

**RESOLUTION NO. 17-1454**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, PURSUANT TO SUBSECTION 13-305(f)(1) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE; PERTAINING TO VARIANCE FROM SECTION 13-565(h) REDUCING THE REQUIRED AMOUNT OF OPEN SPACE, AND VARIANCES FROM SECTION 13-565(c) REDUCING REQUIRED SETBACKS AND BUILDING SPACING; PERTAINING TO A REQUEST IN ACCORDANCE WITH SECTION 13-304(h) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR SITE PLAN APPROVAL; ALL BEING SUBMITTED FOR THE PROPERTY LOCATED AT 15800 NW 77<sup>TH</sup> COURT, AS PROVIDED AT EXHIBIT "A", MIAMI LAKES, FLORIDA, FOLIO NO. 32-2015-044-0010, AS DESCRIBED AT EXHIBIT "B"; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FINDINGS; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to Subsection 13-304 of the Town of Miami Lakes ("Town") Land Development Code ("LDC"), Recondite, LLC (the "Applicant") applied to the Town for approval of a Site Plan, entitled Lucida Palmetto & 77th, dated stamped received May 12, 2017, consisting of 23 sheets, as prepared by LLR Architects, Inc. a copy of the Site Plan (the "Site Plan") being attached hereto as Exhibit "A", for property located at 15800 SW 77th Court, bearing Miami-Dade Tax Folio No. 32-2015-044-0010 and legally described on the survey as provided in Exhibit "B" ("Property"), and containing approximately 2.578 acres of land; and

WHEREAS, pursuant to Section 13-305(f)(1) of the Town' LDC, the Applicant is requesting relief from Section, 13-565(h) to reduce the required amount of open space from thirty percent (30%) to twenty-two percent (22%), and relief from Section 13-595-(c), requesting to reduce the required front yard setback from twenty-five (25) to ten (10) feet, the required rear yard setback from twenty (20) feet to five (5) feet, the required side yard setback from twenty-five (25) feet to seven (7) feet, and the spacing between buildings from the required twenty (20) feet to fourteen (14) feet, (15) feet, and (18) feet respectively as further depicted on the plans attached to this Resolution; and

WHEREAS, the plan submitted by the Applicant is considered materially different than the prior plan that was denied with prejudice on January 17, 2017, as this application, among other elements, reflects an entirely different layout with lower rise buildings (three (3) stories versus six (6)) and fewer units (108 versus 120), and does not provide understory parking; and

WHEREAS, in consideration of the material differences between this request and the prior request, this application is eligible for consideration by the Town Council of the Town of Miami Lakes at this time; and

WHEREAS, in accordance with Section 13-309 of the Town LDC, proper notice was mailed to the appropriate property owners of record, notice was posted at the property, and the duly advertised in the newspaper; for a quasi-judicial public hearing on the Variance Requests and Site Plan as noticed for Tuesday, June 6, 2017, at 6:30 P.M. at Town Hall, 6601 Main Street, Miami Lakes, Florida; and all interested parties had the opportunity to address their comments to the Town Council; and

WHEREAS, on June 6, 2017, at the properly noticed quasi-judicial hearing held by the Town Council of the Town of Miami Lakes, after hearing testimony from staff, the applicant, the public, and other testimony, both verbal, and written, as incorporated herein by reference, the Town Council determined that the requested variances meet the criteria set forth by section 13-305(f)(1), and determined the submitted site plan meets the criteria of section 13-304(h) for approval; and

WHEREAS, the Town Council now desires to approve the Applicant's Variances request and Site Plan requests.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

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

Section 2. Findings. In consideration of all the submitted evidenced, both verbal and written, as provided at the June 6, 2017 hearing, the Town Council finds, in accordance with Section 13-305(f)(1) of the Towns LDC, that the following variance requests:

1. Section 13-565(h) reducing the required amount of open space from 30% (35,459.3 square feet) to 21.77% (24,442 square feet).
2. Section 13-565(c) reducing the required setbacks as follows:
  - a. Front setback from twenty-five (25) feet to ten (10) feet;
  - b. Rear setback from twenty (20) feet to five (5) feet;
  - c. Side setbacks from twenty-five (25) feet to seven (7) feet; and
  - d. Between building setbacks from twenty (20) feet to fourteen (14) feet, to fifteen (15) feet, eighteen (18) feet, and eighteen (18) feet as further depicted on the site plan;

are in conditional compliance with the following criteria:

(1) *Practical difficulty.* The application may be considered under the requirements of practical difficulty as set forth herein. Any approval or approval with modifications and/or conditions, of a variance based on practical difficulty shall require a majority vote of the members of the Town Council or designated Town board present at the meeting. In order to authorize any variance application from the requirements of this chapter on the basis of practical difficulty, the Town Council or designated Town board shall balance the rights of property owners in the Town as a whole against the need of the individual property owner to deviate from the requirements of this chapter based on an evaluation of the factors below. All of the factors should be considered and given their due weight; however, no single factor is dispositive:

- a. Whether the Town has received written support of the specifically identified variance requests from adjoining property owners;
- b. Whether approval of the variance would be compatible with development patterns in the Town;
- c. Whether the essential character of the neighborhood would be preserved;
- d. Whether the variance can be approved without causing substantial detriment to adjoining properties;
- e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief;
- f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome; and
- g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant;

and,

in consideration of all the submitted evidenced, both verbal and written, as provided

at the June 6, 2017 hearing, the Town Council finds, in accordance with and in accordance with Section 13-308(h), that the Application conditionally meets the criteria for Site Plan Approval which are as follows:

- (1) In what respects the plan is or is not consistent with the Comprehensive Plan, the purpose and intent of the zoning district in which it is located and any design or planning studies adopted by the Town Council that include recommendations applicable to the design of the site under review.
- (2) In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.
- (3) In what respects the plan is or is not in conformance with the Town requirements including the design and construction of streets, utility facilities and other essential services.
- (4) In what respects the plan is or is not consistent with good design standards in respect to all external relationships including but not limited to:
  - a. Relationship to adjoining properties, including the arrangement of buildings and landscape to produce spatial relationships that are compatible with, and complementary to, the development and zoning in adjoining areas.
  - b. Internal and external circulation, including vehicular, bicycle and pedestrian. Circulation systems shall serve the needs of the development and be compatible with, and functionally integrate with, circulation systems outside the development. Vehicular traffic from non-residential development shall be routed so as to minimize impact on residential development. Disposition of open space, use of screening or buffering where appropriate to provide a logical transition to existing, permitted or planned uses on adjoining properties.
  - d. Landscaping that enhances architectural features, strengthens vista and important axes, provides shade, blocks noise generated by major roadways and intense-use areas and, to the maximum extent practicable, preserves existing trees on-site.
  - e. Appropriate scale of proposed structures to be compatible with and complementary to existing, permitted or planned uses on adjoining properties and in the immediate area.
  - f. All outdoor lighting, signs or permanent outdoor advertising or identification features shall be designed as an integral part of and be harmonious with building design and the surrounding landscape.
  - g. Service areas which may be provided shall be screened and so located as not to be visible from the public right-of-way and other properties.
  - h. Design of the site shall ensure adequate access for emergency vehicles and personnel.
  1. Design of the site shall utilize strategies to provide for the conservation of energy and natural resources, including water.



- (5) In what respects the plan is or is not in conformance with the Town Policy in respect to sufficiency of ownership, guarantee for completion of all required improvements and the guarantee for continued maintenance.
- (6) Should a court of competent jurisdiction enter a final non-appealable order determining that the applicable deed restrictions relevant to the applicant's property do not allow the project as proposed, the applicant shall apply for revised town approvals as applicable in order to build.

Section 3. Approval of Variances. Pursuant to Section 13-305(f)(1) of the Towns LDC, the proposed Variances associate with plans entitled Lucida Palmetto & 77th, dated stamped received May 12, 2017, consisting of 23 sheets, as prepared by LLR Architects, Inc. a copy of the Site Plan (the "Site Plan") being attached hereto as Exhibit "A", is hereby Approved with the following condition:

1. Grade A#1 planting materials shall be proposed through-out.
2. Air conditioner units shall either be located on roof tops or be cluster at the ground level to keep the setback areas clear of mechanical equipment to the greatest extent possible

Section 4. Approval of Site Plan. Pursuant to Section 13-304(h), the proposed Site Plan entitled Lucida Palmetto & 77th, dated stamped received May 12, 2017, consisting of 23 sheets, as prepared by LLR Architects, Inc. a copy of the Site Plan (the "Site Plan") being attached hereto as Exhibit "A", is hereby Approved with the following conditions:

1. Prior to the issuance of a building permit authorizing any construction, all required impact fees must be paid in full.
2. Developer will construct or make payment for construction their portion of the greenway along NW 77<sup>th</sup> Court that fronts their property.
3. Prior to the issuance of a building permit authorizing any construction, the Applicant shall incorporate into their plans, pedestrian and bicycle improvements on the Right of Way consistent with the Town of Miami Lakes Greenway Plan, in a manner to be approved by Staff.
4. Payment of the required Large Park impact fee pursuant to Chapter 33H of Miami-Dade County's Code of Ordinances or a donation of 0.741 acres.
5. The Applicant shall obtain a Certificate of Use (CU), upon compliance with all the terms and conditions of this approval, the same subject to cancellation by the Town upon violation of any of the conditions. Business tax receipt shall be obtained if applicable.
6. The Applicant shall obtain all required building permits, within five (5) year of the date of this approval. If all required building permits are not obtained or an extension granted not within the prescribed time limit, this approval shall become null and void.

7. Issuance of a Certificate of Occupancy of the development shall not occur sooner than July 1, 2019.
8. A construction staging plan shall be submitted at time of permitting to Town's Building Department for its review. No building permit shall be issued until the construction staging plan is deemed acceptable by the Town's Building Official. The plan shall provide for the construction of perimeter fencing in advance of the issuance of any other permits associated with the site. Those structures adjacent to the school property along the north and west property lines shall be constructed first as part of the phasing plan. The plan shall at a minimum address staging of equipment, deliveries, site access, temporary construction trailers, mitigation of dust, phasing of development, and any other requirement deemed appropriate by the Building Official to mitigate any unintended impacts to adjacent properties that may be caused by the associated construction activity.
9. Compliance with all other applicable laws not specifically identified herein.
10. All cost recovery fees associated with this request that are owed to the Town be paid in full prior to issuance of development order.

Section 5. Violation of Conditions. Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Town LDC and persons found violating the conditions shall be subject to the penalties prescribed by the Town LDC, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town LDC before it may commence operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination that the Applicant is in non-compliance with the Town LDC.

Section 6. Appeal. In accordance with Section 13-310 of the Town LDC, the Applicant, or any affected party may seek review of development orders of the Town Council by the filing of an appeal or writ of certiorari in the appropriate court as prescribed in the Florida Rules of Appellate Procedure.

Section 7. Final Order.

**This is a Final Order.**

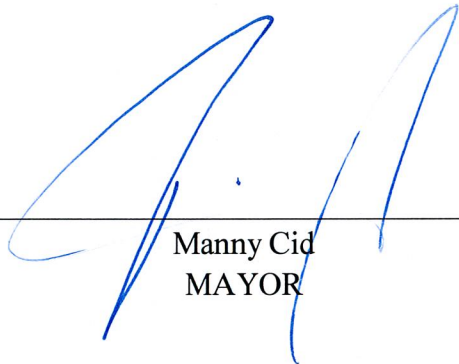
Section 8. Effective Date. This Resolution shall become effective immediately upon adoption hereof.

PASSED AND ADOPTED this 6<sup>th</sup> day of June, 2017.

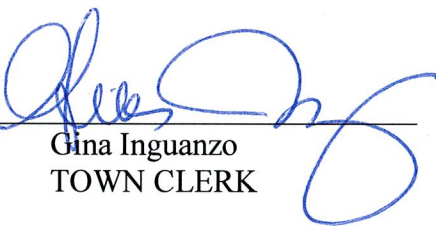
The foregoing resolution was offered by Councilmember Daubert who moved its adoption. The motion was seconded by Councilmember Mestre and upon being put to a vote, the vote was as follows:

FINAL VOTE AT ADOPTION

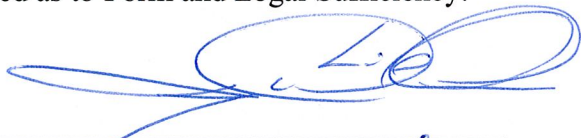
Mayor Manny Cid	<u>NO</u>
Vice Mayor Tony Lama	<u>yes</u>
Councilmember Luis Collazo	<u>yes</u>
Councilmember Tim Daubert	<u>yes</u>
Councilmember Ceasar Mestre	<u>yes</u>
Councilmember Frank Mingo	<u>yes</u>
Councilmember Nelson Rodriguez	<u>yes</u>

  
\_\_\_\_\_  
Manny Cid  
MAYOR

Attest:

  
\_\_\_\_\_  
Gina Inguanzo  
TOWN CLERK

Approved as to Form and Legal Sufficiency:

  
\_\_\_\_\_  
Raul Gastesi  
TOWN ATTORNEY

This Resolution was filed in the Office of the Town Clerk on this 9<sup>th</sup> day of June, 2017.

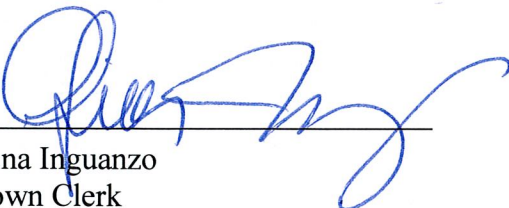
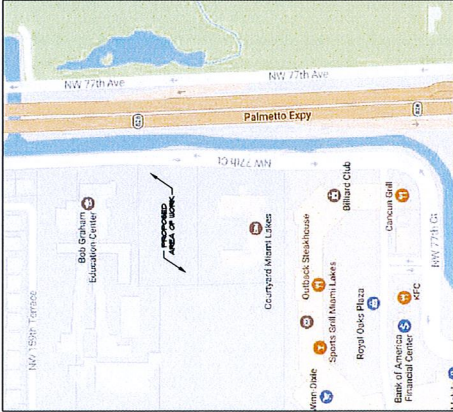
  
\_\_\_\_\_  
Gina Inguanzo  
Town Clerk

EXHIBIT A

SITE PLAN

# PROPOSED MULTI-FAMILY PROJECT FOR: LUCIDA PALMETTO & 77TH.

MIAMI LAKES, FLORIDA.



LOCATION PLAN



## DRAWING LIST

ARCHITECTURAL COVER SHEET	PH-1	PHOTOMETRIC LIGHTING PLAN
SURVEY	L-1.1	LANDSCAPE PLAN
SP-1.1 SITE PLAN		
SP-1.2 AREA CALCULATION DIAGRAMS		
PWS-1 PRELIMINARY WATER AND SEWER PLAN		
PGD-1 PRELIMINARY PAVING AND GRADING PLAN		
A-1.1 FIRST FLOOR PLAN (BUILDING- 6 UNITS) SECOND FLOOR PLAN (BUILDING- 6 UNITS) THIRD FLOOR PLAN (BUILDING- 6 UNITS) ENLARGED UNIT TYP.		
A-1.2 FIRST FLOOR PLAN (BUILDING- 4 UNITS NOT BALCONY) SECOND FLOOR PLAN (BUILDING- 4 UNITS NOT BALCONY) THIRD FLOOR PLAN (BUILDING- 4 UNITS NOT BALCONY) ENLARGED UNIT TYP.		
A-1.3 FIRST FLOOR PLAN (BUILDING- 4 UNITS WITH BALCONY) SECOND FLOOR PLAN (BUILDING- 4 UNITS WITH BALCONY) THIRD FLOOR PLAN (BUILDING- 4 UNITS WITH BALCONY) ENLARGED UNIT TYP.		
A-1.4 FIRST FLOOR PLAN (BUILDING- 3 UNITS WITH BALCONY) SECOND FLOOR PLAN (BUILDING- 3 UNITS WITH BALCONY) THIRD FLOOR PLAN (BUILDING- 3 UNITS WITH BALCONY) ENLARGED UNIT TYP.		
A-1.5 FIRST FLOOR PLAN (BUILDING- 5 UNITS) SECOND FLOOR PLAN (BUILDING- 5 UNITS) THIRD FLOOR PLAN (BUILDING- 5 UNITS) ENLARGED UNIT TYP.		

A-2.1 FRONT ELEVATION-BUILDING 6 UNITS SIDE ELEVATION-BUILDING 6 UNITS RENDER		
A-2.2 REAR ELEVATION-BUILDING 6 UNITS SIDE ELEVATION-BUILDING 6 UNITS RENDER		
A-2.3 FRONT ELEVATION-BUILDING 4 UNITS NOT BALCONY SIDE ELEVATION-BUILDING 4 UNITS NOT BALCONY RENDER		
A-2.4 REAR ELEVATION-BUILDING 4 UNITS NOT BALCONY SIDE ELEVATION-BUILDING 4 UNITS NOT BALCONY RENDER		
A-2.5 FRONT ELEVATION-BUILDING 4 UNITS WITH BALCONY SIDE ELEVATION-BUILDING 4 UNITS WITH BALCONY RENDER		
A-2.6 REAR ELEVATION-BUILDING 4 UNITS WITH BALCONY SIDE ELEVATION-BUILDING 4 UNITS WITH BALCONY RENDER		
A-2.7 FRONT ELEVATION-BUILDING 3 UNITS WITH BALCONY SIDE ELEVATION-BUILDING 3 UNITS WITH BALCONY RENDER		
A-2.8 REAR ELEVATION-BUILDING 3 UNITS WITH BALCONY SIDE ELEVATION-BUILDING 3 UNITS WITH BALCONY RENDER		
A-2.9 FRONT ELEVATION-BUILDING 5 UNITS SIDE ELEVATION-BUILDING 5 UNITS RENDER		
A-2.10 REAR ELEVATION-BUILDING 5 UNITS SIDE ELEVATION-BUILDING 5 UNITS RENDER		

**OWNER INFORMATION:**  
RECONDITE LLC  
1474-A WEST 84TH STREET  
HIALEAH, FLORIDA 33014  
MANAGER: L. MICHAEL OSMAN



REVISION	DATE

PROPOSED UNITS FOR:  
LUCIDA PALMETTO & 77TH  
15000 NW 77 COURT  
MIAMI LAKES, FLORIDA 33066

DATE	DESCRIPTION

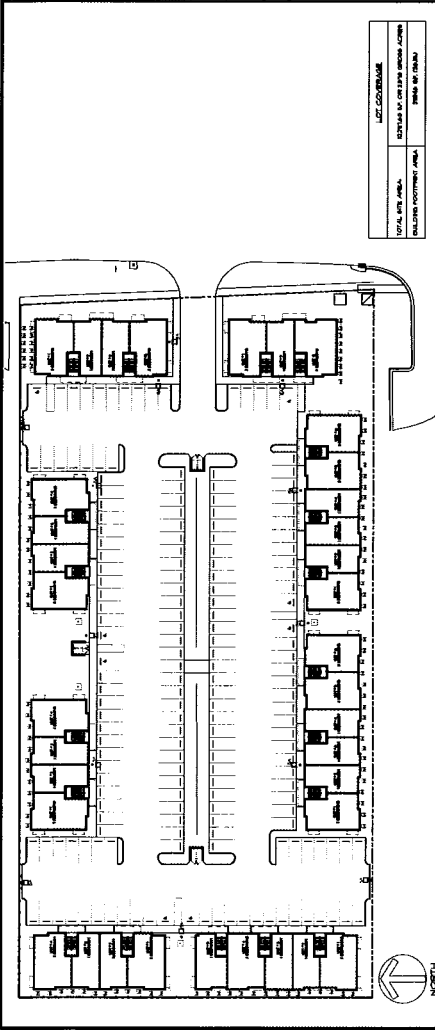
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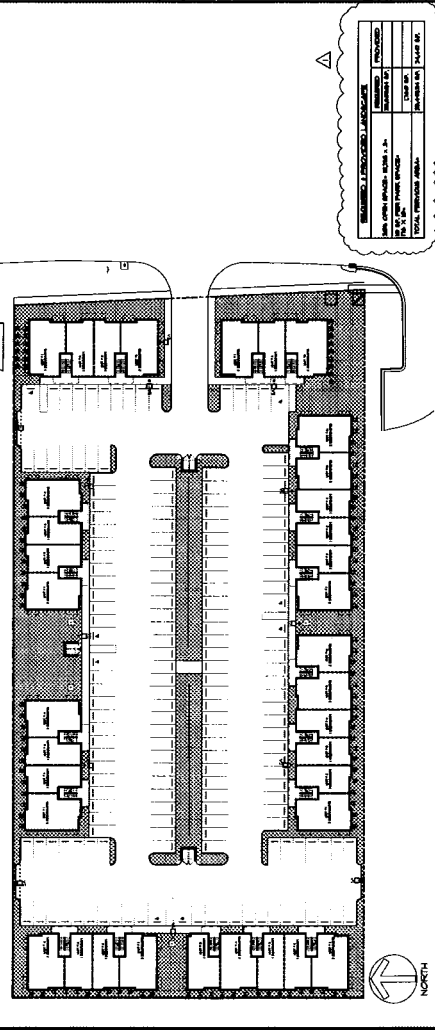




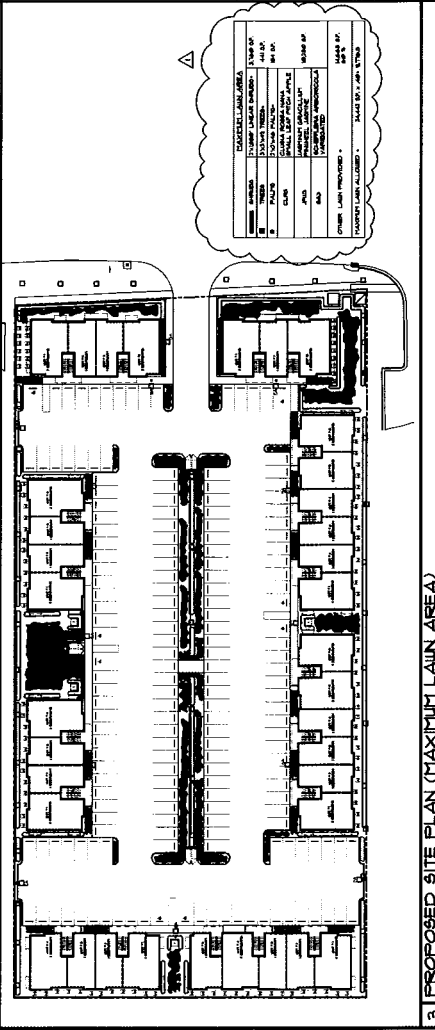




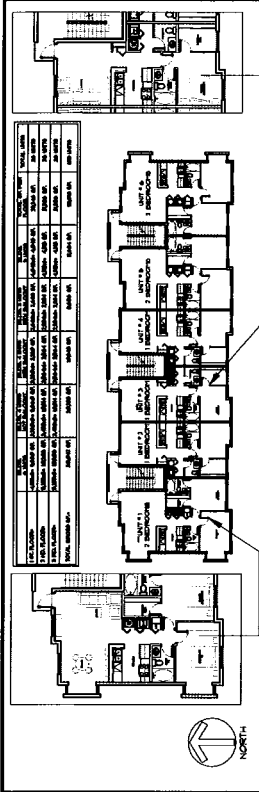
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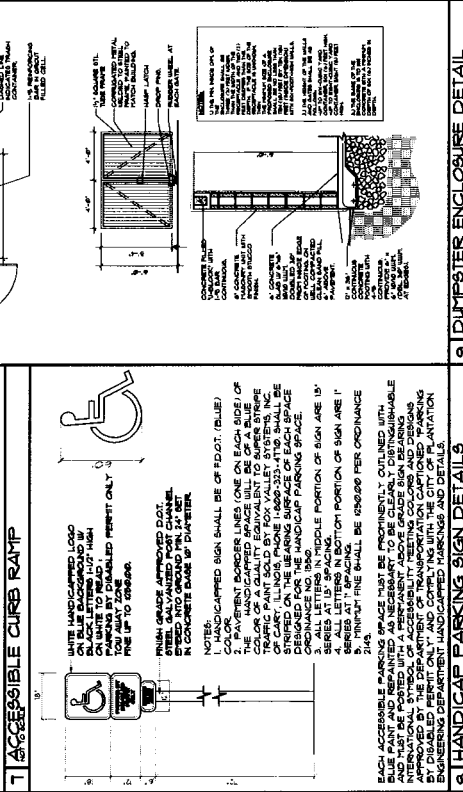
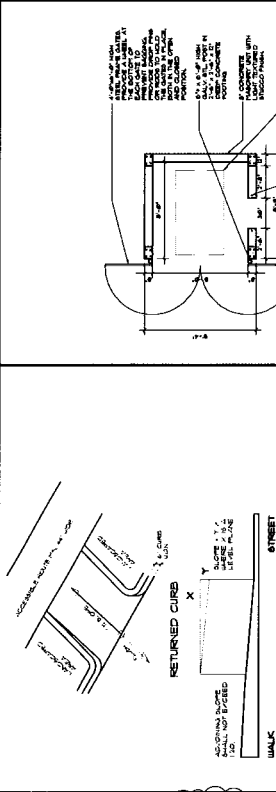
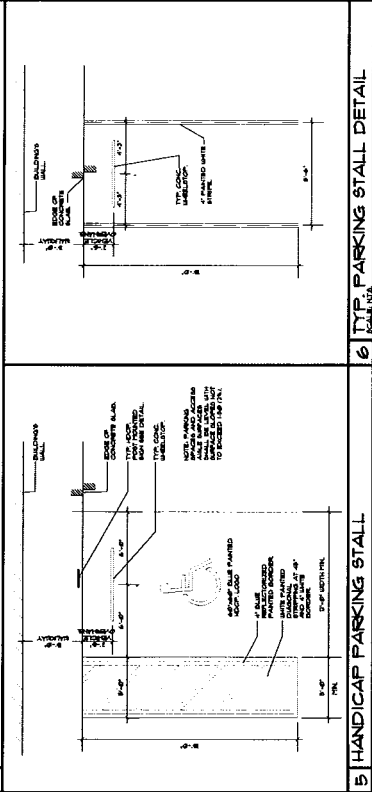
2 PROPOSED SITE PLAN (REQUIRED & PROVIDED LANDSCAPE)



3 PROPOSED SITE PLAN (MAXIMUM LAWN AREA)



4 PROPOSED TYP. UNITS



**J.P. ASSOCIATES, INC.**  
 ARCHITECTURE & PLANNING  
 1000 N.W. 111 COURT  
 MIAMI LAKES, FLORIDA 33096  
 TEL: 305-441-1111  
 FAX: 305-441-1112  
 WWW: JPA.COM

PROPOSED UNITS FOR  
 LUCIDA PALMETTO & 11TH  
 MIAMI LAKES, FLORIDA 33096

SHEET NO. 10  
 DATE: 04-11-2011  
 DRAWN BY: J.P. ASSOCIATES  
 CHECKED BY: J.P. ASSOCIATES  
 SCALE: AS SHOWN  
 PROJECT: LUCIDA PALMETTO & 11TH  
 SHEET: 10 OF 12  
**SP-12**





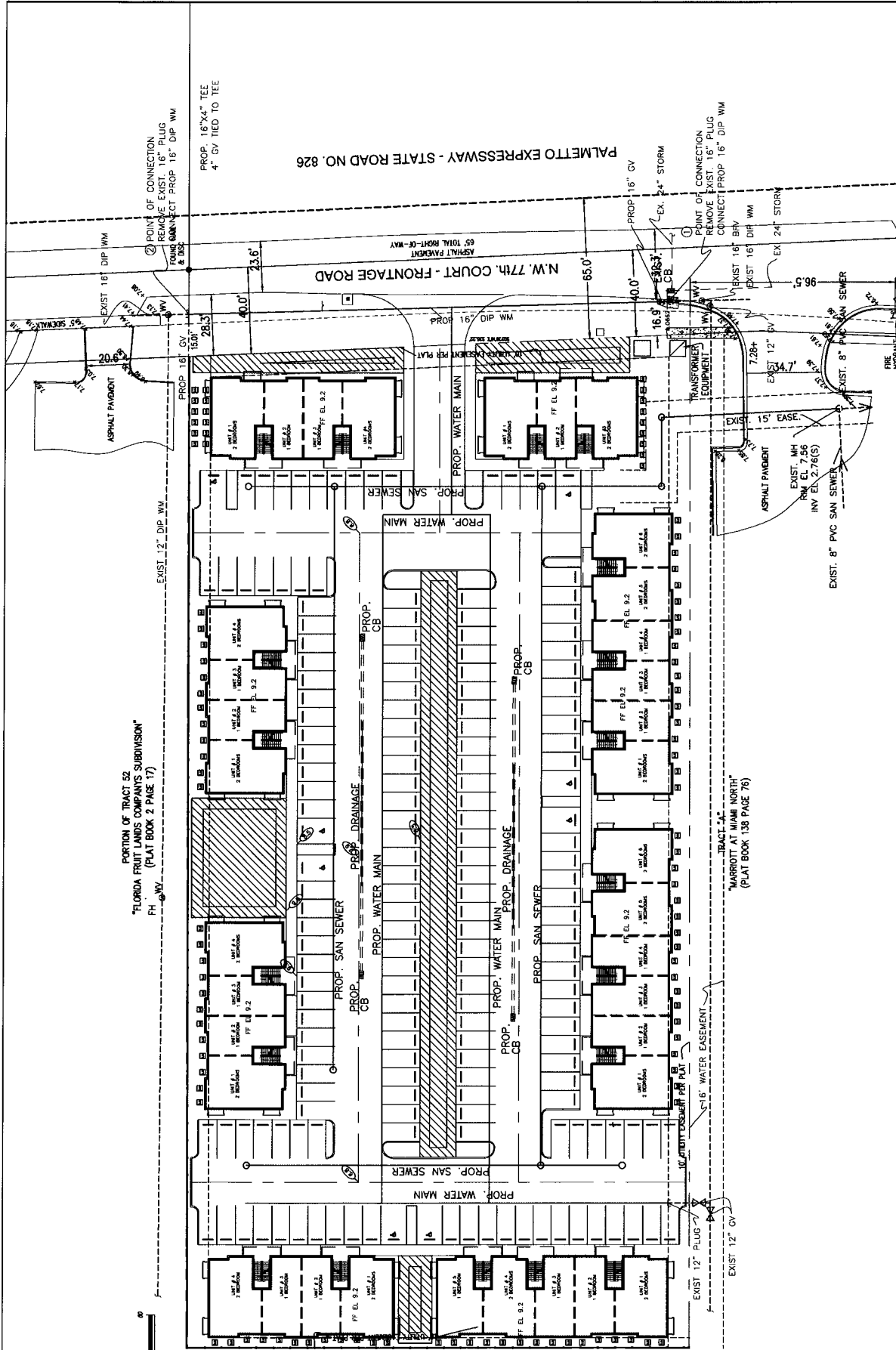


PORTION OF TRACT 52  
"FLORIDA FRUIT LANDS COMPANYS SUBDIVISION"  
(PLAT BOOK 2 PAGE 17)

PORTION OF TRACT 53  
"FLORIDA FRUIT LANDS COMPANYS SUBDIVISION"  
(PLAT BOOK 2 PAGE 17)

PORTION OF TRACT 52  
"FLORIDA FRUIT LANDS COMPANYS SUBDIVISION"  
(PLAT BOOK 2 PAGE 17)

TRACT 44  
MARRIOTT AT MIAMI NORTH  
(PLAT BOOK 138 PAGE 76)



NO.	REVISION	DATE	APPROVED <u>SAC</u>	CHECKED <u>EM</u>	DRAWN <u>CD</u>
PROJECT NAME: <b>LUCIDIA PALMETTO &amp; 77TH</b>					
SHEET TITLE: <b>PRELIMINARY WATER &amp; SEWER</b>					
<b>AYLWARD ENGINEERING &amp; SURVEYING, INC.</b> CIVIL ENGINEERS & LAND SURVEYORS 3222 Ridge Trance, Dania, Florida 33328 954-424-5825 or 305-827-2216 Fax 954-424-5825 or 305-827-2216 ED 219 No. 5183 ay@aylward.com					
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE WORK. DATE: 5/6/2007 SCALE: 1"=20' PROJ. NO.: 16-132					
SHEET 1 OF 1					1



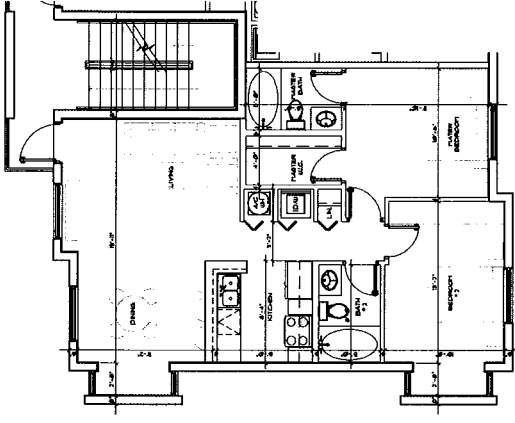
DATE	BY

PROPOSED UNITS FOR:  
 LUCIDA PALMETTO & 7TH  
 1900 NW 7th COURT  
 MIAMI LAKES, FLORIDA 33066

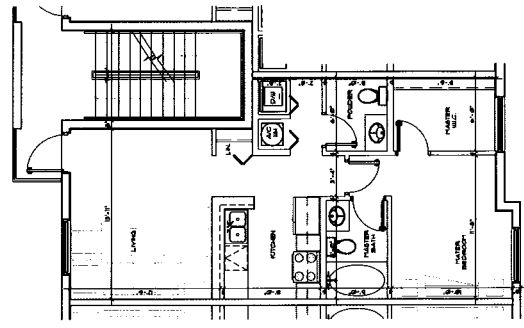
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 UNIT #, ROOM  
 DATE: 02/20/14  
 DRAWN: JLD

DATE	BY

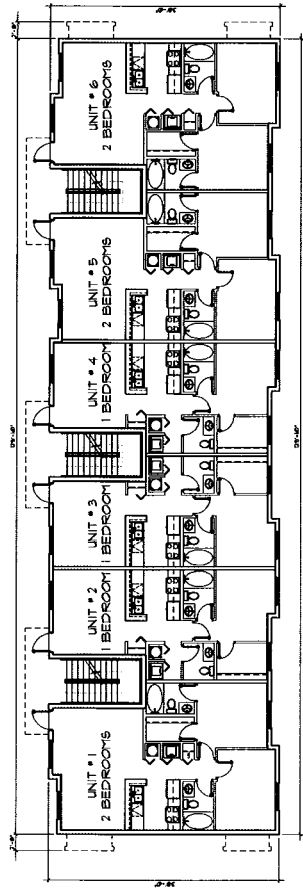
A-11  
 OF 24 SHEETS



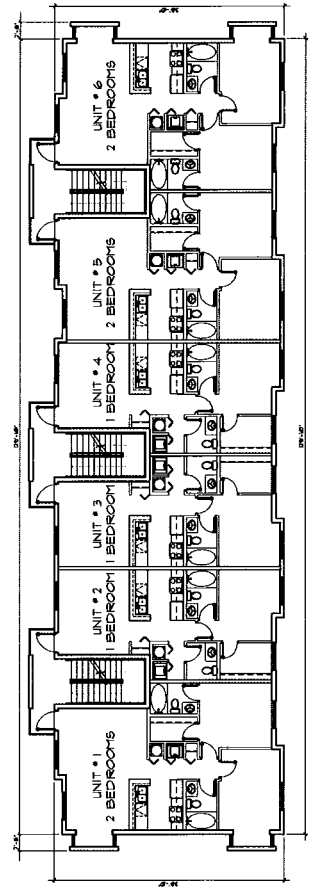
4 PROPOSED TYP UNIT (2 BEDROOMS)



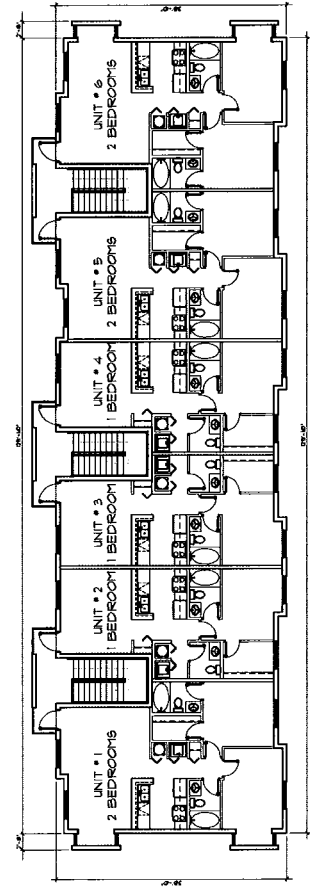
5 PROPOSED TYP UNIT (1 BEDROOM)



1 PROPOSED FIRST FLOOR PLAN (BUILDING- 6 UNITS)



2 PROPOSED SECOND FLOOR PLAN (BUILDING- 6 UNITS)



3 PROPOSED THIRD FLOOR PLAN (BUILDING- 6 UNITS)



JLR Architect, Inc.  
 3400 WEST 15TH AVENUE  
 SUITE 100  
 MIAMI, FLORIDA 33146  
 TEL: 305-555-1234  
 FAX: 305-555-5678  
 WWW: www.jlrarchitect.com

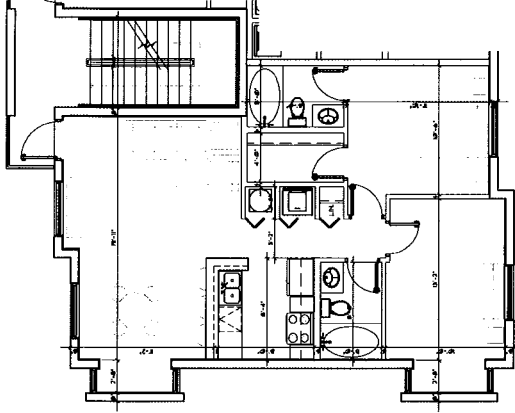
NO.	REVISION	DATE

PROPOSED UNITS FOR:  
 LUCIDA PALMETTO # 11TH  
 15600 NW 11 COURT  
 MIAMI LAKES, FLORIDA 33066

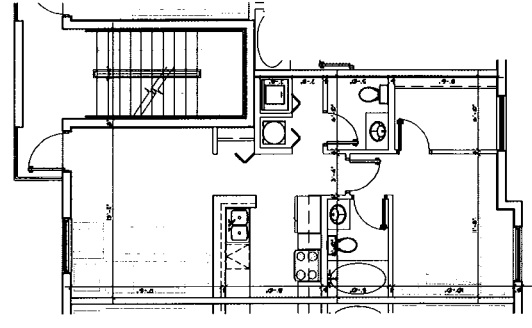
SCALE: AS SHOWN  
 UNIT LA BOOK

DRAWN	CC
CHECKED	LAC
DATE	05/20/17
TITLE	UNIT LA BOOK
SCALE	AS NOTED
DATE	05/20/17
PROJECT	04-12

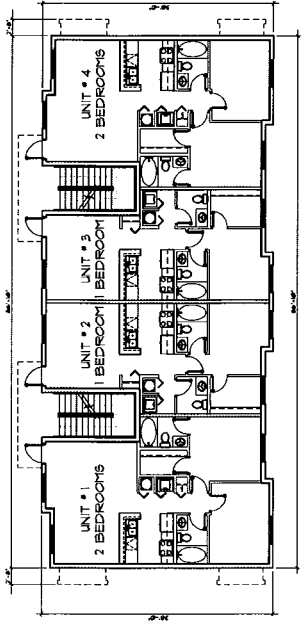
A-12  
 OF 24



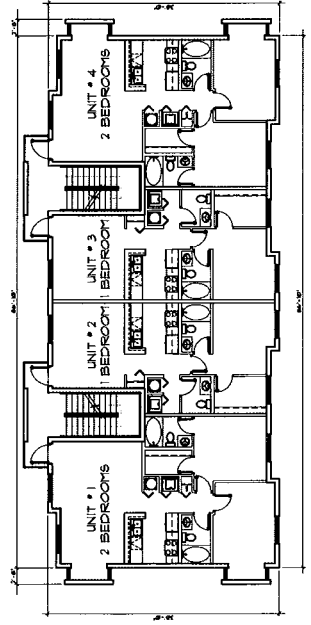
4 PROPOSED TYP UNIT (2 BEDROOMS)



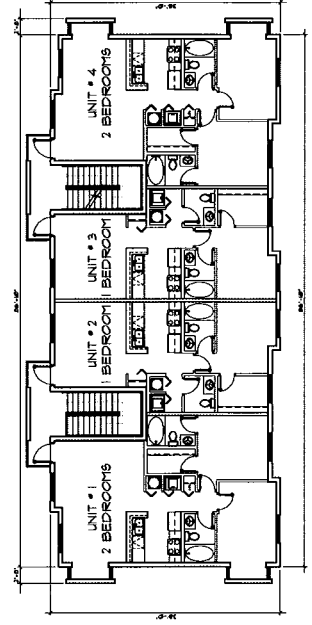
5 PROPOSED TYP UNIT (1 BEDROOM)



1 FIRST FLOOR PLAN (BUILDING- 4 UNITS 'NOT BALCONY')



2 SECOND FLOOR PLAN (BUILDING- 4 UNITS 'NOT BALCONY')



3 THIRD FLOOR PLAN (BUILDING- 4 UNITS 'NOT BALCONY')

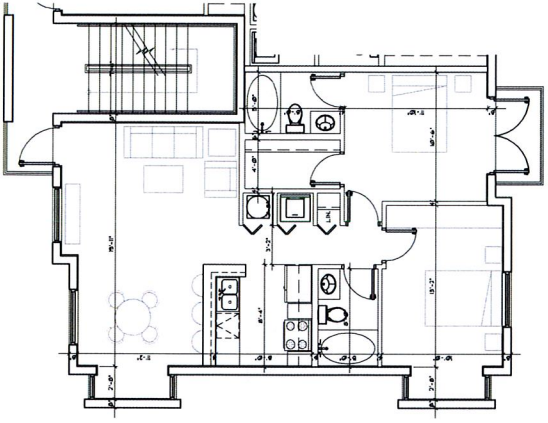
DATE	DESCRIPTION

PROPOSED UNITS FOR:  
 LUCIDA PALMETTO & 11TH  
 1500 N.W. 17 COURT  
 MIAMI LAKES, FLORIDA 33096

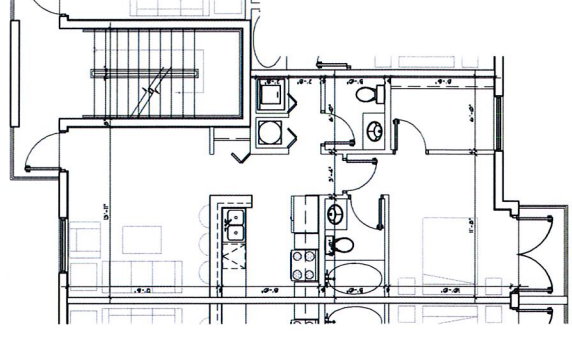
SEA: RA. ORTIZ  
 LUCILA ROSA

DRAWN	CZ
CHECKED	L.R.
DATE	08/08/17
SCALE	AS NOTED
JOB NO.	17-001
SHEET	09-017

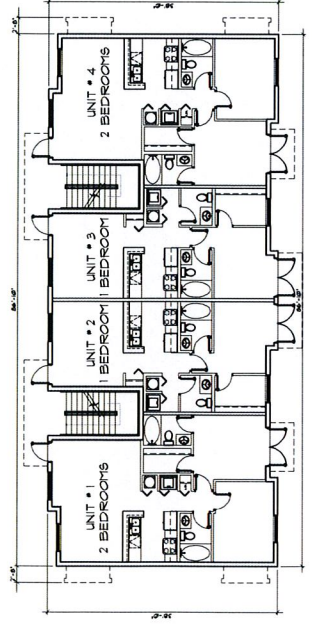
A-1.3  
 SHEETS



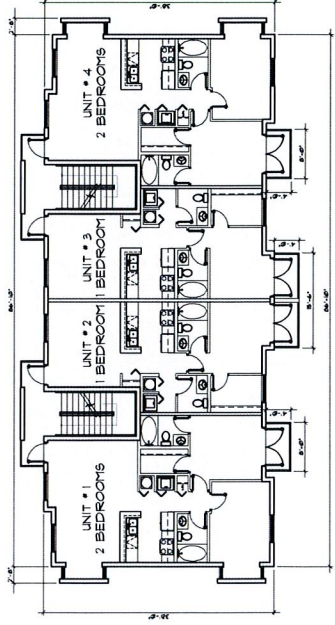
4 PROPOSED TYP UNIT (2 BEDROOMS)



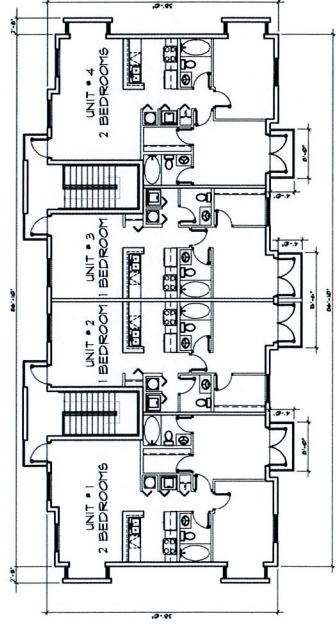
5 PROPOSED TYP UNIT (1 BEDROOM)



1 FIRST FLOOR PLAN (BUILDING- 4 UNITS 'WITH BALCONY')



2 SECOND FLOOR PLAN (BUILDING- 4 UNITS 'WITH BALCONY')



3 THIRD FLOOR PLAN (BUILDING- 4 UNITS 'WITH BALCONY')



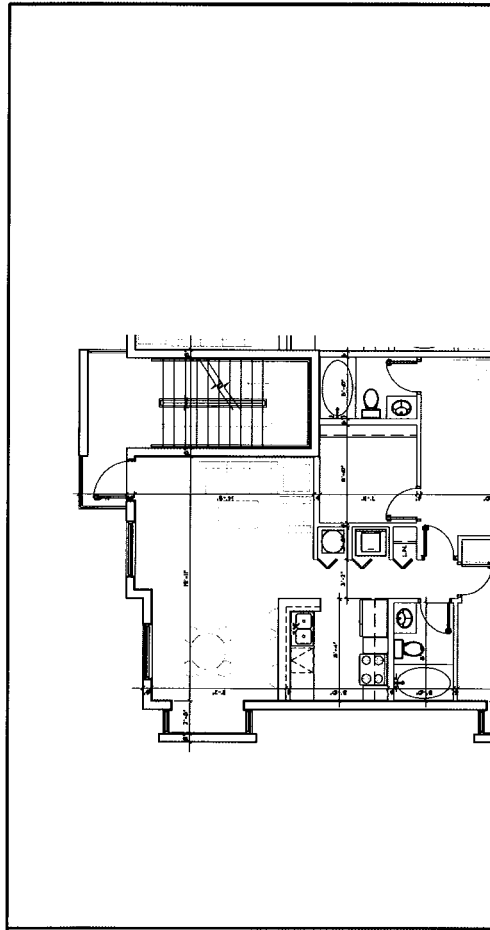
NO.	REVISION	DATE

PROPOSED UNITS FOR:  
 LUCIDA PALMETTO # 1774  
 15600 NW 11 COURT  
 MIAMI LAKES, FLORIDA 33066

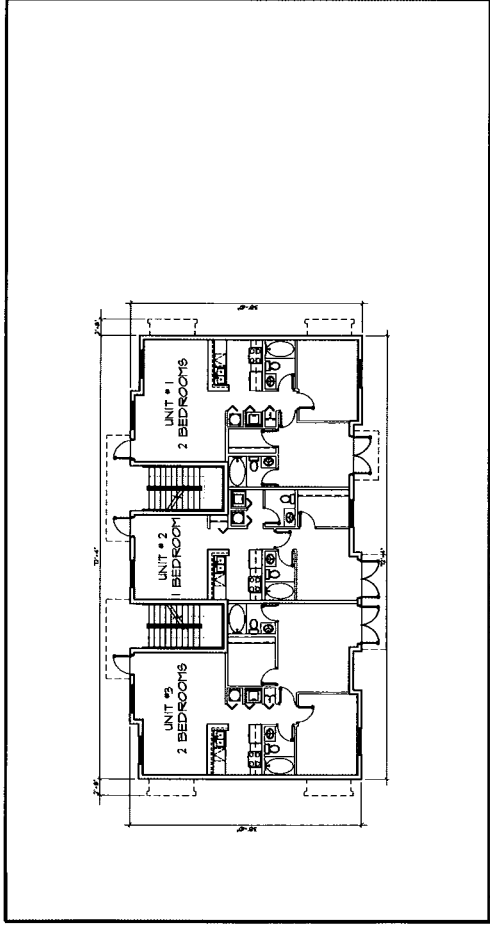
DATE: 08/20/2020  
 DRAWN BY: JLM

NO.	DATE	BY	REVISION

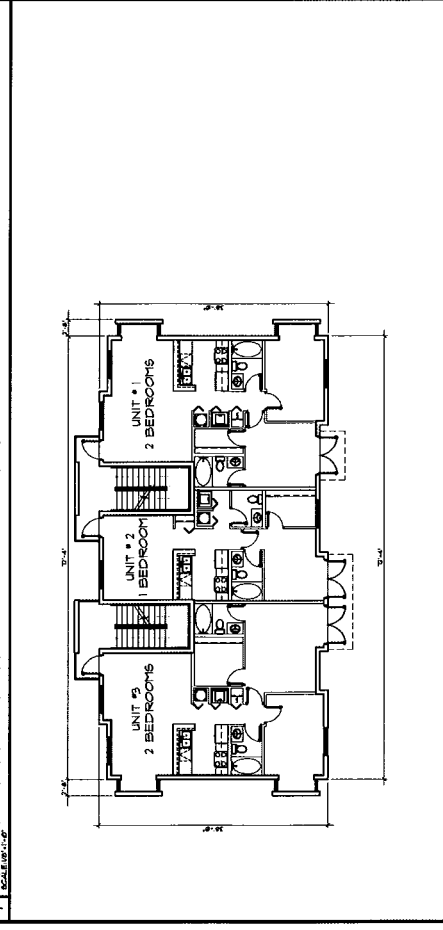
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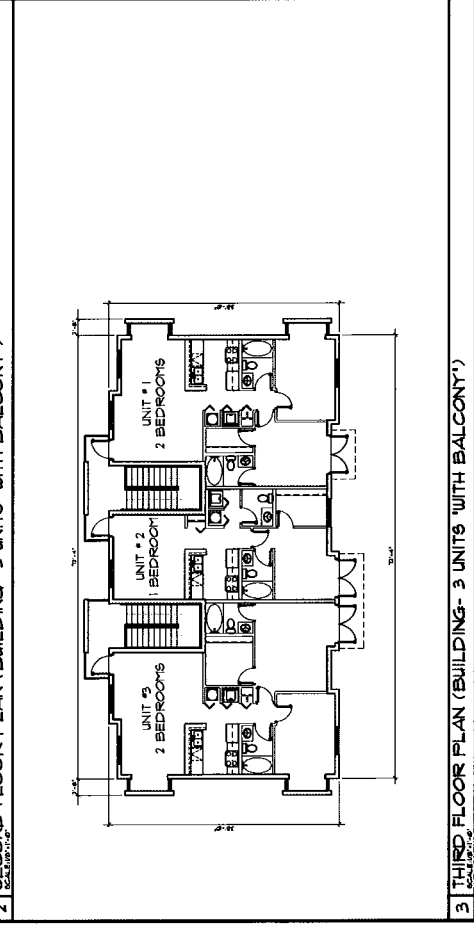
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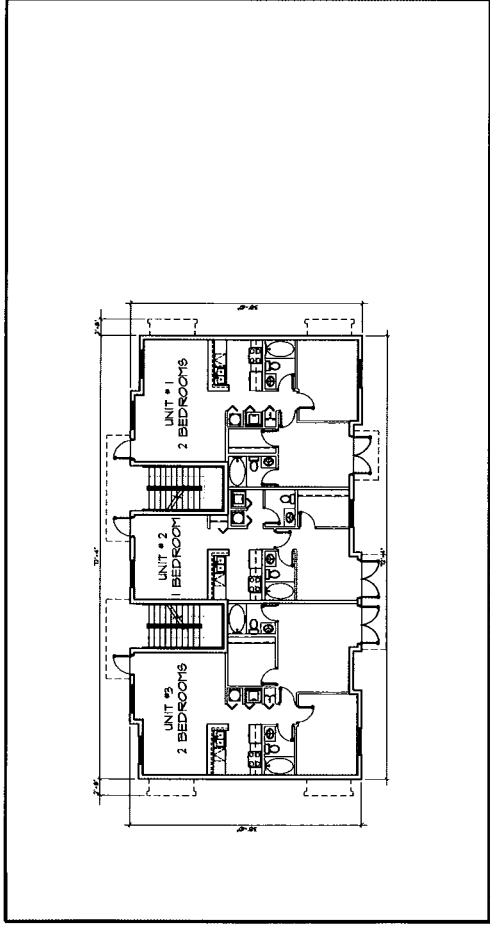
1 FIRST FLOOR PLAN (BUILDING- 3 UNITS WITH BALCONY)



2 SECOND FLOOR PLAN (BUILDING- 3 UNITS WITH BALCONY)



3 THIRD FLOOR PLAN (BUILDING- 3 UNITS WITH BALCONY)



5 PROPOSED TYP UNIT (1 BEDROOM)



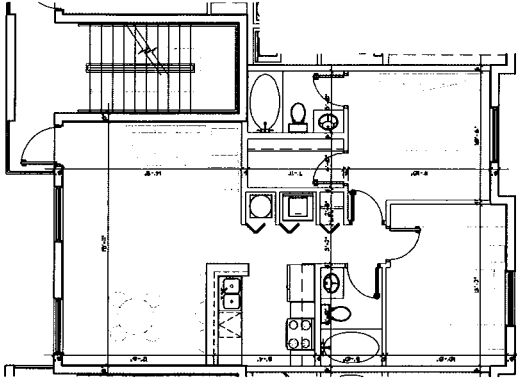
JLD ARCHITECT, INC.  
 100 UNIVERSITY BLVD., SUITE 100  
 MIAMI BEACH, FLORIDA 33139  
 TEL: 305.531.1111  
 FAX: 305.531.1112  
 WWW.JLDARCHITECT.COM

DATE	DESCRIPTION

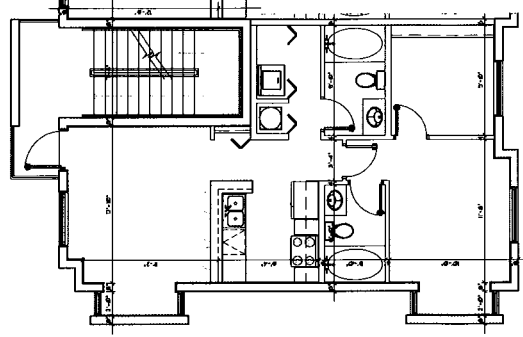
PROPOSED UNITS FOR:  
 LUCIDA PALMETTO & 7TH  
 1500 NW 77 COURT  
 MIAMI LAKES, FLORIDA 33066

DATE	DESCRIPTION

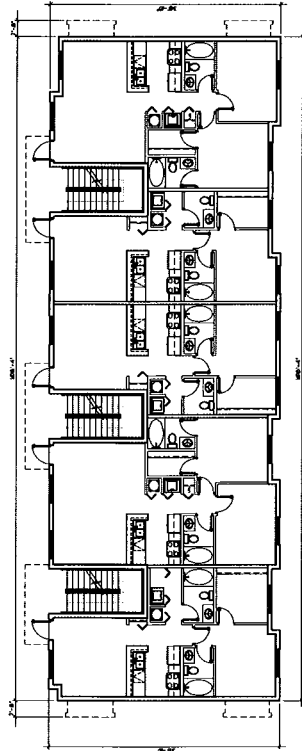
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CHECKED	L.R.
DATE	
SCALE	AS SHOWN
DATE PLANNED	
DATE NOTED	
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<b>A-15</b>	
PAGE 5	



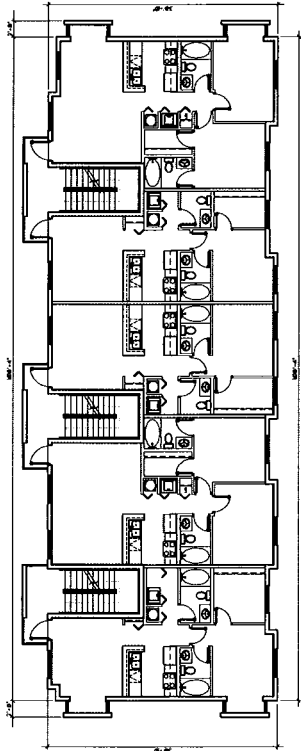
4 PROPOSED TYP UNIT (2 BEDROOMS)



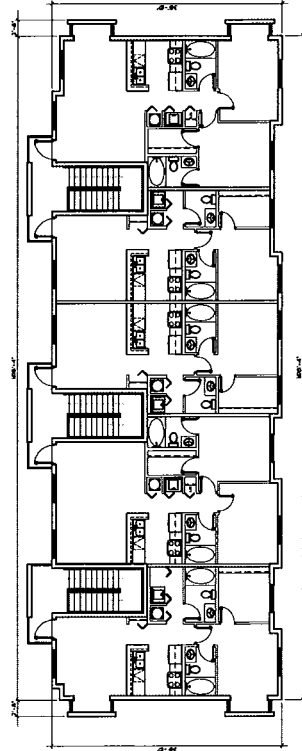
5 PROPOSED TYP UNIT (1 BEDROOM)



1 PROPOSED FIRST FLOOR PLAN (BUILDING - 5 UNITS)



2 PROPOSED SECOND FLOOR PLAN (BUILDING - 5 UNITS)



3 PROPOSED THIRD FLOOR PLAN (BUILDING - 5 UNITS)





JLR Architects, Inc.  
 ARCHITECTS IN FLORIDA  
 15000 N.W. 17th COURT  
 SUITE 1000  
 MIAMI LAKES, FLORIDA 33066  
 PHONE: (305) 441-1111  
 FAX: (305) 441-1112  
 WWW: JLRARCHITECTS.COM

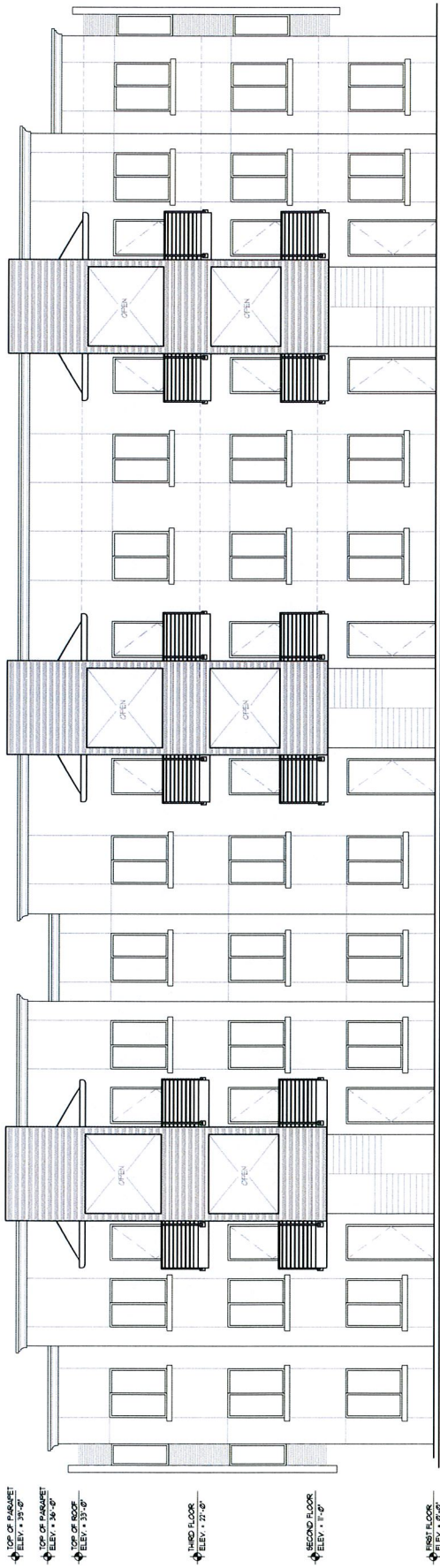
REVISION	DATE

PROPOSED UNITS FOR:  
 LUCIDA PALMETTO # 17TH  
 15000 N.W. 17 COURT  
 MIAMI LAKES, FLORIDA 33066

DATE: 08.09.2016  
 UNIT: LA 1004

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CHECKED	LKS
DATE	08.09.2016
SCALE	AS NOTED
JOB NO.	09M-037
SHEET	09M-037

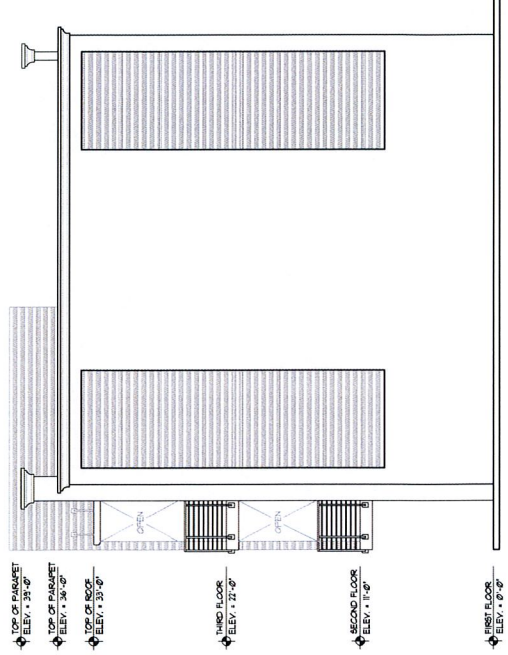
A-2.1  
 SHEETS



1 PROPOSED FRONT ELEVATION (BUILDING - 6 UNITS)



3 RENDER



2 PROPOSED SIDE ELEVATION (BUILDING - 6 UNITS)





JLR Architects, Inc.  
 ARCHITECTS & PLANNERS  
 1500 N.W. 11th COURT  
 MIAMI LAKES, FLORIDA 33066  
 TEL: 305.674.0000  
 FAX: 305.674.0001  
 WWW.JLRARCHITECTS.COM

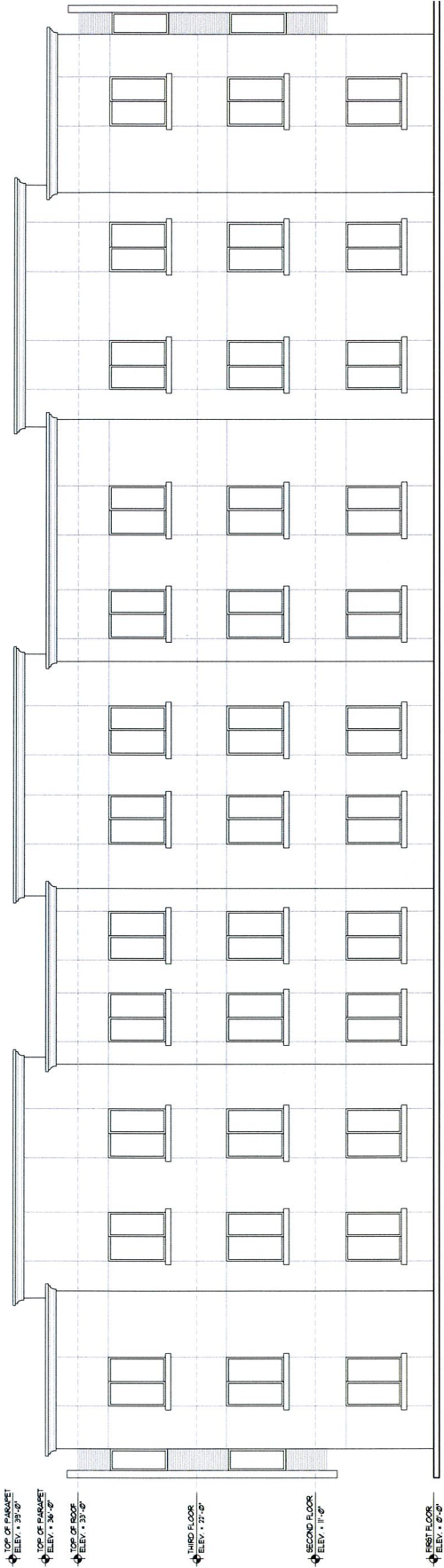
REVISION	DATE

PROPOSED UNITS FOR:  
 LUCIDA PALMETTO & 11TH  
 1500 N.W. 11 COURT  
 MIAMI LAKES, FLORIDA 33066

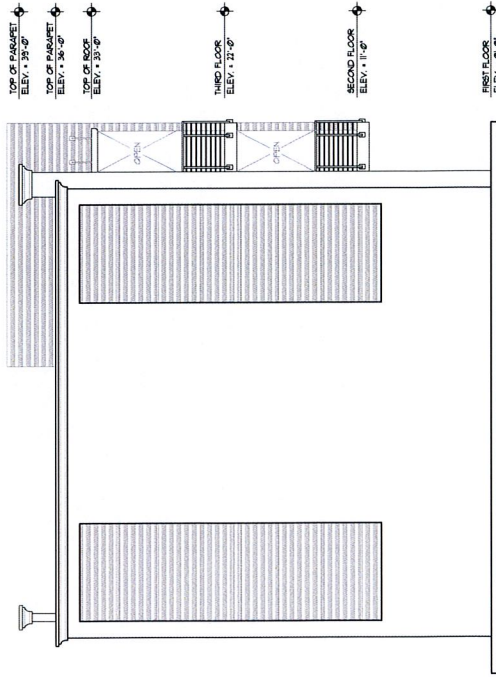
SUN, 06.06.2012  
 LUC LA ROSA

OWNER	CC
DESIGNED	JLR
DRAWN	CR/BJP
SCALE	AS SHOWN
COR. NO.	
SHEET	004-001

A-2.2  
 OF SHEETS



1 PROPOSED REAR ELEVATION (BUILDING- 6 UNITS)



2 PROPOSED SIDE ELEVATION (BUILDING- 6 UNITS)



3 RENDER



J&B Architecture, Inc.  
 UNIVERSITY OF FLORIDA  
 3800 UNIVERSITY BLVD, SUITE 100  
 GAINESVILLE, FL 32608  
 TEL: 352-385-1100  
 FAX: 352-385-1101  
 WWW.J&BARCHITECTURE.COM

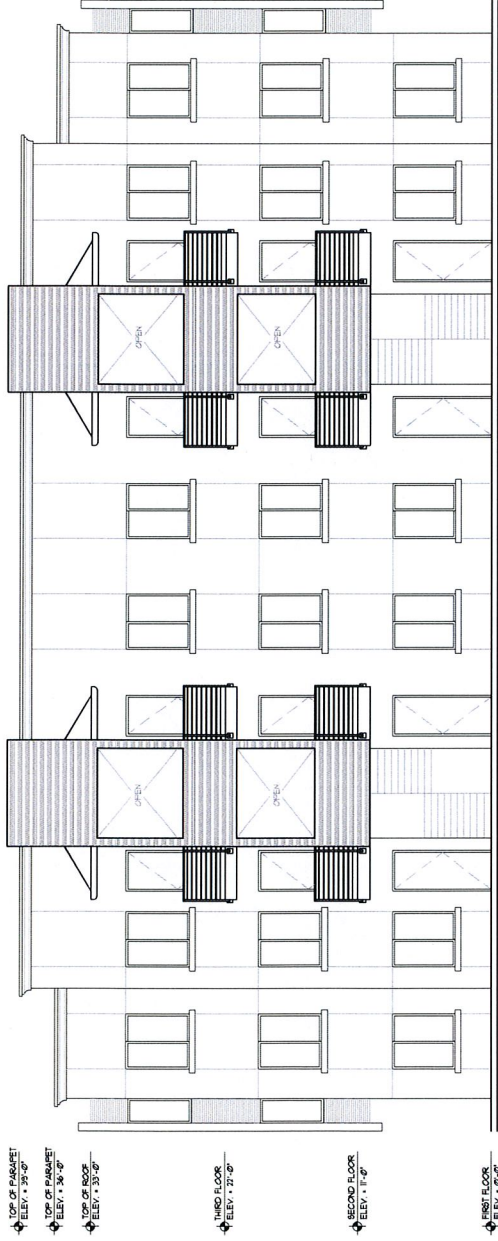
REVISION	BY

PROPOSED UNITS FOR  
 LUCIDA PALMETTO & 11TH  
 15000 N.W. 11 COURT  
 MIAMI LAKES, FLORIDA 33016

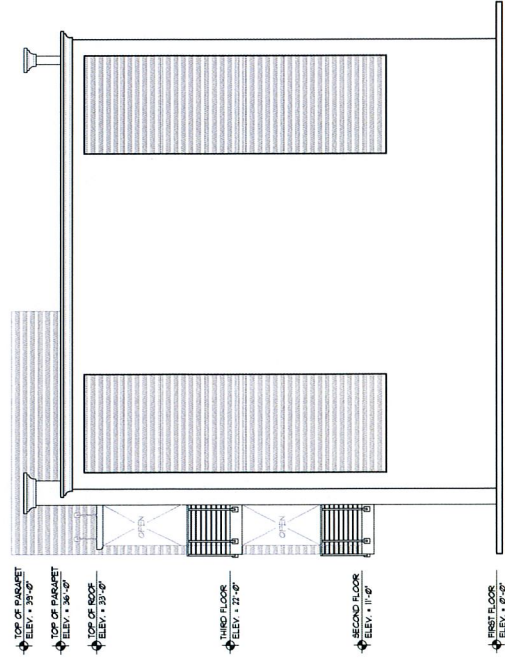
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 LOS ANGELES

OWNER	C&C
DESIGNED BY	J&B
DATE	08/08/2017
SCALE	AS NOTED
DRAWING NO.	08-007
SHEET	08-007

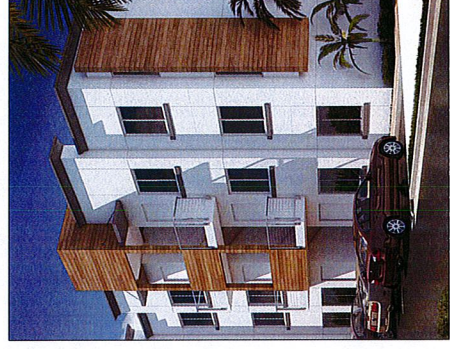
A-2.3  
 SHEETS



1 | PROPOSED FRONT ELEVATION (BUILDING- 4 UNITS 'NOT BALCONY')



2 | PROPOSED SIDE ELEVATION (BUILDING- 4 UNITS 'NOT BALCONY')



3 | RENDER



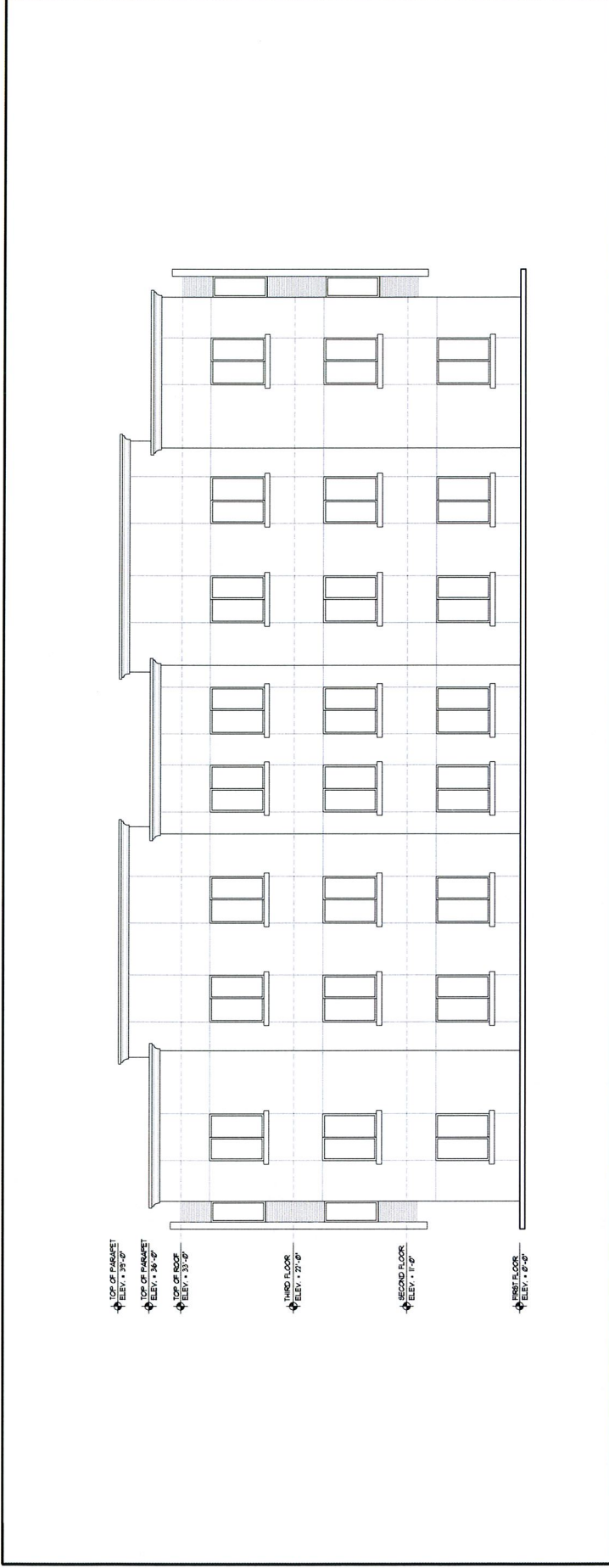
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PROPOSED UNITS FOR  
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 15000 N.W. 11 COURT  
 MIAMI LAKES, FLORIDA 33016

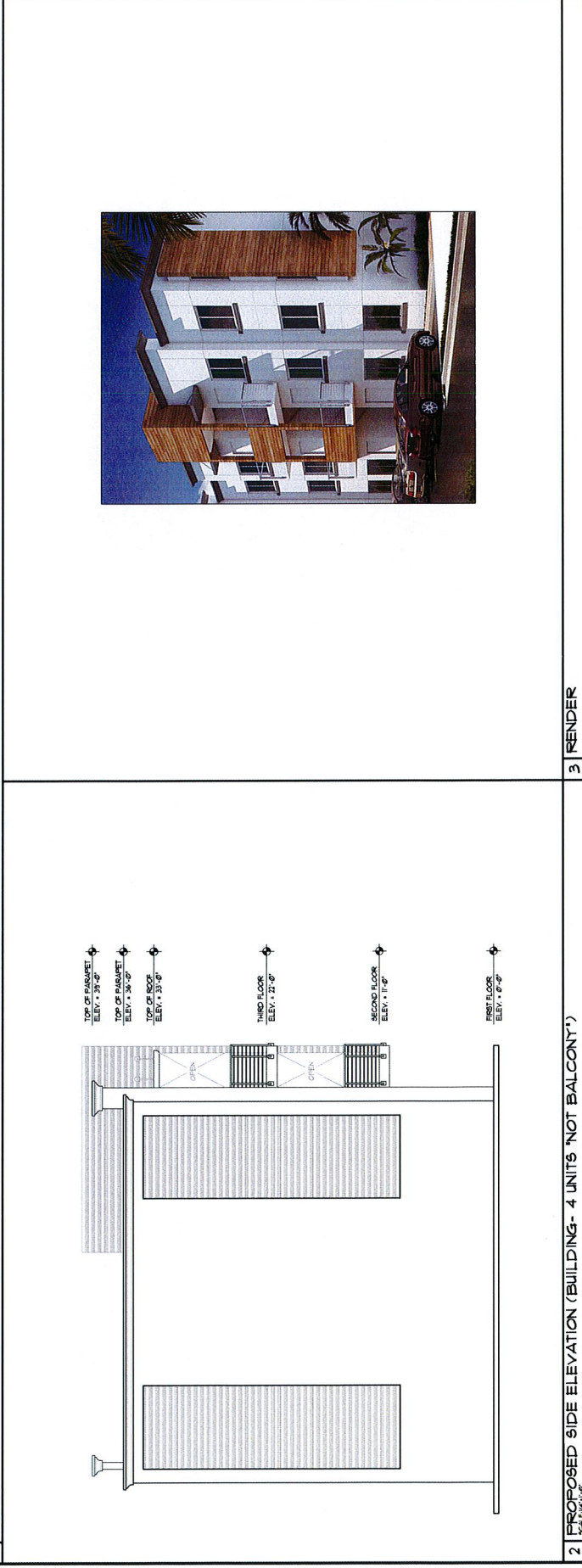
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 LUIS LA ROSA

DATE	02
DRAWN	LLR
CHECKED	LLR
SCALE	AS SHOWN
SHEET NO.	001-001
SHEET	001-001

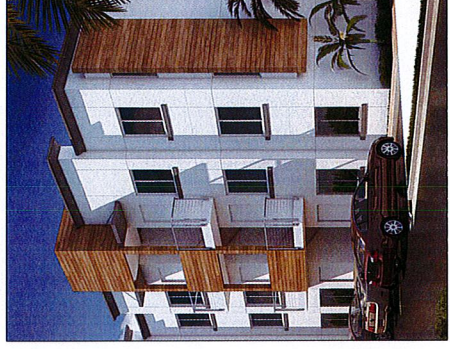
**A-2.4**



1 | PROPOSED REAR ELEVATION (BUILDING - 4 UNITS - NOT BALCONY)



2 | PROPOSED SIDE ELEVATION (BUILDING - 4 UNITS - NOT BALCONY)



3 | RENDER



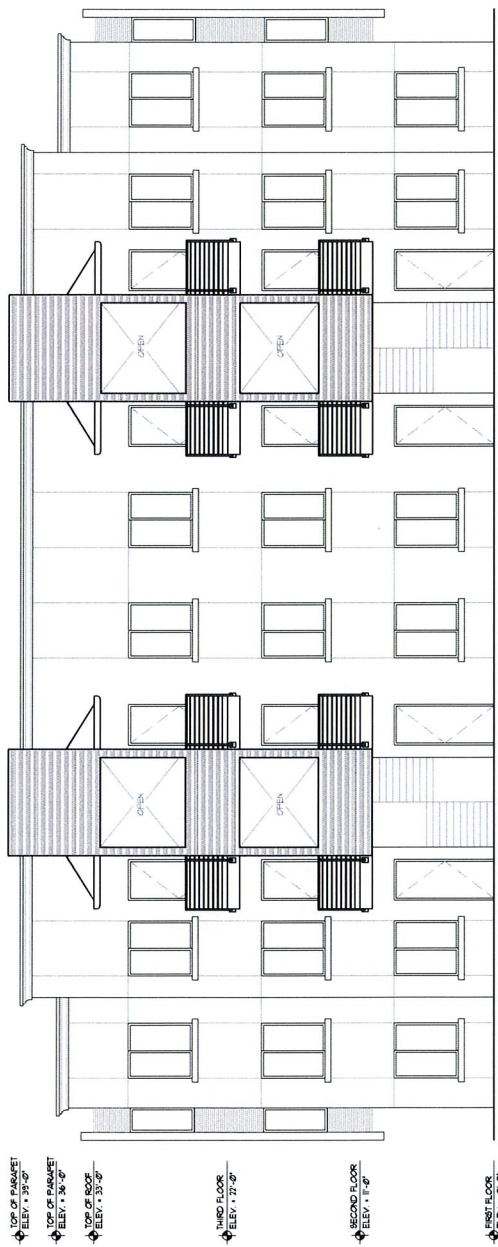
REVISION	DATE

PROPOSED UNITS FOR:  
 LUCIDA PALMETTO & 17TH  
 1500 N.W. 17 COURT  
 MIAMI LAKES, FLORIDA 33096

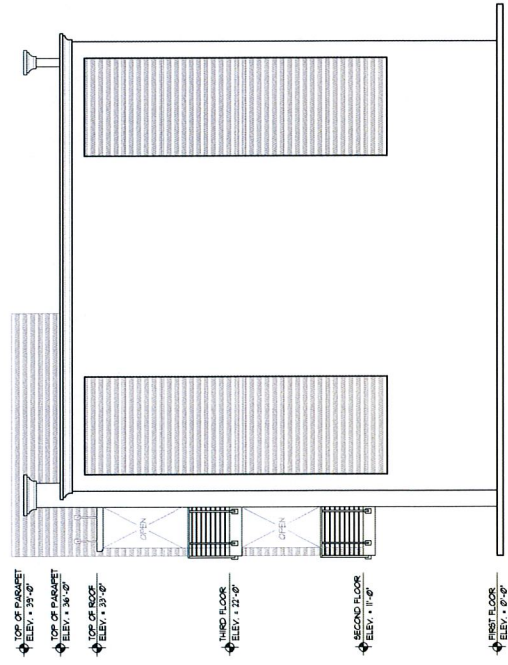
SCALE: AS SHOWN  
 UNIT LA RENDA

DRAWN	DATE	SCALE	PROJECT	NO. IN SET	SHEET
CC	11.16.20	1/8" = 1'-0"	LA RENDA	10	10

**A-2.5**  
 SHEETS



1 PROPOSED FRONT ELEVATION (BUILDING- 4 UNITS WITH BALCONY)



2 PROPOSED SIDE ELEVATION (BUILDING- 4 UNITS WITH BALCONY)





REVISION	DATE

PROPOSED UNITS FOR:  
 LUCIDA PALMETTO & 11TH  
 1900 N.W. 17 COURT  
 MIAMI LAKES, FLORIDA 33016

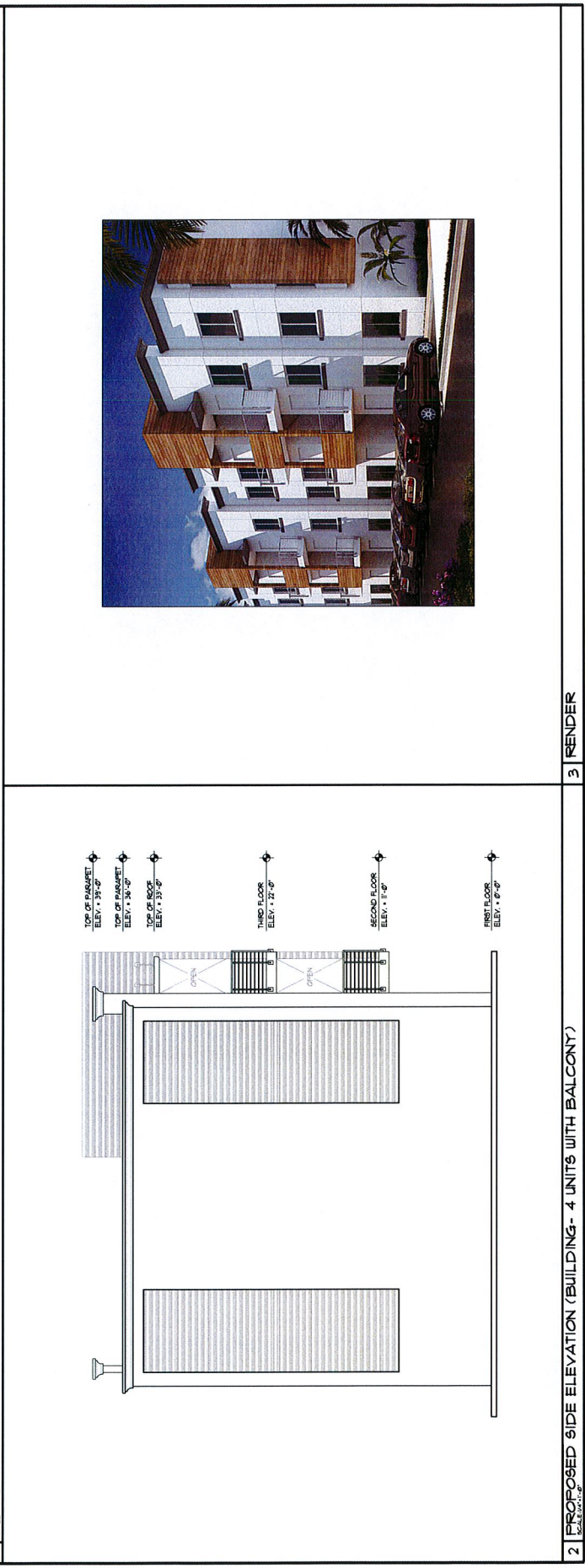
SCALE: AS SHOWN  
 LIST LA REVISION

DRAWN	CE
CHECKED	LKS
DATE	08/08/2017
SCALE	AS NOTED
APP. NO.	08-001
SHEET	08-001

A-216  
 SHEETS  
 OF



1 | PROPOSED REAR ELEVATION (BUILDING- 4 UNITS WITH BALCONY)



2 | PROPOSED SIDE ELEVATION (BUILDING- 4 UNITS WITH BALCONY)

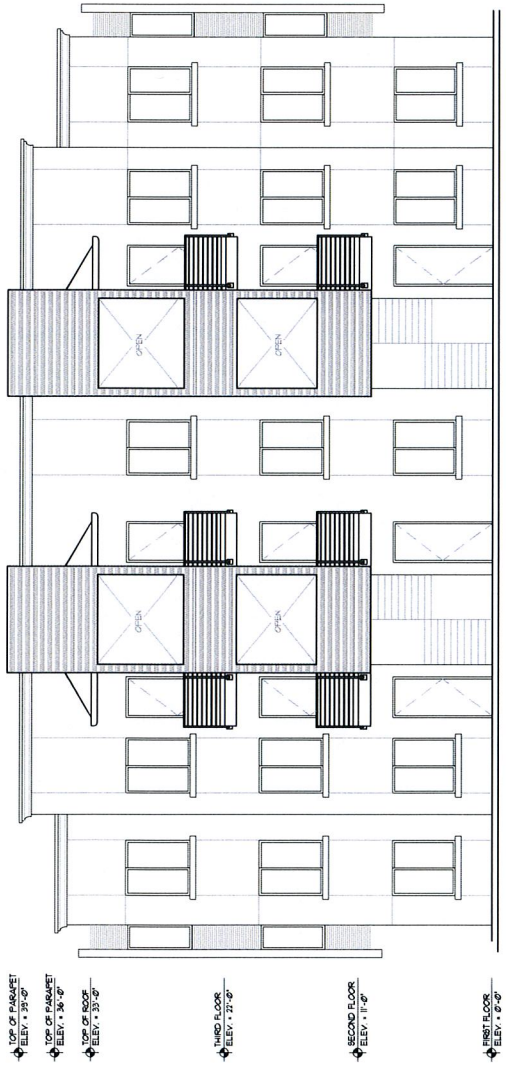


REVISION	DATE

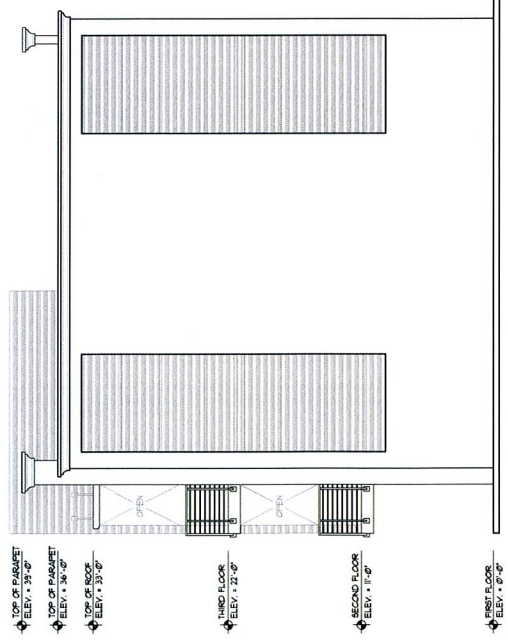
**PROPOSED UNITS FOR:**  
**LUCIDA PALMETTO # 17TH**  
 1000 N.W. 17 COURT  
 MIAMI LAKES, FLORIDA 33066

DATE: 06.09.2021  
 LAYOUT:

DATE	BY	SCALE	PROJECT	SHEET	TOTAL SHEETS
06.09.21	CE	1/8" = 1'-0"	LUCIDA PALMETTO # 17TH	A-2.7	27



**1 | PROPOSED FRONT ELEVATION (BUILDING- 3 UNITS WITH BALCONY)**



**2 | PROPOSED SIDE ELEVATION (BUILDING- 3 UNITS WITH BALCONY)**



**3 | RENDER**





J&R Architects, Inc.  
 1000 N.W. 11th Court  
 Suite 1000  
 Miami Lakes, Florida 33016  
 Tel: 781.435.1234  
 Fax: 781.435.1235  
 www.jrarchitects.com

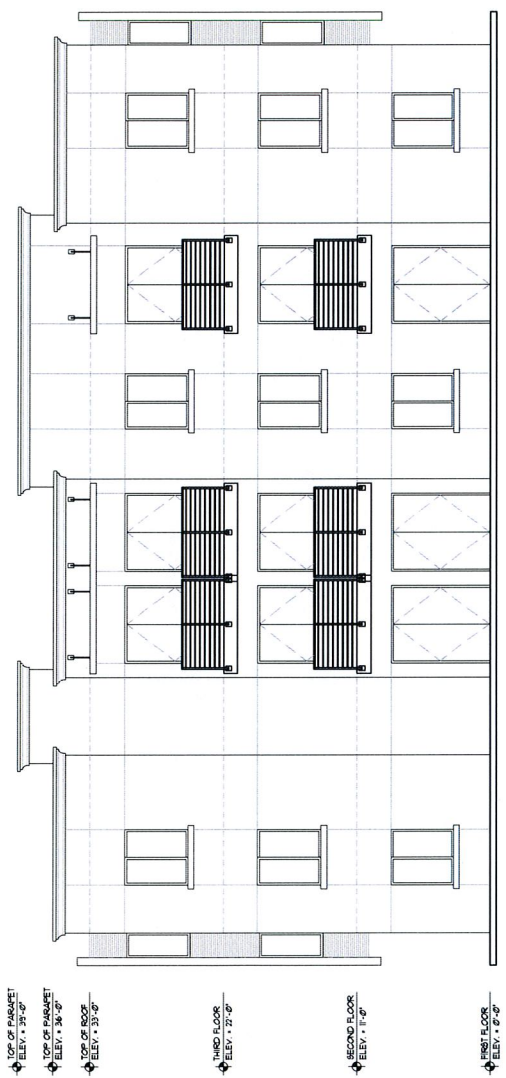
REVISION	BY

PROPOSED UNITS FOR:  
 LUCIDA PALMETTO & 11TH  
 1500 N.W. 11 COURT  
 MIAMI LAKES, FLORIDA 33016

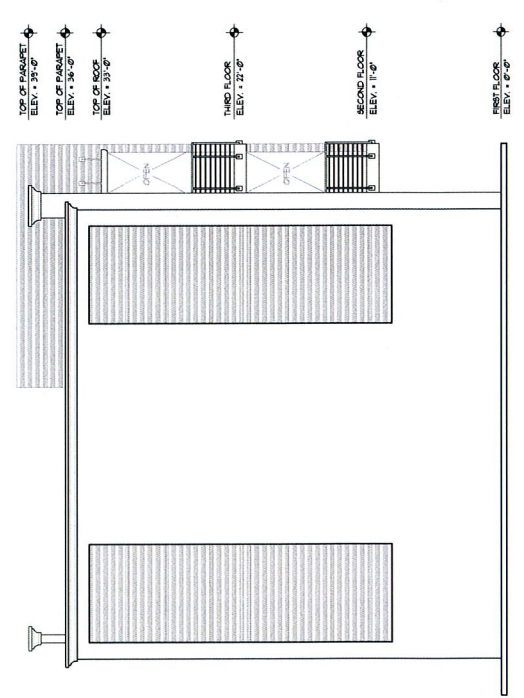
DATE: 06.09.2022  
 LUCIA ROSA

DESIGNER	CZ
CHECKED	LLR
DRAWN	CR/AR/DT
TITLE	ARCHITECTURE
DATE PLOTTED	06.09.2022
SHEET	03

A-2.8  
 OF 2 SHEETS



1 PROPOSED REAR ELEVATION (BUILDING- 3 UNITS WITH BALCONY)



2 PROPOSED SIDE ELEVATION (BUILDING- 3 UNITS WITH BALCONY)



3 RENDER

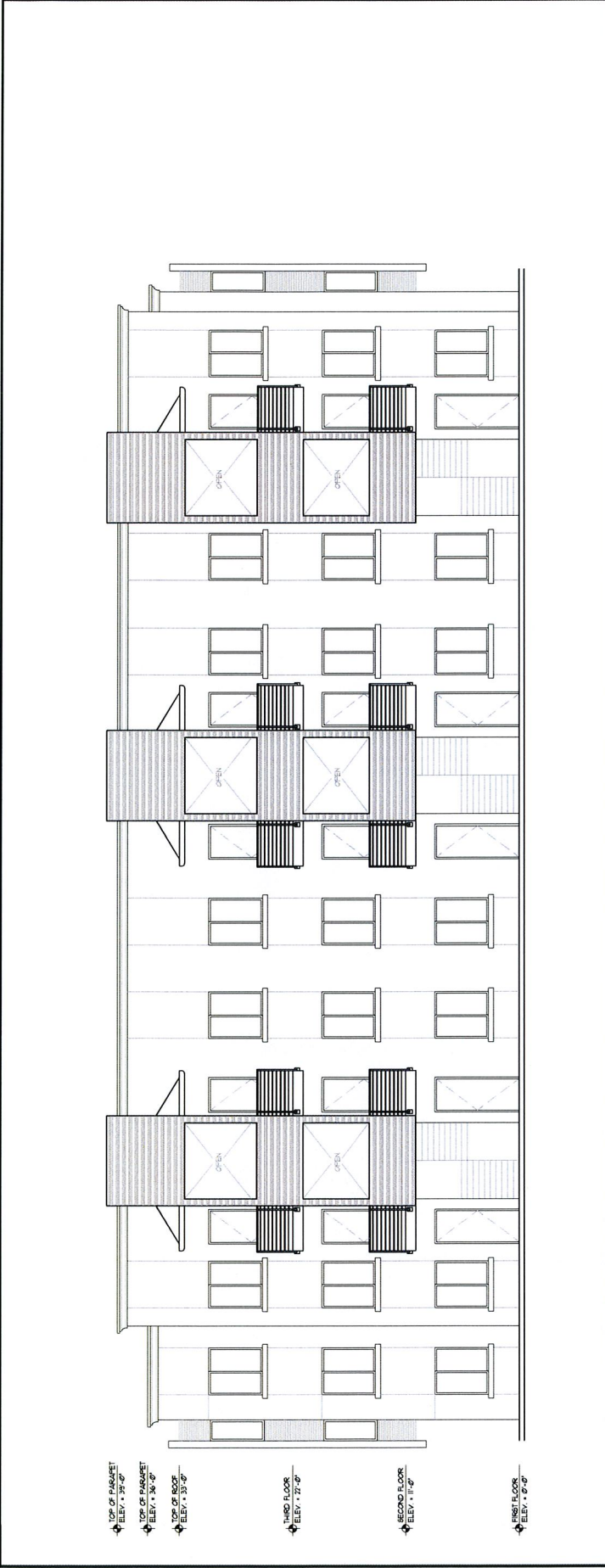


REVISION	BY

**PROPOSED UNITS FOR:**  
 LUCIDA PALMETTO & 77th  
 1500 N.W. 77 COURT  
 MIAMI LAKES, FLORIDA 33066

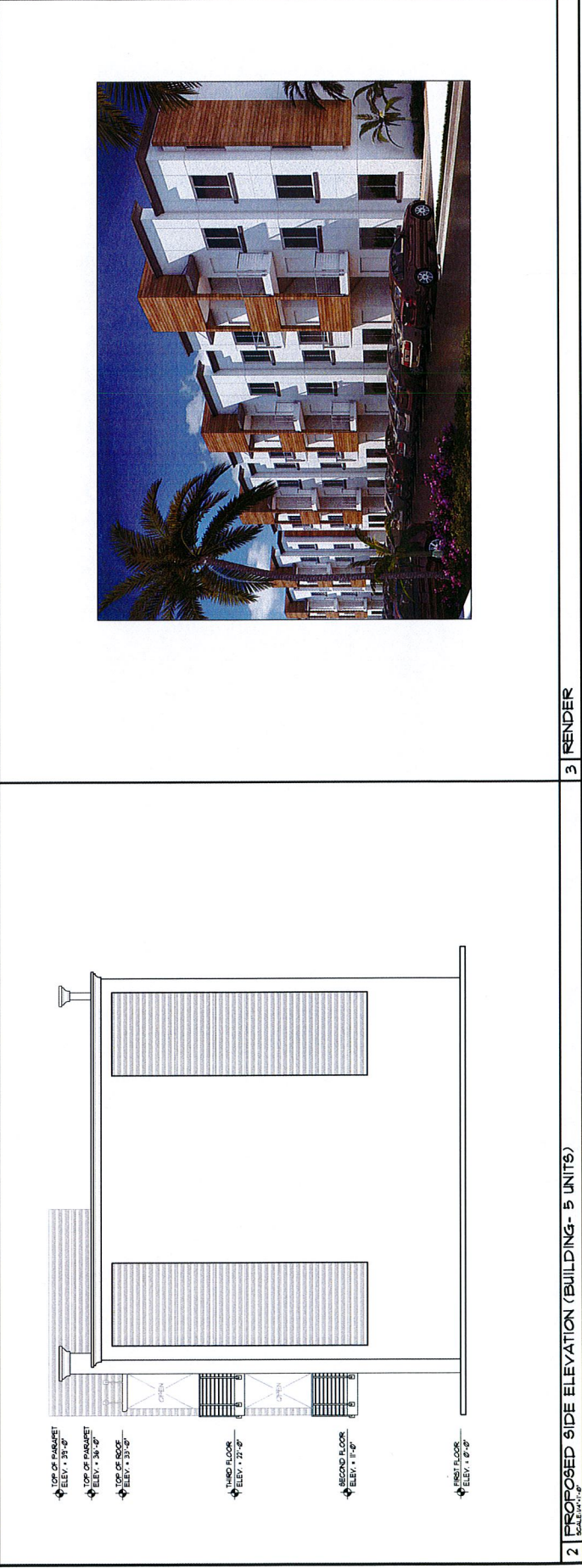
DRAWN: G.C.  
 CHECKED: L.L.K.  
 DATE: 08/08/2017  
 SCALE: UNLIMITED  
 JOB NO.: 1708-001  
 SHEET: 004-001

**A-2.9**  
 SHEETS



- ↑ TOP OF PARAPET ELEV. + 38'-0"
- ↑ TOP OF PARAPET ELEV. + 36'-0"
- ↑ TOP OF ROOF ELEV. + 33'-0"
- ↑ THIRD FLOOR ELEV. + 27'-0"
- ↑ SECOND FLOOR ELEV. + 11'-0"
- ↑ FINISH FLOOR ELEV. + 0'-0"

1 PROPOSED FRONT ELEVATION (BUILDING- 5 UNITS)



- ↑ TOP OF PARAPET ELEV. + 38'-0"
- ↑ TOP OF PARAPET ELEV. + 36'-0"
- ↑ TOP OF ROOF ELEV. + 33'-0"
- ↑ THIRD FLOOR ELEV. + 27'-0"
- ↑ SECOND FLOOR ELEV. + 11'-0"
- ↑ FINISH FLOOR ELEV. + 0'-0"

2 PROPOSED SIDE ELEVATION (BUILDING- 5 UNITS)



3 RENDER





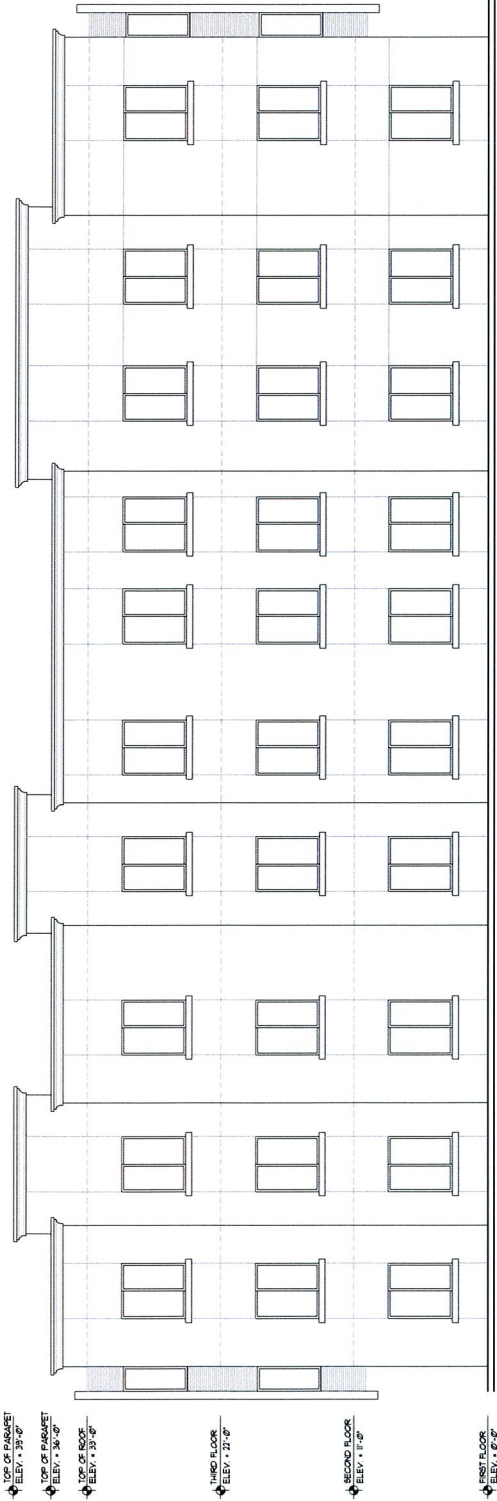
JLD Architectural, Inc.  
 ARCHITECTURAL PLANNING  
 9500 W. BIRCH AVE. SUITE 100  
 MIAMI LAKES, FLORIDA 33186  
 TEL: 305.441.1111  
 FAX: 305.441.1112  
 WWW.JLDARCHITECT.COM

NO.	REVISION	DATE

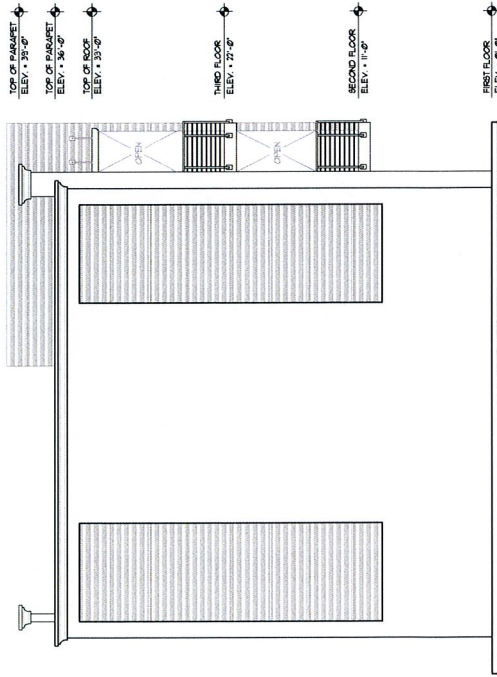
PROPOSED UNITS FOR  
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 9500 W. BIRCH AVE. SUITE 100  
 MIAMI LAKES, FLORIDA 33186

SCALE: AS SHOWN  
 DATE: 08/20/2019  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 PROJECT NO.: 19-001  
 SHEET NO.: 01A-2.10

DATE	08/20/2019
SCALE	AS SHOWN
DRAWN BY	JLD
CHECKED BY	JLD
PROJECT NO.	19-001
SHEET NO.	01A-2.10



1 PROPOSED REAR ELEVATION (BUILDING- 5 UNITS)



2 PROPOSED SIDE ELEVATION (BUILDING- 5 UNITS)



3 RENDER









**EXHIBIT B**

**SURVEY**

