

DEPARTMENT OF COMMUNITY AFFAIRS

RPM-BSP-ADA-1

DIVISION OF RESOURCE PLANNING AND MANAGEMENT

BUREAU OF STATE PLANNING

2740 Centerview Drive - Rhyne Building

Tallahassee, Florida 32399

**DEVELOPMENT OF REGIONAL IMPACT
APPLICATION FOR DEVELOPMENT APPROVAL
UNDER SECTION 380.06, FLORIDA STATUTES**


Part I – Application Information

QUESTION 1 - STATEMENT OF INTENT

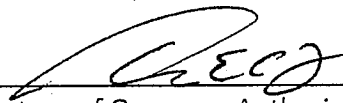
We, Pieter A. Bockweg and Tony Crapp, Jr., the undersigned owner/authorized agent of Southeast Overtown Park West Development of Regional Impact – Increment III, hereby propose to undertake a Development of Regional Impact as defined in Section 380.06, Florida Statutes (F.S.), and Chapter 28-24, Florida Administrative Code (F.A.C.).

In support thereof we submit the following information concerning Southeast Overtown Park West Development of Regional Impact – Increment III, information is true and correct to the best of our knowledge.

4/1/11
Date


Signature of Owner or Authorized Agent
(Applicant)

4/6/2011
Date


Signature of Owner or Authorized Agent
(Co-Applicant)

QUESTIONS 2,3 - APPLICANT INFORMATION

2. **Owner/Developer (name, address, phone). State whether or not the owner or developer is authorized to do business in the State of Florida pursuant to the provisions of Chapter 407, F.S.**

Applicant/Developer

Southeast Overtown/ Park West Community Redevelopment Agency

49 NW 5 Street, Suite 100

Miami, Florida 33128

Attention: Pieter Bockweg, Executive Director

Telephone: (305) 679 6807

Fax: (305) 679 6835

Email: pbockweg@miamigov.com

Attention: Chelsa Arscott, Program Administrator

Telephone: (305) 679 6811

Fax: (305) 679 6835

Email: carscott@miamigov.com

City of Miami (Co-Applicant)

City Hall, 3500 Pan American Drive

Miami, Florida 33133-5595

Attention: Tony Crap Jr., City Manager

Telephone: (305) 250 5400

Fax: (305) 250 5410

Email: tcrapp@miamigov.com

The Applicant is authorized to do business in the State of Florida pursuant to the provisions of Chapter 407, F.S.

3. **Authorized Agent and Consultants (name, address, phone).**

Applicant/Developer

Southeast Overtown/ Park West Community Redevelopment Agency

49 NW 5 Street, Suite 100

Miami, Florida 33128

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City of Miami (Co-Applicant)

City Hall, 3500 Pan American Drive
Miami, Florida 33133-5595
Attention: Tony Crap Jr., City Manager
Telephone: (305) 250 5400
Fax: (305) 250 5410
Email: tcrapp@miamigov.com

Planning Consultant

The Curtis Group
7520 Red Road, Suite M
South Miami, FL 33143
Contact: Rob Curtis, AICP, Principal
Telephone: (305) 663-5800
Fax: (305) 663-3444
Email: rob@curtisplanning.com

Legal Counsel

Bercow Radell & Fernandez, P.A.
200 South Biscayne Blvd., Suite 850
Miami, Florida 33131
Contact: Jeffrey Bercow
Telephone: (305) 377-6220
Fax: (305) 377-6222
Email: jbercow@brzoninglaw.com

Transportation Planning Consultant

Cathy Sweetapple & Associates
101 North Gordon Road
Fort Lauderdale, Florida 33301
Contact: Cathy Sweetapple, AICP, Principal
Telephone: (954) 463-8878
Fax: (954) 525-4303
Email: csweet@bellsouth.net

Economic Consultant (Affordable Housing)

Miami Economic Associates
6861 SW 89th Terrace
Miami, FL 33156
Contact: Andrew Dolkart, President
Telephone: (305) 669-0229
Fax: (305) 669-8534
Email: meaink@bellsouth.net

Economic Consultant (Revenue Generation)

Miami Economic Associates

6861 SW 89th Terrace

Miami, FL 33156

Contact: Andrew Dolkart, President

Telephone: (305) 669-0229

Fax: (305) 669-8534

Email: meaink@bellsouth.net

Civil Engineering Consultant

Ford Engineers, Inc.

1950 NW 94th Avenue

Doral, FL 33172-2330

Contact: Manuel J. Echezarreta, P.E., President

Telephone: (305) 477-6472

Fax: (305) 470-2805

Email: manuele@fordco.com

Education Consultant

K. Wilbur Consulting

15805 SW 153rd Avenue

Miami, FL 33187

Contact: Kathi Wilbur, President

Telephone: (305)572-0100

Email: khwilbur@bellsouth.net

QUESTIONS 4-7 - DEVELOPMENT INFORMATION

- 4. Attach a notarized authorization from all persons or corporations (or authorized agents of said persons or corporations) having fee simple or lessor estate in the site indicating that each of these parties is aware of, and concurs with, the development of this property as described in this Application for Development Approval. Include the names and addresses of all parties with an interest in the property. In addition, include descriptions of any other properties within one-half mile radius of the DRI site in which any of the parties with an interest in the DRI site hold a fee simple or lessor interest.**

As per the Agreement to Delete Questions from the Pre-application Conference held at the South Florida Regional Planning Council, signed and dated March 3, 2011, a response to Question 29-A is not required.

- 5. Attach a legal description of the development site. Include section, township and range.**

As per the Agreement to Delete Questions from the Pre-application Conference held at the South Florida Regional Planning Council, signed and dated March 3, 2011, a response to Question 29-A is not required.

- 6. Have you requested a binding letter of interpretation of DRI status or vested rights, clearance letter, agreement or preliminary development agreement from the Department of Community Affairs? If so, what is the current status of this determination?**

As per the Agreement to Delete Questions from the Pre-application Conference held at the South Florida Regional Planning Council, signed and dated March 3, 2011, a response to Question 29-A is not required.

- 7. List all local governments with jurisdiction over the proposed development.**

The City of Miami is the local government that will issue the development order for Increment III of the Southeast Overtown Park West DRI.

QUESTION 8 - PERMIT INFORMATION

8. List all agencies (local, state and federal) from which approval and/or a permit must be obtained prior to initiation of development. Indicate the permit or approval for each agency and its status. Indicate whether the development is registered or whether registration will be required with the Division of Florida Land Sales, Condominiums and Mobile Homes under Chapter 478, Florida Statutes. Indicate whether the development will be registered with the H.U.D., Division of Interstate Land Sales Registration or with other states.

Table 8-1 Approving and Permitting Agencies lists the permits that we believe may need to be obtained prior to the initiation of development. However, as the Community Redevelopment Agency and/or the City of Miami does not manage the parcel-specific development projects that will occur within the SEOPW DRI boundary, many permits and approvals regarding site design and building construction will be the undertaking of individual project developers.

Registration of the development as currently proposed with the Division of Florida Land Sales, Condominiums, and Mobile Homes under Chapter 478, Florida Statutes, will not be required. The development will not be registered with HUD Division of Interstate Land Sales registration or with other states.

Table 8-1 Approving or Permitting Agencies		
Agency	Permit/Approval	Status
Local		
City of Miami	ADA/DRI Development Order	ongoing
	Re-zoning	
	Site Plan Approval	
	Plat Approval	
	Building Permit(s)	
	Wastewater Collection System Permit	
	Roadway Improvement Plans	
	Tree Removal Permit	
Miami-Dade County	Major Use Special Permit	
	Wastewater Collection System Permit	
	Water Distribution System Permit	
	Roadway Improvement Plans	
	Storage Tank Removal	
	Complex Source Permit	
	Drainage Plan	
Site Remediation Plan		
	DRI Review	ongoing
State of Florida		
Department of Community Affairs	DRI Review	
Department of Environmental Protection	Wastewater Collection System Permit	
	Water Distribution System Permit	
	Air Quality	
	Roadway Improvements Plans	

Source: The Curtis Group