

2005-017C

**PETITION**

**28-106.301 INITIATION OF PROCEEDINGS**

Name of Agency (Respondent): Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, FL 32301-1329

Agency File Number: 2005-017C

Petitioner: Lewis V. Swezy  
R.S. Development Corp.  
5709 NW 158 Street  
Miami Lakes, FL 33014  
Phone: (305) 821 0330, Fax: (305) 821 0402


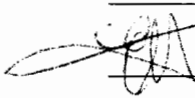
The petitioner received the 2005 MMRB, SAIL & HC Scoring Summary reflecting Corporation's decision regarding any revisions ("Cures") and Notices of Alleged Deficiencies ("NOAD"), together with an Election Rights Form with attachments by Federal Express on 5/26/05.

Proximity Tie-Breaker Points for Item #2P, Part-III, Section-A, Subsection 10.b.2 for public school were not awarded.

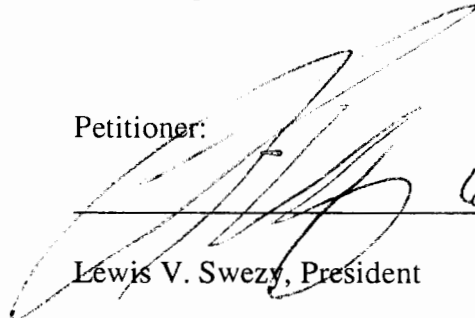
Petitioner's 2004 Universal Cycle File #2004-075C included the same school as in the subject 2005 application, yet last year maximum points were awarded and this year none. There are multiple schools within a one-mile radius of the project that we could have chosen, had we been made aware last year that the school submitted does not qualify. Attached are surveyor's certification of the location of two (2) public schools, each of which is within less than a mile of the proposed activity.

Petitioner requests the agency to grant full tie-breaker points for the public school.

Witness:

  
\_\_\_\_\_  
  
\_\_\_\_\_

Petitioner:

  
\_\_\_\_\_  
6/14/05  
Lewis V. Swezy, President

**SURVEYOR CERTIFICATION**

Name of Development: Stadium Tower Apartments

Development Location: Intersection of N.W. 23rd Street & N.W. 8th Avenue, Miami, Fl. 33127

(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city)

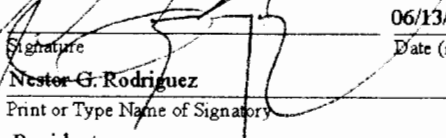
The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 61G17-6, F.A.C.:

State the Tie-Breaker Measurement Point. Tie-Breaker Measurement Point means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on one of the Scattered Sites which comprise the Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. In addition, the Tie-Breaker Measurement Point must be located on the site with the most units if any of the Scattered Sites has more than 4 units.	Latitude			Longitude		
	25 Degrees	47 Minutes	56.3 Seconds (truncated after 1 decimal place)	80 Degrees	12 Minutes	35.2 Seconds (truncated after 1 decimal place)
If the Development consists of Scattered Sites, is a part of the boundary of each parcel located within 1/2 mile of the Tie-Breaker Measurement Point? <input type="checkbox"/> Yes <input type="checkbox"/> No (check one) Scattered Sites for a single Development means a Development consisting of more than one parcel in the same county where two or more of the parcels (i) are not contiguous to one another or are divided by a street or easement and (ii) it is readily apparent from the proximity of the sites, chain of title, or other information available to the Corporation that the properties are part of a common or related scheme of development.						
Location of closest Public Bus Stop or Metro-Rail Stop	25 Degrees	47 Minutes	54.7 Seconds (truncated after 1 decimal place)	80 Degrees	12 Minutes	25.7 Seconds (truncated after 1 decimal place)
State the name, address (as assigned by the United States Postal Service including the address number, street name and city) and latitude and longitude coordinates of the closest service(s) on the chart below. The latitude and longitude coordinates for each service must represent a point that is on the doorway threshold of an exterior entrance that provides direct public access to the building where the service is located. If there is no exterior public entrance to the service, then a point should be used that is at the exterior or entrance doorway threshold that is the closest walking distance to the doorway threshold of the interior public entrance to the service.						
Grocery Store: Name - <u>La Mia Supermarket</u> Address - <u>3001 N.W. 17 Avenue</u> <u>Miami, Fl. 33142</u>	25 Degrees	48 Minutes	15.2 Seconds (truncated after 1 decimal place)	80 Degrees	13 Minutes	25.1 Seconds (truncated after 1 decimal place)
Public School: Name - <u>Paul Laurence Elem. School</u> Address - <u>505 N.W. 20 Street</u> <u>Miami, Fl. 33127</u>	25 Degrees	47 Minutes	43.2 Seconds (truncated after 1 decimal place)	80 Degrees	12 Minutes	12 Seconds (truncated after 1 decimal place)
Medical Facility: Name - _____ Address - _____	_____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)	_____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)
Pharmacy: Name - _____ Address - _____	_____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)	_____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)

If the Corporation discovers that there are any false statements made in this certification, the Corporation will forward a copy to the State of Florida Department of Business and Professional Regulation for investigation.

**CERTIFICATION (File# A-1096, Sheet 1 of 7)**

Under penalties of perjury, I declare that the foregoing statement is true and correct.

Signature:   
 Date (mm/dd/yyyy): 06/13/2005  
 Print or Type Name of Signatory: Nester G. Rodriguez  
 Print or Type Title of Signatory: President  
 R. L. S. # 4277  
 Florida License Number

Name of Surveyor: Peninsula Land Surveyors, Inc.  
 Address: 13113 N.W. 42nd Avenue, 2nd Floor  
Opa-Locka, Fl. 33054  
 Telephone Number (including area code): (305) 687-9191

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. If the certification is inappropriately signed, the Application will not receive proximity tie-breaker points. If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will not receive proximity tie-breaker points and will fail to meet threshold and will be rejected. The certification may be photocopied.

**SURVEYOR CERTIFICATION**

Name of Development: Stadium Tower Apartments

Development Location: Intersection of N.W. 23rd Street & N.W. 8th Avenue, Miami, Fl. 33127

(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city)

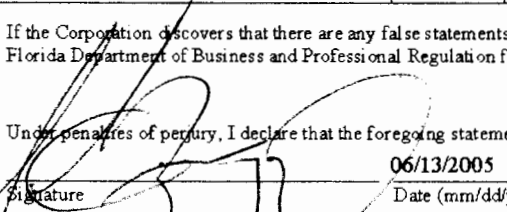
The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 61G17-6, F.A.C.:

	Latitude			Longitude		
	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
State the Tie-Breaker Measurement Point. Tie-Breaker Measurement Point means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on one of the Scattered Sites which comprise the Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. In addition, the Tie-Breaker Measurement Point must be located on the site with the most units if any of the Scattered Sites has more than 4 units.	25	47	56.3	80	12	35.2
If the Development consists of Scattered Sites, is a part of the boundary of each parcel located within 1/2 mile of the Tie-Breaker Measurement Point? <input type="checkbox"/> Yes <input type="checkbox"/> No (check one)						
Scattered Sites for a single Development means a Development consisting of more than one parcel in the same county where two or more of the parcels (i) are not contiguous to one another or are divided by a street or easement and (ii) it is readily apparent from the proximity of the sites, chain of title, or other information available to the Corporation that the properties are part of a common or related scheme of development.						
Location of closest Public Bus Stop or Metro-Rail Stop	25	47	54.7	80	12	25.7
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	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
Grocery Store: Name - _____ Address - _____						
Public School: Name - <u>Santa Clara Elem. School</u> Address - <u>1051 N.W. 29 Terrace</u> <u>Miami, Fl. 33127</u>	25	48	15	80	12	42
Medical Facility: Name - _____ Address - _____						
Pharmacy: Name - _____ Address - _____						

If the Corporation discovers that there are any false statements made in this certification, the Corporation will forward a copy to the State of Florida Department of Business and Professional Regulation for investigation.

**CERTIFICATION (File# A-1096, Sheet 1 of 7)**  
**(CONTINUED)**

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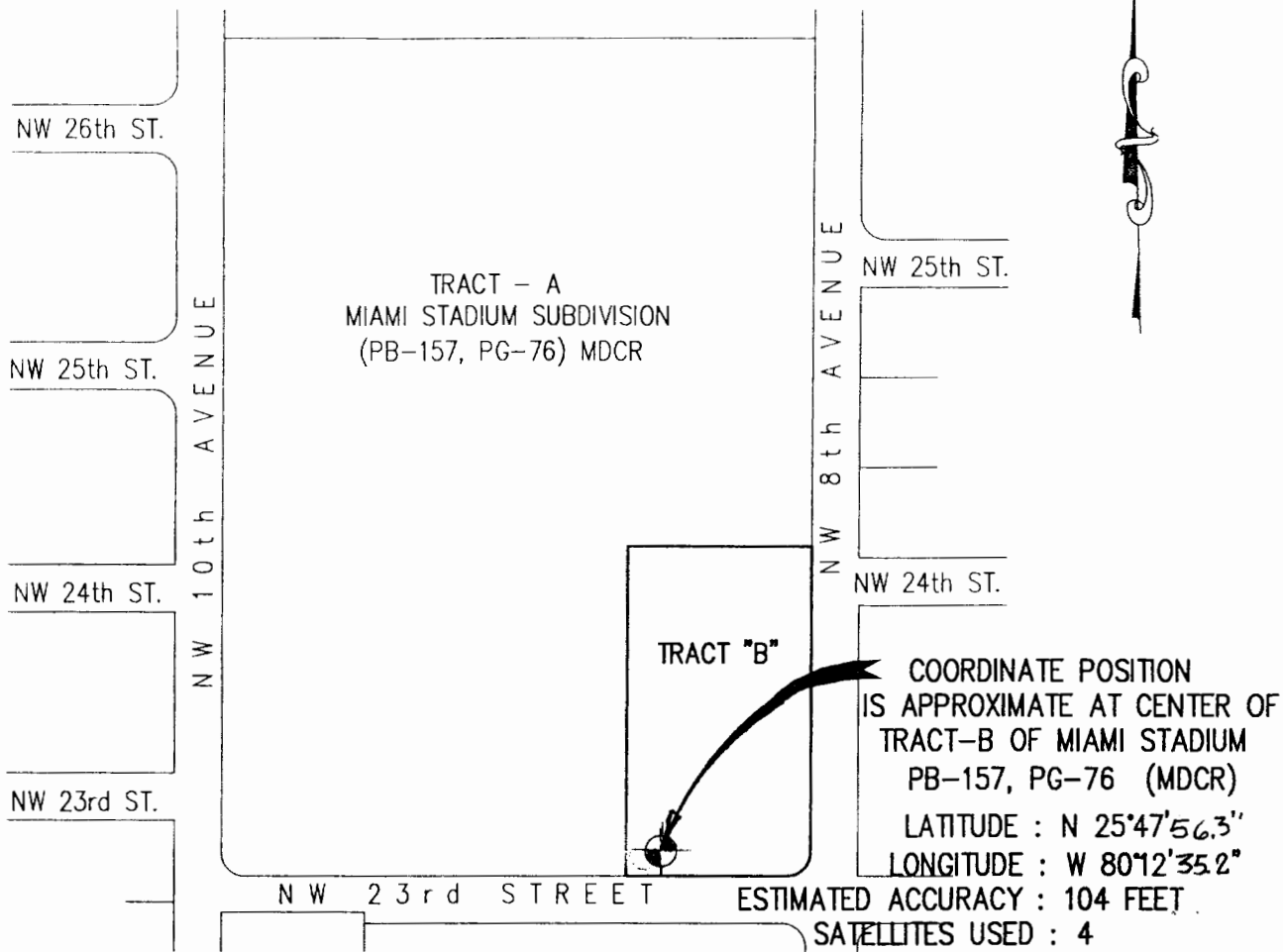
Signature:   
Date (mm/dd/yyyy): 06/13/2005  
Print or Type Name of Signatory: Nestor G. Rodriguez  
Print or Type Title of Signatory: President  
R. L. S. # 4277  
Florida License Number

Name of Surveyor: Peninsula Land Surveyors, Inc.  
Address: 13113 N.W. 42nd Avenue, 2nd Floor  
Opa-Locka, Fl. 33054  
Telephone Number (including area code): (305) 687-9191

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. If the certification is inappropriately signed, the Application will not receive proximity tie-breaker points. If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will not receive proximity tie-breaker points and will fail to meet threshold and will be rejected. The certification may be photocopied.

# STADIUM TOWER APARTMENTS

VACANT SITE AT NW CORNER OF NW 8th AVENUE AND NW 23rd STREET  
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA. 33127



**SURVEYOR'S NOTES:**

1. THIS IS A SPECIFIC PURPOSE SURVEY (NOT A BOUNDARY SURVEY).
2. THIS SURVEY IS SPECIFICALLY PREPARED TO SHOW THE APPROXIMATE LATITUDE AND LONGITUDE LOCATIONS OF VARIOUS SITES RELATIVE TO THE SUBJECT PROPERTY.
3. LATITUDE AND LONGITUDE COORDINATES SHOWN ARE BASED ON THE GLOBAL POSITIONING SYSTEM DETERMINED BY THE USE OF A MOTOROLA i730 HAND HELP GPS UNIT.
4. THE LOCATION OF ANY SITES AND/OR BUILDING OUT-LINES SHOWN ON THIS SKETCH HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY AND SECTION MAPS AND ARE INTENDED TO BE AN APPROXIMATE GRAPHIC REPRESENTATION ONLY.
5. AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE RAISED SEAL OF THE ATTESTING REGISTERED LAND SURVEYOR ON SHEET 1 OF THIS DOCUMENT.

**LEGEND:**

- PB -- PLAT BOOK
- PG -- PAGE
- MDCR -- MIAMI-DADE COUNTY RECORD
- GPS -- GLOBAL POSITION SYSTEM
- ± -- MORE OR LESS

DATE: 03-26-05
SCALE: 1" = 200'±
JOB ORDER: 043560
CAD FILE: MIASTA
F.B. N/A PG. N/A
FILE NO. A-1096
SHEET 2 OF 7

## PENINSULA LAND SURVEYORS, INC.

LB # 6454

LAND DEVELOPMENT CONSULTANTS

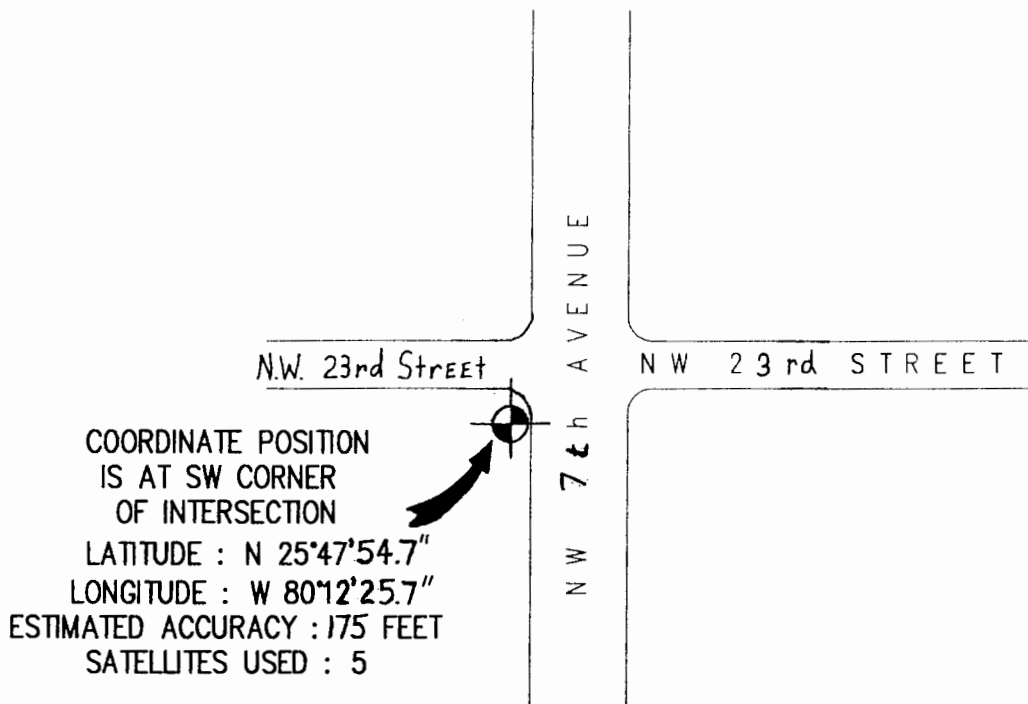
SURVEYORS - PLANNERS  
CONSTRUCTION LAYOUT

13113 NW 42ND AVENUE, 2ND FLOOR  
MIAMI, FLORIDA 33054

PHONE (305) 687-9191 FAX (305) 687-9190

# BUS STOP

SW CORNER OF NW 7th AVENUE AND NW 23rd STREET  
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA. 33127



COORDINATE POSITION  
IS AT SW CORNER  
OF INTERSECTION

LATITUDE : N 25°47'54.7"

LONGITUDE : W 80°12'25.7"

ESTIMATED ACCURACY : 175 FEET

SATELLITES USED : 5

## SURVEYOR'S NOTES:

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- PB -- PLAT BOOK  
PG -- PAGE  
MDCR -- MIAMI-DADE  
COUNTY RECORD  
GPS -- GLOBAL POSITION  
SYSTEM  
± -- MORE OR LESS

DATE: 03-26-05

SCALE: 1" = 200'±

JOB ORDER: 043560

CAD FILE: MIASTA

F.B. N/A PG. N/A

FILE NO. A-1096

SHEET 3 OF 7

PENINSULA LAND SURVEYORS, INC.

LB # 6454

LAND DEVELOPMENT CONSULTANTS

SURVEYORS - PLANNERS  
CONSTRUCTION LAYOUT

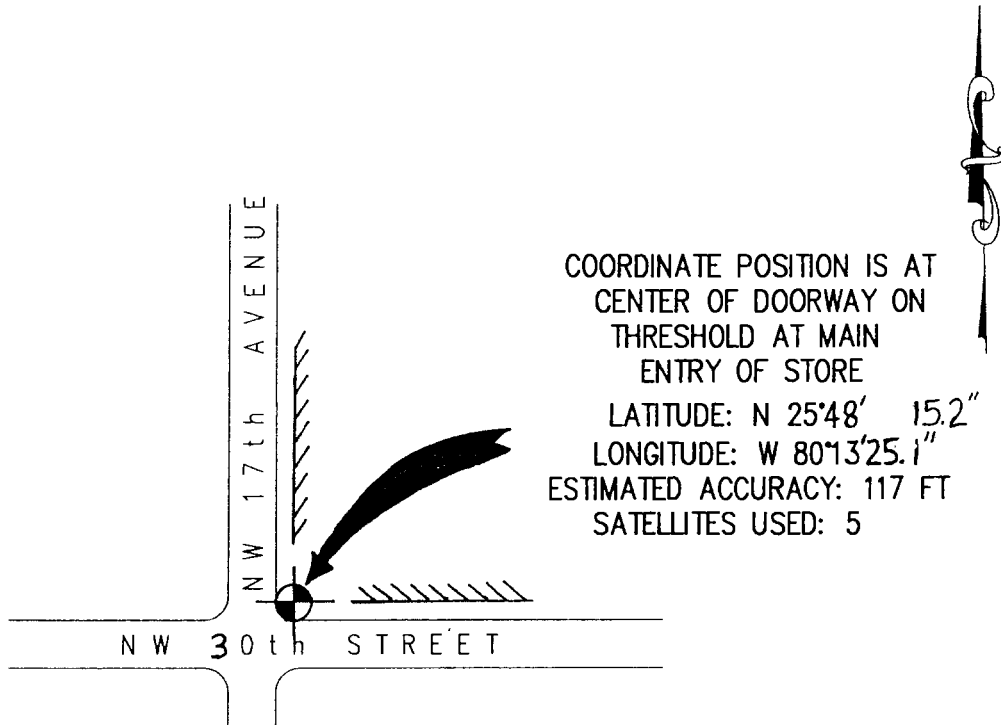
13113 NW 42ND AVENUE, 2ND FLOOR  
MIAMI, FLORIDA 33054

PHONE (305) 687-9191 FAX (305) 687-9190

# LA MIA SUPERMARKET

3001 N.W. 17<sup>th</sup> Avenue

City of Miami, Miami-Dade County, Florida 33127



## SURVEYOR'S NOTES:

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PG -- PAGE  
MDCR -- MIAMI-DADE  
COUNTY RECORD  
GPS -- GLOBAL POSITION  
SYSTEM  
± -- MORE OR LESS

DATE: 03-26-05

SCALE: 1" = 200'±

JOB ORDER: 043560

CAD FILE: MIASTA

F.B. N/A PG. N/A

FILE NO. A-1096

SHEET 4 OF 7

## PENINSULA LAND SURVEYORS, INC.

LB # 6454

LAND DEVELOPMENT CONSULTANTS

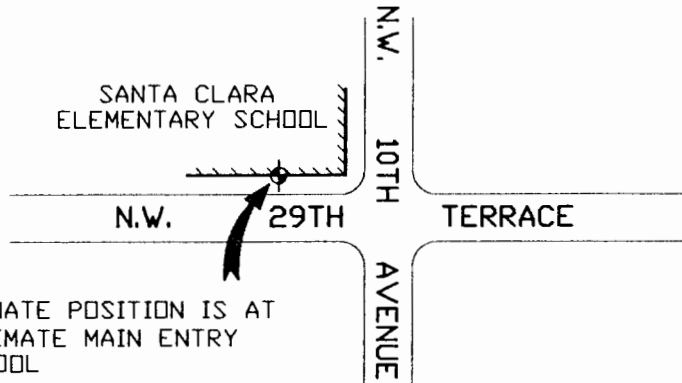
SURVEYORS - PLANNERS  
CONSTRUCTION LAYOUT

13113 NW 42ND AVENUE, 2ND FLOOR  
MIAMI, FLORIDA 33054

PHONE (305) 687-9191 FAX (305) 687-9190

# SANTA CLARA ELEMENTARY SCHOOL

1051 N.W. 29TH TERRACE  
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA 33127



COORDINATE POSITION IS AT  
APPROXIMATE MAIN ENTRY  
TO SCHOOL

LATITUDE: N 25°48'15"  
LONGITUDE: W 80°12'42"

## LEGEND:

PB --- PLAT BOOK  
PG --- PAGE  
MDCR --- MIAMI-DADE COUNTY RECORD  
GPS --- GLOBAL POSITION SYSTEM  
+/- --- MORE OR LESS

## SURVEYOR'S NOTES:

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DATE: 6-13-05

SCALE: 1" = 200'

JOB ORDER: 043560

CAD FILE: MIASTA

F.B. N/A PG. N/A

FILE NO. A - 1096

SHEET 6 OF 7

PENINSULA LAND SURVEYORS, INC.

LB # 6454

LAND DEVELOPMENT CONSULTANTS

SURVEYORS - PLANNERS  
CONSTRUCTION LAYOUT

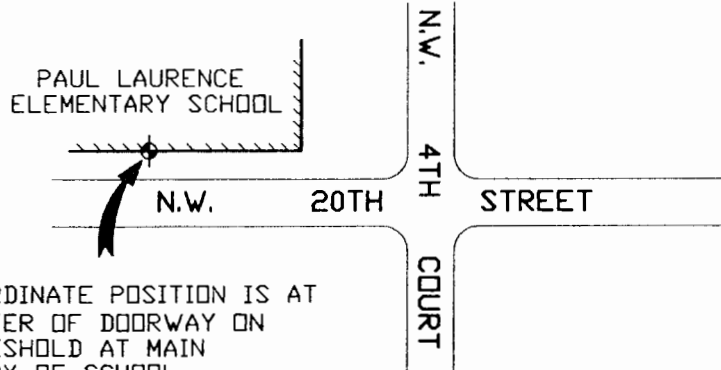
13113 NW 42ND AVENUE, 2ND FLOOR  
MIAMI, FLORIDA 33054

PHONE (305) 687-9191 FAX (305) 687-9190 E-MAIL PENINSULALS@CS.COM



# PAUL LAURENCE ELEMENTARY SCHOOL

505 N.W. 20TH STREET  
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA 33127



COORDINATE POSITION IS AT  
CENTER OF DOORWAY ON  
THRESHOLD AT MAIN  
ENTRY OF SCHOOL

LATITUDE: N 25°47'43.2"  
LONGITUDE: W 80°12'12"

## LEGEND:

PB --- PLAT BOOK  
PG --- PAGE  
MDCR --- MIAMI-DADE COUNTY RECORD  
GPS --- GLOBAL POSITION SYSTEM  
+/- --- MORE OR LESS

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SCALE: 1" = 200'  
JOB ORDER: 043560  
CAD FILE: MIASTA  
F.B. N/A PG. N/A  
FILE NO. A - 1096  
SHEET 7 OF 7

## PENINSULA LAND SURVEYORS, INC.

LB # 6454

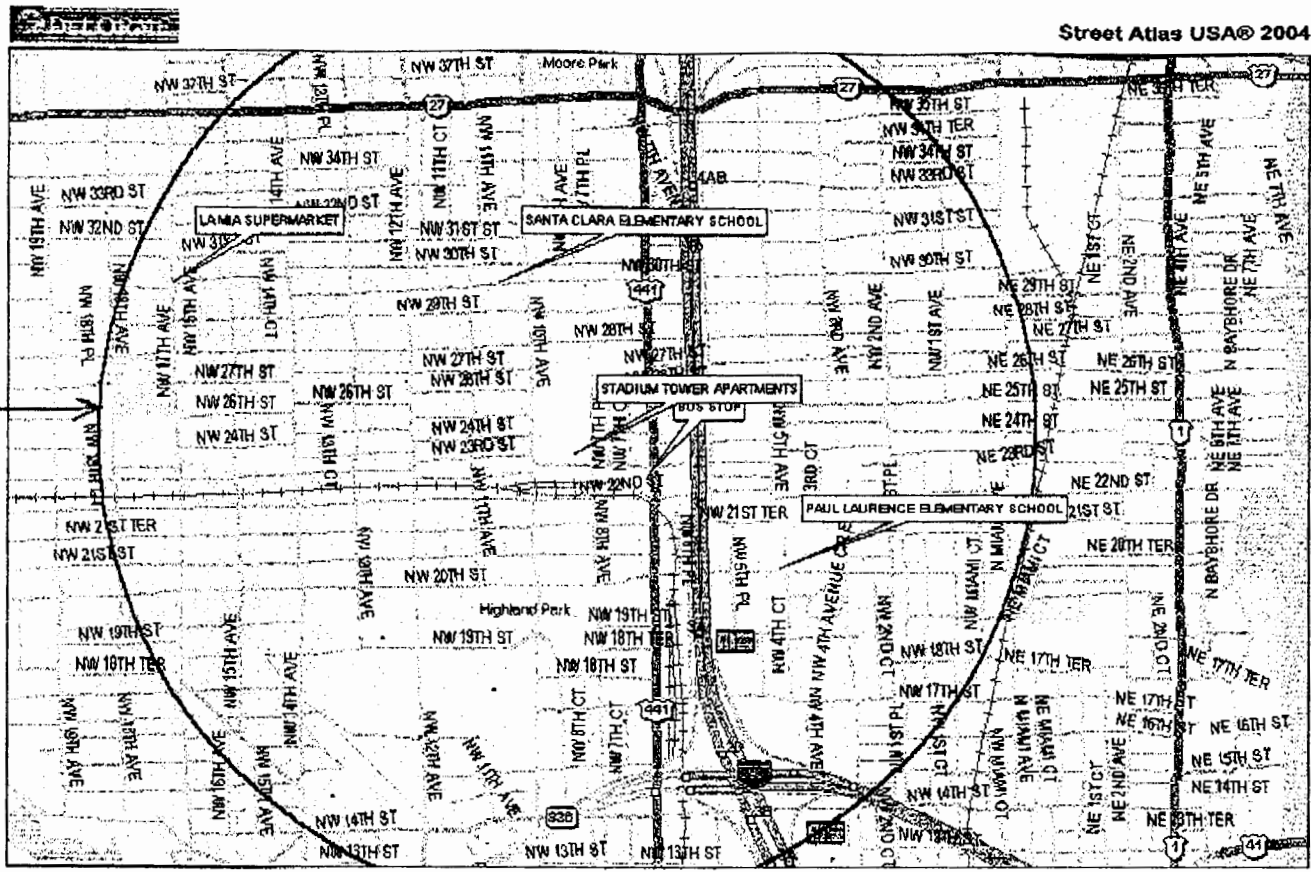
LAND DEVELOPMENT CONSULTANTS

SURVEYORS - PLANNERS  
CONSTRUCTION LAYOUT

13113 NW 42ND AVENUE, 2ND FLOOR  
MIAMI, FLORIDA 33054

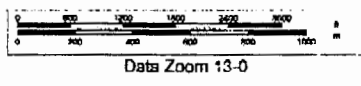
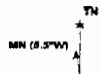
PHONE (305) 687-9191 FAX (305) 687-9190 E-MAIL PENINSULALS@CS.COM

Street Atlas USA® 2004



ONE MILE RADIUS INDICATOR  
 EDNA STADIUM TOWER APARTMENTS

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 www.delorme.com



Data Zoom 13-0

## PETITION

### 28-106.301 INITIATION OF PROCEEDINGS

Name of Agency (Respondent): Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, FL 32301-1329

Agency File Number: 2005-017C

Petitioner: Lewis V. Swezy  
R.S. Development Corp.  
5709 NW 158 Street  
Miami Lakes, FL 33014  
Phone: (305) 821 0330, Fax: (305) 821 0402

The petitioner received the notice of agency's decision by Federal Express on 5/26/05.

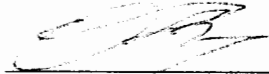

The agency's decision will affect the Threshold requirement of 2005 Housing Credits Application.. The petitioner received the 2005 MMRB, SAIL & HC Scoring Summary reflecting Corporation's decision regarding any revisions ("Cures") and Notices of

Alleged Deficiencies ("NOAD"), together with an Election Rights Form with attachments.

In an attempt to cure item 3T (Part III, Section-C, Subsection-4) the petitioner submitted a Local Government Verification that the Development is Consistent with Zoning and Land Use Regulations Form with an attachment letter of zoning verification (copy attached) clearly indicating the zoning designation of the site as R-3 Multifamily Medium-Density Residential) with a maximum density of 65 units per net acre which permits 97 Units for the site of 1.54 acres. The petitioner's application is for 70 units. The Local Government Verification Form itself does not spell out the number of units allowed per acre; however, the R-3 zoning is specified on the form and the density is spelled out in a letter attached to the form. In other words, all information requested was provided.

Petitioner requests the agency to consider the Local Government Verification that Development is Consistent with Zoning and Land Use Regulations Form along with the attachment of zoning verification letter and pass the threshold requirement of the application.

Witness:

  
\_\_\_\_\_  
  
\_\_\_\_\_

Petitioner:

  
\_\_\_\_\_  
Lewis V. Swezy 6/14/05

LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS CONSISTENT WITH ZONING AND LAND USE REGULATIONS

Name of Development: Stadium Tower Apartments  
2320 NW 8th Avenue, Miami, FL 33127 (Intersec. of NW 23rd Street & NW 8 Ave., Miami)

Development Location: (At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city)

The undersigned local government official confirms that on or before 02/16/2005 Date (mm/dd/yyyy)

- (1) The number of units (not buildings) allowed for this development site (if restricted) is: and/or if a PUD, the number of units (not buildings) allowed per development site is: or if not a PUD and development site is subject to existing special use or similar permit, number of units allowed for this development site is: ; and
- (2) The zoning designation for the referenced Development site is E-7; and
- (3) The intended use is consistent with current land use regulations and the referenced zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no additional land use regulation hearings or approvals required to obtain the zoning classification or density described herein. Assuming compliance with the applicable land use regulations, there are no known conditions which would preclude construction or rehabilitation (as the case may be) of the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of MIAMI has vested in me the authority to verify consistency with local land use regulations and the zoning designation specified above or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapters 67-21 and 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the local government.

Signature: [Handwritten Signature] Date (mm/dd/yyyy): 4/15/05 Print or Type Name: ORLANDO TOLEDO Print or Type Title: ZONING ADMINISTRATOR

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will fail to meet threshold and will be rejected. The certification may be photocopied.

# City of Miami



JOE ARRIOLA  
City Manager

February 25, 2005

RECEIVED MAR 02 2005

Kamlesh Taank, Stadium Tower, LTD  
5709 NW 158<sup>th</sup> Street  
Miami Lakes, FL 33014

**Re:** 2320 NW 8<sup>th</sup> Avenue      **Legal Description:** Miami Stadium Sub PB 157-76 T-20458 Tract  
**Folio No.:** 01-3126-077-0020      B

Dear Sir or Madam

Pursuant to your letter received February 25, 2005 requesting zoning verification for the above-mentioned property, and in response to said request, please be advised of the following.

The current zoning designation of the site is R-3 (Multifamily Medium-Density Residential).

Areas designated as R-3 (Multifamily Medium-Density Residential) allow single-family, duplex and multifamily structures up to and including low-rise apartment structures with a maximum density of sixty-five (65) units per net acre. Allowed within this district, and subject to specific limitations, are supporting services such as places of worship, primary and secondary schools, daycare, community based residential facilities and convenience establishments

For your benefit, I am enclosing a copy of the applicable R-3 zoning regulations affecting the property. If further zoning information is required on this matter, please contact our zoning information counter at (305) 416-1499.

Very truly yours,

Aldo Reyes,  
Chief Zoning Inspector

AR: qr

C: Zoning Verification File

05 039645 pd



CITY OF MIAMI  
PLANNING & ZONING DEPARTMENT  
444 S.W. 2<sup>nd</sup> Avenue, 4<sup>th</sup> Floor, Miami, FL 33130  
Telephone No. 305.416.1499  
Fax No. 305.416.4419

ZONING LETTER REQUEST

Dear Customer:  
Thank you for visiting with the City of Miami Zoning Division.

In an effort to provide you with prompt and reliable assistance regarding your request for a Zoning Letter we ask that you please take a moment to please read through this brief set of directions:

There are three (3) types of Zoning Letters available:

- 1. **Zoning Verification Letter**   
[Typically ready in 5\* working days - \$50.00 fee per property]  
This letter provides information about the zoning designation of the property, as of the date of the letter, as well as a general intent statement regarding the sort of development and the types of land uses available for the property.
- 2. **Condominium Letter**   
[Typically ready in 5 to 10\* working days - \$50.00 fee per property, tax card & survey of property.]  
This letter provides information about the zoning designation of the property, as of the date of the letter, as well as a statement conveying the City's acknowledgement of the customer's intent to convert a given property into a condominium, as appropriate.
- 3. **Rebuild Letter**   
[Typically ready in 5 to 10\* working days - \$50.00 per structure or use, tax card & survey of property.]  
This letter provides information about the zoning designation of the property, as of the date of the letter, as well as a statement indication whether or not a structure or structures or uses present in the property may be rebuilt upon destruction or reestablished upon cessation, as appropriate.

In order to best serve you, please make certain that you provide us with a complete set of accurate information on which to base our letter. The information contained on the letter will only be accurate to the extent the information provided by the applicant is itself accurate:

- Step 1. Please check box next to type of letter requested.
- Step 2. Please fill-out in clear and legible writing the information requested below, as applicable.

INFORMATION	FOR LETTER	PLEASE PROVIDE INFORMATION IN SPACE BELOW
Name	1,2 & 3	KAMLESH TAANK, STADIUM TOWER, LTD.
Contact Number	1,2 & 3	(954) 410 8388
Mailing Address	1,2 & 3	5709 NW 158 ST, MIAMI LAKES, FL 33014
Property Address	1,2 & 3	INTERSECTION OF NW 23 <sup>RD</sup> ST. & NW 8 <sup>AVE</sup> , MIAMI, FL 33127
Folio Number	1,2 & 3	01-3126-077-0020
Attachments	2 & 3	<input type="checkbox"/> Site Plan, <input type="checkbox"/> Survey, <input type="checkbox"/> Floor Plan, <input type="checkbox"/> Elevations, <input type="checkbox"/> Document(s)
Record Search	2 & 3	<input type="checkbox"/> Complete <input type="checkbox"/> Tax Card Only
Other [STAFF ONLY]	As Needed	Specify:

Complete Application

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

2320 NW 8 AV

RECEIVED  
FEB 25 PM 12:34

\* Calculated from date of submittal of complete and accurate set of information and written request, as signed above.

PNLE ARPS PROPERTY SYSTEM - PROPERTY NAME / LEGAL INQUIRY (32)  
DATE: 02/25/2005 14:40:58

FOLIO NO: 01-3126-077-0020 LEGAL ADDR:  
GRP FOLIO: PROP ADDR: 2320 NW 8 AV  
CANCELED: NO ORIGIN: DC BL PRESENT: YES ST EX: 00 00 CLUC: 81

OWNER NAME AND ADDRESS VALUE HISTORY  
SWEZY ACQUISITIONS INC YEAR: 2003 2004  
5709 NW 158 ST #B-46 LAND: 207,080 247,160  
MIAMI LAKES FL BLDG: 0 0

ZIP: 330146719 TOTAL: 207,080 247,160  
HEX: 0 0  
WVDS: 0 0  
LEGAL DESCRIPTION TOTEX: 0 0  
MIAMI STADIUM SUB NONEX: 207,080 247,160  
PB 157-76 T-20458 GRSS TX: 6,485 6,485  
TRACT B CNTY TX:  
LOT SIZE 66800 SQFT M/L CITY TX: 2,389 2,389  
FAU 01-3126-000-0030 SALE AMT:

<MORE> SALE DATE: 07/2001  
SALE TYPE: 5/ / /  
NEXT FOLIO KEY: NEXT ADDRESS KEY:

ACTION: 1-CONTINUE

ACTION: 01  
XMIT:





CITY OF MIAMI  
ZONING INFORMATION

**R-3** MULTIFAMILY MEDIUM DENSITY RESIDENTIAL

Zoning Ordinance 11000, as amended, Section 401, Schedule of District Regulations.

**INTENT OF DISTRICT**

This residential category allows **single-family, duplex and multifamily structures** up to and including low-rise apartment structures with a maximum density of **sixty-five (65) units per net acre**. Allowed within this district, and subject to specific limitations, are supporting services such as **places of worship, primary and secondary schools, daycare, community based residential facilities and convenience establishments**.

<b>INTENSITY OF DEVELOPMENT</b>	<b>Minimum Lot Size</b>	5,000 square feet
	<b>Setbacks</b>	Front: 20 feet Side: 10 feet Rear: 10 feet, except when abutting R-1 or R-2 districts, in which case it will be twenty 20 feet
	<b>Minimum Lot Width</b>	50 feet
	<b>Height</b>	50 feet from flood level or average sidewalk elevation, whichever is higher
	<b>Floor Area Ratio</b>	Maximum of (0.75) times the gross lot area
	<b>Building Footprint</b>	Maximum of (0.40) times the gross lot area
	<b>Green Space</b>	Minimum of (0.15) times the gross lot area

**PERMITTED PRINCIPAL USES**

1. **One-family buildings** pursuant to section 903.5. Rules concerning single family and duplex uses within R-3 and R-4 zoning districts.
2. **Two-family buildings** pursuant to section 903.5. Rules concerning single family and duplex uses within R-3 and R-4 zoning districts.
3. **Multiple-family buildings.**
4. **Occupancy of private pleasure craft as living quarters; and housebarges** are prohibited except for those private pleasure craft and housebarges specifically permitted on the **Miami River** by **Section 941. Occupancy of private pleasure craft as living quarters in residential districts and housebarge exception**, as listed in Attachment A, Ordinance No. 10932, adopted October 24, 1991.
5. **Community based residential facilities**, licensed by **FHRS**, for **six (6) or fewer** clients (not including drug, alcohol or correctional rehabilitation facilities and dangerous mentally ill persons) when located at least one thousand (1,000') feet from any existing similar facility, measured from the nearest point of the site of the existing facility to the nearest point of the site of the proposed facility, provided they are registered with the planning, building and zoning department pursuant to **section 934.2.1. Registration required.**
6. **Community based residential facilities**, licensed by **FHRS**, with **from seven (7) to a maximum of fourteen (14) clients** (not including drug, alcohol or correctional rehabilitation facilities and dangerous mentally ill persons) when located at least one thousand two hundred (1,200') feet from any existing similar facility, or five hundred (500') feet from any single-family district measured from the nearest point of the site of the existing facility to the nearest point of the site of the proposed facility, provided they are registered with the planning, building and zoning department pursuant to **section 934.2.1. Registration required.**

**PERMITTED ACCESSORY USES**

1. **Cellular communications site** provided that the miscellaneous antennas and all of its appurtenances:
  - (1) Shall not be visible from ground from a maximum distance of six hundred (600') feet; screening from ground view may be provided by a parapet or some other type wall or screening;
  - (2) Shall not exceed a height of eighteen (18') feet above the roof;
  - (3) Shall not be located closer than eight (8') feet to any power line;
  - (4) Shall not exceed three (3) separate areas per roof top;
  - (5) Shall be installed and maintained in accordance with all applicable Code requirements; and
  - (6) Shall not be located on buildings or structures thereon of less than forty-five (45') feet in height.

**IN ADDITION, AS FOR R-1 - SINGLE FAMILY RESIDENTIAL**

1. **Detached garages and car shelters**  
Subject to the criteria requirements and limitations of Section 908.6.
2. **Garden sheds.**
3. **Private piers, docks and boathouses**  
Subject to the criteria requirements and limitations of Section 924.
4. **Wet dockage or moorage** of two (2) major private pleasure craft in connection with any residential use permitted, plus one (1) for each fifty (50') feet of water frontage (as measured lot line to lot line in a straight line) exceeding one hundred (100') feet in R-1 districts, **Occupancy of private pleasure craft as living quarters is prohibited. Housebarges are prohibited.**

### CONDITIONAL PRINCIPAL USES

Conditional principal uses shall be by Special Permit only subject to the applicable criteria in Section 1305, Considerations generally; standards; findings and determinations required and any other applicable criteria specified in this ordinance.

Specifically:

1. **Community based residential facilities**, with more than fourteen (14) to a maximum of fifty (50) clients.  
Subject to the requirements and limitations of Section 934, Community based residential facilities.  
By Special Exception Permit with City Commission approval.
2. **Convalescent homes, and nursing homes,**  
By Special Exception Permit with City Commission approval.
- ★ **Conditions (distancing):**  
Said uses shall be implemented at a minimum distance of one thousand two hundred (1,200') feet from one another if their capacity is less than or equal to fourteen (14) persons and at a minimum distance of two thousand five hundred (2,500') feet from one another if their capacity is greater than fourteen (14) persons. Said distance shall be measured in a radial fashion from the boundary line of the property wherein such a use is in existence.
3. **Rooming or lodging houses**  
By Special Exception Permit.
4. **Health clinics**  
By Special Exception Permit with City Commission approval.
- ★ **Conditions (location, employees, adaptive re-use, parking):**  
Provided that in that R-3 district along Brickell Avenue bounded by Southeast 26th Road and Southeast 15th Road, said health clinics shall be instituted subject to the following conditions:
  - a. There shall be only one (1) licensed practitioner in the clinic and in addition, medical and clerical staff not to exceed three (3) persons in number.
  - b. They shall be allowed only as adaptive reuses of existing single family residential structures (as of February 27, 1997) within the district and are expressly prohibited within duplex and multifamily residential structures.
  - c. Parking shall be provided on-site at the rate of one (1) parking space per two hundred fifty (250) square feet of gross floor area.

### IN ADDITION, AS FOR R-2 - DUPLEX RESIDENTIAL

1. **Adult daycare centers**  
Subject to the requirements and limitations of Section 935, Adult daycare centers.  
By Class II Special Permit for five (5) or more adults.
2. **Child daycare centers**  
Subject to the requirements and limitations of Section 936, Child daycare centers.  
By Class II Special Permit for up to twenty (20) children.  
By Special Exception Permit for over twenty (20) children.
3. **Places of worship, primary and secondary schools.**  
By Special Exception Permit.

### CONDITIONAL ACCESSORY USES

Uses and structures which are customarily incidental and subordinate to conditional principal uses and structures only by Special Permit subject to the applicable criteria in Section 1305, Considerations generally; standards; findings and determinations required and any other applicable criteria specified in this ordinance.

1. **Home occupations**  
By Class II Special Permit  
Subject to the requirements and limitations of Section 906.5, Home occupations.
2. **Permanent active recreation facilities** located in side yards or front yards accessory to uses in residential districts.  
By Class II Special Permit
3. **Temporary special events** involving outdoor gatherings at churches, schools and the like, to the extent not otherwise licensed, regulated and controlled under other regulations of the City.  
Subject to the requirements and limitations of 906.9. Temporary special events; special permits.  
By Class I Special Permit
4. **Post-secondary educational facilities**  
By Class II Special Permit.
- ★ **Conditions (floor area, number of courses, time):**  
Provided that the floor area is not greater than one thousand five hundred (1,500') square feet, the total number of courses at a single location does not exceed two (2) per year, and each course is held for only up to the length of time of a scholastic semester.
5. One (1) onsite dock or mooring space per unit for major private pleasure craft for use of residents thereof only but not as a dwelling unit.  
By Class II Special Permit
6. **Accessory convenience establishments,**  
Subject to the requirements and limitations of Section 906.7. Convenience establishments as accessory to residential or office uses.  
By Class I Special Permit or Class II Special Permit depending on type of establishment.

**IN ADDITION, AS FOR R-2 - DUPLEX RESIDENTIAL & R-1 - SINGLE FAMILY RESIDENTIAL**

1. **Home occupations**  
Subject to the requirements and limitations of **Section 906.5, Home occupations.**  
By Class II Special Permit
2. **Garage or yard sales**  
Subject to the requirements and limitations of **Section 906.10, Garage sales/yard sales; special permits.**  
By Class I Special Permit
3. **Permanent active recreation facilities** located in side yards or front yards accessory to uses in residential districts.  
By Class II Special Permit
4. **Temporary special events** involving outdoor gatherings at churches, schools and the like, to the extent not otherwise licensed, regulated and controlled under other regulations of the City.  
Subject to the requirements and limitations of **906.9. Temporary special events; special permits.**  
By Class I Special Permit

**OFFSTREET PARKING REQUIREMENTS**

1. **Dwelling:**  
**One-family and two-family:** Minimum two (2) spaces per unit  
**Multifamily:**  
One (1) space for each efficiency or **one-bedroom unit.**  
Two (2) spaces for each **two-bedroom unit** or three-bedroom unit; or for each one-bedroom unit where the unit has an additional habitable room or space (where the floor area of the additional habitable room or space is greater than, or equal to one-third of the floor area of the primary bedroom; whether it be called a den, study, recreation room, exercise room, or the like) which by its design accommodates or may otherwise function as a secondary bedroom.  
Three (3) spaces for each unit with **four (4) or more bedrooms.**  
In addition, one (1) space for every ten (10) units designated for visitors.
2. **Childcare Center**  
1 space for the owner/operator and 1 space for each employee. In addition to providing offstreet parking, such establishments shall provide safe and convenient facilities for loading and unloading clients including 1 unloading space for every 10 clients cared for.
3. **Community Based Residential Facility**  
See **Section 934, Community based residential facilities.**
4. **Convalescent homes, Nursing homes, institutions for the aged, infirm**  
One (1) space for each five (5) beds, plus one (1) space for each doctor in regular attendance, plus one (1) space for each three (3) employees or volunteers on peak shifts.
5. **Places of worship, primary and secondary schools:** As for G/i.  
For places of worship, a reduction of up to twenty-five (25%) percent in required offstreet parking shall be permissible by **Special Exception Permit**, when such facilities are located within 1000' feet of a **mass transit station or mass transit stop.** No other parking reduction may be used in conjunction with this provision.

## OFFSTREET LOADING REQUIREMENTS

For buildings in excess of twenty-five thousand (25,000) square feet and up to five hundred thousand (500,000) square feet of gross building area:

### Residential:

**Berth** minimum dimension to be twelve (12') feet by thirty-five (35') feet by fifteen (15') feet in height:

One (1) berth for every one hundred (100) residential units or fraction thereof.

And in addition,

**Berth** minimum dimension to be ten (10) by twenty (20) feet;

One (1) berth for every thirty (30) residential units or fraction thereof

All residential loading berths shall be located away from the **base building line** of the proposed berth area at a **distance equal to at least the length of the required loading berth.**

### Nonresidential:

**Berth** minimum dimension to be twelve (12') feet by thirty-five (35') feet by fifteen (15') feet in height:

1. First berth for gross building area up to fifty thousand (50,000) gross square feet

2. Second berth for gross building area of fifty thousand (50,000) up to one hundred thousand (100,000) gross square feet;

3. Third berth for gross building area of one hundred thousand (100,000) up to two hundred fifty thousand (250,000) gross square feet

4. Fourth berth for gross building area of two hundred fifty thousand (250,000) up to five hundred thousand (500,000) gross square feet

For buildings with square footage in excess of five hundred thousand (500,000) square feet of gross building area:

### Residential:

**Berth** minimum dimension to be twelve (12') by fifty-five (55') feet by fifteen (15') feet in height:

One (1) berth for every one hundred (100) residential units or fraction thereof

And in addition,

**Berth** minimum dimension to be ten (10') by twenty (20') feet by fifteen (15') feet in height:

One (1) berth for every thirty (30) residential units or fraction thereof

All residential loading berths shall be located away from the base building line of the proposed berth area at a distance equal to at least the length of the required loading berth

### Nonresidential:

**Berth** minimum dimension to be twelve (12') by fifty-five (55') feet by fifteen (15') feet in height:

In addition to the requirements set forth above, there shall be one (1) berth for every five hundred thousand (500,000) gross square feet of building area.

One (1) larger (six hundred sixty (660) square feet) loading space may be replaced by two (2) of the smaller (four hundred twenty (420) square feet) loading spaces as dictated by needs of the individual project.

This is a reference manual only, for official information, please refer to Zoning Ordinance 11000, as amended, the Zoning Ordinance of the City of Miami or visit [www.municode.com](http://www.municode.com) for on-line access to said document.



PIRC SECURITY ACTION L SCR MOD +/- - PAGE 1  
 BUILDING AND ZONING RECEIPT PROCESSING (21)  
 RECEIPT NO 05039645 DATE 02/25/2005 WAIVED N  
 PERMIT NO NAME KAMLESH TAANK STADIUM  
 ADDRESS 5709 NW 158 ST MIAMI LAKES, FL 33014  
 PHONE 954 4108388 COMMENTS 2320 NW 8 AV MAINTAINED BY: QOO  
 FEES

A/C/D TYPE	CLASS	SUB	DESCRIPTION	UNIT TYPE	UNITS
R	170	001	VERIFICATION LETTERS/ZONING		1.0000
SUBSID	000000000		VERIFICATION LETTERS/ZONING	FEE	50.00
SUBSID				FEE	
SUBSID				FEE	
SUBSID				FEE	
SUBSID				FEE	
SUBSID				FEE	
TOTAL					50.00

PLEASE CONTINUE

XXXXXXXXXXXXXXXXXXXX  
 YOUR RECEIPT  
 THANK YOU  
 DR. J. M. ...  
 XXXXXXXXXXXXXXXXXXXX

CITY  
 OF  
 MIAMI  
 5709 NW 158 ST  
 MIAMI, FL 33014

303445  
 COMPUTER 5/01  
 CHECK 55.00  
 2/25/05  
 2-23-05

## **PETITION**

### **28-106.301 INITIATION OF PROCEEDINGS**

Name of Agency (Respondent): Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, FL 32301-1329

Agency File Number: 2005-017C

Petitioner: Lewis V. Swezy  
R.S. Development Corp.  
5709 NW 158 Street  
Miami Lakes, FL 33014  
Phone: (305) 821 0330, Fax: (305) 821 0402


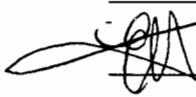
The petitioner received the 2005 MMRB, SAIL & HC Scoring Summary reflecting Corporation's decision regarding any revisions ("Cures") and Notices of Alleged Deficiencies ("NOAD"), together with an Election Rights Form with attachments by Federal Express on 5/26/05.

Proximity Tie-Breaker Points for Item #2P, Part-III, Section-A, Subsection 10.b.2 for public school were not awarded.

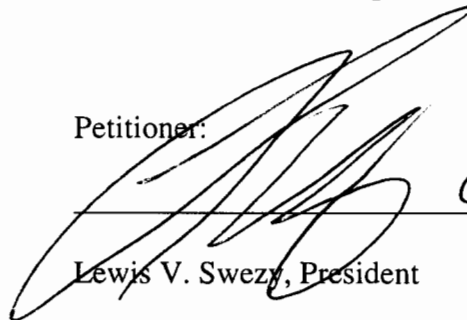
Petitioner's 2004 Universal Cycle File #2004-075C included the same school as in the subject 2005 application, yet last year maximum points were awarded and this year none. There are multiple schools within a one-mile radius of the project that we could have chosen, had we been made aware last year that the school submitted does not qualify. Attached are surveyor's certification of the location of two (2) public schools, each of which is within less than a mile of the proposed activity.

Petitioner requests the agency to grant full tie-breaker points for the public school.

Witness:

  
\_\_\_\_\_  
  
\_\_\_\_\_

Petitioner:

  
\_\_\_\_\_  
6/14/05  
Lewis V. Swezy, President

**SURVEYOR CERTIFICATION**

Name of Development: Stadium Tower Apartments

Development Location: Intersection of N.W. 23rd Street & N.W. 8th Avenue, Miami, Fl. 33127

(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city)

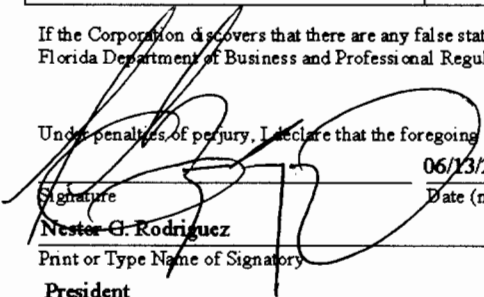
The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 61G17-6, F.A.C.:

State the Tie-Breaker Measurement Point. Tie-Breaker Measurement Point means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on one of the Scattered Sites which comprise the Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. In addition, the Tie-Breaker Measurement Point must be located on the site with the most units if any of the Scattered Sites has more than 4 units.	Latitude			Longitude		
	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
	25	47	56.3	80	12	35.2
If the Development consists of Scattered Sites, is a part of the boundary of each parcel located within 1/2 mile of the Tie-Breaker Measurement Point? <input type="checkbox"/> Yes <input type="checkbox"/> No (check one) Scattered Sites for a single Development means a Development consisting of more than one parcel in the same county where two or more of the parcels (i) are not contiguous to one another or are divided by a street or easement and (ii) it is readily apparent from the proximity of the sites, chain of title, or other information available to the Corporation that the properties are part of a common or related scheme of development.						
Location of closest Public Bus Stop or Metro-Rail Stop	25	47	54.7	80	12	25.7
	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
State the name, address (as assigned by the United States Postal Service including the address number, street name and city) and latitude and longitude coordinates of the closest service(s) on the chart below. The latitude and longitude coordinates for each service must represent a point that is on the doorway threshold of an exterior entrance that provides direct public access to the building where the service is located. If there is no exterior public entrance to the service, then a point should be used that is at the exterior entrance doorway threshold that is the closest walking distance to the doorway threshold of the interior public entrance to the service.						
	25	48	15.2	80	13	25.1
Grocery Store: Name - <u>La Mia Supermarket</u> Address - <u>3001 N.W. 17 Avenue</u> <u>Miami, Fl. 33142</u>	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
Public School: Name - <u>Paul Laurence Elem. School</u> Address - <u>305 N.W. 20 Street</u> <u>Miami, Fl. 33127</u>	25	47	43.2	80	12	12
	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
Medical Facility: Name - _____ Address - _____	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
Pharmacy: Name - _____ Address - _____	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)

If the Corporation discovers that there are any false statements made in this certification, the Corporation will forward a copy to the State of Florida Department of Business and Professional Regulation for investigation.

**CERTIFICATION (File# A-1096, Sheet 1 of 7)**

Under penalties of perjury, I declare that the foregoing statement is true and correct.

Signature:  Date (mm/dd/yyyy): 06/13/2005

Print or Type Name of Signatory: Nestor G. Rodriguez

Print or Type Title of Signatory: President

Florida License Number: R. L. S. # 4277

Name of Surveyor: Peninsula Land Surveyors, Inc.

Address: 13113 N.W. 42nd Avenue, 2nd Floor

Opa-Locka, Fl. 33054

Telephone Number (including area code): (305) 687-9191

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. If the certification is inappropriately signed, the Application will not receive proximity tie-breaker points. If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will not receive proximity tie-breaker points and will fail to meet threshold and will be rejected. The certification may be photocopied.



**SURVEYOR CERTIFICATION**

Name of Development: Stadium Tower Apartments

Development Location: Intersection of N.W. 23rd Street & N.W. 8th Avenue, Miami, Fl. 33127

(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city)

The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 61G17-6, F.A.C.:

State the Tie-Breaker Measurement Point. Tie-Breaker Measurement Point means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on one of the Scattered Sites which comprise the Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. In addition, the Tie-Breaker Measurement Point must be located on the site with the most units if any of the Scattered Sites has more than 4 units.	Latitude			Longitude		
	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
	25	47	56.3	80	12	35.2
If the Development consists of Scattered Sites, is a part of the boundary of each parcel located within 1/2 mile of the Tie-Breaker Measurement Point? <input type="checkbox"/> Yes <input type="checkbox"/> No (check one)						
Scattered Sites for a single Development means a Development consisting of more than one parcel in the same county where two or more of the parcels (i) are not contiguous to one another or are divided by a street or easement and (ii) it is readily apparent from the proximity of the sites, chain of title, or other information available to the Corporation that the properties are part of a common or related scheme of development.						
Location of closest Public Bus Stop or Metro-Rail Stop	25	47	54.7	80	12	25.7
	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)

State the name, address (as assigned by the United States Postal Service including the address number, street name and city) and latitude and longitude coordinates of the closest service(s) on the chart below. The latitude and longitude coordinates for each service must represent a point that is on the doorway threshold of an exterior entrance that provides direct public access to the building where the service is located. If there is no exterior public entrance to the service, then a point should be used that is at the exterior entrance doorway threshold that is the closest walking distance to the doorway threshold of the interior public entrance to the service.

Grocery Store: Name - _____ Address - _____	Latitude			Longitude		
	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
Public School: Name - <u>Santa Clara Elem. School</u> Address - <u>1051 N.W. 29 Terrace</u> <u>Miami, Fl. 33127</u>	25	48	15	80	12	42
Medical Facility: Name - _____ Address - _____	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
Pharmacy: Name - _____ Address - _____	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)

If the Corporation discovers that there are any false statements made in this certification, the Corporation will forward a copy to the State of Florida Department of Business and Professional Regulation for investigation.

CERTIFICATION (File# A-1096, Sheet 1 of 7)

(CONTINUED)

Under penalties of perjury, I declare that the foregoing statement is true and correct.

Signature: \_\_\_\_\_ Date (mm/dd/yyyy): 06/13/2005

Nestor G. Rodriguez  
Print or Type Name of Signatory

President  
Print or Type Title of Signatory

R. L. S. # 4277  
Florida License Number

Peninsula Land Surveyors, Inc.  
Name of Surveyor

13113 N.W. 42nd Avenue, 2nd Floor  
Address

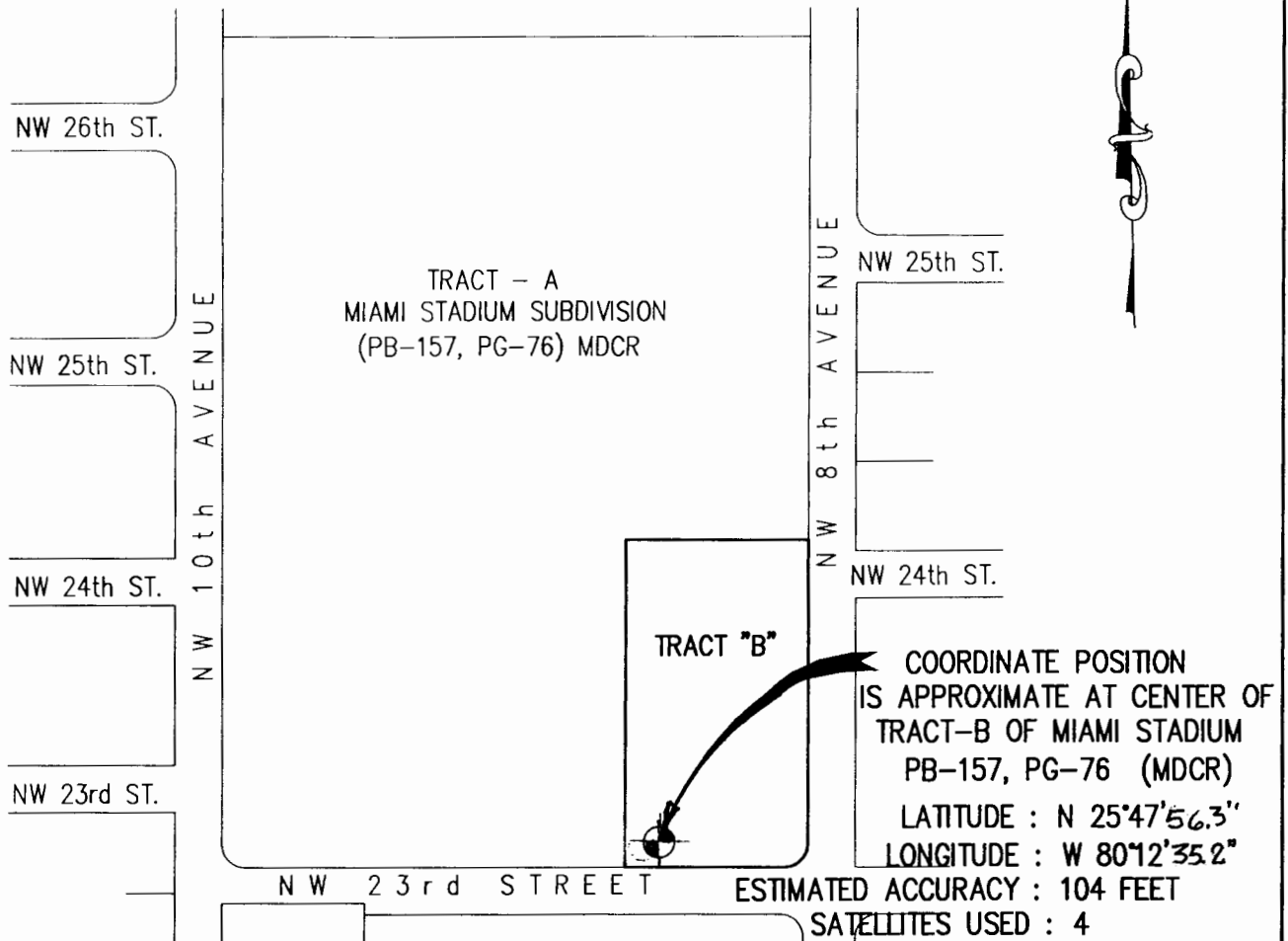
Opa-Locka, Fl. 33054

(305) 687-9191  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. If the certification is inappropriately signed, the Application will not receive proximity tie-breaker points. If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will not receive proximity tie-breaker points and will fail to meet threshold and will be rejected. The certification may be photocopied.

# STADIUM TOWER APARTMENTS

VACANT SITE AT NW CORNER OF NW 8th AVENUE AND NW 23rd STREET  
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA. 33127



## SURVEYOR'S NOTES:

1. THIS IS A SPECIFIC PURPOSE SURVEY (NOT A BOUNDARY SURVEY).
2. THIS SURVEY IS SPECIFICALLY PREPARED TO SHOW THE APPROXIMATE LATITUDE AND LONGITUDE LOCATIONS OF VARIOUS SITES RELATIVE TO THE SUBJECT PROPERTY.
3. LATITUDE AND LONGITUDE COORDINATES SHOWN ARE BASED ON THE GLOBAL POSITIONING SYSTEM DETERMINED BY THE USE OF A MOTOROLA I730 HAND HELP GPS UNIT.
4. THE LOCATION OF ANY SITES AND/OR BUILDING OUT-LINES SHOWN ON THIS SKETCH HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY AND SECTION MAPS AND ARE INTENDED TO BE AN APPROXIMATE GRAPHIC REPRESENTATION ONLY.
5. AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE RAISED SEAL OF THE ATTESTING REGISTERED LAND SURVEYOR ON SHEET 1 OF THIS DOCUMENT.

## LEGEND:

- PB -- PLAT BOOK
- PG -- PAGE
- MDCR -- MIAMI-DADE COUNTY RECORD
- GPS -- GLOBAL POSITION SYSTEM
- ± -- MORE OR LESS

DATE: 03-26-05
SCALE: 1" = 200'±
JOB ORDER: 043560
CAD FILE: MIASTA
F.B. N/A PG. N/A
FILE NO. A-1096
SHEET 2 OF 7

## PENINSULA LAND SURVEYORS, INC.

LB # 6454

LAND DEVELOPMENT CONSULTANTS

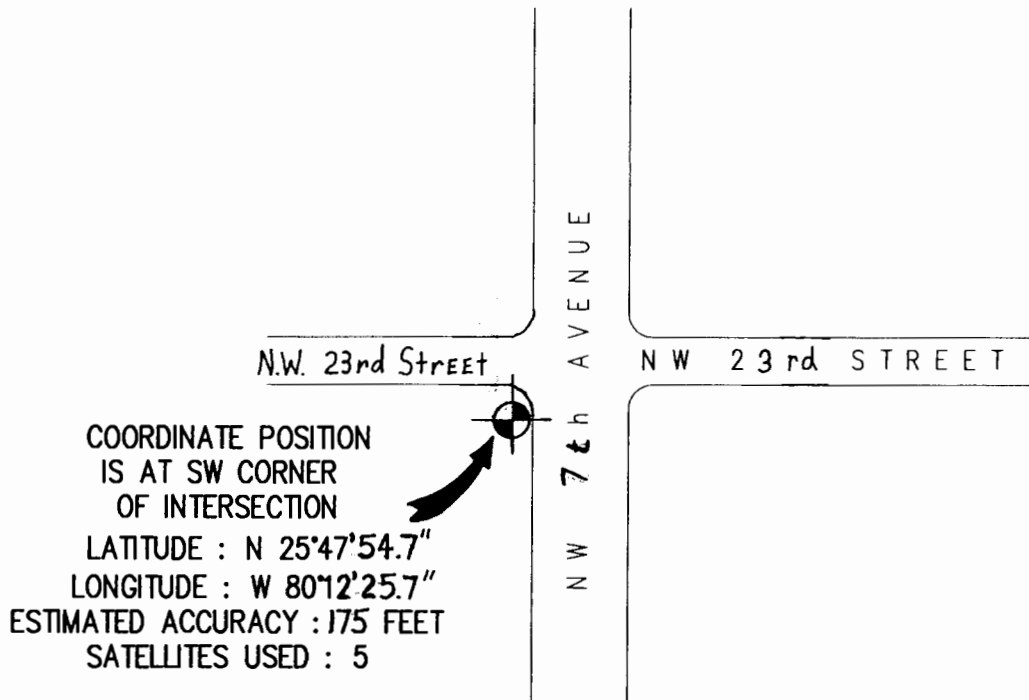
SURVEYORS - PLANNERS  
CONSTRUCTION LAYOUT

13113 NW 42ND AVENUE, 2ND FLOOR  
MIAMI, FLORIDA 33054

PHONE (305) 687-9191 FAX (305) 687-9190

# BUS STOP

SW CORNER OF NW 7th AVENUE AND NW 23rd STREET  
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA. 33127



COORDINATE POSITION  
IS AT SW CORNER  
OF INTERSECTION

LATITUDE : N 25°47'54.7"

LONGITUDE : W 80°12'25.7"

ESTIMATED ACCURACY : 175 FEET

SATELLITES USED : 5

## SURVEYOR'S NOTES:

1. THIS IS A SPECIFIC PURPOSE SURVEY (NOT A BOUNDARY SURVEY).
2. THIS SURVEY IS SPECIFICALLY PREPARED TO SHOW THE APPROXIMATE LATITUDE AND LONGITUDE LOCATIONS OF VARIOUS SITES RELATIVE TO THE SUBJECT PROPERTY.
3. LATITUDE AND LONGITUDE COORDINATES SHOWN ARE BASED ON THE GLOBAL POSITIONING SYSTEM DETERMINED BY THE USE OF A MOTOROLA i730 HAND HELP GPS UNIT.
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## LEGEND:

- PB -- PLAT BOOK  
PG -- PAGE  
MDCR -- MIAMI-DADE  
COUNTY RECORD  
GPS -- GLOBAL POSITION  
SYSTEM  
± -- MORE OR LESS

DATE: 03-26-05
SCALE: 1"= 200'±
JOB ORDER: 043560
CAD FILE: MIASTA
F.B. N/A PG. N/A
FILE NO. A-1096
SHEET 3 OF 7

## PENINSULA LAND SURVEYORS, INC.

LB # 6454

LAND DEVELOPMENT CONSULTANTS

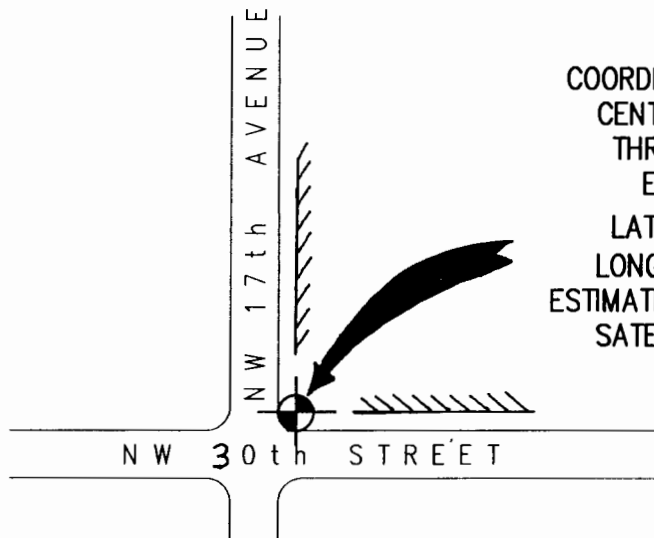
SURVEYORS - PLANNERS  
CONSTRUCTION LAYOUT

13113 NW 42ND AVENUE, 2ND FLOOR  
MIAMI, FLORIDA 33054

PHONE (305) 687-9191 FAX (305) 687-9190

# LA MIA SUPERMARKET

3001 N.W. 17<sup>th</sup> Avenue  
City of Miami, Miami-Dade County, Florida 33127



COORDINATE POSITION IS AT  
CENTER OF DOORWAY ON  
THRESHOLD AT MAIN  
ENTRY OF STORE  
LATITUDE: N 25°48' 15.2"  
LONGITUDE: W 80°13'25.1"  
ESTIMATED ACCURACY: 117 FT  
SATELLITES USED: 5



## SURVEYOR'S NOTES:

1. THIS IS A SPECIFIC PURPOSE SURVEY (NOT A BOUNDARY SURVEY).
2. THIS SURVEY IS SPECIFICALLY PREPARED TO SHOW THE APPROXIMATE LATITUDE AND LONGITUDE LOCATIONS OF VARIOUS SITES RELATIVE TO THE SUBJECT PROPERTY.
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## LEGEND:

- PB -- PLAT BOOK  
PG -- PAGE  
MDCR -- MAIMI-DADE  
COUNTY RECORD  
GPS -- GLOBAL POSITION  
SYSTEM  
± -- MORE OR LESS

DATE: 03-26-05
SCALE: 1"= 200'±
JOB ORDER: 043560
CAD FILE: MIASTA
F.B. N/A PG. N/A
FILE NO. A-1096
SHEET 4 OF 7

## PENINSULA LAND SURVEYORS, INC.

LB # 6454

LAND DEVELOPMENT CONSULTANTS

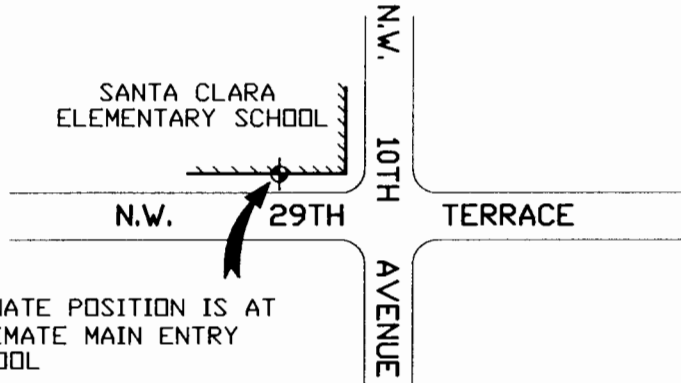
SURVEYORS - PLANNERS  
CONSTRUCTION LAYOUT

13113 NW 42ND AVENUE, 2ND FLOOR  
MIAMI, FLORIDA 33054

PHONE (305) 687-9191 FAX (305) 687-9190

# SANTA CLARA ELEMENTARY SCHOOL

1051 N.W. 29TH TERRACE  
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA 33127



COORDINATE POSITION IS AT  
APPROXIMATE MAIN ENTRY  
TO SCHOOL

LATITUDE: N 25°48'15"  
LONGITUDE: W 80°12'42"

## LEGEND:

PB --- PLAT BOOK  
PG --- PAGE  
MDCR --- MIAMI-DADE COUNTY RECORD  
GPS --- GLOBAL POSITION SYSTEM  
+/- --- MORE OR LESS

## SURVEYOR'S NOTES:

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DATE: 6-13-05

SCALE: 1" = 200'

JOB ORDER: 043560

CAD FILE: MIASTA

F.B. N/A PG. N/A

FILE NO. A - 1096

SHEET 6 OF 7

PENINSULA LAND SURVEYORS, INC.

LB # 6454

LAND DEVELOPMENT CONSULTANTS

SURVEYORS - PLANNERS

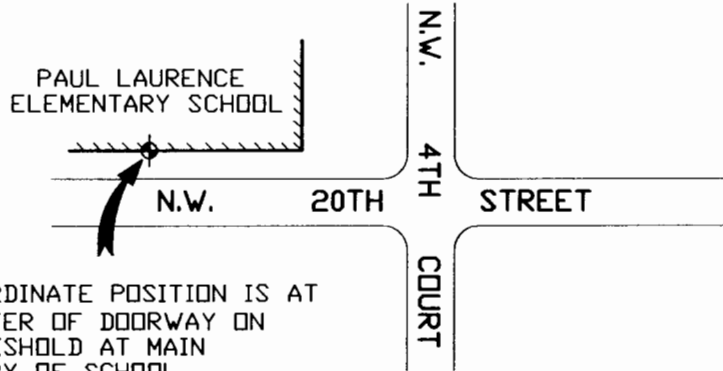
CONSTRUCTION LAYOUT

13113 NW 42ND AVENUE, 2ND FLOOR

MIAMI, FLORIDA 33054

PHONE (305) 687-9191 FAX (305) 687-9190 E-MAIL PENINSULALS@CS.COM

**PAUL LAURENCE ELEMENTARY SCHOOL**  
 505 N.W. 20TH STREET  
 CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA 33127



COORDINATE POSITION IS AT  
 CENTER OF DOORWAY ON  
 THRESHOLD AT MAIN  
 ENTRY OF SCHOOL

LATITUDE: N 25°47'43.2"  
 LONGITUDE: W 80°12'12"

**LEGEND:**

- PB --- PLAT BOOK
- PG --- PAGE
- MDCR --- MIAMI-DADE COUNTY RECORD
- GPS --- GLOBAL POSITION SYSTEM
- +/- --- MORE OR LESS

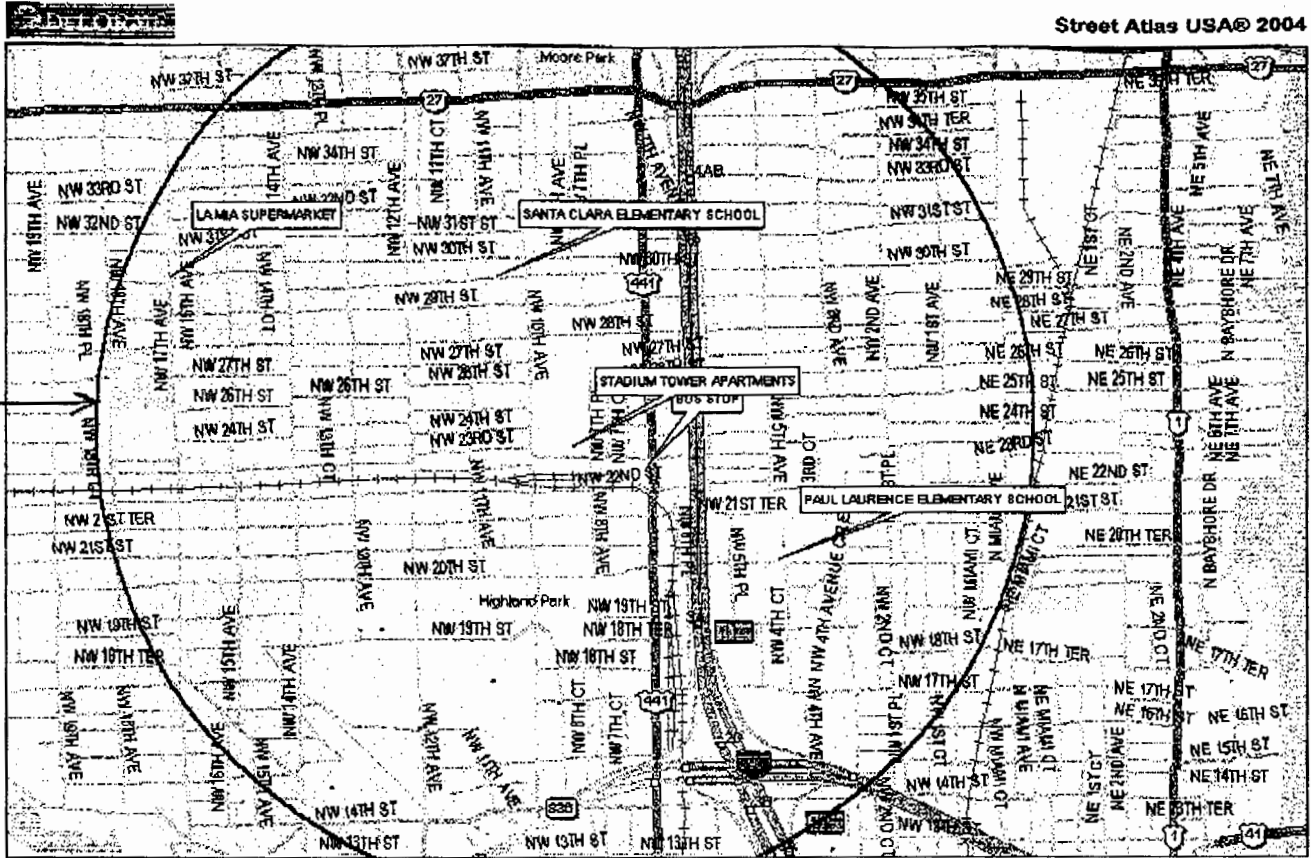
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DATE: 6-13-05
SCALE: 1" = 200'
JOB ORDER: 043560
CAD FILE: MIASTA
F.B. N/A PG. N/A
FILE NO. A - 1096
SHEET 7 OF 7

**PENINSULA LAND SURVEYORS, INC.**  
 LB # 6454  
 LAND DEVELOPMENT CONSULTANTS  
 SURVEYORS - PLANNERS  
 CONSTRUCTION LAYOUT  
 13113 NW 42ND AVENUE, 2ND FLOOR  
 MIAMI, FLORIDA 33054  
 PHONE (305) 687-9191 FAX (305) 687-9190 E-MAIL PENINSULALS@CS.COM

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ONE MILE RADIUS INDICATOR  
EDDM STADIUM TOWER APARTMENTS

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www.delorme.com

