

# Aventura's remaining important tract may soon go for housing and retail center use

By JEFFREY S. SOLOCHEK

Aventura's last significant piece of undeveloped land soon could house an 879-unit residential community called Aventura Lakes.

Trafalgar Associates of Aventura Ltd., owned in part by home builder Ramon Cacicedo Sr., submitted plans to the county on Friday proposing to construct far fewer than the permitted 1,777 units. The planning department intends to review the submission within two months.

Meanwhile, the company developing an adjacent retail venture has received a two-week delay for its hearing before the county Development Impact Committee executive board so it can redraw its plans.

Berkowitz Development Group asked the county to increase the retail section of the Aventura Commons project to 25 acres from the approved 20. County planners recommended against the change unless the developers alter their design.

Developer Jeffrey Berkowitz said his company will have met conditions set by the county when it goes before the executive board Wednesday (9/20).

The entire enterprise would build up the Donn Acres subdivision, 127.64 acres bound by Northeast 213th Street, 207th Street, 34th Avenue and Biscayne Boulevard. A 33.79-acre lake would remain intact.

Trafalgar's residential portion would take 57.65 acres of the lot. The group proposes developing four residential communities around artificial lakes.

One parcel would contain 92 single-family estate homes on 13.5 acres. A second would have 108

zero-lot-line patio homes on 13 acres.

The third parcel would have 157 zero-lot-line patio homes on 7.85 acres, and the fourth would contain 72 townhomes on 6.8 acres.

Trafalgar also has recommended erecting 420 apartment units in four-story buildings on the 16.5 acres that it owns directly north of the single-family unit site. The complex also would have four swimming pools, two spas and one set of tennis courts.

In all, the project would have 10.43 units per net acre. The original plan called for 26.78 units per net acre.

"The lots have been offset in order to provide better vistas and the lakes have been creatively configured to provide each home direct waterfront access," attorney Jeffrey Bercow wrote in the application.

To complete the project, the applicants require a handful of variances from county zoning regulations, Mr. Bercow said.

First, they want the third parcel to have no frontage on a public right-of-way. According to the design, that parcel would exist wholly along private drives and adjacent to the conservation area.

"This variance would be compatible with other similar developments in the area," Mr. Bercow wrote. "Furthermore, the variance would not frustrate the basic intent and purpose of the zoning subdivision or other regulations, which is to provide for appropriate roadway dedications."

Trafalgar also asked for a variance to allow all parcels access to the right-of-way via a private drive. The design shows that a single private entrance off 207th Street

would provide the only entry to the subdivision.

"The property's dimensions, along with the configuration of the conservation area, make it impractical to provide parcel access by any other means," Mr. Bercow wrote, adding that the company cannot develop the land without the variance.

The developers also asked for a non-use variance for entrance features and an unusual use permit to allow lake excavations on the property and abutting property.

Plans show Berkowitz's retail portion, Aventura Commons, would have five retail shops, three "out parcels" likely to be restaurants and 1,304 parking spaces.

The largest retail section would contain 117,000 square feet and the smallest 11,250. Florida Shopping Center Group is the exclusive leasing agent.



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*Jeffrey Bercow*

Ten major retailers and the Florida Shopping Center Group are in serious negotiations, group President Marc Milgram said, but no leases are complete.

"In 60 days or so the puzzle will be complete," Mr. Milgram said.

By adding five acres to the retail site, Berkowitz would change the shopping center's scope from a neighborhood to a community center, according to a memo from county Planning Director Guillermo Olmedillo to Development Impact Committee Coordinator Ruth Ellis.

To win the planning department's approval, Berkowitz must meet seven conditions. Among these, the company must have a 50-foot landscape buffer between the retail and residential areas with sufficient foliage to reduce graffiti.

The company also must provide cars and trucks access to the residential site east of the retail area, and it must incorporate the restaurant parcels in the parking lots into the overall retail center.

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