), veh/h	0	734	0	731	0	712	0	720
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	17.8	0.0	14.6	0.0	8.9	0.0	2.8
Incr Delay (d2), s/veh	0.0	9.0	0.0	1.6	0.0	0.7	0.0	1.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	26.7	0.0	16.2	0.0	9.6	0.0	3.8
1st-Term Q (Q1), veh/ln	0.0	7.1	0.0	3.3	0.0	1.3	0.0	0.5
2nd-Term Q (Q2), veh/ln	0.0	1.8	0.0	0.3	0.0	0.1	0.0	0.2
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	8.9	0.0	3.7	0.0	1.4	0.0	0.7
%ile Storage Ratio (RQ%)	0.00	0.18	0.00	0.13	0.00	0.03	0.00	0.01
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Intersection Summary								
HCM 2010 Ctrl Delay		17.8						
HCM 2010 LOS		B						

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	31	170	107	47	194	27	49	106	9	30	298	81
Future Volume (veh/h)	31	170	107	47	194	27	49	106	9	30	298	81
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	34	185	116	51	211	29	53	115	10	33	324	88
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	574	429	269	419	641	88	375	676	59	609	565	153
HCM Platoon Ratio	0.33	0.33	0.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.13	0.13	0.13	0.80	0.80	0.80	0.40	0.40	0.40	0.40	0.40	0.40
Ln Grp Delay, s/veh	13.8	0.0	16.8	6.2	0.0	4.1	15.2	0.0	9.2	9.7	0.0	13.8
Ln Grp LOS	B		B	A		A	B		A	A		B
Approach Vol, veh/h		335			291			178			445	
Approach Delay, s/veh		16.5			4.4			11.0			13.5	
Approach LOS		B			A			B			B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Case No		6.0		6.0		6.0		6.0
Phs Duration (G+Y+Rc), s		22.5		22.5		22.5		22.5
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green (Gmax), s		18.0		18.0		18.0		18.0
Max Allow Headway (MAH), s		5.2		5.2		5.2		5.2
Max Q Clear (g_c+I1), s		12.1		9.1		10.0		10.4
Green Ext Time (g_e), s		1.9		2.5		2.3		2.2
Prob of Phs Call (p_c)		1.00		1.00		1.00		1.00
Prob of Max Out (p_x)		0.00		0.00		0.00		0.00
Left-Turn Movement Data								
Assigned Mvmt		5		7		1		3
Mvmt Sat Flow, veh/h		970		1135		1261		1074
Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		1690		1072		1412		1603
Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		147		672		383		220
Left Lane Group Data								
Assigned Mvmt	0	5	0	7	0	1	0	3
Lane Assignment								

Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	53	0	34	0	33	0	51
Grp Sat Flow (s), veh/h/ln	0	970	0	1135	0	1261	0	1074
Q Serve Time (g_s), s	0.0	2.0	0.0	1.2	0.0	0.8	0.0	1.2
Cycle Q Clear Time (g_c), s	0.0	10.1	0.0	2.8	0.0	2.8	0.0	8.4
Perm LT Sat Flow (s_l), veh/h/ln	0	970	0	1135	0	1261	0	1074
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	18.0	0.0	18.0	0.0	18.0	0.0	18.0
Perm LT Serve Time (g_u), s	0.0	10.0	0.0	16.4	0.0	16.0	0.0	10.9
Perm LT Q Serve Time (g_ps), s	0.0	2.0	0.0	1.2	0.0	0.8	0.0	1.2
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	375	0	574	0	609	0	419
V/C Ratio (X)	0.00	0.14	0.00	0.06	0.00	0.05	0.00	0.12
Avail Cap (c_a), veh/h	0	375	0	574	0	609	0	419
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	14.4	0.0	13.6	0.0	9.6	0.0	5.6
Incr Delay (d2), s/veh	0.0	0.8	0.0	0.2	0.0	0.2	0.0	0.6
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	15.2	0.0	13.8	0.0	9.7	0.0	6.2
1st-Term Q (Q1), veh/ln	0.0	0.5	0.0	0.4	0.0	0.3	0.0	0.4
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	0.6	0.0	0.4	0.0	0.3	0.0	0.4
%ile Storage Ratio (RQ%)	0.00	0.11	0.00	0.07	0.00	0.11	0.00	0.12
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment								
Lanes in Grp	0	0	0	0	0	0	0	0
Grp Vol (v), veh/h	0	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	0	0	0	0	0	0	0
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane Grp Cap (c), veh/h	0	0	0	0	0	0	0	0
V/C Ratio (X)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	0	0	0	0	0	0	0
Upstream Filter (I)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		T+R		T+R		T+R		T+R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	125	0	301	0	412	0	240
Grp Sat Flow (s), veh/h/ln	0	1837	0	1744	0	1795	0	1824
Q Serve Time (g_s), s	0.0	2.0	0.0	7.1	0.0	8.0	0.0	1.6
Cycle Q Clear Time (g_c), s	0.0	2.0	0.0	7.1	0.0	8.0	0.0	1.6
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.08	0.00	0.39	0.00	0.21	0.00	0.12
Lane Grp Cap (c), veh/h	0	735	0	698	0	718	0	730
V/C Ratio (X)	0.00	0.17	0.00	0.43	0.00	0.57	0.00	0.33
Avail Cap (c_a), veh/h	0	735	0	698	0	718	0	730
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	8.7	0.0	14.8	0.0	10.5	0.0	2.9
Incr Delay (d2), s/veh	0.0	0.5	0.0	1.9	0.0	3.3	0.0	1.2
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	9.2	0.0	16.8	0.0	13.8	0.0	4.1
1st-Term Q (Q1), veh/ln	0.0	1.0	0.0	3.5	0.0	3.9	0.0	0.7
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.4	0.0	0.7	0.0	0.2
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	1.1	0.0	3.8	0.0	4.6	0.0	1.0
%ile Storage Ratio (RQ%)	0.00	0.02	0.00	0.14	0.00	0.09	0.00	0.01
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Intersection Summary								
HCM 2010 Ctrl Delay		11.8						
HCM 2010 LOS		B						

APPENDIX – F

Synchro Output Sheets – Existing + Committed Trips + Site Generated Trips

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	41	243	29	30	153	36	54	501	45	8	110	40
Future Volume (veh/h)	41	243	29	30	153	36	54	501	45	8	110	40
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	45	264	32	33	166	39	59	545	49	9	120	43
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	594	652	79	431	584	137	574	674	61	230	524	188
HCM Platoon Ratio	0.33	0.33	0.33	2.00	2.00	2.00	0.33	0.33	0.33	1.00	1.00	1.00
Prop Arrive On Green	0.13	0.13	0.13	0.80	0.80	0.80	0.13	0.13	0.13	0.40	0.40	0.40
Ln Grp Delay, s/veh	13.8	0.0	16.3	5.6	0.0	3.8	15.3	0.0	27.2	19.3	0.0	9.7
Ln Grp LOS	B		B	A		A	B		C	B		A
Approach Vol, veh/h		341			238			653			172	
Approach Delay, s/veh		16.0			4.1			26.1			10.2	
Approach LOS		B			A			C			B	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Case No		6.0		6.0		6.0		6.0
Phs Duration (G+Y+Rc), s		22.5		22.5		22.5		22.5
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green (Gmax), s		18.0		18.0		18.0		18.0
Max Allow Headway (MAH), s		5.2		5.2		5.2		5.2
Max Q Clear (g_c+I1), s		16.1		8.7		16.6		9.4
Green Ext Time (g_e), s		1.0		2.3		0.7		2.2
Prob of Phs Call (p_c)		1.00		1.00		1.00		1.00
Prob of Max Out (p_x)		0.00		0.00		0.00		0.00
Left-Turn Movement Data								
Assigned Mvmt		5		7		1		3
Mvmt Sat Flow, veh/h		1218		1172		820		1079
Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		1685		1630		1310		1459
Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		151		198		470		343
Left Lane Group Data								
Assigned Mvmt	0	5	0	7	0	1	0	3
Lane Assignment								

Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	59	0	45	0	9	0	33
Grp Sat Flow (s), veh/h/ln	0	1218	0	1172	0	820	0	1079
Q Serve Time (g_s), s	0.0	2.0	0.0	1.5	0.0	0.5	0.0	0.7
Cycle Q Clear Time (g_c), s	0.0	4.7	0.0	2.9	0.0	14.6	0.0	7.4
Perm LT Sat Flow (s_l), veh/h/ln	0	1218	0	1172	0	820	0	1079
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	18.0	0.0	18.0	0.0	18.0	0.0	18.0
Perm LT Serve Time (g_u), s	0.0	15.3	0.0	16.7	0.0	3.9	0.0	11.3
Perm LT Q Serve Time (g_ps), s	0.0	2.0	0.0	1.5	0.0	0.5	0.0	0.7
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	574	0	594	0	230	0	431
V/C Ratio (X)	0.00	0.10	0.00	0.08	0.00	0.04	0.00	0.08
Avail Cap (c_a), veh/h	0	574	0	594	0	230	0	431
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	15.0	0.0	13.5	0.0	19.0	0.0	5.2
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.2	0.0	0.3	0.0	0.3
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	15.3	0.0	13.8	0.0	19.3	0.0	5.6
1st-Term Q (Q1), veh/ln	0.0	0.7	0.0	0.5	0.0	0.1	0.0	0.2
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	0.7	0.0	0.5	0.0	0.1	0.0	0.3
%ile Storage Ratio (RQ%)	0.00	0.13	0.00	0.10	0.00	0.04	0.00	0.07
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment								
Lanes in Grp	0	0	0	0	0	0	0	0
Grp Vol (v), veh/h	0	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	0	0	0	0	0	0	0
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane Grp Cap (c), veh/h	0	0	0	0	0	0	0	0
V/C Ratio (X)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	0	0	0	0	0	0	0
Upstream Filter (I)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		T+R		T+R		T+R		T+R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	594	0	296	0	163	0	205
Grp Sat Flow (s), veh/h/ln	0	1836	0	1828	0	1780	0	1802
Q Serve Time (g_s), s	0.0	14.1	0.0	6.7	0.0	2.7	0.0	1.3
Cycle Q Clear Time (g_c), s	0.0	14.1	0.0	6.7	0.0	2.7	0.0	1.3
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.08	0.00	0.11	0.00	0.26	0.00	0.19
Lane Grp Cap (c), veh/h	0	734	0	731	0	712	0	721
V/C Ratio (X)	0.00	0.81	0.00	0.40	0.00	0.23	0.00	0.28
Avail Cap (c_a), veh/h	0	734	0	731	0	712	0	721
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	17.9	0.0	14.6	0.0	8.9	0.0	2.8
Incr Delay (d2), s/veh	0.0	9.4	0.0	1.7	0.0	0.7	0.0	1.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	27.2	0.0	16.3	0.0	9.7	0.0	3.8
1st-Term Q (Q1), veh/ln	0.0	7.2	0.0	3.4	0.0	1.3	0.0	0.6
2nd-Term Q (Q2), veh/ln	0.0	1.9	0.0	0.3	0.0	0.1	0.0	0.2
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	9.1	0.0	3.7	0.0	1.5	0.0	0.8
%ile Storage Ratio (RQ%)	0.00	0.19	0.00	0.14	0.00	0.03	0.00	0.01
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Intersection Summary								
HCM 2010 Ctrl Delay		18.0						
HCM 2010 LOS		B						

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	32	172	108	47	196	27	49	107	9	31	301	82
Future Volume (veh/h)	32	172	108	47	196	27	49	107	9	31	301	82
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	35	187	117	51	213	29	53	116	10	34	327	89
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	572	429	269	416	642	87	372	676	58	608	564	154
HCM Platoon Ratio	0.33	0.33	0.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.13	0.13	0.13	0.80	0.80	0.80	0.40	0.40	0.40	0.40	0.40	0.40
Ln Grp Delay, s/veh	13.9	0.0	16.8	6.2	0.0	4.1	15.3	0.0	9.2	9.8	0.0	13.9
Ln Grp LOS	B		B	A		A	B		A	A		B
Approach Vol, veh/h		339			293			179			450	
Approach Delay, s/veh		16.5			4.5			11.0			13.6	
Approach LOS		B			A			B			B	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Case No		6.0		6.0		6.0		6.0
Phs Duration (G+Y+Rc), s		22.5		22.5		22.5		22.5
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5
Max Green (Gmax), s		18.0		18.0		18.0		18.0
Max Allow Headway (MAH), s		5.2		5.2		5.2		5.2
Max Q Clear (g_c+I1), s		12.2		9.2		10.1		10.5
Green Ext Time (g_e), s		1.9		2.5		2.3		2.3
Prob of Phs Call (p_c)		1.00		1.00		1.00		1.00
Prob of Max Out (p_x)		0.00		0.00		0.00		0.00
Left-Turn Movement Data								
Assigned Mvmt		5		7		1		3
Mvmt Sat Flow, veh/h		966		1133		1260		1071
Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		1691		1073		1411		1606
Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		146		671		384		219
Left Lane Group Data								
Assigned Mvmt	0	5	0	7	0	1	0	3
Lane Assignment								

Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	53	0	35	0	34	0	51
Grp Sat Flow (s), veh/h/ln	0	966	0	1133	0	1260	0	1071
Q Serve Time (g_s), s	0.0	2.0	0.0	1.2	0.0	0.8	0.0	1.2
Cycle Q Clear Time (g_c), s	0.0	10.2	0.0	2.9	0.0	2.8	0.0	8.5
Perm LT Sat Flow (s_l), veh/h/ln	0	966	0	1133	0	1260	0	1071
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	18.0	0.0	18.0	0.0	18.0	0.0	18.0
Perm LT Serve Time (g_u), s	0.0	9.9	0.0	16.4	0.0	16.0	0.0	10.8
Perm LT Q Serve Time (g_ps), s	0.0	2.0	0.0	1.2	0.0	0.8	0.0	1.2
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	372	0	572	0	608	0	416
V/C Ratio (X)	0.00	0.14	0.00	0.06	0.00	0.06	0.00	0.12
Avail Cap (c_a), veh/h	0	372	0	572	0	608	0	416
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	14.5	0.0	13.7	0.0	9.6	0.0	5.6
Incr Delay (d2), s/veh	0.0	0.8	0.0	0.2	0.0	0.2	0.0	0.6
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	15.3	0.0	13.9	0.0	9.8	0.0	6.2
1st-Term Q (Q1), veh/ln	0.0	0.5	0.0	0.4	0.0	0.3	0.0	0.4
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	0.6	0.0	0.4	0.0	0.3	0.0	0.4
%ile Storage Ratio (RQ%)	0.00	0.11	0.00	0.08	0.00	0.11	0.00	0.12
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment								
Lanes in Grp	0	0	0	0	0	0	0	0
Grp Vol (v), veh/h	0	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	0	0	0	0	0	0	0
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane Grp Cap (c), veh/h	0	0	0	0	0	0	0	0
V/C Ratio (X)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	0	0	0	0	0	0	0
Upstream Filter (I)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		T+R		T+R		T+R		T+R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	126	0	304	0	416	0	242
Grp Sat Flow (s), veh/h/ln	0	1837	0	1744	0	1795	0	1824
Q Serve Time (g_s), s	0.0	2.0	0.0	7.2	0.0	8.1	0.0	1.6
Cycle Q Clear Time (g_c), s	0.0	2.0	0.0	7.2	0.0	8.1	0.0	1.6
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.08	0.00	0.38	0.00	0.21	0.00	0.12
Lane Grp Cap (c), veh/h	0	735	0	698	0	718	0	730
V/C Ratio (X)	0.00	0.17	0.00	0.44	0.00	0.58	0.00	0.33
Avail Cap (c_a), veh/h	0	735	0	698	0	718	0	730
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	8.7	0.0	14.9	0.0	10.5	0.0	2.9
Incr Delay (d2), s/veh	0.0	0.5	0.0	2.0	0.0	3.4	0.0	1.2
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	9.2	0.0	16.8	0.0	13.9	0.0	4.1
1st-Term Q (Q1), veh/ln	0.0	1.0	0.0	3.5	0.0	3.9	0.0	0.7
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.4	0.0	0.7	0.0	0.2
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	1.1	0.0	3.9	0.0	4.6	0.0	1.0
%ile Storage Ratio (RQ%)	0.00	0.02	0.00	0.14	0.00	0.09	0.00	0.01
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Intersection Summary								
HCM 2010 Ctrl Delay		11.9						
HCM 2010 LOS		B						

APPENDIX – G

Traffic Study Methodology Memorandum

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

October 22, 2015

Juan Espinosa, P.E.
David Plummer & Associates, Inc.
1750 Ponce de Leon Boulevard
Coral Gables, Florida 33134

Re: Traffic Analysis Methodology
Pinecrest Field Chalets Subdivision Plat- 8131 Southwest 124 Street

Dear Mr. Espinosa:

Please accept this letter as the required traffic analysis methodology for the traffic analysis required per the Village of Pinecrest Code of Ordinances in consideration of the site plan and plat being proposed for the Pinecrest Field Chalets site located at 8131 Southwest 124 Street. As outlined in the Code, we will provide the following items in our traffic impact statement for this site:

1) Trip Generation- ITE Trip Generation Handbook, 9th Edition- Single Family Detached Housing (Land Use Code 210)

ITE Land Use Code	Description	Unit*	Total Units	Total Trips			Entering			Exiting		
				AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily
Existing												
210	Single-Family Detached Housing	Dwelling Units	1	1	1	10	0	1	5	1	0	5
Total				1	1	10	0	1	5	1	0	5
Proposed												
220	Single-Family Detached Housing	Dwelling Units	4	3	4	38	1	3	19	2	1	19
Total Proposed Traffic				**3**	**4**	**38**	**1**	**3**	**19**	**2**	**1**	**19**
Net Traffic				**2**	**3**	**28**	**1**	**2**	**14**	**1**	**1**	**14**

2) Trip Distribution and Assignment- per cardinal distribution based on the traffic analysis zone 1133 from the Miami Dade County 2040 SERPM model.

Building Code Services
Coastal Engineering
Code Enforcement
Construction Engineering and Inspection
Construction Services
Contract Government
Data Technologies and Development
Emergency Management Services
Engineering
Environmental Services
Facilities Management
Indoor Air Quality
Landscape Architecture
Municipal Engineering
Planning
Public Administration
Redevelopment and Urban Design
Surveying and Mapping
Traffic Engineering
Transportation Planning

GSA Contract Holder

1800 Eller Drive
Suite 600
Fort Lauderdale, FL 33316
954.921.7781 phone
954.921.8807 fax

www.cgasolutions.com

Trip Distribution and Assignment	
Direction	% of Total Trips
North: Northwest	27.95%
North: Northeast	27.95%
South: Southwest	4.16%
South: Southeast	0.00%
East: Northeast	0.39%
East: Southeast	0.00%
West: Northwest	22.92%
West: Southwest	16.63%
TOTAL:	100.00%

Source: Miami Dade County 2040 SERPM

Based on the above the following traffic assignment being assumed for the proposed development is:

- 56% to and from the north via SW 82nd Avenue
- 4% to and from the south via SW 82nd Avenue
- 1% to and from the east via SW 124 Street
- 39% to and from the west via SW 124 Street

3) Intersection Analysis- Synchro Traffic Model at the intersection of SW 124th Street and SW 82nd Avenue (Existing Conditions and Future Conditions at buildout)
   - Existing peak hour manual turning movement count collected on 02/04/2014 will be used for the basis of the capacity analysis

4) Design Capacity of the accessed roadways
   - Volume to capacity for adjacent directly accessed roadway facilities will be based on the volumes from the following FDOT traffic count stations:
     - Station #878376- 2014 AADT volume on SW 124th Street
     - Station #878553- 2014 AADT volume on SW 82nd Avenue

5) Driveway Analysis at proposed ingress egress driveways proposed on the proposed tentative plat/site plan

Please confirm your concurrence with this proposed traffic analysis methodology. If you have any questions or need additional information, please contact me at 954-605-7373.

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

Eric S. Czerniejewski, P.E., ENV SP
Director of Traffic Engineering

cc: Stephen Olmstead, Planning Director, Village of Pinecrest
Marisela Pomenta, Viride Development, LLC

DAVID PLUMMER & ASSOCIATES
TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

1750 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134
305 447-0900 • FAX: 305 444-4986 • EMAIL: DPA@DPLUMMER.COM

December 11, 2015

Mr. Stephen R. Olmsted, AICP, LEED-GA
Planning Director
Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156
(305) 234-2121
Solmsted@pinecrest-fl.gov

Re: Pinecrest Field Chalets Traffic Engineering Services - #15213

Dear Mr. Olmsted:

David Plummer & Associates (DPA) has reviewed the Traffic Impact Statement prepared for the proposed Pinecrest Field Chalets project. The traffic statement was prepared by Calvin, Giordano and Associates and is dated November 9, 2015. Below are our comments regarding the study.

- Comment 1 – Page 1, Section 1 – The sentence describing the project expected build out year is shown twice.

- Comment 2 – Page 1, Section 2 –The text described access to the parcel as being provided "via existing driveways". A previous site plan provided by the Village shows new driveways on SW 82nd Avenue. Please provide a clear site plan showing the location of all driveways.

- Comment 3 – Page 5, Section 3 – LOS of service threshold should be measured against LOS adopted by the Village of Pinecrest not Miami-Dade County.

- Comment 4 – Page 5, Section 3 – Please specify that the project is outside the Urban Infill Area.

- Comment 5 – Page 11, Section 4 – The text describes the proposed driveways as being "full access driveways, allowing all turning movements". Please note that the proposed driveways (based on the site plan provided by the Village) are within the area of influence of the exclusive left turns of the SW 82nd Avenue/SW 124th Street intersection. If this is the case, driveways within this area should be limited to right-in, right-out only.

- Comment 6 – Page 11 Section 4 – the project peak hour trips (in/out) need to be revised based on the right-in/right-out configuration of the driveways. The project trip distribution and intersection analysis needs to be updated as appropriate.

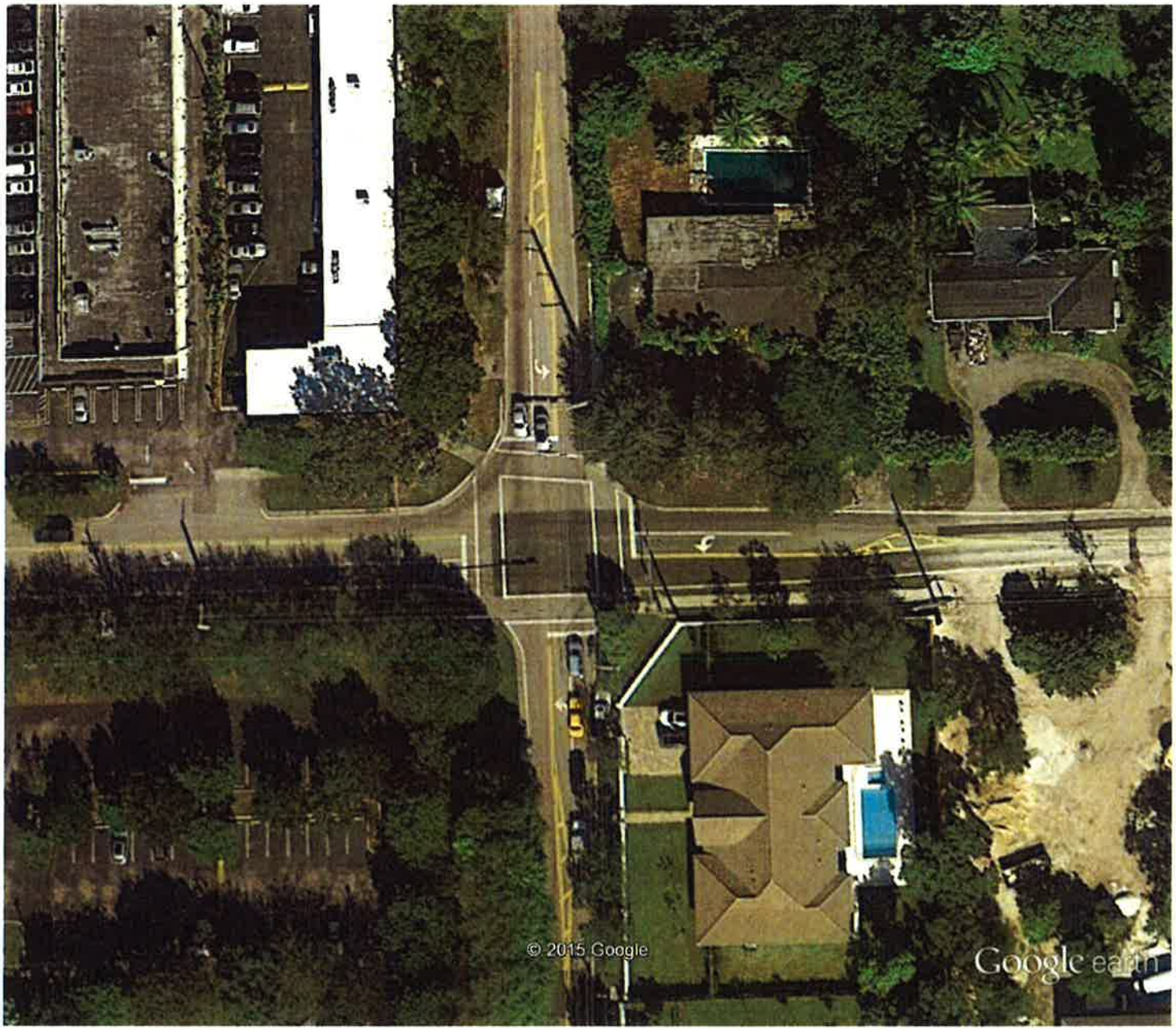
- Comment 7 – Page 11, Section 4 – Because of the close proximity of driveways to the SW 82nd Avenue/SW 124th Street intersection, this section should clearly describe operations of the driveways. It should also discuss if there are any sight distance and/or safety issues.

Please call me if you have any questions.

Sincerely,

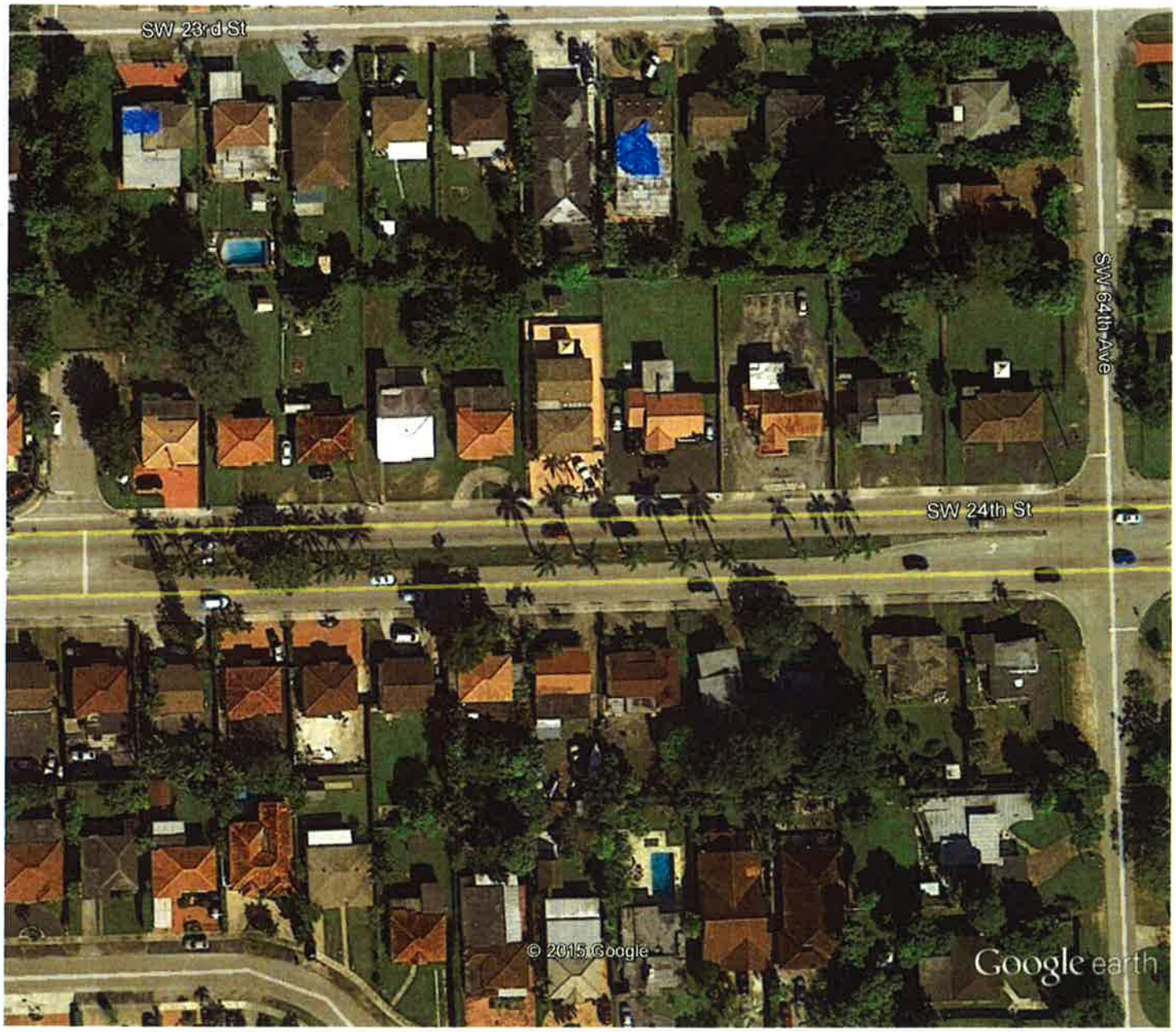
Juan Espinosa, PE,
Vice President - Transportation

W:\15\15213\Pinecrest Field Chalets_Comments-let.docx



Google earth

feet 200
meters 70



Google earth

feet 300
meters 100

Google earth

feet 10
meters 3

Google earth

feet 200
meters 60

Google earth

feet 300
meters 100

Google earth

feet 300
meters 100

Google earth

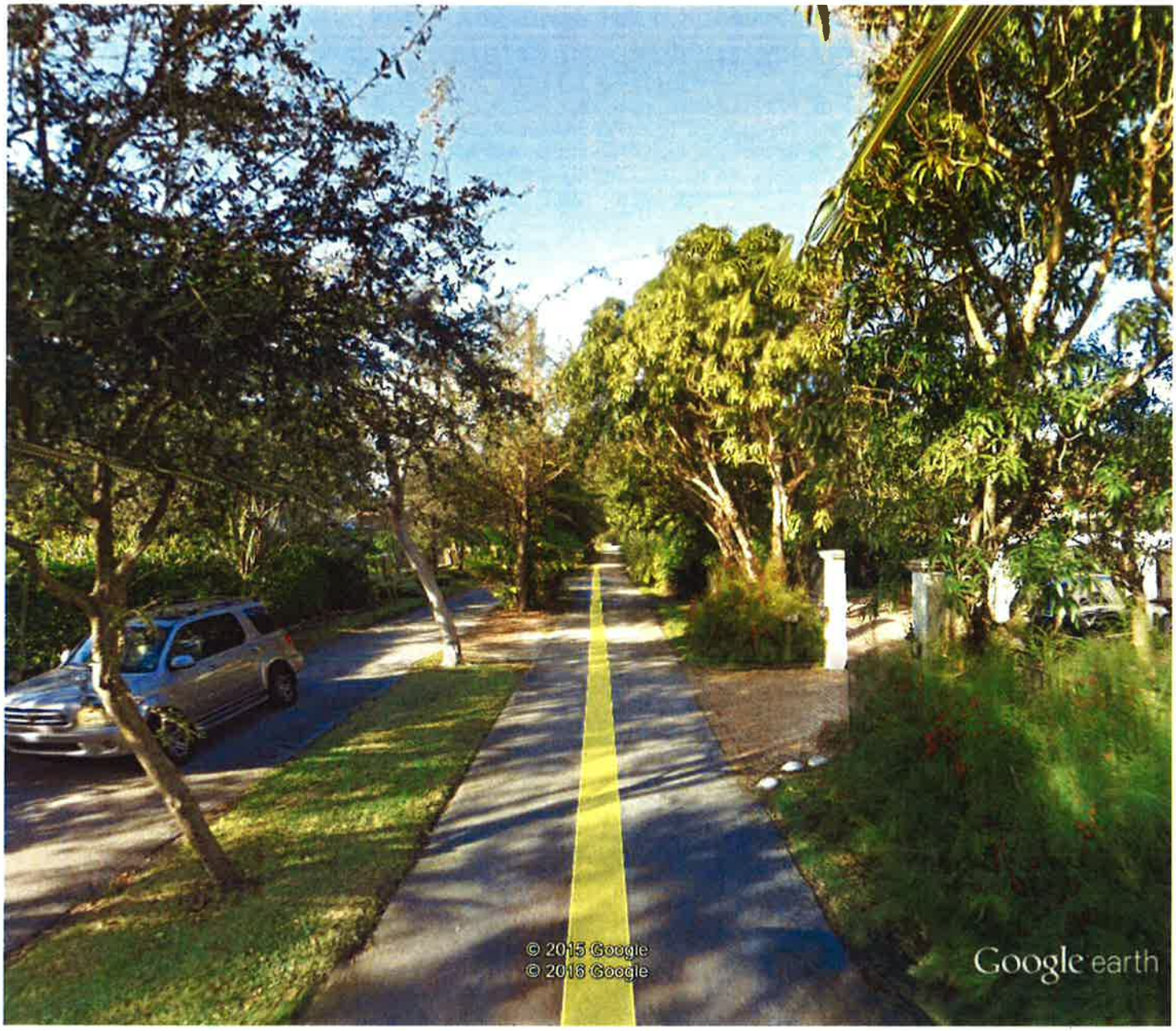
feet 300
meters 90

Google earth

feet 300
meters 90

Google earth

feet 100
meters 50

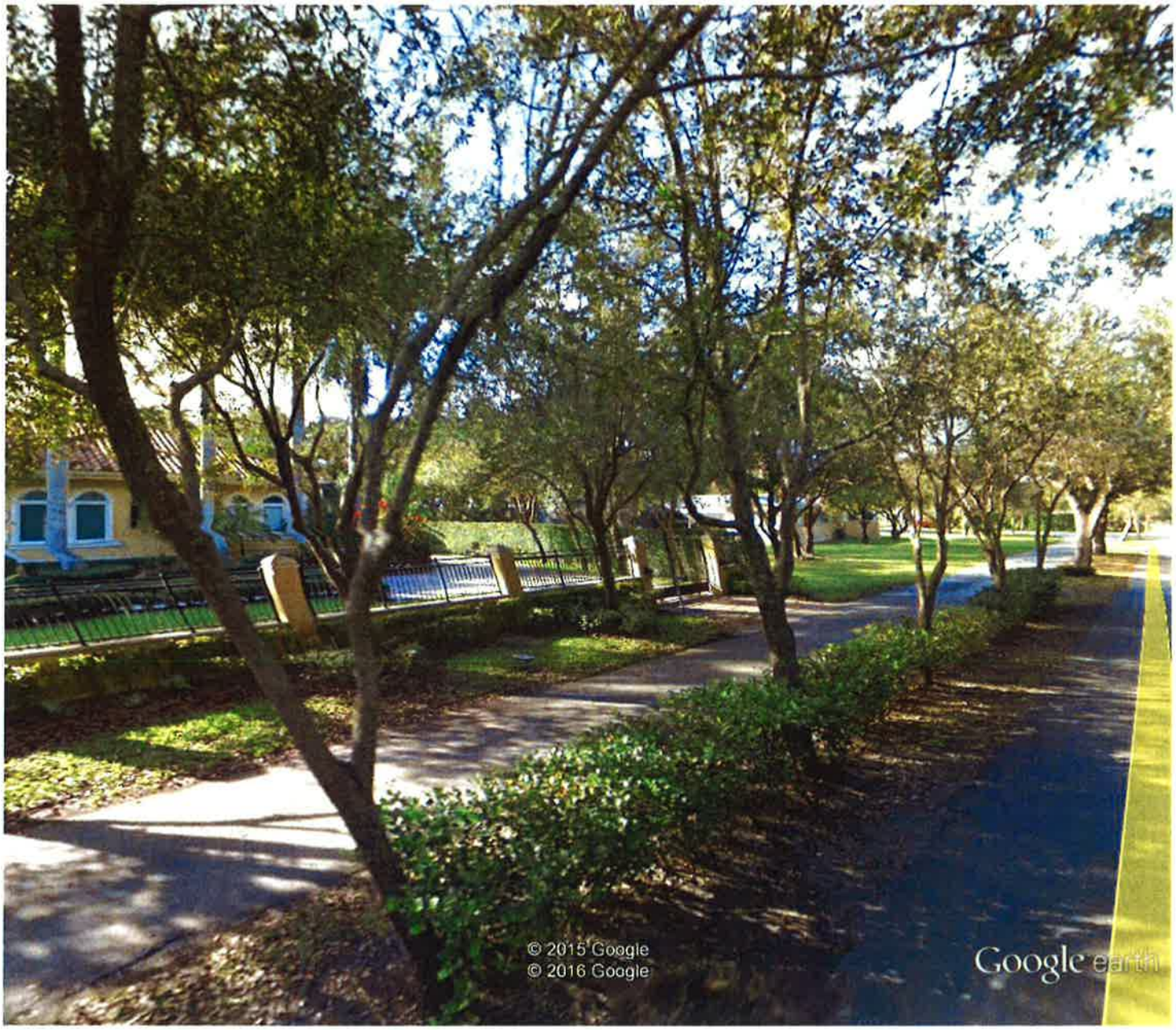


Google earth

feet 10
meters 3

Google earth

feet 10
meters 3



Google earth

feet 10
meters 3

TENTATIVE PLAT NO. **23618-2-COR.**

Sec. 15 Twp. 55 Rge. 40

Municipality: PINECREST

Zoned: RU-2

RECOMMENDS APPROVAL 11-6-15

Date. Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS APPROVAL 11-6-15

Date. Regulatory and Economic Resources Dept. (Zoning)

☑ **Recommends approval subject to the Village of Pinecrest requirements and the requirements checked below:**

☑ **Concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.**

☑ **The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.**

☑ **Tentative Plat valid until** August 6, 2016

Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.

☑ **No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.**

☑ **Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.**

☑ **Site to be filled to County Flood Criteria Elevation of** 7.0 **N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.**

☑ **Property owner/ Developer must provide the needed improvements within the right-of-way.**

☑ **For the removal of any tree a permit is required.**

☑ **All non-conforming structures must be removed prior to final plat review. An up-dated survey from a registered Land Surveyor showing that said improvement(s) has been removed is required. Department of Regulatory and Economic Resources (Zoning) approval required.**

☑ **See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.**

☑ **School Board approval required prior to final plat review.**

☑ **MDWASD approval required prior to final plat review.**

☑ **See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.**

☑ **Final Mylar(s) plus five (5) prints.**

☑ **Opinion of Title (Valid for 20 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.**

☑ **Paid Tax receipts (and escrow if applicable).**

☑ **Processing fee for Final Plat.**

☑ **Recording fee for Final Plat.**

☑ **Water Control Division approval after final plat submittal. (DRER)**

☑ **Approval regarding method of water supply.**

☑ **Approval regarding method of sewage disposal.**

☑ **Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).**

☑ **Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).**

☑ **State Plane Coordinate Data Sheet.**

☑ **AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (http://www.miamidade.gov/platstatus)**

Miami-Dade County Public Works Department

Land Development

Plat Status Report

11/19/2015

Plat No: T-23618 PINECREST FIELD CHALETS

Action Level: 2-CORR. **Sites:** 2 **Date Received:** 05/05/2015 **Agenda Date:** 11/06/2015 **STR1:** 155540 **STR2:**

Municipality: PINECREST **Location:** SW 124 ST AND SW 82 AVE

Zoning: **District:** 7 **Concurrency Approval:** **Valid Till:** **Linen Date:**

Last Action Affecting Plat Expiration: 11/06/2015 **Valid Till:** 08/06/2016

Owner: 8131 SW INVESTMENTS, LLC
8131 SW 124 STREET
PINECREST FL
Phone: 3052183600
Email: mpomenta@gmail.com

Surveyor: AMERICAN SERVICES OF MIAMI CORP.
9370 SW 72 ST., SUITE A-102
MIAMI FL 33173
Phone: 3055985101
Email: ed@asomiami.com xiomara@asomiami.com

Miami-Dade County Public Works Department

Land Development

Plat Status Report

11/19/2015

Received Date	Action	Meeting Date	Action Taken	N. A. O. Sent	Concurrency Status
05/05/2015	1-NEW	05/15/2015	DEFERRED	05/15/2015	
05/05/2015	2-CORR.	11/06/2015	APPROVED	11/06/2015	

TENTATIVE PLAT NO. **23618-2-COR.**

Sec. 15 Twp. 55 Rge. 40

Municipality: PINECREST

Zoned: RU-2

RECOMMENDS APPROVAL 11-6-15
Date. Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS APPROVAL 11-6-15
Date. Regulatory and Economic Resources Dept. (Zoning)

☑ Recommends approval subject to the Village of Pinecrest requirements and the requirements checked below:

☑ Concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.

☑ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.

☑ Tentative Plat valid until August 6, 2016

Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.

☑ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.

☑ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.

☑ Site to be filled to County Flood Criteria Elevation of 7.0 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.

☑ Property owner/ Developer must provide the needed improvements within the right-of-way.

☑ For the removal of any tree a permit is required.

☑ All non-conforming structures must be removed prior to final plat review. An up-dated survey from a registered Land Surveyor showing that said improvement(s) has been removed is required. Department of Regulatory and Economic Resources (Zoning) approval required.

☑ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.

☑ School Board approval required prior to final plat review.

☑ MDWASD approval required prior to final plat review.

☑ See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.

☑ Final Mylar(s) plus five (5) prints.

☑ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.

☑ Paid Tax receipts (and escrow, if applicable).

☑ Processing fee for Final Plat.

☑ Recording fee for Final Plat.

☑ Water Control Division approval after final plat submittal. (DRER)

☑ Approval regarding method of water supply.

☑ Approval regarding method of sewage disposal.

☑ Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).

☑ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).

☑ State Plane Coordinate Data Sheet.

☑ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (http://www.miamidade.gov/platstatus)

FIRE
12:12:15
CREST

05/27/15

PLAT APPLICATION T-23618-1 "Pinecrest Field Chalets"

APPROVAL

The Miami Dade Fire Rescue Department has reviewed the subject plat and has no objection to the application date stamped received May 5, 2015.

This plat has been reviewed to assure compliance with the Miami-Dade Fire Rescue Department Access Road Requirements for Plat applications only.

Please be advised that any changes to this plat must be resubmitted for review and approval.

The Fire review fee for this application has been paid.

For questions and additional information please contact 786-331-4545.

AGREEMENT 01/11/2016

PROJECT NAME:	PINECREST FIELD CHALETS		
PROCESS/ I.D. NO.	22742	PROPOSED FLOW (GPD):	Water: 500 GPD Sewer: 500 GPD
PROJECT LOCATION:	8131 SW 124TH St.		
PROJ. DESCRIPTION:	New construction of two duplexes replacing 2,986 SQ FT SFR.		
ZONING: RU-2		ATLAS PAGE:	P-22

WATER:

Connect to any of the eight (8)-in WM(s) (E2922-6) in SW 82nd Ave and/or in SW 124th St, respectively abutting the western and southern boundaries of the property.

There should be no proposed public water main extension within the property.

SEWER:

Connect to any of the existing eight (8)-in gravity sewer(s) in SW 82nd Ave(ES6790-7) and/or in SW 124th St (ES9197-1), respectively abutting the western and southern boundaries of the subject property.

There should be no proposed public sewer main extension within the property.

CD/SA provided analysis and recommendations about Pump Station No. 30-1076 on 1/12/16

Prepared By: 01/11/2015 MARIO PORTUONDO

Approved By: 1/12/16 MARIA T. CAPOTE

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court 4th Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6543

miamidade.gov

Date: 5/14/2015

To: Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Re: Tentative Plat, Number: T-23618 (1)
Subdivision: Pinecrest Field Chalets
Agenda Date: 05/15/2015

RECOMMENDATION: Overall Approved

This office has reviewed the referenced **PLAT** and recommends the following:

Office of Code Coordination and Public Hearings: (Approved)
Voice: 305-372-6764, Fax: 305-372-6543

Existing public water lines must be utilized to serve this subdivision. This office has no objection to the recordation of this plat.

Existing public sewer lines must be utilized to serve this subdivision. This office has no objection to the recordation of this plat.

Concurrency Issued by the Municipality.

Please note that the regional sewer system is operating under a capacity allocation program in accordance with the new USEPA/FDEP Consent Decree (Case: N0. 1:12-cv-24400-FAM, effective December 6, 2013). Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity, which will be evaluated and determined at the time of agency review of the building permit plans for the referenced project.

Water Control (Approved)
Voice: 305-372-6681, Fax: 305-372-6489

Project Area: 0.51 Acres
County Flood Criteria: + 7.0 ft. N.G.V.D.
FEMA Flood Zone & Flood Elevation: X - 99

Site shall be filled in a manner so as to prevent the flooding of adjacent properties. Interceptor swales shall be constructed on-site with no encroachment over adjacent properties.

Trees (Approved)
Voice: 305-372-6574

The site contains tree resources and is within the boundaries of the city of Pinecrest. Therefore, the applicant should contact the City of Pinecrest at 305-234-2121 for any information relating to tree preservation requirements.

Pursuant to the minimum requirements of Section 24-49.9 of the Miami-Dade County Code, should there be exotic pest plant and nuisance species as listed in the aforementioned Code Section present on the subject property, they shall be removed prior to development or redevelopment and developed property shall be maintained to prevent the growth or accumulation of prohibited species.

If you have any questions regarding elements of this review please contact the appropriate office using the provided contact phone number.

Sincerely,

Jose Gonzalez, P.E.
Senior Division Chief
Division of Environmental Resources Management
Regulatory and Economic Resources Department

Miami-Dade County Public Schools

Concurrency Management System

School Concurrency Determination

MDCPS Application Number: PT2015073001047
Date Application Received: 7/30/2015 12:36:36 PM
Type of Application: Plats

Local Government (LG): Pinecrest
LG Application Number: PLT1506-0001
Sub Type: New Plat

Applicant's Name: 8131 SW INVESTME NT, LLC
Address/Location: 8131 SW 124 ST
Master Folio Number: 2050150050110
Additional Folio Number(s):
Name of Subdivision: PINECREST FIELD CHALETS

T-Plat number: T-23618-1

PROPOSED # OF UNITS 4
SINGLE-FAMILY DETACHED UNITS: 0
SINGLE-FAMILY ATTACHED UNITS: 4

MULTIFAMILY UNITS: 0

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4221	PALMETTO ELEMENTARY	39	0	0	No Impact	Current CSA
6701	PALMETTO MIDDLE	85	0	0	No Impact	Current CSA
7431	MIAMI PALMETTO SENIOR	185	0	0	No Impact	Current CSA
ADJACENT SERVICE AREA SCHOOLS						

*An Impact reduction of 22.36% 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 NOT IMPACT** the 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.

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

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court 4th Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6543
miamidade.gov

Date: 5/14/2015

To: Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Re: Tentative Plat, Number: T-23618 (1)
Subdivision: Pinecrest Field Chalets
Agenda Date: 05/15/2015

RECOMMENDATION: Overall Approved

This office has reviewed the referenced **PLAT** and recommends the following:

Office of Code Coordination and Public Hearings: (Approved)
Voice: 305-372-6764, Fax: 305-372-6543

Existing public water lines must be utilized to serve this subdivision. This office has no objection to the recordation of this plat.

Existing public sewer lines must be utilized to serve this subdivision. This office has no objection to the recordation of this plat.

Concurrency Issued by the Municipality.

Please note that the regional sewer system is operating under a capacity allocation program in accordance with the new USEPA/FDEP Consent Decree (Case: NO. 1:12-cv-24400-FAM, effective December 6, 2013). Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity, which will be evaluated and determined at the time of agency review of the building permit plans for the referenced project.

Water Control (Approved)
Voice: 305-372-6681, Fax: 305-372-6489

Project Area: 0.51 Acres
County Flood Criteria: + 7.0 ft. N.G.V.D.
FEMA Flood Zone & Flood Elevation: X - 99

Site shall be filled in a manner so as to prevent the flooding of adjacent properties. Interceptor swales shall be constructed on-site with no encroachment over adjacent properties.

Trees (Approved)
Voice: 305-372-6574

The site contains tree resources and is within the boundaries of the city of Pinecrest. Therefore, the applicant should contact the City of Pinecrest at 305-234-2121 for any information relating to tree preservation requirements.

Pursuant to the minimum requirements of Section 24-49.9 of the Miami-Dade County Code, should there be exotic pest plant and nuisance species as listed in the aforementioned Code Section present on the subject property, they shall be removed prior to development or redevelopment and developed property shall be maintained to prevent the growth or accumulation of prohibited species.

If you have any questions regarding elements of this review please contact the appropriate office using the provided contact phone number.

Sincerely,

Jose Gonzalez, P.E.
Senior Division Chief
Division of Environmental Resources Management
Regulatory and Economic Resources Department

CFN: 20120436036 BOOK 28157 PAGE 840
DATE:06/20/2012 02:52:40 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

BEFORE THE MIAMI-DADE COUNTY
ENVIRONMENTAL QUALITY CONTROL BOARD

IN RE	:	**Board Order No.** 11-66
	:	
The Village of Pinecrest	:	

THIS MATTER came before the Board on October 13, 2011 as a request by Petitioner, the Village of Pinecrest, herein after referred to as the Village, for an extension of time of ten (10) years for compliance with the requirements of Section 24-43.1(7) of the Code of Miami-Dade County, Florida. The request is to allow 43 single family residences and 25 duplex properties located within the limits of the Village of Pinecrest, Florida, to continue to be served by septic tanks although the properties have abutting public sanitary sewer lines. The subject properties are more particularly described in "Exhibit D" attached hereto and incorporated herein by reference.

Section 24-43.1(7) of the Code requires that when an approved public gravity sewer or approved sanitary sewer force main is available and operative in a public right-of-way or easement abutting the property, the use of any other liquid waste storage, disposal or treatment method shall cease within 90 days that the Director of the Department of Environmental Resources Management (DERM) or a designee determines that the approved public sanitary sewer is available and operative. Thereafter all liquid wastes that are generated, handled, disposal of or stored on the property shall be discharged to an approved and operative gravity sanitary sewer or approved and operative sanitary sewer force main.

The Petitioner indicates that the main reason for requesting this extension of time for compliance is that connecting to the public sanitary sewer system imposes an additional financial burden, both capital and operating, on the residents that have septic tank systems in good operating order. This petition is made on behalf of 68 properties that have an operative and available gravity sanitary sewer main, however, do not have sewer laterals. Staff realizes that after construction and installation of the gravity mains were completed by the utility, that sanitary laterals were not made part of the construction project and consequently it would now be the property owner's responsibility to design and construct the lateral. Staff estimates the cost of connecting a

residential property to an abutting sewer line including having to construct a sewer lateral to be approximately $6479.00 per property.

Staff believes that the intent of the Code is that if and when the service network is expanded, all the properties that have abutting lines shall be connected to the public sanitary sewer system, in order to eliminate any potential groundwater contamination. However, staff recognizes that connection to the public sanitary sewer system, as required by the Code, may constitute a financial burden for the residents of the Village.

The Board finds that, based upon the evidence and testimony presented and the facts as set forth herein, granting a ten (10) year extension of time for compliance with the requirements of the aforesaid Code Sections for all those properties listed in Exhibit D herein, subject to the following conditions will not be detrimental to the public health, welfare and safety, will not create a nuisance, and will not materially increase the level of pollution in this County.

ACCORDINGLY, IT IS

ORDERED AND ADJUDGED that, based upon the evidence and testimony presented and the foregoing findings, the Petitioner's request for an extension of time to comply with the requirements of Section 24-43.1(7) of the Code be and the same is hereby granted, subject to the following conditions:

1. The subject extension of time shall only apply to the single-family or duplex residences listed in Exhibit D, attached hereto and made a part hereof, that have recorded this Board Order in the Public Records of Miami Dade County through the Miami-Dade Clerk's office for their subject property. The single family or duplexes residences in Exhibit D that do not record this Board Order will not be entitled to the extension of time granted herein.

2. Within 120 days from the date of this Board Order, the Village of Pinecrest shall provide proof to DERM of which owners of the single-family or duplex residences listed in Exhibit D that have recorded a copy of this Board Order as set forth above.

3. The properties in Exhibit D that have a recorded Board Order shall connect to the public sanitary sewer system no later than 10 years from October 13, 2011. However, said properties shall connect to the public sanitary sewer system under the following occurrences : Connection shall be required within 90 days.

    a. Failure of an existing septic tank/drain field system. Failure shall be defined as the need to repair or replace the existing septic tank or drain field.

    b. Improvement to an existing single family or duplex residence. Improvement shall be defined as any reconstruction, addition, alteration, or improvements

to the residence which require a permit. The Village of Pinecrest shall not issue a Certificate of Occupancy or Certificate of Completion for any permit which would trigger this connection requirement without verifying that the subject property has properly connected to the sanitary sewer system.

Any connection required by this Condition #3 shall be made only upon issuance of appropriate permit(s). The Village shall submit proof to the Board of sewer connection through proper permit with an approved final inspection.

*The Petitioner is advised that this approval does not guarantee or ensure approvals from the Department of Health or any other federal, state, county or municipal agency and that the extension of time granted herein does not affect or modify any requirement of any other provision of law.

**Failure at any time to comply with any of the Conditions of this Board Order shall render this Order null and the extension of time granted herein no longer in effect. Upon compliance with the conditions, the extension of time shall be reinstated.

Done and Ordered this 10 day of November, 2011 in Miami-Dade County, Florida.

Claire Bradshaw Sidran

Claire Bradshaw-Sidran, Ph.D.
Chairperson

FILING AND ACKNOWLEDGEMENT

Filed on this 10 day of November, 2011 with the Secretary of the Board as Clerk of the Environmental Quality Control Board, receipt of which is hereby acknowledged and the seal of the Board affixed below.

Secretary and Clerk

SEAL

Approved as to form and legal sufficiency:

R. A. CUEVAS, JR.
Miami-Dade County Attorney
Attorney for the Board

By: Thomas Robertson
Assistant County Attorney

Exhibit "D"

[illegible]	FOLIO	ADDRESS	TYPE	PITADDRESS	MAIL_ADD1	[illegible]	[illegible]
Residence	2050010000450		W	8801 SW 64 CT	ALBERTO VADILLO &W MARGARIDA		
Residence	2050010000780		no W a	6610 SW 88 Street			
Residence	2050010000940		no W a	8800 SW 64 Ct	JEFFREY T FOREMAN &W KELLY		
Residence	2050010001180		no W a	8850 SW 65 Ct	MATILDE M CANALS		
Residence	2050010001300		W	6450 SW 88 Street	DARIO BARBERA		
Residence	2050020180060	7320 SW 96TH ST	W	7320 SW 96 ST	REID F RICHARDS &W KANDYCE M	331562926	
Residence	2050020180090	9600 SW 72ND CT	W	9600 SW 72 CT	ROSE J MENDOZA	331562910	
Residence	2050020510030	8940 SW 67TH AVE	W	8940 SW 67 AVE	ROBERT BIRENBAUM &W DEENA	331561708	
Residence	2050100130110	11705 SW 81ST RD	W	11705 SW 81 RD	MABEL WILLIAMS	331564417	
Duplex North	2050100130120	11713 SW 81ST RD	W	11713 SW 81 RD	ANA SUPALL HOYES	331765425	
Duplex South	2050100130130	11727 SW 81ST RD	W	11725 SW 81 RD	WILLIAM F SHAW JR &W MARLENE D	331564417	
Duplex North	2050100130140	11745 SW 81ST RD	W	11747 SW 81 RD	MICHAEL COVER	331581421	
Duplex South	2050100130150	11777 SW 81ST RD	W	11775 SW 81 RD	DONALD M CAUSEY &W MARIA	331336422	
Duplex South	2050100130160	11803 SW 81ST RD	W	11801 SW 81 RD	GRACE BALDWIN DROUT JTRS	33156	
Duplex South	2050100130170	11823 SW 81ST RD	W	11821 SW 81 RD	RAUL J GARCIA	331563754	
Duplex South	2050100130230	11862 SW 81ST RD	W	11860 SW 81 RD	WENCHE JY &W JEN LEE JY	331763713	
Duplex South	2050100130240	11852 SW 81ST RD	W	11850 SW 81 RD	HERIBERTO FLOREZ &W KATHERINE	331862620	
Duplex South	2050100130250	11842 SW 81ST RD	W	11840 SW 81 RD	DARREN CENSULLO	331564420	
Duplex South	2050100130260	11822 SW 81ST RD	W	11820 SW 81 RD	KEVIN PALCZYNSKI &W TERESA P	331566353	
Duplex South	2050100130270	11812 SW 81ST RD	W	11810 SW 81 RD	DONALD M CAUSEY &W MARIA	33133	
Duplex South	2050100130280	11802 SW 81ST RD	W	11800 SW 81 RD	RHEA & NISA RUSSELL JTRS	331564420	
Duplex South	2050100130290	11792 SW 81ST RD	W	11790 SW 81 RD	GILBERTO ZALDIVAR &W STELLA	331566811	
Duplex South	2050100130300	11782 SW 81ST RD	W	11780 SW 81 RD	BETTY JOAN MORGAN	331564418	
Duplex Both	2050100130310	11742 SW 81ST RD	W	11742 SW 81 RD	JOSE MARIA A FASQUELLE	331383485	
Duplex South	2050100130320	11722 SW 81ST RD	W	11720 SW 81 RD	T S REALTY LLC	331436558	
Duplex South	2050100130340	11702 SW 81ST RD	W	11700 SW 81 RD	STEVEN STUPP &W CLAUDIA	33143	
Duplex North	2050100130350	11690 SW 81ST RD	W	11690 SW 81 RD	DANIEL L SANCHEZ	33156	
Duplex South	2050100650020	11835 SW 81ST RD	W	11835 SW 81 RD	PINECREST EAST LLC	33018	vacant land
Duplex South	2050100650060	11847 SW 81ST RD	W	11845 SW 81 RD	PINECREST EAST LLC	33018	vacant land
	2050100700001 2050100700010						

Residence	2050110240100	11995 SW 73RD AVE	W	11995 SW 73 AVE	HARESH GURNANI &W RASHMI	331564646	
Residence	2050140000271	7400 SW 124TH ST	W	7400 SW 124 ST	BETTY E DOW	331565327	
Residence	2050140020010	12200 SW 74TH CT	W	12200 SW 74 CT	ALEXANDER J CHESTER &W SHERYAN E	331565305	
Residence	2050140020160	7401 SW 124TH ST	W	7401 SW 124 ST	THELMA C WASSMANN	331565326	
Residence	2050140030010	7405 SW 122ND ST	W	7405 SW 122 ST	JOHN J J QUINN &W GLADYS M	331565211	
Residence	2050140120010	7405 SW 126TH ST	W	7405 SW 126 ST	THOMAS MACKLE &W MARTHA	331565334	
Residence	2050140120130	7400 SW 126TH ST	W	7400 SW 126 ST	FRANCOIS FACHE &W VIVIAN	331565335	
Residence	2050140120220	7405 SW 127TH ST	W	7405 SW 127 ST	JUNE O WINKLER	331565337	
Residence	2050140130050	12500 SW 74TH AVE	W	12500 SW 74 AVE	GORDON R KING JR &W	331565321	
Residence	2050140230010	7380 SW 120TH ST	W	7380 SW 120 ST	JOTINDER M RANA &W	33156	
Residence	2050140230011	7385 SW 121ST ST	W	7385 SW 121 ST	MANUEL I COLLADA &W REBECA	331565306	
Residence	2050140230020	7360 SW 120TH ST	W	7360 SW 120 ST	SATINDER BAVEJA &W GURPREET	331564661	
Residence	2050140230030	7340 SW 120TH ST	W	7340 SW 120 ST	PETRA JASON	331564661	
Residence	2050140230040	7320 SW 120TH ST	W	7320 SW 120 ST	RALPH J LEIDNER TRUST &	331564661	
Residence	2050140230050	7300 SW 120TH ST	W	7300 SW 120 ST	MAGDA RIVERA	331564661	
Residence	2050140230100	7380 SW 121ST ST	W	7380 SW 121 ST	OZELLA W BODENHAMER &	331565307	
Residence	2050140230101	7385 SW 122ND ST	W	7385 SW 122 ST	H WAYNE EDWINS &W LYNN H	331565308	
Residence	2050140230410	12001 SW 73RD AVE	W	12001 SW 73 AVE	KEVIN WORKMAN	33156	
Residence	2050140230420	12055 SW 73RD AVE	W	12055 SW 73 AVE	JANET M HODUR	33156	
Residence	2050140230430	12105 SW 73RD AVE	W	12105 SW 73 AVE	FERNANDO MIRANDA &W CLAUDIA I	331565302	
Residence	2050140230440	12155 SW 73RD AVE	W	12155 SW 73 AVE	CHARLES E STIVER JR	33156	
Residence	2050140370010	7380 SW 122ND ST	W	7380 SW 122 ST	AMIR RAZZAGHHI AWAI &W MARYAM F	331565309	
Residence	2050140370020	7385 SW 123RD ST	W	7385 SW 123 ST	XIAOGANG ZENG	331565310	
Residence	2050140370030	7380 SW 123RD ST	W	7380 SW 123 ST	ISAAC M SEAMANS &W MARY	331565311	
Residence	2050140370040	7385 SW 123RD TER	W	7385 SW 123 TER	FERNANDO SALVADE	331565322	
Residence	2050140370050	7380 SW 123RD TER	W	7380 SW 123 TER	HECTOR LUIS SALVADE	33156	
Residence	2050150000063	12501 SW 82ND AVE	W	12501 SW 82 AVE	MARK A DIENSTAG	331562713	
Duplex South	2050150050100	12253 SW 82ND AVE	W	12251 SW 82 AVE	JERRE S ROSS	33156	
Duplex North	2050150050101	12201 SW 82ND AVE	W	12201 SW 82 AVE	JUANITA UNDORFER TR	331565221	
Residence	2050150050110	8131 SW 124TH ST	W	8131 SW 124 ST	JORGE M RODRIGUEZ &W EILEEN S	331566055	
Duplex South	2050150050111	12303 SW 82ND AVE	W	12301 SW 82 AVE	ROBERTA A & REGINA P READ	331863304	
Residence	2050150050490	8100 SW 120TH ST	W	8100 SW 120TH ST			
Residence	2050150050500	8130 SW 120TH ST	W	8130 SW 120 ST	MARK HUTCHESON &W CORINNE DA	331766121	

Duplex South	2050150050510	12193 SW 82ND AVE	W	12191 SW 82 AVE	MARISELA DELGADO	331565220	
Duplex South	2050150050511	12103 SW 82ND AVE	W	12101 SW 82 AVE	BERNARDO TOBON &W SUSANA LE	331734226	
Residence	2050150470010	12031 SW 82ND AVE	W	12031 SW 82 AVE	JOAN WEPMAN GREENE	331565219	
Residence	2050150470020	12033 SW 82ND AVE	W	12033 SW 82 AVE	JULIO C & AUGUSTO J BIANCHI	331565219	

QUALITY CONTROL BOARD MIAMI-DADE CO. ENVIRONMENTAL
SEAL OF FLORIDA

State of Florida, County of Miami-Dade
I HEREBY CERTIFY that this is a true
Copy of the original filed in this office on 12 day
of April A.D. 20 12
Witness my hand and Official Seal Secretary and Clerk of Board, of
Environmental Quality Control Board
By

APPENDIX A
PROPERTY INFORMATION

NAME: T S REALTY LLC

PROPERTY ADDRESS: 11720 SW 81 RD
Pinecrest, FL 33156

FOLIO NUMBER: 2050100130320

LEGAL DESCRIPTION: 10 55 40 SUNILAND TERRACE PB 65-26 LOT 32 LOT SIZE 100.000 X 113 73R-219020 F/A/U 30-5010-013-0320

CFN: 20120436043 BOOK 28157 PAGE 856
DATE:06/20/2012 02:53:19 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

BEFORE THE MIAMI-DADE COUNTY
ENVIRONMENTAL QUALITY CONTROL BOARD

IN RE	:	**Board Order No.** 11-66
	:	
The Village of Pinecrest	:	

THIS MATTER came before the Board on October 13, 2011 as a request by Petitioner, the Village of Pinecrest, herein after referred to as the Village, for an extension of time of ten (10) years for compliance with the requirements of Section 24-43.1(7) of the Code of Miami-Dade County, Florida. The request is to allow 43 single family residences and 25 duplex properties located within the limits of the Village of Pinecrest, Florida, to continue to be served by septic tanks although the properties have abutting public sanitary sewer lines. The subject properties are more particularly described in "Exhibit D" attached hereto and incorporated herein by reference.

Section 24-43.1(7) of the Code requires that when an approved public gravity sewer or approved sanitary sewer force main is available and operative in a public right-of-way or easement abutting the property, the use of any other liquid waste storage, disposal or treatment method shall cease within 90 days that the Director of the Department of Environmental Resources Management (DERM) or a designee determines that the approved public sanitary sewer is available and operative. Thereafter all liquid wastes that are generated, handled, disposal of or stored on the property shall be discharged to an approved and operative gravity sanitary sewer or approved and operative sanitary sewer force main.

The Petitioner indicates that the main reason for requesting this extension of time for compliance is that connecting to the public sanitary sewer system imposes an additional financial burden, both capital and operating, on the residents that have septic tank systems in good operating order. This petition is made on behalf of 68 properties that have an operative and available gravity sanitary sewer main, however, do not have sewer laterals. Staff realizes that after construction and installation of the gravity mains were completed by the utility, that sanitary laterals were not made part of the construction project and consequently it would now be the property owner's responsibility to design and construct the lateral. Staff estimates the cost of connecting a

residential property to an abutting sewer line including having to construct a sewer lateral to be approximately $6479.00 per property.

Staff believes that the intent of the Code is that if and when the service network is expanded, all the properties that have abutting lines shall be connected to the public sanitary sewer system, in order to eliminate any potential groundwater contamination. However, staff recognizes that connection to the public sanitary sewer system, as required by the Code, may constitute a financial burden for the residents of the Village.

The Board finds that, based upon the evidence and testimony presented and the facts as set forth herein, granting a ten (10) year extension of time for compliance with the requirements of the aforesaid Code Sections for all those properties listed in Exhibit D herein, subject to the following conditions will not be detrimental to the public health, welfare and safety, will not create a nuisance, and will not materially increase the level of pollution in this County.

ACCORDINGLY, IT IS

ORDERED AND ADJUDGED that, based upon the evidence and testimony presented and the foregoing findings, the Petitioner's request for an extension of time to comply with the requirements of Section 24-43.1(7) of the Code be and the same is hereby granted, subject to the following conditions:

1. The subject extension of time shall only apply to the single-family or duplex residences listed in Exhibit D, attached hereto and made a part hereof, that have recorded this Board Order in the Public Records of Miami Dade County through the Miami-Dade Clerk's office for their subject property. The single family or duplexes residences in Exhibit D that do not record this Board Order will not be entitled to the extension of time granted herein.

2. Within 120 days from the date of this Board Order, the Village of Pinecrest shall provide proof to DERM of which owners of the single-family or duplex residences listed in Exhibit D that have recorded a copy of this Board Order as set forth above.

3. The properties in Exhibit D that have a recorded Board Order shall connect to the public sanitary sewer system no later than 10 years from October 13, 2011. However, said properties shall connect to the public sanitary sewer system under the following occurrences : Connection shall be required within 90 days.

    a. Failure of an existing septic tank/drain field system. Failure shall be defined as the need to repair or replace the existing septic tank or drain field.

    b. Improvement to an existing single family or duplex residence. Improvement shall be defined as any reconstruction, addition, alteration, or improvements

to the residence which require a permit. The Village of Pinecrest shall not issue a Certificate of Occupancy or Certificate of Completion for any permit which would trigger this connection requirement without verifying that the subject property has properly connected to the sanitary sewer system.

Any connection required by this Condition #3 shall be made only upon issuance of appropriate permit(s). The Village shall submit proof to the Board of sewer connection through proper permit with an approved final inspection.

*The Petitioner is advised that this approval does not guarantee or ensure approvals from the Department of Health or any other federal, state, county or municipal agency and that the extension of time granted herein does not affect or modify any requirement of any other provision of law.

**Failure at any time to comply with any of the Conditions of this Board Order shall render this Order null and the extension of time granted herein no longer in effect. Upon compliance with the conditions, the extension of time shall be reinstated.

Done and Ordered this 10 day of November, 2011 in Miami-Dade County, Florida.

Claire Bradshaw Sidran

Claire Bradshaw-Sidran, Ph.D.
Chairperson

FILING AND ACKNOWLEDGEMENT

Filed on this 10 day of November, 2011 with the Secretary of the Board as Clerk of the Environmental Quality Control Board, receipt of which is hereby acknowledged and the seal of the Board affixed below.

Secretary and Clerk

SEAL

Approved as to form and legal sufficiency:

R. A. CUEVAS, JR.
Miami-Dade County Attorney
Attorney for the Board

By: Thomas Robertson
Assistant County Attorney

Exhibit "D"

[illegible]	FOLIO	[illegible]	[illegible]	PROPADDRESS	MAIL_NAME	MAIL_ZIP	Comments
Residence	2050010000450		W	8801 SW 64 CT	ALBERTO VADILLO &W MARGARIDA		
Residence	2050010000780		no W	6610 SW 88 Street			
Residence	2050010000940		no W	8800 SW 64 Ct	JEFFREY T FOREMAN &W KELLY		
Residence	2050010001180		no W	8850 SW 65 Ct	MATILDE M CANALS		
Residence	2050010001300		W	6450 SW 88 Street	DARIO BARBERA		
Residence	2050020180060	7320 SW 96TH ST	W	7320 SW 96 ST	REID F RICHARDS &W KANDYCE M	331562926	
Residence	2050020180090	9600 SW 72ND CT	W	9600 SW 72 CT	ROSE J MENDOZA	331562910	
Residence	2050020510030	8940 SW 67TH AVE	W	8940 SW 67 AVE	ROBERT BIRENBAUM &W DEENA	331561708	
Residence	2050100130110	11705 SW 81ST RD	W	11705 SW 81 RD	MABEL WILLIAMS	331564417	
Duplex North	2050100130120	11713 SW 81ST RD	W	11713 SW 81 RD	ANA SUPALL HOYES	331765425	
Duplex South	2050100130130	11727 SW 81ST RD	W	11725 SW 81 RD	WILLIAM F SHAW JR &W MARLENE D	331564417	
Duplex North	2050100130140	11745 SW 81ST RD	W	11747 SW 81 RD	MICHAEL COVER	331581421	
Duplex South	2050100130150	11777 SW 81ST RD	W	11775 SW 81 RD	DONALD M CAUSEY &W MARIA	331336422	
Duplex South	2050100130160	11803 SW 81ST RD	W	11801 SW 81 RD	GRACE BALDWIN DROUT JTRS	33156	
Duplex South	2050100130170	11823 SW 81ST RD	W	11821 SW 81 RD	RAUL J GARCIA	331563754	
Duplex South	2050100130230	11862 SW 81ST RD	W	11860 SW 81 RD	WENCHE JY &W JEN LEE JY	331763713	
Duplex South	2050100130240	11852 SW 81ST RD	W	11850 SW 81 RD	HERIBERTO FLOREZ &W KATHERINE	331862620	
Duplex South	2050100130250	11842 SW 81ST RD	W	11840 SW 81 RD	DARREN CENSULLO	331564420	
Duplex South	2050100130260	11822 SW 81ST RD	W	11820 SW 81 RD	KEVIN PALCZYNSKI &W TERESA P	331566353	
Duplex South	2050100130270	11812 SW 81ST RD	W	11810 SW 81 RD	DONALD M CAUSEY &W MARIA	33133	
Duplex South	2050100130280	11802 SW 81ST RD	W	11800 SW 81 RD	RHEA & NISA RUSSELL JTRS	331564420	
Duplex South	2050100130290	11792 SW 81ST RD	W	11790 SW 81 RD	GILBERTO ZALDIVAR &W STELLA	331566811	
Duplex South	2050100130300	11782 SW 81ST RD	W	11780 SW 81 RD	BETTY JOAN MORGAN	331564418	
Duplex Both	2050100130310	11742 SW 81ST RD	W	11742 SW 81 RD	JOSE MARIA A FASQUELLE	331383485	
Duplex South	2050100130320	11722 SW 81ST RD	W	11720 SW 81 RD	T S REALTY LLC	331436558	
Duplex South	2050100130340	11702 SW 81ST RD	W	11700 SW 81 RD	STEVEN STUPP &W CLAUDIA	33143	
Duplex North	2050100130350	11690 SW 81ST RD	W	11690 SW 81 RD	DANIEL L SANCHEZ	33156	
Duplex South	2050100650020	11835 SW 81ST RD	W	11835 SW 81 RD	PINECREST EAST LLC	33018	vacant land
Duplex South	2050100650060	11847 SW 81ST RD	W	11845 SW 81 RD	PINECREST EAST LLC	33018	vacant land
	2050100700001 2050100700010						

Residence	2050110240100	11995 SW 73RD AVE	W	11995 SW 73 AVE	HARESH GURNANI &W RASHMI	331564646	
Residence	2050140000271	7400 SW 124TH ST	W	7400 SW 124 ST	BETTY E DOW	331565327	
Residence	2050140020010	12200 SW 74TH CT	W	12200 SW 74 CT	ALEXANDER J CHESTER &W SHERYAN E	331565305	
Residence	2050140020160	7401 SW 124TH ST	W	7401 SW 124 ST	THELMA C WASSMANN	331565326	
Residence	2050140030010	7405 SW 122ND ST	W	7405 SW 122 ST	JOHN J J QUINN &W GLADYS M	331565211	
Residence	2050140120010	7405 SW 126TH ST	W	7405 SW 126 ST	THOMAS MACKLE &W MARTHA	331565334	
Residence	2050140120130	7400 SW 126TH ST	W	7400 SW 126 ST	FRANCOIS FACHE &W VIVIAN	331565335	
Residence	2050140120220	7405 SW 127TH ST	W	7405 SW 127 ST	JUNE O WINKLER	331565337	
Residence	2050140130050	12500 SW 74TH AVE	W	12500 SW 74 AVE	GORDON R KING JR &W	331565321	
Residence	2050140230010	7380 SW 120TH ST	W	7380 SW 120 ST	JOTINDER M RANA &W	33156	
Residence	2050140230011	7385 SW 121ST ST	W	7385 SW 121 ST	MANUEL I COLLADA &W REBECA	331565306	
Residence	2050140230020	7360 SW 120TH ST	W	7360 SW 120 ST	SATINDER BAVEJA &W GURPREET	331564661	
Residence	2050140230030	7340 SW 120TH ST	W	7340 SW 120 ST	PETRA JASON	331564661	
Residence	2050140230040	7320 SW 120TH ST	W	7320 SW 120 ST	RALPH J LEIDNER TRUST &	331564661	
Residence	2050140230050	7300 SW 120TH ST	W	7300 SW 120 ST	MAGDA RIVERA	331564661	
Residence	2050140230100	7380 SW 121ST ST	W	7380 SW 121 ST	OZELLA W BODENHAMER &	331565307	
Residence	2050140230101	7385 SW 122ND ST	W	7385 SW 122 ST	H WAYNE EDWINS &W LYNN H	331565308	
Residence	2050140230410	12001 SW 73RD AVE	W	12001 SW 73 AVE	KEVIN WORKMAN	33156	
Residence	2050140230420	12055 SW 73RD AVE	W	12055 SW 73 AVE	JANET M HODUR	33156	
Residence	2050140230430	12105 SW 73RD AVE	W	12105 SW 73 AVE	FERNANDO MIRANDA &W CLAUDIA I	331565302	
Residence	2050140230440	12155 SW 73RD AVE	W	12155 SW 73 AVE	CHARLES E STIVER JR	33156	
Residence	2050140370010	7380 SW 122ND ST	W	7380 SW 122 ST	AMIR RAZZAGHHI AWAI &W MARYAM F	331565309	
Residence	2050140370020	7385 SW 123RD ST	W	7385 SW 123 ST	XIAOGANG ZENG	331565310	
Residence	2050140370030	7380 SW 123RD ST	W	7380 SW 123 ST	ISAAC M SEAMANS &W MARY	331565311	
Residence	2050140370040	7385 SW 123RD TER	W	7385 SW 123 TER	FERNANDO SALVADE	331565322	
Residence	2050140370050	7380 SW 123RD TER	W	7380 SW 123 TER	HECTOR LUIS SALVADE	33156	
Residence	2050150000063	12501 SW 82ND AVE	W	12501 SW 82 AVE	MARK A DIENSTAG	331562713	
Duplex South	2050150050100	12253 SW 82ND AVE	W	12251 SW 82 AVE	JERRE S ROSS	33156	
Duplex North	2050150050101	12201 SW 82ND AVE	W	12201 SW 82 AVE	JUANITA UNDORFER TR	331565221	
Residence	2050150050110	8131 SW 124TH ST	W	8131 SW 124 ST	JORGE M RODRIGUEZ &W EILEEN S	331566055	
Duplex South	2050150050111	12303 SW 82ND AVE	W	12301 SW 82 AVE	ROBERTA A & REGINA P READ	331863304	
Residence	2050150050490	8100 SW 120TH ST	W	8100 SW 120TH ST			
Residence	2050150050500	8130 SW 120TH ST	W	8130 SW 120 ST	MARK HUTCHESON &W CORINNE DA	331766121	

Duplex South	2050150050510	12193 SW 82ND AVE	W	12191 SW 82 AVE	MARISELA DELGADO	331565220	
Duplex South	2050150050511	12103 SW 82ND AVE	W	12101 SW 82 AVE	BERNARDO TOBON &W SUSANA LE	331734226	
Residence	2050150470010	12031 SW 82ND AVE	W	12031 SW 82 AVE	JOAN WEPMAN GREENE	331565219	
Residence	2050150470020	12033 SW 82ND AVE	W	12033 SW 82 AVE	JULIO C & AUGUSTO J BIANCHI	331565219	

State of Florida County of Miami-Dade

I HEREBY CERTIFY that this is a true

Copy of the original filed in this office on 13 day

of April A.D. 20 12

Witness my hand and Official Seal Secretary and Clerk of Board, of Environmental Quality Control Board

By C. Ve

ENVIRONMENTAL QUALITY CONTROL BOARD SEAL OF FLORIDA MIAMI-DADE COUNTY

APPENDIX A

PROPERTY INFORMATION

NAME: MAGDA RIVERA

PROPERTY ADDRESS: 7300 SW 120TH STREET
PINECREST, FL 33156-4661

FOLIO NUMBER: 2050140230050

LEGAL DESCRIPTION: LOT 5, IN BLOCK 15, OF HALLMARK HEIGHTS ESTATES ADDITION NO. 7, ACCORDING TO THE PLAT THEREOF, AS REQUIRED IN PLAT BOOK 68, AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CFN: 20110803386 BOOK 27910 PAGE 2862
DATE:11/30/2011 01:27:24 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

BEFORE THE MIAMI-DADE COUNTY
ENVIRONMENTAL QUALITY CONTROL BOARD

IN RE	:	**Board Order No.** 11-66
	:	
The Village of Pinecrest	:	

THIS MATTER came before the Board on October 13, 2011 as a request by Petitioner, the Village of Pinecrest, herein after referred to as the Village, for an extension of time of ten (10) years for compliance with the requirements of Section 24-43.1(7) of the Code of Miami-Dade County, Florida. The request is to allow 43 single family residences and 25 duplex properties located within the limits of the Village of Pinecrest, Florida, to continue to be served by septic tanks although the properties have abutting public sanitary sewer lines. The subject properties are more particularly described in "Exhibit D" attached hereto and incorporated herein by reference.

Section 24-43.1(7) of the Code requires that when an approved public gravity sewer or approved sanitary sewer force main is available and operative in a public right-of-way or easement abutting the property, the use of any other liquid waste storage, disposal or treatment method shall cease within 90 days that the Director of the Department of Environmental Resources Management (DERM) or a designee determines that the approved public sanitary sewer is available and operative. Thereafter all liquid wastes that are generated, handled, disposal of or stored on the property shall be discharged to an approved and operative gravity sanitary sewer or approved and operative sanitary sewer force main.

The Petitioner indicates that the main reason for requesting this extension of time for compliance is that connecting to the public sanitary sewer system imposes an additional financial burden, both capital and operating, on the residents that have septic tank systems in good operating order. This petition is made on behalf of 68 properties that have an operative and available gravity sanitary sewer main, however, do not have sewer laterals. Staff realizes that after construction and installation of the gravity mains were completed by the utility, that sanitary laterals were not made part of the construction project and consequently it would now be the property owner's responsibility to design and construct the lateral. Staff estimates the cost of connecting a

residential property to an abutting sewer line including having to construct a sewer lateral to be approximately $6479.00 per property.

Staff believes that the intent of the Code is that if and when the service network is expanded, all the properties that have abutting lines shall be connected to the public sanitary sewer system, in order to eliminate any potential groundwater contamination. However, staff recognizes that connection to the public sanitary sewer system, as required by the Code, may constitute a financial burden for the residents of the Village.

The Board finds that, based upon the evidence and testimony presented and the facts as set forth herein, granting a ten (10) year extension of time for compliance with the requirements of the aforesaid Code Sections for all those properties listed in Exhibit D herein, subject to the following conditions will not be detrimental to the public health, welfare and safety, will not create a nuisance, and will not materially increase the level of pollution in this County.

ACCORDINGLY, IT IS

ORDERED AND ADJUDGED that, based upon the evidence and testimony presented and the foregoing findings, the Petitioner's request for an extension of time to comply with the requirements of Section 24-43.1(7) of the Code be and the same is hereby granted, subject to the following conditions:

1. The subject extension of time shall only apply to the single-family or duplex residences listed in Exhibit D, attached hereto and made a part hereof, that have recorded this Board Order in the Public Records of Miami Dade County through the Miami-Dade Clerk's office for their subject property. The single family or duplexes residences in Exhibit D that do not record this Board Order will not be entitled to the extension of time granted herein.

2. Within 120 days from the date of this Board Order, the Village of Pinecrest shall provide proof to DERM of which owners of the single-family or duplex residences listed in Exhibit D that have recorded a copy of this Board Order as set forth above.

3. The properties in Exhibit D that have a recorded Board Order shall connect to the public sanitary sewer system no later than 10 years from October 13, 2011. However, said properties shall connect to the public sanitary sewer system under the following occurrences : Connection shall be required within 90 days.

    a. Failure of an existing septic tank/drain field system. Failure shall be defined as the need to repair or replace the existing septic tank or drain field.

    b. Improvement to an existing single family or duplex residence. Improvement shall be defined as any reconstruction, addition, alteration, or improvements

to the residence which require a permit. The Village of Pinecrest shall not issue a Certificate of Occupancy or Certificate of Completion for any permit which would trigger this connection requirement without verifying that the subject property has properly connected to the sanitary sewer system.

Any connection required by this Condition #3 shall be made only upon issuance of appropriate permit(s). The Village shall submit proof to the Board of sewer connection through proper permit with an approved final inspection.

*The Petitioner is advised that this approval does not guarantee or ensure approvals from the Department of Health or any other federal, state, county or municipal agency and that the extension of time granted herein does not affect or modify any requirement of any other provision of law.

**Failure at any time to comply with any of the Conditions of this Board Order shall render this Order null and the extension of time granted herein no longer in effect. Upon compliance with the conditions, the extension of time shall be reinstated.

Done and Ordered this 10 day of November, 2011 in Miami-Dade County, Florida.

Claire Bradshaw Sidran

Claire Bradshaw-Sidran, Ph.D.
Chairperson

FILING AND ACKNOWLEDGEMENT

Filed on this 10 day of November, 2011 with the Secretary of the Board as Clerk of the Environmental Quality Control Board, receipt of which is hereby acknowledged and the seal of the Board affixed below.

Secretary and Clerk

SEAL

Approved as to form and legal sufficiency:

R. A. CUEVAS, JR.
Miami-Dade County Attorney
Attorney for the Board

By: Thomas Robertson
Assistant County Attorney

Exhibit "D"

DESCRIPTIO	FOLIO	ADDRESS	TYPE	PTXADDRESS	MAIL_ADD1	MAIL_ZIP	Column1
Residence	2050010000450		W	8801 SW 64 CT	ALBERTO VADILLO &W MARGARIDA		
Residence	2050010000780		no W	6610 SW 88 Street			
Residence	2050010000940		no W	8800 SW 64 Ct	JEFFREY T FOREMAN &W KELLY		
Residence	2050010001180		no W	8850 SW 65 Ct	MATILDE M CANALS		
Residence	2050010001300		W	6450 SW 88 Street	DARIO BARBERA		
Residence	2050020180060	7320 SW 96TH ST	W	7320 SW 96 ST	REID F RICHARDS &W KANDYCE M	331562926	
Residence	2050020180090	9600 SW 72ND CT	W	9600 SW 72 CT	ROSE J MENDOZA	331562910	
Residence	2050020510030	8940 SW 67TH AVE	W	8940 SW 67 AVE	ROBERT BIRENBAUM &W DEENA	331561708	
Residence	2050100130110	11705 SW 81ST RD	W	11705 SW 81 RD	MABEL WILLIAMS	331564417	
Duplex North	2050100130120	11713 SW 81ST RD	W	11713 SW 81 RD	ANA SUPALL HOYES	331765425	
Duplex South	2050100130130	11727 SW 81ST RD	W	11725 SW 81 RD	WILLIAM F SHAW JR &W MARLENE D	331564417	
Duplex North	2050100130140	11745 SW 81ST RD	W	11747 SW 81 RD	MICHAEL COVER	331581421	
Duplex South	2050100130150	11777 SW 81ST RD	W	11775 SW 81 RD	DONALD M CAUSEY &W MARIA	331336422	
Duplex South	2050100130160	11803 SW 81ST RD	W	11801 SW 81 RD	GRACE BALDWIN DROUT JTRS	33156	
Duplex South	2050100130170	11823 SW 81ST RD	W	11821 SW 81 RD	RAUL J GARCIA	331563754	
Duplex South	2050100130230	11862 SW 81ST RD	W	11860 SW 81 RD	WENCHE JY &W JEN LEE JY	331763713	
Duplex South	2050100130240	11852 SW 81ST RD	W	11850 SW 81 RD	HERIBERTO FLOREZ &W KATHERINE	331862620	
Duplex South	2050100130250	11842 SW 81ST RD	W	11840 SW 81 RD	DARREN CENSULLO	331564420	
Duplex South	2050100130260	11822 SW 81ST RD	W	11820 SW 81 RD	KEVIN PALCZYNSKI &W TERESA P	331566353	
Duplex South	2050100130270	11812 SW 81ST RD	W	11810 SW 81 RD	DONALD M CAUSEY &W MARIA	33133	
Duplex South	2050100130280	11802 SW 81ST RD	W	11800 SW 81 RD	RHEA & NISA RUSSELL JTRS	331564420	
Duplex South	2050100130290	11792 SW 81ST RD	W	11790 SW 81 RD	GILBERTO ZALDIVAR &W STELLA	331566811	
Duplex South	2050100130300	11782 SW 81ST RD	W	11780 SW 81 RD	BETTY JOAN MORGAN	331564418	
Duplex Both	2050100130310	11742 SW 81ST RD	W	11742 SW 81 RD	JOSE MARIA A FASQUELLE	331383485	
Duplex South	2050100130320	11722 SW 81ST RD	W	11720 SW 81 RD	T S REALTY LLC	331436558	
Duplex South	2050100130340	11702 SW 81ST RD	W	11700 SW 81 RD	STEVEN STUPP &W CLAUDIA	33143	
Duplex North	2050100130350	11690 SW 81ST RD	W	11690 SW 81 RD	DANIEL L SANCHEZ	33156	
Duplex South	2050100650020	11835 SW 81ST RD	W	11835 SW 81 RD	PINECREST EAST LLC	33018	vacant land
Duplex South	2050100650060	11847 SW 81ST RD	W	11845 SW 81 RD	PINECREST EAST LLC	33018	vacant land
	2050100700001 2050100700010						
[illegible]	[illegible]	[illegible]		[illegible]	[illegible]		
Residence	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	

Residence	2050110240100	11995 SW 73RD AVE	W	11995 SW 73 AVE	HARESH GURNANI &W RASHMI	331564646	
Residence	2050140000271	7400 SW 124TH ST	W	7400 SW 124 ST	BETTY E DOW	331565327	
Residence	2050140020010	12200 SW 74TH CT	W	12200 SW 74 CT	ALEXANDER J CHESTER &W SHERYAN E	331565305	
Residence	2050140020160	7401 SW 124TH ST	W	7401 SW 124 ST	THELMA C WASSMANN	331565326	
Residence	2050140030010	7405 SW 122ND ST	W	7405 SW 122 ST	JOHN J J QUINN &W GLADYS M	331565211	
Residence	2050140120010	7405 SW 126TH ST	W	7405 SW 126 ST	THOMAS MACKLE &W MARTHA	331565334	
Residence	2050140120130	7400 SW 126TH ST	W	7400 SW 126 ST	FRANCOIS FACHE &W VIVIAN	331565335	
Residence	2050140120220	7405 SW 127TH ST	W	7405 SW 127 ST	JUNE O WINKLER	331565337	
Residence	2050140130050	12500 SW 74TH AVE	W	12500 SW 74 AVE	GORDON R KING JR &W	331565321	
Residence	2050140230010	7380 SW 120TH ST	W	7380 SW 120 ST	JOTINDER M RANA &W	33156	
Residence	2050140230011	7385 SW 121ST ST	W	7385 SW 121 ST	MANUEL I COLLADA &W REBECA	331565306	
Residence	2050140230020	7360 SW 120TH ST	W	7360 SW 120 ST	SATINDER BAVEJA &W GURPREET	331564661	
Residence	2050140230030	7340 SW 120TH ST	W	7340 SW 120 ST	PETRA JASON	331564661	
Residence	2050140230040	7320 SW 120TH ST	W	7320 SW 120 ST	RALPH J LEIDNER TRUST &	331564661	
Residence	2050140230050	7300 SW 120TH ST	W	7300 SW 120 ST	MAGDA RIVERA	331564661	
Residence	2050140230100	7380 SW 121ST ST	W	7380 SW 121 ST	OZELLA W BODENHAMER &	331565307	
Residence	2050140230101	7385 SW 122ND ST	W	7385 SW 122 ST	H WAYNE EDWINS &W LYNN H	331565308	
Residence	2050140230410	12001 SW 73RD AVE	W	12001 SW 73 AVE	KEVIN WORKMAN	33156	
Residence	2050140230420	12055 SW 73RD AVE	W	12055 SW 73 AVE	JANET M HODUR	33156	
Residence	2050140230430	12105 SW 73RD AVE	W	12105 SW 73 AVE	FERNANDO MIRANDA &W CLAUDIA I	331565302	
Residence	2050140230440	12155 SW 73RD AVE	W	12155 SW 73 AVE	CHARLES E STIVER JR	33156	
Residence	2050140370010	7380 SW 122ND ST	W	7380 SW 122 ST	AMIR RAZZAGHHI AWAI &W MARYAM F	331565309	
Residence	2050140370020	7385 SW 123RD ST	W	7385 SW 123 ST	XIAOGANG ZENG	331565310	
Residence	2050140370030	7380 SW 123RD ST	W	7380 SW 123 ST	ISAAC M SEAMANS &W MARY	331565311	
Residence	2050140370040	7385 SW 123RD TER	W	7385 SW 123 TER	FERNANDO SALVADE	331565322	
Residence	2050140370050	7380 SW 123RD TER	W	7380 SW 123 TER	HECTOR LUIS SALVADE	33156	
Residence	2050150000063	12501 SW 82ND AVE	W	12501 SW 82 AVE	MARK A DIENSTAG	331562713	
Duplex South	2050150050100	12253 SW 82ND AVE	W	12251 SW 82 AVE	JERRE S ROSS	33156	
Duplex North	2050150050101	12201 SW 82ND AVE	W	12201 SW 82 AVE	JUANITA UNDORFER TR	331565221	
Residence	2050150050110	8131 SW 124TH ST	W	8131 SW 124 ST	JORGE M RODRIGUEZ &W EILEEN S	331566055	
Duplex South	2050150050111	12303 SW 82ND AVE	W	12301 SW 82 AVE	ROBERTA A & REGINA P READ	331863304	
Residence	2050150050490	8100 SW 120TH ST	W	8100 SW 120TH ST			
Residence	2050150050500	8130 SW 120TH ST	W	8130 SW 120 ST	MARK HUTCHESON &W CORINNE DA	331766121	

Duplex South	2050150050510	12193 SW 82ND AVE	W	12191 SW 82 AVE	MARISELA DELGADO	331565220	
Duplex South	2050150050511	12103 SW 82ND AVE	W	12101 SW 82 AVE	BERNARDO TOBON &W SUSANA LE	331734226	
Residence	2050150470010	12031 SW 82ND AVE	W	12031 SW 82 AVE	JOAN WEPMAN GREENE	331565219	
Residence	2050150470020	12033 SW 82ND AVE	W	12033 SW 82 AVE	JULIO C & AUGUSTO J BIANCHI	331565219	

W.C. 752
1

QUIT CLAIM AND CONVEYANCE DEED BY MIAMI-DADE COUNTY

STATE OF FLORIDA,)
)
COUNTY OF MIAMI-DADE.)

THIS INDENTURE, Made this 16, day of Nov., A.D. 19 98, by and between Miami-Dade County, a political subdivision of the State of Florida, party of the first part, and the Village of Pinecrest, a body corporate in said State, whose mailing address is: 11551 South Dixie Highway, Pinecrest, Florida, 33156, party of the second part:

WITNESSETH:-

That the said party of the first part, for and in consideration of the sum of ONE DOLLAR ($1.00) to it in hand paid by the party of the second part receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby convey and quit-claim unto the party of the second part, and its successors in interest, all the right, title, interest, claim or demand of the party of the first part, acquired by Deed, Plat, Easement, Reservation, or otherwise, as shown in Exhibit "A", in and to those lands described as canal right-of-ways and canal maintenance easements for a secondary canal system, excepting those portions quit claimed by Resolution No. 11254, to the South Florida Water Management District, formerly the Central and Southern Florida Flood Control District, situate, lying and being in the County of Dade, State of Florida, and more specifically located within the boundaries of the Village of Pinecrest, the description of which is as follows:

EXHIBIT "B"

This instrument was prepared by:
Elie Mehu
Dade County Environmental
Resources Management
33 S.W. 2nd Avenue
Miami, Florida 33130

98R567928 NOV 18 98 10:18:12

OFF. REC. 18367 PG 2660

IN WITNESS WHEREOF MIAMI-DADE COUNTY, FLORIDA, has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor and the Clerk or Deputy Clerk of said Board on the 16 day of Nov. A.D., 1998

ATTEST:

HARVEY RUVIN
CLERK OF SAID BOARD

By: _____
Deputy Clerk

Print: Elizabeth Adorno

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Alex Penelas, Mayor

The foregoing instrument was authorized and approved by Resolution No. R-1231-98 of the Board of County Commissioners of Miami-Dade County, Florida on the 5th day of November, A.D. 1998.

QUIT CLAIM AND CONVEYANCE DEED
BY MIAMI-DADE COUNTY

EXHIBIT "A"

SEC. 2-55-40

The Canal Right-of-Ways and Canal Maintenance Easements acquired by Miami-Dade County in the Southeast One-Quarter (S.E. 1/4) of Section 2-55-40, by Deeds and Plats recorded in Official Records Books and Plat Books of Miami-Dade County, Florida, to wit:

Canal Right-of-Way

The Canal right-of-way acquired by deed dated July 13, 1968 from PARIS HOMES, INC., recorded in Official Records Book 6097 at Page 439.

The Canal right-of-way acquired by deed dated May 23, 1968 from James K. Dunaway and Ann D. Dunaway, recorded in Official Records Book 6183 at Page 713.

The Canal right-of-way acquired by the Plat of PATRICIA MANOR recorded in Plat Book 64 at Page 111.

Canal Maintenance Easement

The canal maintenance easement acquired by deed dated July 13, 1968 from PARIS HOMES, INC., recorded in Official Records Book 6097 at Page 446.

The canal maintenance easement acquired by deed dated May 23, 1968 from James K. Dunaway and Ann D. Dunaway recorded in Official Records Book 6183 at Page 723.

The canal maintenance easement acquired by the Plat of PATRICIA MANOR recorded in Plat Book 64 at Page 111.

The canal maintenance easement acquired by the plat of FIRST ADDITION TO KENDALL EAST, recorded in Plat Book 87 at Page 85.

The canal maintenance easement acquired by the plat of THIRD ADDITION TO KENDALL EAST, recorded in Plat Book 90 at Page 49.

SEC. 11-55-40

The Canal Right-of-Ways and Canal Maintenance Easements acquired by Miami-Dade County in the East Three Quarters (E 3/4) of Section 11-55-40, by Deeds and Plats recorded in Official Records Books and Plat Books of Miami-Dade County, Florida, to wit:

Canal Right-of-Way

The canal right-of-way acquired by deed dated June 15, 1964 from SMALLEYLOGICS CORPORATION, recorded in Official Records Book 4299 at Page 543.

The canal right-of-way acquired by deed dated July 14, 1964 from SMALLEYLOGICS CORPORATION, recorded in Official Records Book 4299 at Page 545.

The canal right-of-way acquired by deed dated July 14, 1966 from SMALLEYLOGICS CORPORATION recorded in Official Records Book 5210 at page 733, less that portion Quit Claimed to the State by County Resolution No. 11254.

The canal right-of-ways acquired by the Plat of KENDALL GARDENS recorded in Plat Book 65 at Page 125.

The canal right-of-way acquired by the plat of MEADOW VIEW PART TWO, recorded in Plat Book 70 at Page 53.

The canal right-of-way according to the Plat of KILLIAN HEIGHTS recorded in Plat Book 66 at Page 99.

The canal right-of-way according to the Plat of OAKRIDGE ESTATES SECTION THREE recorded in Plat Book 57 at Page 10.

The canal right-of-way according to the Plat of PARIS MANOR recorded in Plat Book 81 at Page 69.

The canal right-of-way according to the Plat of MEADOWVIEW PART ONE recorded in Plat Book 67 at Page 56.

The canal right-of-way according to the Plat of KENDALL PARK ESTATES THIRD ADDITION recorded in Plat Book 86 at Page 33.

The canal right-of-way according to the Plat of FIRST ADDITION TO KENDALL PARK ESTATES recorded in Plat Book 82 at page 52.

The canal right-of-way according to the Plat of FIRST ADDITION TO KILLIAN HEIGHTS recorded in Plat Book 66 at Page 142.

Canal Maintenance Easement

The canal maintenance easement according to the Plat of KENDALL GARDENS recorded in Plat Book 65 at Page 125.

The canal maintenance easement according to the Plat of KENDALL GARDENS recorded in Plat Book 65 at Page 125.

The canal maintenance easement according to deed dated July 14, 1964, from SMALLEYLOGICS CORPORATION, recorded in Official Records Book 4299 at Page 547.

The canal maintenance easement according to deed dated June 15, 1964 from SMALLEYLOGICS CORPORATION, recorded in Official Records Book 4299 at Page 550.

The canal maintenance easement according to the Plat of KENDALL PARK ESTATES THIRD ADDITION recorded in Plat Book 86 at Page 33.

The canal maintenance easement according to the Plat of MEADOWVIEW PART TWO, recorded in Plat Book 70 at Page 53.

The canal maintenance easement according to the Plat of MEADOWVIEW PART ONE recorded in Plat Book 67 at Page 56.

The canal maintenance easement according to the Plat of KILLIAN HEIGHTS recorded in Plat Book 66 at Page 99.

OR REC 18367 PG 2664

The canal maintenance easement as follows:

The East 20.0 feet of Lot 6, Block 3 of KILLIAN HEIGHTS (PB 66, PG 99) according to deed dated August 7, 1961, recorded in Official Records Book 2949 at Page 278.

The canal maintenance easement as follows:

The East 20.0 feet of Lots 4 and 5, Block 3 of KILLIAN HEIGHTS (PB 66, PG 99) according to deed dated August 16, 1961, recorded in Official Records Book 2949 at Page 282.

The canal maintenance easement according to the Plat of PARIS MANOR recorded in Plat Book 81 at Page 69.

The canal maintenance easement according to the Plat of FIRST ADDITION TO KENDALL PARK ESTATES recorded in Plat Book 82 at Page 52.

The canal maintenance easement according to the Plat of KENDALL PARK ESTATES recorded in Plat Book 81 at Page 28.

The canal maintenance easement according to the Plat of FIRST ADDITION TO KILLIAN HEIGHTS recorded in Plat Book 66 at Page 142.

SEC. 14-55-40

The Canal Right-of-Ways and Canal Maintenance Easements, acquired by Miami-Dade County in the East One-Half (E 1/2) of Section 14-55-40, by Deeds and Plats recorded in Official Records Books and Plat Books of Miami-Dade County, Florida, to wit:

Canal Right-of-Way

The canal right-of-way acquired by Special Warranty Deed from Maude Causey recorded in Official Records Book 3651 at Page 584 and dated April 17, 1963, less those portion Quit Claimed by County Resolution No. 11254.

That portion of the NE 1/4 of Section 14-55-40 which lies within the drainage way right-of-way as shown on the Plat of HALLMARK HEIGHTS ESTATES ADDITION No.3 (PB 64, PG 16), acquired by deed from Gerald Hall and Dorothy A. Hall, dated October 22, 1962, and recorded in Official Records Book 3466 at Page 178.

The canal right-of-way acquired by the Plat of FAIRMONT ACRES SECTION 1, recorded in Plat Book 72 at Page 43, less those portions Quit Claimed by County Resolution No. 11254.

The canal right-of-way acquired by the Plat of COUNTRY SQUIRE MANOR SEC. 4 BLOCK 5, recorded in Plat Book 76 at Page 21.

The canal right-of-way acquired from ANDORA, INC., by deed dated February 6, 1963, recorded in Official Records Book 4016 at Page 47.

That portion of canal right-of-way acquired from Sheldon & Sheldon Construction, Inc. by deed dated May 16, 1963 and recorded in Official Records Book 3695 at Page 489, less that portion Quit Claimed to the State by County Resolution No. 11254.

The canal right-of-way acquired by the Plat of FAIRMONT ACRES SECTION ONE, recorded in Plat Book 72 at page 43, less those portions Quit Claimed to the State by County Resolution No. 11254.

The canal right-of-way acquired by the Plat of ROCK LAKE recorded in Plat Book 65 at Page 44.

Canal Maintenance Easement

The canal maintenance easement acquired from Maude Causey by deed dated April 17, 1963 recorded in Official Records Book 3651 at Page 586, less those portions Quit Claimed to the State by County Resolution No. 11254.

The canal maintenance easement acquired by the Plat of HALLMARK HEIGHTS ESTATES ADDITION NO. 3, recorded in Plat Book 64 at Page 16.

The canal maintenance easement acquired by the Plat of FAIRMONT ACRES SECTION ONE, recorded in Plat Book 72 at Page 43, less those portions Quit Claimed to the State by County Resolution No. 11254.

The canal maintenance easement acquired by the Plat of COUNTRY SQUIRE MANOR SEC. 4, BLOCK 5, recorded in Plat Book 76 at Page 21.

The canal maintenance easement acquired by the Plat of JANEMARY ESTATES, recorded in Plat Book 81 at Page 25.

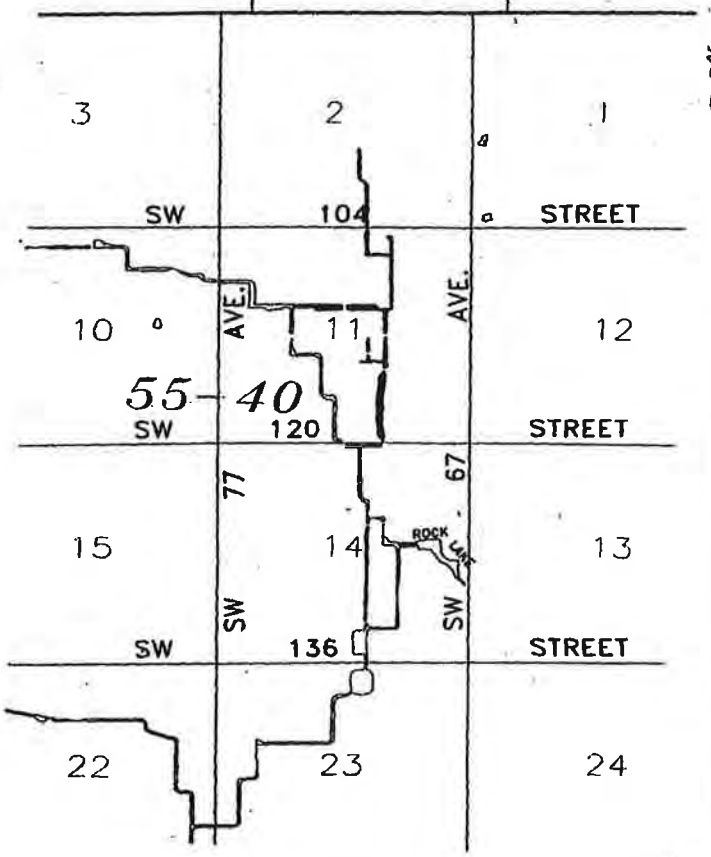
The canal maintenance easement acquired by the Plat of COUNTRY MANOR SECTION 6 recorded in Plat Book 80 at Page 67.

The canal maintenance easement acquired by deed dated May 16, 1963 from SHELDON & SHELDON CONSTRUCTION, INC., recorded in Official Records Book 3695 at page 493, less those portions Quit Claimed to the State by County Resolution No. 11254.

The canal maintenance easement acquired by the Plat of ROCK LAKE recorded in Plat Book 65 at Page 44.

OR BK 18367 PG 2667

EXHIBIT "A"



COUNTY CANAL R/W AND C.M.E.QUIT CLAIMED

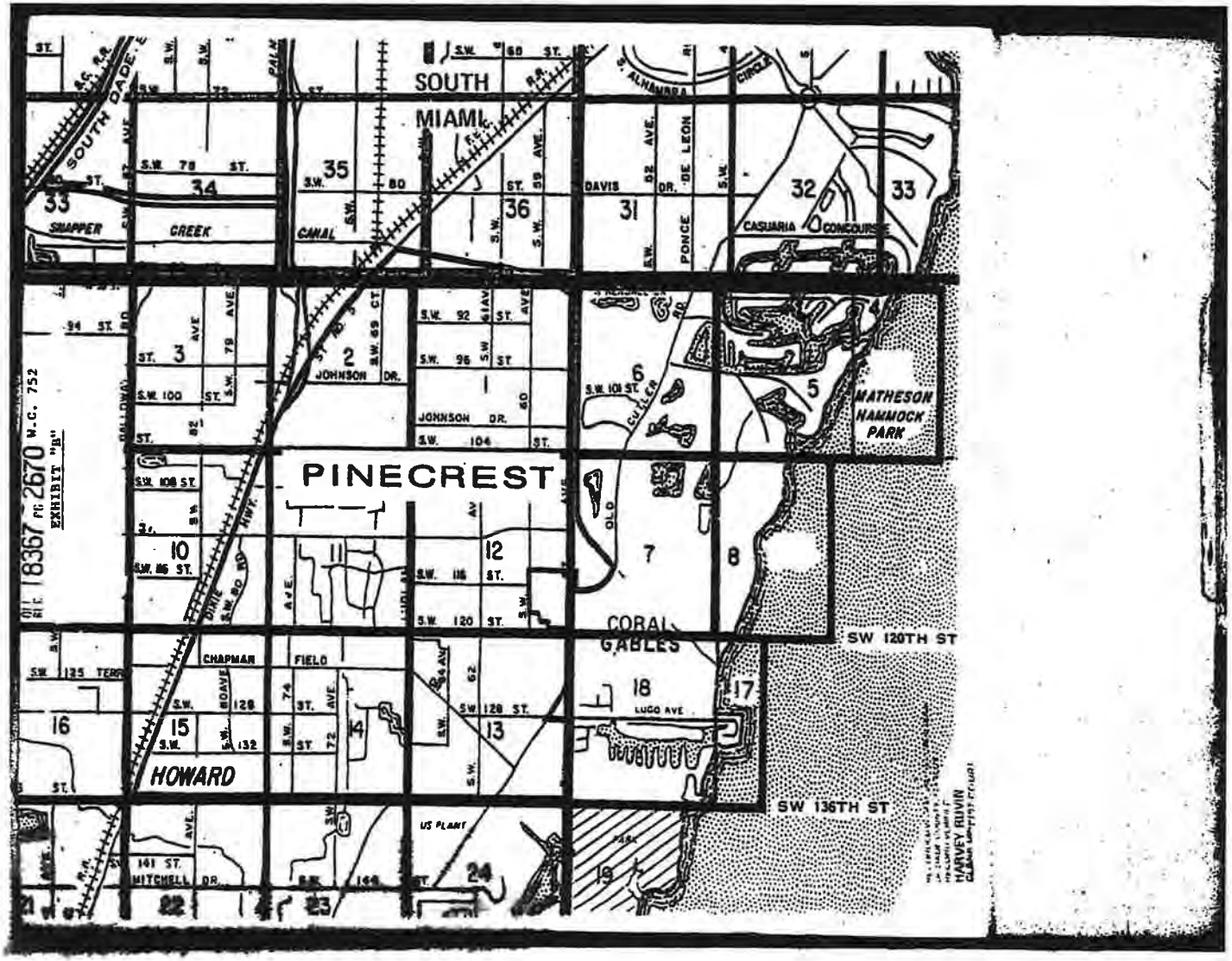
OFF. REC. 18367 PG 2668

REVISED LEGAL DESCRIPTION FOR PINECREST VILLAGE BOUNDARY

BEGIN at the intersection of the North line of Section 6, Township 55 South, Range 41 East (being the centerline of N. Kendal Drive), with the East right-of-way line of S.W. 57 Avenue (Red Road); thence run South, along said East right-of-way line of Red Road, to its intersection with the South line of the NW 1/4 of the SW 1/4 of the NW 1/4 of Section 7, Township 55 South, Range 41 East; thence run East, along said South line to its intersection with the centerline of said Snapper Creek Canal; thence run Southeasterly, along the centerline of Snapper Creek Canal to its intersection with a line lying 35.00 feet Westerly of and parallel with the centerline of Old Cutler Road (Ingram Highway), being also the city limit line of the City of Coral Gables; thence run Southwesterly to Westerly along said line to its intersection with the East line of the SE 1/4 of Section 12, Township 55 South, Range 40 East; thence run North along said East line of the SE 1/4 of Section 12 to its intersection with the Easterly extension of the North line of Block 1 of PINE BAY ESTATES SECTION NO. 1, according to the plat thereof recorded in Plat Book 82 at Page 24 of the Public Records of Dade County, Florida; thence Westerly, along said North line of said Block 1, and its Easterly and Westerly extensions, to its intersection with the centerline of S.W. 60th Avenue; thence Southerly, along the centerline of said S.W. 60th Avenue, to its intersection with the Westerly extension of the South line of Block 4 of said PINE BAY ESTATES SECTION NO. 1; thence Easterly, along the South line of said Block 4 and its Westerly extension, to the Northwest corner of Lot 3 in Block 4 of PINE BAY ESTATES SECTION NO. 2, according to the plat thereof recorded in Plat Book 87 at Page 83 of the Public Records of Dade County, Florida; thence South, along the West line of said Lot 3, to the Southwest corner thereof; thence Easterly, along the South line of said Lot 3, to the Northwest corner of Lot 4 in said Block 4; thence Southerly, along the West line of said Lot 4 and its Southerly extension, to its intersection with the South line of the aforementioned Section 12; thence Easterly, along the South line of said Section 12, and along the centerline of S.W. 120th Street, to its intersection with the West line of the East 35.00 feet of said SE 1/4 of Section 12; thence run Southerly, along the West line of the East 35.00 feet of the NE 1/4 of Section 13, Township 55 South, Range 40 East (being the Westerly city limit of the City of Coral Gables) and along the Westerly right-of-way line of said Old Cutler Road, to its intersection with the centerline of S.W. 128th Street (Lugo Road); thence run Easterly along the centerline of said S.W. 128th Street and along the city limit line of the City of Coral Gables, to the East line of Section 13, Township 55 South, Range 40 East; thence run Southerly, along the East line of the SE 1/4 of said Section 13 and along the city limit line of the City of Coral Gables, (also being the centerline of Red Road) to its intersection with the South line of said Section 13, (also being the centerline of S.W. 136th Street); thence run Westerly, along the South line of said Section 13 and continuing Westerly along the centerline of S.W. 136th Street (Howard Drive) to its intersection with the centerline of State Road No. 5 (U.S. #1); thence run

Northeasterly along the centerline of said State Road No. 5 to the point of intersection with the centerline of Snapper Creek Canal (Canal No. C-2); thence run Easterly, along the centerline of said Snapper Creek Canal, to its intersection with the East line of the SW 1/4 of Section 36, Township 54 South, Range 40 East; thence run Southerly, along the East line of the SW 1/4 of said Section 36 to the point of intersection with the North line of Section 1, Township 55 South, Range 40 East; then run Easterly along said North line of Section 1 to the Northeast corner of said Section 1 (said last two (2) courses being along the city limit line of the City of South Miami); thence continue Easterly along the North line of aforesaid Section 6, Township 55 South, Range 41 East to the POINT OF BEGINNING; all lying and being in Dade County, Florida.

Prepared by:
Dade County Public Works Department
Right of Way Division
January 7, 1997


SOUTH MIAMI
PINECREST
CORAL GABLES
HOWARD
MATHESON HAMMOCK PARK
SW 120TH ST
SW 136TH ST
SOUTH DADE
SNAPPER CREEK CANAL
DAVIS
DE LEON
PONCE
CASUARIA CONCOURSE
JOHNSON DR.
CHAPMAN FIELD
LUGO AVE
MITCHELL DR.
US PLANT
HARVEY RUVIN
O.R. 18367 PG. 2670 W.C. 752
EXHIBIT "B"

OPINION OF TITLE

TO: MIAMI-DADE COUNTY

With the understanding that this opinion of title is furnished to MIAMI-DADE COUNTY, FLORIDA, as an inducement for acceptance of a Declaration of Use/Unity of Title/Declaration of Restrictions/Development Agreement or in compliance with Chapter 28 and as an inducement for acceptance of a waiver of subdivision plat covering the real property hereinafter described it is hereby certified that it is hereby certified that I have examined that certain Old Republic National Title Insurance Company title policy #OF6-4123188, effective March 9, 2015 and the following:

Attorney's Title Fund Services, LLC certified print-out

covering the period from the effective date of the policy to October 8, 2015 at 11:00 P.M.

inclusive, of the real property described as:

Lot 11 in Block 1 of SUNILAND ESTATES, less the North 125 feet according to the Plat thereof, as recorded in Plat Book 50 at Page 28 of Public Records of Miami-Dade County, Florida.

Basing my opinion on the above covering said period I am of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in:

8131 SW Investments, LLC, a Florida limited liability company

subject to the following liens, encumbrances, and other exceptions:

I. RECORDED MORTGAGES:

NONE

II. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

NONE

III. GENERAL EXCEPTIONS:

A. All taxes for 2015 and subsequent years.

B. Rights or claims of parties in possession not shown by the public records.

C. Any unrecorded labor, mechanics' or materialmens' liens.

D. Zoning and other restrictions imposed by governmental authority.

E. Easements, or claims of easements now shown by the public records, bounday line disputes, overlaps, encroachments and any facts or matters not of record which would be disclosed by an accurate survey and inspection of the premises.

IV. SPECIAL EXCEPTIONS:

A. Restrictions, conditions, reservations, easements and other matters contained on the Plat of SUNILAND ESTATES, as recorded in Plat Book 50 at Page 28 of the Public Records of Miami-Dade County, Florida.

B. Quit-claim interests given by Miami-Dade County to the Village of Pinecrest at Official Records Book 18367 at Page 2659 of the Public Records of Miami-Dade County, Florida.

C. Board Orders before the Environmental Quality Control Board in re: The Village of Pinecrest recorded June 20, 2012 and recorded in Official Records Book 28157 at Page 856 and Page 840 recorded November 30, 2011 in Official Records Book 27910 at Page 2862 of the Public Records of Miami-Dade County, Florida.

D. Notices of Commencement re: demolition filed June 17, 2015 and recorded in Official Records Book 29660 at Page 989 and filed August 5, 2015 and recorded in Official Records Book 29725 at Page 3450 of the Public Records of Miami-Dade County, Florida.

I hereby certify that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is my opinion that the following parties must join in a Plat in order to make the plat a valid and binding subdivision of the lands described herein.

Name	Interest	Special Exception Number

VILLAGE OF PINECREST
Building & Planning Department

CFN 2015R0502370
OR BK 29725 Pg 3450 (1Pgs)
RECORDED 08/05/2015 10:53:13
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION

PERMIT NO. BL 2015-1082 TAX FOLIO NO. 20-5015-005-0110

STATE OF FLORIDA:
COUNTY OF MIAMI-DADE:

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Space above reserved for use of recording offi

1. Legal description of property and street Address: 8131 sw 124th St., Pinecrest, FL. 33156
LOT 11 LESS N 125FT BLK 1, LOT SIZE 178x127; F/A/U 30-5015-005-0110 OR 19271-2812 082000 1
2. Description of improvement: Demolition
3. Owner(s) name and address: 8131 SW Investments LLC; 3390 Mary St. Suite 140, Coconut Grove, FL. 33133
Interest in property: Owner
Name and address of fee simple titleholder Eduardo Cusco; 2525 Ponce de Leon Blvd. Unit 250, Coral Gables, FL. 33134
4. Contractor's name, address and phone number: Xavier Perez; 9900 sw 128th St., Miami, FL. 33176; (786) 319-6653
5. Surety: (Payment bond required by owner from contractor, if any)
Name, address and phone number
Amount of bond $
6. Lender's name and address:
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Sec 713.13(1) (a) 7., Florida Statutes.
Name, address and phone number Mariaela Pomenta; 3390 Mary St. Suite 140, Coconut Grove, FL. 33133; (305) 495-2161
8. In addition to himself, Owners designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713. (b), Florida Statutes.
Name, address and phone number: Mariaela Pomenta; 3390 Mary St. Suite 140, Coconut Grove, FL. 33133; (305) 495-2161
9. Expiration date of this Notice of Commencement:
(the expiration date is 1 year from the date of recording unless a different date is speci

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13. FLORIDA STATUTES, AND CAN RESULT IN YOUR PAY TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEF COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/Director/Partner/Manager

Prepared By
Print Name Eduardo Cusco
Title/Office 8131 SW Investments, LLC.

Prepared By
Print Name Mariaela Pomenta
Title/Office Viride Development, LLC.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
The foregoing instrument was acknowledged before me this 4th day of August 2015
By
☐ Individually, or ☐ as for
☐ Personally known, or q produced the following type of identification:
Signature of Notary Public: Martina Faillace
Print Name: Martina Faillace
(SEAL)

Martina Faillace
COMMISSION # FF066798
EXPIRES July 5, 2019
WWW.AARONNOTARY.COM

VERIFICATION PURSUANT TO SECTION 92.525, FLORIDA STATUTES
Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true, to the best of my knowledge and b

Signature(s) of Owner(s) or Owner(s)'s Authorized Officer/Director/Partner/Manager who signed above:

Revised 2/2/2015

VILLAGE OF PINECREST
Building & Planning Department

CFN 2015R0388279
OR BK 29660 Pg 989 (1Pgs)
RECORDED 06/17/2015 11:57:16
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION

PERMIT NO. BL 2013-1767 TAX FOLIO NO. 20-5015-005-0110

STATE OF FLORIDA:
COUNTY OF MIAMI-DADE:

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Space above reserved for use of recording office

1. Legal description of property and street Address: 8131 sw 124th St., Pinecrest, FL. 33156
LOT 11 LESS N 125FT BLK 1, LOT SIZE 178x127; F/A/U 30-5015-005-0110 OR 19271-2812 082000 1
2. Description of improvement: Demolition
3. Owner(s) name and address: 8131 SW Investments LLC; 3390 Mary St. Suite 140, Coconut Grove, FL. 33133
Interest in property: Owner
Name and address of fee simple titleholder Eduardo Cusco; 2525 Ponce de Leon Blvd. Unit 250, Coral Gables, FL. 33134
4. Contractor's name, address and phone number: Xavier Perez; 9900 sw 128th St., Miami, FL. 33176; (786) 319-6653
5. Surety: (Payment bond required by owner from contractor, if any)
Name, address and phone number
Amount of bond $
6. Lender's name and address:
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1) (a) 7., Florida Statutes,
Name, address and phone number Marisela Pomenta; 3390 Mary St. Suite 140, Coconut Grove, FL. 33133; (305) 495-2161
8. In addition to himself, Owners designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1) (b), Florida Statutes.
Name, address and phone number: Marisela Pomenta; 3390 Mary St. Suite 140, Coconut Grove, FL. 33133; (305) 495-2161
9. Expiration date of this Notice of Commencement:
(the expiration date is 1 year from the date of recording unless a different date is specified)

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13. FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/Director/Partner/Manager

Prepared By
Print Name Eduardo Cusco
Title/Office 8131 SW Investments, LLC. CEO

Prepared By
Print Name Marisela Pomenta
Title/Office Viride Development, LLC. CEO

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
The foregoing instrument was acknowledged before me this 16th day of June, 2015
By Eduardo Cusco
☐ Individually, or ☐ as for
☑ Personally known, or ☐ produced the following type of identification:
Signature of Notary Public: Barbara Lago
Print Name:
(SEAL)

BARBARA LAGO
Commission # FF 036488
Expires November 13, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

VERIFICATION PURSUANT TO SECTION 92.525, FLORIDA STATUTES
Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true, to the best of my knowledge and belief.

Signature(s) of Owner(s) or Owner(s)'s Authorized Officer/Director/Partner/Manager who signed above:

Revised 2/2/2015

OWNER'S POLICY OF TITLE INSURANCE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation (the "Company") insures, as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce but only to the extent of the violation or enforcement referred to in that notice.

(Covered Risks continued)

In Witness Whereof, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory of the Company.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By _____ President

Attest _____ Secretary

SERIAL

OF6 - 4123188

Old Republic National Title Insurance Company

OWNER'S POLICY
Schedule A

Policy No.:
OF6-4123188

Date of Policy:
March 9, 2015 @ 09:09 AM

Agent's File Reference:
15-0212CUSCO

Amount of Insurance: $549,000.00

Premium: $1,985.00

Address Reference: 8131 SW 124 Street, Miami, FL 33156

1. Name of Insured: 8131 SW INVESTMENTS, LLC, a Florida Limited Liability Company

2. The estate or interest in the Land that is insured by this policy is: Fee Simple as shown by instrument recorded in Official Records Book 29528, Page 2354, of the Public Records of Miami-Dade County, Florida.

3. Title is vested in: 8131 SW INVESTMENTS, LLC, a Florida Limited Liability Company

4. The Land referred to in this policy is described as follows:

   Lot 11, Block 1, SUNILAND ESTATES, less the North 125 feet, according to the Plat thereof, recorded in Plat Book 50, at Page 28, of the public Records of Miami Dade County, Florida.

Old Republic National Title Insurance Company
400 Second Avenue South, Minneapolis, Minnesota 55401 (612) 371-1111

Agent No.: **8752**

Issuing Agent:

Arazoza & Fernandez-Fraga, P.A.
2100 Salzedo Street
Suite 300
Miami, FL 33134

Agent's Signature
Adelaida Fernandez-Fraga
Attorney at Law

Stephen Olmsted (BPD)

From: Stephen Olmsted (BPD)
Sent: Monday, April 04, 2016 3:07 PM
To: 'maria.hiers@aol.com'
Cc: Yocelyn Galiano (OVM); Guido H. Inguanzo, Jr. (OVC); The Honorable Doug Kraft
Subject: RE: 8131 SW 124th Street
Attachments: NPH-COUNCIL-Final PLAT-8131 SW 124 ST 20160412.doc

Dear Ms. Hiers –

By way of introduction, I am Stephen Olmsted, Planning Director for the Village of Pinecrest. As you have noted, the public hearing for consideration of the final subdivision plat for the creation of two duplex lots (4 dwelling units total) at the northeast corner of SW 124 Street and SW 82 Avenue was originally scheduled and advertised for March 8, 2016. Because of certain schedule conflicts, the Village Council subsequently rescheduled their March 8, 2016 Council meeting to March 15, 2016. This, in turn, necessitated the rescheduling and re-notification of the public hearing for consideration of the Pinecrest Field Chalets final subdivision plat to the next regularly scheduled Council meeting on April 12, 2016.

With regard to public advertising and notification of the re-scheduled public hearing, the Village of Pinecrest posted new public hearing notices on the subject property, published a new public hearing notice in the Neighbors section of the Miami Herald, and mailed a new public hearing notice (attached) to all owners of properties located within 1,000 feet of the subject property. Notification was provided 30 days in advance of the scheduled April 12, 2016 public hearing.

The Village Council will consider the proposed final subdivision plat at a public hearing scheduled for **8:00 p.m. on Tuesday, April 12, 2016**. The public hearing will occur in the **Village Council Chamber**, located in the **Pinecrest Municipal Building** at **12645 Pinecrest Parkway, Pinecrest, Florida 33156**. A copy of the public hearing notice is attached. You are invited and encouraged to attend the scheduled public hearing and a copy of your recent correspondence below will be provided to the Village Council for their consideration during the public hearing.

If you have questions or require additional information regarding the proposed subdivision plat, or if you would like to come into the office to review the submitted plans, please do not hesitate to let me know. Thank you.

Sincerely,

Stephen R. Olmsted, AICP, LEED-GA
Planning Director

Building and Planning Department
Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156

t (305) 234-2121 | f (305).234-2131

Solmsted@pinecrest-fl.gov
www.pinecrest-fl.gov

pinecrest-fl.gov

From: The Honorable Doug Kraft
Sent: Wednesday, March 09, 2016 4:33 PM
To: Yocelyn Galiano (OVM)
Subject: Fwd: 8131 SW 124th Street

Begin forwarded message:

From: <maria.hiers@aol.com>
Subject: 8131 SW 124th Street
Date: March 9, 2016 at 4:09:28 PM EST
To: <dkraft@pinecrest-fl.gov>

Hello Mr. Kraft,

I hope this email finds you well.

I am writing regarding the property located on the corner of SW 124th and 82 Avenue.

We received a notice of a hearing scheduled for March 8 at 8pm.
Several neighbors and myself are concerned with the request to accommodate higher density, requesting the city to approve a change in zoning and split the plat to allow 4 duplexes on this corner. Yuck! This is not Hialeah!
I called the city mid afternoon to confirm the hearing and no one knew anything and transferred my call to Ms Rojas, left a message, no callback. Checked the Village website and found no notice the hearing had been cancelled.
Imagine our disappointment and disgust when we arrived for the hearing last evening and no one was there. Clearly on the board by entrance confirmation of the meeting for March. No notice of cancellation. We received nothing by mail with notice of cancellation.
Yet - you were aware - all council members were aware - the petitioner/s were made area. Just not the neighbors.
Reminds of the nefarious Park and Ride fiasco.
It wasn't until this morning when we called the Village that we learned the hearing is "rescheduled" for April 12?

I am very am disappointed in the Village. You know issues pertaining to changes in zoning and density are of a major concern for residents potentially impacted.

Please advise the status of the property and pending approvals for this property. When can neighbors expect to receive notice of the public hearing?

Thank you in advance.

Maria Hiers
786 853 6232

UPDATED 3/2/2016

Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM
Department of Building and Planning

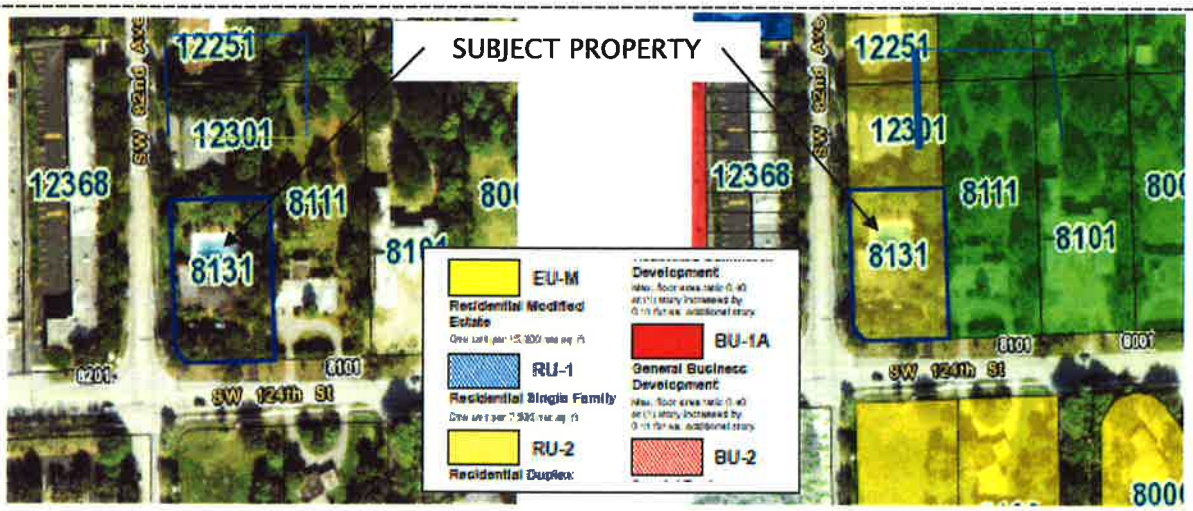
On **Tuesday, April 12, 2016 at 8:00 p.m.**, the Village Council will conduct the following public hearing at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

OWNER/APPLICANT: Mr. Eduardo Cusco/8131 SW Investment, LLC (Owner)
Marisela Pomenta /Viride Development, LLC (Applicant))

ITEM: Final Subdivision Plat (2 Lots)

LOCATION: The subject property is located at 8131 Southwest 124 Street, Pinecrest, FL 33156

REQUEST: Mr. Eduardo Cusco/8131 SW Investment, LLC (Applicant) and Marisela Pomenta/Virida Development, LLC are requesting approval of a final subdivision plat ("Pinecrest Field Chalets Subdivision") for the division of property and creation of two (2) duplex residential lots on property located at 8131 Southwest 124 Street, Pinecrest, Florida, within the RU-2, Residential Duplex zoning district. Lot 1 is proposed to be 9,487.42 square feet in area; lot 2 is proposed to be 12,893.93 square feet in area. Each lot is proposed to accommodate one two-family residential duplex.



All interested parties are urged to attend. Objections or expressions of approval may be made in person at the hearing or filed in writing prior to or at the hearing. Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121 or writing to the address indicated below, where a plan is on file.

You are hereby advised that if any person desires to appeal any decision made with respect to any other matter considered at this meeting or hearing, such person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of this proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Refer to the item number when making an inquiry.

In accordance with the American with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 no later than four (4) business days prior to such proceeding.

Carolina Rojas (BPD)

From: Donna Hunter <DHunter@amglaw.net>
Sent: Tuesday, September 08, 2015 1:15 PM
To: Carolina Rojas (BPD)
Cc: The Honorable Cindy Lerner; Guido H. Inguanzo, Jr. (OVC); The Honorable Doug Kraft; The Honorable James E. McDonald (External); The Honorable Cheri Ball; The Honorable Bob Ross (External)
Subject: Objection to division of property at SW 124th Street and 82nd Ave Eduardo Cusco (8131 Investments, LLC)Item: Preliminary Subdivision Plat (2 Lots)

Dear Mr. Olmsted,

My name is Donna Hunter and I live at 7940 SW. 122nd St. I am writing to voice my objection to the division of property and zoning change for the property located at 8131 SW. 124th Street which is the subject of a re-zoning request at tonight's hearing at 8 PM. I am unable to attend the hearing as a conflicts with a Boy Scout meeting for which I am an assistant scoutmaster.

The property in question is currently zoned as a single family home with an address on 124th St., not 82nd Ave. where there are other duplexes. The property is appropriate for a single-family home but it is not appropriate for two separate duplexes, one of which is proposed to be only 9487 ft.^{2} of land. Traffic on 82nd Ave. is already horrendous due to the new traffic light at US1 and 120th St. I urge you and the Village of Pinecrest Council to vote against this rezoning and keep this corner property zoned as a single-family home. Thank you.

Sincerely,

Donna Joy Hunter
Partner

MIAMI
Courthouse Tower, 8th Floor
44 West Flagler Street
Miami, FL 33130
Phone: 305-371-5000 **ext.** 341
Direct Line: 786-456-2003
Fax: 305-371-3948
Email: dhunter@amglaw.net

RECEIVED
SEP 08 2015
BUILDING & PLANNING DEPARTMENT

The information contained in this transmission is attorney privileged and confidential. It is intended solely for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify and return the original message to the sender and delete the message received. Thank you.

Carolina Rojas (BPD)

From: Michelle Blumstein Hernandez <mblumstein@aol.com>
Sent: Tuesday, September 08, 2015 1:46 PM
To: Carolina Rojas (BPD)
Subject: Opposition to duplex zoning

Re:
Applicant: Eduardo Cusco (8131 Investments, LLC)
Item: Preliminary Subdivision Plat (2 Lots)

To whom it may concern:
This is in reference to applicant Eduardo Cusco. We would like to go on record as saying that we are also opposed to dividing this lot into two duplexes. There's significant amount of traffic in the area already, and this will only serve to make the situation worse. Additionally, this will likely lower property values in the area. Please feel free to contact me if you have any further questions. My email address is mblumstein@aol.com. Thank you for your attention to the matter.

Sincerely, Michelle and Jorge Hernandez
8031 SW 122nd St.

RECEIVED
SEP 08 2015
BUILDING & PLANNING DEPARTMENT

Carolina Rojas (BPD)

From: Mindy Dickman <mindymoose1@gmail.com>
Sent: Tuesday, September 08, 2015 2:34 PM
To: The Honorable Cindy Lerner; Philip Sidran; Carolina Rojas (BPD)
Subject: Opposition to the zone change at 8131 SW 124th Street

Dear Mayor Lerner and city planners,

I am writing you today to request that a zone change at 8131 SW 124th Street not be approved. This change will set a president for other properties to be cut into pieces and the charm of pinecrest will be lost. I also believe that that intersection is very busy already and would not be able to handle the added driveways and cars. If possible, please allow my neighbor, Phil Sidran, to read my letter at tonight's hearing.
Thank you very much for your time and consideration.

Sincerely,
Mindy Dickman

7840 SW 122nd Street

RECEIVED
SEP 08 2015
BUILDING & PLANNING DEPARTMENT

Stephen Olmsted (BPD)

From: Juan Espinosa <Juan.Espinosa@dplummer.com>
Sent: Wednesday, March 16, 2016 8:53 AM
To: Stephen Olmsted (BPD)
Subject: RE: Village of Pinecrest - Pinecrest Field Chalets – 15213

Stephen,

The Pinecrest Field Chalets project is proposing two ingress/egress driveways onto SW 82nd Avenue and one ingress/egress driveways onto SW 124th Street as shown on the conceptual site plan and tentative plat. All driveways are within the area of influence of the exclusive left turns at the SW 82nd Avenue/SW 124th Street intersection. SW 82nd Avenue currently has a southbound left turn lane at SW 124th Street with approximately 100 feet of storage plus taper. SW 124th Street currently has a westbound left turn lane at SW 82nd Avenue with approximately 115 feet of storage plus taper. The taper area of both left turn lanes is delineated with a striped gore area. Therefore, all driveway connections should be restricted to a right-in / right-out movement due to the existence of dedicated turn lanes. Right-in/right-out driveways will minimize impacts by reducing the number of conflict points. It will provide a safer entry and exit from the development and will not interrupt the traffic operations of the signalized intersection.

Regards,

Juan Espinosa, PE
Vice President - Transportation
DAVID PLUMMER & ASSOCIATES
Transportation • Civil • Structural • Environmental
1750 Ponce de Leon Boulevard
Coral Gables, Florida 33134
Phone: 305-447-0900
www.dplummer.com

Stephen Olmsted (BPD)

From: Juan Espinosa <Juan.Espinosa@dplummer.com>
Sent: Tuesday, January 19, 2016 5:28 PM
To: Stephen Olmsted (BPD)
Subject: RE: Pinecrest Field Chalets - revised Traffic Study

Stephen,

We reviewed the revised traffic study provided by the applicant. They have addressed all comments provided in our letter dated December 11, 2015. We would like to meet with you to discuss your concerns regarding access to/from the adjacent roadways and the number of driveways on SW 82nd Avenue. Please call me if you have any questions.

Regards,

Juan Espinosa, PE
Vice President - Transportation
DAVID PLUMMER & ASSOCIATES
Transportation • Civil • Structural • Environmental
1750 Ponce de Leon Boulevard
Coral Gables, Florida 33134
Phone: 305-447-0900
www.dplummer.com

From: Stephen Olmsted (BPD) [mailto:solmsted@pinecrest-fl.gov]
Sent: Thursday, January 7, 2016 4:24 PM
To: Juan Espinosa; Timothy J. Plummer
Cc: Marisela Pomenta (mpomenta@gmail.com); 'Chad Friedman'; Eric Czerniejewski (ECzerniejewski@cgasolutions.com)
Subject: Pinecrest Field Chalets - revised Traffic Study

Juan –

Please review the revised traffic study, prepared by Calvin Giordano for Pinecrest Field Chalets. At this point, I have two (2) significant concerns:

1. There is yellow cross-hatching in the adjoining pavement that restricts ingress and egress to and from the driveways to left turn in and left turn out movements only. I am confident that the Village Council will want to know if it is advisable to approve a plat that allows for three (3) additional dwelling units, or a total of four (4) dwelling units on the subject property with these restrictions in place. I believe the Village Council will ask whether there are left turn lanes, service drives or other facilities or improvements that can be provided or required to address the matter. Another alternative could be to seek removal of the cross-hatching. Without the confidence that safe and convenient access can be provided, staff will likely recommend that the Village Council deny the final plat.

2. The approved development order requires that you provide an independent assessment regarding restriction of driveways to SW 82 Avenue. The Development order requires the traffic study to include a "review of limiting orientation of structures to SW 82 Avenue". Please review the location of proposed driveways and provide a recommendation regarding restriction of driveways to SW 82 Avenue and the preferred location of driveways within the proposed development.

I look forward to receiving your review of the revised traffic study and the ingress/egress concerns noted above. Following completion of your review, I will ask Carolina Rojas, Administrative Assistant to schedule a meeting to discuss your findings and recommendations.

Thank you for your attention in this matter. If you have questions or require additional information, please let me know.

Sincerely,

Stephen R. Olmsted, AICP, LEED-GA
Planning Director

Building and Planning Department
Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156

t (305) 234-2121 | f (305).234-2131

Solmsted@pinecrest-fl.gov
www.pinecrest-fl.gov

pinecrest-fl.gov

From: Marisela Pomenta [mailto:mpomenta@gmail.com]
Sent: Thursday, January 07, 2016 2:49 PM
To: Stephen Olmsted (BPD)
Cc: Eric Czerniejewski; juan.espinosa@dplummer.com
Subject: Pinecrest Fields Trafic Study

Good Afternoon Stephen:

I am forwarding revised Traffic study from Calvin Giordano and copying Plummer and associates for their review. All comments have appropriately responded.
Best Regards,
Marisela Pomenta

2. Traffic Study – I understand that Calvin Giordano is responding to the comments provided by the Village's traffic consultant, David Plummer and Associates. I have not yet received new review comments from David Plummer. Please be advised that the issue regarding the existing yellow cross hatching that prohibits left turn movements into and out of the proposed lots is an issue of serious concern that should be resolved prior to submittal of the final plat to the Village Council for consideration. I have sent a request to Dr. Joan Shen at Miami Dade County in an attempt to facilitate a meeting to discuss the existing cross-hatching and its impact on traffic movements into and out of the proposed lots but have not yet received a response.

As for the Miami Dade County I had a meeting with Muhammed Khan and David Hays from the Traffic Engineering department and they stated that right in right out is implied and there does not seem to be an issue for them to resolve and referred me to the following ordinance.