01-17-25 Version #1

MIAMI-DADE COUNTY COMMISSIONERS ZONING HEARING

PLACE OF MEETING: COUNTY COMMISSIONERS CHAMBERS
OF THE STEPHEN P. CLARK CENTER – 2ND FLOOR
111 NW 1 STREET, MIAMI, FL
DATE JANUARY 30, 2025
TIME OF MEETING 9:30 AM

DEFERRED ITEM	**8A1**
PH:	**Z2022000221**
Applicant	**ARCHIMEDES XXII LLC AND LENNAR HOMES, LLC.**
District	**08**
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from AU, Agriculture District, to EU-M, Single-Family Modified Estate District. Additionally, the applicant seeks non-use variances to permit lots with less lot coverage, lot frontage and area than required by code.
Location	Lying between SW 284th Street and theoretical SW 286th Street and between SW 173rd Avenue and SW 177th Avenue (Krome Avenue), Miami-Dade County, Florida

DEFERRED ITEM	**8A2**
PH:	**Z2022000309**
Applicant	**97 & 114, LLC., ET. AL.**
District	**07**
Summary of Requests	The applicants seek to rezone the subject property from EU-1 (1 residential unit, minimum 1 gross acres) to EU-M (1 residential unit, minimum 15,000 square feet lots), which could allow more residential units on the subject property than currently allowed.
Location	9890 SW 112 Street, Miami-Dade County, Florida

DEFERRED ITEM	**8A3**
PH:	**Z2023000244**
Applicant	**UNITY CENTER OF MIAMI, INC.**
District	**09**
Summary of Requests	The applicant seeks to permit a district boundary change of the subject parcel from GU (Interim District) to RU-1M(a) (minimum 5000 sq. ft. lot) in order to develop the subject parcel with a 22-unit single-family residential development. Additionally, the applicant seeks to allow single-family residential lots with less lot frontage on public streets than required and to permit access to such lots by way of private drives.
Location	16320 SW 147 AVE, Miami-Dade County, Florida

DEFERRED ITEM	**8A4**
PH:	**Z2023000264**
Applicant	**11341 REALTY LLC.**
District	**03**
Summary of Requests	The applicant is seeking to allow a District Boundary Change from RU-2, Two-Family Residential District, to MCD, Mixed -Use Corridor District.
Location	1241 and 1243 NE 113 Terrace, Miami-Dade County, Florida.

DEFERRED ITEM	**8A5**
PH:	**Z2023000265**
Applicant	**Q VENTURE CAPITAL, LLC.**
District	**03**
Summary of Requests	The applicant is seeking to allow a District Boundary Change from RU-2, Two-Family Residential District, to MCD, Mixed -Use Corridor District.
Location	11305 NE 13 Avenue, Miami-Dade County, Florida.

APPEAL ITEM	**8B1**
PH:	**Z2024000029**
Applicant	**PM2 GROUP, LLC. and HOMESTEAD MB PARTNERS, LLC.**
District	**08**
Summary of Requests	The applicants seek approval of a district boundary change from EUM (minimum 15,000 square foot lots) to [modified*] RU-1 (minimum 7,500 sq. ft. lots), which could allow the property to be developed with more residential units than currently allowed. Additionally, the applicants seek to permit the proposed development with 0’ of lot frontage on public street and to permit access to such lots by means of a private drive.
Location	18900 SW 304 Street and 30450 SW 189 Avenue, Miami-Dade County, Florida

CURRENT ITEM	**8C1**
PH:	**Z2023000274**
Applicant	**18050 W INVESTMENTS, LLC.**
District	**04**
Summary of Requests	The applicant is requesting an amendment of the Ojus Urban Area District (OUAD) land use regulating plan to re-designate the subject property from RML, Residential Modified Live/Work and MC, Mixed-Use Corridor to MC, Mixed-Use Corridor.
Location	2560 NE 181 Street and 18050 Harriet Tubman, Miami-Dade County, Florida

CURRENT ITEM	**8C2**
PH:	**Z2023000440**
Applicant	**AMC DEVELOPMENT GROUP, LLC.**
District	**08**
Summary of Requests	The applicant seeks to permit a rezoning of the subject parcel from AU (minimum 5-gross acre residential lot) to RU-4 (multi-family residential, maximum of 50-units per acre), which would allow the property to be developed with more residential units than currently allowed. Additionally, the application seeks to allow the proposed buildings to have a total floor area that is more than permitted by code.
Location	12501 SW 236 Street, Miami-Dade County, Florida

CURRENT ITEM	**8C3**
PH:	**Z2024000021**
Applicant	**MILLENNIUM DEVELOPMENTS OF BRICKELL, LLC.**
District	**05**
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Brickell Metromover Sta-tion, and assign to it the permitted uses and development regula-tions applicable under Section 33C-15 of the County Code for the “Metromover Station Subzone”.
Location	190 SW 8th Street, 161 SW 9th Street, and 195 SW 9th Street, City of Miami, Miami-Dade County, Florida.

CURRENT ITEM	**8C4**
PH:	**Z2024000027**
Applicant	**THE DIOCESE OF SOUTHEAST FLORIDA, INC.**
District	**03**
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Adrienne Arsht Metromover Station, and assign to it the permitted uses and development regulations applicable under Section 33C-15 of the County Code for the "Metromover Station Subzone".
Location	515 NE 15 Street and 464 NE 16 Street, City of Miami, Miami-Dade, FL.

CURRENT ITEM	**8C5**
PH:	**Z2024000124**
Applicant	**19640 WDH, LLC.**
District	**04**
Summary of Requests	The applicant is requesting a variance of the Ojus Urban Area District (OUAD) regulations, to permit a proposed building with a floorplate of 27,222 sq. ft. (maximum 20,000 sq. ft. permitted) above eight (8) stories.
Location	19640 Harriet Tubman Highway (formerly W. Dixie Highway), Miami-Dade, FL.

Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF JANUARY 30, 2025

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESS

DEFERRED ITEM
ARCHIMEDES XXII LLC AND LENNAR HOMES, LLC. Z2022000221 **BCC/District 08**
THE APPLICANT IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #14, WHICH DENIED WITHOUT PREJUDICE, THE FOLLOWING:

The application is to permit a rezoning of the subject parcel from AU, (1 residential unit for every 5 acres) to EU-M (minimum 15,000 square foot lots), which could allow the property to be developed with more residential units than currently allowed. Additionally, the application seeks to permit lots with less lot coverage, lot frontage and area than required by code.

(1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District to EU-M, Estate Modified District.

(2) NON-USE VARIANCE to permit minimum lots size of 11,100 sq. ft. (12,000 sq. ft. gross required).

(3) NON-USE VARIANCE to permit lots with a minimum frontage of 69' (100' required).

(4) NON-USE VARIANCE to permit a maximum lot coverage of 46% (30% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "CC SOUTH DADE - PHASE 2" as prepared by WHITMORE CONSULTING ENGINEERS, consisting of four (4) sheets, dated stamped received 12/01/2022 and "PHASE 2 DADE COUNTY FL", as prepared by CRAVEN THOMPSON AND ASSOCIATES, INC, dated stamped received 11/30/22 for a total of twelve (12) sheets. Plans may be modified at public hearing.

LOCATION: Lying between SW 284th Street and theoretical SW 286th Street and between SW 173rd Avenue and SW 177th Avenue (Krome Avenue), Miami-Dade County, Florida.

SIZE OF PROPERTY: ±27.32-gross (±20.03-net) Acres

Department of Regulatory and Economic Resources Recommendation: **Approval of request #1 Subject to the acceptance of the proffered Covenant, approval with conditions of request #2 and #3, and withdrawal of request #4.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

DEFERRED ITEM
97 & 114, LLC., ET. AL. Z2022000309 **BCC/District 07**
THE APPLICANT IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #12, WHICH DENIED WITH PREJUDICE, THE FOLLOWING:

The application is to rezone the subject property from EU-1 (1 residential unit, minimum 1 gross acres) to EU-M (1 residential unit, minimum 15,000 square feet lots) which could allow more residential units than currently allowed.

DISTRICT BOUNDARY CHANGE from EU-1, Single-Family One Acre Estate District to EU-M, Estate Modified Residential District.

LOCATION: 9890 SW 112 Street, Miami-Dade County, Florida
SIZE OF PROPERTY: 7.05 Acres

Department of Regulatory and Economic Resources Recommendation: **Approval.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

DEFERRED ITEM
UNITY CENTER OF MIAMI, INC. Z2023000244 **BCC/District 09**
THE APPLICANT IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #11, WHICH DENIED WITHOUT PREJUDICE, THE FOLLOWING:

The application is to permit a district boundary change of the subject parcel from GU (Interim District) to RU-1M(a) (minimum 5000 sq. ft. lot) which could allow the property to be developed with more residential units than currently allowed. Additionally, the application seeks to allow single-family residential lots with less lot frontage on public streets than required and to permit access to such lots by way of private drives.

(1) DISTRICT BOUNDARY CHANGE from GU, Interim District to RU-1M(a), Modified Single-Family Residential District.

(2) NON-USE VARIANCE of zoning and subdivision regulations to permit RU-1M(a) type single-family residential lots to have 0' of frontage on public rights-of-way (50' required), and to permit such lots to have access to public streets by means of private drives.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled " Unity Church Residential" as prepared by Schwebke Shiskin + Associates, consisting of 3 sheets dated stamped received 10/18/23 "Unity Church" as prepared by Pascual Perez Kiliddjian Starr, consisting of 4 sheets dated stamped received 10/18/23, "Unity Church Elevations and Floor Plans" as prepared by Corwil Architects, consisting of 28 sheets dated

stamped received 7/25/23 and "Unity Church" as prepared by WHP Witkin Hults + Partners, consisting of 5 sheets dated stamped received 2/15/24, for a total of 40 sheets . Plans may be modified at public Hearing.

LOCATION: 16320 SW 147 AVE, Miami-Dade County, Florida.
SIZE OF PROPERTY: 4.74 Acres

Department of Regulatory and Economic Resources Recommendation: **Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

DEFERRED ITEM
11341 REALTY LLC. Z2023000264 **BCC/District 03**
The application is to permit a rezoning of the subject property from RU-2 (Duplex District) to MCD (Mixed Use District), which could allow the property to be developed with a mixed-use development.

DISTRICT BOUNDARY CHANGE from RU-2, Two-Family Residential to MCD, Mixed-Use Corridor District.

LOCATION: 1241 and 1243 NE 113 Terrace, Miami-Dade County, Florida
SIZE OF PROPERTY: 0.44 Acres

Department of Regulatory and Economic Resources Recommendation: **Approval.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

DEFERRED ITEM
Q VENTURE CAPITAL, LLC. Z2023000265 **BCC/District 03**
The application is to permit a rezoning of the subject property from RU-2 (Duplex District) to MCD (Mixed Use District), which could allow the property to be developed with a mixed-use development.

DISTRICT BOUNDARY CHANGE from RU-2, Two-Family Residential to MCD, Mixed-Use Corridor District.

LOCATION: 11305 NE 13 Avenue, Miami-Dade County, Florida.
SIZE OF PROPERTY: 0.25 Acres

Department of Regulatory and Economic Resources Recommendation: **Approval.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

APPEAL ITEM
PM2 GROUP, LLC. and HOMESTEAD MB PARTNERS, LLC. Z2024000029 **BCC/District 08**
THE APPLICANT IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #14, WHICH DENIED WITHOUT PREJUDICE, THE FOLLOWING:

The application is to permit a rezoning of the subject property from EU-M (minimum 15,000 sq. ft. lots) to RU-1(M)(b) (minimum 6,000 sq. ft. lots), in order to allow the property to be developed with more residential units than currently allowed.

1) DISTRICT BOUNDARY CHANGE from EU-M, Modified Estates District to RU-1(M)(b), Modified Single-Family District.

2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit the proposed residential lots with 0' of frontage and to permit access to a public street by means of private drives.

LOCATION: 18900 SW 304 Street and 30450 SW 189 Avenue, Miami-Dade County, Florida.
SIZE OF PROPERTY: 9.18 Acres

Recommendation of the appeal: **Approval of modified request #1, subject to Board's acceptance of the proffered covenant, approval with conditions of request #2.**
Overrule CZAB 11 decision (Reversal of CZAB 11 decision would require the affirmative votes of 2/3 of the Board members present).

Previous Recommendation to the CZAB: **Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2.**

Protests: _____ Waivers: _____

DENIAL OF APPEAL (SUSTAIN C.Z.A.B.): _____

APPROVAL OF APPEAL (OVERRULE C.Z.A.B.): _____

DEFERRED: _____

CURRENT ITEM
18050 W INVESTMENTS, LLC. Z2023000274 **BCC/District 04**
The application seeks to amend the Ojus Urban Area District (OUAD) Land Use Regulating Plan from Residential Modified Live/Work and Mixed-Use Corridor to Mixed-Use Corridor. This will allow the development of the parcel as part of a mixed-use development in conjunction with an adjacent, contiguously owned parcel to the northeast, which is also designated MC.

AMENDMENT to the OUAD Land Use Regulating Plan to redesignate the subject property from RML, Residential Modified Live/Work and MC, Mixed-Use Corridor to MC, Mixed-Use Corridor.

LOCATION: 2560 NE 181 Street and 18050 Harriet Tubman, Miami-Dade County, Florida.
SIZE OF PROPERTY: 0.92 Acre

Department of Regulatory and Economic Resources Recommendation: **Approval.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

CURRENT ITEM

AMC DEVELOPMENT GROUP, LLC. Z2023000440 **BCC/District 08**

The application is to permit a rezoning of the subject parcel from AU (minimum 5-gross acre residential lot) to RU-4 (multi-family residential, maximum of 50-units per acre), which would allow the property to be developed with more residential units than currently allowed. Additionally, the application seeks to allow the proposed buildings to have a total floor area that is more than permitted by code.

(1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to RU-4, High Density Apartment House District.

(2) NON-USE VARIANCE to permit a Floor Area Ratio of 0.83 (0.8 maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "AMC Park- South Dade – Site Plan" as prepared by Cabrera Ramos Architects, Inc., dated stamped received 4/3/2024 and consisting of 14 sheets. And "Tree Disposition Plan AMC South Dade as prepared by James Santiago Landscape Architects and Design, dated stamped received 4/3/2024 and consisting of 6 sheets, for a total of 20 sheets. Plans may be modified at public hearing.

LOCATION: 12501 SW 236 Street, Miami-Dade County, Florida.
SIZE OF PROPERTY: +/- 7.27 Gross Acres

Department of Regulatory and Economic Resources Recommendation: **Approval of request #1, subject to the Board's acceptance of the proffered covenant and approval with conditions of request #2. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230022 and it becoming effective) ***

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

CURRENT ITEM

MILLENNIUM DEVELOPMENTS OF BRICKELL, LLC. Z2024000021 **BCC/District 05**

The application is to permit approval of the general development plans for a subject property located in close proximity to the Brickell Metromover Station, and assign to it the permitted uses and development regulations applicable under the County Code for the Metromover Subzone. This would allow the property to be developed with a wide variety of residential, commercial, retail, office, and other uses intended to enhance and support the County's existing mass transit system.

SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "Metromover Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-15 of the County Code.

LOCATION: 190 SW 8th Street, 161 SW 9th Street, and 195 SW 9th Street, City of Miami, Miami- Dade County, FL
SIZE OF PROPERTY: ±1.40-gross (±0.92-net) Acres

Department of Regulatory and Economic Resources Recommendation: **Approval with conditions.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

CURRENT ITEM
THE DIOCESE OF SOUTHEAST FLORIDA, INC. Z2024000027 **BCC/District 03**
The application is to permit approval of the general development plans for a subject property located in close proximity to the Adrienne Arsht Metromover Station, and assign to it the permitted uses and development regulations applicable under the County Code for the Metromover Subzone. This would allow the property to be developed with a wide variety of residential, commercial, retail, office, and other uses intended to enhance and support the County's existing mass transit system.

SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "Metromover Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-15 of the County Code.

LOCATION: 515 NE 15 Street and 464 NE 16 Street, City of Miami, Miami-Dade County, Florida.
SIZE OF PROPERTY: ±2.41-gross (±1.77-net) Acres

Department of Regulatory and Economic Resources Recommendation: **Approval with conditions.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

CURRENT ITEM

19640 WDH, LLC. Z2024000124 **BCC/District 04**

The application seeks to permit the floorplate for a proposed mixed-use project located in the Ojus Urban Area District to have more square footage above the eighth story than currently permitted by code.

NON-USE VARIANCE of the standard urban center district regulations, to permit the proposed building with a floorplate of 27,222 square feet (maximum 20,000 square feet permitted) above eight (8) stories.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Aventana," as prepared by Baker Barrios, consisting of 13 sheets dated stamped received 7/3/2024, and 7 sheets dated stamped received 8/29/2024, and civil plans as prepared by Ford Engineers Inc., consisting of 2 sheets dated stamped received 7/3/2024, 2 sheets dated stamped received 8/29/2024, for a total of 24 sheets. Plans may be modified at public hearing.

LOCATION: 19640 Harriet Tubman Highway (formerly W. Dixie Highway), Miami-Dade County, Florida
SIZE OF PROPERTY: 2.62 Gross Acres

Department of Regulatory and Economic Resources Recommendation: **Approval with conditions.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

THE END

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources (RER), within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Zoning Hearings Section for the Department of Regulatory and Economic Resources (RER), at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z22-221 **January 30, 2025**
Item No. 8A1

Appeal Application Summary	
Commission District	8
Applicants	Archimedes XXII LLC and Lennar Homes, LLC
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from AU, Agriculture District, to EU-M, Single-Family Modified Estate District. Additionally, the applicant seeks non-use variances to permit lots with less lot coverage, lot frontage and area than required by code.
Location	Northeast corner of SW 177th Avenue and SW 286th Street, Miami-Dade County, Florida
Property Size	27.32 acres
Existing Zoning	AU, Agriculture
Existing Land Use	Single-Family Residence
2030-2040 CDMP Land Use Designation	Estate Density Residential, 1 - 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances from Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval of request #1 Subject to the acceptance of the proffered Covenant, approval with conditions of request #2 and #3, and withdrawal of request #4.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(b)(1) and (2), which provides for appeals of "Applications for district boundary changes on individual pieces of property or on a neighborhood or area-wide basis, and Applications for district boundary changes, unusual use, new use, variance or special exception which is incidental or related thereto, or where there is pending on the same property or portion thereof more than one (1) application for district boundary change, variance, special exception, unusual or new use."

PROCEDURAL HISTORY

This application was deferred from the July 19, 2023, meeting of the Board of County Commissioners (BCC) in order for the applicant to consider the reduction of the total number of units. Subsequently, this item was deferred from the September 20, 2023, meeting of the Board of County Commissioners (BCC) at the request of the applicant in order for the applicant to submit revised plans for the proposed development. Furthermore, the application was deferred to no date certain from the October 19, 2023, meeting of the Board of County Commissioners (BCC) at the request of the applicant to continue meeting with the neighbors in an effort to finalize the revised site plan. As outlined in this staff recommendation, the applicant has revised their proposal to reduce the number of dwelling units to 78 and has eliminated one (1) requested non-use variance. Further details are provided below.

The public hearing on this item was held on July 19, 2023, meeting of the BCC.

This item was subsequently placed on the December 19, 2024, meeting of the BCC. However, the item was not considered due to the cancellation of the December 19, 2024 meeting.

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from AU to EU-M.

(2) NON-USE VARIANCE to permit minimum lots size of 11,100 sq. ft. (12,000 sq. ft. gross required).

(3) NON-USE VARIANCE to permit lots with a minimum frontage of 69' (100' required).

(4) NON-USE VARIANCE to permit a maximum lot coverage of 46% (30% permitted).

CZAB 14 Action

CZAB 14 March 30, 2023	**Denied without prejudice (Resolution #CZAB14-3-23)**

Staff Recommendation

Modified Recommendation of the appeal	**Approval of request #1 Subject to the acceptance of the proffered Covenant, approval with conditions of request #2 and #3, and withdrawal of request #4** **Overrule CZAB 14 decision** **(Reversal of CZAB 14 decision would require the affirmative votes of 2/3 of the Board members present)**
Previous Recommendation to the CZAB 14	**Approval of request #1 Subject to the acceptance of the proffered Covenant, and approval with conditions of request #2, #3 and #4** **(Original Staff Recommendation to the CZAB 14 is attached)**

Timeline

1. March 30, 2023, the Community Zoning Appeals Board (CZAB) #14, denied without prejudice the subject application (Resolution # CZAB14-3-23).

2. On April 12, 2023, the applicants, Archimedes XXII, LLC., appealed the CZAB #14 decision to the BCC.

3. On July 19, 2023, this item was deferred by the BCC to September 20, 2023, in order for the applicant to consider the reduction of the total number of units.

4. On September 20, 2023, this item was deferred by the BCC to October 19, 2023, to give the applicant sufficient time to make architectural revisions.

5. On October 19, 2023, this item was deferred to no date certain by the BCC at the request of the applicant to continue meeting with the neighbor in an effort to finalize the revised site plan.

6. On June 15, 2024, the applicant, Archimedes XXII, LLC, submitted an amended letter of intent, adding Lennar Homes, LLC as the contract purchaser of the subject property. Additionally, the applicant submitted revised plans within the scope of the advertisement, reducing the number of units from 85 to 78, an approximately 8% decrease compared to the original request, and also

reducing the number of requested variances. The proposed site plan indicates the relocation of the proposed single-family homes along SW 284th Street and the inclusion of an additional private drive. As previously mentioned, since the last meeting, the applicant has reduced the number of units by approximately 8% from the original proposal presented to the board on July 19, 2023.

7. This item was subsequently placed on the December 19, 2024, meeting of the BCC. However, the item was not considered due to the cancellation of the December 19, 2024 meeting.

ANALYSIS:

The applicants, Archimedes XXII, LLC and Lennar Homes, LLC. are appealing the CZAB #14 decision to the BCC. As part of the appeal and following the board's consideration of the appeal at three (3) meetings, the applicants submitted a new site plan for the development of the site with a total of 78 detached single-family residences. Based on the proposed site plan and letter of intent, the number of non-use variances requested has now been reduced to three (3), with the withdrawal of the variance to permit a maximum lot coverage of 46% (30% permitted) (request #4). As part of this amendment, the site plan also indicates the reorientation of the proposed single-family homes along SW 284 Street and inclusion of an additional private drive. Staff notes that the proposed development meets the minimum required Landscape requirements pursuant to Chapter 18A - Miami-Dade County Landscaping Ordinance. The proposed development is compatible with the transitional trend of the development in the area. Staff's research of the area found a similar approval for EU-M zoning in the surrounding area. A 39.26-acre tract of land located just south of the subject parcel was approved pursuant to Resolution CZAB14-19-22 to permit a district boundary change from GU, Interim District and AU, Agricultural District and EU-M, Estate Modified District to EU-M, Estate Modified District. As such, staff opines the approval of EU-M zoning and the two (2) variances would be consistent with the character of the surrounding area, would be compatible with same and consistent with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. In addition, staff opines that the approval will be compatible with the surrounding neighborhood and would not be an obvious departure from the aesthetic character of the area and would be compatible with the surrounding area. Staff notes that the approval of the applicant's request to rezone the property will be consistent with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of these requests will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum also indicates that the proposed development will meet the traffic concurrency criteria for an Initial Development Order. Said memorandum indicates that the proposed development will generate approximately 85 PM daily peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways. Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County. For these aforementioned reasons, and the reasons outlined in the Comprehensive Development Master Plan and zoning analysis of the attached staff recommendation, staff recommends the **approval of request #1 subject to the acceptance of the proffered covenant, approval with conditions of request #2 and #3, and withdrawal of request #4**. Staff further opines that the CZAB 14 decision of denial without prejudice should be overturned, and the appellants' request for a reversal of the CZAB 14 decision should be **approved** as per staff's recommendation.

CONDITIONS FOR APPROVAL: for requests #2 and #3 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location

of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled “ABESS” as prepared by Pascual, Perez, Kiliddjian, Starr and Associate, consisting of site plan, floor plan and building elevations consisting of 75 sheets, together with landscape plans entitled “REDLAND ABESS” as prepared by Witkin Hults and Partners, consisting of 15 sheets, dated stamped received 8/21/2024 and civil plans entitled “ABESS” and paving and drainage plans entitle “PAVING AND DRAINAG PLANS” consisting of 21 sheets, as prepared by Hadonne, dated stamped received 1/15/2025 for a total of 111 sheets. Plans may be modified at public hearing.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant complies with all the applicable conditions, requirements recommendations, requests, and other provision of the Platting and Traffic Review Section of the Department of Regulatory and Economic Review Section, as contained in its memorandum dated November 18, 2024.

5. That the applicant complies with all the applicable conditions, requirements recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works memorandum dated January 13, 2025.

Staff Recommendation: Approval of request #1 Subject to the acceptance of the proffered Covenant, approval with conditions of request #2 and #3, and withdrawal of request #4.

ES:JB:SS:EA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board No. 14

PH: Z22-221 **March 30, 2023**
Item No. 2

Recommendation Summary	
Commission District	8
Applicants	Archimedes XXII, LLC
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from AU, Agriculture District, to EU-M, Single-Family Modified Estate District. Additionally, the applicant seeks non-use variances to permit lots with less lot coverage, lot frontage and area than required by code.
Location	Northeast corner of SW 177th Avenue and SW 286th Street, Miami-Dade County, Florida
Property Size	27.32 acres
Existing Zoning	AU, Agriculture
Existing Land Use	Single-Family Residence
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 - 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances from Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval of request #1 and approval with conditions of request #2, #3 and #4. Subject to the acceptance of the proffered covenant.**

REQUESTS:

1. DISTRICT BOUNDARY CHANGE from AU to EU-M.

2. NON-USE VARIANCE to permit minimum lots size of 11,100 sq. ft. (12,000 sq. ft. gross required).

3. NON-USE VARIANCE to permit lots with a minimum frontage of 69' (100' required).

4. NON-USE VARIANCE to permit a maximum lot coverage of 46% (30% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "CC SOUTH DADE - PHASE 2" as prepared by WHITMORE CONSULTING ENGINEERS, consisting of four (4) sheets, dated stamped received 12/01/2022 and "PHASE 2 DADE COUNTY FL", as prepared by CRAVEN THOMPSON AND ASSOCIATES, INC, dated stamped received 11/30/22 for a total of twelve (12) sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant seeks to rezone the 27.32-acre parcel from AU, Agricultural District, to EU-M, Estate Modified District (request #1). Additionally, the applicant requests ancillary non-use variances to permit a proposed residential development with minimum lot sizes of 11,100 sq. ft. (12,000 sq. ft. gross required) (request #2), with minimum lot frontages of 69' (100' required) (request #3), and to permit a maximum lot coverage of 46% (30% permitted) (request #4).

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land	Estate Density Residential (1 – 2.5, dua)
North	AU/ EU-M; vacant land/ single-family residences	Estate Density Residential (1 – 2.5, dua)
South	EU-M; tree farm/ vacant land/ single-family homes	Estate Density Residential (1 – 2.5, dua)
East	EU-M; single-family homes	Estate Density Residential (1 – 2.5, dua)
West	AU; agricultural/ single-family residence	Agriculture

NEIGHBORHOOD COMPATIBILITY:

The subject property is located on east side of SW 177th Avenue north of theoretical SW 286 Street. The subject property is in an area surrounded by AU zoned properties mostly characterized by Agricultural uses and single-family residences to the northwestern half and west of the property and EU-M parcels to the immediate west, east and northeastern half of the property.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property to EU-M zoning in order to provide additional housing in the area, which could have traffic impacts as well as impacts on other County services. Based on memoranda from the departments reviewing this application, the additional impacts will be minimal and will not cause their facilities and services to operate below their adopted levels of service standards. Staff notes from the Platting and Traffic Review section of the Department of Regulation and Economic Resources (RER) states in their memorandum that the application meets the traffic concurrency criteria and does not exceed the acceptable Level of Service (LOS) in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located within the Urban Development Boundary (UDB) and is designated as **Estate Density Residential.** *This category allows a range in density from a minimum of 1 to a maximum of 2.5 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The applicant seeks a district boundary change from AU to EU-M. The approval of the request could allow the applicant to develop the 27.32-acre parcel with a maximum of 68 residential units allowed under the aforementioned CDMP threshold. Additionally, staff notes that the proposed CDMP Land Use Element Interpretative Text states developments using the workforce housing

program allows applicants a 25% density increase for workforce housing. This would allow the applicant to develop the 27.32-acre parcel with a maximum of eighty-five (85) residential units. Staff notes that the workforce developments developed under the proposed EU-M zoning district allows residences with 30% lot coverage, 100' of lot frontage, and 12,000 sq. ft. of gross lot area. Under this condition, staff opines the rezoning approval of the subject property to EU-M would be **consistent** with the Estate Density Residential designation on the Land Use Map (LUP) map.

The CDMP Land Use Element interpretative text indicates that *Compatibility shall be determined in accordance with Policy LU-4A.* The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Staff notes that the EU-M zoning district currently exists adjacent to the subject property on the east and south. The property is boarded by a section road on the west side of the property (SW 177nd Avenue), which provides a buffer to the Redland Agricultural Area along the west side of the road. Staff opines that the district boundary change to EU-M, keeps within the existing character of the residential neighborhood and will not result in an intensification or development of the site beyond the scale of the surrounding residential area, and would not be out of character with same.

Furthermore, the CDMP Land Use Element, **Objective LU-4**, states that Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community, as such, this application further this policy as the EU-M district is consistent with the **Estate Density Residential** land use category, the density threshold of CDMP Estate Density Residential Communities LUP map designation for projects using the Workforce Housing Program, and is consistent with the neighborhood. Based on the forgoing and for reasons that will be expanded upon in the zoning analysis below, staff opines that this application is both **consistent** with the Estate Density Residential designation on the CDMP LUP map, the CDMP interpretive text and **consistent** with the surrounding area.

ZONING ANALYSIS:

The applicant is seeking approval of a request for a district boundary change from AU, Agricultural District to EU-M, Single-Family Modified Estate District on the subject parcel (request #1). When the applicant's request to rezone the subject parcel is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surroundings when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience, and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. In addition, the subject property is located in an area surrounded by other properties to the north and south developed under the EU-M zoning district standards. Additionally, the properties to the east are also zoned EU-M. Staff supports the district boundary change and opines that based on the Comprehensive Development Master Plan land use designation of Estate Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on

the subject property to EU-M is **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map, and **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

Staff notes that the approval of the applicant's request to rezone the property will be consistent with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum also indicates that the proposed development will meet the traffic concurrency criteria for an Initial Development Order. Said memorandum indicates that the proposed development will generate 85 PM daily peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways as specified in the memorandum, dated December 8, 2022. Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, as previously noted, the proposed development is compatible with the transitional trend of the development in the area. Staff's research of the area found a similar approval for EU-M zoning in the surrounding area. A 39.26-acre tract of land located just south of the subject parcel was approved pursuant to Resolution CZAB14-19-22 to permit a district boundary change from GU, Interim District and AU, Agricultural District and EU-M, Estate Modified District to EU-M, Estate Modified District. As such, staff opines the approval of EU-M zoning would be consistent with the character of the surrounding area, would be compatible with same and consistent with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. **Staff, therefore, recommends approval of the request #1 under Section 33-311, District Boundary Change.**

When the request to permit lots with minimum lots size of 11,100 square feet (12,000 square feet required) (request #2) is analyzed under Section 33-311(A)(4)(b), Non-Use Variance standards, staff opines that the approval will be compatible with the surrounding neighborhood and would not be an obvious departure from the aesthetic character of the area and would be **compatible** with the surrounding area. In addition, the site plan provided demonstrates that fifty-six of the proposed lots which is the equivalent of (66%) of the proposed residential units will comply with the minimum required lot area of 12,000 square feet with the largest having a lot area of 19,121 square feet and the smallest a lot area of 11,100 square feet. The marginal variance from the required lot size will not detriment the surrounding agricultural and residential land uses as the variance will not even be perceptible.

When the non-use variance to permit lots with a minimum frontage of 69' (100' required) (request #3) is analyzed under Section 33-311(A)(4)(b), Non-Use Variance standards, staff is of the opinion that the approval of this request would not affect the stability and appearance of the community, would not resolve in an obvious departure from the aesthetic character of the surrounding area and would be **compatible** with the surrounding area. As depicted on the proposed site plan the proposed houses reflect a variety of models that will blend in well with the EU-M district requirements. In addition, the applicant is proposing to dedicate various roadways, including three north/south avenues and three east/west streets. Not only will these dedications accommodate the proposed lot frontages allowing for adequate access and egress from each of the parcels, but it will improve connectivity to the surrounding neighborhoods.

Further, the development will comply with the workforce housing design criteria and development parameters pursuant to Code Section 33-193.12, which require, among other things, compatibility with surrounding uses. The lots and the lot frontages proposed will accommodate estate single family residences that will conform to all other applicable zoning regulations.

When the non-use variance to permit a maximum lot coverage of 46% (30% permitted) (request #4) is analyzed under Section 33-311(A)(4)(b), Non-Use Variance standards, approval of this application, with conditions of the aforementioned requests, will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and, for the reasons stated below, would be **compatible** with same. The applicant will develop the subject parcel using the Workforce Housing Development Program Density Standards. As part of the Workforce Housing Standards a 10% increase in lot coverage can be granted administratively. As a result, the total lot coverage would increase to 33% under the workforce housing standards alone and granting the requested non-use variance to 46% were the yielding increase will be approximately 13% of the allowed lot coverage. Further, the requested increase in lot coverage will ensure compatibility with the adjacent properties developed as EU-M. As such, staff opines that the increase in lot coverage will be unnoticeable, would not be out of character with the surrounding properties, or what could be permitted in the EU-M zoning district, and therefore, is compatible with same.

Therefore, based on the aforementioned analysis, staff recommends approval with conditions of requests #2 through #4, under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards subject to the acceptance of the proffered covenant.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1, and approval with conditions of requests #2 through #4. Subject to the acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "CC SOUTH DADE - PHASE 2" as prepared by WHITMORE CONSULTING ENGINEERS, consisting of four (5) sheets, dated stamped received 03/06/23 and "PHASE 2 DADE COUNTY FL", as prepared by CRAVEN

THOMPSON AND ASSOCIATES, INC, dated stamped received 03/06/23 for a total of twelve (12) sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant complies with all the applicable conditions, requirements recommendations, requests, and other provisions of the Division of Environmental Resources of the Department of Regulatory and Economic Resources, as contained in its memorandum dated September 28, 2022

5. That the applicant complies with all the applicable conditions, requirements recommendations, requests, and other provision of the Platting and Traffic Review Section of the Department of Regulatory and Economic Review Section, as contained in its memorandum dated December 8, 2022.

6. That the applicant complies with all the applicable conditions, requirements recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW), as contained in its memorandum dated December 7, 2022.

NK:JB:JR:RG:EA

Nathan Kogon, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

ARCHIMEDES XXII LLC
PH: Z22-221

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES,

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	*No objection**
Platting and Traffic Review Section (RER)	*No objection*
Fire Rescue	*No objection*
Water and Sewer Department	*No objection**
Department of Transportation and Public Works (DTPW)	*No objection**
**Subject to conditions in their memorandum.*	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Estate Density (Pg. I-31)	*The Adopted 2030 and 2040 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Estate Density****. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*
Objective LU-4 (Pg. I-8)	*Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*
Objective LU-4A (Pg. I-8)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.*
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ARCHIMEDES XXII, LLC/BAKES, JODIE	N/A MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2022000221
DATE	**HEARING NUMBER**

FOLIO: 30-7906-000-0310

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
November 25, 2024

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
There are no open/closed cases in BSS.

VIOLATOR:
ARCHIMEDES XXII, LLC/BAKES, JODIE

OUTSTANDING LIENS AND FINES:
There are no outstanding liens for fines.

Memorandum

Date: December 26, 2024

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, Assistant Director
Department of Regulatory and Economic Resources

Subject: Z2022000221-4th Review
Archimedes XXII LLC
The north side of SW 286th Street and south of SW 284th Street, East of SW 177th Avenue (Krome Avenue), and west of SW 173rd Avenue
DBC from AU to EU-M. NUV for lot size and lot frontage requirements for proposed residential development
(AU) (27.32 Acres)
06-57-39

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

In support of requested district boundary change, the applicant submitted a proposed site plan that depicts 85 single-family residences and a parcel for a proposed public sewer pump station. Pursuant to the Code, the proposed development would be within feasible distance to public water and sanitary sewers and shall connect to public water and sanitary sewers in accordance with Code requirements. Please note that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawing for the required sewer main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to the approval of final development orders.

Additionally, in accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Said covenant is recorded under Miami-Dade County Book 33701, Page 1096.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treadtment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of Approval: None

Pollution Remediation

DERM has records of current contamination investigation issues on the subject site tracked under CC South Dade (DERM file no. HWR-1327). All construction plans (inclusive of drainage) and dewatering plans may require review and approval from the Environmental Monitoring and Restoration Division (EMRD) of DERM as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Please note that this information relates to future reviews and assessments. For property that is classified as agricultural by the Miami-Dade County Property Appraiser, under certain circumstances, certain DERM activities would be preempted to the Florida Department of Environmental Protection, and such matters would be reviewed on a case-by-case basis to ensure compliance with applicable state law.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property does not indicate the presence of tree resources. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels

shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: January 13, 2025

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water & Sewer Department (WASD)

Subject: ***UPDATED*** - Zoning Application Comments - Krome & 286 Subdivision
Application No. Z2022000221 (Revision 2)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process..

Application Name: Krome & 286 Subdivision

Location: The proposed project is located on approximately 27.32 gross Acres, at the northeast corner of Krome Avenue (SW 177th Avenue) and SW 286th Street, with Folio No. 30-7906-000-0310, in unincorporated Miami-Dade County, within and abutting the Urban Development Boundary (UDB) on the western boundary of the property.

Proposed Development: The applicant is requesting the approval of a District Boundary Change from AU (Agricultural/Residential 5 Acres gross) to EU-M (Estates modified, single-family, minimum lot area 15,000 ft^2 net) to allow the development of 85 single-family residences (less than 3,000 sq. ft. as confirmed by applicant representative Amanda Naldjieff, email dated 6/26/2024).

The estimated total water demand for the proposed development will be 17,850 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the South Dade Water System. Currently, there is adequate treatment and water supply capacity, consistent with Policy WS-2 A (1) of the CDMP.

There is a WASD Agreement No. 31806 pending to be finalized for the subject project, with approved points of connection (P.O.C.-2) dated November 6, 2024, The developer may connect to an existing 8-inch water main (E11664-4) in SW 174th Avenue and SW 284th Street and extend the same, westerly in virtual SW 284th Street to the upper northwestern corner of the property. Also, the developer may extend the same 8-inch water main in easements or rights-of-way within the property as required to provide service to every lot within this development.

Any public water main extension shall be 8-inch minimum in diameter. If two (2) or more fire hydrants are to be connected to a public water main, then the water system shall be looped with two (2) points of connections.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement No. 31806 is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent

with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit

For more information on the Water Supply Certification Program please go to http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program, please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Per P.O.C-2, the developer may connect to an existing 8-inch force main (ES31055D01B-3), in SW 169th Avenue and SW 288th Street to where the developer may connect and extend the same, westerly in SW 288th Street to SW 172nd Avenue, thence northerly in SW 172nd Avenue to SW 286th Street, thence westerly in SW 286th Street as required to provide service.

Please be advised that the new Public Pump Station site dimensions must be 45 ft X 65 feet and shall be deeded to WASD and must be shown on the Plat without the encroachment of any other utility easements, having direct access to either a dedicated public right-of-way or to an ingress-egress paved access and utility easement with a minimum width of 20 feet. In addition, the developer shall furnish and install an emergency generator within the building at the proposed Public Pump Station site if the proposed flow for the area covered by this new Public Pump Station is greater than 100 GPM.

Additionally, the developer shall connect to the aforementioned proposed Public Pump Station and extend 8-inch gravity sewer mains at Full Depth in public Right-of-Way (R/W) as required to provide service to all the properties within the proposed development. Also, as shown in Plans submitted by the Engineer of Record, the developer shall extend an 8-inch gravity sewer in SW 284th Street at full depth, from the northeastern corner of the property extending westerly in SW 284th Street to SW 175th Avenue.

If ***UNITY OF TITLE*** does not apply, then any gravity sewer within the properties shall be public and 8-inch minimum diameter.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM,

as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: November 18, 2024

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: FOR: Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2022000221
Name: Archimedes XXII, LLC
Location: Northeast Corner of SW 177 Avenue and SW 286 Street
Section 06 Township 57 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. The proposed development is requesting approval for 85 single family residential units. It will generate approximately **85 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9212	Krome Avenue north of SW 288 Street	C	C
9864	SW 167 Avenue north of SW 288 Street	D	D
F 0043	Krome Avenue south of SW 296 Street	C	C
9932	SW 288 Street west of US 1	C	C

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

Date: August 26, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2022000221

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 8/21/2024.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum

Date: Monday, January 13, 2025

Subject: Z2022000221 - Archimedes XXII LLC
Location: Northeast Corner of SW 177 Avenue and SW 286 Street

---

Miami-Dade County Department of Transportation and Public Works (DTPW) has reviewed the subject application and does not object subject to the following conditions:

Conditions:

- Sidewalk must be provided along the frontage of the subject property on Krome Avenue, SW 284 Street and SW 174 Avenue.
- All landscaping, walls, fences, etc. within the sight visibility triangles must comply with FDOT standards.

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Tuesday, November 22, 2022 11:38 AM
To: jodie@thinklabventures.com; Brian S. Adler
Cc: Simon, Nathaly; Alvarez, Elizabeth C. (RER); Connally, Ronald (RER); Stillings, Noel (RER)
Subject: School Concurrency Determination for Z2022000221 - Archimedes XXII, LLC - SP3022100400484
Attachments: ARCHIMEDES XXII LLC Z2022000221 (SP3022100400484).pdf

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and, as such, capacity has been reserved for a one-year period, under Master Concurrency Number MA3022100400484.

The reservation term for this Site Plan will expire on October 17, 2023. Concurrency reservation may be extended for additional one-year periods, provided: 1) Miami-Dade County confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by Miami-Dade County.

Should you have any questions, please feel free to contact us at 305-995-7285.

Ivan M. Rodriguez, Director
Facilities Planning
1450 NE 2 Ave., Suite 523
Miami, Florida 33132
305.995.4501

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

School Concurrency Determination

MDCPS Application Number:	**SP3022100400484**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**10/4/2022 3:09:30 PM**	LG Application Number:	**Z2022000221**
Type of Application:	**Site Plan**	Sub Type:	**Redevelopment**

Applicant's Name: **ARCHIMEDES XXII LLC**

Address/Location: **The north side of SW 286th Street and south of SW 284th St. East of SW 177th Ave (Krome Ave), and west of SW 173rd Ave, Miami-Dade County, Fl**

Master Folio Number: **3079060000310**

Additional Folio Number(s):

PROPOSED # OF UNITS	**85**
SINGLE-FAMILY DETACHED UNITS:	**85**
SINGLE-FAMILY ATTACHED UNITS:	**0**
MULTIFAMILY UNITS:	**0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	41	16	16	YES	Current CSA
5003	SOUTH DADE MIDDLE (MID COMP)	0	9	0	NO	Current CSA
5003	SOUTH DADE MIDDLE (MID COMP)	0	9	0	NO	Current CSA Five Year Plan
7701	SOUTH DADE SENIOR	-34	11	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	11	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
652	CAMPBELL DRIVE K-8 CENTER (MID COMP)	39	9	9	YES	Adjacent CSA
7781	FELIX VARELA SENIOR	107	11	11	YES	Adjacent CSA
*An Impact reduction of **31.81%** included for charter and magnet schools (Schools of Choice).						

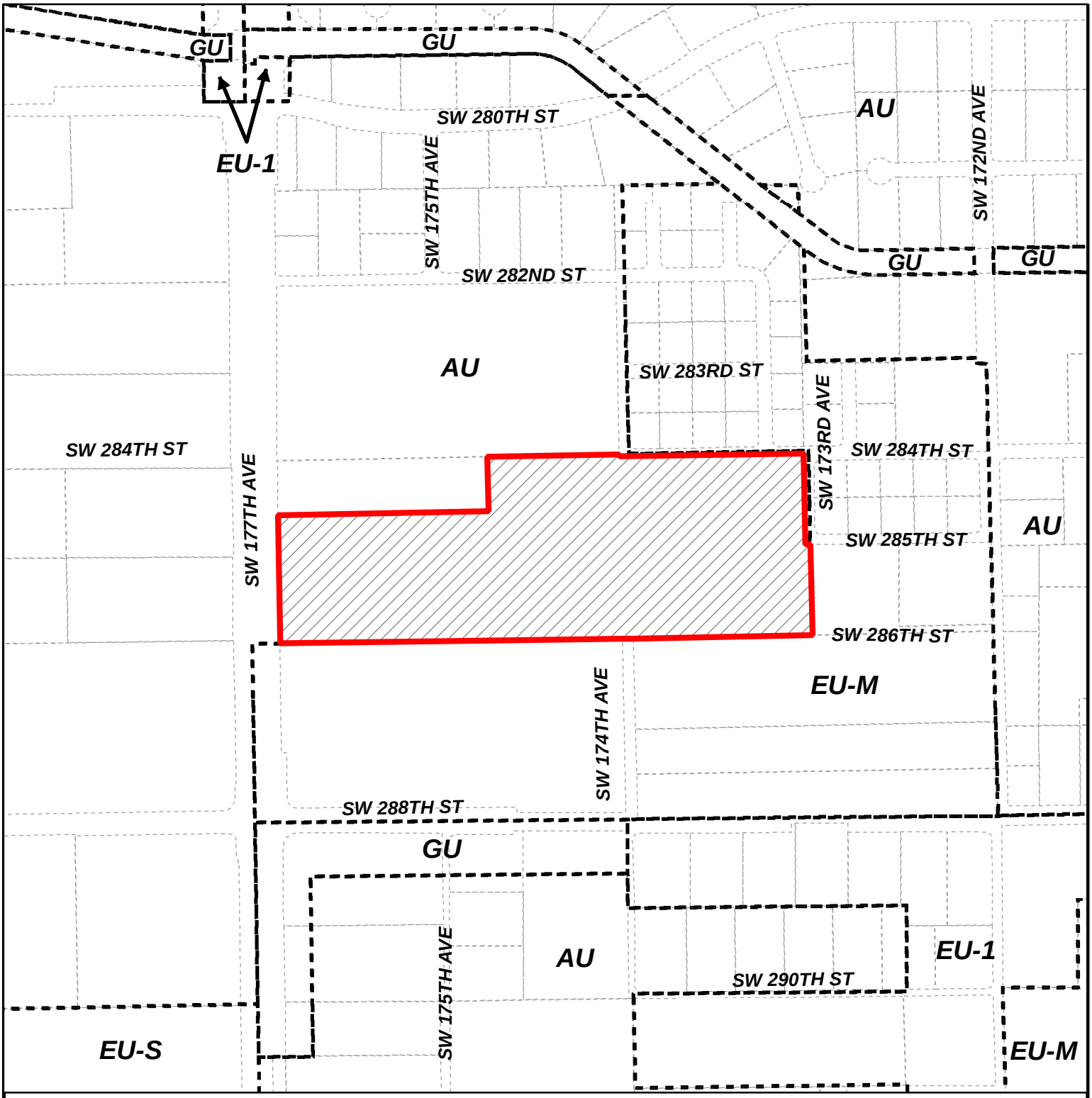
MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number:	MA3022100400484	Total Number of Units:	85
Issue Date:	10/17/2022 2:45:10 PM	Expiration Date:	10/17/2023 2:45:10 PM
Capacity Reserved:	Elementary:16 / Middle:9 / Senior: 11		

MDCPS Administrator

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2022000221

Section: 06 Township: 57 Range: 39
Applicant: ARCHIMEDES XXII LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

N
W E
S

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 22, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2022000221

Legend

Subject Property

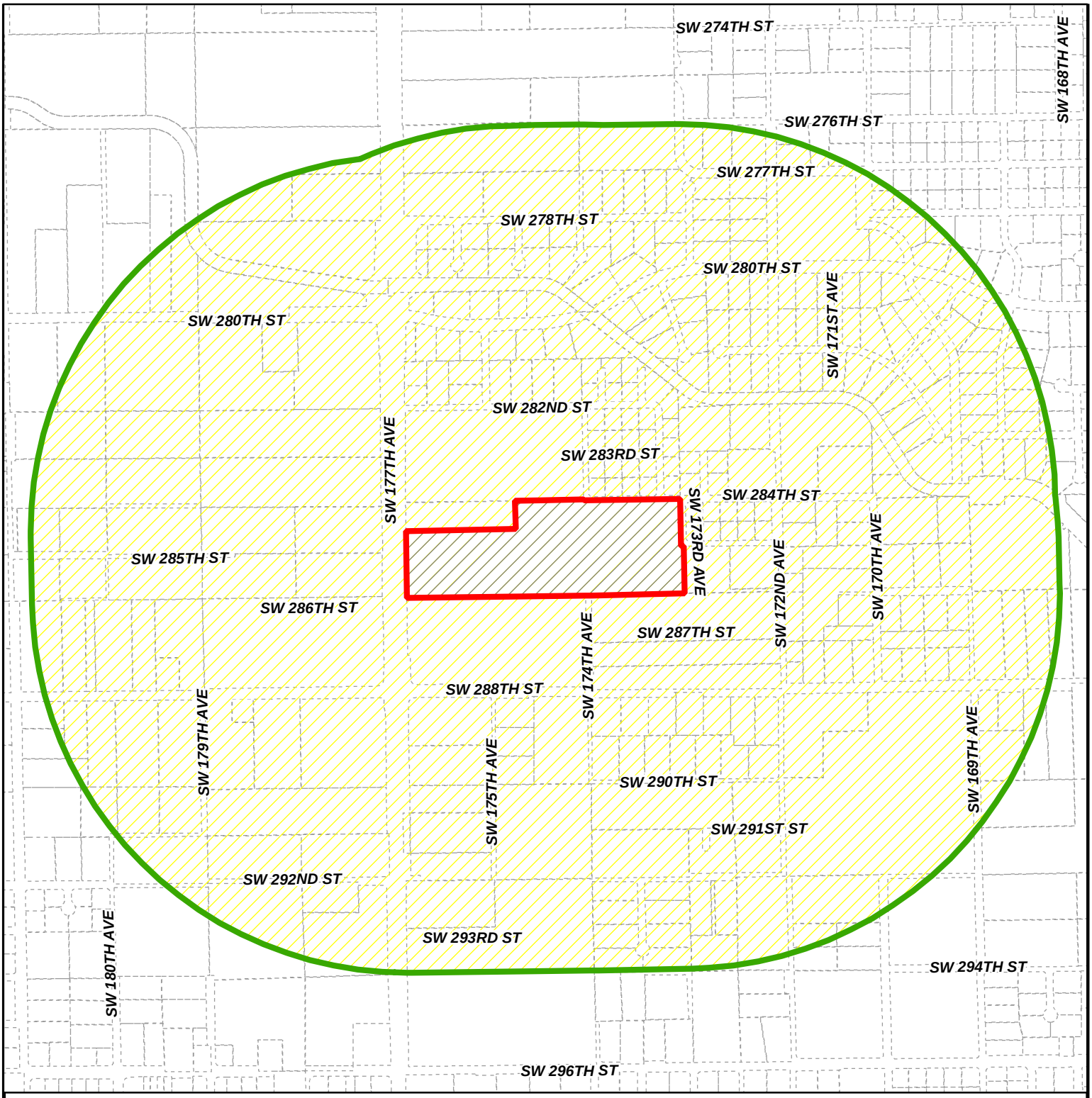
N
W E
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Section: 06 Township: 57 Range: 39
Applicant: ARCHIMEDES XXII LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, September 16, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 06 Township: 57 Range: 39
Applicant: ARCHIMEDES XXII LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2022000221

RADIUS: 2640

Legend

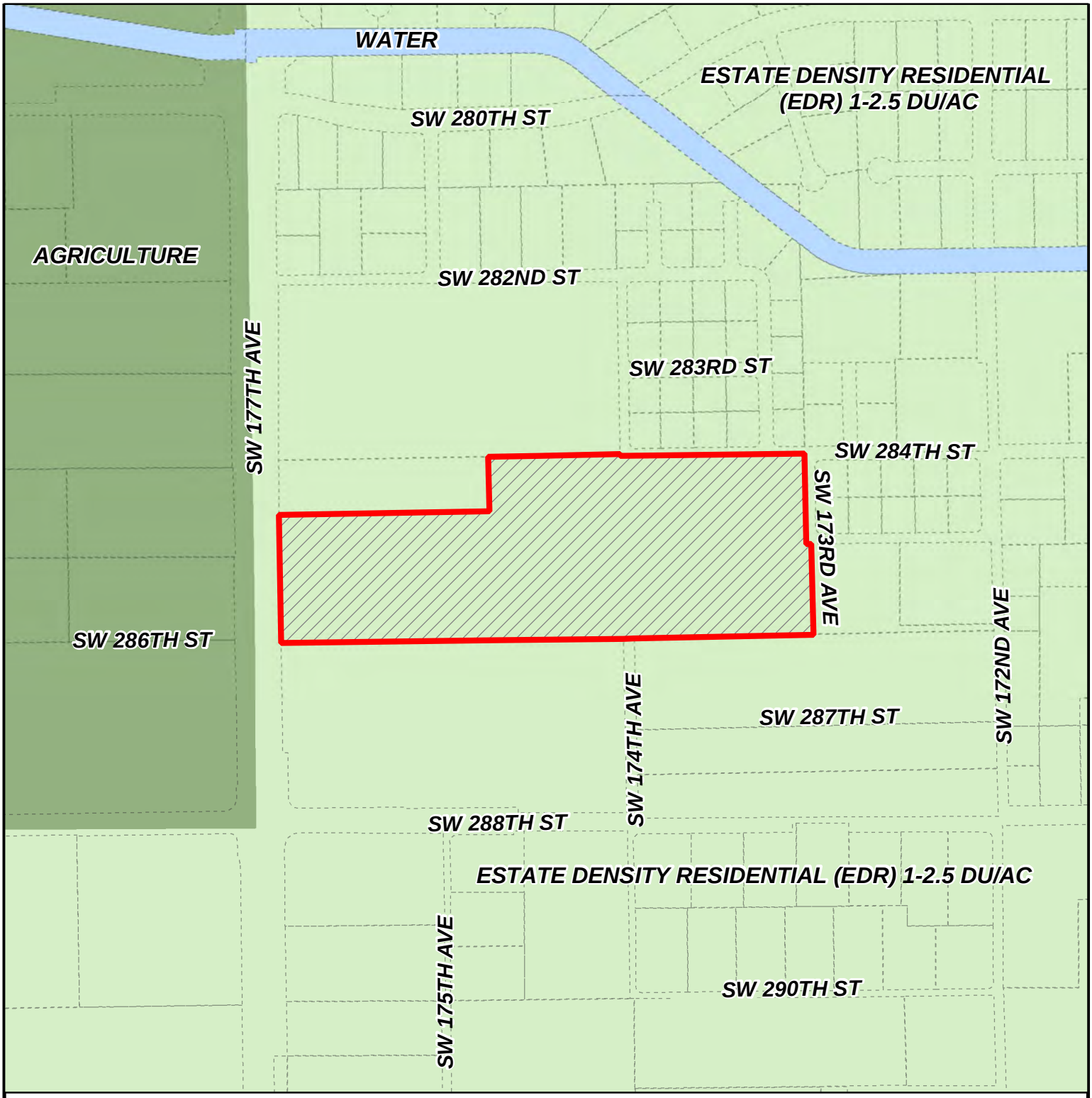
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, September 16, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2022000221

Section: 06 Township: 57 Range: 39
Applicant: ARCHIMEDES XXII LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

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Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, September 16, 2022

REVISION	DATE	BY

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF THE AD

☐ PLANS NOT WITHIN THE SCOPE OF THE AD

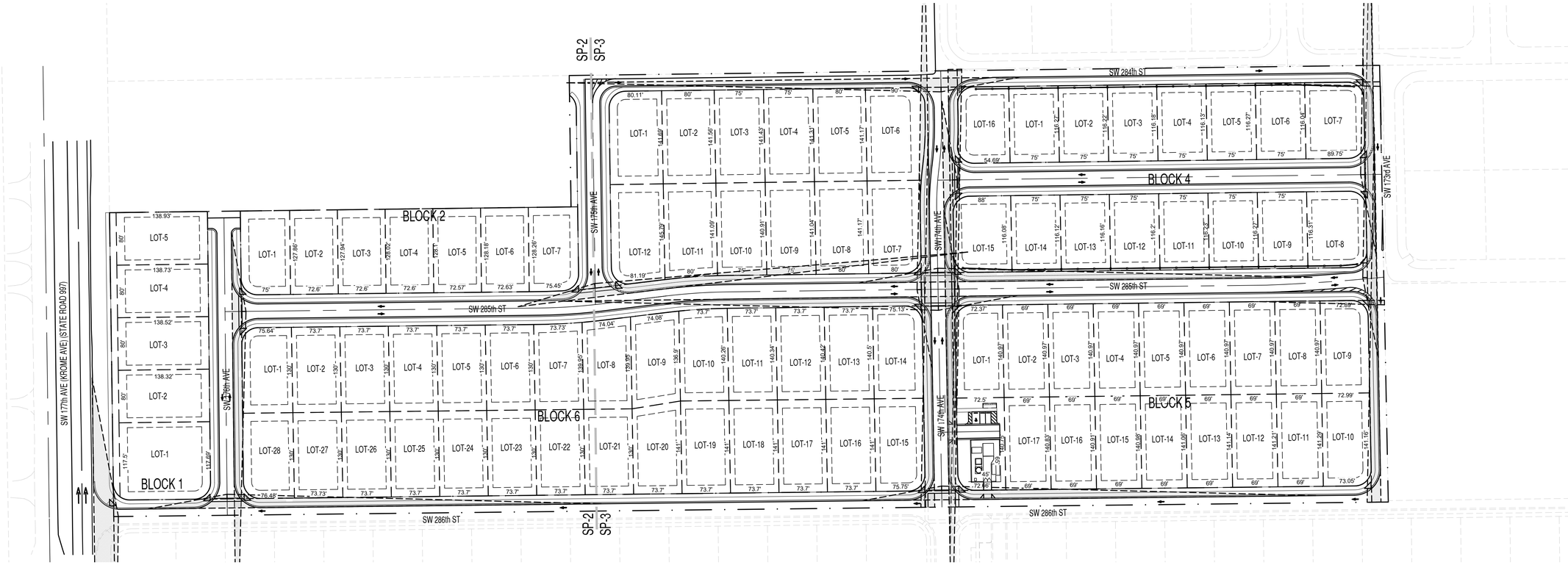
REVIEWED BY: Elizbeth C Alvarez

ON: 1/15/2025

SITE DATA		
	SF	ACRES
GROSS AREA TO ℄ OF ROW'S	1,190,181.17	27.32
SW 177TH AVE ROW'S	45,433.17	1.043
AREA SURVEY	1,144,748.00	26.28
ROW DEDICATIONS	271,965.47	6.24
NET AREA	872,782.53	20.036
DENSITY	#	DUA
ESTATE DENSITY MAX. 2.5 DUA	68	
25% WHU BONUS	17	
TOTAL DENSITY PERMITTED	85	3.11
TOTAL DENSITY PROVIDED	85	
AREA CALCULATION	SF	%
SFH LOT AREA	854,662.21	97.92
PEDESTRIAN SIDEWALKS	46.60	0.01
VEHICULAR PAVED AREAS	2,451.20	0.28
UNENCUMBERED GREEN AREA	15,622.52	1.79
TOTAL	872,782.53	100.00
ZONING	EU-M WITH WHU INTENSITY STANDARDS*	
	REQUIRED	PROVIDED
LOT FRONTAGE	100'	69' (MIN) **
LOT DEPTH	NA	116.04' (MIN)
LOT AREA (INCLUDING ROW)	12,000 SF	11,100.3 SF
LOT COVERAGE	MAX. 33%	32.98 %
HEIGHT	2 STORIES - 35'	2 STORIES - 30'
FRONT SETBACK	12.5'	14.19'
FRONT GARAGE SETBACK		20'
REAR SETBACK	12.5'	24.06'
INTERIOR SIDE SETBACK	7.5'	7.5'
SIDE STREET SETBACK	12.5'	16.19'

* PER ADMINISTRATIVE ADJUSTMENT SEC.33-193.11 (D) OF THE MIAMI-DADE CODE OF ORDINANCES.
**VARIANCE REQUIRED

GARAGES SHALL BE SETBACK TO A MIN. 20' FROM THE FRONT PROPERTY LINE. AS PER SECTION 33-50



NORTH
SITE PLAN
1" = 80'

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ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com
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REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

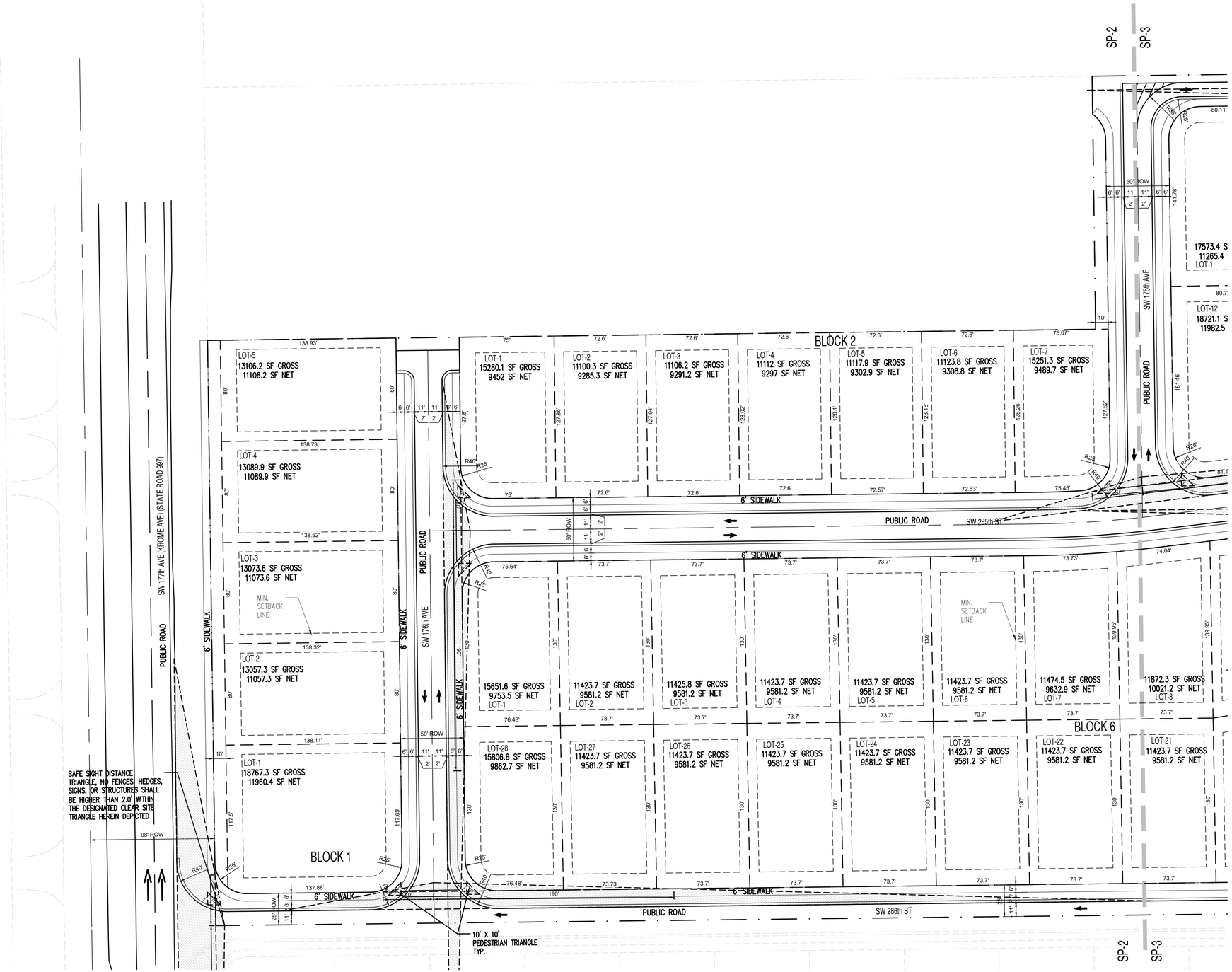
SITE PLAN

SITE PLAN	
DATE :	2024-08-05
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-1

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



SITE PLAN
1" = 40'

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REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN
DATE : 2024-08-05
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. : PPK

SP-2

SHEET NO. :

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD

SW 284th ST

6' SIDEWALK

50' ROW

MIN. SETBACK LINE

BLOCK 3

BLOCK 4

BLOCK 5

SW 175th AVE

SW 174th AVE

SW 173rd AVE

SW 285th ST

SW 286th ST

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

LOT-1	17573.4 SF GROSS	11265.4 SF NET	
LOT-2	13329.9 SF GROSS	11329.9 SF NET	
LOT-3	12487.1 SF GROSS	10612.1 SF NET	
LOT-4	12477.7 SF GROSS	10602.7 SF NET	
LOT-5	13299.2 SF GROSS	11299.2 SF NET	
LOT-6	17438.9 SF GROSS	11156 SF NET	
LOT-7	17457.4 SF GROSS	11163.3 SF NET	
LOT-8	13288.5 SF GROSS	11288.5 SF NET	
LOT-9	12448.2 SF GROSS	10573.2 SF NET	
LOT-10	12439.4 SF GROSS	10564.3 SF NET	
LOT-11	13419.5 SF GROSS	11415.5 SF NET	
LOT-12	18721.1 SF GROSS	11982.5 SF NET	
LOT-13	12460.5 SF GROSS	8710.5 SF NET	
LOT-14	12457.7 SF GROSS	8707.6 SF NET	
LOT-15	118764.2 SF GROSS	10080.9 SF NET	
LOT-16	17376.9 SF GROSS	8867.6 NET	
LOT-1	12468.3 SF GROSS	8721.6 SF NET	
LOT-2	12465.4 SF GROSS	8718.3 SF NET	
LOT-3	12462.6 SF GROSS	8714.9 SF NET	
LOT-4	12459.8 SF GROSS	8711.6 SF NET	
LOT-5	12456.9 SF GROSS	8708.3 SF NET	
LOT-6	12454.1 SF GROSS	8704.9 SF NET	
LOT-7	19037.3 SF GROSS	10139.5 SF NET	
LOT-8	19129.3 SF GROSS	10202.06 SF NET	
LOT-9	12471.8 SF GROSS	8721.79 SF NET	
LOT-10	12469 SF GROSS	8718.96 SF NET	
LOT-11	12466.2 SF GROSS	8716.13 SF NET	
LOT-12	12463.3 SF GROSS	8713.3 SF NET	
LOT-13	11460.7 SF GROSS	9730.5 SF NET	
LOT-14	11455.5 SF GROSS	9730.5 SF NET	
LOT-15	11450.2 SF GROSS	9725.2 SF NET	
LOT-16	11445 SF GROSS	9720 SF NET	
LOT-17	11439.7 SF GROSS	9714.7 SF NET	
LOT-18	12234.5 SF GROSS	10391.9 SF NET	
LOT-19	12234.5 SF GROSS	10391.9 SF NET	
LOT-20	11829.1 SF GROSS	9986.6 SF NET	
LOT-21	11423.7 SF GROSS	9581.2 SF NET	
LOT-1	16182.1 SF GROSS	10084.5 SF NET	
LOT-2	11452 SF GROSS	9727 SF NET	
LOT-3	11452 SF GROSS	9727 SF NET	
LOT-4	11452 SF GROSS	9727 SF NET	
LOT-5	11452 SF GROSS	9727 SF NET	
LOT-6	11452 SF GROSS	9727 SF NET	
LOT-7	11452 SF GROSS	9727 SF NET	
LOT-8	11452 SF GROSS	9727 SF NET	
LOT-9	16236 SF GROSS	10138.1 SF NET	
LOT-10	16321.4 SF GROSS	10197.8 SF NET	
LOT-11	11471.2 SF GROSS	9746.2 SF NET	
LOT-12	11466 SF GROSS	9741 SF NET	
LOT-13	11460.7 SF GROSS	9730.5 SF NET	
LOT-14	11455.5 SF GROSS	9730.5 SF NET	
LOT-15	11450.2 SF GROSS	9725.2 SF NET	
LOT-16	11445 SF GROSS	9720 SF NET	
LOT-17	11439.7 SF GROSS	9714.7 SF NET	
LOT-18	12234.5 SF GROSS	10391.9 SF NET	
LOT-19	12234.5 SF GROSS	10391.9 SF NET	
LOT-20	11829.1 SF GROSS	9986.6 SF NET	
LOT-21	11872.3 SF GROSS	10021.2 SF NET	

NORTH

SITE PLAN
1" = 40'

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ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

SITE PLAN
DATE : 2024-08-05
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

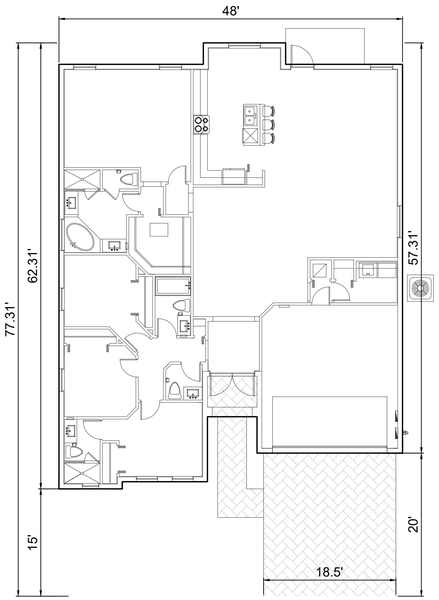
SP-3

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SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2692	22.51%
LOT 2	11,057.30	2692	24.35%
LOT 3	11,073.60	2692	24.31%
LOT 4	11,089.90	2692	24.27%
LOT 5	11,106.20	2692	24.24%
BLOCK 2			
LOT 1	9,452.00	2692	28.48%
LOT 2	9,285.30	2692	28.99%
LOT 3	9,291.20	2692	28.97%
LOT 4	9,297.00	2692	28.96%
LOT 5	9,302.90	2692	28.94%
LOT 6	9,308.80	2692	28.92%
LOT 7	9,489.70	2692	28.37%
BLOCK 3			
LOT 1	11,265.40	2692	23.90%
LOT 2	11,329.90	2692	23.76%
LOT 3	10,612.10	2692	25.37%
LOT 4	10,602.70	2692	25.39%
LOT 5	11,299.20	2692	23.82%
LOT 6	11,156.00	2692	24.13%
LOT 7	11,163.30	2692	24.11%
LOT 8	11,288.50	2692	23.85%
LOT 9	10,573.20	2692	25.46%
LOT 10	10,564.30	2692	25.48%
LOT 11	11,415.50	2692	23.58%
LOT 12	11,982.50	2692	22.47%
BLOCK 4			
LOT 1	8,721.60	2692	30.87%
LOT 2	8,718.30	2692	30.88%
LOT 3	8,714.90	2692	30.89%
LOT 4	8,711.60	2692	30.90%
LOT 5	8,708.30	2692	30.91%
LOT 6	8,704.90	2692	30.93%
LOT 7	10,139.50	2692	26.55%
LOT 8	10,202.06	2692	26.39%
LOT 9	8,721.79	2692	30.87%
LOT 10	8,718.96	2692	30.88%
LOT 11	8,716.13	2692	30.89%
LOT 12	8,713.30	2692	30.90%
LOT 13	8,710.50	2692	30.91%
LOT 14	8,707.60	2692	30.92%
LOT 15	10,080.90	2692	26.70%
LOT 16	8,867.60	2692	30.36%

BLOCK 5			
LOT 1	10,084.50	2692	26.69%
LOT 2	9,727.00	2692	27.68%
LOT 3	9,727.00	2692	27.68%
LOT 4	9,727.00	2692	27.68%
LOT 5	9,727.00	2692	27.68%
LOT 6	9,727.00	2692	27.68%
LOT 7	9,727.00	2692	27.68%
LOT 8	9,727.00	2692	27.68%
LOT 9	10,138.10	2692	26.55%
LOT 10	10,197.80	2692	26.40%
LOT 11	9,746.20	2692	27.62%
LOT 12	9,741.00	2692	27.64%
LOT 13	9,730.50	2692	27.67%
LOT 14	9,730.50	2692	27.67%
LOT 15	9,725.20	2692	27.68%
LOT 16	9,720.00	2692	27.70%
LOT 17	9,714.70	2692	27.71%
BLOCK 6			
LOT 1	9,753.50	2692	27.60%
LOT 2	9,581.20	2692	28.10%
LOT 3	9,581.20	2692	28.10%
LOT 4	9,581.20	2692	28.10%
LOT 5	9,581.20	2692	28.10%
LOT 6	9,581.20	2692	28.10%
LOT 7	9,632.90	2692	27.95%
LOT 8	10,021.20	2692	26.86%
LOT 9	10,206.50	2692	26.38%
LOT 10	10,253.60	2692	26.25%
LOT 11	10,339.90	2692	26.04%
LOT 12	10,346.00	2692	26.02%
LOT 13	10,352.00	2692	26.00%
LOT 14	10,408.30	2692	25.86%
LOT 15	10,439.10	2692	25.79%
LOT 16	10,391.90	2692	25.90%
LOT 17	10,391.90	2692	25.90%
LOT 18	10,391.90	2692	25.90%
LOT 19	10,391.90	2692	25.90%
LOT 20	9,986.60	2692	26.96%
LOT 21	9,581.20	2692	28.10%
LOT 22	9,581.20	2692	28.10%
LOT 23	9,581.20	2692	28.10%
LOT 24	9,581.20	2692	28.10%
LOT 25	9,581.20	2692	28.10%
LOT 26	9,581.20	2692	28.10%
LOT 27	9,581.20	2692	28.10%
LOT 28	9,862.70	2692	27.29%



FLOOR PLAN
SCALE: 1" = 10'

MODEL 2244	
AREA CALCULATION & DATA	
TOTAL A/C	**2,249 SF**
GARAGE	413.0 SF
COVERED ENTRY	30.0 SF
TOTAL GROSS	**2,692 SF**
LOT COVERAGE	2,692 SF

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ABESS
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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2244

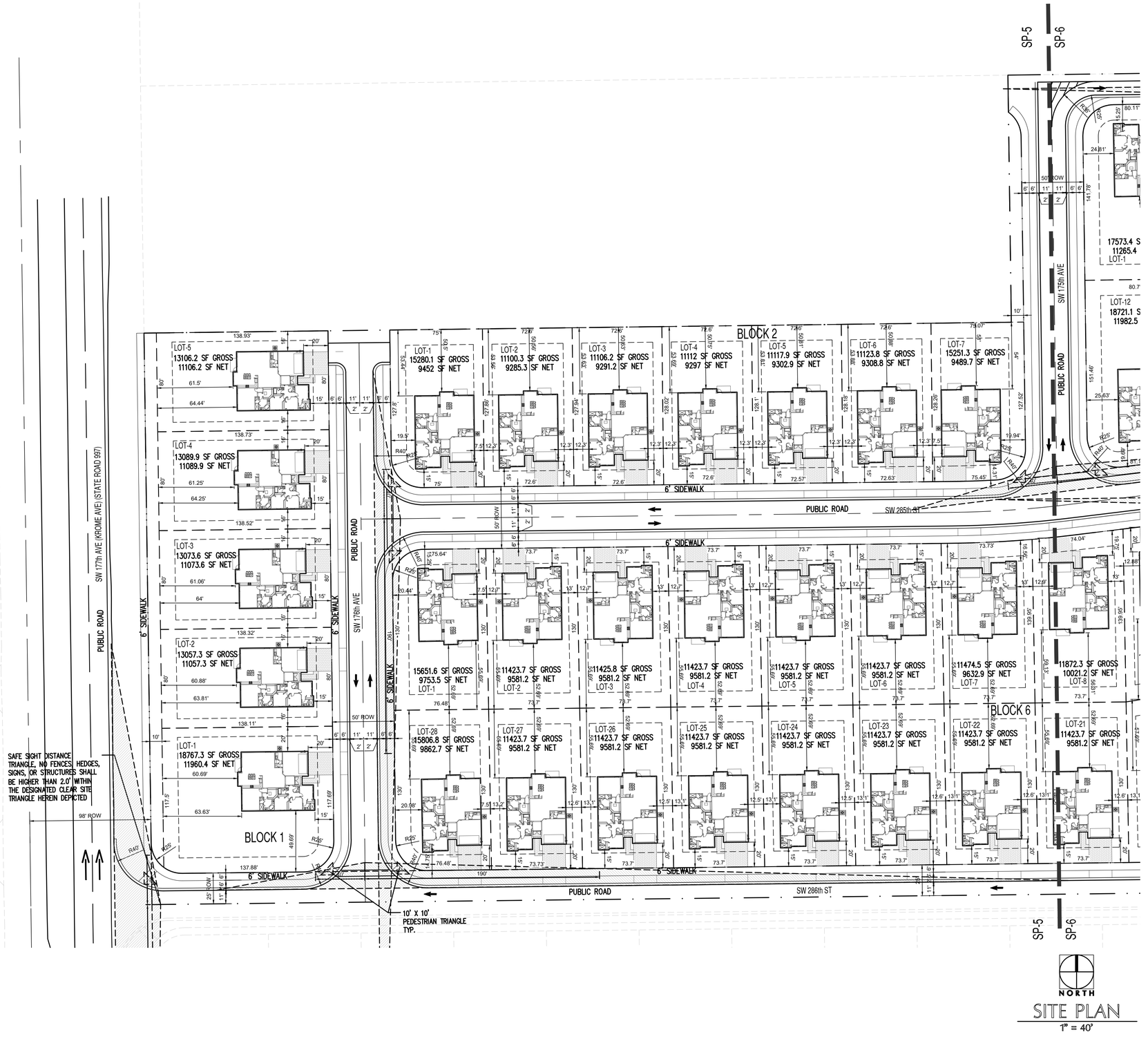
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JOB NO. :

SP-4

SHEET NO. :

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SITE PLAN
1" = 40'

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OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2244

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-5

SHEET NO. :

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DATE: AUG 21 2024
BY: GONGOL

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL SP-22

SW 284th ST

PUBLIC ROAD

6' SIDEWALK

SW 175th AVE

SW 174th AVE

SW 173rd AVE

SW 285th ST

SW 286th ST

50' ROW

BLOCK 3

BLOCK 4

BLOCK 5

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-5

SP-6

NORTH

SITE PLAN
1" = 40'

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SITE PLAN

MODEL 2244

DATE : 2024-06-03
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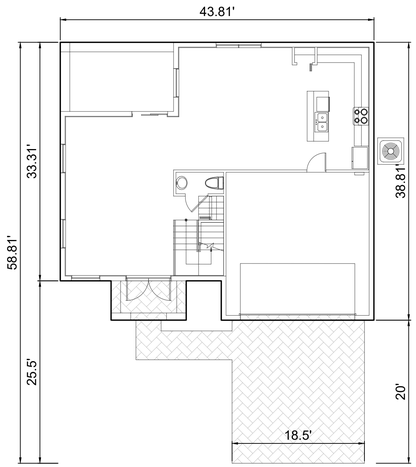
SP-6

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SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	1637	13.69%
LOT 2	11,057.30	1637	14.80%
LOT 3	11,073.60	1637	14.78%
LOT 4	11,089.90	1637	14.76%
LOT 5	11,106.20	1637	14.74%
BLOCK 2			
LOT 1	9,452.00	1637	17.32%
LOT 2	9,285.30	1637	17.63%
LOT 3	9,291.20	1637	17.62%
LOT 4	9,297.00	1637	17.61%
LOT 5	9,302.90	1637	17.60%
LOT 6	9,308.80	1637	17.59%
LOT 7	9,489.70	1637	17.25%
BLOCK 3			
LOT 1	11,265.40	1637	14.53%
LOT 2	11,329.90	1637	14.45%
LOT 3	10,612.10	1637	15.43%
LOT 4	10,602.70	1637	15.44%
LOT 5	11,299.20	1637	14.49%
LOT 6	11,156.00	1637	14.67%
LOT 7	11,163.30	1637	14.66%
LOT 8	11,288.50	1637	14.50%
LOT 9	10,573.20	1637	15.48%
LOT 10	10,564.30	1637	15.50%
LOT 11	11,415.50	1637	14.34%
LOT 12	11,982.50	1637	13.66%
BLOCK 4			
LOT 1	8,721.60	1637	18.77%
LOT 2	8,718.30	1637	18.78%
LOT 3	8,714.90	1637	18.78%
LOT 4	8,711.60	1637	18.79%
LOT 5	8,708.30	1637	18.80%
LOT 6	8,704.90	1637	18.81%
LOT 7	10,139.50	1637	16.14%
LOT 8	10,202.06	1637	16.05%
LOT 9	8,721.79	1637	18.77%
LOT 10	8,718.96	1637	18.78%
LOT 11	8,716.13	1637	18.78%
LOT 12	8,713.30	1637	18.79%
LOT 13	8,710.50	1637	18.79%
LOT 14	8,707.60	1637	18.80%
LOT 15	10,080.90	1637	16.24%
LOT 16	8,867.60	1637	18.46%

BLOCK 5			
LOT 1	10,084.50	1637	16.23%
LOT 2	9,727.00	1637	16.83%
LOT 3	9,727.00	1637	16.83%
LOT 4	9,727.00	1637	16.83%
LOT 5	9,727.00	1637	16.83%
LOT 6	9,727.00	1637	16.83%
LOT 7	9,727.00	1637	16.83%
LOT 8	9,727.00	1637	16.83%
LOT 9	10,138.10	1637	16.15%
LOT 10	10,197.80	1637	16.05%
LOT 11	9,746.20	1637	16.80%
LOT 12	9,741.00	1637	16.81%
LOT 13	9,730.50	1637	16.82%
LOT 14	9,730.50	1637	16.82%
LOT 15	9,725.20	1637	16.83%
LOT 16	9,720.00	1637	16.84%
LOT 17	9,714.70	1637	16.85%
BLOCK 6			
LOT 1	9,753.50	1637	16.78%
LOT 2	9,581.20	1637	17.09%
LOT 3	9,581.20	1637	17.09%
LOT 4	9,581.20	1637	17.09%
LOT 5	9,581.20	1637	17.09%
LOT 6	9,581.20	1637	17.09%
LOT 7	9,632.90	1637	16.99%
LOT 8	10,021.20	1637	16.34%
LOT 9	10,206.50	1637	16.04%
LOT 10	10,253.60	1637	15.97%
LOT 11	10,339.90	1637	15.83%
LOT 12	10,346.00	1637	15.82%
LOT 13	10,352.00	1637	15.81%
LOT 14	10,408.30	1637	15.73%
LOT 15	10,439.10	1637	15.68%
LOT 16	10,391.90	1637	15.75%
LOT 17	10,391.90	1637	15.75%
LOT 18	10,391.90	1637	15.75%
LOT 19	10,391.90	1637	15.75%
LOT 20	9,986.60	1637	16.39%
LOT 21	9,581.20	1637	17.09%
LOT 22	9,581.20	1637	17.09%
LOT 23	9,581.20	1637	17.09%
LOT 24	9,581.20	1637	17.09%
LOT 25	9,581.20	1637	17.09%
LOT 26	9,581.20	1637	17.09%
LOT 27	9,581.20	1637	17.09%
LOT 28	9,862.70	1637	16.60%



FLOOR PLAN
SCALE: 1" = 10'

MODEL 2565	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	995 SF
A/C 2ND FLOOR	1,527 SF
TOTAL A/C	**2,522 SF**
GARAGE	431.0 SF
COVERED ENTRY	58.0 SF
COV. TERRACE	153.0 SF
TOTAL GROSS	**3,164 SF**
LOT COVERAGE	1,637 SF

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ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

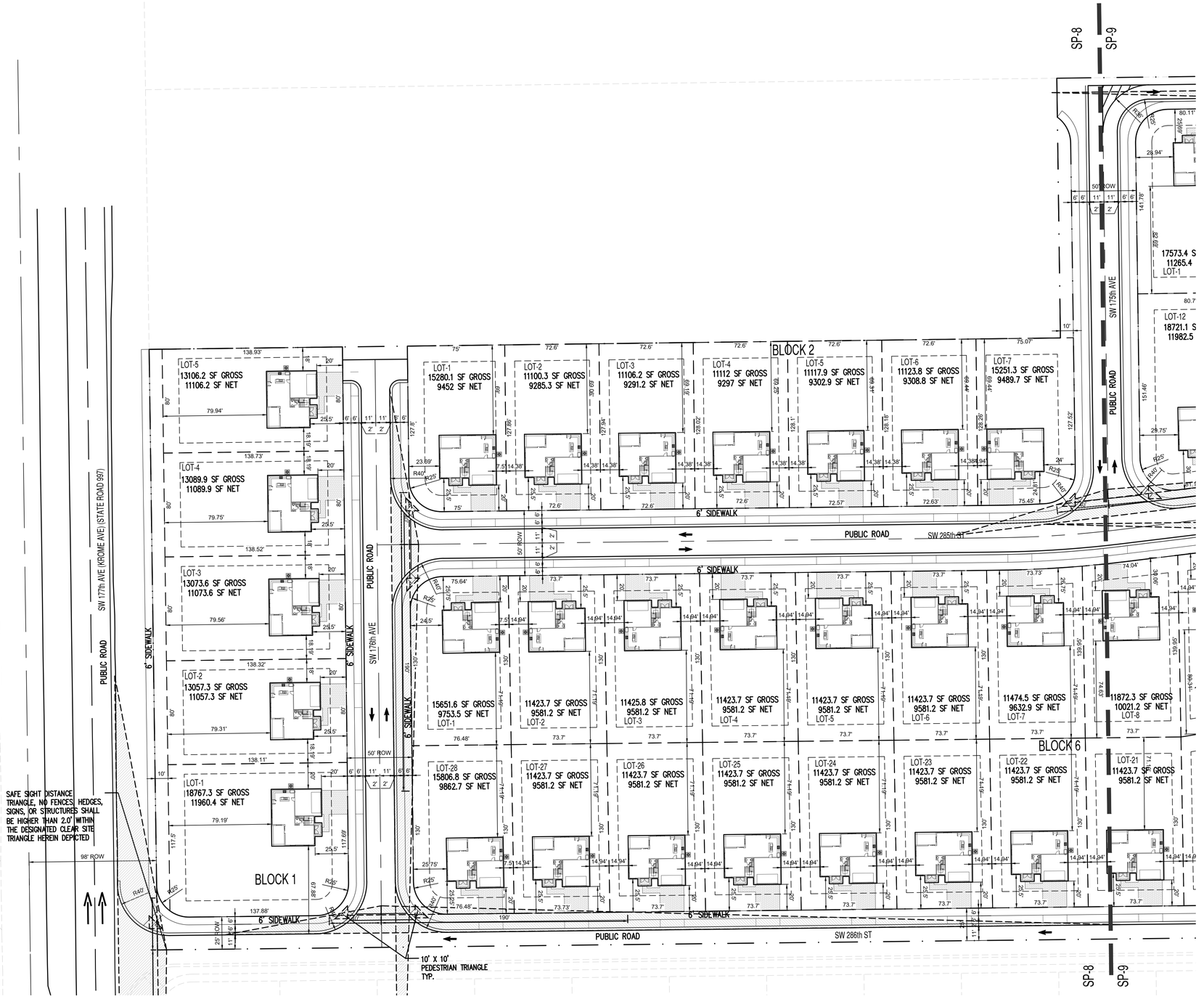
MODEL 2565

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JOB NO. :

SP-7

SHEET NO. :

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DATE: AUG 21 2024
BY: GONGOL



SITE PLAN
1" = 40'

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ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2565

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-8

SHEET NO. :

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PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD

SW 284th ST

SW 285th ST

SW 286th ST

SW 175th AVE

SW 174th AVE

SW 173rd AVE

6' SIDEWALK

50' ROW

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

LOT-1 17573.4 SF GROSS 11265.4 SF NET
LOT-2 13329.9 SF GROSS 11329.9 SF NET
LOT-3 12487.1 SF GROSS 10612.1 SF NET
LOT-4 12477.7 SF GROSS 10602.7 SF NET
LOT-5 13299.2 SF GROSS 11299.2 SF NET
LOT-6 17438.9 SF GROSS 11156 SF NET
LOT-7 17457.4 SF GROSS 11163.3 SF NET
LOT-8 13288.5 SF GROSS 11288.5 SF NET
LOT-9 12448.2 SF GROSS 10573.2 SF NET
LOT-10 12439.4 SF GROSS 10564.3 SF NET
LOT-11 13419.5 SF GROSS 11415.5 SF NET
LOT-12 18721.1 SF GROSS 11982.5 SF NET

LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-2 11452 SF GROSS 9727 SF NET
LOT-3 11452 SF GROSS 9727 SF NET
LOT-4 11452 SF GROSS 9727 SF NET
LOT-5 11452 SF GROSS 9727 SF NET
LOT-6 11452 SF GROSS 9727 SF NET
LOT-7 11452 SF GROSS 9727 SF NET
LOT-8 11452 SF GROSS 9727 SF NET
LOT-9 16236 SF GROSS 10138.1 SF NET
LOT-10 16321.4 SF GROSS 10197.8 SF NET
LOT-11 11471.2 SF GROSS 9746.2 SF NET
LOT-12 11466 SF GROSS 9741 SF NET
LOT-13 11460.7 SF GROSS 9730.5 SF NET
LOT-14 11455.5 SF GROSS 9730.5 SF NET
LOT-15 11450.2 SF GROSS 9725.2 SF NET
LOT-16 11445 SF GROSS 9720 SF NET
LOT-17 11439.7 SF GROSS 9714.7 SF NET

LOT-1 17376.9 SF GROSS 8867.6 NET
LOT-2 12468.3 SF GROSS 8721.6 SF NET
LOT-3 12465.4 SF GROSS 8718.3 SF NET
LOT-4 12462.6 SF GROSS 8714.9 SF NET
LOT-5 12459.8 SF GROSS 8711.6 SF NET
LOT-6 12456.9 SF GROSS 8708.3 SF NET
LOT-7 12454.1 SF GROSS 8704.9 SF NET
LOT-8 19037.3 SF GROSS 10139.5 SF NET
LOT-9 12471.8 SF GROSS 8721.79 SF NET
LOT-10 12469 SF GROSS 8718.96 SF NET
LOT-11 12466.2 SF GROSS 8716.13 SF NET
LOT-12 12463.3 SF GROSS 8713.3 SF NET
LOT-13 12460.5 SF GROSS 8710.5 SF NET
LOT-14 12457.7 SF GROSS 8707.6 SF NET
LOT-15 118764.2 SF GROSS 10080.9 SF NET

LOT-1 11872.3 SF GROSS 10021.2 SF NET
LOT-2 12058.4 SF GROSS 10206.5 SF NET
LOT-3 12098.1 SF GROSS 10253.6 SF NET
LOT-4 12182.4 SF GROSS 10339.9 SF NET
LOT-5 12188.5 SF GROSS 10346 SF NET
LOT-6 12194.5 SF GROSS 10352 SF NET
LOT-7 16555.8 SF GROSS 10408.3 SF NET
LOT-8 11423.7 SF GROSS 9581.2 SF NET
LOT-9 11829.1 SF GROSS 9986.6 SF NET
LOT-10 12234.5 SF GROSS 10391.9 SF NET
LOT-11 12234.5 SF GROSS 10391.9 SF NET
LOT-12 12234.5 SF GROSS 10391.9 SF NET
LOT-13 12234.5 SF GROSS 10391.9 SF NET
LOT-14 12234.5 SF GROSS 10391.9 SF NET
LOT-15 16600.3 SF GROSS 10439.1 SF NET

MAILBOXES 72.5' SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-8 SP-9

NORTH
SITE PLAN
1" = 40'

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REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2565

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. : PPK

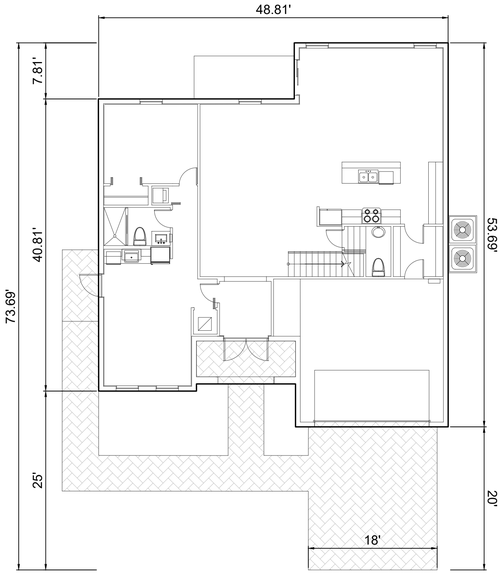
SP-9

SHEET NO. :

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SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2255	18.85%
LOT 2	11,057.30	2255	20.39%
LOT 3	11,073.60	2255	20.36%
LOT 4	11,089.90	2255	20.33%
LOT 5	11,106.20	2255	20.30%
BLOCK 2			
LOT 1	9,452.00	2255	23.86%
LOT 2	9,285.30	2255	24.29%
LOT 3	9,291.20	2255	24.27%
LOT 4	9,297.00	2255	24.26%
LOT 5	9,302.90	2255	24.24%
LOT 6	9,308.80	2255	24.22%
LOT 7	9,489.70	2255	23.76%
BLOCK 3			
LOT 1	11,265.40	2255	20.02%
LOT 2	11,329.90	2255	19.90%
LOT 3	10,612.10	2255	21.25%
LOT 4	10,602.70	2255	21.27%
LOT 5	11,299.20	2255	19.96%
LOT 6	11,156.00	2255	20.21%
LOT 7	11,163.30	2255	20.20%
LOT 8	11,288.50	2255	19.98%
LOT 9	10,573.20	2255	21.33%
LOT 10	10,564.30	2255	21.35%
LOT 11	11,415.50	2255	19.75%
LOT 12	11,982.50	2255	18.82%
BLOCK 4			
LOT 1	8,721.60	2255	25.86%
LOT 2	8,718.30	2255	25.87%
LOT 3	8,714.90	2255	25.88%
LOT 4	8,711.60	2255	25.89%
LOT 5	8,708.30	2255	25.89%
LOT 6	8,704.90	2255	25.90%
LOT 7	10,139.50	2255	22.24%
LOT 8	10,202.06	2255	22.10%
LOT 9	8,721.79	2255	25.85%
LOT 10	8,718.96	2255	25.86%
LOT 11	8,716.13	2255	25.87%
LOT 12	8,713.30	2255	25.88%
LOT 13	8,710.50	2255	25.89%
LOT 14	8,707.60	2255	25.90%
LOT 15	10,080.90	2255	22.37%
LOT 16	8,867.60	2255	25.43%

BLOCK 5			
LOT 1	10,084.50	2255	22.36%
LOT 2	9,727.00	2255	23.18%
LOT 3	9,727.00	2255	23.18%
LOT 4	9,727.00	2255	23.18%
LOT 5	9,727.00	2255	23.18%
LOT 6	9,727.00	2255	23.18%
LOT 7	9,727.00	2255	23.18%
LOT 8	9,727.00	2255	23.18%
LOT 9	10,138.10	2255	22.24%
LOT 10	10,197.80	2255	22.11%
LOT 11	9,746.20	2255	23.14%
LOT 12	9,741.00	2255	23.15%
LOT 13	9,730.50	2255	23.17%
LOT 14	9,730.50	2255	23.17%
LOT 15	9,725.20	2255	23.19%
LOT 16	9,720.00	2255	23.20%
LOT 17	9,714.70	2255	23.21%
BLOCK 6			
LOT 1	9,753.50	2255	23.12%
LOT 2	9,581.20	2255	23.54%
LOT 3	9,581.20	2255	23.54%
LOT 4	9,581.20	2255	23.54%
LOT 5	9,581.20	2255	23.54%
LOT 6	9,581.20	2255	23.54%
LOT 7	9,632.90	2255	23.41%
LOT 8	10,021.20	2255	22.50%
LOT 9	10,206.50	2255	22.09%
LOT 10	10,253.60	2255	21.99%
LOT 11	10,339.90	2255	21.81%
LOT 12	10,346.00	2255	21.80%
LOT 13	10,352.00	2255	21.78%
LOT 14	10,408.30	2255	21.67%
LOT 15	10,439.10	2255	21.60%
LOT 16	10,391.90	2255	21.70%
LOT 17	10,391.90	2255	21.70%
LOT 18	10,391.90	2255	21.70%
LOT 19	10,391.90	2255	21.70%
LOT 20	9,986.60	2255	22.58%
LOT 21	9,581.20	2255	23.54%
LOT 22	9,581.20	2255	23.54%
LOT 23	9,581.20	2255	23.54%
LOT 24	9,581.20	2255	23.54%
LOT 25	9,581.20	2255	23.54%
LOT 26	9,581.20	2255	23.54%
LOT 27	9,581.20	2255	23.54%
LOT 28	9,862.70	2255	22.86%



FLOOR PLAN
SCALE: 1/8" = 1'-0"

MODEL 2854	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,707 SF
A/C 2ND FLOOR	1,180 SF
TOTAL A/C	**2,887 SF**
GARAGE	465.0 SF
COVERED ENTRY	83.0 SF
TOTAL GROSS	**3,435 SF**
LOT COVERAGE	2,255 SF

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ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2854

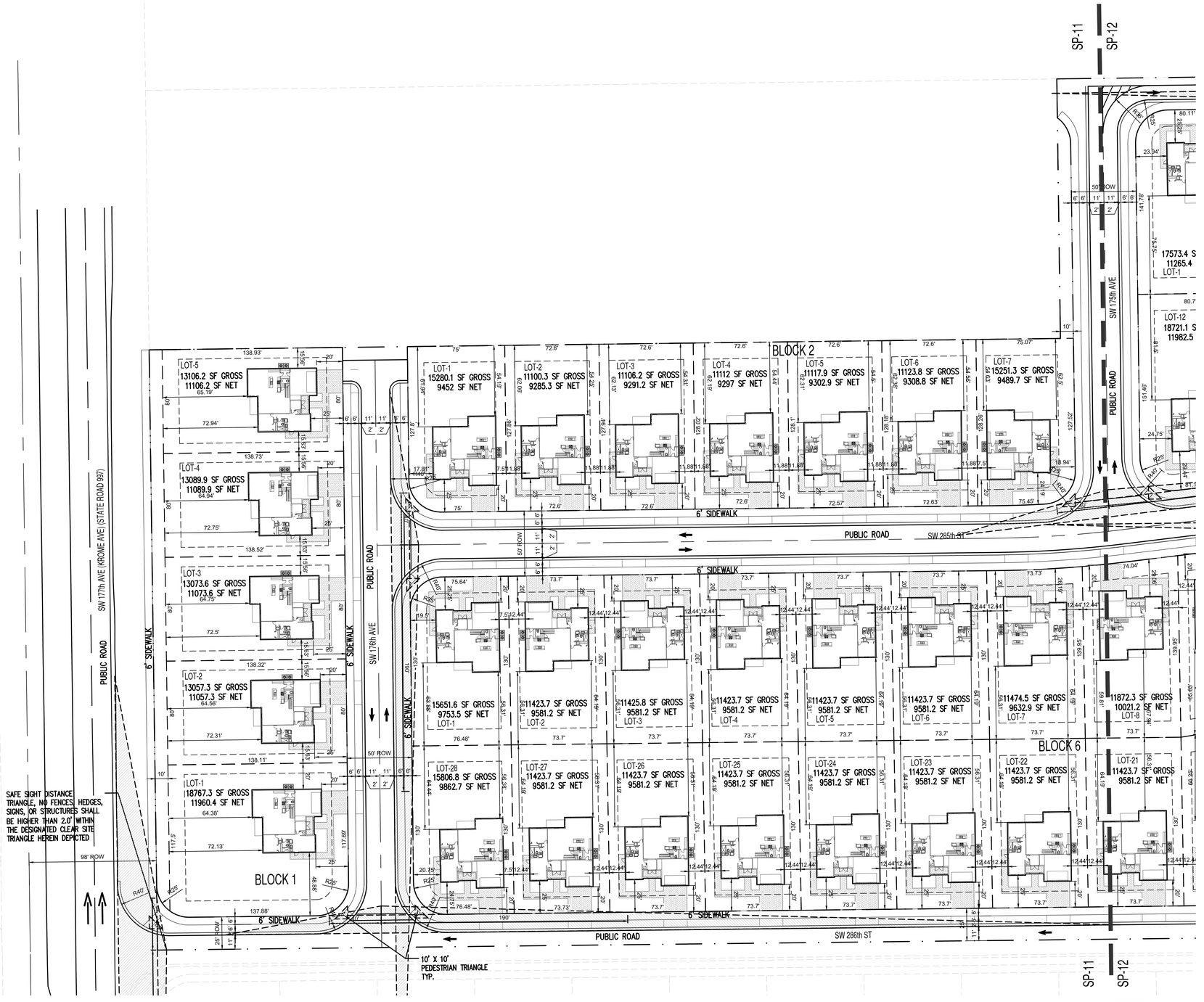
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JOB NO. :

SP-10

SHEET NO. :

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SITE PLAN
1" = 40'

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ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2854

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-11

SHEET NO. :

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SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD

SW 284th ST

SW 285th ST

SW 286th ST

SW 175th AVE

SW 174th AVE

SW 173rd AVE

6' SIDEWALK

50' ROW

BLOCK 3

BLOCK 4

BLOCK 5

LOT-1 17573.4 SF GROSS 11265.4 SF NET
LOT-2 13329.9 SF GROSS 11329.9 SF NET
LOT-3 12487.1 SF GROSS 10612.1 SF NET
LOT-4 12477.7 SF GROSS 10602.7 SF NET
LOT-5 13299.2 SF GROSS 11299.2 SF NET
LOT-6 17438.9 SF GROSS 11156 SF NET
LOT-7 17457.4 SF GROSS 11163.3 SF NET
LOT-8 13288.5 SF GROSS 11288.5 SF NET
LOT-9 12448.2 SF GROSS 10573.2 SF NET
LOT-10 12439.4 SF GROSS 10564.3 SF NET
LOT-11 13419.5 SF GROSS 11415.5 SF NET
LOT-12 18721.1 SF GROSS 11982.5 SF NET

LOT-1 12468.3 SF GROSS 8721.6 SF NET
LOT-2 12465.4 SF GROSS 8718.3 SF NET
LOT-3 12462.6 SF GROSS 8714.9 SF NET
LOT-4 12459.8 SF GROSS 8711.6 SF NET
LOT-5 12456.9 SF GROSS 8708.3 SF NET
LOT-6 12454.1 SF GROSS 8704.9 SF NET
LOT-7 19037.3 SF GROSS 10139.5 SF NET
LOT-8 19123.9 SF GROSS 10202.06 SF NET
LOT-9 12471.8 SF GROSS 8721.79 SF NET
LOT-10 12469 SF GROSS 8718.96 SF NET
LOT-11 12466.2 SF GROSS 8716.13 SF NET
LOT-12 12463.3 SF GROSS 8713.3 SF NET
LOT-13 12460.5 SF GROSS 8710.5 SF NET
LOT-14 12457.7 SF GROSS 8707.6 SF NET
LOT-15 118764.2 SF GROSS 10080.9 SF NET
LOT-16 17376.9 SF GROSS 8867.6 NET

LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-2 11452 SF GROSS 9727 SF NET
LOT-3 11452 SF GROSS 9727 SF NET
LOT-4 11452 SF GROSS 9727 SF NET
LOT-5 11452 SF GROSS 9727 SF NET
LOT-6 11452 SF GROSS 9727 SF NET
LOT-7 11452 SF GROSS 9727 SF NET
LOT-8 11452 SF GROSS 9727 SF NET
LOT-9 16236 SF GROSS 10138.1 SF NET
LOT-10 16321.4 SF GROSS 10197.8 SF NET
LOT-11 11471.2 SF GROSS 9746.2 SF NET
LOT-12 11466 SF GROSS 9741 SF NET
LOT-13 11460.7 SF GROSS 9730.5 SF NET
LOT-14 11455.5 SF GROSS 9730.5 SF NET
LOT-15 11450.2 SF GROSS 9725.2 SF NET
LOT-16 11445 SF GROSS 9720 SF NET
LOT-17 11439.7 SF GROSS 9714.7 SF NET
LOT-18 12234.5 SF GROSS 10391.9 SF NET
LOT-19 12234.5 SF GROSS 10391.9 SF NET
LOT-20 11829.1 SF GROSS 9986.6 SF NET
LOT-21 11423.7 SF GROSS 9581.2 SF NET
LOT-8 11872.3 SF GROSS 10021.2 SF NET
LOT-9 12058.4 SF GROSS 10206.5 SF NET
LOT-10 12098.1 SF GROSS 10253.6 SF NET
LOT-11 12182.4 SF GROSS 10339.9 SF NET
LOT-12 12188.5 SF GROSS 10346 SF NET
LOT-13 12194.5 SF GROSS 10352 SF NET
LOT-14 16555.8 SF GROSS 10408.3 SF NET
LOT-15 16600.3 SF GROSS 10439.1 SF NET
LOT-16 12234.5 SF GROSS 10391.9 SF NET
LOT-17 12234.5 SF GROSS 10391.9 SF NET
LOT-18 12234.5 SF GROSS 10391.9 SF NET
LOT-19 12234.5 SF GROSS 10391.9 SF NET

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-11 SP-12

SP-11 SP-12

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

NORTH
SITE PLAN
1" = 40'

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 2854

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

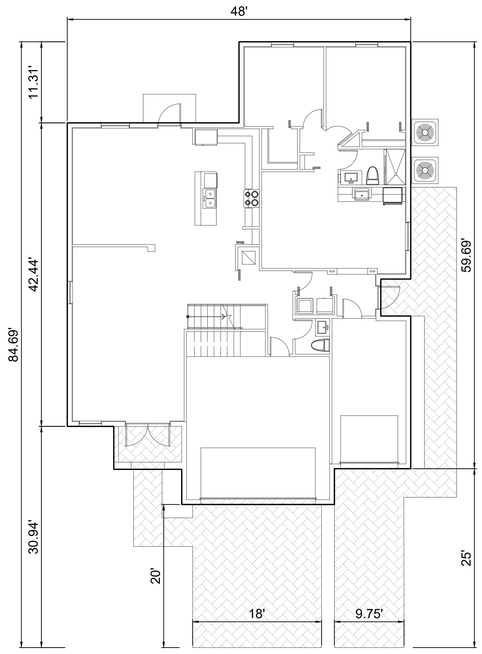
SP-12

SHEET NO. :

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DATE: AUG 21 2024
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SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2661	22.25%
LOT 2	11,057.30	2661	24.07%
LOT 3	11,073.60	2661	24.03%
LOT 4	11,089.90	2661	23.99%
LOT 5	11,106.20	2661	23.96%
BLOCK 2			
LOT 1	9,452.00	2661	28.15%
LOT 2	9,285.30	2661	28.66%
LOT 3	9,291.20	2661	28.64%
LOT 4	9,297.00	2661	28.62%
LOT 5	9,302.90	2661	28.60%
LOT 6	9,308.80	2661	28.59%
LOT 7	9,489.70	2661	28.04%
BLOCK 3			
LOT 1	11,265.40	2661	23.62%
LOT 2	11,329.90	2661	23.49%
LOT 3	10,612.10	2661	25.08%
LOT 4	10,602.70	2661	25.10%
LOT 5	11,299.20	2661	23.55%
LOT 6	11,156.00	2661	23.85%
LOT 7	11,163.30	2661	23.84%
LOT 8	11,288.50	2661	23.57%
LOT 9	10,573.20	2661	25.17%
LOT 10	10,564.30	2661	25.19%
LOT 11	11,415.50	2661	23.31%
LOT 12	11,982.50	2661	22.21%
BLOCK 4			
LOT 1	8,721.60	2661	30.51%
LOT 2	8,718.30	2661	30.52%
LOT 3	8,714.90	2661	30.53%
LOT 4	8,711.60	2661	30.55%
LOT 5	8,708.30	2661	30.56%
LOT 6	8,704.90	2661	30.57%
LOT 7	10,139.50	2661	26.24%
LOT 8	10,202.06	2661	26.08%
LOT 9	8,721.79	2661	30.51%
LOT 10	8,718.96	2661	30.52%
LOT 11	8,716.13	2661	30.53%
LOT 12	8,713.30	2661	30.54%
LOT 13	8,710.50	2661	30.55%
LOT 14	8,707.60	2661	30.56%
LOT 15	10,080.90	2661	26.40%
LOT 16	8,867.60	2661	30.01%

BLOCK 5			
LOT 1	10,084.50	2661	26.39%
LOT 2	9,727.00	2661	27.36%
LOT 3	9,727.00	2661	27.36%
LOT 4	9,727.00	2661	27.36%
LOT 5	9,727.00	2661	27.36%
LOT 6	9,727.00	2661	27.36%
LOT 7	9,727.00	2661	27.36%
LOT 8	9,727.00	2661	27.36%
LOT 9	10,138.10	2661	26.25%
LOT 10	10,197.80	2661	26.09%
LOT 11	9,746.20	2661	27.30%
LOT 12	9,741.00	2661	27.32%
LOT 13	9,730.50	2661	27.35%
LOT 14	9,730.50	2661	27.35%
LOT 15	9,725.20	2661	27.36%
LOT 16	9,720.00	2661	27.38%
LOT 17	9,714.70	2661	27.39%
BLOCK 6			
LOT 1	9,753.50	2661	27.28%
LOT 2	9,581.20	2661	27.77%
LOT 3	9,581.20	2661	27.77%
LOT 4	9,581.20	2661	27.77%
LOT 5	9,581.20	2661	27.77%
LOT 6	9,581.20	2661	27.77%
LOT 7	9,632.90	2661	27.62%
LOT 8	10,021.20	2661	26.55%
LOT 9	10,206.50	2661	26.07%
LOT 10	10,253.60	2661	25.95%
LOT 11	10,339.90	2661	25.74%
LOT 12	10,346.00	2661	25.72%
LOT 13	10,352.00	2661	25.71%
LOT 14	10,408.30	2661	25.57%
LOT 15	10,439.10	2661	25.49%
LOT 16	10,391.90	2661	25.61%
LOT 17	10,391.90	2661	25.61%
LOT 18	10,391.90	2661	25.61%
LOT 19	10,391.90	2661	25.61%
LOT 20	9,986.60	2661	26.65%
LOT 21	9,581.20	2661	27.77%
LOT 22	9,581.20	2661	27.77%
LOT 23	9,581.20	2661	27.77%
LOT 24	9,581.20	2661	27.77%
LOT 25	9,581.20	2661	27.77%
LOT 26	9,581.20	2661	27.77%
LOT 27	9,581.20	2661	27.77%
LOT 28	9,862.70	2661	26.98%



FLOOR PLAN
SCALE 1/4" = 1'

MODEL 3098	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,885 SF
A/C 2ND FLOOR	1,200 SF
TOTAL A/C	**3,085 SF**
GARAGE 1	468.0 SF
GARAGE 2	229.0 SF
COVERED ENTRY 1	57.0 SF
COVERED ENTRY 2	22.0 SF
TOTAL GROSS	**3,861 SF**
LOT COVERAGE	2,661 SF

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ARCHITECTS + PLANNERS
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MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
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ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3098

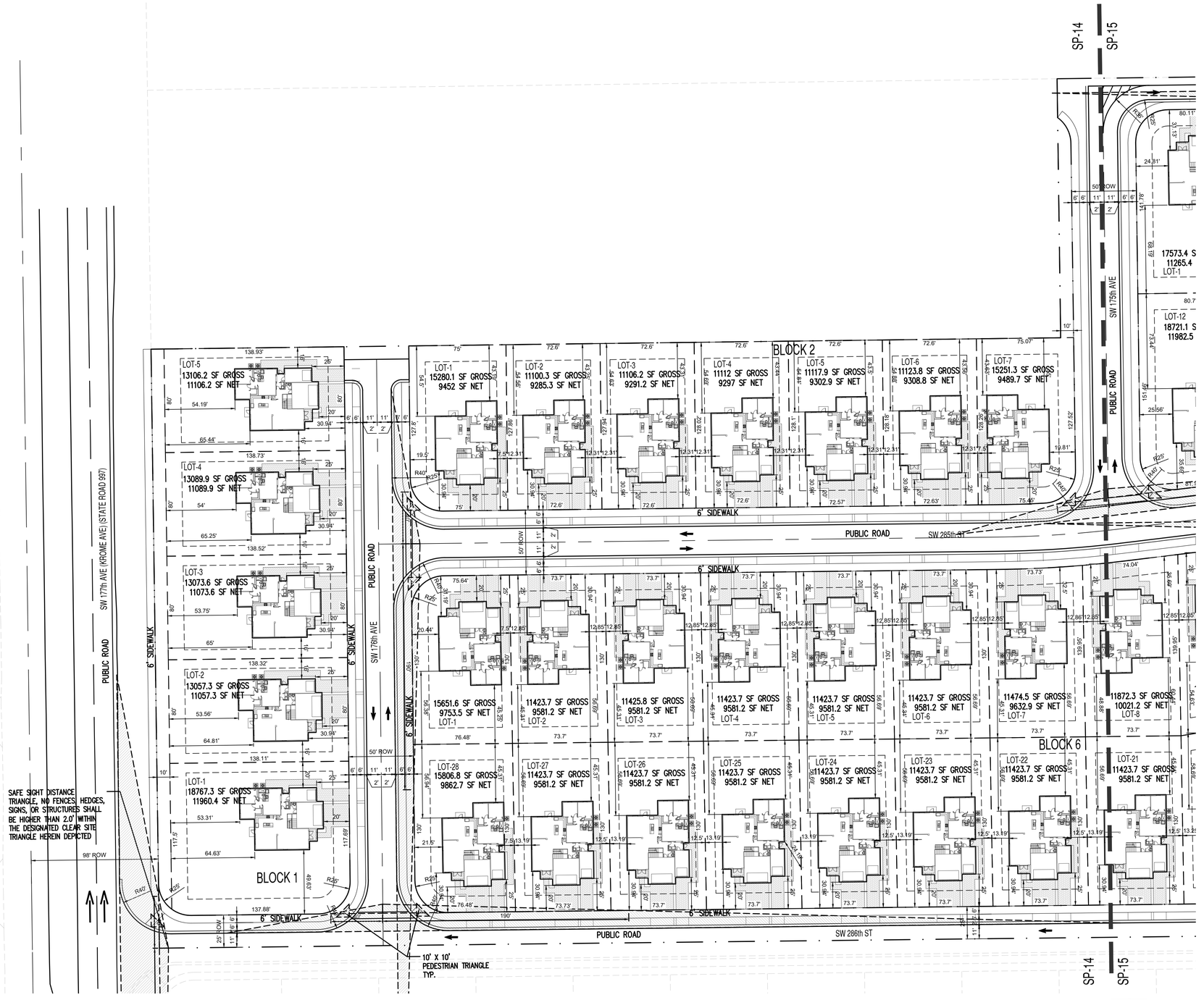
DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-13

SHEET NO. :

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NORTH
SITE PLAN
1" = 40'

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ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3098

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

SP-14

SHEET NO. :

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SP-14 SP-15

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD

SW 284th ST

SW 285th ST

SW 286th ST

SW 175th AVE

SW 174th AVE

SW 173rd AVE

6' SIDEWALK

50' ROW

BLOCK 3

BLOCK 4

BLOCK 5

LOT-1 17573.4 SF GROSS 11265.4 SF NET
LOT-2 13329.9 SF GROSS 11329.9 SF NET
LOT-3 12487.1 SF GROSS 10612.1 SF NET
LOT-4 12477.7 SF GROSS 10602.7 SF NET
LOT-5 13299.2 SF GROSS 11299.2 SF NET
LOT-6 17438.9 SF GROSS 11156 SF NET
LOT-7 17457.4 SF GROSS 11163.3 SF NET
LOT-8 13288.5 SF GROSS 11288.5 SF NET
LOT-9 12448.2 SF GROSS 10573.2 SF NET
LOT-10 12439.4 SF GROSS 10564.3 SF NET
LOT-11 13419.5 SF GROSS 11415.5 SF NET
LOT-12 18721.1 SF GROSS 11982.5 SF NET

LOT-16 17376.9 SF GROSS 8867.6 NET
LOT-1 12468.3 SF GROSS 8721.6 SF NET
LOT-2 12465.4 SF GROSS 8718.3 SF NET
LOT-3 12462.6 SF GROSS 8714.9 SF NET
LOT-4 12459.8 SF GROSS 8711.6 SF NET
LOT-5 12456.9 SF GROSS 8708.3 SF NET
LOT-6 12454.1 SF GROSS 8704.9 SF NET
LOT-7 19037.3 SF GROSS 10139.5 SF NET
LOT-15 18764.2 SF GROSS 10080.9 SF NET
LOT-14 12457.7 SF GROSS 8707.6 SF NET
LOT-13 12460.5 SF GROSS 8710.5 SF NET
LOT-12 12463.3 SF GROSS 8713.3 SF NET
LOT-11 12466.2 SF GROSS 8716.13 SF NET
LOT-10 12469 SF GROSS 8718.96 SF NET
LOT-9 12471.8 SF GROSS 8721.79 SF NET
LOT-8 19129.3 SF GROSS 10202.06 SF NET

LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-2 11452 SF GROSS 9727 SF NET
LOT-3 11452 SF GROSS 9727 SF NET
LOT-4 11452 SF GROSS 9727 SF NET
LOT-5 11452 SF GROSS 9727 SF NET
LOT-6 11452 SF GROSS 9727 SF NET
LOT-7 11452 SF GROSS 9727 SF NET
LOT-8 11452 SF GROSS 9727 SF NET
LOT-9 16236 SF GROSS 10138.1 SF NET
LOT-10 16321.4 SF GROSS 10197.8 SF NET
LOT-11 11471.2 SF GROSS 9746.2 SF NET
LOT-12 11466 SF GROSS 9741 SF NET
LOT-13 11460.7 SF GROSS 9730.5 SF NET
LOT-14 11455.5 SF GROSS 9730.5 SF NET
LOT-15 11450.2 SF GROSS 9725.2 SF NET
LOT-16 11445 SF GROSS 9720 SF NET
LOT-17 11439.7 SF GROSS 9714.7 SF NET

LOT-15 16600.3 SF GROSS 10408.3 SF NET
LOT-14 12194.5 SF GROSS 10352 SF NET
LOT-13 12188.5 SF GROSS 10346 SF NET
LOT-12 12182.4 SF GROSS 10339.9 SF NET
LOT-11 12098.1 SF GROSS 10253.6 SF NET
LOT-10 12058.4 SF GROSS 10206.5 SF NET
LOT-9 11872.3 SF GROSS 10021.2 SF NET
LOT-8 11829.1 SF GROSS 9986.6 SF NET
LOT-21 11423.7 SF GROSS 9581.2 SF NET
LOT-20 12234.5 SF GROSS 10391.9 SF NET
LOT-19 12234.5 SF GROSS 10391.9 SF NET
LOT-18 12234.5 SF GROSS 10391.9 SF NET
LOT-17 12234.5 SF GROSS 10391.9 SF NET
LOT-16 12234.5 SF GROSS 10391.9 SF NET

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

10' X 10' PEDESTRIAN TRIANGLE TYP.

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

NORTH
SITE PLAN
1" = 40'

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SITE PLAN

MODEL 3098

DATE : 2024-06-03
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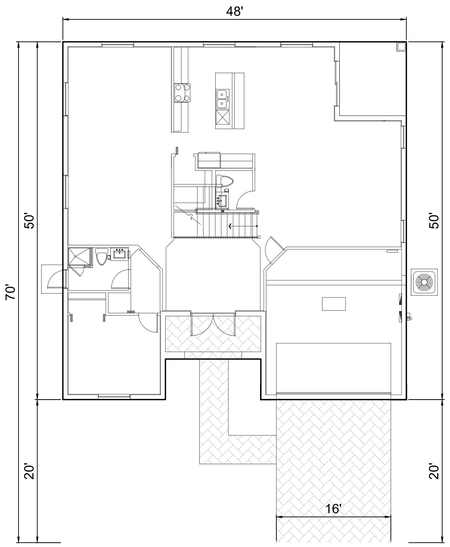
SP-15

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SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2324	19.43%
LOT 2	11,057.30	2324	21.02%
LOT 3	11,073.60	2324	20.99%
LOT 4	11,089.90	2324	20.96%
LOT 5	11,106.20	2324	20.93%
BLOCK 2			
LOT 1	9,452.00	2324	24.59%
LOT 2	9,285.30	2324	25.03%
LOT 3	9,291.20	2324	25.01%
LOT 4	9,297.00	2324	25.00%
LOT 5	9,302.90	2324	24.98%
LOT 6	9,308.80	2324	24.97%
LOT 7	9,489.70	2324	24.49%
BLOCK 3			
LOT 1	11,265.40	2324	20.63%
LOT 2	11,329.90	2324	20.51%
LOT 3	10,612.10	2324	21.90%
LOT 4	10,602.70	2324	21.92%
LOT 5	11,299.20	2324	20.57%
LOT 6	11,156.00	2324	20.83%
LOT 7	11,163.30	2324	20.82%
LOT 8	11,288.50	2324	20.59%
LOT 9	10,573.20	2324	21.98%
LOT 10	10,564.30	2324	22.00%
LOT 11	11,415.50	2324	20.36%
LOT 12	11,982.50	2324	19.39%
BLOCK 4			
LOT 1	8,721.60	2324	26.65%
LOT 2	8,718.30	2324	26.66%
LOT 3	8,714.90	2324	26.67%
LOT 4	8,711.60	2324	26.68%
LOT 5	8,708.30	2324	26.69%
LOT 6	8,704.90	2324	26.70%
LOT 7	10,139.50	2324	22.92%
LOT 8	10,202.06	2324	22.78%
LOT 9	8,721.79	2324	26.65%
LOT 10	8,718.96	2324	26.65%
LOT 11	8,716.13	2324	26.66%
LOT 12	8,713.30	2324	26.67%
LOT 13	8,710.50	2324	26.68%
LOT 14	8,707.60	2324	26.69%
LOT 15	10,080.90	2324	23.05%
LOT 16	8,867.60	2324	26.21%

BLOCK 5			
LOT 1	10,084.50	2324	23.05%
LOT 2	9,727.00	2324	23.89%
LOT 3	9,727.00	2324	23.89%
LOT 4	9,727.00	2324	23.89%
LOT 5	9,727.00	2324	23.89%
LOT 6	9,727.00	2324	23.89%
LOT 7	9,727.00	2324	23.89%
LOT 8	9,727.00	2324	23.89%
LOT 9	10,138.10	2324	22.92%
LOT 10	10,197.80	2324	22.79%
LOT 11	9,746.20	2324	23.85%
LOT 12	9,741.00	2324	23.86%
LOT 13	9,730.50	2324	23.88%
LOT 14	9,730.50	2324	23.88%
LOT 15	9,725.20	2324	23.90%
LOT 16	9,720.00	2324	23.91%
LOT 17	9,714.70	2324	23.92%
BLOCK 6			
LOT 1	9,753.50	2324	23.83%
LOT 2	9,581.20	2324	24.26%
LOT 3	9,581.20	2324	24.26%
LOT 4	9,581.20	2324	24.26%
LOT 5	9,581.20	2324	24.26%
LOT 6	9,581.20	2324	24.26%
LOT 7	9,632.90	2324	24.13%
LOT 8	10,021.20	2324	23.19%
LOT 9	10,206.50	2324	22.77%
LOT 10	10,253.60	2324	22.67%
LOT 11	10,339.90	2324	22.48%
LOT 12	10,346.00	2324	22.46%
LOT 13	10,352.00	2324	22.45%
LOT 14	10,408.30	2324	22.33%
LOT 15	10,439.10	2324	22.26%
LOT 16	10,391.90	2324	22.36%
LOT 17	10,391.90	2324	22.36%
LOT 18	10,391.90	2324	22.36%
LOT 19	10,391.90	2324	22.36%
LOT 20	9,986.60	2324	23.27%
LOT 21	9,581.20	2324	24.26%
LOT 22	9,581.20	2324	24.26%
LOT 23	9,581.20	2324	24.26%
LOT 24	9,581.20	2324	24.26%
LOT 25	9,581.20	2324	24.26%
LOT 26	9,581.20	2324	24.26%
LOT 27	9,581.20	2324	24.26%
LOT 28	9,862.70	2324	23.56%



FLOOR PLAN
SCALE 1" = 10'

MODEL 3266	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,732 SF
A/C 2ND FLOOR	1,512 SF
TOTAL A/C	**3,244 SF**
GARAGE	416.0 SF
COVERED ENTRY	80.0 SF
COV. TERRACE	96.0 SF
TOTAL GROSS	**3,836 SF**
LOT COVERAGE	2,324 SF

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BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

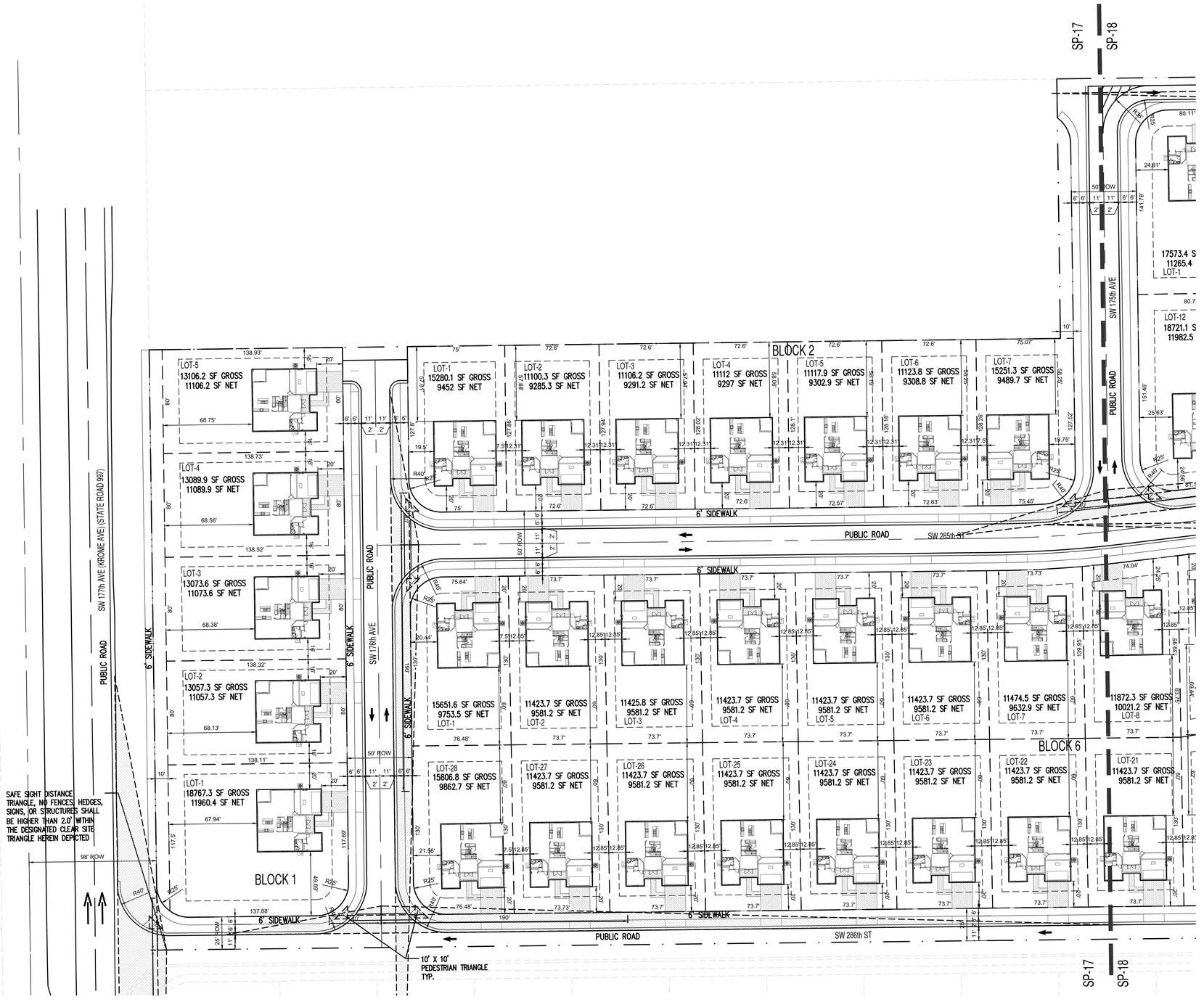
MODEL 3266

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SP-16

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SITE PLAN
1" = 40'

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ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3266

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-17

SHEET NO. :

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MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

SP-17 SP-18

PUBLIC ROAD
SW 175th AVE
SW 174th AVE
SW 172nd AVE
SW 284th ST
SW 285th ST
SW 286th ST
6' SIDEWALK
50' ROW
25' ROW

BLOCK 3
LOT-1 17573.4 SF GROSS 11265.4 SF NET
LOT-2 13329.9 SF GROSS 11329.9 SF NET
LOT-3 12487.1 SF GROSS 10612.1 SF NET
LOT-4 12477.7 SF GROSS 10602.7 SF NET
LOT-5 13299.2 SF GROSS 11299.2 SF NET
LOT-6 17438.9 SF GROSS 11156 SF NET
LOT-7 17457.4 SF GROSS 11163.3 SF NET
LOT-8 13288.5 SF GROSS 11288.5 SF NET
LOT-9 12448.2 SF GROSS 10573.2 SF NET
LOT-10 12439.4 SF GROSS 10564.3 SF NET
LOT-11 13419.5 SF GROSS 11415.5 SF NET
LOT-12 18721.1 SF GROSS 11982.5 SF NET

BLOCK 4
LOT-1 12468.3 SF GROSS 8721.6 SF NET
LOT-2 12465.4 SF GROSS 8718.3 SF NET
LOT-3 12462.6 SF GROSS 8714.9 SF NET
LOT-4 12459.8 SF GROSS 8711.6 SF NET
LOT-5 12456.9 SF GROSS 8708.3 SF NET
LOT-6 12454.1 SF GROSS 8704.9 SF NET
LOT-7 19037.3 SF GROSS 10139.5 SF NET
LOT-8 19123.3 SF GROSS 10202.06 SF NET
LOT-9 12471.8 SF GROSS 8721.79 SF NET
LOT-10 12469 SF GROSS 8718.96 SF NET
LOT-11 12466.2 SF GROSS 8716.13 SF NET
LOT-12 12463.3 SF GROSS 8713.3 SF NET
LOT-13 12460.5 SF GROSS 8710.5 SF NET
LOT-14 12457.7 SF GROSS 8707.6 SF NET
LOT-15 118764.2 SF GROSS 10080.9 SF NET
LOT-16 17376.9 SF GROSS 8867.6 NET

BLOCK 5
LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-2 11452 SF GROSS 9727 SF NET
LOT-3 11452 SF GROSS 9727 SF NET
LOT-4 11452 SF GROSS 9727 SF NET
LOT-5 11452 SF GROSS 9727 SF NET
LOT-6 11452 SF GROSS 9727 SF NET
LOT-7 11452 SF GROSS 9727 SF NET
LOT-8 11452 SF GROSS 9727 SF NET
LOT-9 16236 SF GROSS 10138.1 SF NET
LOT-10 16321.4 SF GROSS 10197.8 SF NET
LOT-11 11471.2 SF GROSS 9746.2 SF NET
LOT-12 11466 SF GROSS 9741 SF NET
LOT-13 11460.7 SF GROSS 9730.5 SF NET
LOT-14 11455.5 SF GROSS 9730.5 SF NET
LOT-15 11450.2 SF GROSS 9725.2 SF NET
LOT-16 11445 SF GROSS 9720 SF NET
LOT-17 11439.7 SF GROSS 9714.7 SF NET

LOT-8 11872.3 SF GROSS 10021.2 SF NET
LOT-9 12058.4 SF GROSS 10206.5 SF NET
LOT-10 12098.1 SF GROSS 10253.6 SF NET
LOT-11 12182.4 SF GROSS 10339.9 SF NET
LOT-12 12188.5 SF GROSS 10346 SF NET
LOT-13 12194.5 SF GROSS 10352 SF NET
LOT-14 16555.8 SF GROSS 10408.3 SF NET
LOT-15 16600.3 SF GROSS 10439.1 SF NET
LOT-16 12234.5 SF GROSS 10391.9 SF NET
LOT-17 12234.5 SF GROSS 10391.9 SF NET
LOT-18 12234.5 SF GROSS 10391.9 SF NET
LOT-19 12234.5 SF GROSS 10391.9 SF NET
LOT-20 11829.1 SF GROSS 9986.6 SF NET
LOT-21 11423.7 SF GROSS 9581.2 SF NET

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

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NORTH
SITE PLAN
1" = 40'

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ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3266

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
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JOB NO. :	

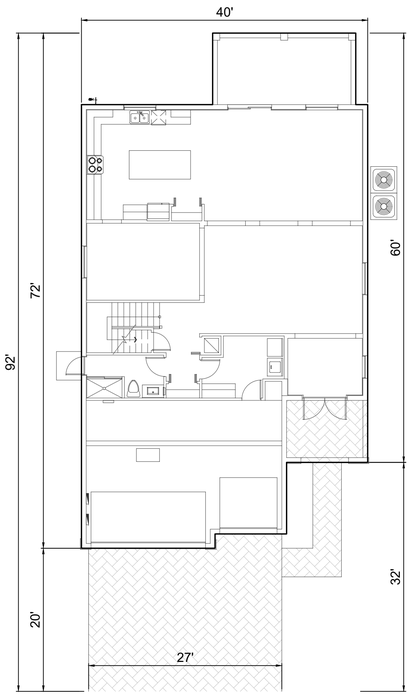
SP-18

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SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2523	21.09%
LOT 2	11,057.30	2523	22.82%
LOT 3	11,073.60	2523	22.78%
LOT 4	11,089.90	2523	22.75%
LOT 5	11,106.20	2523	22.72%
BLOCK 2			
LOT 1	9,452.00	2523	26.69%
LOT 2	9,285.30	2523	27.17%
LOT 3	9,291.20	2523	27.15%
LOT 4	9,297.00	2523	27.14%
LOT 5	9,302.90	2523	27.12%
LOT 6	9,308.80	2523	27.10%
LOT 7	9,489.70	2523	26.59%
BLOCK 3			
LOT 1	11,265.40	2523	22.40%
LOT 2	11,329.90	2523	22.27%
LOT 3	10,612.10	2523	23.77%
LOT 4	10,602.70	2523	23.80%
LOT 5	11,299.20	2523	22.33%
LOT 6	11,156.00	2523	22.62%
LOT 7	11,163.30	2523	22.60%
LOT 8	11,288.50	2523	22.35%
LOT 9	10,573.20	2523	23.86%
LOT 10	10,564.30	2523	23.88%
LOT 11	11,415.50	2523	22.10%
LOT 12	11,982.50	2523	21.06%
BLOCK 4			
LOT 1	8,721.60	2523	28.93%
LOT 2	8,718.30	2523	28.94%
LOT 3	8,714.90	2523	28.95%
LOT 4	8,711.60	2523	28.96%
LOT 5	8,708.30	2523	28.97%
LOT 6	8,704.90	2523	28.98%
LOT 7	10,139.50	2523	24.88%
LOT 8	10,202.06	2523	24.73%
LOT 9	8,721.79	2523	28.93%
LOT 10	8,718.96	2523	28.94%
LOT 11	8,716.13	2523	28.95%
LOT 12	8,713.30	2523	28.96%
LOT 13	8,710.50	2523	28.97%
LOT 14	8,707.60	2523	28.97%
LOT 15	10,080.90	2523	25.03%
LOT 16	8,867.60	2523	28.45%

BLOCK 5			
LOT 1	10,084.50	2523	25.02%
LOT 2	9,727.00	2523	25.94%
LOT 3	9,727.00	2523	25.94%
LOT 4	9,727.00	2523	25.94%
LOT 5	9,727.00	2523	25.94%
LOT 6	9,727.00	2523	25.94%
LOT 7	9,727.00	2523	25.94%
LOT 8	9,727.00	2523	25.94%
LOT 9	10,138.10	2523	24.89%
LOT 10	10,197.80	2523	24.74%
LOT 11	9,746.20	2523	25.89%
LOT 12	9,741.00	2523	25.90%
LOT 13	9,730.50	2523	25.93%
LOT 14	9,730.50	2523	25.93%
LOT 15	9,725.20	2523	25.94%
LOT 16	9,720.00	2523	25.96%
LOT 17	9,714.70	2523	25.97%
BLOCK 6			
LOT 1	9,753.50	2523	25.87%
LOT 2	9,581.20	2523	26.33%
LOT 3	9,581.20	2523	26.33%
LOT 4	9,581.20	2523	26.33%
LOT 5	9,581.20	2523	26.33%
LOT 6	9,581.20	2523	26.33%
LOT 7	9,632.90	2523	26.19%
LOT 8	10,021.20	2523	25.18%
LOT 9	10,206.50	2523	24.72%
LOT 10	10,253.60	2523	24.61%
LOT 11	10,339.90	2523	24.40%
LOT 12	10,346.00	2523	24.39%
LOT 13	10,352.00	2523	24.37%
LOT 14	10,408.30	2523	24.24%
LOT 15	10,439.10	2523	24.17%
LOT 16	10,391.90	2523	24.28%
LOT 17	10,391.90	2523	24.28%
LOT 18	10,391.90	2523	24.28%
LOT 19	10,391.90	2523	24.28%
LOT 20	9,986.60	2523	25.26%
LOT 21	9,581.20	2523	26.33%
LOT 22	9,581.20	2523	26.33%
LOT 23	9,581.20	2523	26.33%
LOT 24	9,581.20	2523	26.33%
LOT 25	9,581.20	2523	26.33%
LOT 26	9,581.20	2523	26.33%
LOT 27	9,581.20	2523	26.33%
LOT 28	9,862.70	2523	25.58%



FLOOR PLAN
SCALE 1" = 10'

MODEL 3611	
AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,653 SF
A/C 2ND FLOOR	1,899 SF
TOTAL A/C	**3,552 SF**
GARAGE	572.0 SF
COVERED ENTRY	98.0 SF
COV. TERRACE	200.0 SF
TOTAL GROSS	**4,422 SF**
LOT COVERAGE	2,523 SF

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ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL 3611

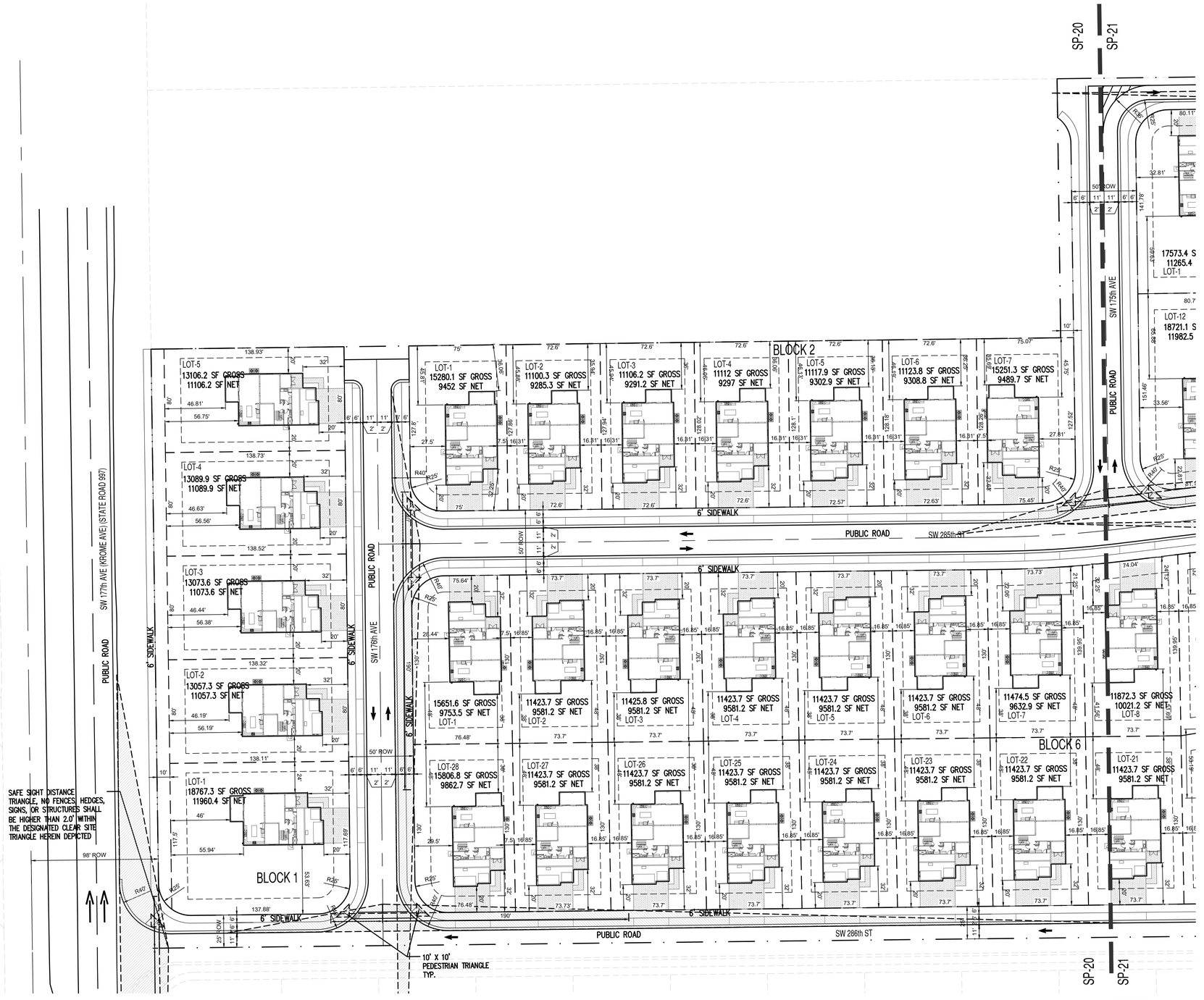
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SITE PLAN
1" = 40'

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ABESS
BY: LENNAR HOMES
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SEAL:

SITE PLAN

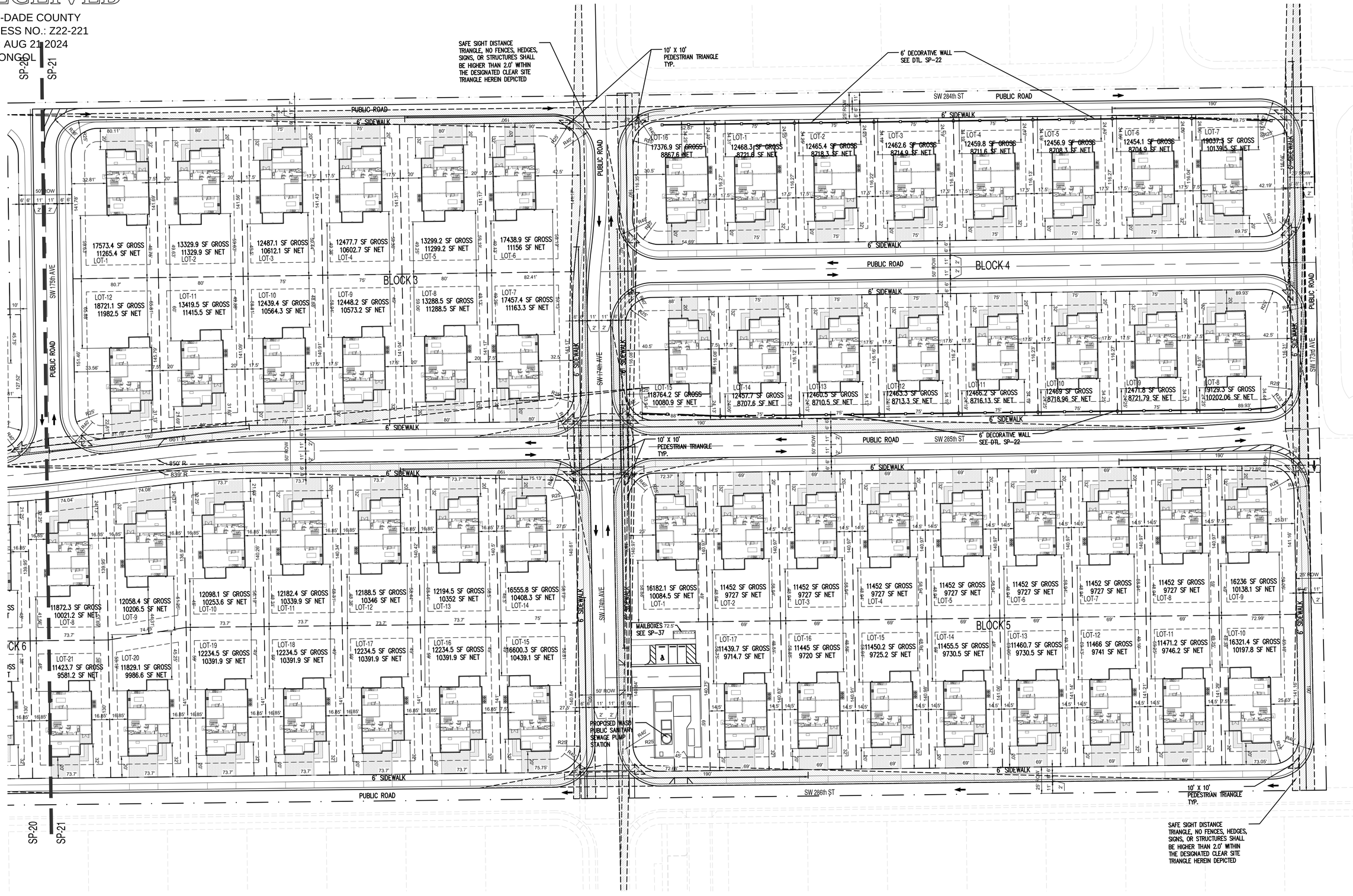
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SP-20

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NORTH
SITE PLAN
1" = 40'

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SITE PLAN

MODEL 3611

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SP-21

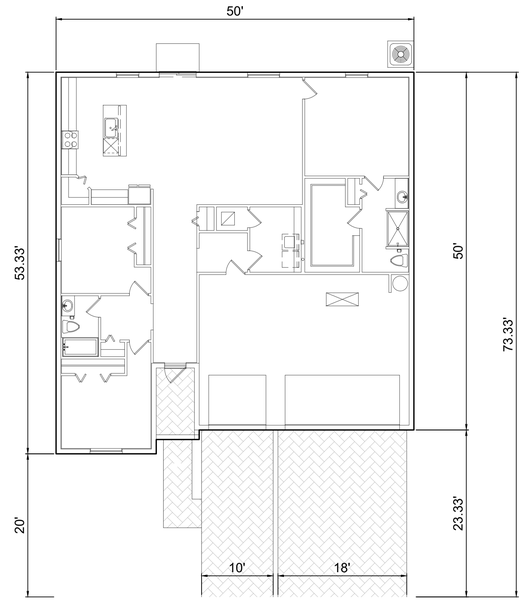
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PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2555	21.36%
LOT 2	11,057.30	2555	23.11%
LOT 3	11,073.60	2555	23.07%
LOT 4	11,089.90	2555	23.04%
LOT 5	11,106.20	2555	23.01%
BLOCK 2			
LOT 1	9,452.00	2555	27.03%
LOT 2	9,285.30	2555	27.52%
LOT 3	9,291.20	2555	27.50%
LOT 4	9,297.00	2555	27.48%
LOT 5	9,302.90	2555	27.46%
LOT 6	9,308.80	2555	27.45%
LOT 7	9,489.70	2555	26.92%
BLOCK 3			
LOT 1	11,265.40	2555	22.68%
LOT 2	11,329.90	2555	22.55%
LOT 3	10,612.10	2555	24.08%
LOT 4	10,602.70	2555	24.10%
LOT 5	11,299.20	2555	22.61%
LOT 6	11,156.00	2555	22.90%
LOT 7	11,163.30	2555	22.89%
LOT 8	11,288.50	2555	22.63%
LOT 9	10,573.20	2555	24.16%
LOT 10	10,564.30	2555	24.19%
LOT 11	11,415.50	2555	22.38%
LOT 12	11,982.50	2555	21.32%
BLOCK 4			
LOT 1	8,721.60	2555	29.30%
LOT 2	8,718.30	2555	29.31%
LOT 3	8,714.90	2555	29.32%
LOT 4	8,711.60	2555	29.33%
LOT 5	8,708.30	2555	29.34%
LOT 6	8,704.90	2555	29.35%
LOT 7	10,139.50	2555	25.20%
LOT 8	10,202.06	2555	25.04%
LOT 9	8,721.79	2555	29.29%
LOT 10	8,718.96	2555	29.30%
LOT 11	8,716.13	2555	29.31%
LOT 12	8,713.30	2555	29.32%
LOT 13	8,710.50	2555	29.33%
LOT 14	8,707.60	2555	29.34%
LOT 15	10,080.90	2555	25.34%
LOT 16	8,867.60	2555	28.81%

BLOCK 5			
LOT 1	10,084.50	2555	25.34%
LOT 2	9,727.00	2555	26.27%
LOT 3	9,727.00	2555	26.27%
LOT 4	9,727.00	2555	26.27%
LOT 5	9,727.00	2555	26.27%
LOT 6	9,727.00	2555	26.27%
LOT 7	9,727.00	2555	26.27%
LOT 8	9,727.00	2555	26.27%
LOT 9	10,138.10	2555	25.20%
LOT 10	10,197.80	2555	25.05%
LOT 11	9,746.20	2555	26.22%
LOT 12	9,741.00	2555	26.23%
LOT 13	9,730.50	2555	26.26%
LOT 14	9,730.50	2555	26.26%
LOT 15	9,725.20	2555	26.27%
LOT 16	9,720.00	2555	26.29%
LOT 17	9,714.70	2555	26.30%
BLOCK 6			
LOT 1	9,753.50	2555	26.20%
LOT 2	9,581.20	2555	26.67%
LOT 3	9,581.20	2555	26.67%
LOT 4	9,581.20	2555	26.67%
LOT 5	9,581.20	2555	26.67%
LOT 6	9,581.20	2555	26.67%
LOT 7	9,632.90	2555	26.52%
LOT 8	10,021.20	2555	25.50%
LOT 9	10,206.50	2555	25.03%
LOT 10	10,253.60	2555	24.92%
LOT 11	10,339.90	2555	24.71%
LOT 12	10,346.00	2555	24.70%
LOT 13	10,352.00	2555	24.68%
LOT 14	10,408.30	2555	24.55%
LOT 15	10,439.10	2555	24.48%
LOT 16	10,391.90	2555	24.59%
LOT 17	10,391.90	2555	24.59%
LOT 18	10,391.90	2555	24.59%
LOT 19	10,391.90	2555	24.59%
LOT 20	9,986.60	2555	25.58%
LOT 21	9,581.20	2555	26.67%
LOT 22	9,581.20	2555	26.67%
LOT 23	9,581.20	2555	26.67%
LOT 24	9,581.20	2555	26.67%
LOT 25	9,581.20	2555	26.67%
LOT 26	9,581.20	2555	26.67%
LOT 27	9,581.20	2555	26.67%
LOT 28	9,862.70	2555	25.91%



FLOOR PLAN
SCALE 1" = 10'

MODELP001- ASPIRE	
AREA CALCULATION & DATA	
TOTAL A/C	**1,839 SF**
GARAGE	652 SF
COVERED ENTRY	64 SF
TOTAL GROSS	**2,555 SF**
LOT COVERAGE	2,555 SF

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SITE PLAN

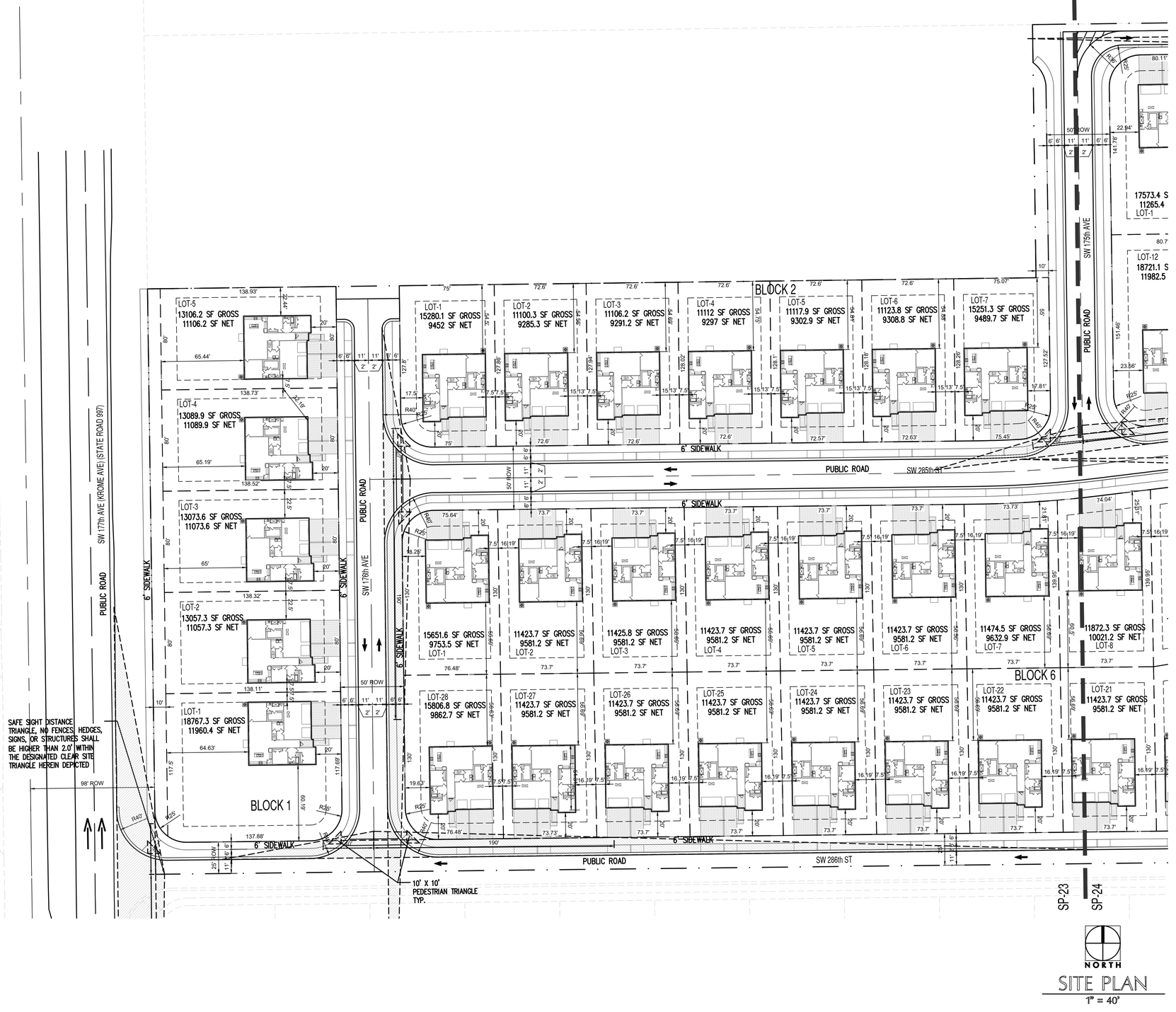
MODEL P001-ASPIRE

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SP-22

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SITE PLAN
1" = 40'

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MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P001-ASPIRE

DATE :	2024-06-03
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JOB NO. :	

SP-23

SHEET NO. :

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SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD

SW 284th ST

6' SIDEWALK

BLOCK 3

BLOCK 4

BLOCK 5

SW 175th AVE

SW 174th AVE

SW 172nd AVE

SW 285th ST

SW 286th ST

50' ROW

25' ROW

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-23

SP-24

LOT-1 17573.4 SF GROSS 11265.4 SF NET
LOT-2 13329.9 SF GROSS 11329.9 SF NET
LOT-3 12487.1 SF GROSS 10612.1 SF NET
LOT-4 12477.7 SF GROSS 10602.7 SF NET
LOT-5 13299.2 SF GROSS 11299.2 SF NET
LOT-6 17438.9 SF GROSS 11156 SF NET
LOT-7 17457.4 SF GROSS 11163.3 SF NET
LOT-8 13288.5 SF GROSS 11288.5 SF NET
LOT-9 12448.2 SF GROSS 10573.2 SF NET
LOT-10 12439.4 SF GROSS 10564.3 SF NET
LOT-11 13419.5 SF GROSS 11415.5 SF NET
LOT-12 18721.1 SF GROSS 11982.5 SF NET

LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-2 11452 SF GROSS 9727 SF NET
LOT-3 11452 SF GROSS 9727 SF NET
LOT-4 11452 SF GROSS 9727 SF NET
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LOT-9 12098.1 SF GROSS 10253.6 SF NET
LOT-10 12182.4 SF GROSS 10339.9 SF NET
LOT-11 12188.5 SF GROSS 10346 SF NET
LOT-12 12194.5 SF GROSS 10352 SF NET
LOT-13 16555.8 SF GROSS 10408.3 SF NET
LOT-14 12058.4 SF GROSS 10206.5 SF NET
LOT-9 11872.3 SF GROSS 10021.2 SF NET
LOT-8 LOT-15 16600.3 SF GROSS 10439.1 SF NET
LOT-16 12234.5 SF GROSS 10391.9 SF NET
LOT-17 12234.5 SF GROSS 10391.9 SF NET
LOT-18 12234.5 SF GROSS 10391.9 SF NET
LOT-19 12234.5 SF GROSS 10391.9 SF NET
LOT-20 11829.1 SF GROSS 9986.6 SF NET
LOT-21 11423.7 SF GROSS 9581.2 SF NET

LOT-1 17376.9 SF GROSS 8867.6 NET
LOT-1 12468.3 SF GROSS 8721.6 SF NET
LOT-2 12465.4 SF GROSS 8718.3 SF NET
LOT-3 12462.6 SF GROSS 8714.9 SF NET
LOT-4 12459.8 SF GROSS 8711.6 SF NET
LOT-5 12456.9 SF GROSS 8708.3 SF NET
LOT-6 12454.1 SF GROSS 8704.9 SF NET
LOT-7 19037.3 SF GROSS 10139.5 SF NET
LOT-8 19129.3 SF GROSS 10202.06 SF NET
LOT-9 12471.8 SF GROSS 8721.79 SF NET
LOT-10 12469 SF GROSS 8718.96 SF NET
LOT-11 12466.2 SF GROSS 8716.13 SF NET
LOT-12 12463.3 SF GROSS 8713.3 SF NET
LOT-13 12460.5 SF GROSS 8710.5 SF NET
LOT-14 12457.7 SF GROSS 8707.6 SF NET
LOT-15 118764.2 SF GROSS 10080.9 SF NET
LOT-17 11439.7 SF GROSS 9714.7 SF NET
LOT-16 11445 SF GROSS 9720 SF NET
LOT-15 11450.2 SF GROSS 9725.2 SF NET
LOT-14 11455.5 SF GROSS 9730.5 SF NET
LOT-13 11460.7 SF GROSS 9730.5 SF NET
LOT-12 11466 SF GROSS 9741 SF NET
LOT-11 11471.2 SF GROSS 9746.2 SF NET
LOT-10 16321.4 SF GROSS 10197.8 SF NET

NORTH
SITE PLAN
1" = 40'

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REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P001-ASPIRE

DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. : PPK

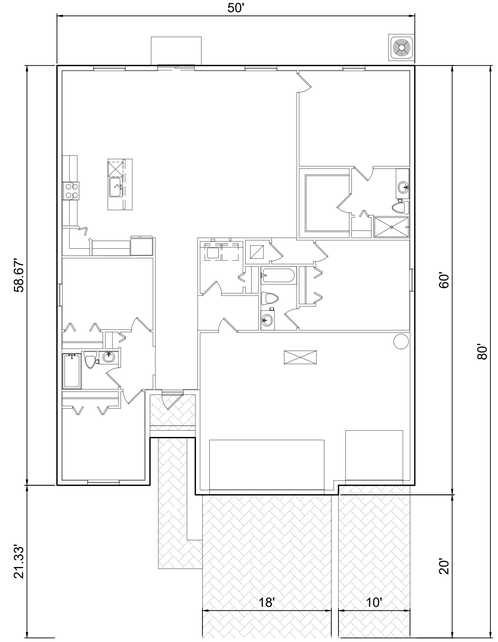
SP-24

SHEET NO. :

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SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2919	24.41%
LOT 2	11,057.30	2919	26.40%
LOT 3	11,073.60	2919	26.36%
LOT 4	11,089.90	2919	26.32%
LOT 5	11,106.20	2919	26.28%
BLOCK 2			
LOT 1	9,452.00	2919	30.88%
LOT 2	9,285.30	2919	31.44%
LOT 3	9,291.20	2919	31.42%
LOT 4	9,297.00	2919	31.40%
LOT 5	9,302.90	2919	31.38%
LOT 6	9,308.80	2919	31.36%
LOT 7	9,489.70	2919	30.76%
BLOCK 3			
LOT 1	11,265.40	2919	25.91%
LOT 2	11,329.90	2919	25.76%
LOT 3	10,612.10	2919	27.51%
LOT 4	10,602.70	2919	27.53%
LOT 5	11,299.20	2919	25.83%
LOT 6	11,156.00	2919	26.17%
LOT 7	11,163.30	2919	26.15%
LOT 8	11,288.50	2919	25.86%
LOT 9	10,573.20	2919	27.61%
LOT 10	10,564.30	2919	27.63%
LOT 11	11,415.50	2919	25.57%
LOT 12	11,982.50	2919	24.36%
BLOCK 4			
LOT 1	MODEL DOES NOT FIT		
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	10,139.50	2919	28.79%
LOT 8	10,202.06	2919	28.61%
LOT 9	MODEL DOES NOT FIT		
LOT 10	MODEL DOES NOT FIT		
LOT 11	MODEL DOES NOT FIT		
LOT 12	MODEL DOES NOT FIT		
LOT 13	MODEL DOES NOT FIT		
LOT 14	MODEL DOES NOT FIT		
LOT 15	10,080.90	2919	28.96%
LOT 16	8,867.60	2919	32.92%

BLOCK 5			
LOT 1	10,084.50	2919	28.95%
LOT 2	9,727.00	2919	30.01%
LOT 3	9,727.00	2919	30.01%
LOT 4	9,727.00	2919	30.01%
LOT 5	9,727.00	2919	30.01%
LOT 6	9,727.00	2919	30.01%
LOT 7	9,727.00	2919	30.01%
LOT 8	9,727.00	2919	30.01%
LOT 9	10,138.10	2919	28.79%
LOT 10	10,197.80	2919	28.62%
LOT 11	9,746.20	2919	29.95%
LOT 12	9,741.00	2919	29.97%
LOT 13	9,730.50	2919	30.00%
LOT 14	9,730.50	2919	30.00%
LOT 15	9,725.20	2919	30.01%
LOT 16	9,720.00	2919	30.03%
LOT 17	9,714.70	2919	30.05%
BLOCK 6			
LOT 1	9,753.50	2919	29.93%
LOT 2	9,581.20	2919	30.47%
LOT 3	9,581.20	2919	30.47%
LOT 4	9,581.20	2919	30.47%
LOT 5	9,581.20	2919	30.47%
LOT 6	9,581.20	2919	30.47%
LOT 7	9,632.90	2919	30.30%
LOT 8	10,021.20	2919	29.13%
LOT 9	10,206.50	2919	28.60%
LOT 10	10,253.60	2919	28.47%
LOT 11	10,339.90	2919	28.23%
LOT 12	10,346.00	2919	28.21%
LOT 13	10,352.00	2919	28.20%
LOT 14	10,408.30	2919	28.04%
LOT 15	10,439.10	2919	27.96%
LOT 16	10,391.90	2919	28.09%
LOT 17	10,391.90	2919	28.09%
LOT 18	10,391.90	2919	28.09%
LOT 19	10,391.90	2919	28.09%
LOT 20	9,986.60	2919	29.23%
LOT 21	9,581.20	2919	30.47%
LOT 22	9,581.20	2919	30.47%
LOT 23	9,581.20	2919	30.47%
LOT 24	9,581.20	2919	30.47%
LOT 25	9,581.20	2919	30.47%
LOT 26	9,581.20	2919	30.47%
LOT 27	9,581.20	2919	30.47%
LOT 28	9,862.70	2919	29.60%



FLOOR PLAN
SCALE: 1" = 10'

MODELP002- BRAVO	
AREA CALCULATION & DATA	
TOTAL A/C	**2,200 SF**
GARAGE	672 SF
COVERED ENTRY	47 SF
TOTAL GROSS	**2,919 SF**
LOT COVERAGE	2,919 SF

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OWNER:
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ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

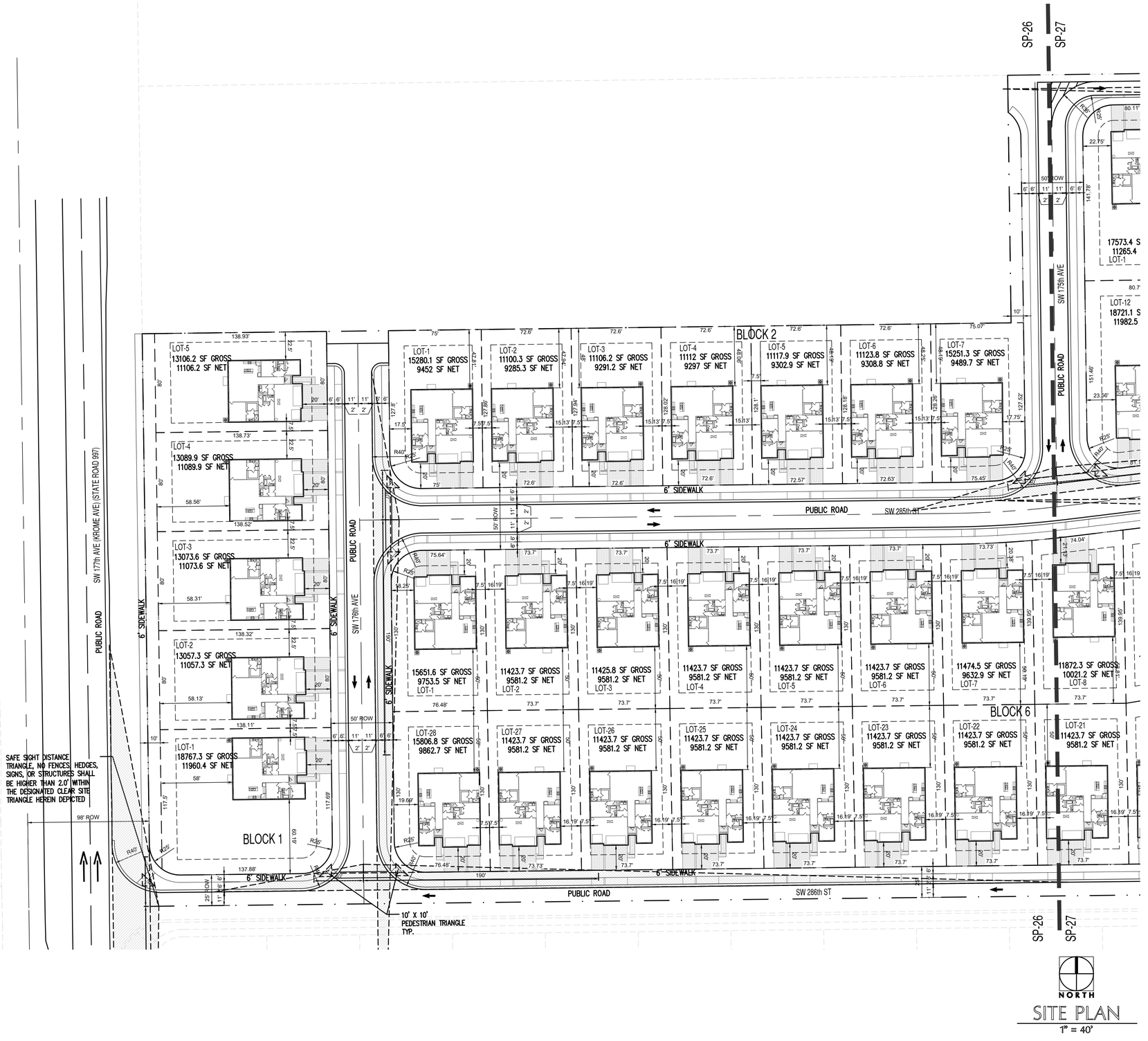
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JOB NO. :

SP-25

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SITE PLAN
1" = 40'

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ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P002-BRAVO

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
CHECK BY:	PPK
JOB NO. :	

SP-26

SHEET NO. :

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SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD

SW 284th ST

SW 285th ST

SW 286th ST

SW 174th AVE

SW 175th AVE

SW 176th AVE

6' SIDEWALK

50' ROW

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

LOT-1 12468.3 SF GROSS 8721.6 SF NET — MODEL DOES NOT FIT Exceed max. 33% lot coverage allowed

LOT-2 12465.4 SF GROSS 8718.3 SF NET — MODEL DOES NOT FIT Exceed max. 33% lot coverage allowed

LOT-3 12462.6 SF GROSS 8714.9 SF NET — MODEL DOES NOT FIT Exceed max. 33% lot coverage allowed

LOT-4 12459.8 SF GROSS 8711.6 SF NET — MODEL DOES NOT FIT Exceed max. 33% lot coverage allowed

LOT-5 12456.9 SF GROSS 8708.3 SF NET — MODEL DOES NOT FIT Exceed max. 33% lot coverage allowed

LOT-6 12454.1 SF GROSS 8704.9 SF NET — MODEL DOES NOT FIT Exceed max. 33% lot coverage allowed

LOT-7 19037.3 SF GROSS 10139.5 SF NET

LOT-8 19129.3 SF GROSS 10202.06 SF NET

LOT-9 12471.8 SF NET 8721.79 SF NET

LOT-10 16321.4 SF GROSS 10197.8 SF NET

LOT-11 11471.2 SF GROSS 9746.2 SF NET

LOT-12 11466 SF GROSS 9741 SF NET

LOT-13 11460.7 SF GROSS 9730.5 SF NET

LOT-14 11455.5 SF GROSS 9730.5 SF NET

LOT-15 11450.2 SF GROSS 9725.2 SF NET

LOT-16 11445 SF GROSS 9720 SF NET

LOT-17 11439.7 SF GROSS 9714.7 SF NET

LOT-18 16182.1 SF GROSS 10084.5 SF NET

LOT-19 11452 SF GROSS 9727 SF NET

LOT-20 11452 SF GROSS 9727 SF NET

LOT-21 11452 SF GROSS 9727 SF NET

LOT-22 11452 SF GROSS 9727 SF NET

LOT-23 11452 SF GROSS 9727 SF NET

LOT-24 11452 SF GROSS 9727 SF NET

LOT-25 16236 SF GROSS 10138.1 SF NET

LOT-26 11872.3 SF GROSS 10021.2 SF NET

LOT-27 12058.4 SF GROSS 10206.5 SF NET

LOT-28 12098.1 SF GROSS 10253.6 SF NET

LOT-29 12182.4 SF GROSS 10339.9 SF NET

LOT-30 12188.5 SF GROSS 10346 SF NET

LOT-31 12194.5 SF GROSS 10352 SF NET

LOT-32 16555.8 SF GROSS 10408.3 SF NET

LOT-33 11423.7 SF GROSS 9581.2 SF NET

LOT-34 11829.1 SF GROSS 9986.6 SF NET

LOT-35 12234.5 SF GROSS 10391.9 SF NET

LOT-36 12234.5 SF GROSS 10391.9 SF NET

LOT-37 12234.5 SF GROSS 10391.9 SF NET

LOT-38 12234.5 SF GROSS 10391.9 SF NET

LOT-39 16600.3 SF GROSS 10439.1 SF NET

LOT-40 17573.4 SF GROSS 11265.4 SF NET

LOT-41 13329.9 SF GROSS 11329.9 SF NET

LOT-42 12487.1 SF GROSS 10612.1 SF NET

LOT-43 12477.7 SF GROSS 10602.7 SF NET

LOT-44 13299.2 SF GROSS 11299.2 SF NET

LOT-45 17438.9 SF GROSS 11156 SF NET

LOT-46 18721.1 SF GROSS 11982.5 SF NET

LOT-47 13419.5 SF GROSS 11415.5 SF NET

LOT-48 12439.4 SF GROSS 10564.3 SF NET

LOT-49 12448.2 SF GROSS 10573.2 SF NET

LOT-50 13288.5 SF GROSS 11288.5 SF NET

LOT-51 17457.4 SF GROSS 11163.3 SF NET

LOT-52 17376.9 SF GROSS 8867.6 NET

LOT-53 118764.2 SF GROSS 10080.9 SF NET

LOT-54 12457.7 SF NET 8707.6 SF NET

LOT-55 12463.3 SF NET 8713.3 SF NET

LOT-56 12466.2 SF NET 8716.13 SF NET

LOT-57 12469 SF NET 8718.96 SF NET

LOT-58 12460.5 SF NET 8710.5 SF NET

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-26

SP-27

NORTH

SITE PLAN
1" = 40'

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ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P002-BRAVO

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	AJS
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JOB NO. :	

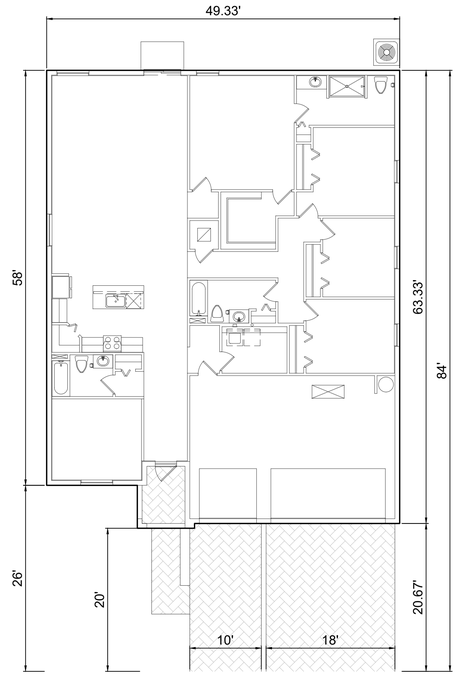
SP-27

SHEET NO. :

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PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	3062	25.60%
LOT 2	11,057.30	3062	27.69%
LOT 3	11,073.60	3062	27.65%
LOT 4	11,089.90	3062	27.61%
LOT 5	11,106.20	3062	27.57%
BLOCK 2			
LOT 1	9,452.00	3062	32.40%
LOT 2	9,285.30	3062	32.98%
LOT 3	9,291.20	3062	32.96%
LOT 4	9,297.00	3062	32.94%
LOT 5	9,302.90	3062	32.91%
LOT 6	9,308.80	3062	32.89%
LOT 7	9,489.70	3062	32.27%
BLOCK 3			
LOT 1	11,265.40	3062	27.18%
LOT 2	11,329.90	3062	27.03%
LOT 3	10,612.10	3062	28.85%
LOT 4	10,602.70	3062	28.88%
LOT 5	11,299.20	3062	27.10%
LOT 6	11,156.00	3062	27.45%
LOT 7	11,163.30	3062	27.43%
LOT 8	11,288.50	3062	27.12%
LOT 9	10,573.20	3062	28.96%
LOT 10	10,564.30	3062	28.98%
LOT 11	11,415.50	3062	26.82%
LOT 12	11,982.50	3062	25.55%
BLOCK 4			
LOT 1	MODEL DOES NOT FIT		
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	10,139.50	3062	30.20%
LOT 8	10,202.06	3062	30.01%
LOT 9	MODEL DOES NOT FIT		
LOT 10	MODEL DOES NOT FIT		
LOT 11	MODEL DOES NOT FIT		
LOT 12	MODEL DOES NOT FIT		
LOT 13	MODEL DOES NOT FIT		
LOT 14	MODEL DOES NOT FIT		
LOT 15	10,080.90	3062	30.37%
LOT 16	MODEL DOES NOT FIT		

BLOCK 5			
LOT 1	10,084.50	3062	30.36%
LOT 2	9,727.00	3062	31.48%
LOT 3	9,727.00	3062	31.48%
LOT 4	9,727.00	3062	31.48%
LOT 5	9,727.00	3062	31.48%
LOT 6	9,727.00	3062	31.48%
LOT 7	9,727.00	3062	31.48%
LOT 8	9,727.00	3062	31.48%
LOT 9	10,138.10	3062	30.20%
LOT 10	10,197.80	3062	30.03%
LOT 11	9,746.20	3062	31.42%
LOT 12	9,741.00	3062	31.43%
LOT 13	9,730.50	3062	31.47%
LOT 14	9,730.50	3062	31.47%
LOT 15	9,725.20	3062	31.49%
LOT 16	9,720.00	3062	31.50%
LOT 17	9,714.70	3062	31.52%
BLOCK 6			
LOT 1	9,753.50	3062	31.39%
LOT 2	9,581.20	3062	31.96%
LOT 3	9,581.20	3062	31.96%
LOT 4	9,581.20	3062	31.96%
LOT 5	9,581.20	3062	31.96%
LOT 6	9,581.20	3062	31.96%
LOT 7	9,632.90	3062	31.79%
LOT 8	10,021.20	3062	30.56%
LOT 9	10,206.50	3062	30.00%
LOT 10	10,253.60	3062	29.86%
LOT 11	10,339.90	3062	29.61%
LOT 12	10,346.00	3062	29.60%
LOT 13	10,352.00	3062	29.58%
LOT 14	10,408.30	3062	29.42%
LOT 15	10,439.10	3062	29.33%
LOT 16	10,391.90	3062	29.47%
LOT 17	10,391.90	3062	29.47%
LOT 18	10,391.90	3062	29.47%
LOT 19	10,391.90	3062	29.47%
LOT 20	9,986.60	3062	30.66%
LOT 21	9,581.20	3062	31.96%
LOT 22	9,581.20	3062	31.96%
LOT 23	9,581.20	3062	31.96%
LOT 24	9,581.20	3062	31.96%
LOT 25	9,581.20	3062	31.96%
LOT 26	9,581.20	3062	31.96%
LOT 27	9,581.20	3062	31.96%
LOT 28	9,862.70	3062	31.05%



FLOOR PLAN
SCALE 1" = 10'

MODEL P003-CREST	
AREA CALCULATION & DATA	
TOTAL A/C	**2,389 SF**
GARAGE	606 SF
COVERED ENTRY	67 SF
TOTAL GROSS	**3,062 SF**
LOT COVERAGE	3,062 SF

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REVISIONS:

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ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P003-CREST

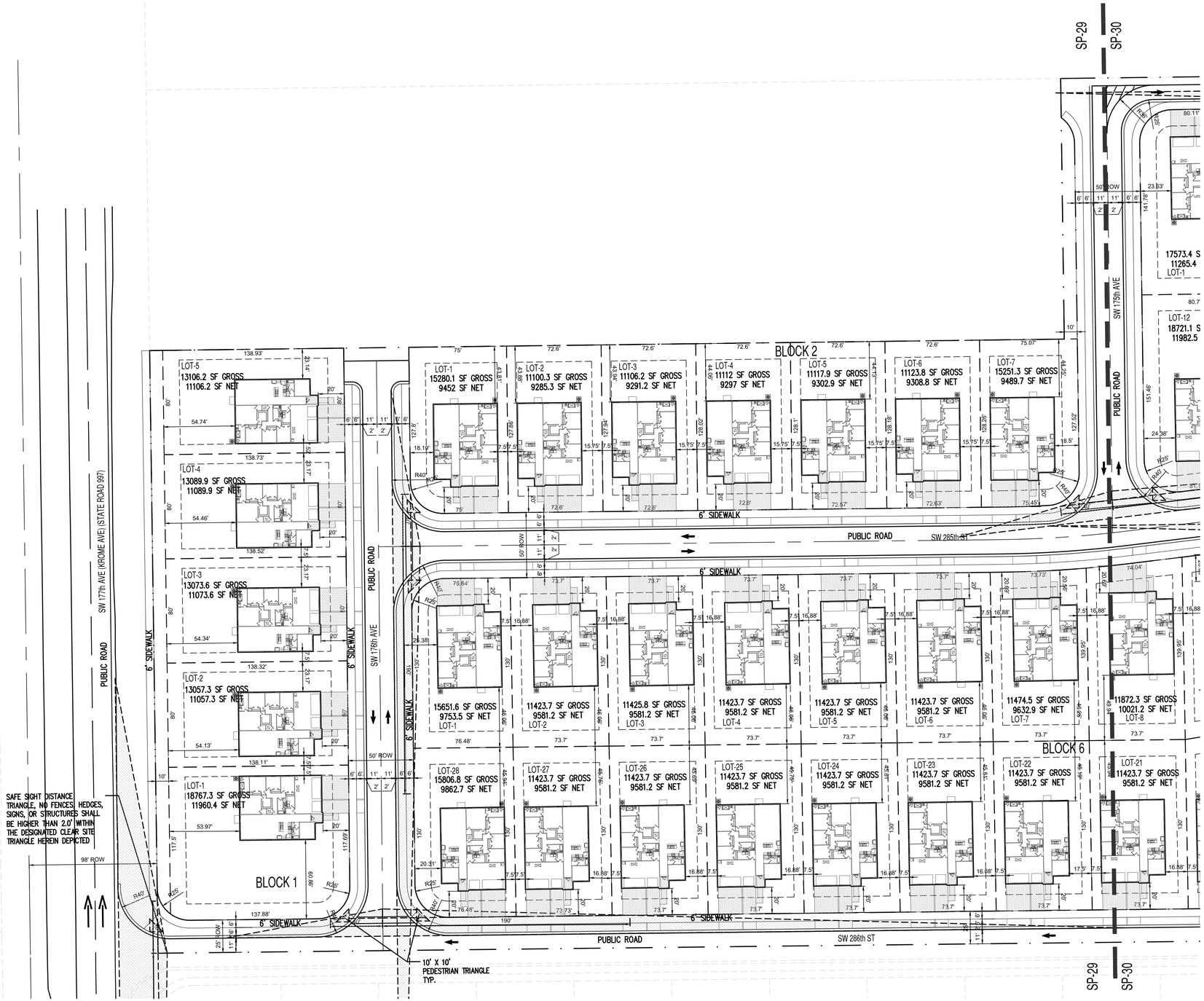
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JOB NO. :

SP-28

SHEET NO. :

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SITE PLAN
1" = 40'

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ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
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REVISIONS:

OWNER:
LENNAR HOMES

ABESS
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P003-CREST

DATE : 2024-06-03
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SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

SW 284th ST

PUBLIC ROAD

SW 175th AVE

SW 174th AVE

SW 173rd AVE

SW 285th ST

SW 286th ST

6' SIDEWALK

50' ROW

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

LOT-1 17573.4 SF GROSS 11265.4 SF NET

LOT-2 13329.9 SF GROSS 11329.9 SF NET

LOT-3 12487.1 SF GROSS 10612.1 SF NET

LOT-4 12477.7 SF GROSS 10602.7 SF NET

LOT-5 13299.2 SF GROSS 11299.2 SF NET

LOT-6 17438.9 SF GROSS 11156 SF NET

LOT-7 17457.4 SF GROSS 11163.3 SF NET

LOT-8 13288.5 SF GROSS 11288.5 SF NET

LOT-9 12448.2 SF GROSS 10573.2 SF NET

LOT-10 12439.4 SF GROSS 10564.3 SF NET

LOT-11 13419.5 SF GROSS 11415.5 SF NET

LOT-12 18721.1 SF GROSS 11982.5 SF NET

LOT-13 118764.2 SF GROSS 10080.9 SF NET

LOT-14 12457.7 SF GROSS 8707.6 SF NET

LOT-15 12460.5 SF GROSS 8710.5 SF NET

LOT-16 17376.9 SF GROSS 8867.6 NET

LOT-1 12468.3 SF GROSS 8721.6 SF NET

LOT-2 12465.4 SF GROSS 8718.3 SF NET

LOT-3 12462.6 SF GROSS 8714.9 SF NET

LOT-4 12459.8 SF GROSS 8711.6 SF NET

LOT-5 12456.9 SF GROSS 8708.3 SF NET

LOT-6 12454.1 SF GROSS 8704.9 SF NET

LOT-7 19037.3 SF GROSS 10139.5 SF NET

LOT-8 19129.3 SF GROSS 10202.06 SF NET

LOT-9 12471.8 SF GROSS 8721.79 SF NET

LOT-10 12469 SF GROSS 8718.96 SF NET

LOT-11 12466.2 SF GROSS 8716.13 SF NET

LOT-12 12463.3 SF GROSS 8713.3 SF NET

MODEL DOES NOT FIT Exceed max. 33% lot coverage allowed

LOT-1 16182.1 SF GROSS 10084.5 SF NET

LOT-2 11452 SF GROSS 9727 SF NET

LOT-3 11452 SF GROSS 9727 SF NET

LOT-4 11452 SF GROSS 9727 SF NET

LOT-5 11452 SF GROSS 9727 SF NET

LOT-6 11452 SF GROSS 9727 SF NET

LOT-7 11452 SF GROSS 9727 SF NET

LOT-8 11452 SF GROSS 9727 SF NET

LOT-9 16236 SF GROSS 10138.1 SF NET

LOT-10 16321.4 SF GROSS 10197.8 SF NET

LOT-11 11471.2 SF GROSS 9746.2 SF NET

LOT-12 11466 SF GROSS 9741 SF NET

LOT-13 11460.7 SF GROSS 9730.5 SF NET

LOT-14 11455.5 SF GROSS 9730.5 SF NET

LOT-15 11450.2 SF GROSS 9725.2 SF NET

LOT-16 11445 SF GROSS 9720 SF NET

LOT-17 11439.7 SF GROSS 9714.7 SF NET

LOT-8 11872.3 SF GROSS 10021.2 SF NET

LOT-9 12058.4 SF GROSS 10206.5 SF NET

LOT-10 12098.1 SF GROSS 10253.6 SF NET

LOT-11 12182.4 SF GROSS 10339.9 SF NET

LOT-12 12188.5 SF GROSS 10346 SF NET

LOT-13 12194.5 SF GROSS 10352 SF NET

LOT-14 16555.8 SF GROSS 10408.3 SF NET

LOT-15 16600.3 SF GROSS 10439.1 SF NET

LOT-16 12234.5 SF GROSS 10391.9 SF NET

LOT-17 12234.5 SF GROSS 10391.9 SF NET

LOT-18 12234.5 SF GROSS 10391.9 SF NET

LOT-19 12234.5 SF GROSS 10391.9 SF NET

LOT-20 11829.1 SF GROSS 9986.6 SF NET

LOT-21 11423.7 SF GROSS 9581.2 SF NET

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-29 SP-30

NORTH

SITE PLAN
1" = 40'

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ABESS PARK
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

SITE PLAN

MODEL P003-CREST

DATE : 2024-06-03
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SP-30

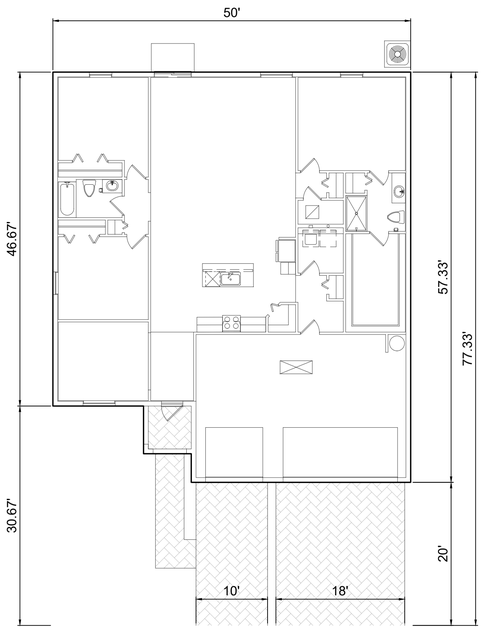
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MIAMI-DADE COUNTY
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SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	2706	22.62%
LOT 2	11,057.30	2706	24.47%
LOT 3	11,073.60	2706	24.44%
LOT 4	11,089.90	2706	24.40%
LOT 5	11,106.20	2706	24.36%
BLOCK 2			
LOT 1	9,452.00	2706	28.63%
LOT 2	9,285.30	2706	29.14%
LOT 3	9,291.20	2706	29.12%
LOT 4	9,297.00	2706	29.11%
LOT 5	9,302.90	2706	29.09%
LOT 6	9,308.80	2706	29.07%
LOT 7	9,489.70	2706	28.52%
BLOCK 3			
LOT 1	11,265.40	2706	24.02%
LOT 2	11,329.90	2706	23.88%
LOT 3	10,612.10	2706	25.50%
LOT 4	10,602.70	2706	25.52%
LOT 5	11,299.20	2706	23.95%
LOT 6	11,156.00	2706	24.26%
LOT 7	11,163.30	2706	24.24%
LOT 8	11,288.50	2706	23.97%
LOT 9	10,573.20	2706	25.59%
LOT 10	10,564.30	2706	25.61%
LOT 11	11,415.50	2706	23.70%
LOT 12	11,982.50	2706	22.58%
BLOCK 4			
LOT 1	8,721.60	2706	31.03%
LOT 2	8,718.30	2706	31.04%
LOT 3	8,714.90	2706	31.05%
LOT 4	8,711.60	2706	31.06%
LOT 5	8,708.30	2706	31.07%
LOT 6	8,704.90	2706	31.09%
LOT 7	10,139.50	2706	26.69%
LOT 8	10,202.06	2706	26.52%
LOT 9	8,721.79	2706	31.03%
LOT 10	8,718.96	2706	31.04%
LOT 11	8,716.13	2706	31.05%
LOT 12	8,713.30	2706	31.06%
LOT 13	8,710.50	2706	31.07%
LOT 14	8,707.60	2706	31.08%
LOT 15	10,080.90	2706	26.84%
LOT 16	8,867.60	2706	30.52%

BLOCK 5			
LOT 1	10,084.50	2706	26.83%
LOT 2	9,727.00	2706	27.82%
LOT 3	9,727.00	2706	27.82%
LOT 4	9,727.00	2706	27.82%
LOT 5	9,727.00	2706	27.82%
LOT 6	9,727.00	2706	27.82%
LOT 7	9,727.00	2706	27.82%
LOT 8	9,727.00	2706	27.82%
LOT 9	10,138.10	2706	26.69%
LOT 10	10,197.80	2706	26.54%
LOT 11	9,746.20	2706	27.76%
LOT 12	9,741.00	2706	27.78%
LOT 13	9,730.50	2706	27.81%
LOT 14	9,730.50	2706	27.81%
LOT 15	9,725.20	2706	27.82%
LOT 16	9,720.00	2706	27.84%
LOT 17	9,714.70	2706	27.85%
BLOCK 6			
LOT 1	9,753.50	2706	27.74%
LOT 2	9,581.20	2706	28.24%
LOT 3	9,581.20	2706	28.24%
LOT 4	9,581.20	2706	28.24%
LOT 5	9,581.20	2706	28.24%
LOT 6	9,581.20	2706	28.24%
LOT 7	9,632.90	2706	28.09%
LOT 8	10,021.20	2706	27.00%
LOT 9	10,206.50	2706	26.51%
LOT 10	10,253.60	2706	26.39%
LOT 11	10,339.90	2706	26.17%
LOT 12	10,346.00	2706	26.16%
LOT 13	10,352.00	2706	26.14%
LOT 14	10,408.30	2706	26.00%
LOT 15	10,439.10	2706	25.92%
LOT 16	10,391.90	2706	26.04%
LOT 17	10,391.90	2706	26.04%
LOT 18	10,391.90	2706	26.04%
LOT 19	10,391.90	2706	26.04%
LOT 20	9,986.60	2706	27.10%
LOT 21	9,581.20	2706	28.24%
LOT 22	9,581.20	2706	28.24%
LOT 23	9,581.20	2706	28.24%
LOT 24	9,581.20	2706	28.24%
LOT 25	9,581.20	2706	28.24%
LOT 26	9,581.20	2706	28.24%
LOT 27	9,581.20	2706	28.24%
LOT 28	9,862.70	2706	27.44%



FLOOR PLAN
SCALE: 1" = 10'

MODEL P004- FRONTIER	
AREA CALCULATION & DATA	
TOTAL A/C	**2,029 SF**
GARAGE	623 SF
COVERED ENTRY	54 SF
TOTAL GROSS	**2,706 SF**
LOT COVERAGE	2,706 SF

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SEAL:

SITE PLAN

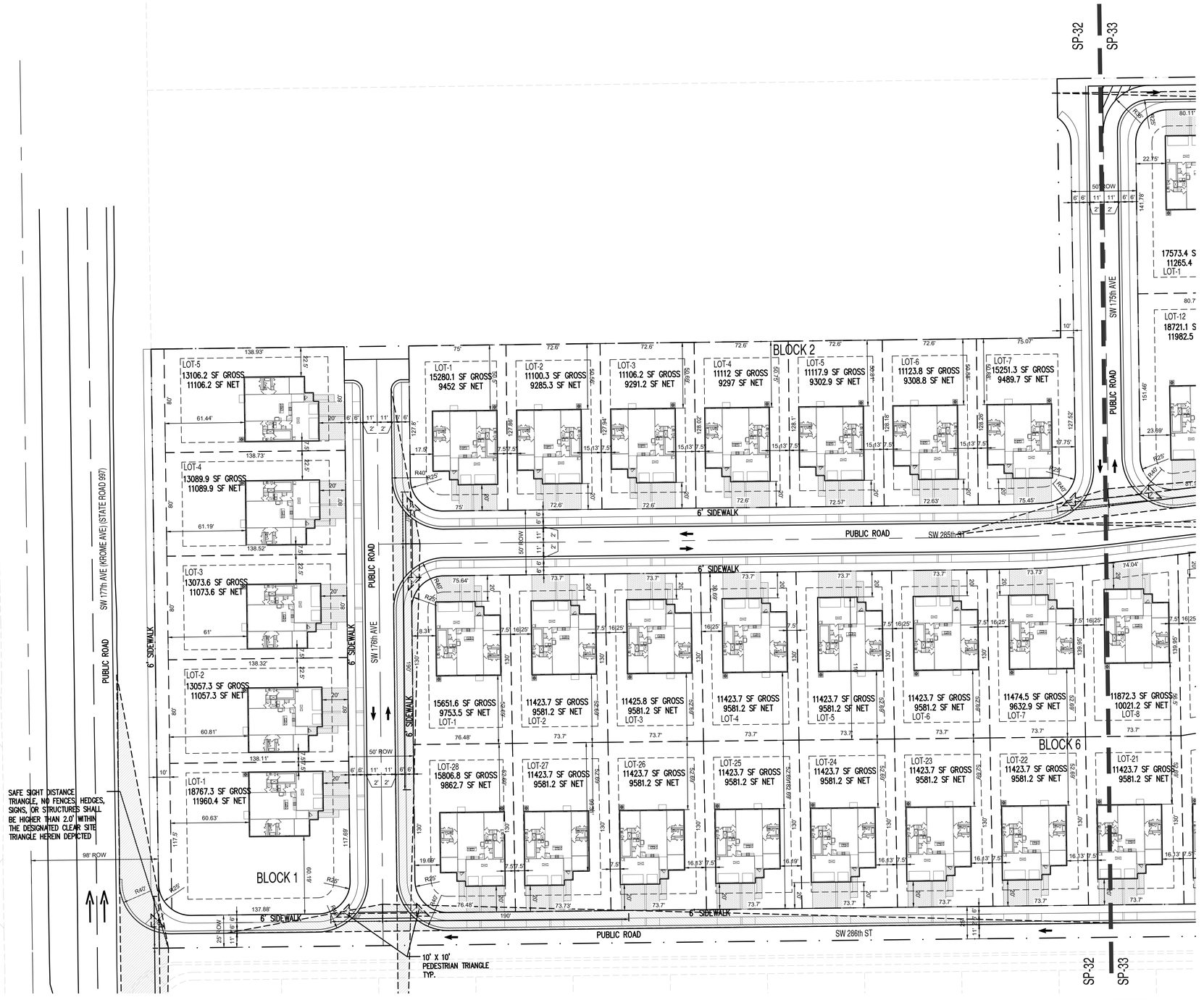
MODEL P004-FRONTIER

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NORTH
SITE PLAN
1" = 40'

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SITE PLAN

MODEL P004-FRONTIER

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SP-32

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SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

SW 284th ST

PUBLIC ROAD

6' SIDEWALK

50' ROW

SW 175th AVE

SW 174th AVE

SW 173rd AVE

BLOCK 3

BLOCK 4

BLOCK 5

SW 285th ST

SW 286th ST

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

LOT-1 17573.4 SF GROSS 11265.4 SF NET
LOT-2 13329.9 SF GROSS 11329.9 SF NET
LOT-3 12487.1 SF GROSS 10612.1 SF NET
LOT-4 12477.7 SF GROSS 10602.7 SF NET
LOT-5 13299.2 SF GROSS 11299.2 SF NET
LOT-6 17438.9 SF GROSS 11156 SF NET
LOT-7 17457.4 SF GROSS 11163.3 SF NET
LOT-8 13288.5 SF GROSS 11288.5 SF NET
LOT-9 12448.2 SF GROSS 10573.2 SF NET
LOT-10 12439.4 SF GROSS 10564.3 SF NET
LOT-11 13419.5 SF GROSS 11415.5 SF NET
LOT-12 18721.1 SF GROSS 11982.5 SF NET

LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-2 11452 SF GROSS 9727 SF NET
LOT-3 11452 SF GROSS 9727 SF NET
LOT-4 11452 SF GROSS 9727 SF NET
LOT-5 11452 SF GROSS 9727 SF NET
LOT-6 11452 SF GROSS 9727 SF NET
LOT-7 11452 SF GROSS 9727 SF NET
LOT-8 16236 SF GROSS 10138.1 SF NET
LOT-9 19037.3 SF GROSS 10139.5 SF NET
LOT-10 16321.4 SF GROSS 10197.8 SF NET
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LOT-12 11466 SF GROSS 9741 SF NET
LOT-13 11460.7 SF GROSS 9730.5 SF NET
LOT-14 11455.5 SF GROSS 9730.5 SF NET
LOT-15 11450.2 SF GROSS 9725.2 SF NET
LOT-16 11445 SF GROSS 9720 SF NET
LOT-17 11439.7 SF GROSS 9714.7 SF NET

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LOT-14 12457.7 SF GROSS 8707.6 SF NET
LOT-15 118764.2 SF GROSS 10080.9 SF NET

SP-32 SP-33

NORTH
SITE PLAN
1" = 40'

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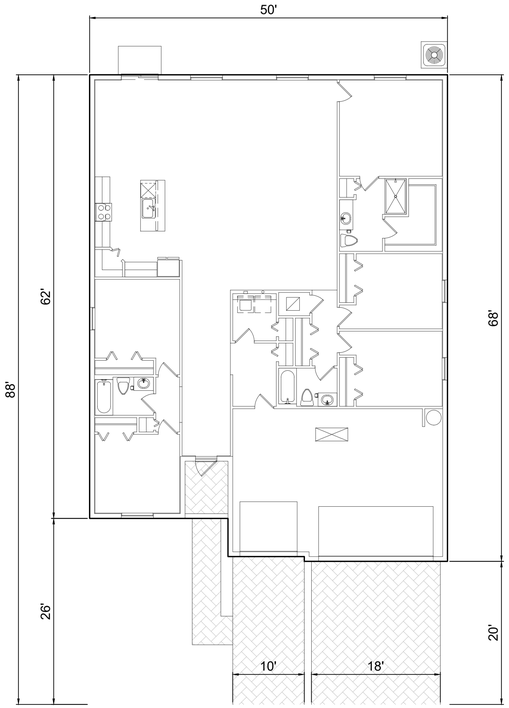
SP-33

SHEET NO. :

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SITE DATA			
LOT COVERAGE BY LOT			
BLOCK 1			
LOT	SF LOT (NET AREA)	(SF) BLDG. FOOTPRINT	(%) LOT COVERAGE PROVIDED
LOT 1	11,960.40	3277	27.40%
LOT 2	11,057.30	3277	29.64%
LOT 3	11,073.60	3277	29.59%
LOT 4	11,089.90	3277	29.55%
LOT 5	11,106.20	3277	29.51%
BLOCK 2			
LOT 1	MODEL DOES NOT FIT		
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	MODEL DOES NOT FIT		
BLOCK 3			
LOT 1	11,265.40	3277	29.09%
LOT 2	11,329.90	3277	28.92%
LOT 3	10,612.10	3277	30.88%
LOT 4	10,602.70	3277	30.91%
LOT 5	11,299.20	3277	29.00%
LOT 6	11,156.00	3277	29.37%
LOT 7	11,163.30	3277	29.36%
LOT 8	11,288.50	3277	29.03%
LOT 9	10,573.20	3277	30.99%
LOT 10	10,564.30	3277	31.02%
LOT 11	11,415.50	3277	28.71%
LOT 12	11,982.50	3277	27.35%
BLOCK 4			
LOT 1	MODEL DOES NOT FIT		
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	10,139.50	3277	32.32%
LOT 8	10,202.06	3277	32.12%
LOT 9	MODEL DOES NOT FIT		
LOT 10	MODEL DOES NOT FIT		
LOT 11	MODEL DOES NOT FIT		
LOT 12	MODEL DOES NOT FIT		
LOT 13	MODEL DOES NOT FIT		
LOT 14	MODEL DOES NOT FIT		
LOT 15	10,080.90	3277	32.51%
LOT 16	MODEL DOES NOT FIT		

BLOCK 5			
LOT 1	10,084.50	3277	32.50%
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	MODEL DOES NOT FIT		
LOT 8	MODEL DOES NOT FIT		
LOT 9	10,138.10	3277	32.32%
LOT 10	10,197.80	3277	32.13%
LOT 11	MODEL DOES NOT FIT		
LOT 12	MODEL DOES NOT FIT		
LOT 13	MODEL DOES NOT FIT		
LOT 14	MODEL DOES NOT FIT		
LOT 15	MODEL DOES NOT FIT		
LOT 16	MODEL DOES NOT FIT		
LOT 17	MODEL DOES NOT FIT		
BLOCK 6			
LOT 1	MODEL DOES NOT FIT		
LOT 2	MODEL DOES NOT FIT		
LOT 3	MODEL DOES NOT FIT		
LOT 4	MODEL DOES NOT FIT		
LOT 5	MODEL DOES NOT FIT		
LOT 6	MODEL DOES NOT FIT		
LOT 7	MODEL DOES NOT FIT		
LOT 8	10,021.20	3277	32.70%
LOT 9	10,206.50	3277	32.11%
LOT 10	10,253.60	3277	31.96%
LOT 11	10,339.90	3277	31.69%
LOT 12	10,346.00	3277	31.67%
LOT 13	10,352.00	3277	31.66%
LOT 14	10,408.30	3277	31.48%
LOT 15	10,439.10	3277	31.39%
LOT 16	10,391.90	3277	31.53%
LOT 17	10,391.90	3277	31.53%
LOT 18	10,391.90	3277	31.53%
LOT 19	10,391.90	3277	31.53%
LOT 20	9,986.60	3277	32.81%
LOT 21	MODEL DOES NOT FIT		
LOT 22	MODEL DOES NOT FIT		
LOT 23	MODEL DOES NOT FIT		
LOT 24	MODEL DOES NOT FIT		
LOT 25	MODEL DOES NOT FIT		
LOT 26	MODEL DOES NOT FIT		
LOT 27	MODEL DOES NOT FIT		
LOT 28	MODEL DOES NOT FIT		



FLOOR PLAN
SCALE: 1" = 10'

MODEL P005- HERITAGE	
AREA CALCULATION & DATA	
TOTAL A/C	**2,576 SF**
GARAGE	637 SF
COVERED ENTRY	64 SF
TOTAL GROSS	**3,277 SF**
LOT COVERAGE	3,277 SF

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SITE PLAN

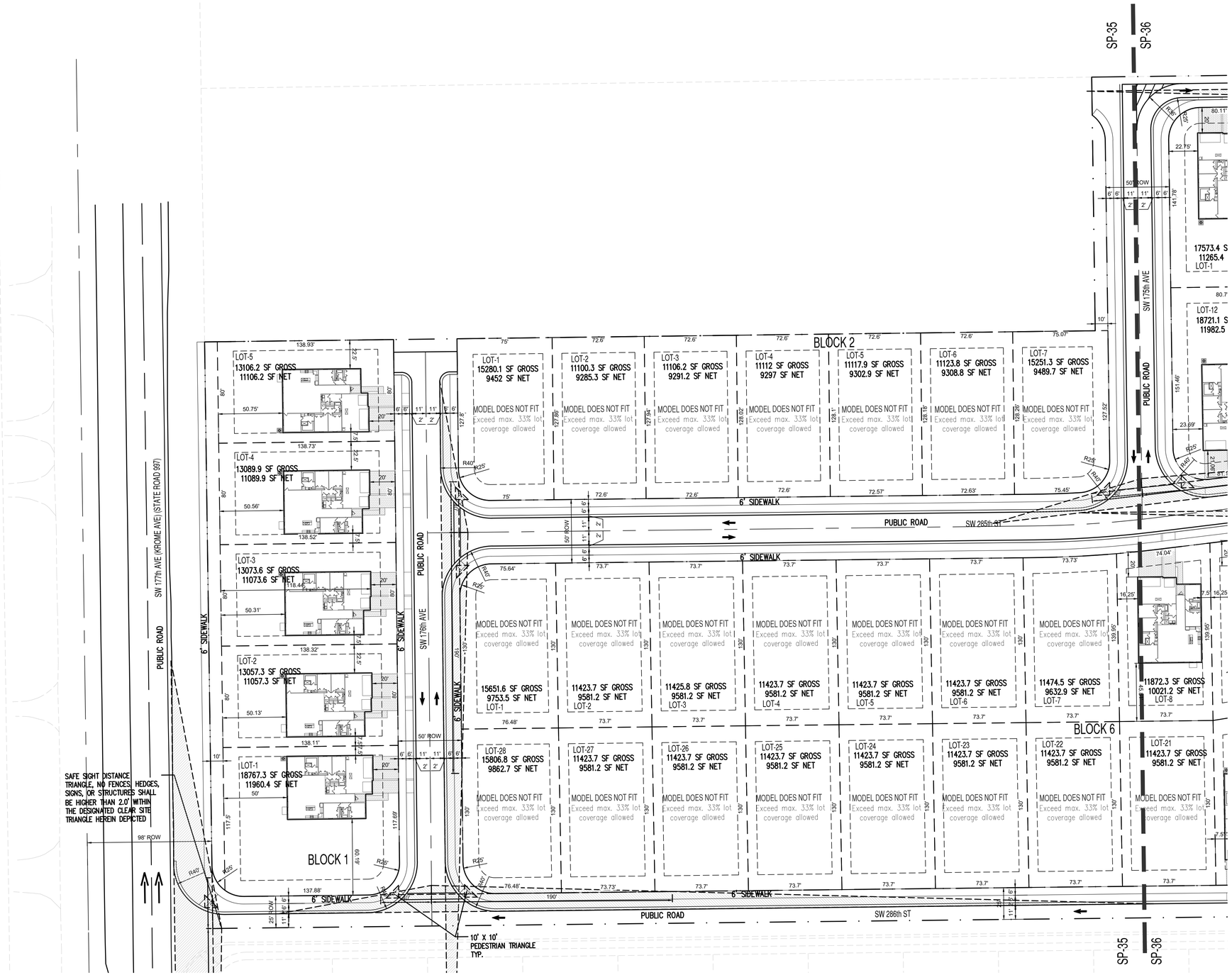
MODEL P005-HERITAGE

DATE : 2024-06-03
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NORTH
SITE PLAN
1" = 40'

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SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS, OR STRUCTURES SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED

10' X 10' PEDESTRIAN TRIANGLE TYP.

6' DECORATIVE WALL SEE DTL. SP-22

PUBLIC ROAD

SW 284th ST

SW 285th ST

SW 286th ST

SW 175th AVE

SW 174th AVE

SW 173rd AVE

6' SIDEWALK

50' ROW

25' ROW

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

LOT-1 17573.4 SF GROSS 11265.4 SF NET
LOT-2 13329.9 SF GROSS 11329.9 SF NET
LOT-3 12487.1 SF GROSS 10612.1 SF NET
LOT-4 12477.7 SF GROSS 10602.7 SF NET
LOT-5 13299.2 SF GROSS 11299.2 SF NET
LOT-6 17438.9 SF GROSS 11156 SF NET
LOT-7 17457.4 SF GROSS 11163.3 SF NET
LOT-8 13288.5 SF GROSS 11288.5 SF NET
LOT-9 12448.2 SF GROSS 10573.2 SF NET
LOT-10 12439.4 SF GROSS 10564.3 SF NET
LOT-11 13419.5 SF GROSS 11415.5 SF NET
LOT-12 18721.1 SF GROSS 11982.5 SF NET

LOT-16 17376.9 SF GROSS 8867.6 NET
LOT-1 12468.3 SF GROSS 8721.6 SF NET
LOT-2 12465.4 SF GROSS 8718.3 SF NET
LOT-3 12462.6 SF GROSS 8714.9 SF NET
LOT-4 12459.8 SF GROSS 8711.6 SF NET
LOT-5 12456.9 SF GROSS 8708.3 SF NET
LOT-6 12454.1 SF GROSS 8704.9 SF NET
LOT-7 19037.3 SF GROSS 10139.5 SF NET
LOT-8 19129.3 SF GROSS 10202.06 SF NET
LOT-9 12471.8 SF GROSS 8721.79 SF NET
LOT-10 12469 SF GROSS 8718.96 SF NET
LOT-11 12466.2 SF GROSS 8716.13 SF NET
LOT-12 12463.3 SF GROSS 8713.3 SF NET
LOT-13 12460.5 SF GROSS 8710.5 SF NET
LOT-14 12457.7 SF GROSS 8707.6 SF NET
LOT-15 118764.2 SF GROSS 10080.9 SF NET

MODEL DOES NOT FIT Exceed max. 33% lot coverage allowed

LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-2 11452 SF GROSS 9727 SF NET
LOT-3 11452 SF GROSS 9727 SF NET
LOT-4 11452 SF GROSS 9727 SF NET
LOT-5 11452 SF GROSS 9727 SF NET
LOT-6 11452 SF GROSS 9727 SF NET
LOT-7 11452 SF GROSS 9727 SF NET
LOT-8 11452 SF GROSS 9727 SF NET
LOT-9 16236 SF GROSS 10138.1 SF NET
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LOT-11 11471.2 SF GROSS 9746.2 SF NET
LOT-12 11466 SF GROSS 9741 SF NET
LOT-13 11460.7 SF GROSS 9730.5 SF NET
LOT-14 11455.5 SF GROSS 9730.5 SF NET
LOT-15 11450.2 SF GROSS 9725.2 SF NET
LOT-16 11445 SF GROSS 9720 SF NET
LOT-17 11439.7 SF GROSS 9714.7 SF NET

LOT-1 16182.1 SF GROSS 10084.5 SF NET
LOT-8 11872.3 SF GROSS 10021.2 SF NET
LOT-9 12058.4 SF GROSS 10206.5 SF NET
LOT-10 12098.1 SF GROSS 10253.6 SF NET
LOT-11 12182.4 SF GROSS 10339.9 SF NET
LOT-12 12188.5 SF GROSS 10346 SF NET
LOT-13 12194.5 SF GROSS 10352 SF NET
LOT-14 16555.8 SF GROSS 10408.3 SF NET
LOT-15 16600.3 SF GROSS 10439.1 SF NET
LOT-16 12234.5 SF GROSS 10391.9 SF NET
LOT-17 12234.5 SF GROSS 10391.9 SF NET
LOT-18 12234.5 SF GROSS 10391.9 SF NET
LOT-19 12234.5 SF GROSS 10391.9 SF NET
LOT-20 11829.1 SF GROSS 9986.6 SF NET
LOT-21 11423.7 SF GROSS 9581.2 SF NET

MAILBOXES SEE SP-37

PROPOSED WASD PUBLIC SANITARY SEWAGE PUMP STATION

SP-35 SP-36

NORTH

SITE PLAN
1" = 40'

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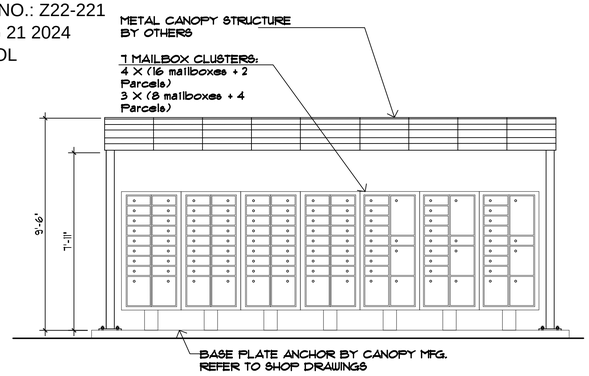
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DATE : 2024-06-03
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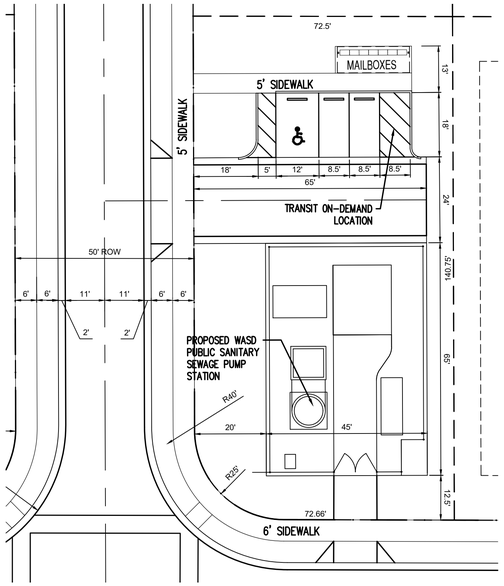
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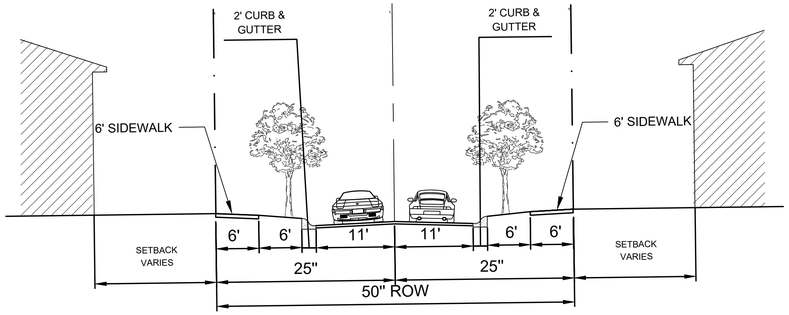
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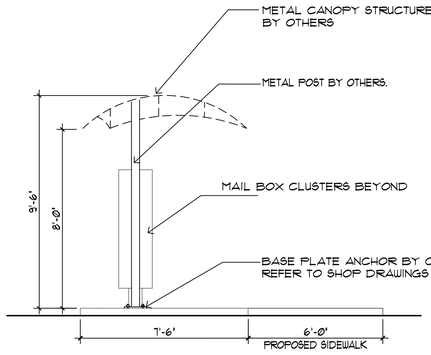
MAIL KIOSKO FRONT ELEVATION
SCALE: 1/4" = 1'-0"



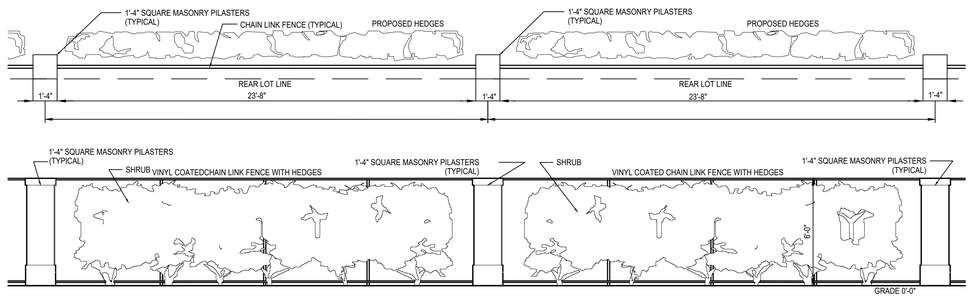
MAILBOX PARKING DETAILS
SCALE: 1"=20'-0"



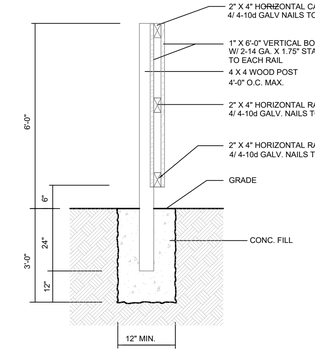
TYPICAL INTERIOR DRIVE SECTION
SCALE: 1"=10'-0"

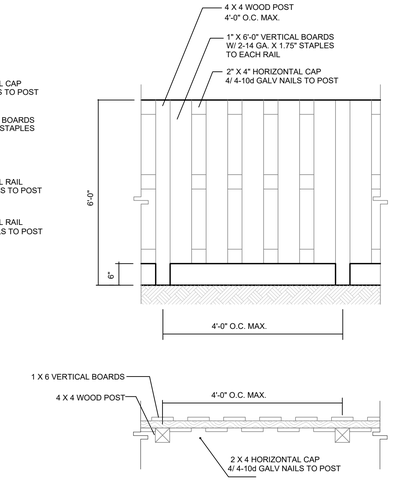


MAIL KIOSKO SIDE ELEVATION
SCALE: 1/4" = 1'-0"

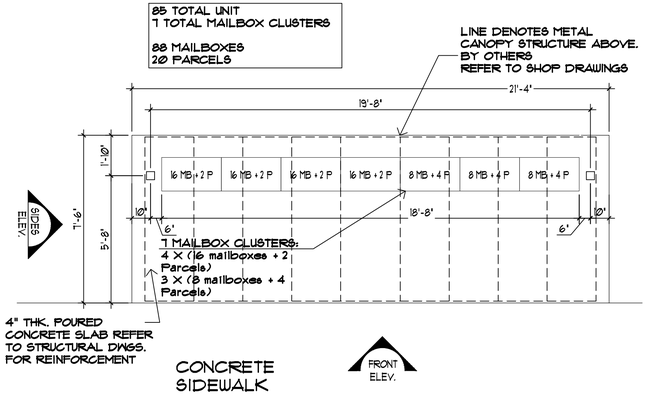


DECORATIVE WALL DETAIL
SCALE: 1/4" = 1'-0"

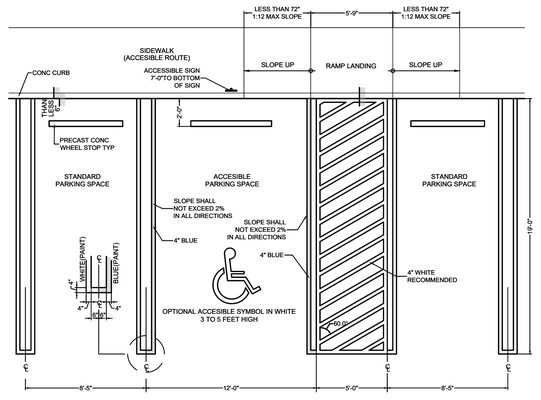




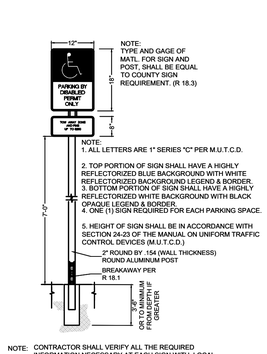
SINGLE FAMILY HOME REAR FENCE DETAIL
SCALE: 1/4" = 1'-0"



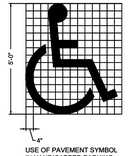
MAIL KIOSKO PLAN
SCALE: 1/4" = 1'-0"



PARKING DETAILS
SCALE: 1/4" = 1'-0"



NOTE: CONTRACTOR SHALL VERIFY ALL THE REQUIRED INFORMATION NECESSARY AT EACH SIGN WITH LOCAL AUTHORITIES PRIOR TO PURCHASING.



USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS REQUIRED, THE SYMBOL SHALL BE 5' HIGH & BLUE IN COLOR.

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SITE PLAN

SITE PLAN
DATE : 2024-08-05
SCALE : AS SHOWN
DRAWN : AJS
CHECK BY: PPK
JOB NO. :

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SHEET NO. :

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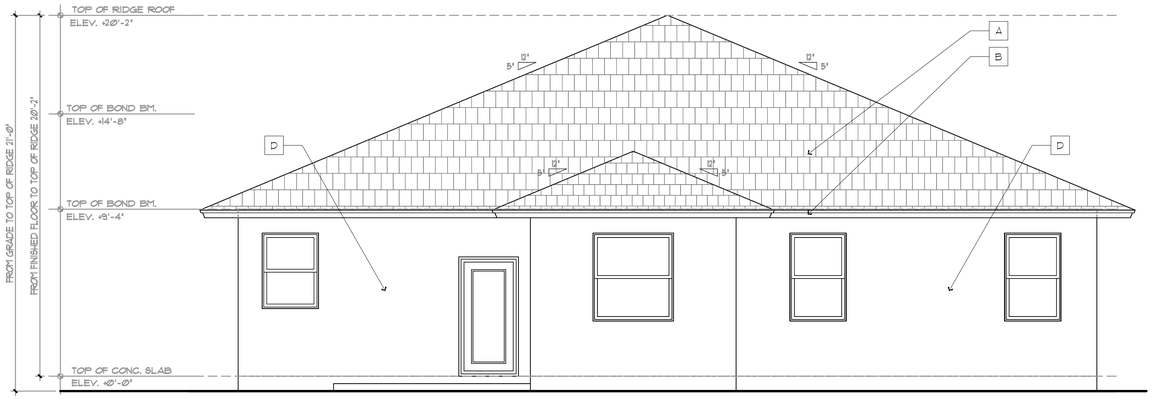


UNIT 2244 - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E DECORATIVE STONE VENEER
- F LIGHT FIXTURE



UNIT 2244 - REAR ELEVATION

SCALE: 1/4" = 1'-0"

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UNIT 2244

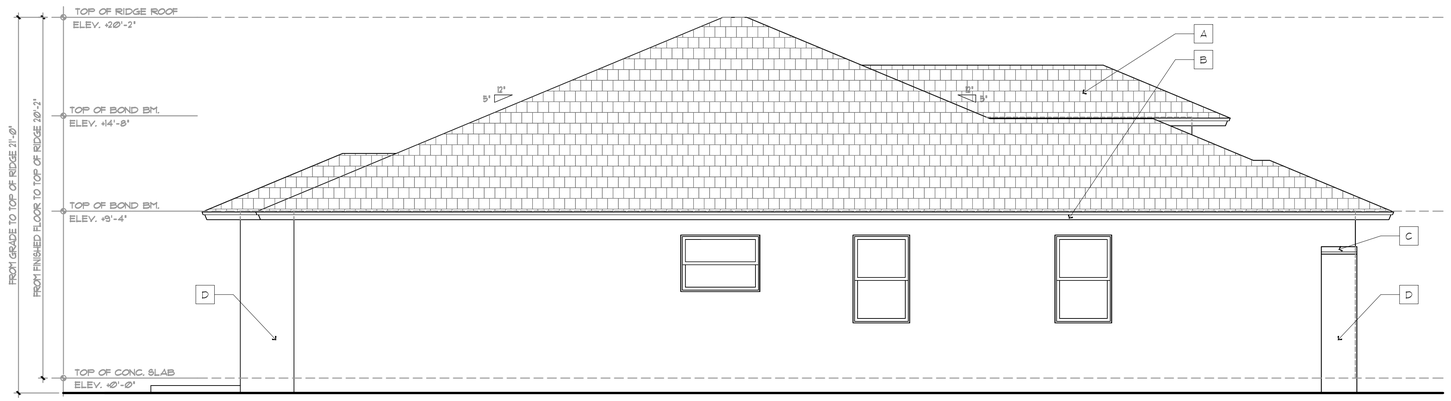
ELEVATIONS

DATE : 2024-06-03
SCALE : AS SHOWN
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CHECK BY: PPKS
JOB NO. :

A-1.2

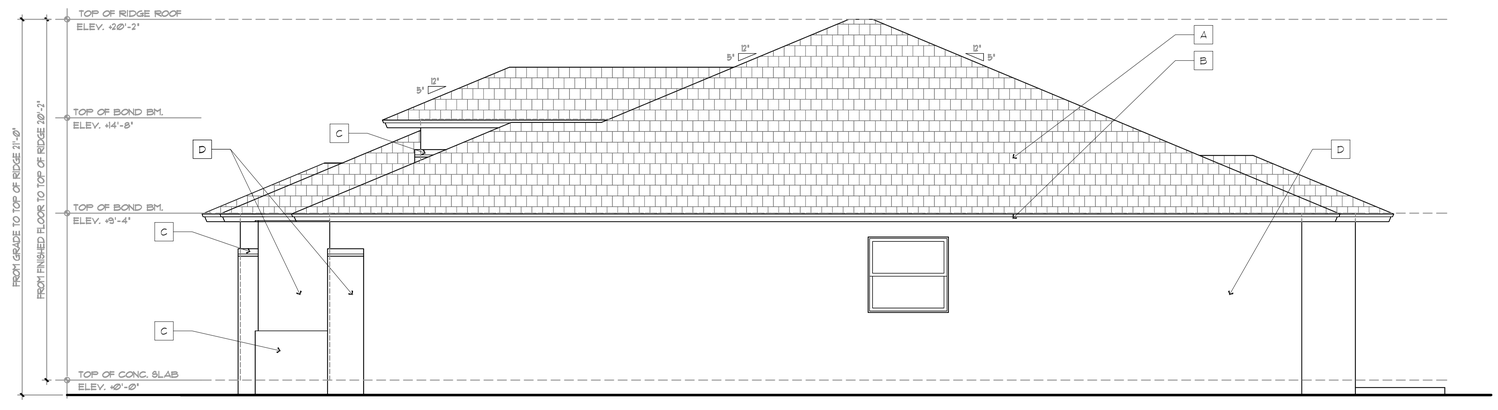
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UNIT 2244 - LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



UNIT 2244 - RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E DECORATIVE STONE VENEER
- F LIGHT FIXTURE

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UNIT 2244

ELEVATIONS

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
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JOB NO. :	

A-1.3

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UNIT 2565 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



UNIT 2565 - REAR ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER
- F — DECORATIVE MOTIF
- G — WALL MOUNTED EXTERIOR LIGHT FIXTURE

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UNIT 2565

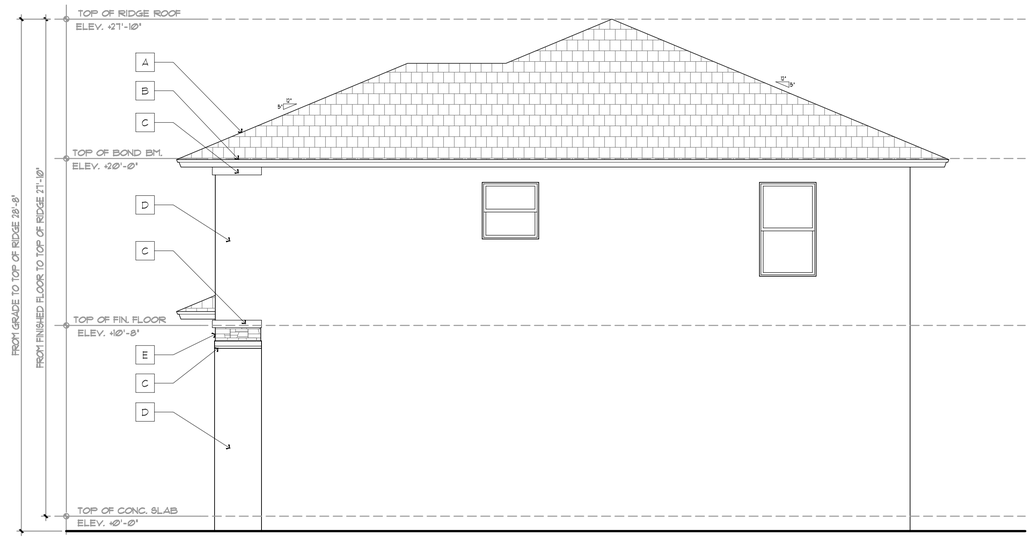
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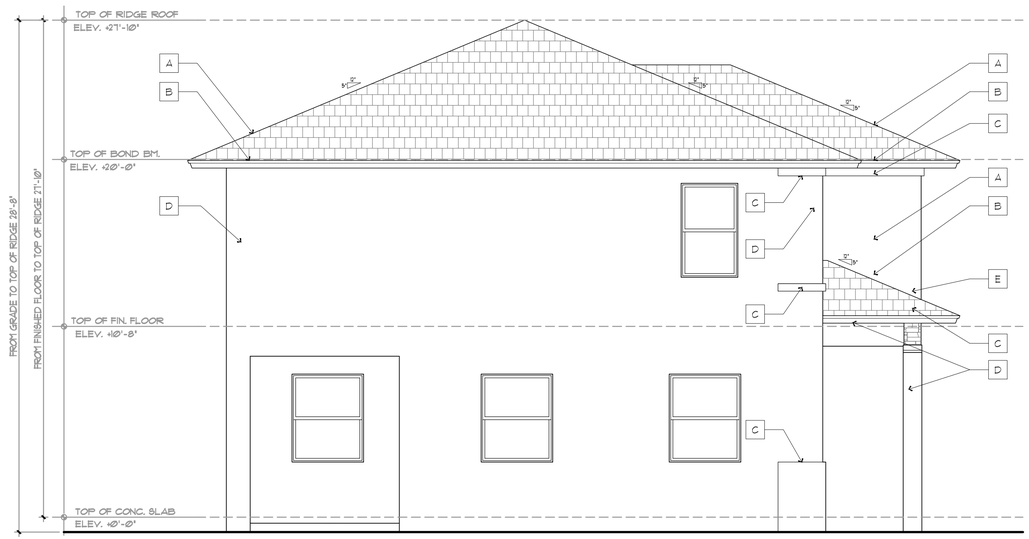
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UNIT 2565 - RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



UNIT 2565 - LEFT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER
- F — DECORATIVE MOTIF
- G — WALL MOUNTED EXTERIOR LIGHT FIXTURE

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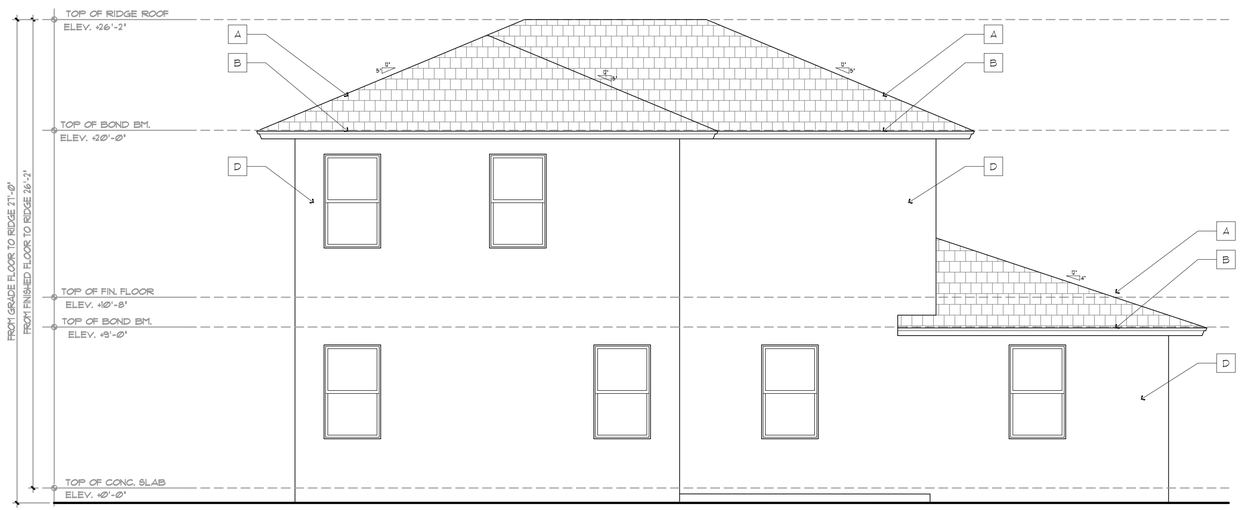


UNIT 2854 - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER
- F — DECORATIVE MOTIF
- G — WALL MOUNTED EXTERIOR LIGHT FIXTURE



UNIT 2854 - REAR ELEVATION

SCALE: 1/4" = 1'-0"

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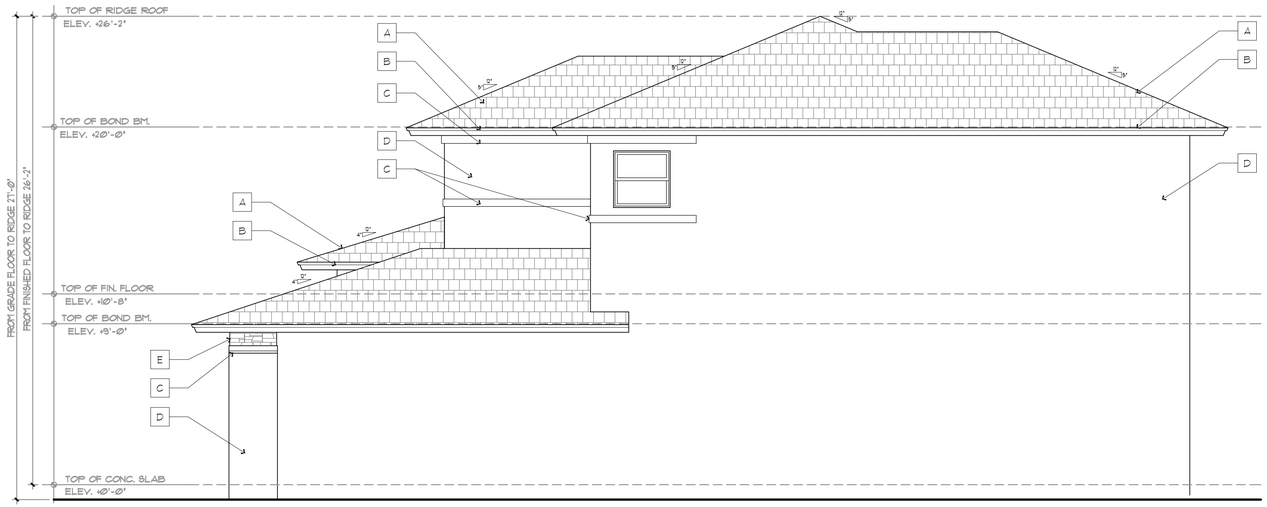
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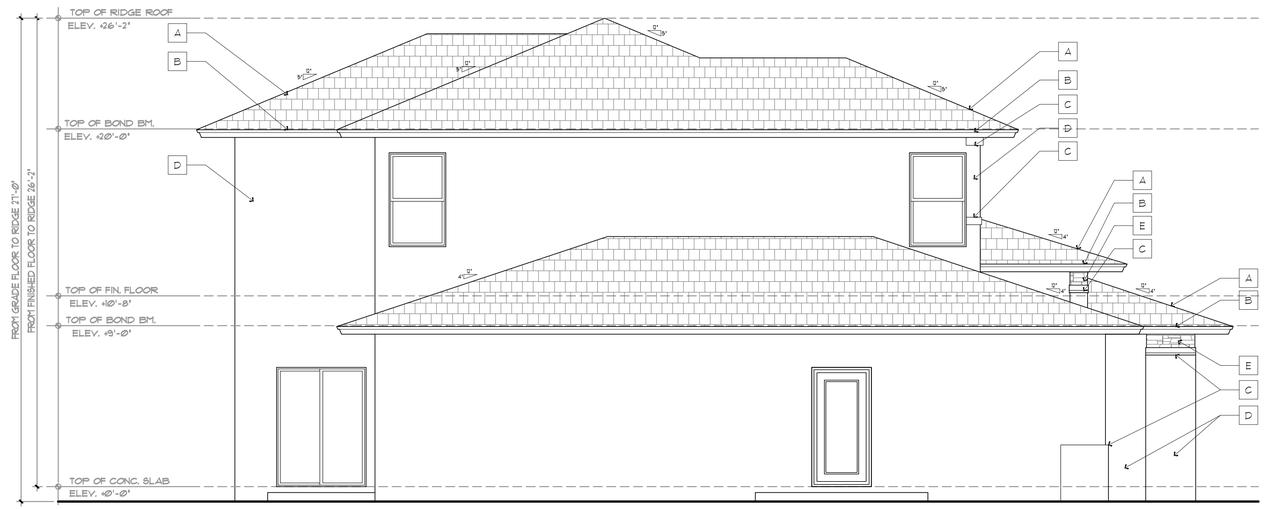
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UNIT 2854 - RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



UNIT 2854 - LEFT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER
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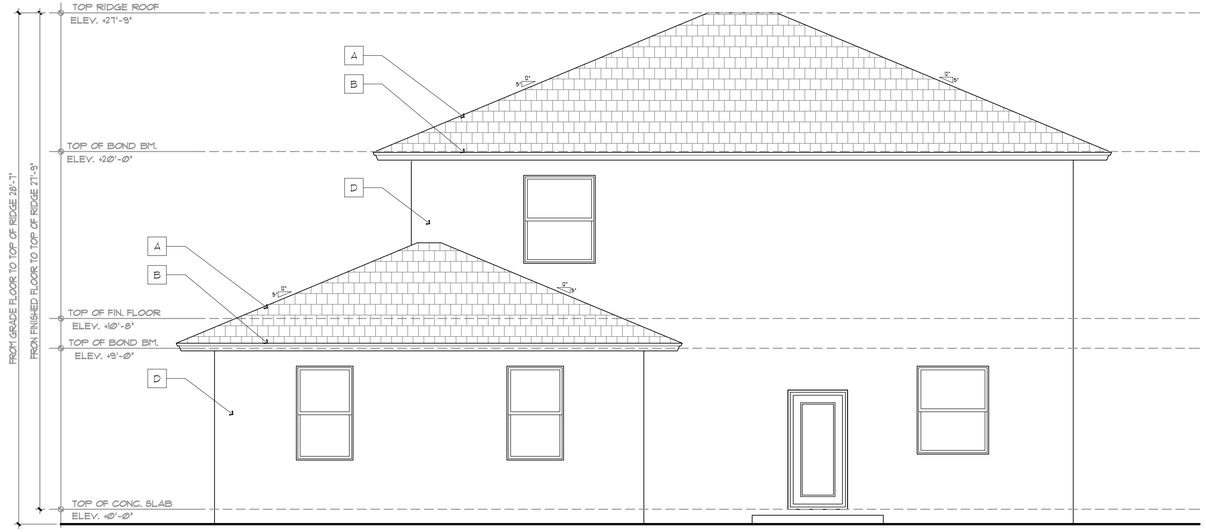
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UNIT 3098 - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



UNIT 3098 - REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E DECORATIVE STONE VENEER
- F DECORATIVE MOTIF
- G WALL MOUNTED EXTERIOR LIGHT FIXTURE

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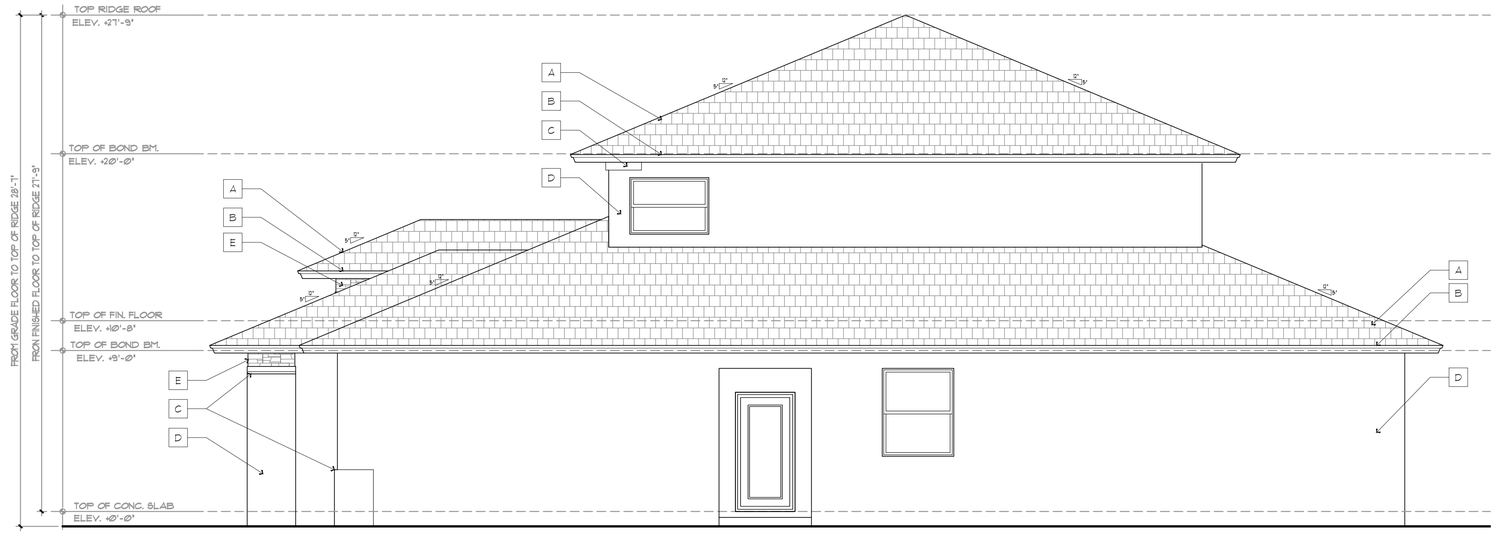
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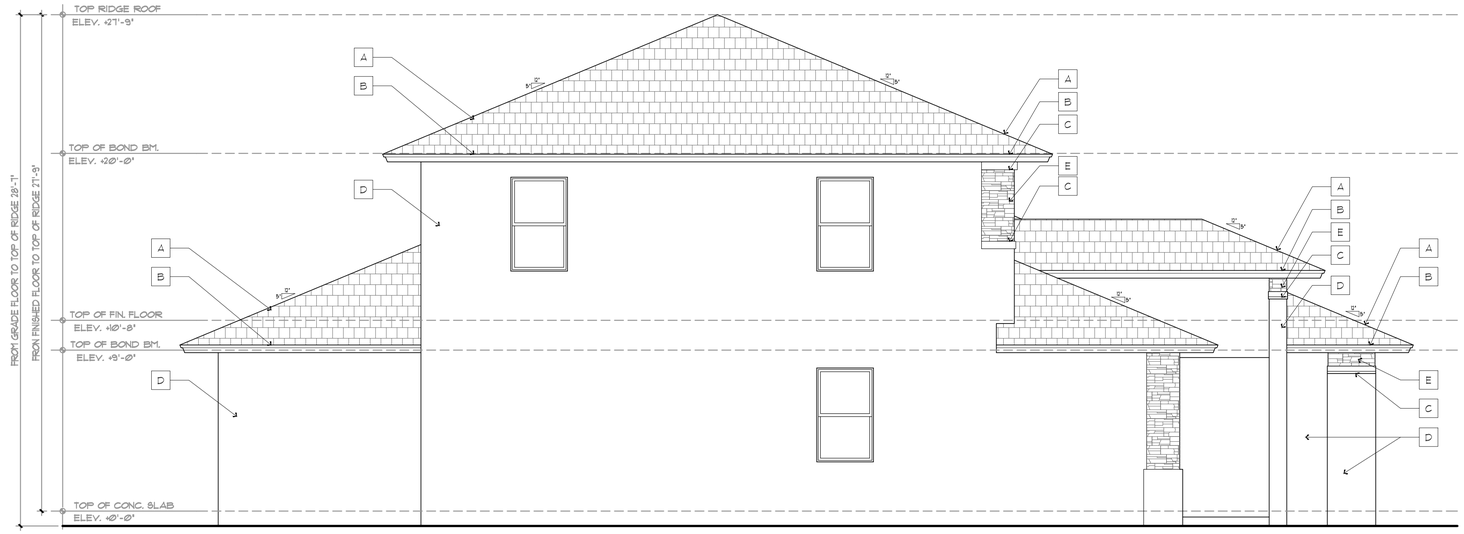


UNIT 3098 - RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER
- F — DECORATIVE MOTIF
- G — WALL MOUNTED EXTERIOR LIGHT FIXTURE



UNIT 3098 - LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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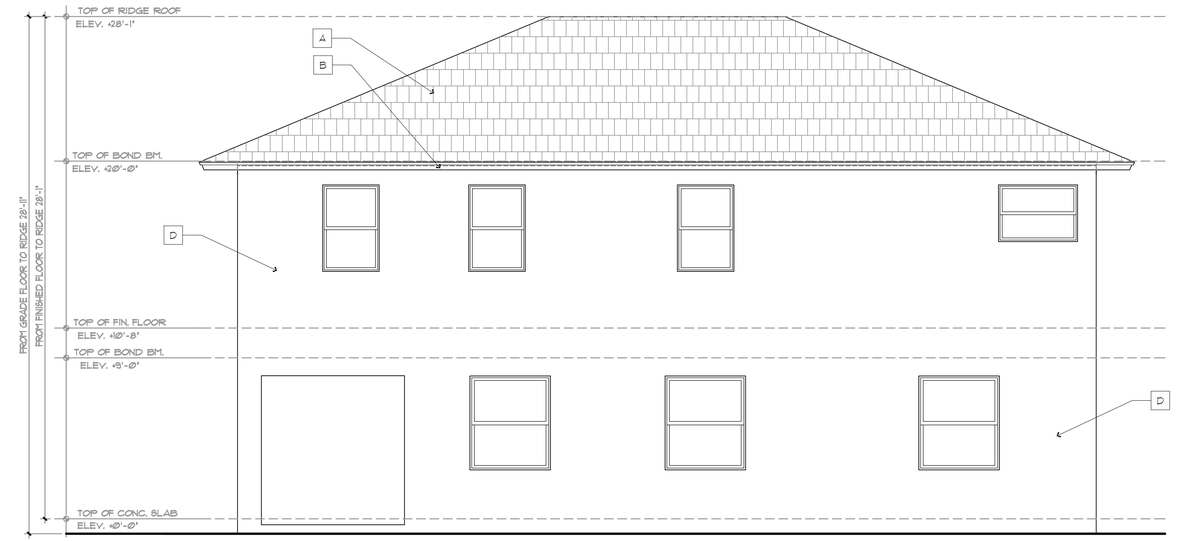
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UNIT 3266 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E DECORATIVE STONE VENEER
- F DECORATIVE MOTIF
- G WALL MOUNTED EXTERIOR LIGHT FIXTURE



UNIT 3266 - REAR ELEVATION
SCALE: 1/4" = 1'-0"

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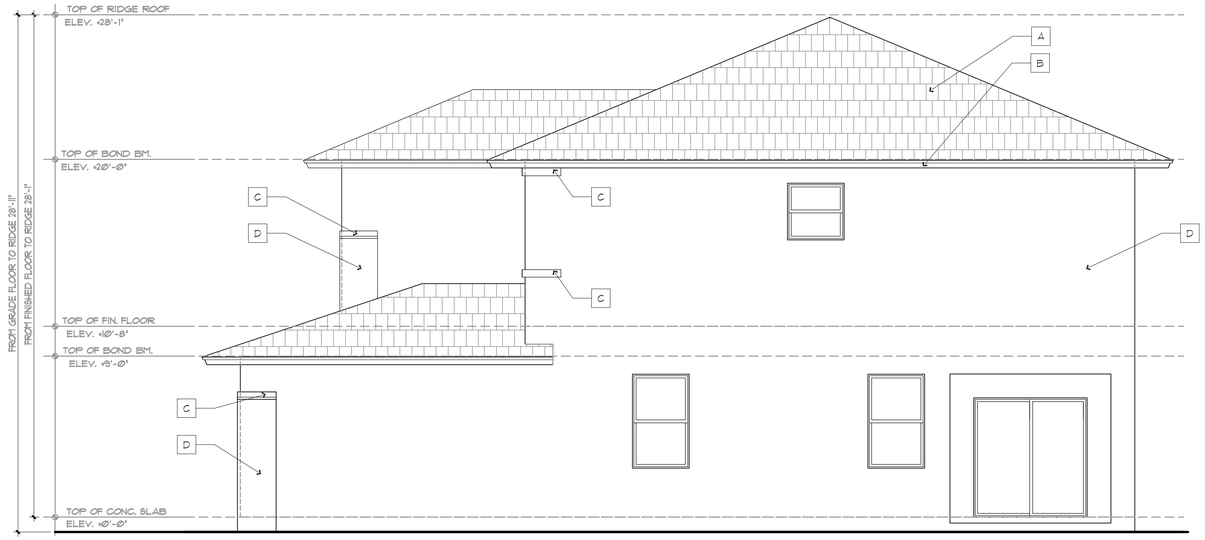
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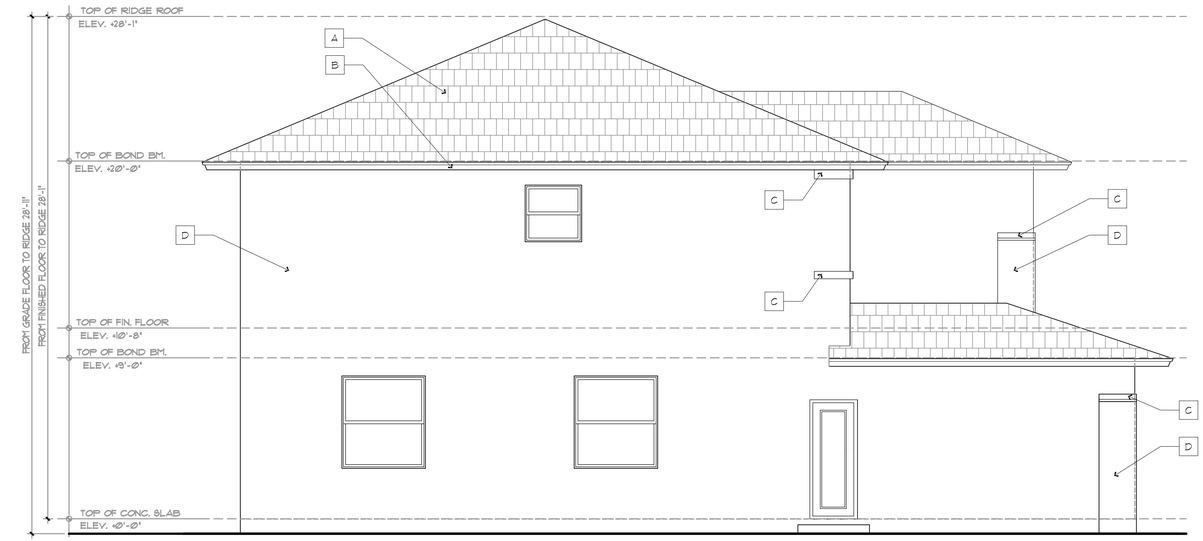
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UNIT 3266 - RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER
- F — DECORATIVE MOTIF
- G — WALL MOUNTED EXTERIOR LIGHT FIXTURE



UNIT 3266 - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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UNIT 3611 - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH CEMENTITIOUS FINISH MATERIAL FINISH
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER OVER C.M.U. WALL
- F — WALL MOUNTED EXTERIOR LIGHT FIXTURE



UNIT 3611 - REAR ELEVATION

SCALE: 1/4" = 1'-0"

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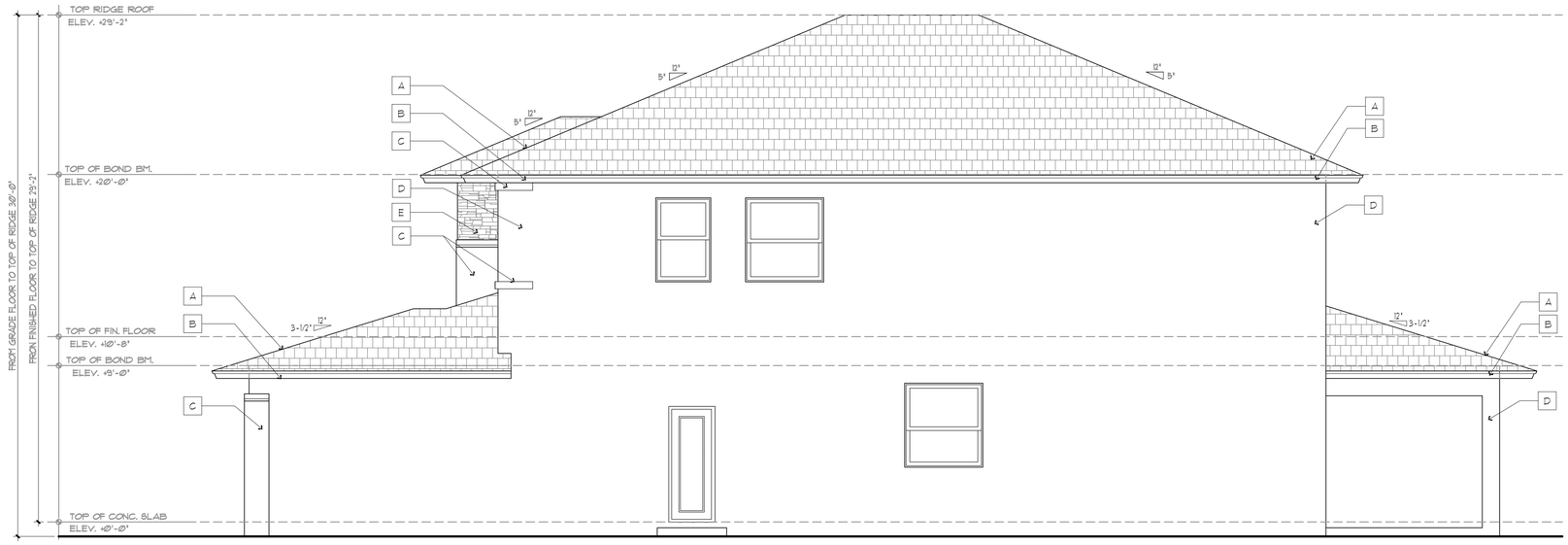
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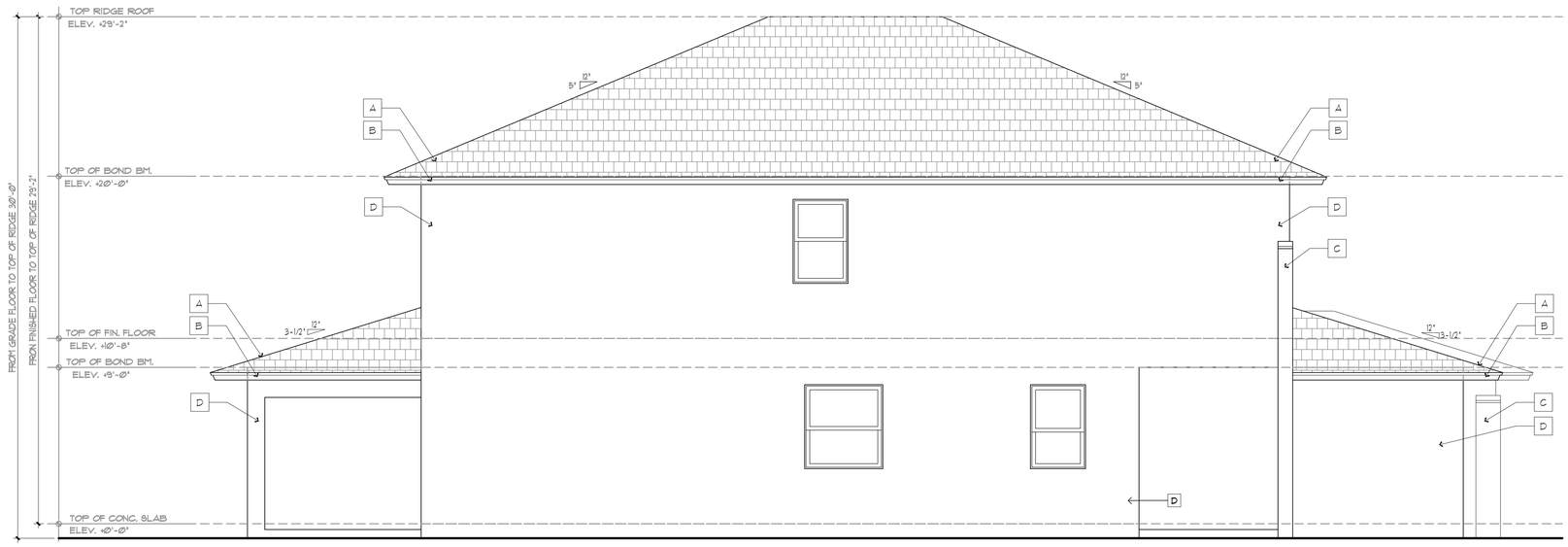
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UNIT 3611 - RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



UNIT 3611 - LEFT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A — CEMENT TILE ROOF (TYPICAL)
- B — 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C — SMOOTH CEMENTITIOUS FINISH MATERIAL FINISH
- D — TEXTURED CEMENTITIOUS MATERIAL FINISH
- E — DECORATIVE STONE VENEER OVER C.M.U. WALL
- F — WALL MOUNTED EXTERIOR LIGHT FIXTURE

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BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SEAL:

UNIT 3611

ELEVATIONS

DATE :	2024-06-03
SCALE :	AS SHOWN
DRAWN :	CG
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JOB NO. :	

A-6.3

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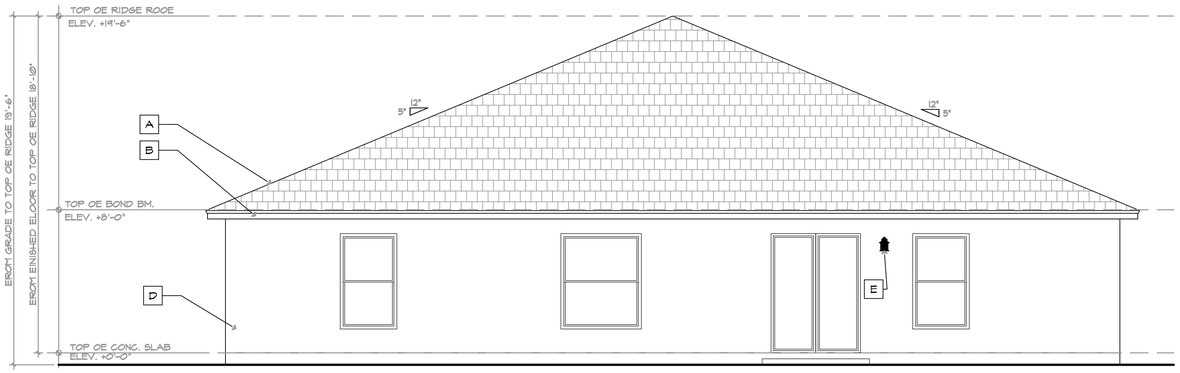
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UNIT P001-ASPIRE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P001-ASPIRE - REAR ELEVATION
SCALE: 3/16 = 1'-0"

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UNIT P001-ASPIRE

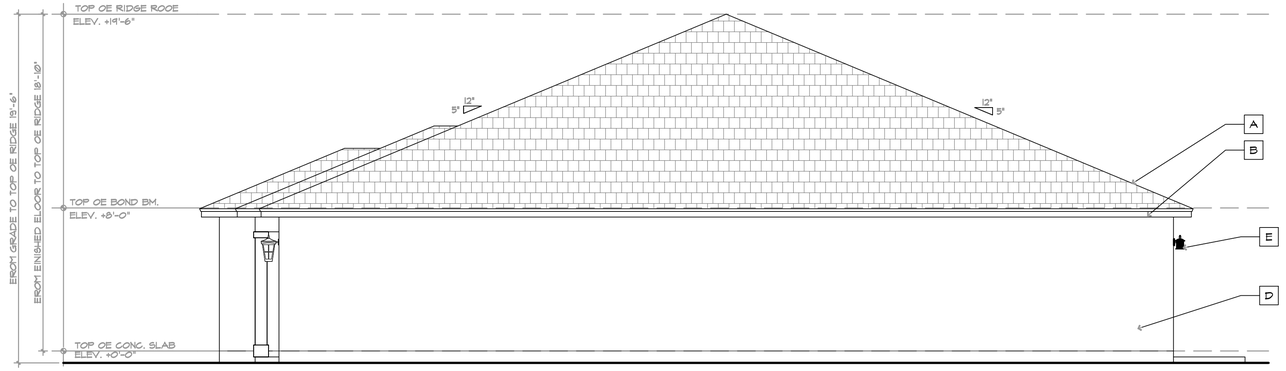
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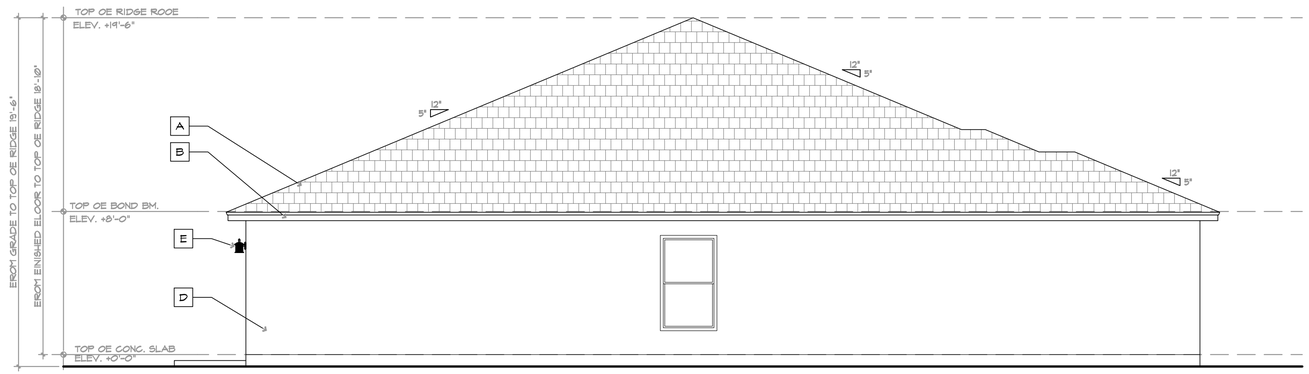
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UNIT P001-ASPIRE - RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



UNIT P001-ASPIRE - LEET SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE

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UNIT P001-ASPIRE

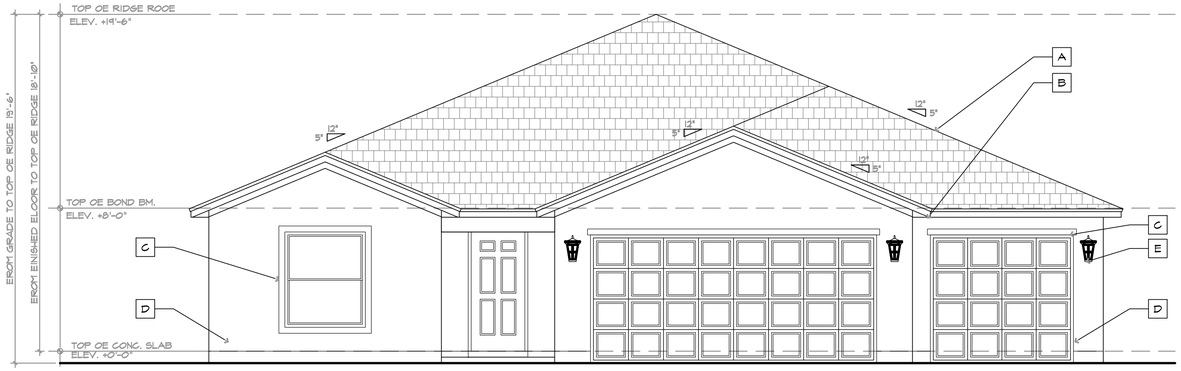
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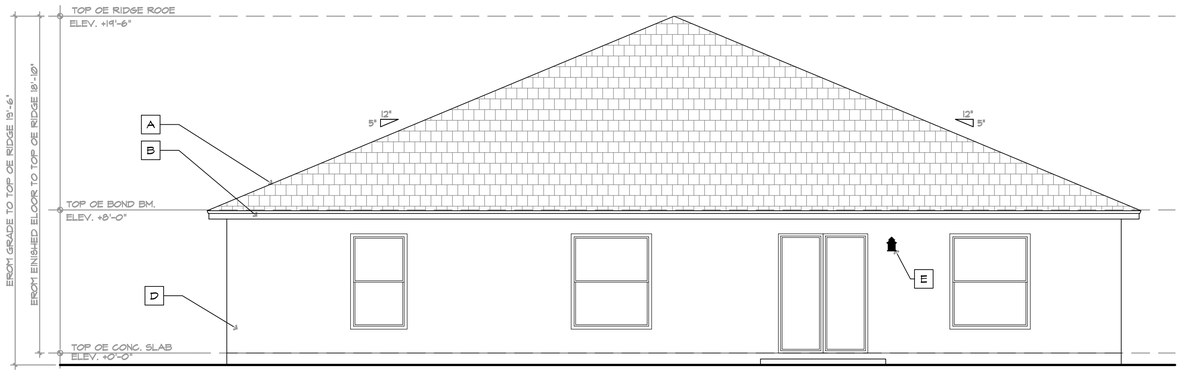


UNIT P002-BRAVO - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P002-BRAVO - REAR ELEVATION

SCALE: 3/16 = 1'-0"

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UNIT P002-BRAVO

ELEVATIONS

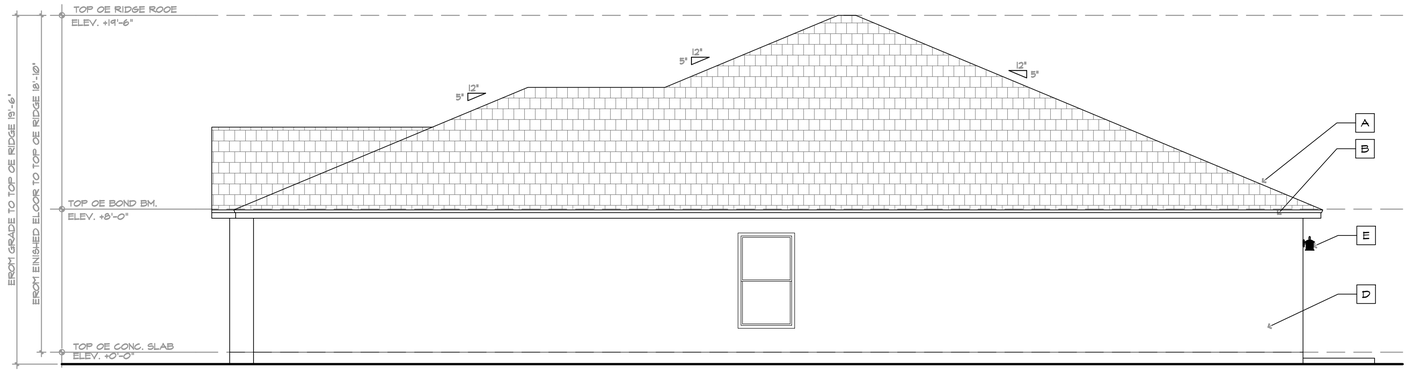
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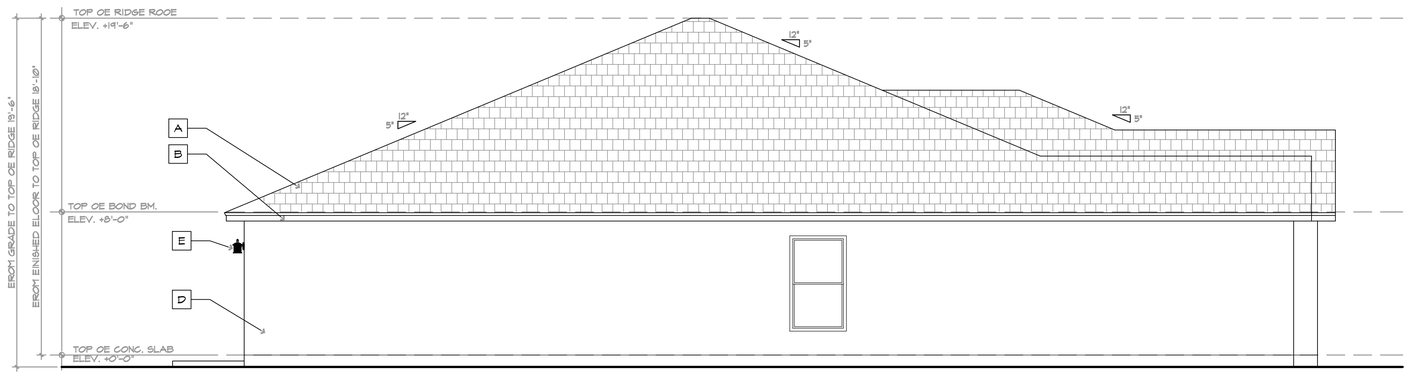


UNIT P002-BRAVO - RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P002-BRAVO - LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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UNIT P002-BRAVO

ELEVATIONS

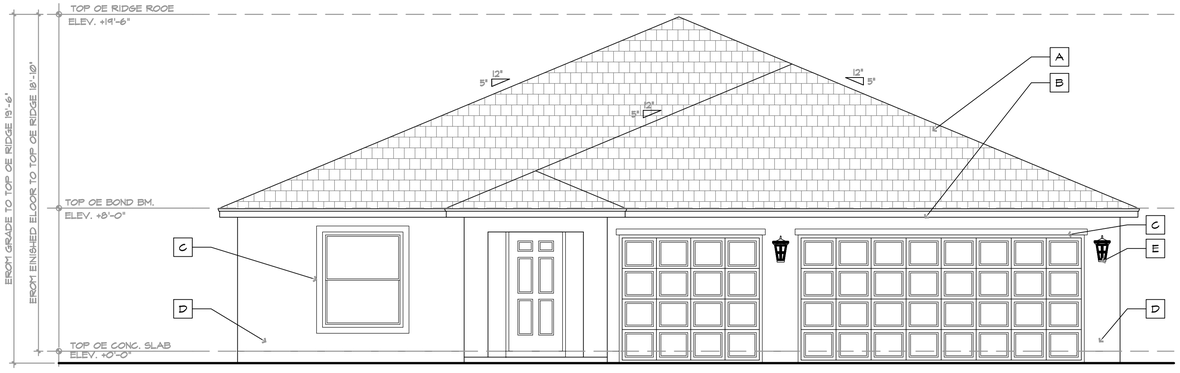
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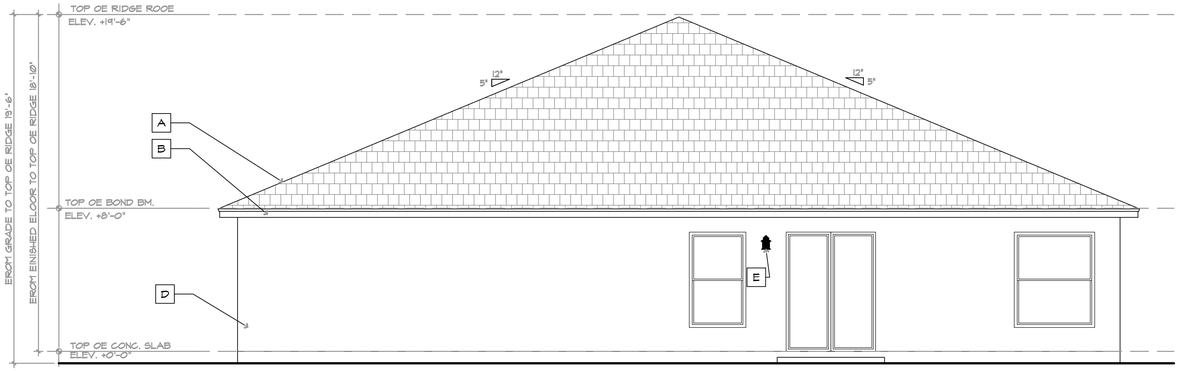


UNIT P003-CREST - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P003-CREST - REAR ELEVATION

SCALE: 3/16 = 1'-0"

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UNIT P003-CREST

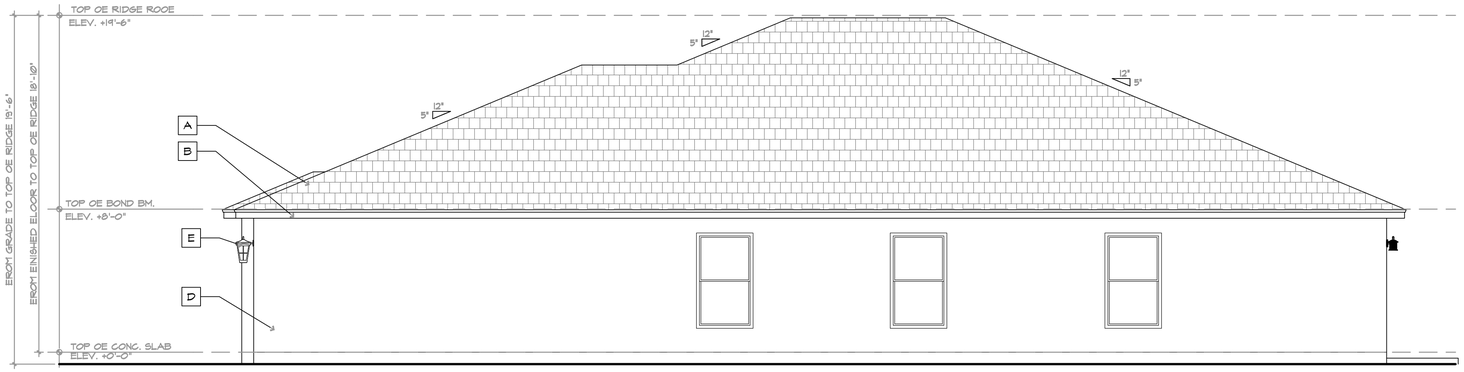
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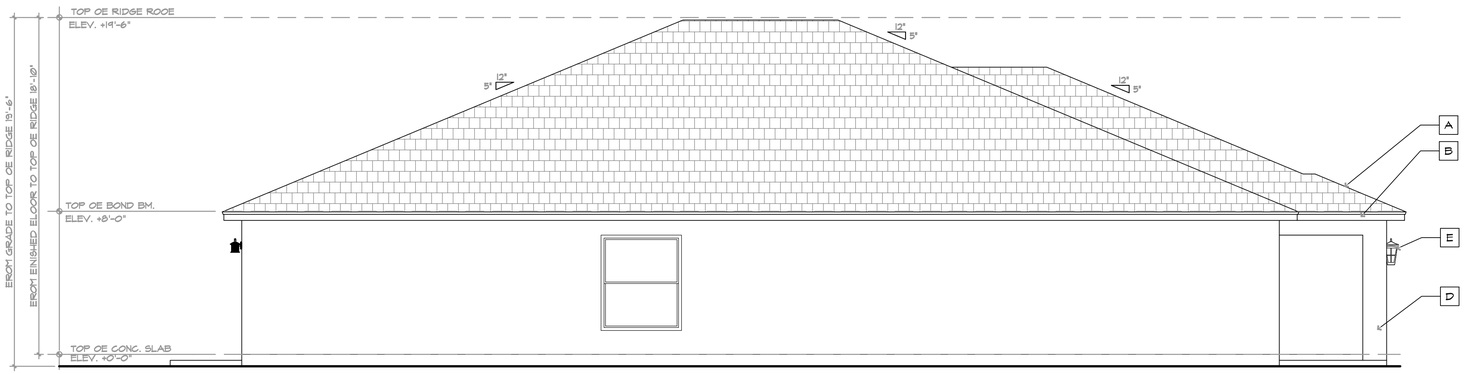


UNIT P003-CREST - RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P003-CREST - LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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UNIT P003-CREST

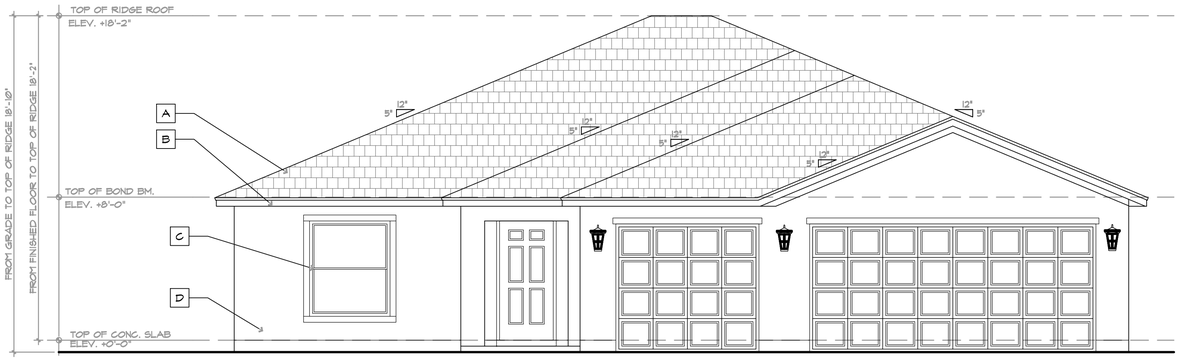
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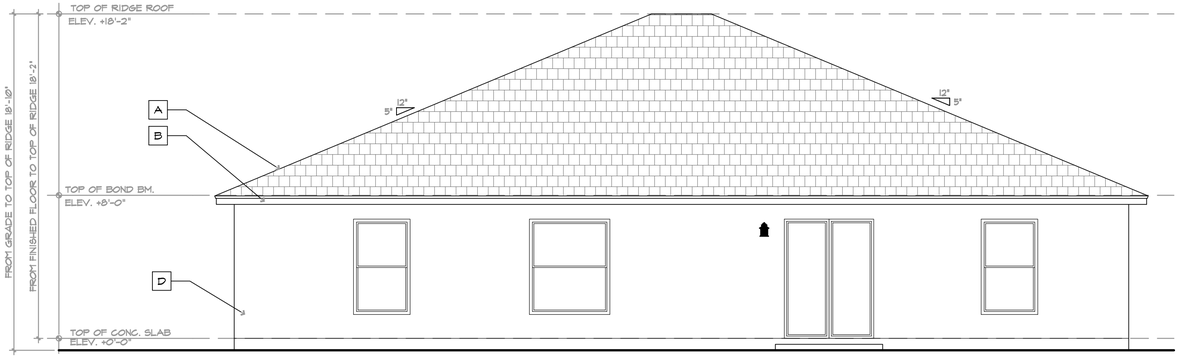


UNIT P004-FRONTIER - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P004-FRONTIER - REAR ELEVATION

SCALE: 3/16 = 1'-0"

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ELEVATIONS

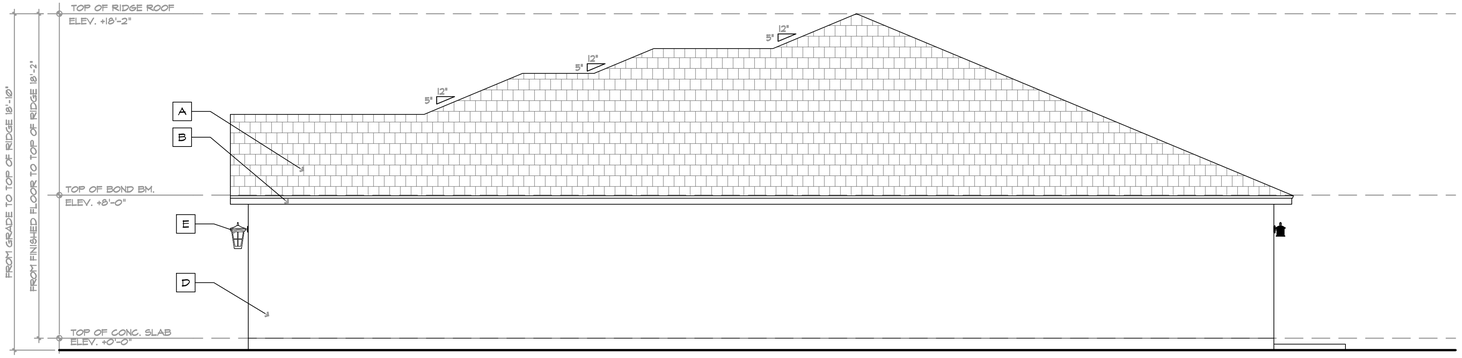
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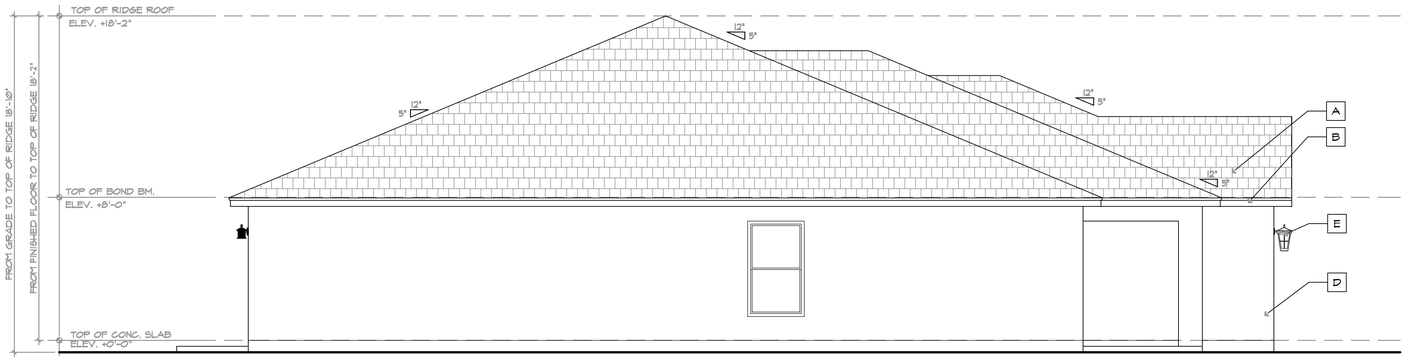
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UNIT P004-FRONTIER - RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P004-FRONTIER - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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UNIT P004-FRONTIER

ELEVATIONS

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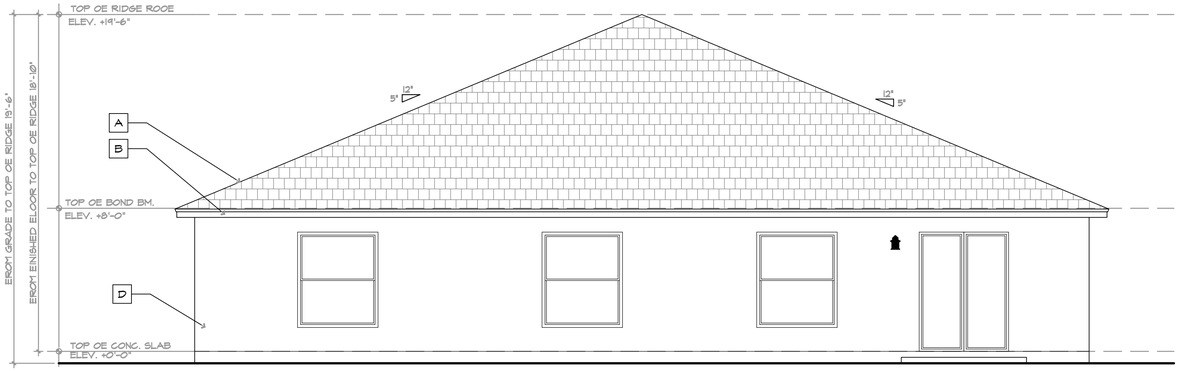


UNIT P005-HERITAGE - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
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UNIT P005-HERITAGE - REAR ELEVATION

SCALE: 3/16 = 1'-0"

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UNIT P005-HERITAGE

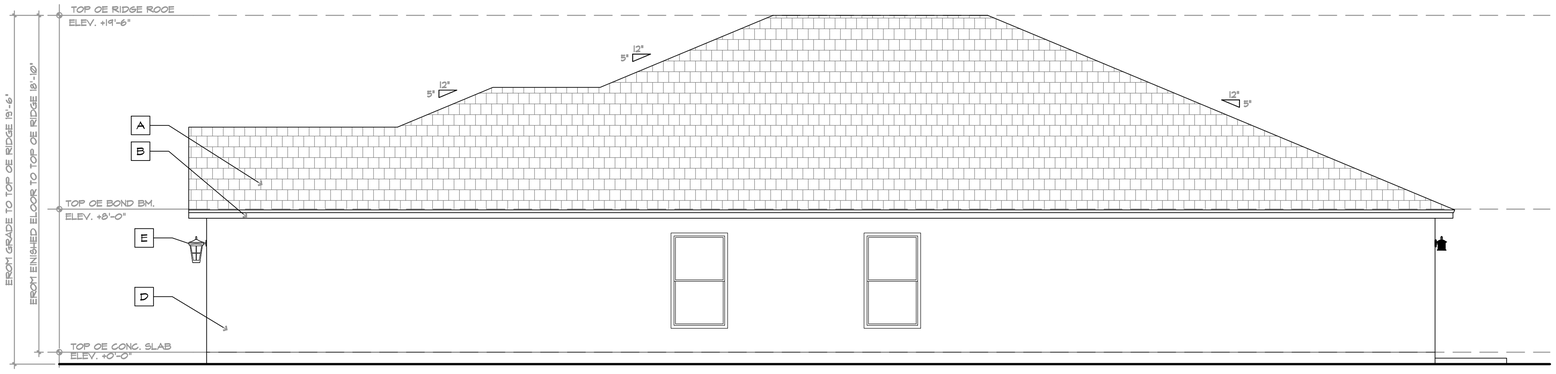
ELEVATIONS

DATE :	**2024-08-09**
SCALE :	**AS SHOWN**
DRAWN :	**CG**
CHECK BY:	**PPKS**
JOB NO. :	

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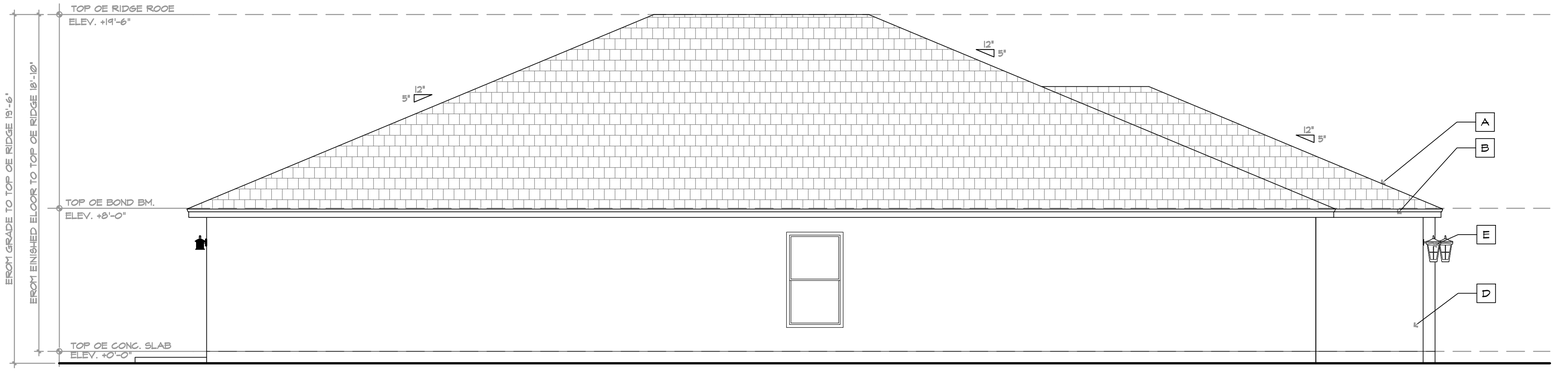


UNIT P005-HERITAGE - RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- A CEMENT TILE ROOF (TYPICAL)
- B 2X8 SMOOTH FINISH WOOD FASCIA (TYPICAL)
- C SMOOTH FINISH CEMENTITIOUS MATERIAL TRIM
- D TEXTURED CEMENTITIOUS MATERIAL FINISH
- E LIGHT FIXTURE



UNIT P005-HERITAGE - LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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UNIT P005-HERITAGE

ELEVATIONS

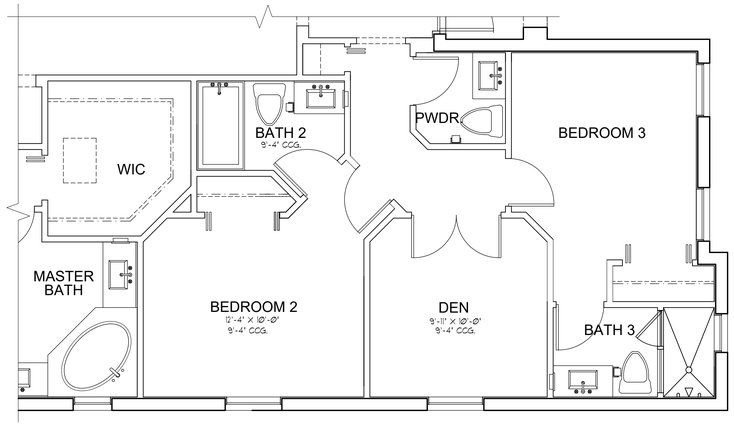
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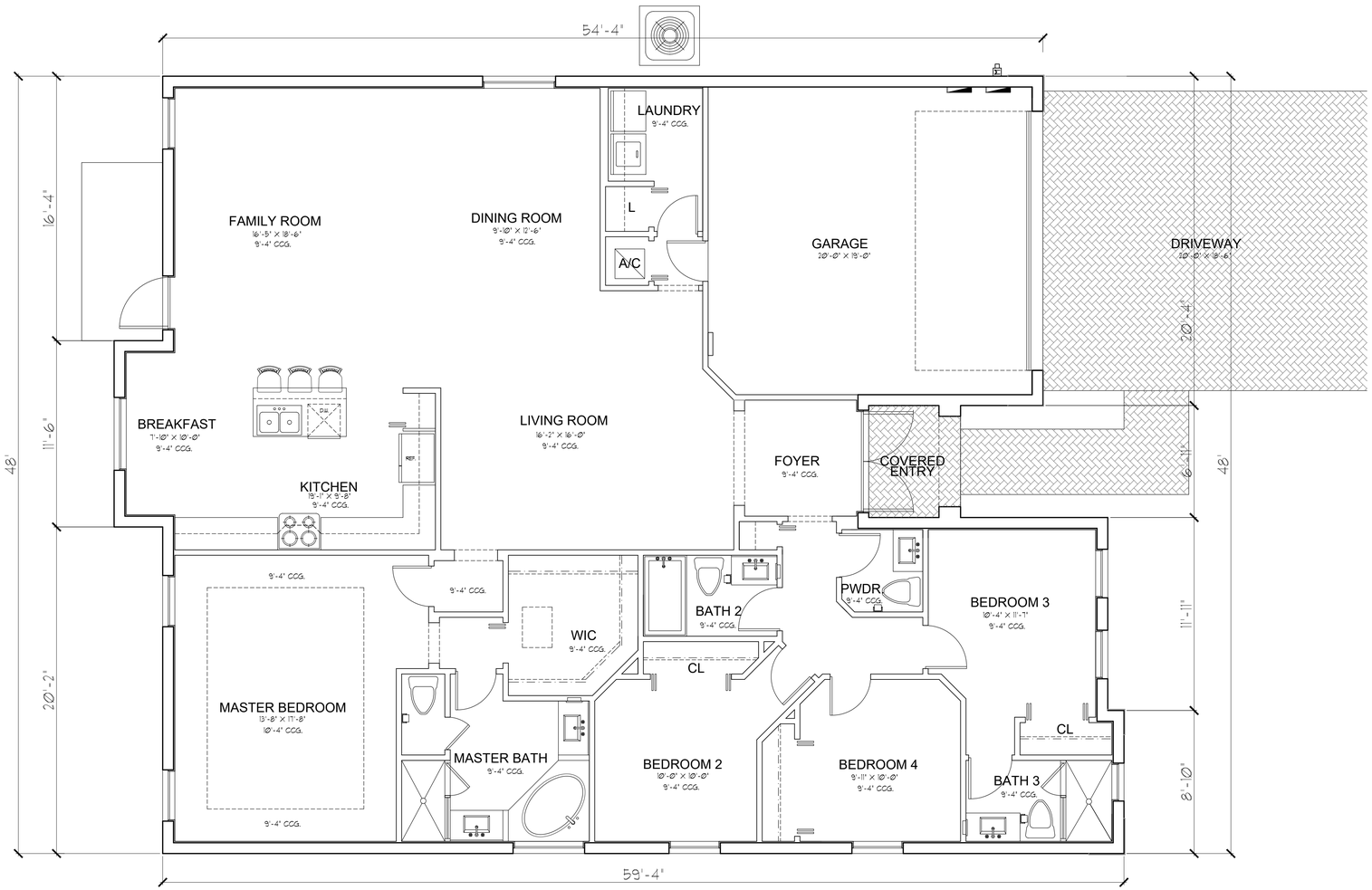
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AREA CALCULATION & DATA	
LOT DIMENSIONS	69' X 140.75'
LOT SIZE	9,714.7 SF
TOTAL A/C	**2,249 SF**
GARAGE	413.0 SF
COVERED ENTRY	30.0 SF
TOTAL GROSS	**2,692 SF**
LOT COVERAGE	2,692 SF



DEN OPTION FLOOR PLAN
SCALE: 1/4" = 1'-0"



UNIT 2244 - FLOOR PLAN
4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE
SCALE: 1/4" = 1'-0"

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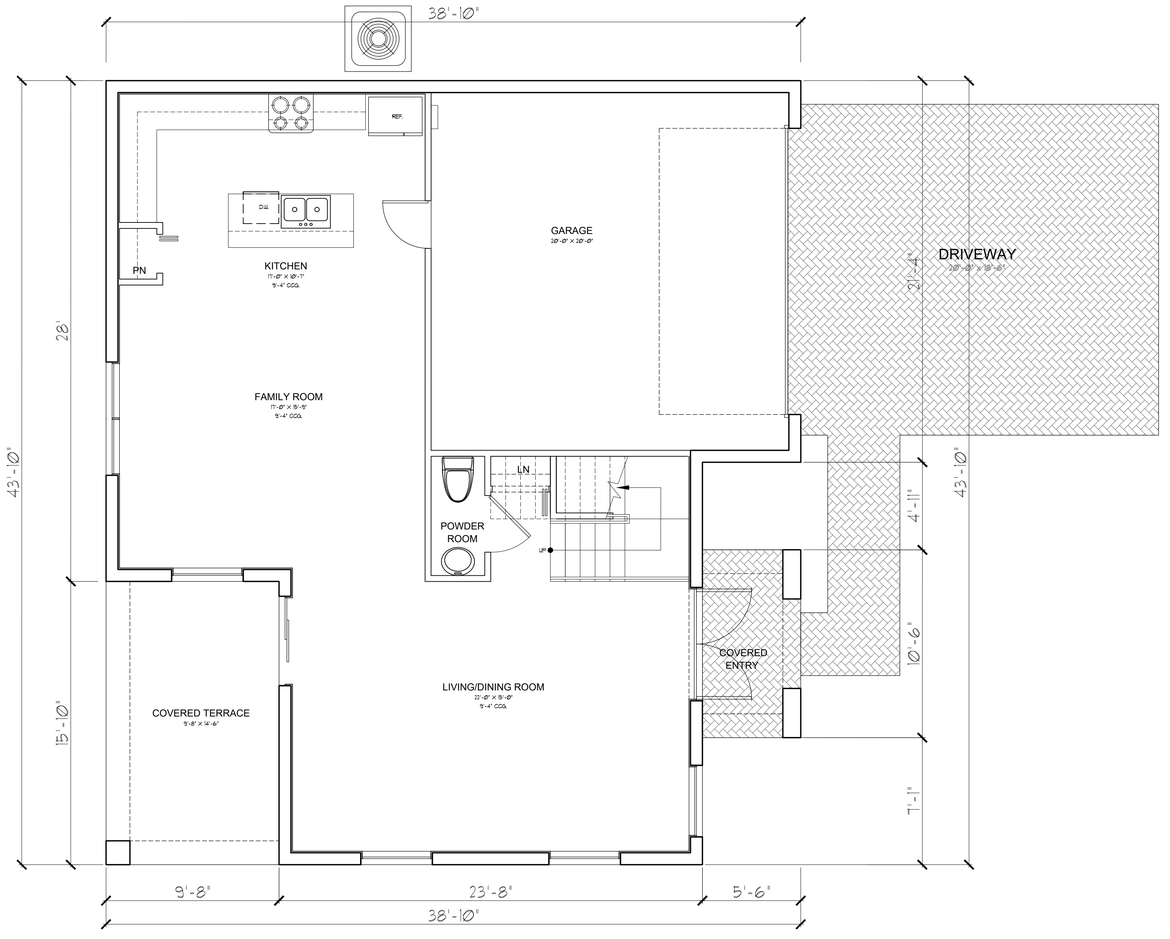
UNIT 2244

FLOOR PLAN
DATE : 2024-06-03
SCALE : AS SHOWN
DRAWN : CG
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JOB NO. :

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AREA CALCULATION & DATA	
A/C 1ST FLOOR	995 SF
A/C 2ND FLOOR	1,527 SF
TOTAL A/C	**2,522 SF**
GARAGE	431.0 SF
COVERED ENTRY	58.0 SF
COV. TERRACE	153.0 SF
TOTAL GROSS	**3,164 SF**
LOT COVERAGE	1,637.0 SF



UNIT 2565 - FIRST FLOOR PLAN
4 BEDROOMS / 2 1/2 BATHS / 2 CARS GARAGE

SCALE: 1/4" = 1'-0"

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UNIT 2565

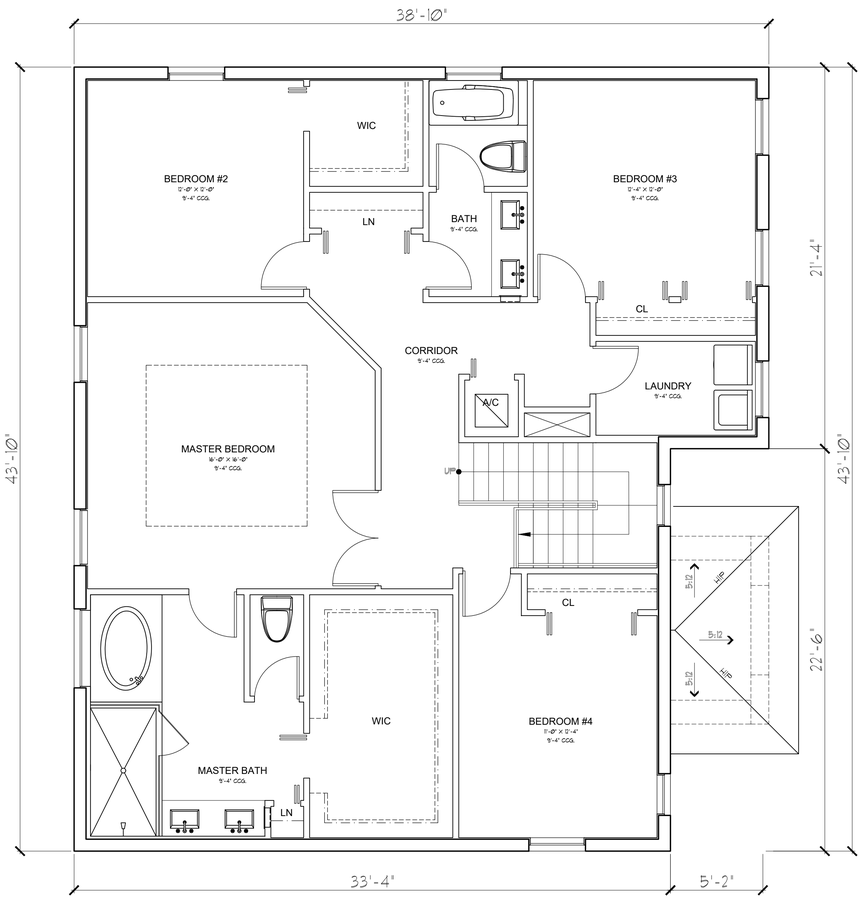
FIRST FLOOR PLAN

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UNIT 2565 - SECOND FLOOR PLAN
4 BEDROOMS / 2 1/2 BATHS / 2 CARS GARAGE
SCALE: 1/4" = 1'-0"

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UNIT 2565

SECOND FLOOR PLAN

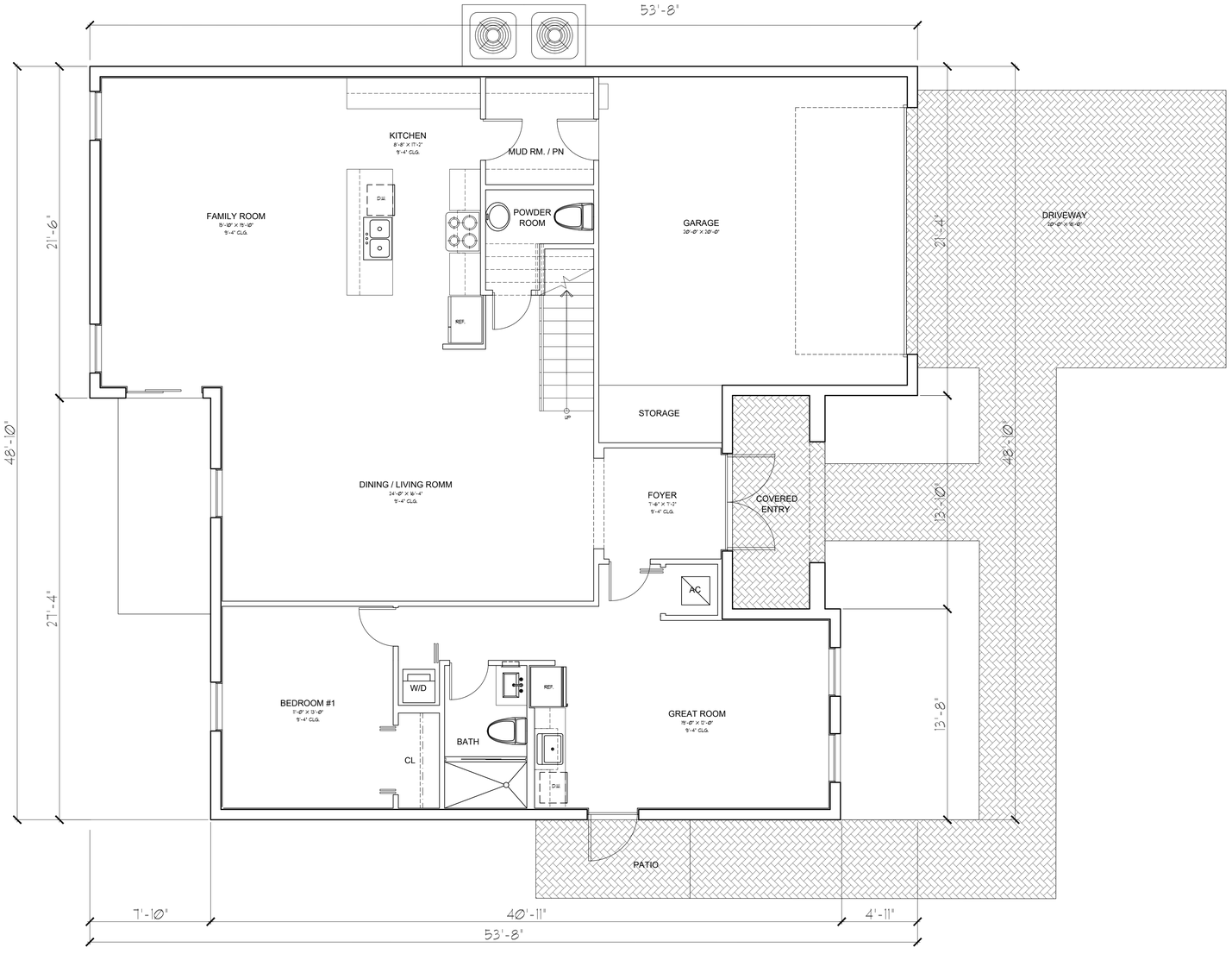
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,707 SF
A/C 2ND FLOOR	1,180 SF
TOTAL A/C	**2,887 SF**
GARAGE	465.0 SF
COVERED ENTRY	83.0 SF
TOTAL GROSS	**3,435 SF**
LOT. COVERAGE	2,255 SF



UNIT 2854 - FIRST FLOOR PLAN
4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE

SCALE: 1/4" = 1'-0"

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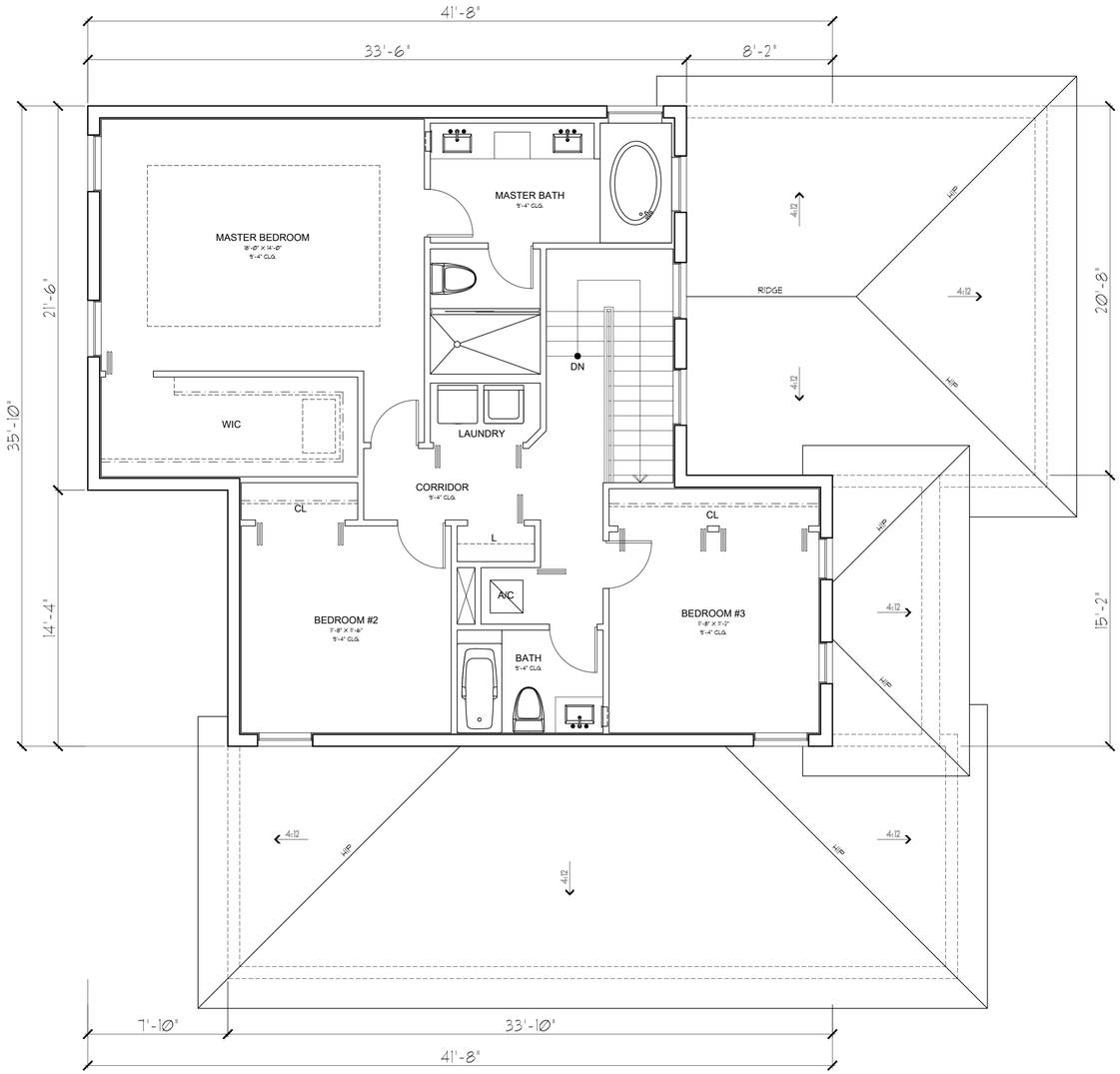
FIRST FLOOR PLAN

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UNIT 2854 - SECOND FLOOR PLAN
4 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE
SCALE: 1/4" = 1'-0"

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UNIT 2854

SECOND FLOOR PLAN

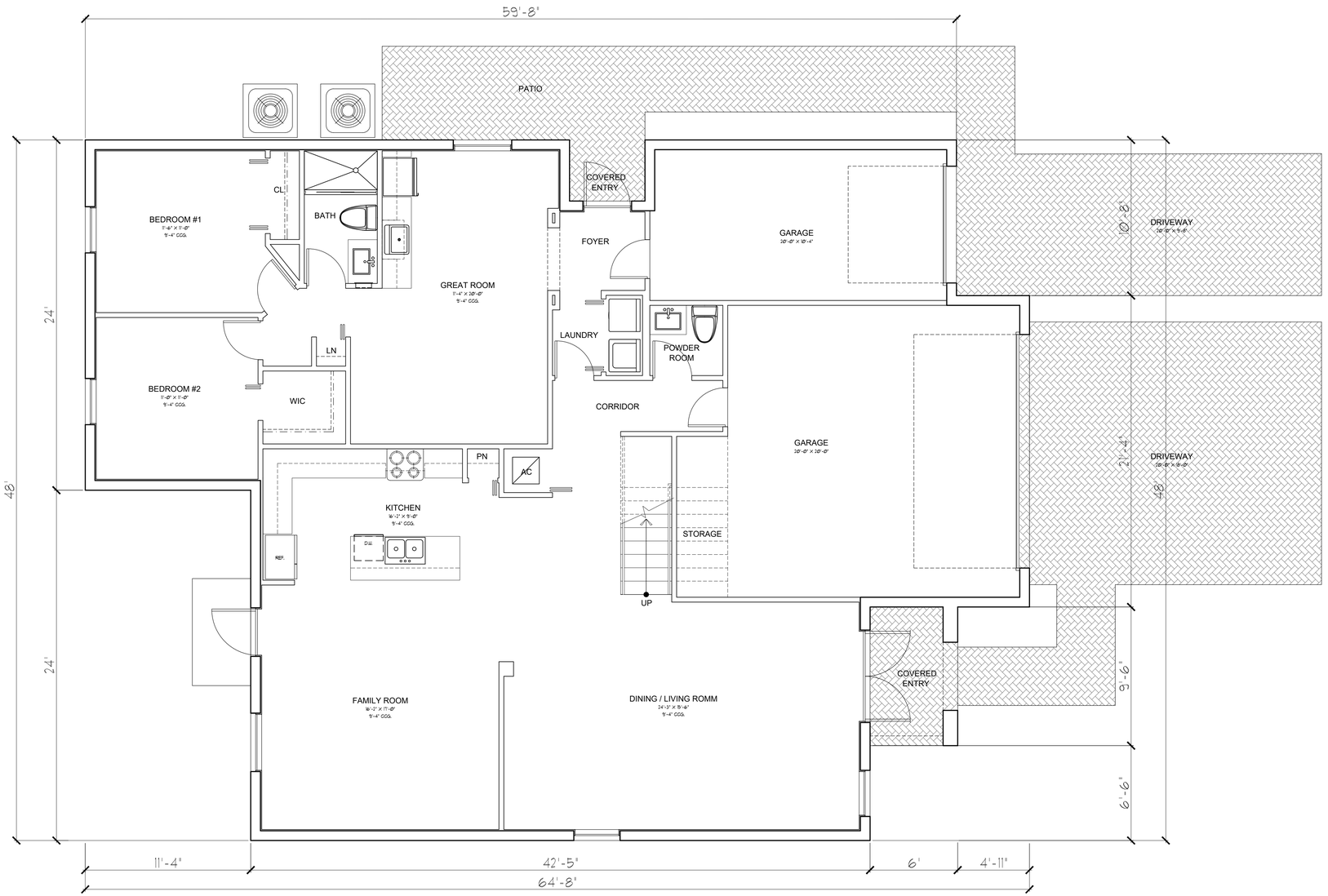
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,885 SF
A/C 2ND FLOOR	1,200 SF
TOTAL A/C	**3,085 SF**
GARAGE 1	468.0 SF
GARAGE 2	229.0 SF
COVERED ENTRY 1	57.0 SF
COVERED ENTRY 2	22.0 SF
TOTAL GROSS	**3,861 SF**
GARAGE 2	2,661.0 SF



UNIT 3098 - FIRST FLOOR PLAN
5 BEDROOMS / 3 1/2 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

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UNIT 3098

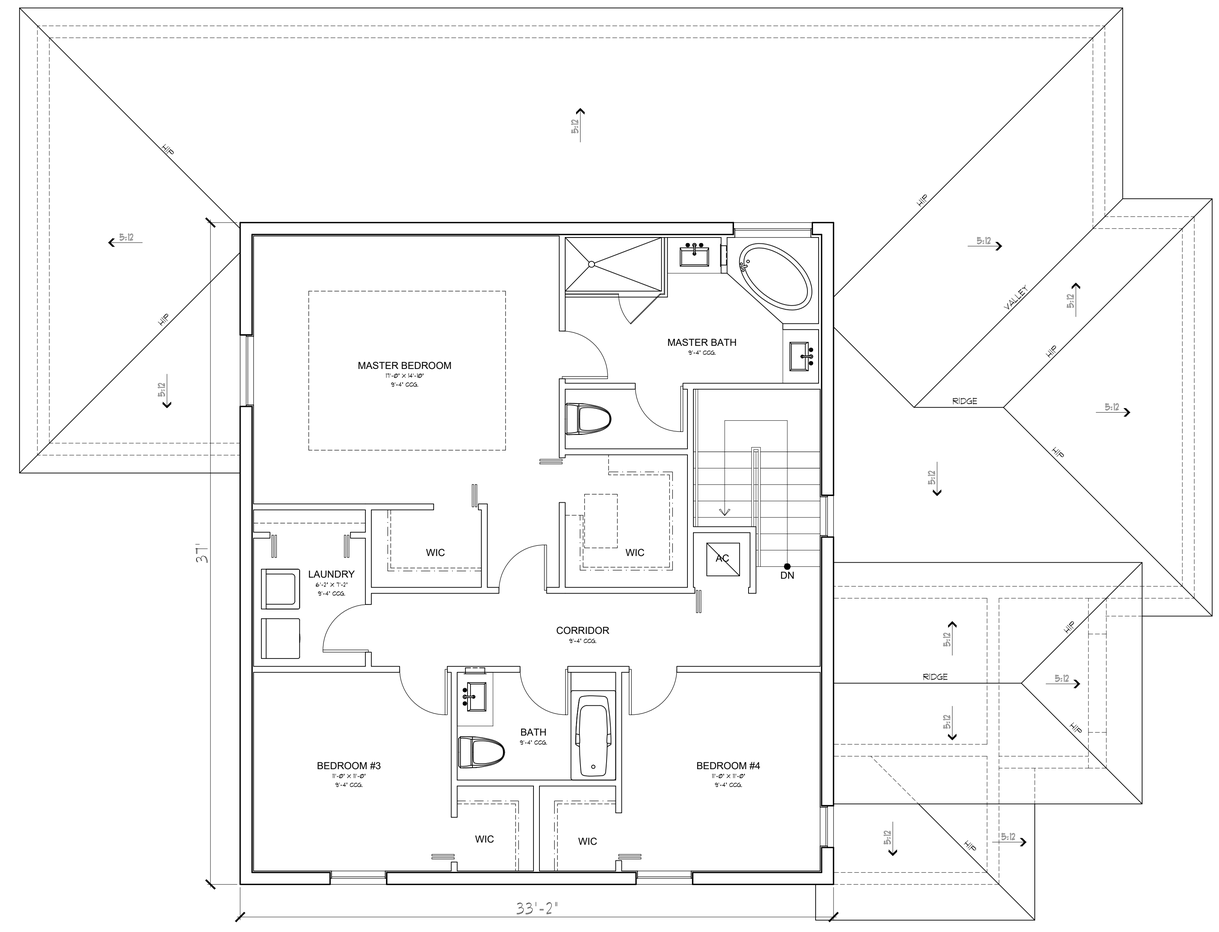
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UNIT 3098 - SECOND FLOOR PLAN
5 BEDROOMS / 3 1/2 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

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SECOND FLOOR PLAN

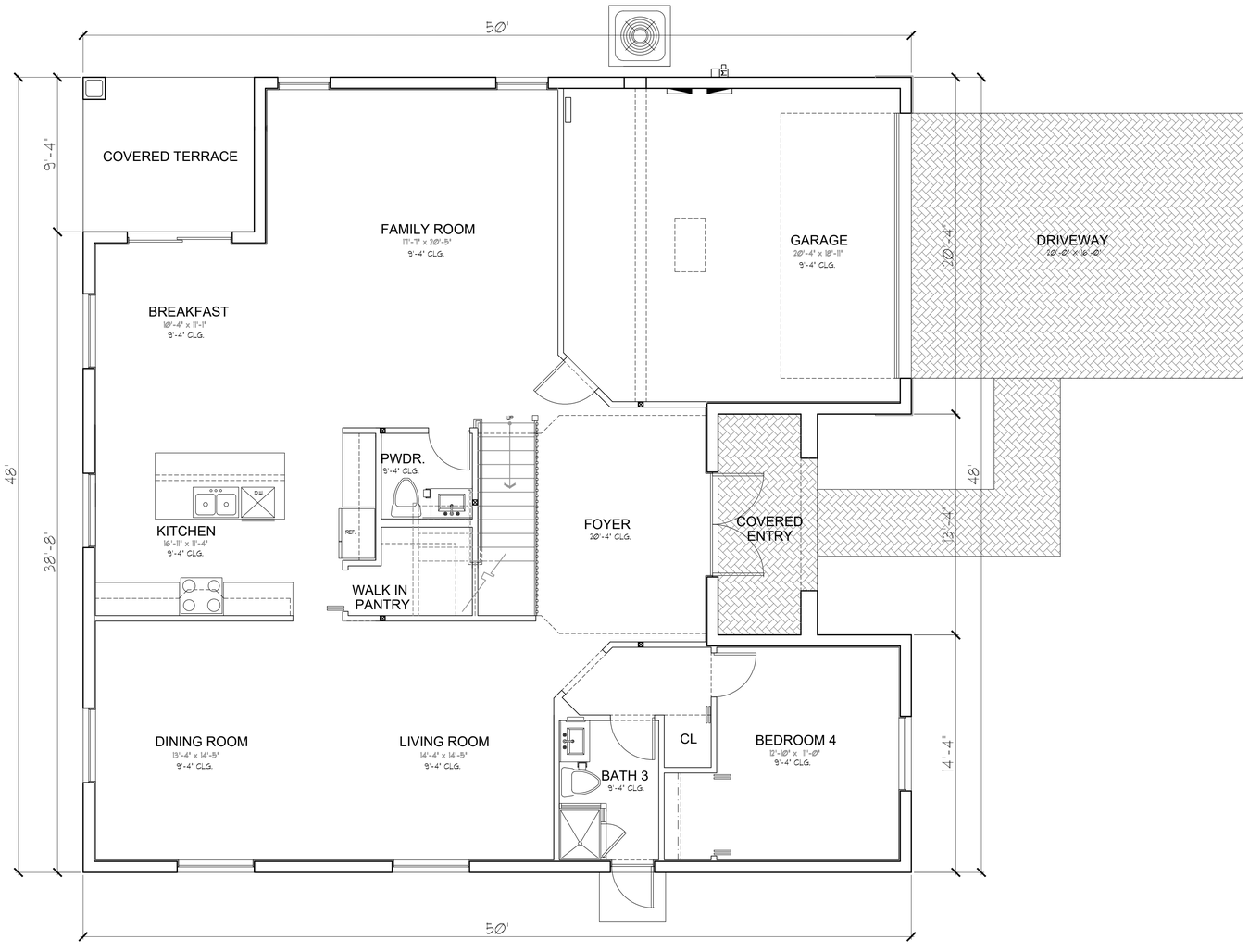
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,732 SF
A/C 2ND FLOOR	1,512 SF
TOTAL A/C	**3,244 SF**
GARAGE	416.0 SF
COVERED ENTRY	80.0 SF
COV. TERRACE	96.0 SF
TOTAL GROSS	**3,836 SF**
LOT COVERAGE	2,324.0 SF



UNIT 3266 - FIRST FLOOR PLAN
5 BEDROOMS / 4 1/2 BATHS / 2 CARS GARAGE

SCALE: 1/4" = 1'-0"

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UNIT 3266

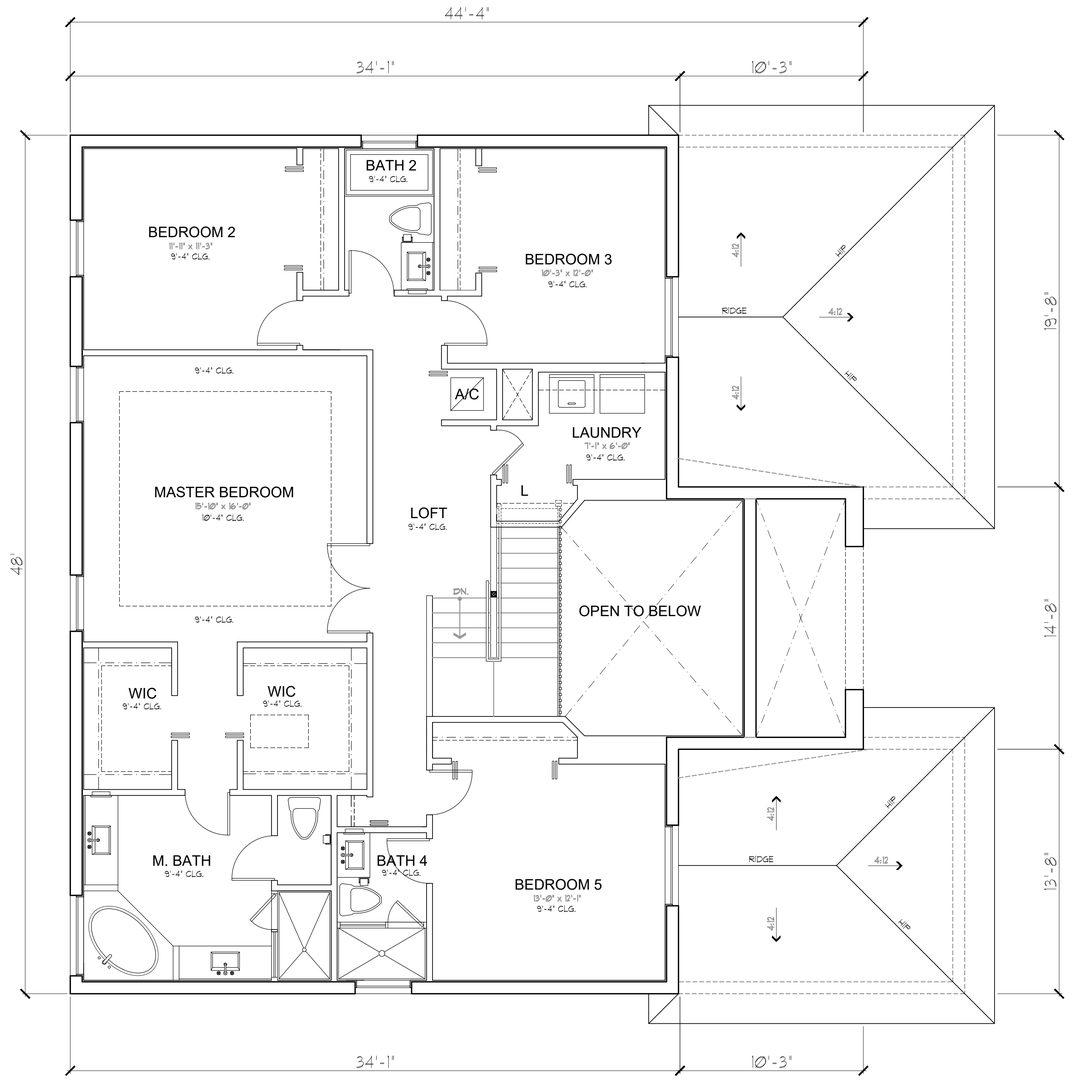
FIRST FLOOR PLAN

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UNIT 3266 - SECOND FLOOR PLAN
5 BEDROOMS / 4 1/2 BATHS / 2 CARS GARAGE
SCALE: 1/4" = 1'-0"

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UNIT 3266

SECOND FLOOR PLAN

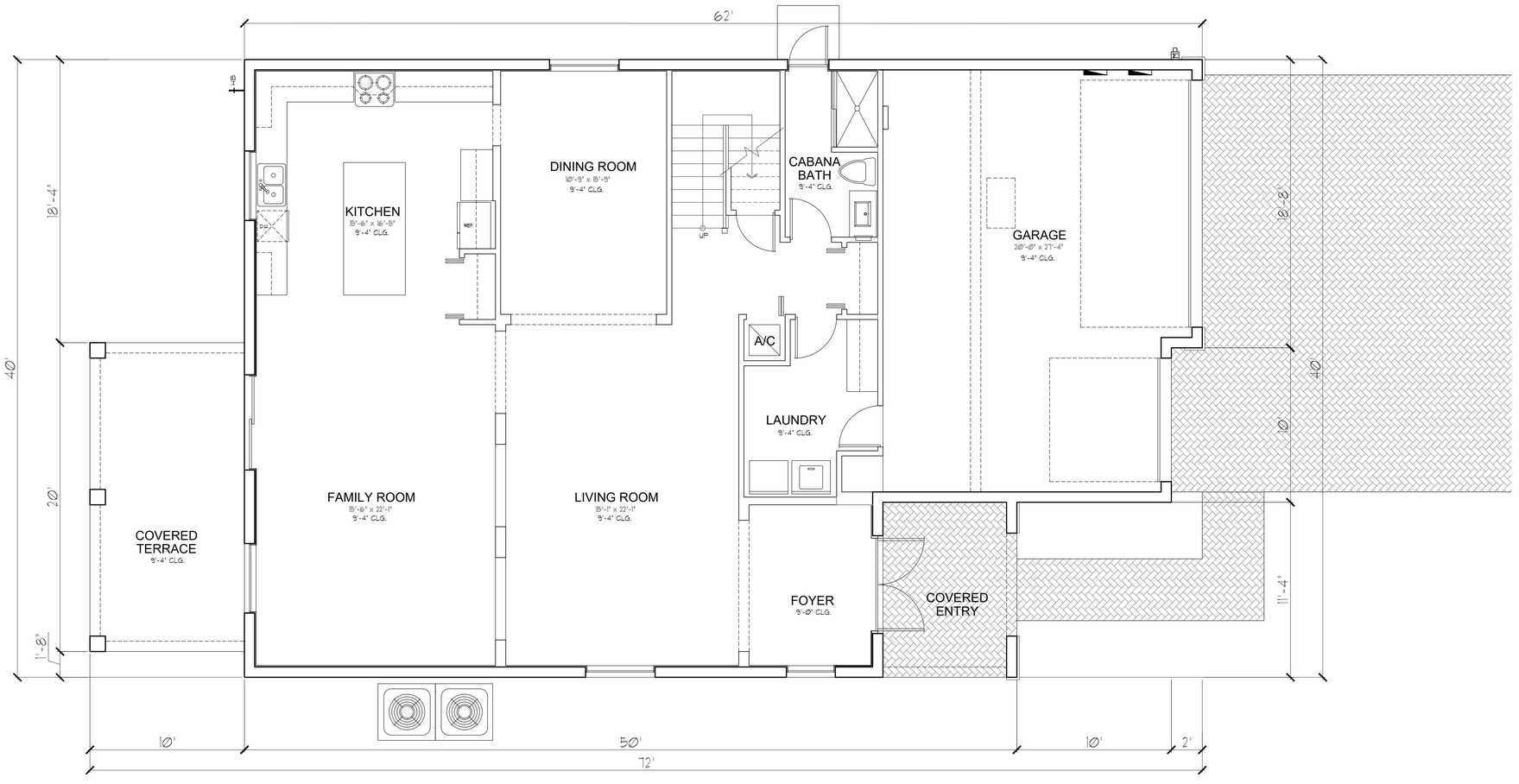
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AREA CALCULATION & DATA	
A/C 1ST FLOOR	1,653 SF
A/C 2ND FLOOR	1,899 SF
TOTAL A/C	**3,552 SF**
GARAGE	572.0 SF
COVERED ENTRY	98.0 SF
COV. TERRACE	200.0 SF
TOTAL GROSS	**4,422 SF**
LOT COVERAGE	2,523.0 SF



UNIT 3611 - FIRST FLOOR PLAN
4 BEDROOMS / 4 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

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UNIT 3611

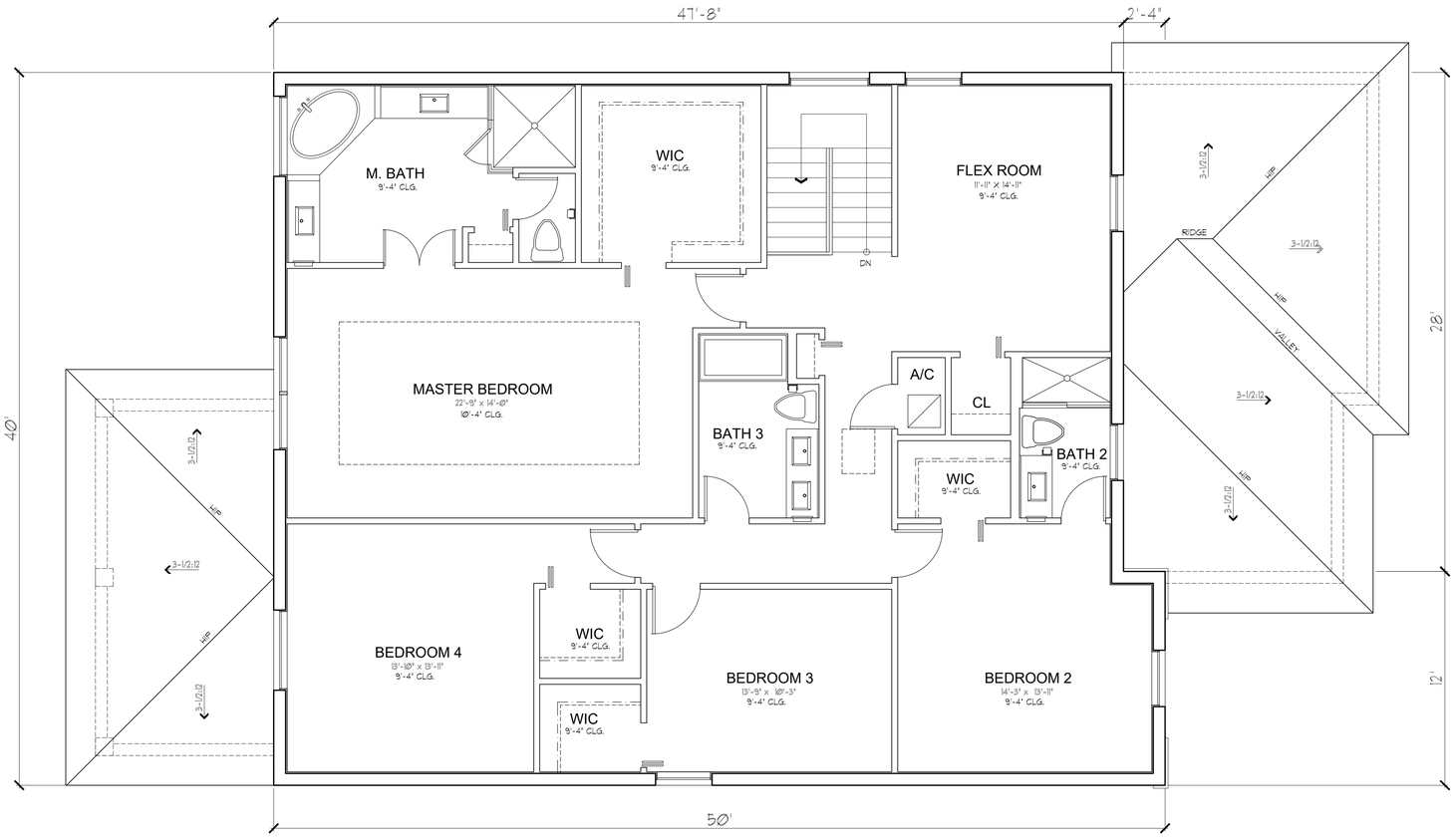
FIRST FLOOR PLAN

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UNIT 3611 - SECOND FLOOR PLAN
4 BEDROOMS / 4 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

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UNIT 3611

SECOND FLOOR PLAN

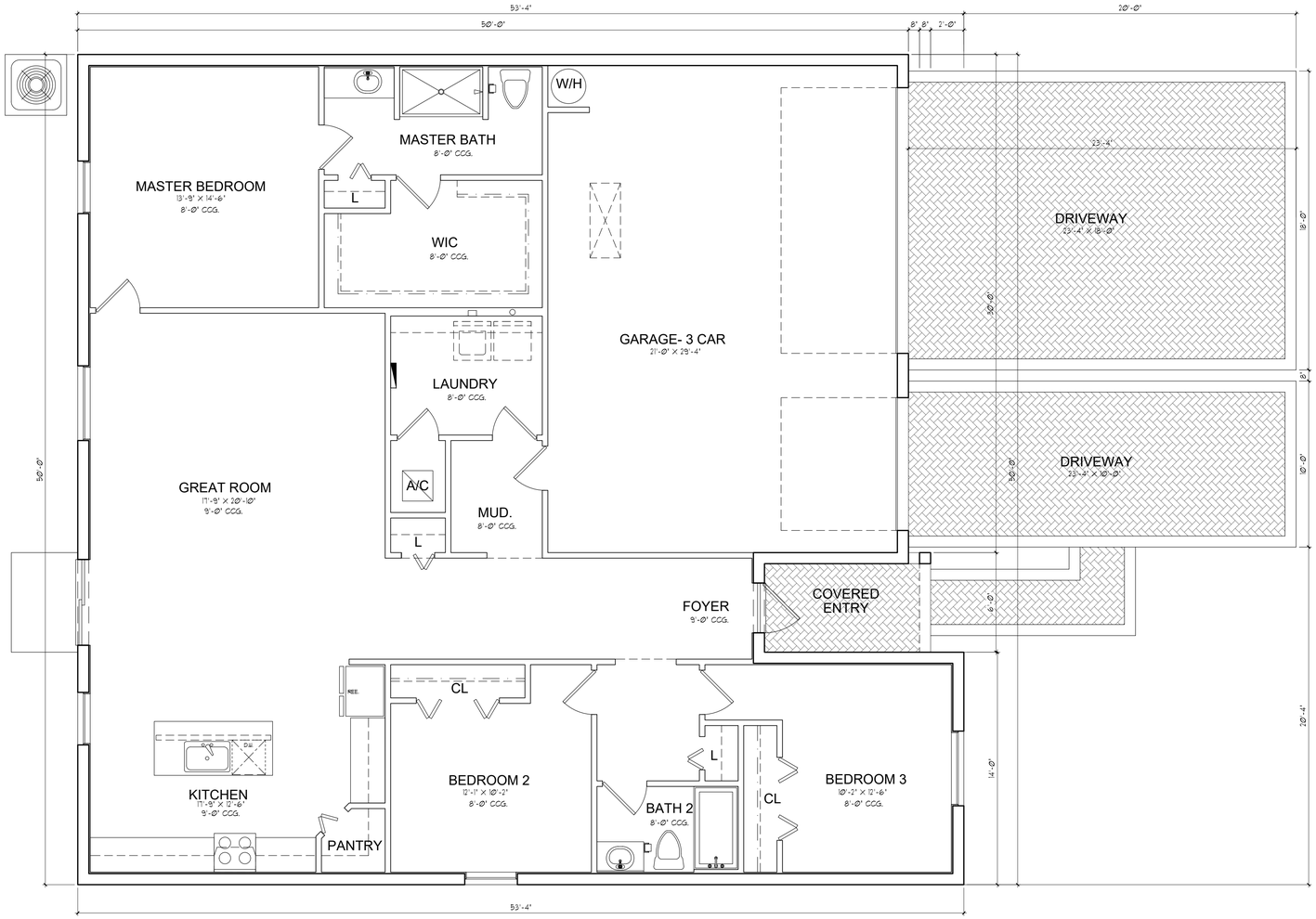
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UNIT P001-ASPIRE - FLOOR PLAN
3 BEDROOMS / 2 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	**1,839 SF**
GARAGE	652 SF
COVERED ENTRY	64 SF
TOTAL GROSS	**2,555 SF**
LOT COVERAGE	2,555 SF

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UNIT P001-ASPIRE

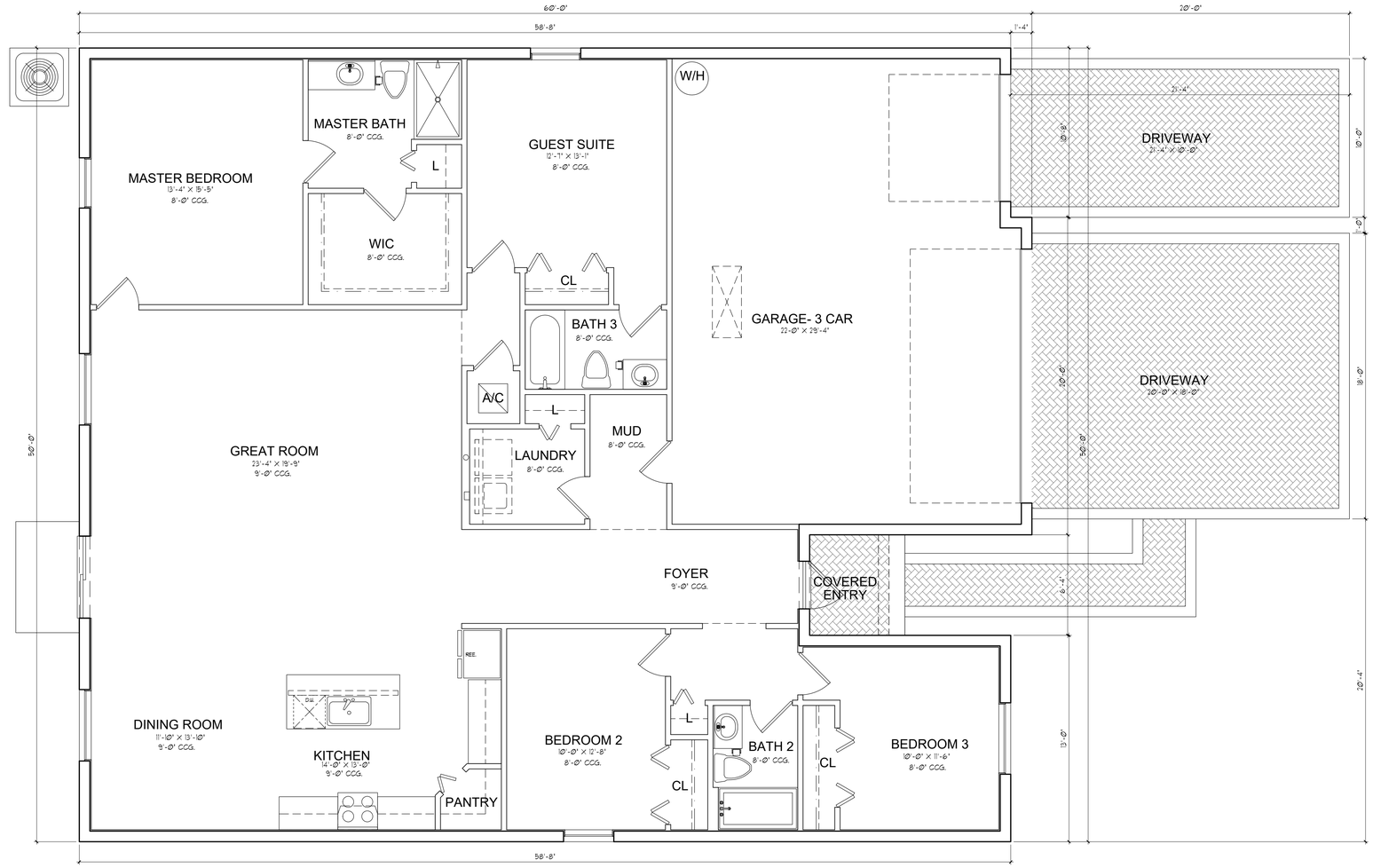
FLOOR PLAN

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UNIT P002-BRAVO - FLOOR PLAN
4 BEDROOMS / 3 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	**2,200 SF**
GARAGE	672 SF
COVERED ENTRY	47 SF
TOTAL GROSS	**2,558 SF**
LOT COVERAGE	2,558 SF

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UNIT P002-BRAVO

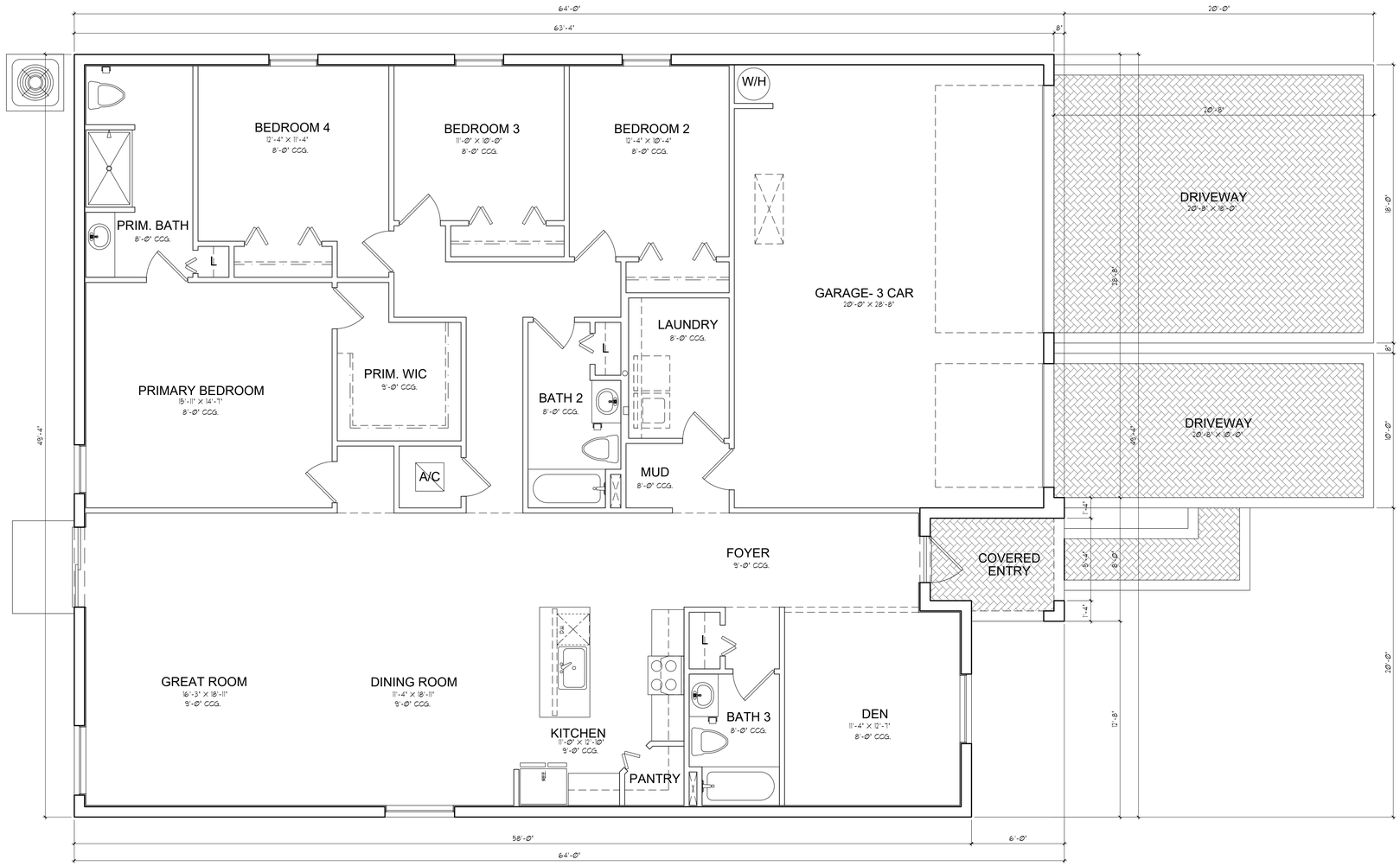
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UNIT P003-CREST - FLOOR PLAN
4 BEDROOMS+DEN / 3 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	**2,389 SF**
GARAGE	606 SF
COVERED ENTRY	67 SF
TOTAL GROSS	**3,062 SF**
LOT COVERAGE	3,062 SF

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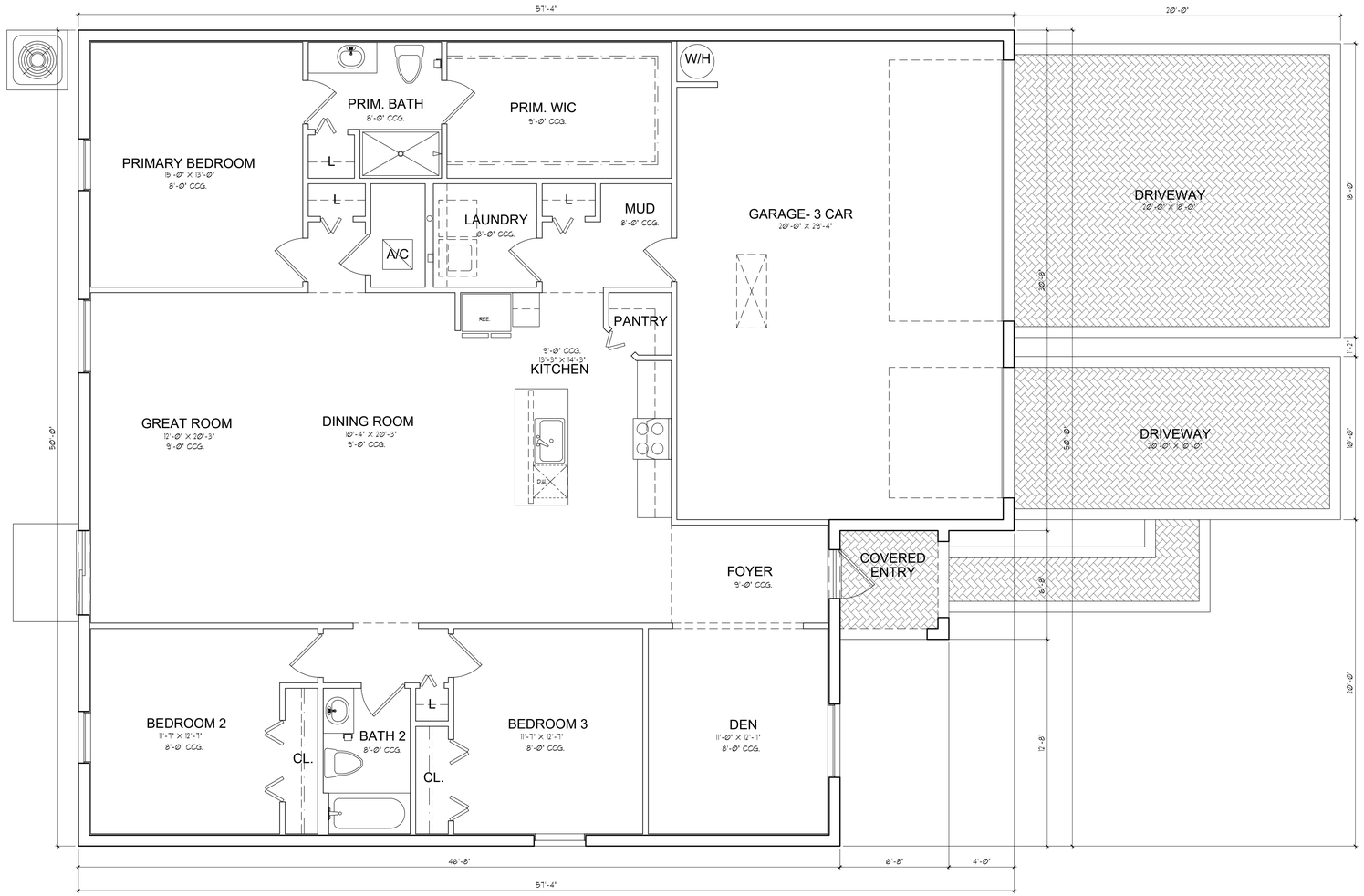
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UNIT P004-FRONTIER - FLOOR PLAN
3 BEDROOMS+ DEN / 2 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	**2,029 SF**
GARAGE	623 SF
COVERED ENTRY	54 SF
TOTAL GROSS	**2,706 SF**
LOT COVERAGE	2,706 SF

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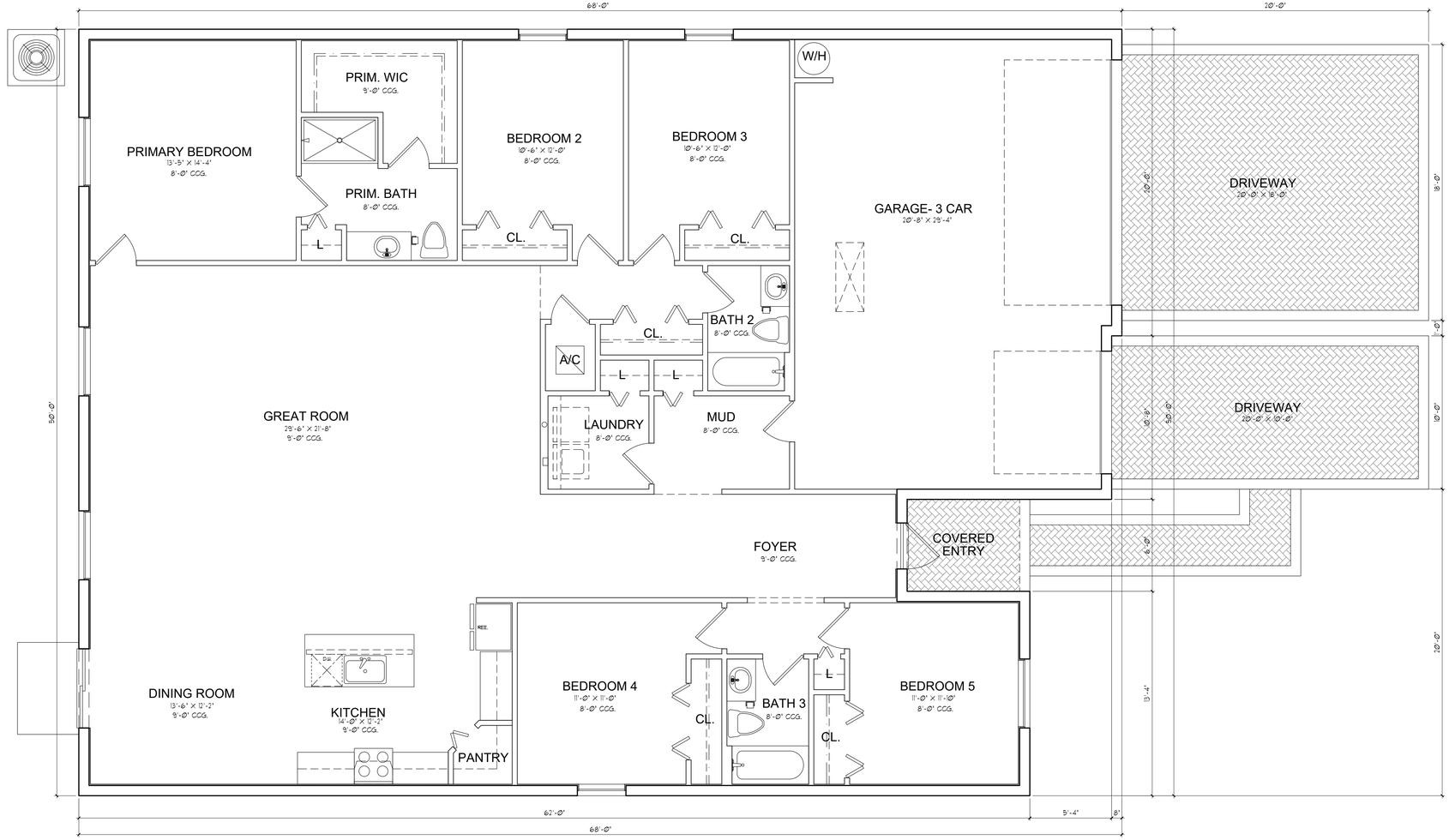
UNIT P004-FRONTIER

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UNIT P005-HERITAGE - FLOOR PLAN
5 BEDROOMS/ 3 BATHS / 3 CARS GARAGE

SCALE: 1/4" = 1'-0"

AREA CALCULATION & DATA	
TOTAL A/C	**2,576 SF**
GARAGE	637 SF
COVERED ENTRY	64 SF
TOTAL GROSS	**3,277 SF**
LOT COVERAGE	3,277 SF

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UNIT P005-HERITAGE

FLOOR PLAN

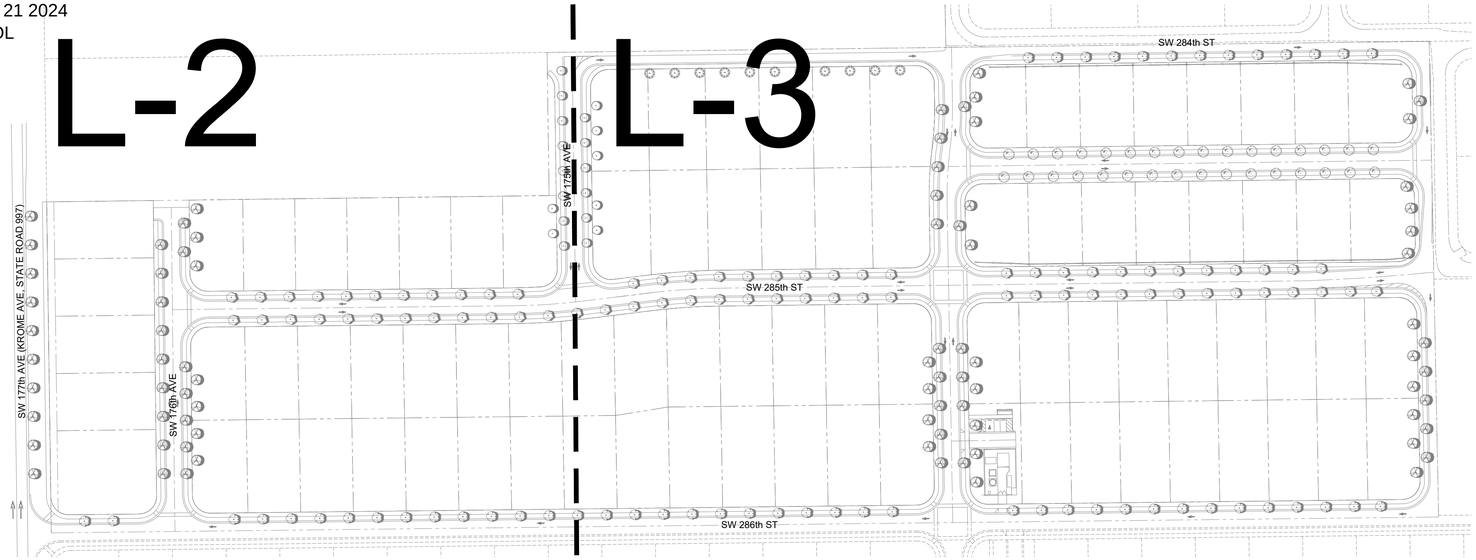
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KEY PLAN

NORTH

Scale: 1" = 100'-0"

SHEET INDEX:

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L-3 OVERALL LANDSCAPE PLAN
L-4 MODEL 2244 TYPICAL LANDSCAPE PLAN
L-5 MODEL 2565 TYPICAL LANDSCAPE PLAN
L-6 MODEL 2854 TYPICAL LANDSCAPE PLAN
L-7 MODEL 3098 TYPICAL LANDSCAPE PLAN
L-8 MODEL 3266 TYPICAL LANDSCAPE PLAN
L-9 MODEL 3611 TYPICAL LANDSCAPE PLAN
L-10 MODEL ASPIRE P001 LANDSCAPE PLAN
L-11 MODEL BRAVO P002 LANDSCAPE PLAN
L-12 MODEL CREST P003 LANDSCAPE PLAN
L-13 MODEL FRONTIER P004 LANDSCAPE PLAN
L-14 MODEL HERITAGE P005 LANDSCAPE PLAN
L-15 LANDSCAPE DETAILS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS1	21	Bursera simaruba Gumbo Limbo	12` HT. X 6` SPR. X 2" CAL.	Y	STREET TREE
	CO1	12	Chrysophyllum oliviforme Satinleaf	12` HT. X 6` SPR. X 2" CAL.	Y	STREET TREE
	CD1	53	Coccoloba diversifolia Pigeon Plum	12` HT. X 6` SPR. X 2" CAL.	Y	STREET TREE
	IC1	71	Ilex cassine Dahoon Holly	12` HT. X 6` SPR. X 2" CAL.	Y	STREET TREE
	LS1	81	Lagerstroemia speciosa Queen's Crape Myrtle	12` HT. X 6` SPR. X 2" CAL.	N	STREET TREE
	QV1	32	Quercus virginiana Live Oak	12` HT. X 6` SPR. X 2" CAL.	Y	STREET TREE
SHRUBS						
	CG	109	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	PT	1,314	Pittosporum tobira Japanese Pittosporum	15" HT. X 15" SPR. / 15" O.C.	N	
LAWN	AS REQUIRED		STENOTAPHRUM SECUNDATUM 'FLORATAM' ST. AUGUSTINE GRASS		SOLID EVEN SOD	

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: EU-M

Net Lot Area 872,782 s.f 20.04 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 872,782 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 872,782 s.f. =	436,391	350,690
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	181	*227
B. % Palms Allowed: No. trees required x 30% =	55	*40
C. % Natives Required: No. trees provided x 30% =	55	*305
D. Street trees (maximum average spacing of 35' o.c.): 9,430 linear feet along street =	270	270
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 451 Total Trees	451	*485
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	4,510	*6,342
B. No. shrubs allowed x 30% = No. of native shrubs required	1,353	*5,124

SEE LANDSCAPE

*Includes 227 Trees, of which 116 are native; and 6,233 Shrubs, of which 5,015 are native from Typical Landscape Plans. See sheets L-4 through L-14

SFH Model 2244, Average
Trees = 3 Shrubs = 73
Native Trees = 1 Native Shrubs = 53

SFH Model 2565, Average
Trees = 3 Shrubs = 73
Native Trees = 2 Native Shrubs = 61

SFH Model 2854, Average
Trees = 3 Shrubs = 73
Native Trees = 1 Native Shrubs = 57

SFH Model 3098, Average
Trees = 3 Shrubs = 73
Native Trees = 2 Native Shrubs = 60

SFH Model 3266, Average
Trees = 3 Shrubs = 73
Native Trees = 2 Native Shrubs = 63

SFH Model 3611, Average
Trees = 3 Shrubs = 73
Native Trees = 2 Native Shrubs = 63

SFH Model Aspire P001, Average
Trees = 3 Shrubs = 73
Native Trees = 1 Native Shrubs = 43

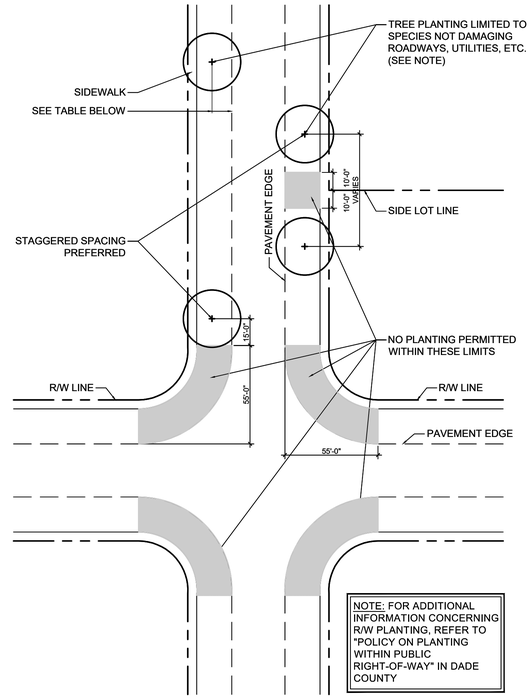
SFH Model Bravo P002, Average
Trees = 3 Shrubs = 73
Native Trees = 1 Native Shrubs = 73

SFH Model Crest P003, Average
Trees = 3 Shrubs = 73
Native Trees = 1 Native Shrubs = 37

SFH Model Frontier P004, Average
Trees = 3 Shrubs = 73
Native Trees = 1 Native Shrubs = 65

SFH Model Heritage P005, Average
Trees = 3 Shrubs = 73
Native Trees = 1 Native Shrubs = 73

Total SFH X 85
Trees = 227 Shrubs = 6,233
Native Trees = 116 Native Shrubs = 5,015



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

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INDEX

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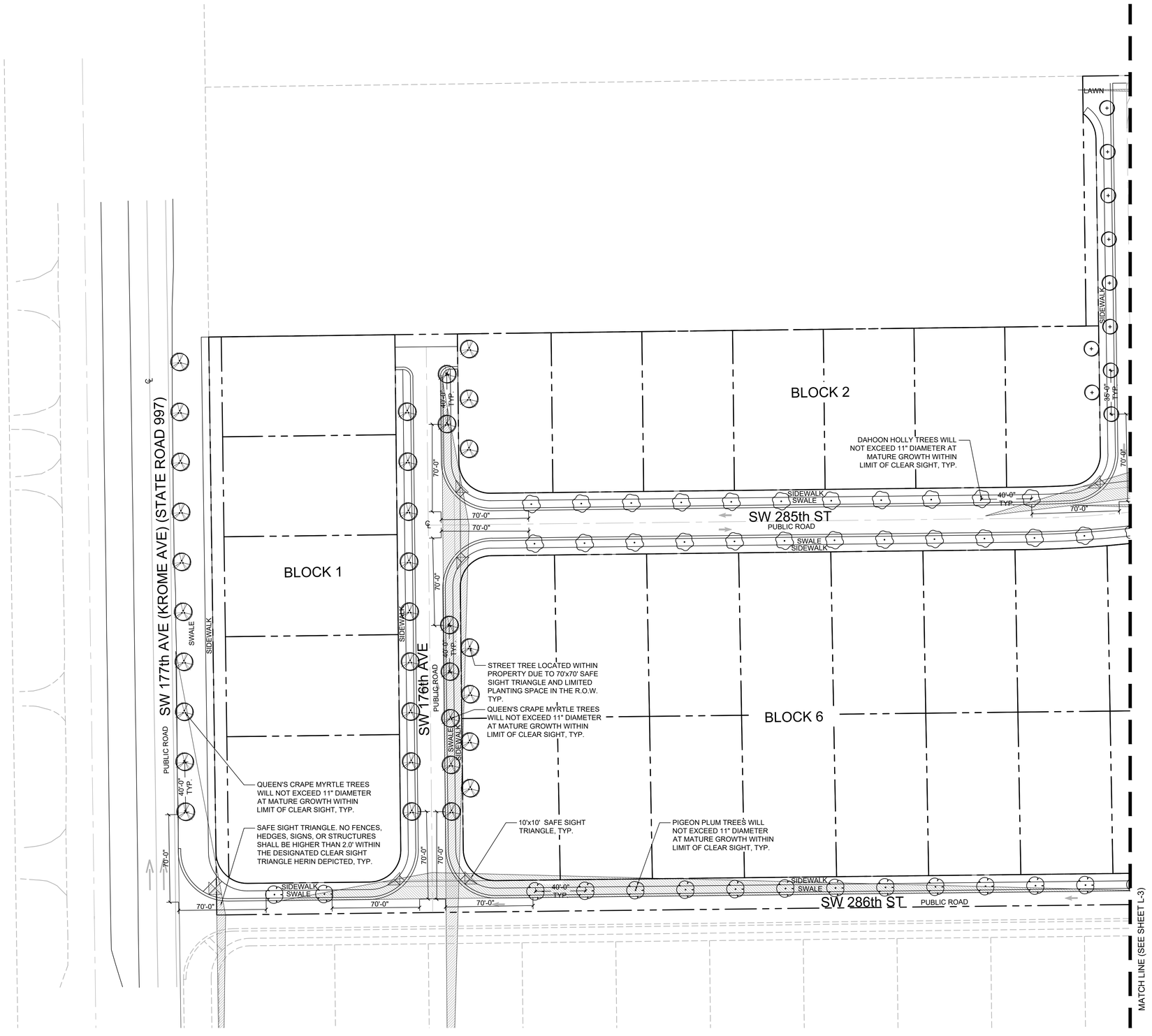
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L-1

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OVERALL LANDSCAPE PLAN

Scale: 1"=40'-0"

NORTH

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LANDSCAPE PLAN

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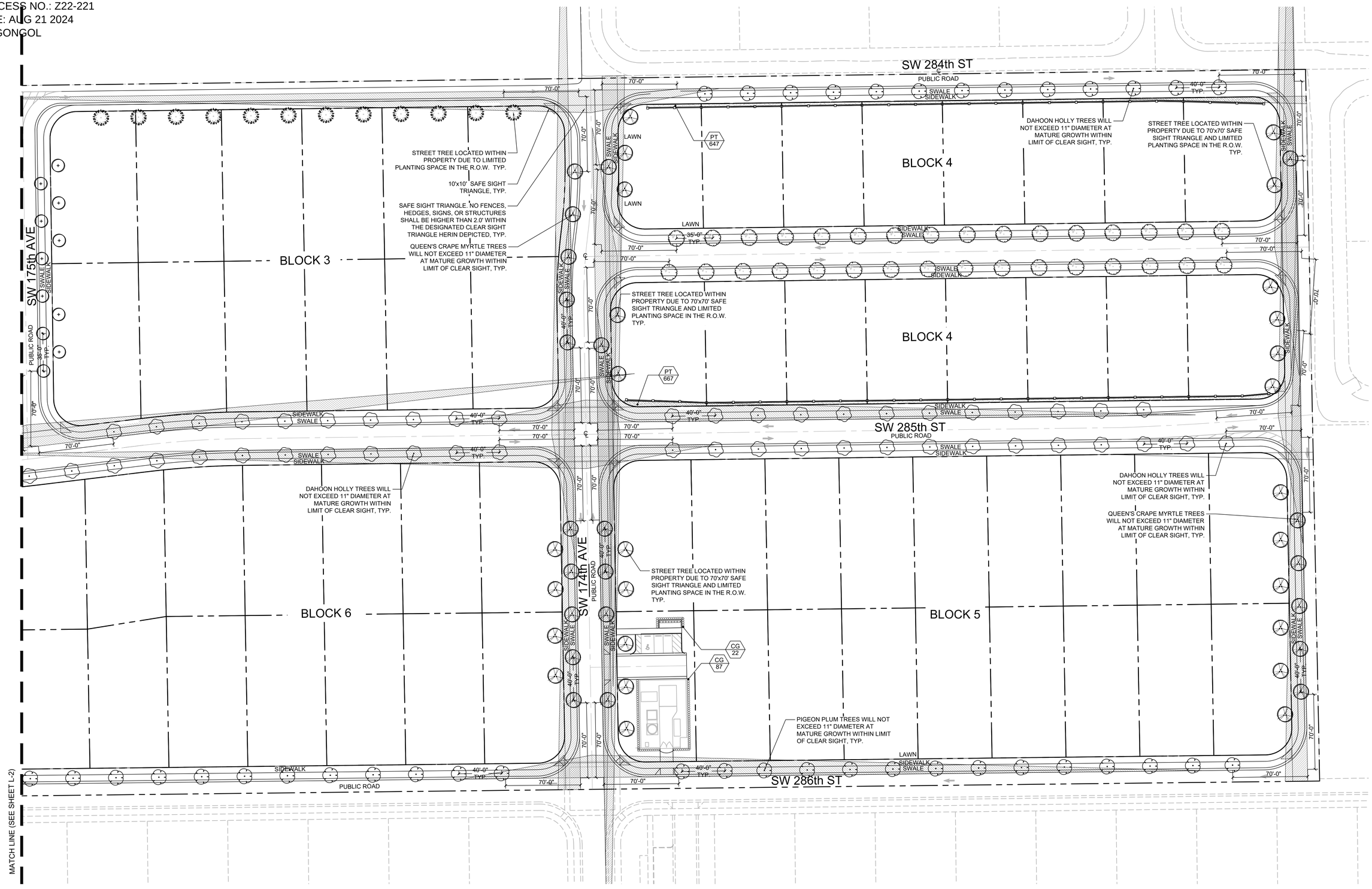
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Date: 05/20/2024
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Drawn by: LBC
Sheet No.:

L-2

Cad Id.: 2024-026

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OVERALL LANDSCAPE PLAN

Scale: 1"=40'-0"

NORTH

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.4454 facsimile: 954.923.9689
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REDLAND ABESS
MIAMI DADE COUNTY
LANDSCAPE PLAN

Project:

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Index
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-3

Cad Id.: 2024-026

RECEIVED
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DATE: AUG 21 2024
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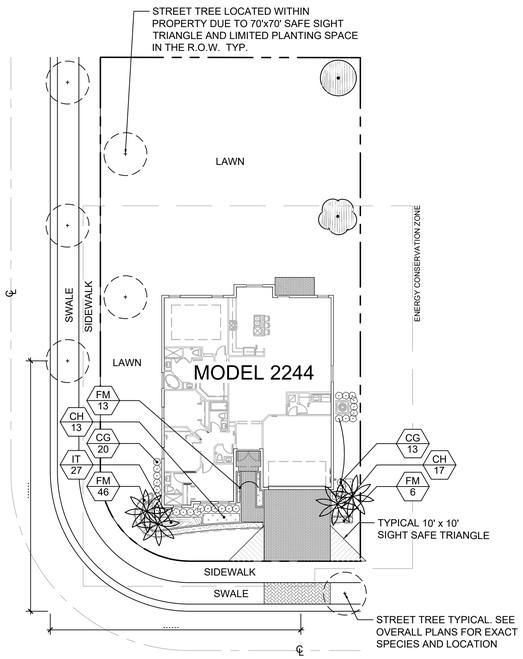
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	63

SEE LANDSCAPE

PLANT SCHEDULE 2244 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	33	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	30	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	IT	27	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	65	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

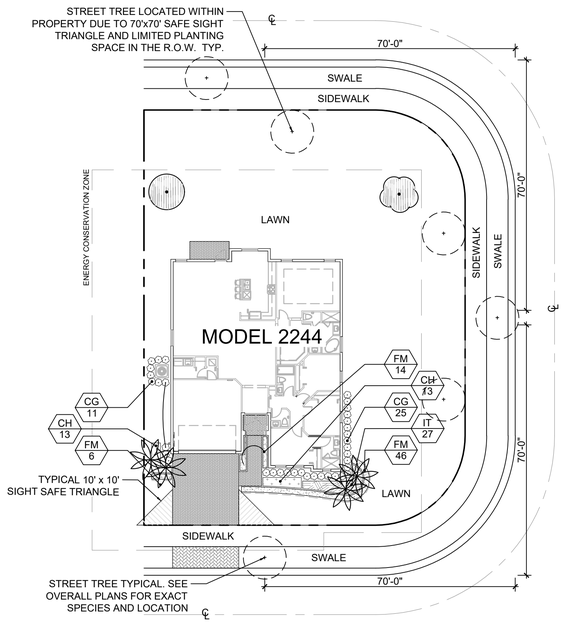
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	53

SEE LANDSCAPE

PLANT SCHEDULE 2244 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	36	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	27	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	IT	27	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	66	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

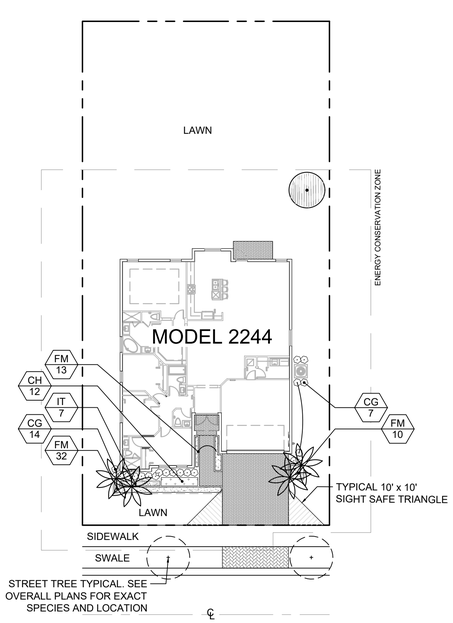
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	1
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	33

SEE LANDSCAPE

PLANT SCHEDULE 2244 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	21	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	12	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	IT	7	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	55	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL 2244 LANDSCAPE PLAN

Scale: 1"=20'-0"

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Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL 2244 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model 2244 Landscape Plan
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-4
Cad Id.: 2024-026

Z:\2024\Redland\Community\Refuerzo, Anna - Lenny\ 2024-026\Landscape\Submittals\24.08.06 L3 TYP Plan Rev 8 - 21 - 2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
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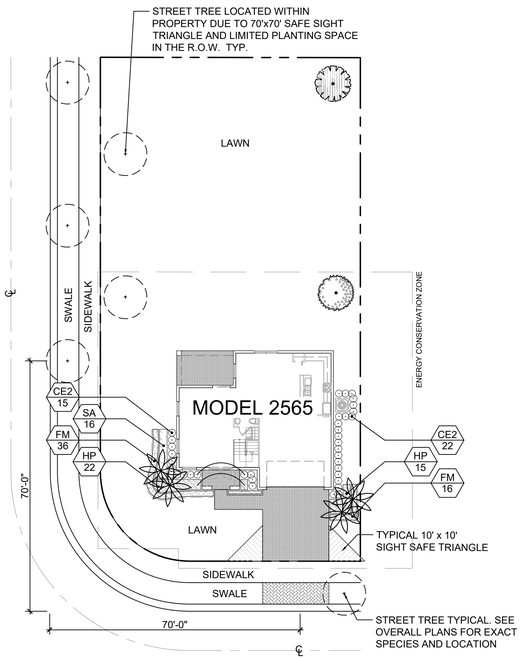
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	74

SEE LANDSCAPE

PLANT SCHEDULE 2565 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	37	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	37	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	16	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	58	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

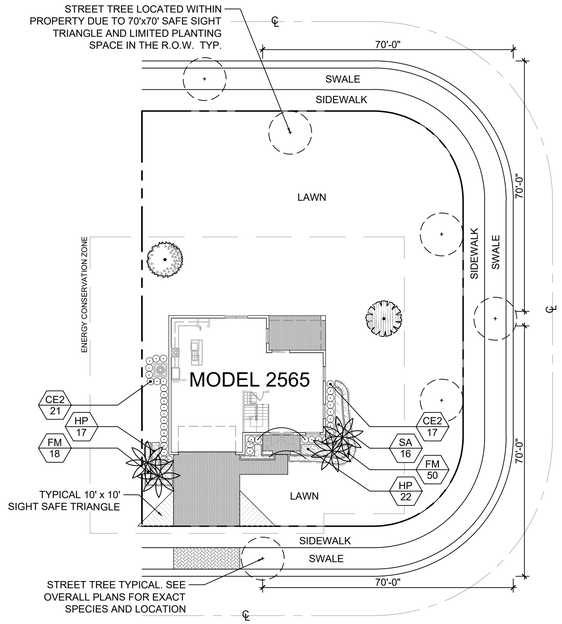
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	74

SEE LANDSCAPE

PLANT SCHEDULE 2565 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	38	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	36	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	16	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	68	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

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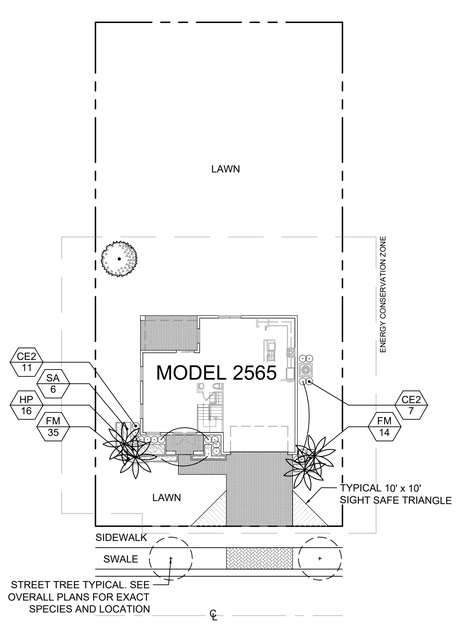
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LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	34

SEE LANDSCAPE

PLANT SCHEDULE 2565 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	18	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	16	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	6	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	49	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL 2565 LANDSCAPE PLAN

Scale: 1"=20'-0"

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REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL 2565 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model 2565 Landscape Plan
Date: 05/20/2024
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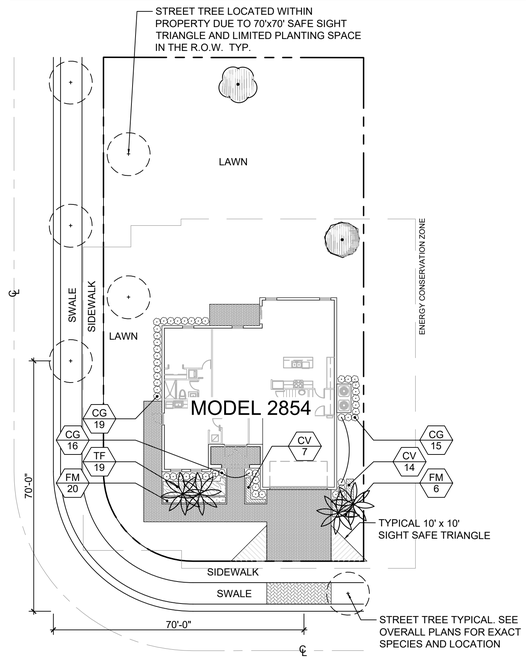
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B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	69

SEE LANDSCAPE

PLANT SCHEDULE 2854 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	50	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	21	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
	TF	19	Tripsacum floridanum Florida Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	FM	26	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

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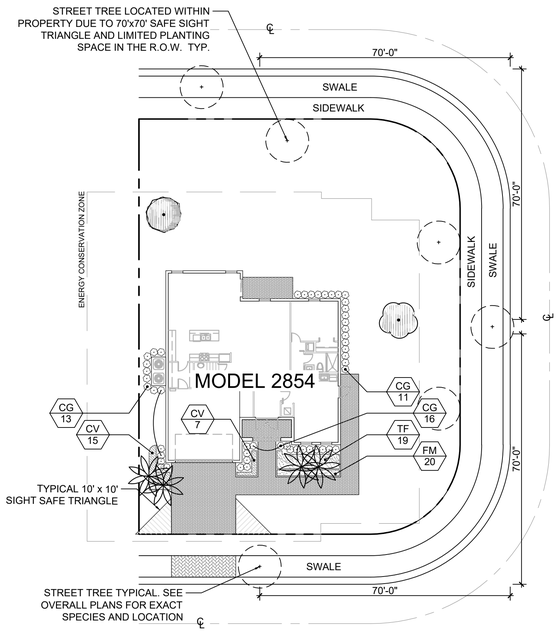
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	68

SEE LANDSCAPE

PLANT SCHEDULE 2854 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	49	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	22	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
	TF	19	Tripsacum floridanum Florida Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	FM	26	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

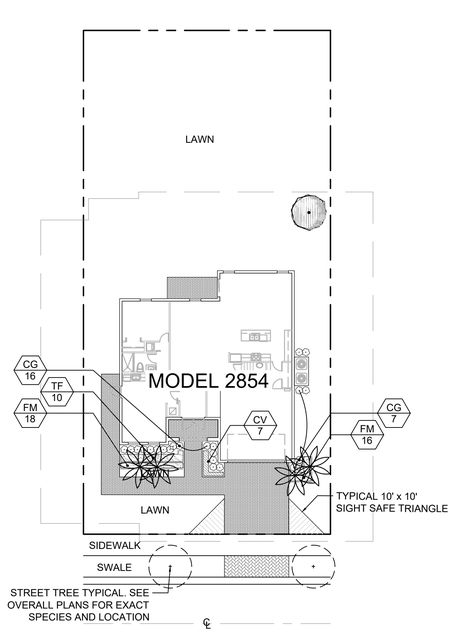
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	33

SEE LANDSCAPE

PLANT SCHEDULE 2854 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	23	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	7	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
	TF	10	Tripsacum floridanum Florida Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	FM	34	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL 2854 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9689 fax: 954.923.9689
www.witkindesign.com

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Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL 2854 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model 2854 Landscape Plan
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-6

Cad Id.: 2024-026

Z:\2024\Redland\Construction\Plans\Arch Xrefs - Lower 2024\Arch Lower\Typical\2024-08-08 & 11 TYP Mod Pkg 1-2_2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

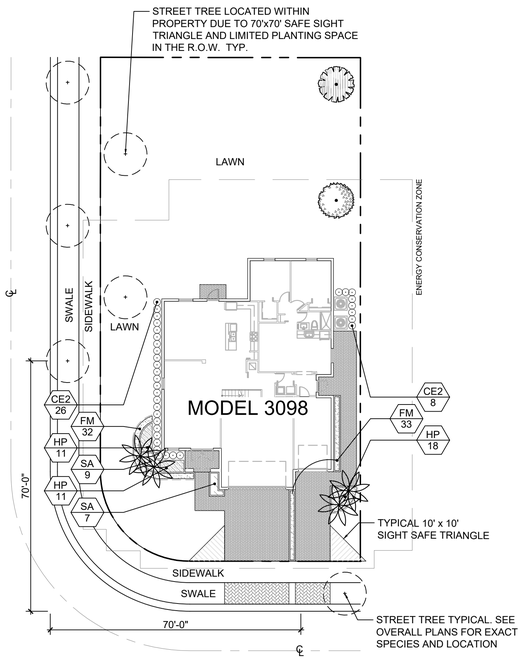
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	74

SEE LANDSCAPE

PLANT SCHEDULE 3098 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	34	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	40	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	16	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	65	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

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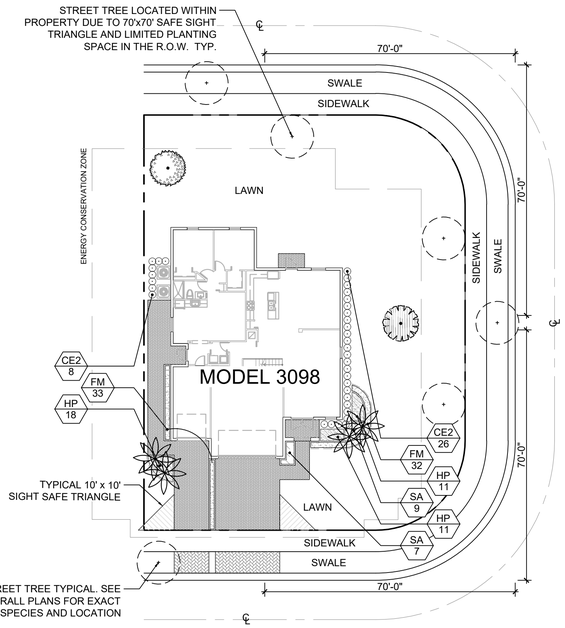
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	74

SEE LANDSCAPE

PLANT SCHEDULE 3098 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	34	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	40	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	16	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	65	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

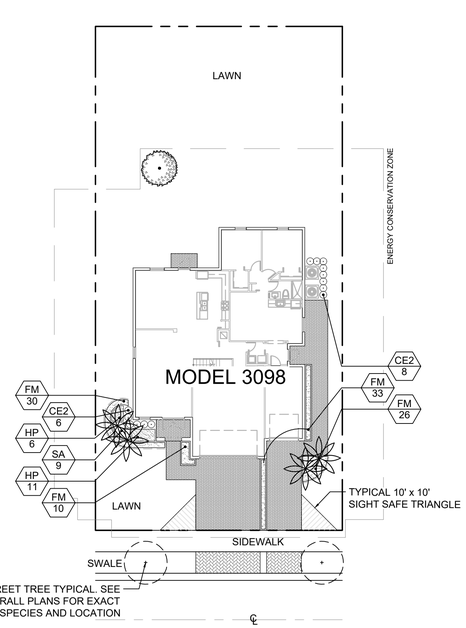
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	31

SEE LANDSCAPE

PLANT SCHEDULE 3098 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	14	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	17	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SA	9	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	99	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL 3098 LANDSCAPE PLAN

Scale: 1"=20'-0"

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Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL 3098 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model 3098 Landscape Plan
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.: L-7
Cad Id.: 2024-026

Z:\2024\Redland\Community\Redland_Abess - Lennar 2024-026\Landscape\Drawings\2024-08-06 L7 TYP Plan.dwg, 8/21/2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

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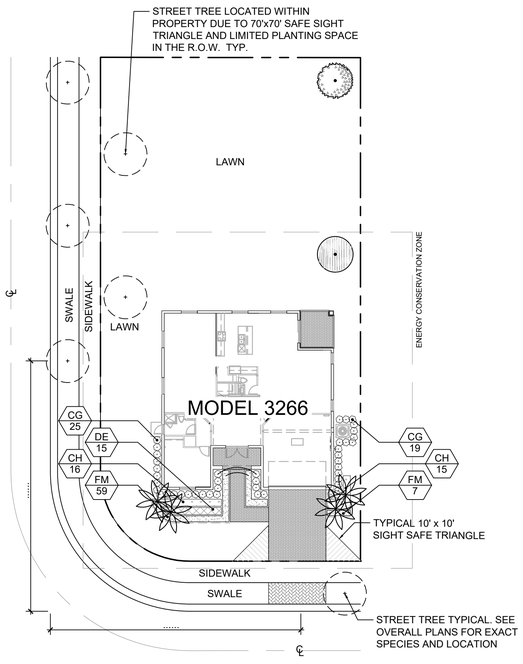
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	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	75

SEE LANDSCAPE

PLANT SCHEDULE 3266 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	44	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	31	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	DE	15	Duranta erecta 'Gold Mound' Gold Mound Dewdrops	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	66	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

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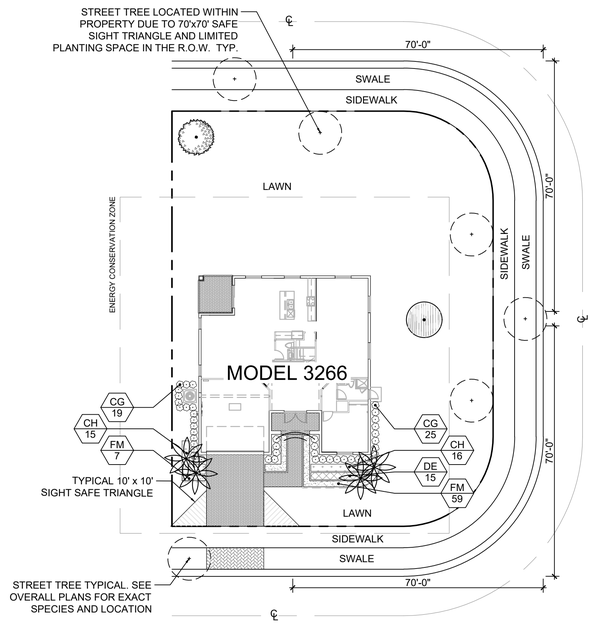
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	75

SEE LANDSCAPE

PLANT SCHEDULE 3266 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	44	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	31	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
	DE	15	Duranta erecta 'Gold Mound' Gold Mound Dewdrops	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	66	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

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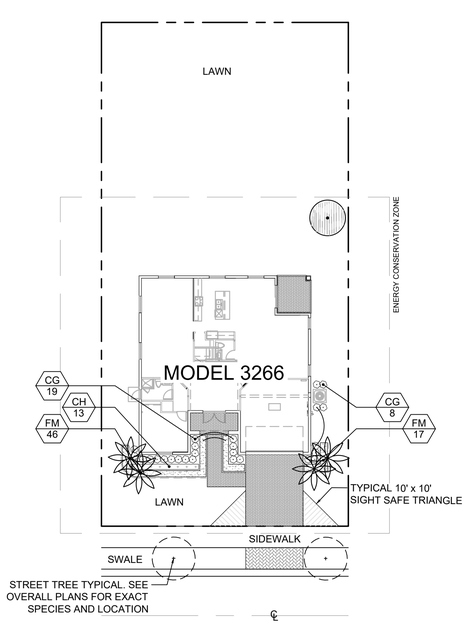
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40

SEE LANDSCAPE

PLANT SCHEDULE 3266 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	27	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	13	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	80	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL 3266 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
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phone: 954.923.9689 fassimile: 954.923.9689
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Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL 3266 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model 3266 Landscape Plan
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-8

Cad Id.: 2024-026

Z:\2024\projects\Community\Redland, Area - Lewis\ 2024-026\Landscape\Submittals\24.08.06 L1 TYP Plan Aug 6, 2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

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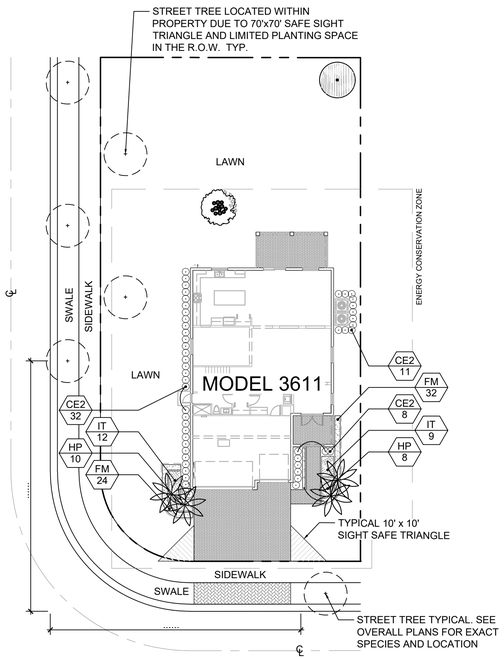
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	69

SEE LANDSCAPE

PLANT SCHEDULE 3611 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CR	1	Clusia rosea Pitch Apple	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	51	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	18	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	IT	21	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	56	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

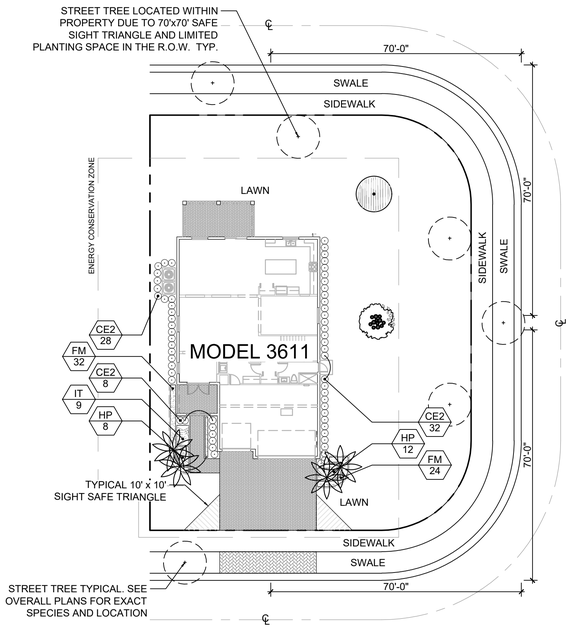
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	81

SEE LANDSCAPE

PLANT SCHEDULE 3611 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CR	1	Clusia rosea Pitch Apple	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	61	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	20	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	IT	9	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	50	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

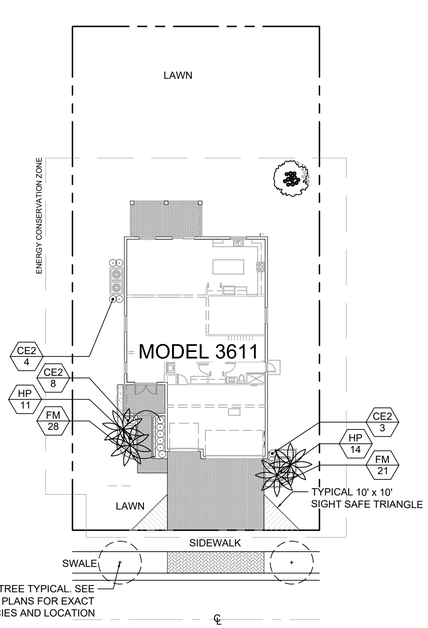
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40

SEE LANDSCAPE

PLANT SCHEDULE 3611 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CR	1	Clusia rosea Pitch Apple	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	15	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	25	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	49	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL 3611 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9689 fax: 954.923.9689
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Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL 3611 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model 3611 Landscape Plan
Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-9

Cad Id.: 2024-026

Z:\2024\Redland\Community\Refuerzo, Anna - Lenar 2024-026\Landscape\Submittals\24.08.06 L1 TYP Plan Rvd 8.21.2024

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

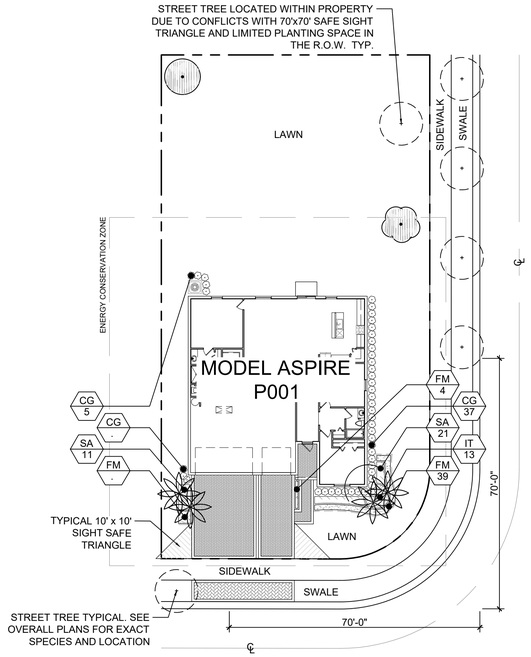
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 180 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	45

SEE LANDSCAPE

PLANT SCHEDULE ASPIRE P001 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	45	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	IT	13	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
	SA	32	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	51	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

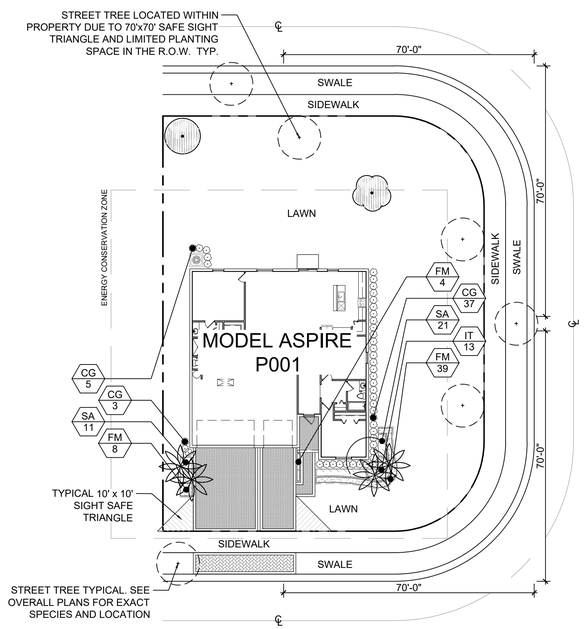
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 205 linear feet along street =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	45

SEE LANDSCAPE

PLANT SCHEDULE ASPIRE P001 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	45	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	IT	13	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
	SA	32	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	51	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

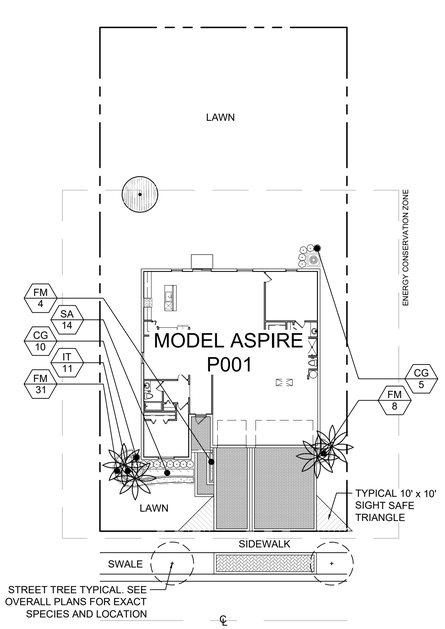
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.): 70 linear feet along street =	2	2
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40

SEE LANDSCAPE

PLANT SCHEDULE ASPIRE P001 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	15	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	IT	11	Ixora taiwanensis Dwarf Ixora	18" HT. X 18" SPR. / 18" O.C.	N	-
	SA	14	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	47	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-



TYPICAL INTERIOR LOT

TYPICAL MODEL ASPIRE P001 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
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phone: 954.923.9689 facsimile: 954.923.9689
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MIAMI DADE COUNTY
TYPICAL MODEL ASPIRE P001 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model Aspire P001 Landscape Plan
Date: 08/08/2024
Scale: See Left
Drawn by: LBC
Sheet No.:
L-10
Cad Id.: 2024-026

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PROCESS NO.: Z22-221
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BY: GONGOL

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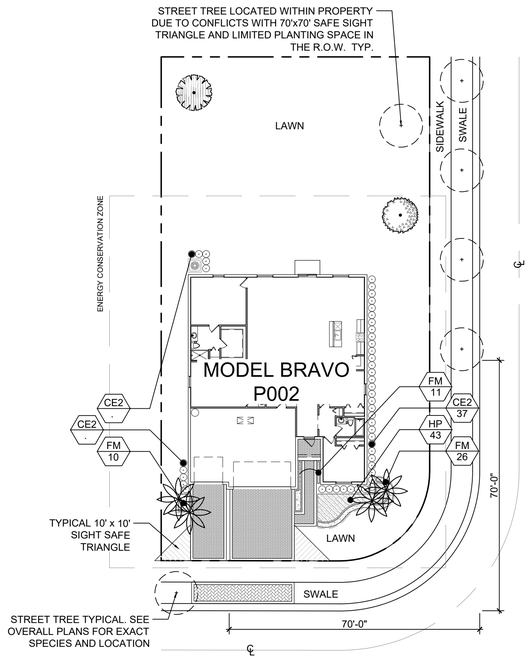
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	90

SEE LANDSCAPE

PLANT SCHEDULE BRAVO P002 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	47	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	43	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	47	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

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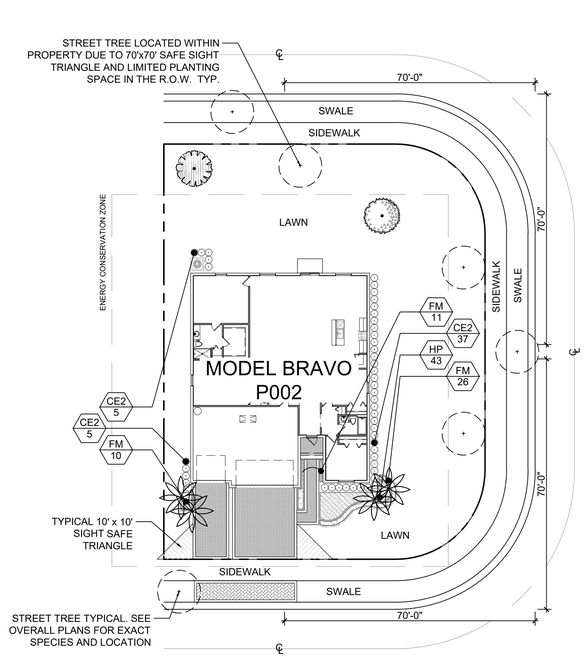
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	90

SEE LANDSCAPE

PLANT SCHEDULE BRAVO P002 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	47	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	43	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	47	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

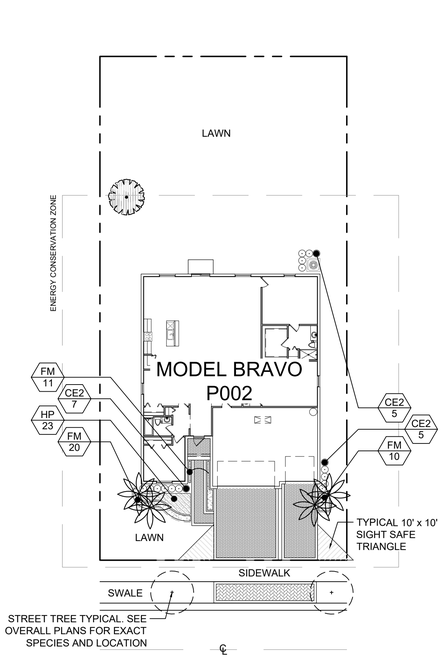
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40

SEE LANDSCAPE

PLANT SCHEDULE BRAVO P002 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	17	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	23	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	41	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL BRAVO P002 LANDSCAPE PLAN

Scale: 1"=20'-0"

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Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL BRAVO P002 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model Bravo P002 Landscape Plan
Date: 08/08/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-11

Cad Id.: 2024-026

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PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

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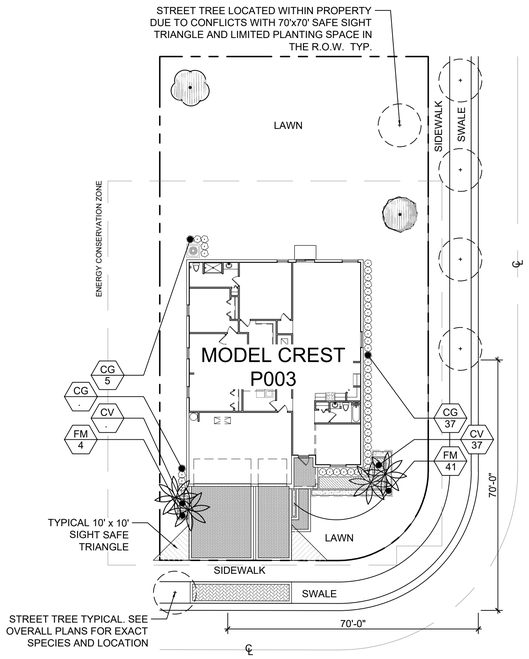
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	47

SEE LANDSCAPE

PLANT SCHEDULE CREST P003 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	47	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	43	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	45	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

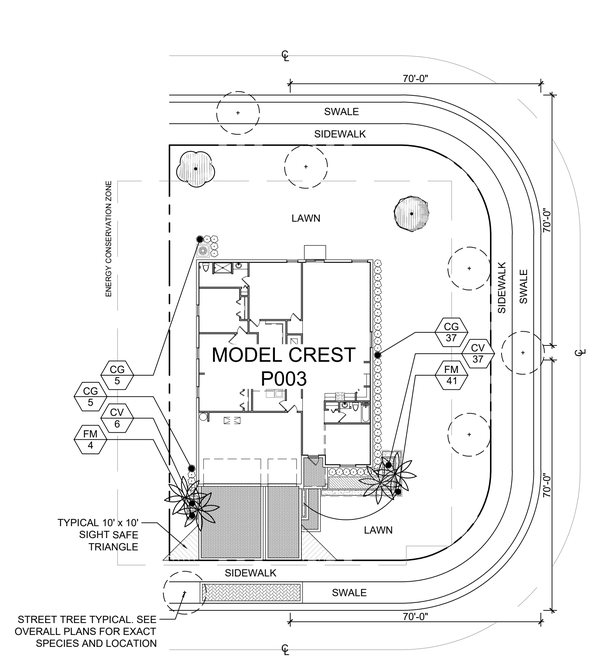
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	47

SEE LANDSCAPE

PLANT SCHEDULE CREST P003 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
	TH	1	Tabebuia heterophylla Pink Tabebuia	10` HT. X 4` SPR. X 2" CAL.	N	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	47	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	43	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	45	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

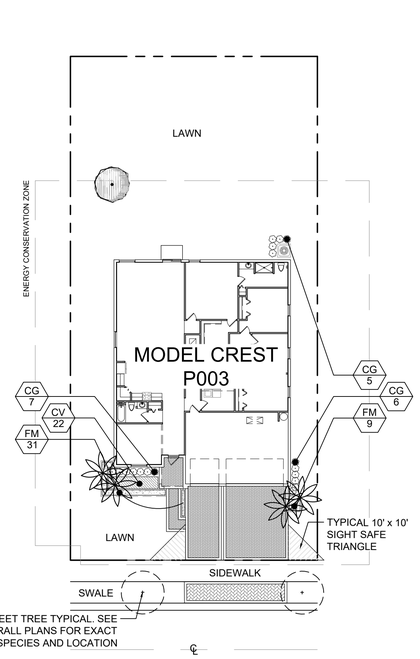
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	18

SEE LANDSCAPE

PLANT SCHEDULE CREST P003 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CES	1	Conocarpus erectus sericeus Silver Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	18	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CV	22	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	N	-
GROUND COVERS						
	FM	40	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-



TYPICAL INTERIOR LOT

TYPICAL MODEL CREST P003 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9689 fassimile: 954.923.9689
www.witkindesign.com

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Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL CREST P003 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model Crest P003 Landscape Plan
Date: 08/08/2024
Scale: See Left
Drawn by: LBC
Sheet No.:
L-12
Cad Id.: 2024-026

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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

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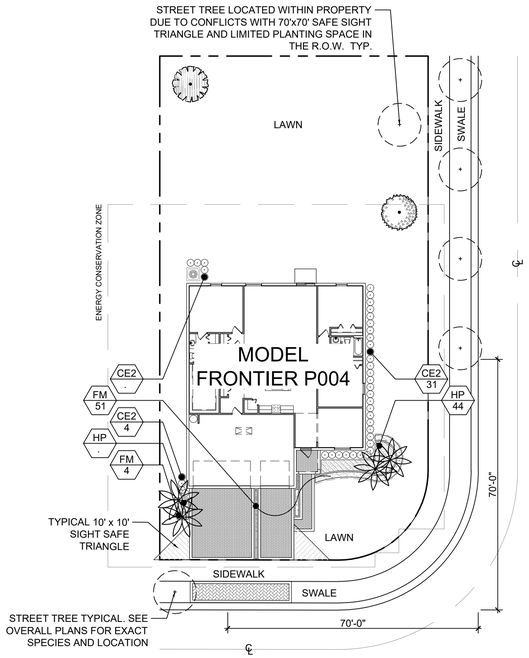
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	90

SEE LANDSCAPE

PLANT SCHEDULE FRONTIER P004 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	40	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	50	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	55	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

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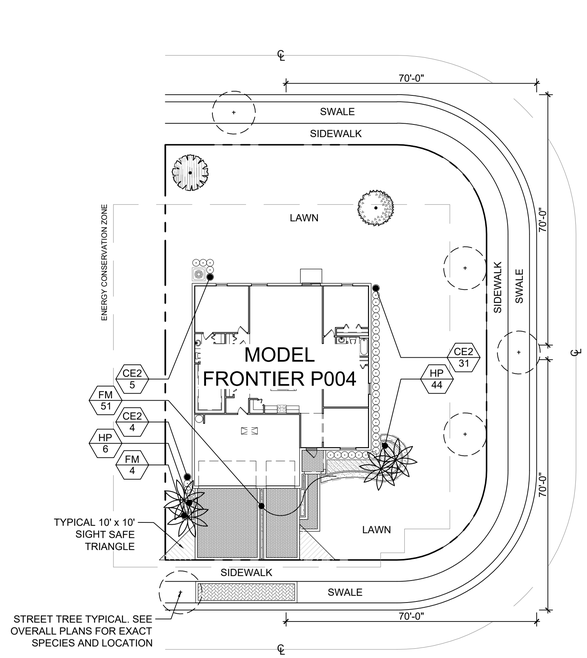
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	90

SEE LANDSCAPE

PLANT SCHEDULE FRONTIER P004 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	40	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	50	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	55	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

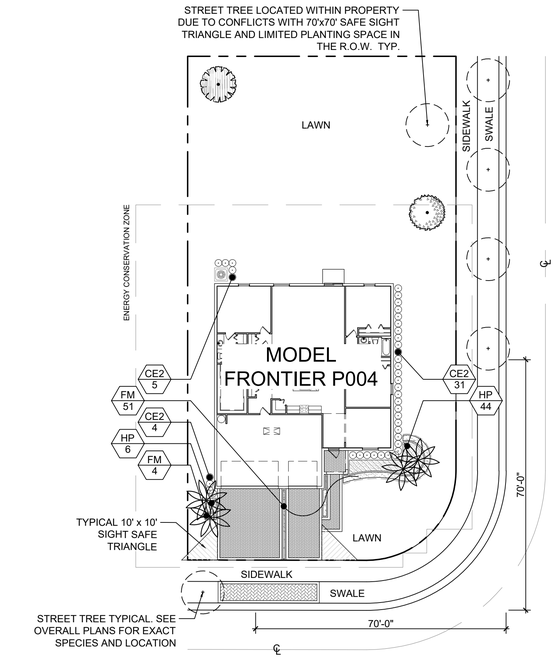
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	15

SEE LANDSCAPE

PLANT SCHEDULE FRONTIER P004 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	CE	1	Conocarpus erectus Green Buttonwood	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CE2	15	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	Y	
SHRUB AREAS						
	HP	25	Hamelia patens Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	42	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL INTERIOR LOT

TYPICAL MODEL FRONTIER P004 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
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Project:
REDLAND ABESS
MIAMI DADE COUNTY
TYPICAL MODEL FRONTIER P004 LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Typical Model Frontier P004 Landscape Plan
Date: 08/08/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-13

Cad Id.: 2024-026

Z:\2024\Redland\Commercial\Redland_Abess - Lennar-2024-026\Landscape\Submittals\01 Plans\Typical Model Frontier P004 Landscape Plan.dwg Aug 21, 2024

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MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

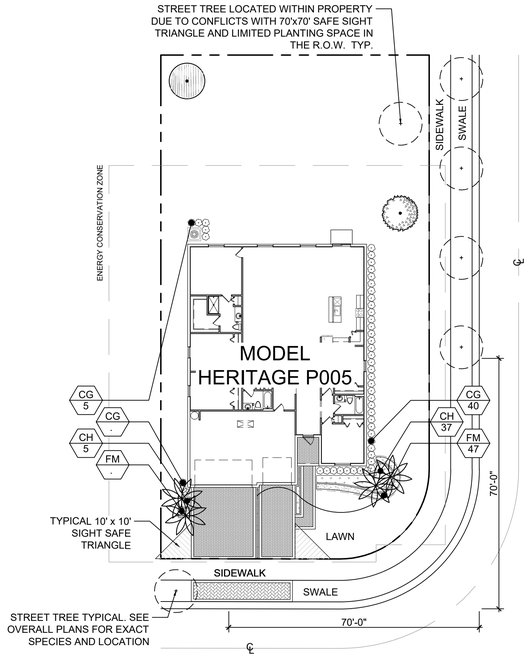
Zoning District: EU-M — Net Lot Area 10,069 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,069 s.f. =	5,034	3,650
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
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C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
180 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	90

SEE LANDSCAPE

PLANT SCHEDULE HERITAGE P005 CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	48	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	42	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	53	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

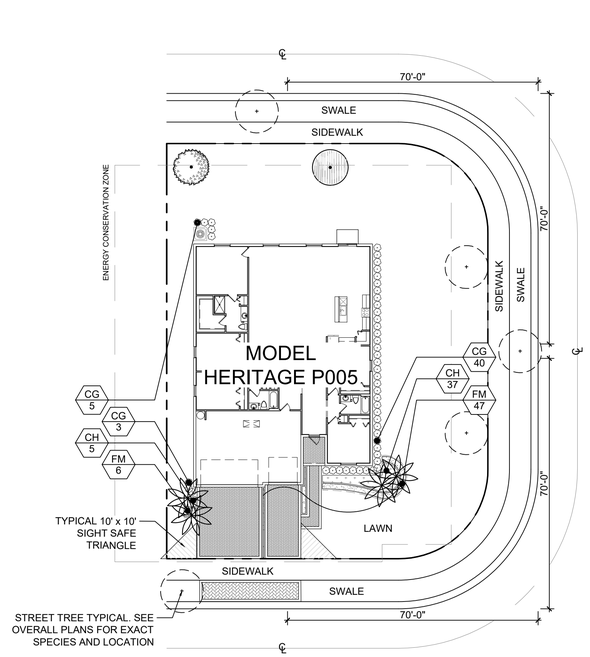
Zoning District: EU-M — Net Lot Area 10,139 s.f 0.23 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,139 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 10,139 s.f. =	5,069	3,750
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	3	3
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	2
D. Street trees (maximum average spacing of 35' o.c.):		
205 linear feet along street =	6	6
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 9 Total Trees	9	9
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	90	90
B. No. shrubs allowed x 30% = No. of native shrubs required	27	90

SEE LANDSCAPE

PLANT SCHEDULE HERITAGE P005 DOUBLE CORNER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
	CO	1	Chrysophyllum oliviforme Satinleaf	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	48	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	42	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	53	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD		



TYPICAL DOUBLE CORNER LOT

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

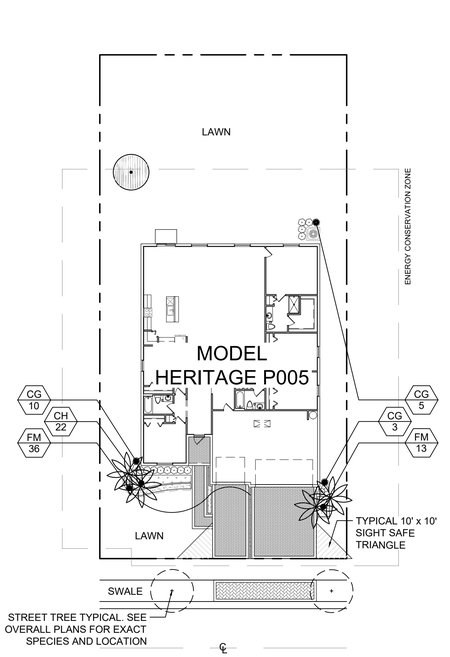
Zoning District: EU-M — Net Lot Area 9,714 s.f 0.2 acres

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. 10,069 total s.f. of Net Lot Area		
B. Maximum lawn area (sod) permitted = 50 % x 9,714 s.f. =	4,857	3,420
TREES		
A. No. trees required per net lot acre		
Less existing number of trees meeting minimum requirements		
= 9 trees x net lot acres =	2	2
B. % Palms Allowed: No. trees required x 30% =	1	1
C. % Natives Required: No. trees provided x 30% =	1	1
D. Street trees (maximum average spacing of 35' o.c.):		
70 linear feet along street =	2	2
E. Street trees located directly beneath power lines		
(maximum average spacing of 25' o.c.)_____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required		
A + D + E = 4 Total Trees	4	4
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	40	40
B. No. shrubs allowed x 30% = No. of native shrubs required	12	40

SEE LANDSCAPE

PLANT SCHEDULE HERITAGE P005 INTERIOR

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS	1	Bursera simaruba Gumbo Limbo	10` HT. X 4` SPR. X 2" CAL.	Y	-
PALM TREES						
	VM2	2	Veitchia montgomeryana 'Double' Montgomery Palm	10` O.A. HT. MIN.	N	-
SHRUBS						
	CG	18	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	CH	22	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
	FM	49	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-



TYPICAL INTERIOR LOT

TYPICAL MODEL HERITAGE P005 LANDSCAPE PLAN

Scale: 1"=20'-0"

WITKIN HULTS + PARTNERS
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TYPICAL MODEL HERITAGE P005 LANDSCAPE PLAN

Revisions: Date: By:

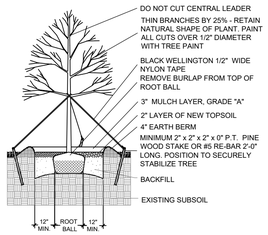
Seal:

Lic. # LA6667290
Member: A.S.L.A.

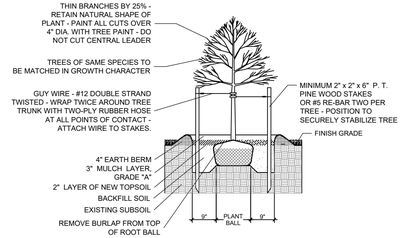
Drawing: Typical Model Heritage P005 Landscape Plan
Date: 08/08/2024
Scale: See Left
Drawn by: LBC
Sheet No.:
L-14
Cad Id.: 2024-026

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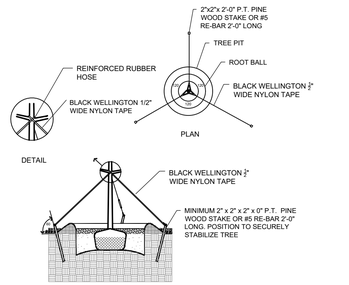
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MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: AUG 21 2024
BY: GONGOL



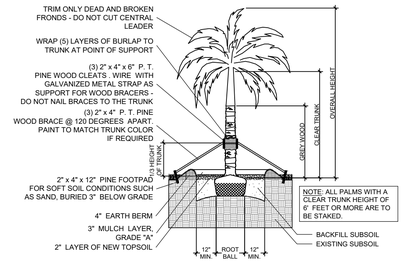
LARGE TREE PLANTING DETAIL



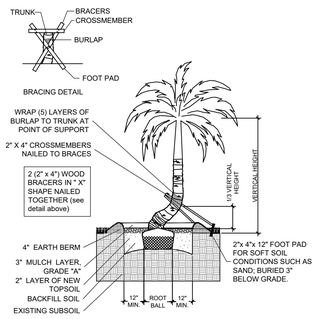
SMALL TREE PLANTING DETAIL



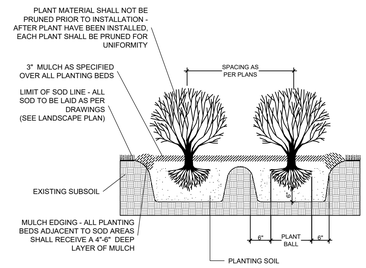
TYPICAL TREE GUYING DETAIL



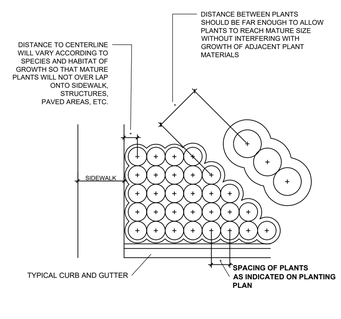
STRAIGHT TRUNK PALM PLANTING DETAIL



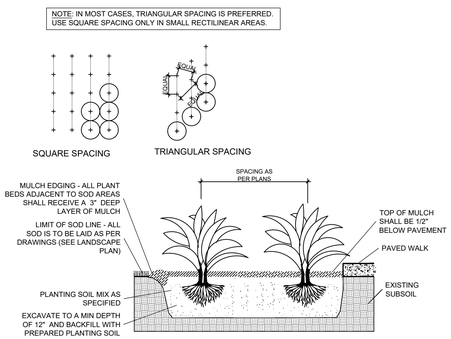
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

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REDLAND ABESS
MIAMI DADE COUNTY
LANDSCAPE DETAILS

Project:

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

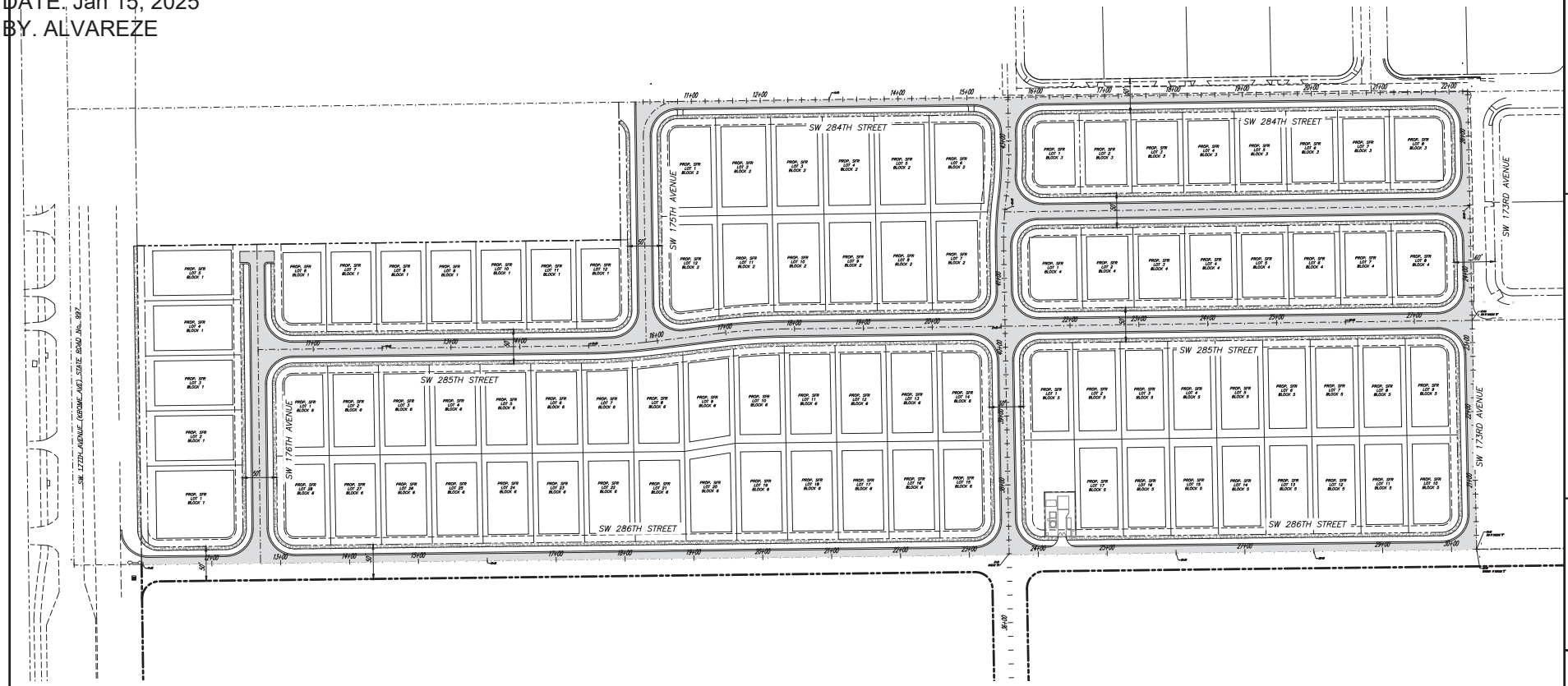
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Date: 05/20/2024
Scale: See Left
Drawn by: LBC
Sheet No.:

L-15

Cad Id.: 2024-026

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NORTH

SITE AERIAL
SCALE: 1" = 70'

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for
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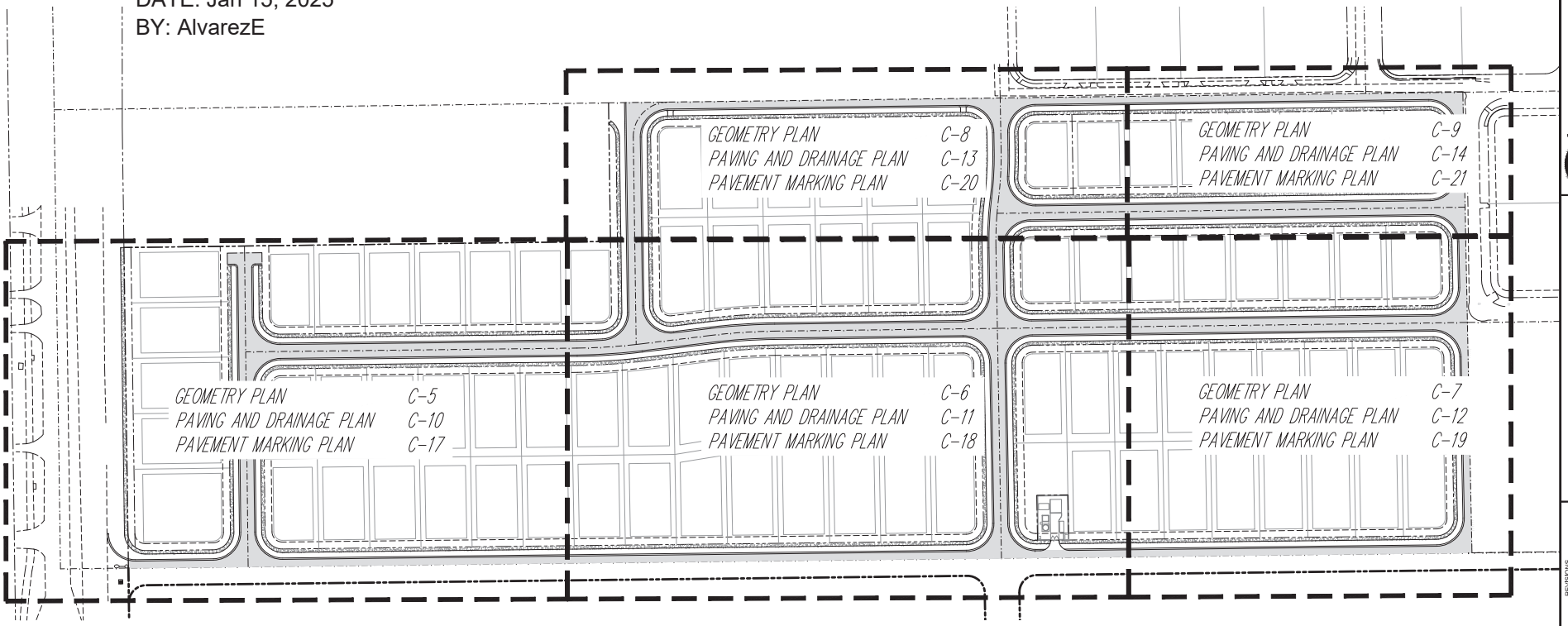
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CHECKED BY: ADM

SITE AERIAL

C-2

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NORTH

KEY MAP
SCALE: 1" = 70'

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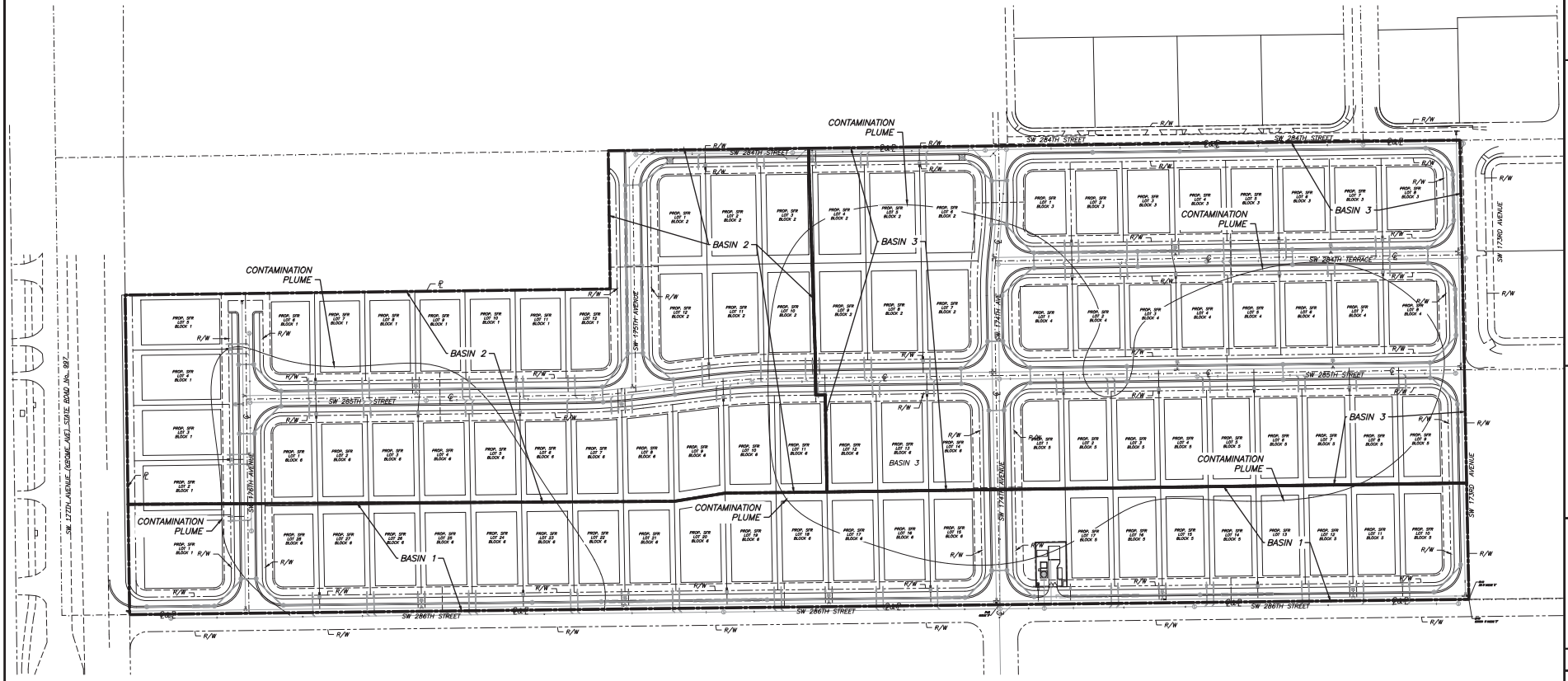
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KEY MAP

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OVERALL PAVING AND DRAINAGE
SCALE: 1" = 70'

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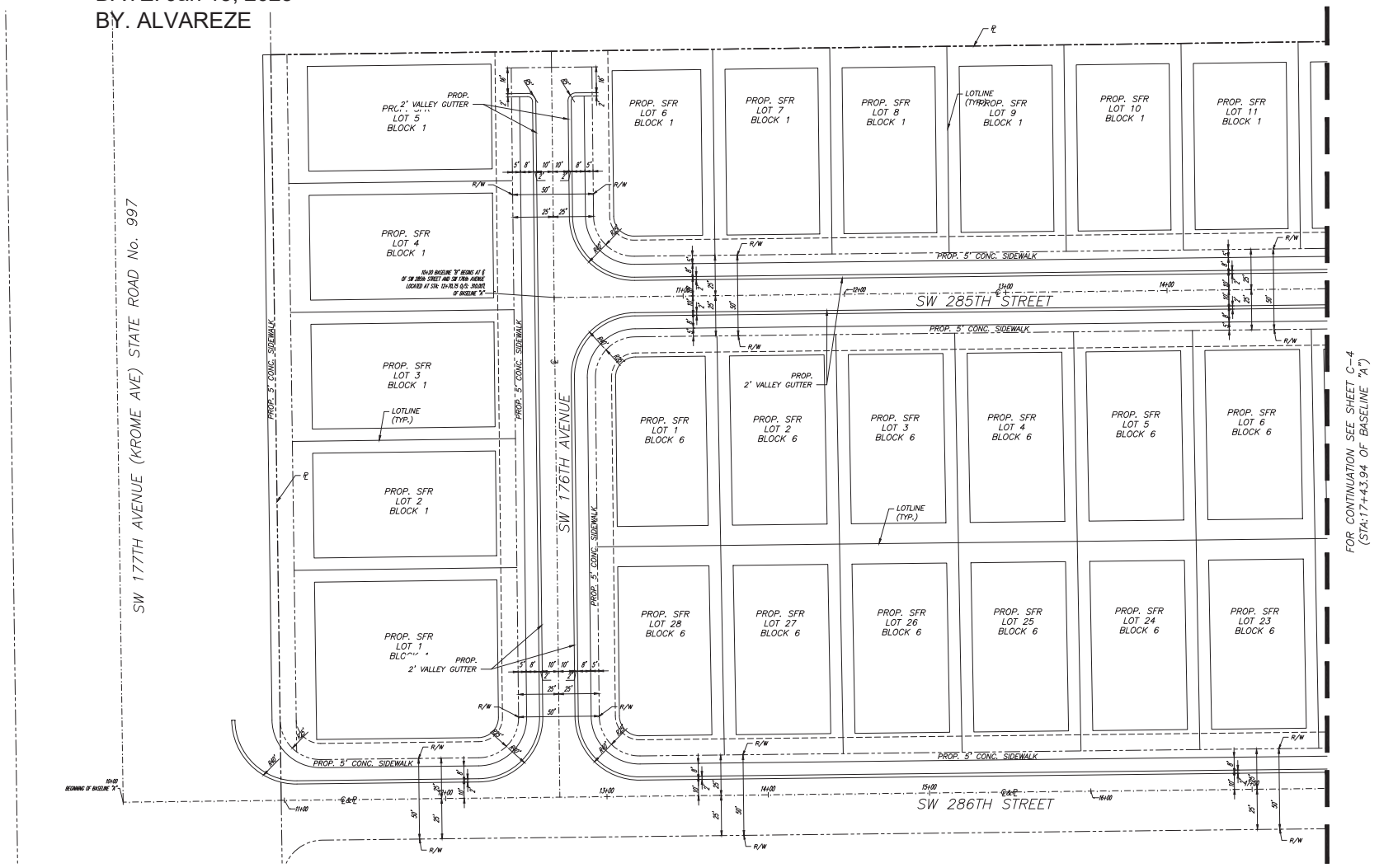
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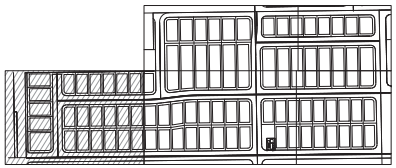
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OVERALL PAVING AND DRAINAGE

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KEY MAP

NORTH

GEOMETRY PLAN

SCALE: 1" = 30'

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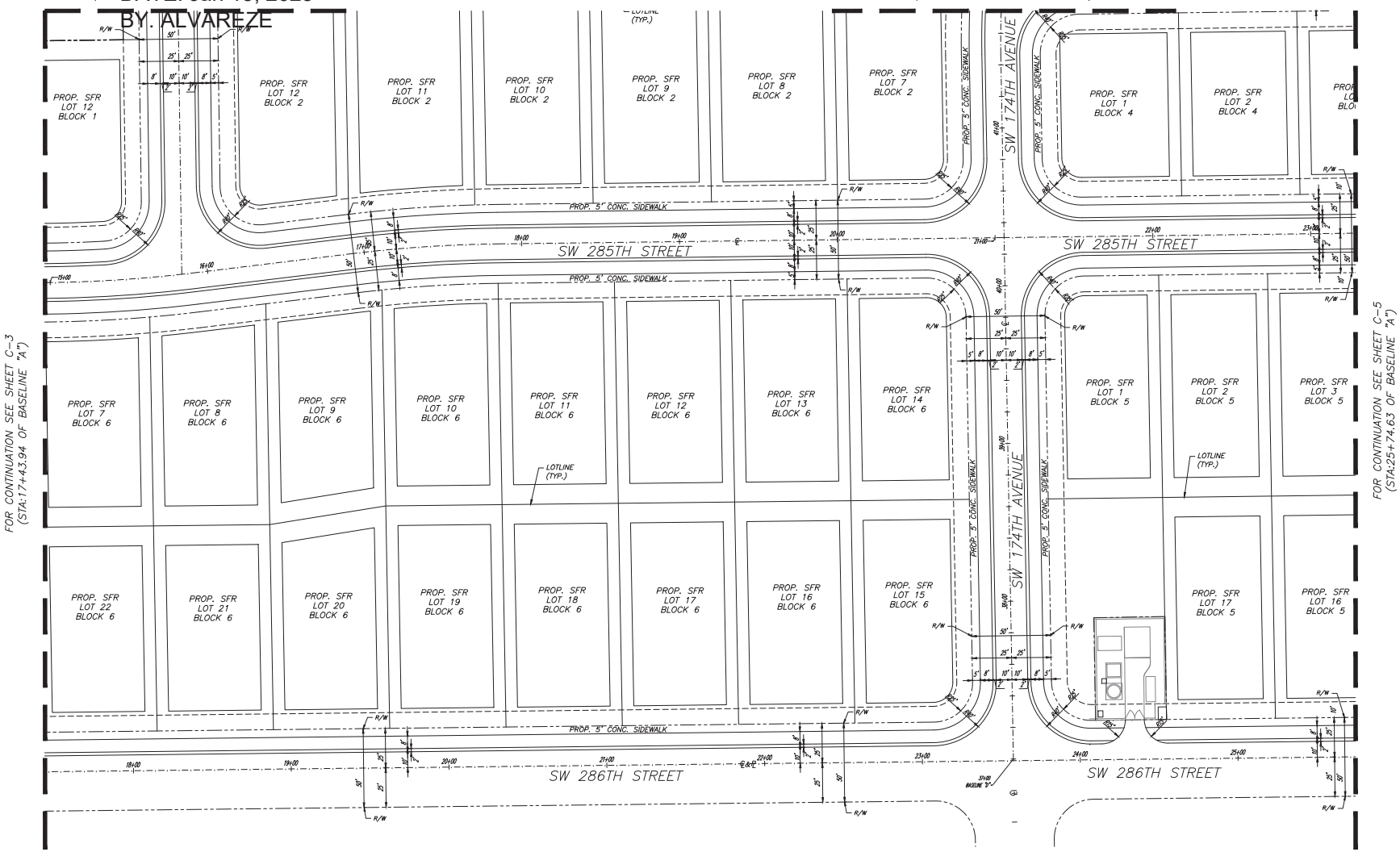
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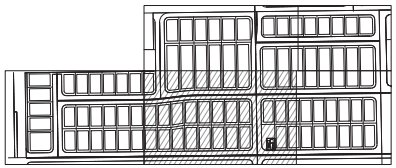
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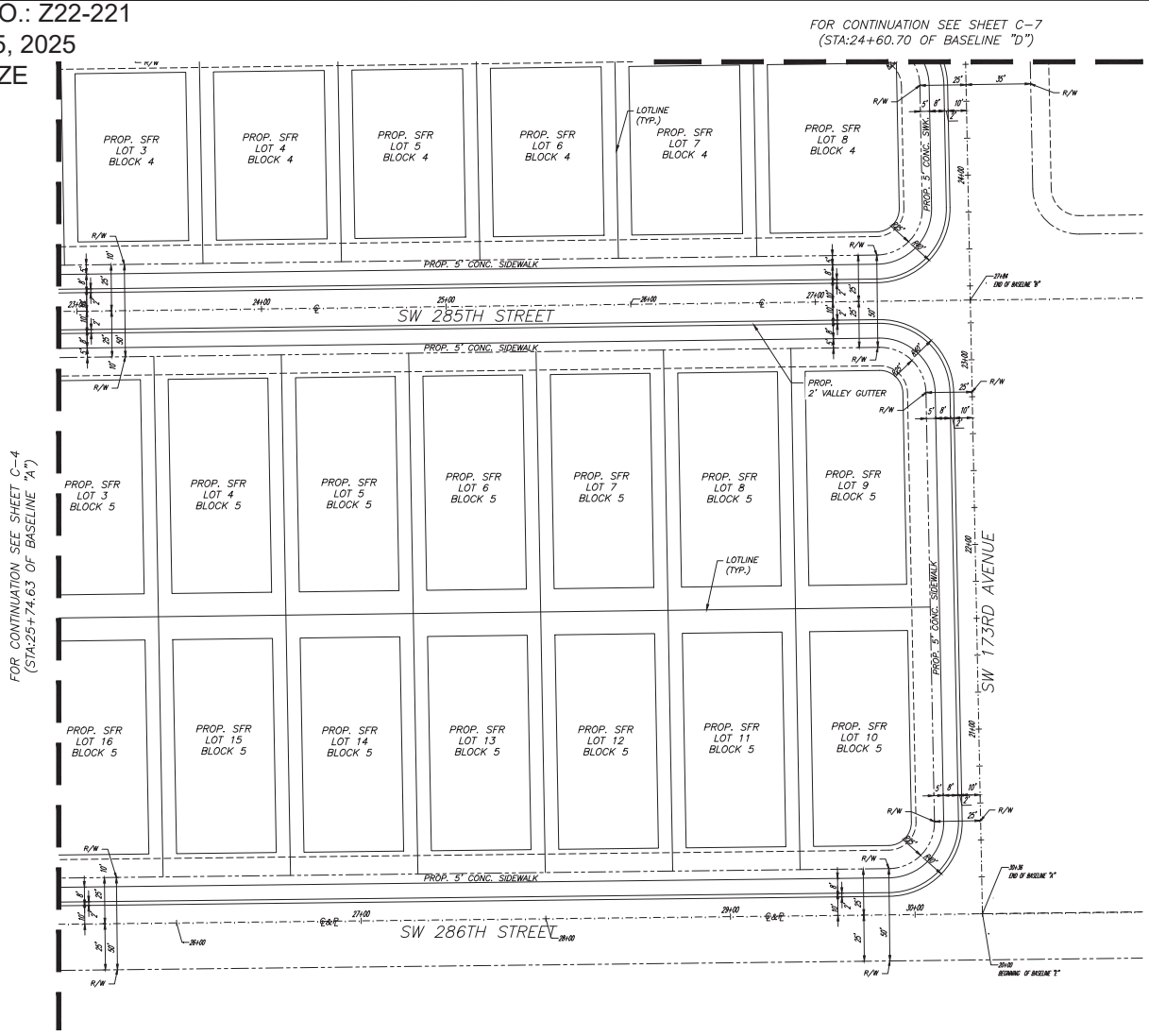
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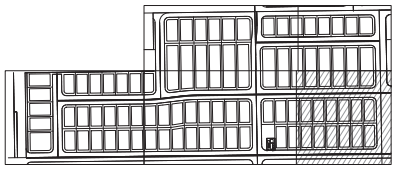
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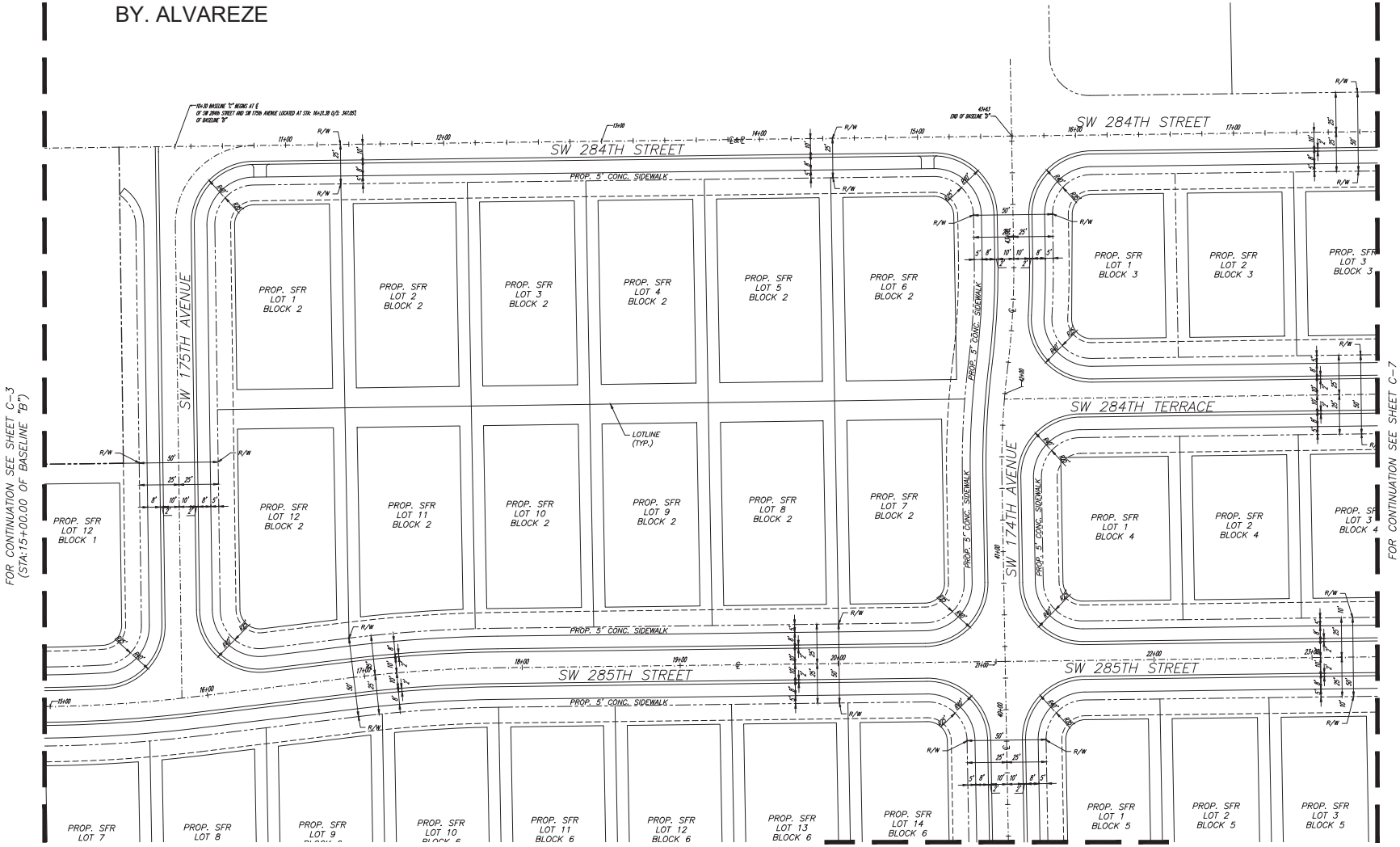
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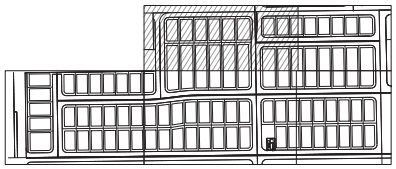
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GEOMETRY PLAN

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KEY MAP

NORTH

GEOMETRY PLAN
SCALE: 1" = 30'

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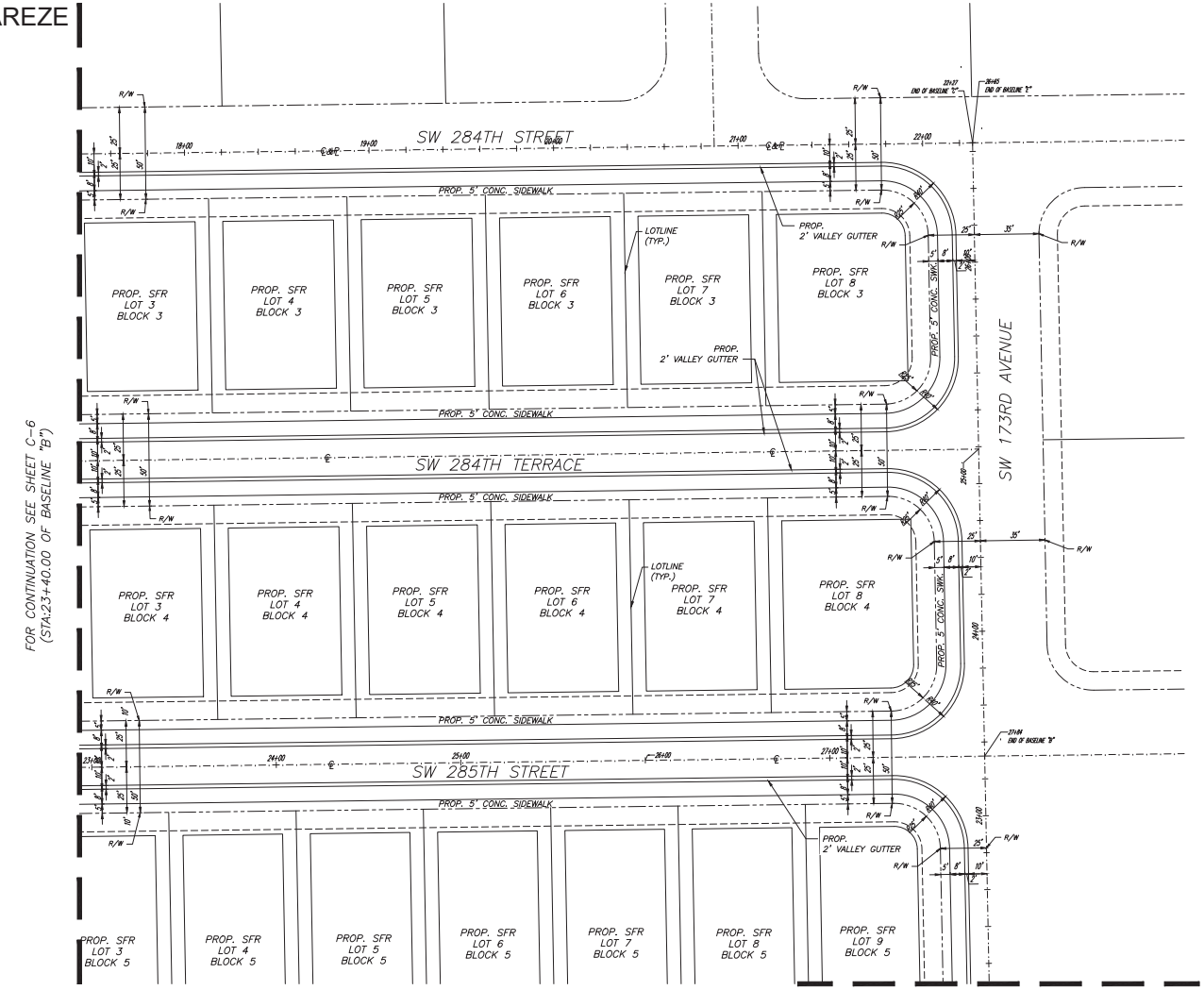
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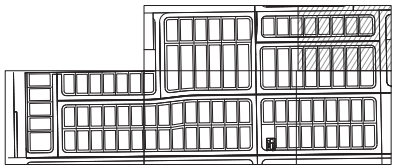
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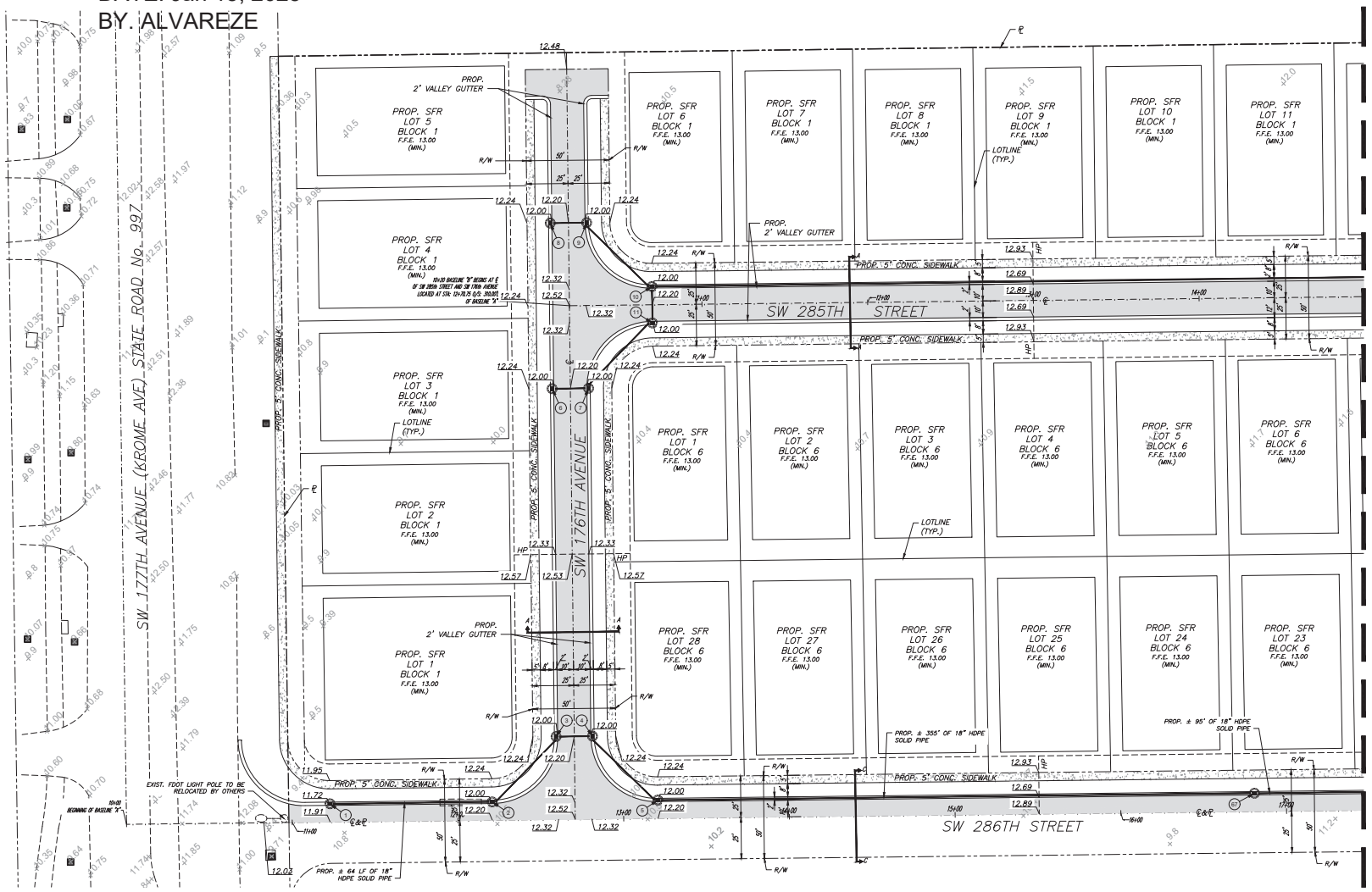
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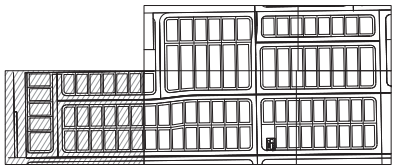
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MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE



NORTH

PAVING AND DRAINAGE PLAN

SCALE: 1" = 30'



KEY MAP

LEGEND

6.50	PROPOSED ELEVATION
x 8.4	EXISTING ELEVATION
	DIRECTION OF FLOW
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY LINE
①	PROPOSED STRUCTURE NUMBER
	PROPOSED CATCH BASIN
	MILLING AND RESURFACUNG
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE

ENGINEER'S CERTIFICATION:

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9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

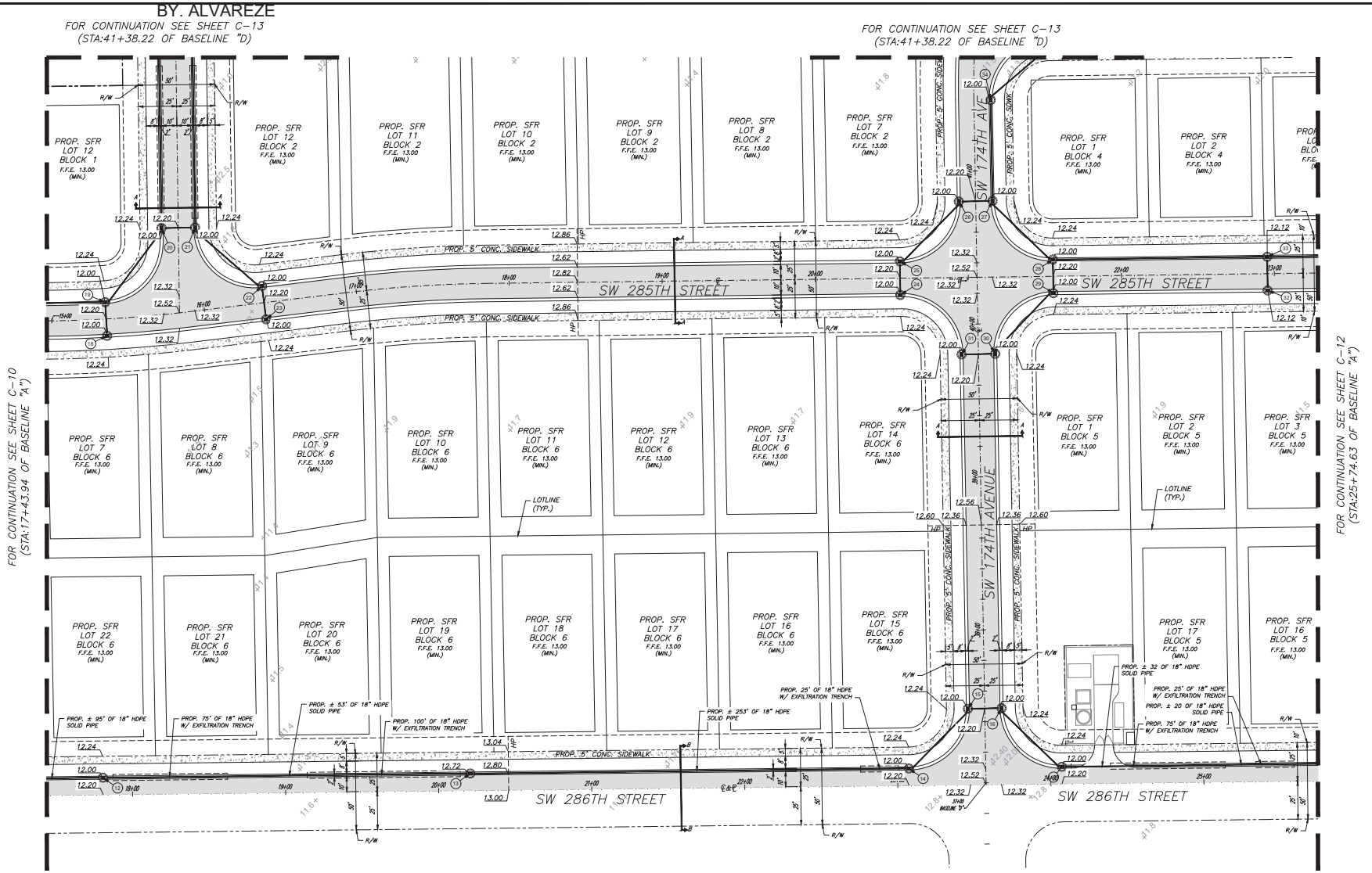
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057	
SCALE: AS SHOWN	
DATE: 07/09/24	DESIGNED BY: JH
DRAWN BY: MBM	CHECKED BY: ADM

PAVING AND DRAINAGE PLAN

C-10

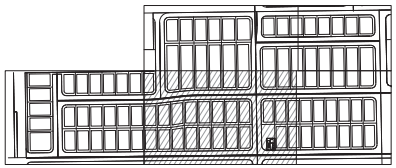
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE



PAVING AND DRAINAGE PLAN

SCALE: 1" = 30'

NORTH



KEY MAP

LEGEND

- 6.50 — PROPOSED ELEVATION
- +8.4 — EXISTING ELEVATION
- DIRECTION OF FLOW
- P/L — PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- ① — PROPOSED STRUCTURE NUMBER
- PROPOSED CATCH BASIN
- MILLING AND RESURFACUNG
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

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SW 177th Avenue and SW 286th Street, Miami, Florida 33030

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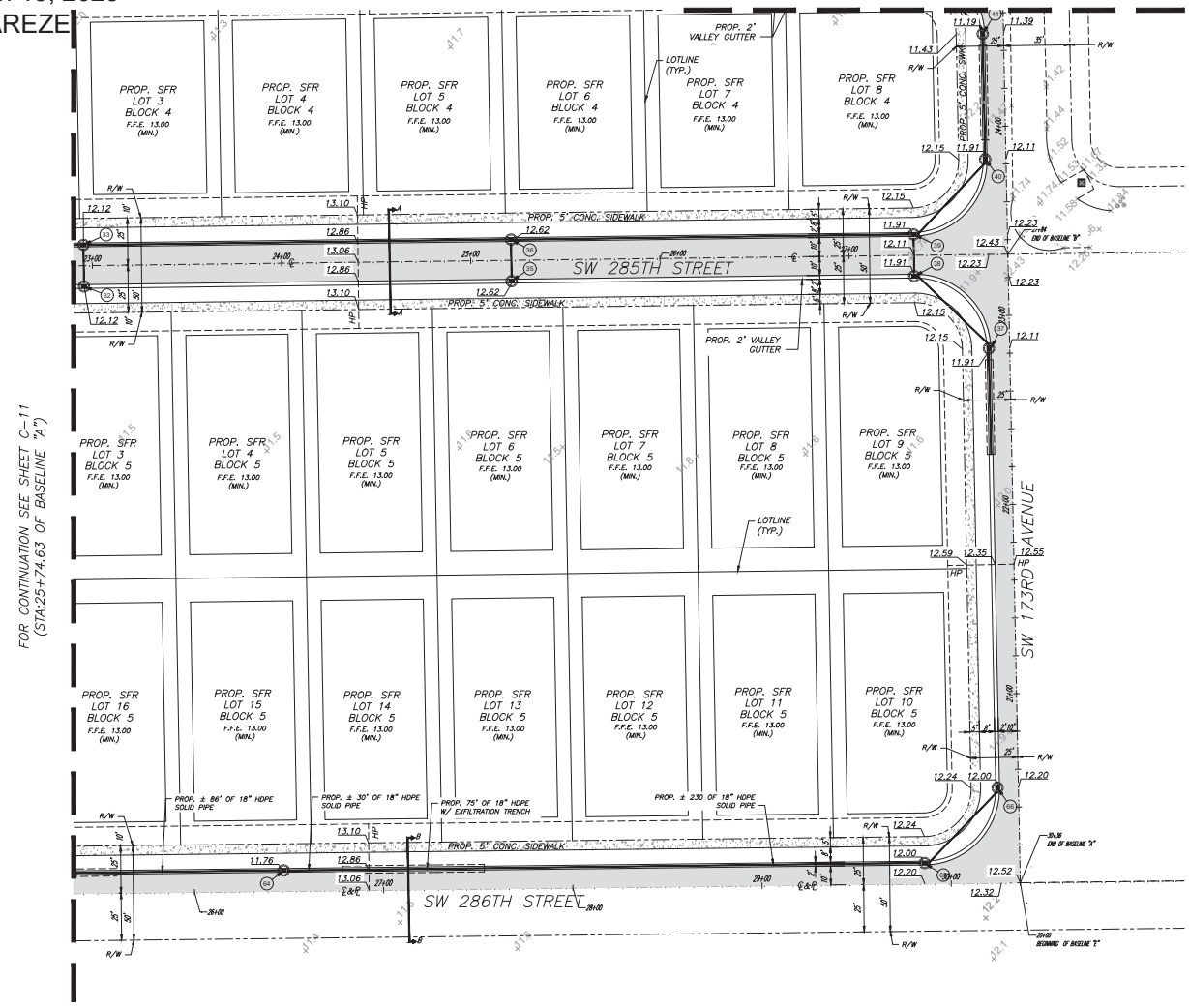
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PAVING AND DRAINAGE PLAN

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FOR CONTINUATION SEE SHEET C-14
(STA:24+60.70 OF BASELINE "D")

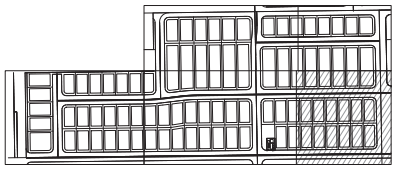
FOR CONTINUATION SEE SHEET C-11
(STA:25+74.63 OF BASELINE "A")



PAVING AND DRAINAGE PLAN

SCALE: 1" = 30'

NORTH



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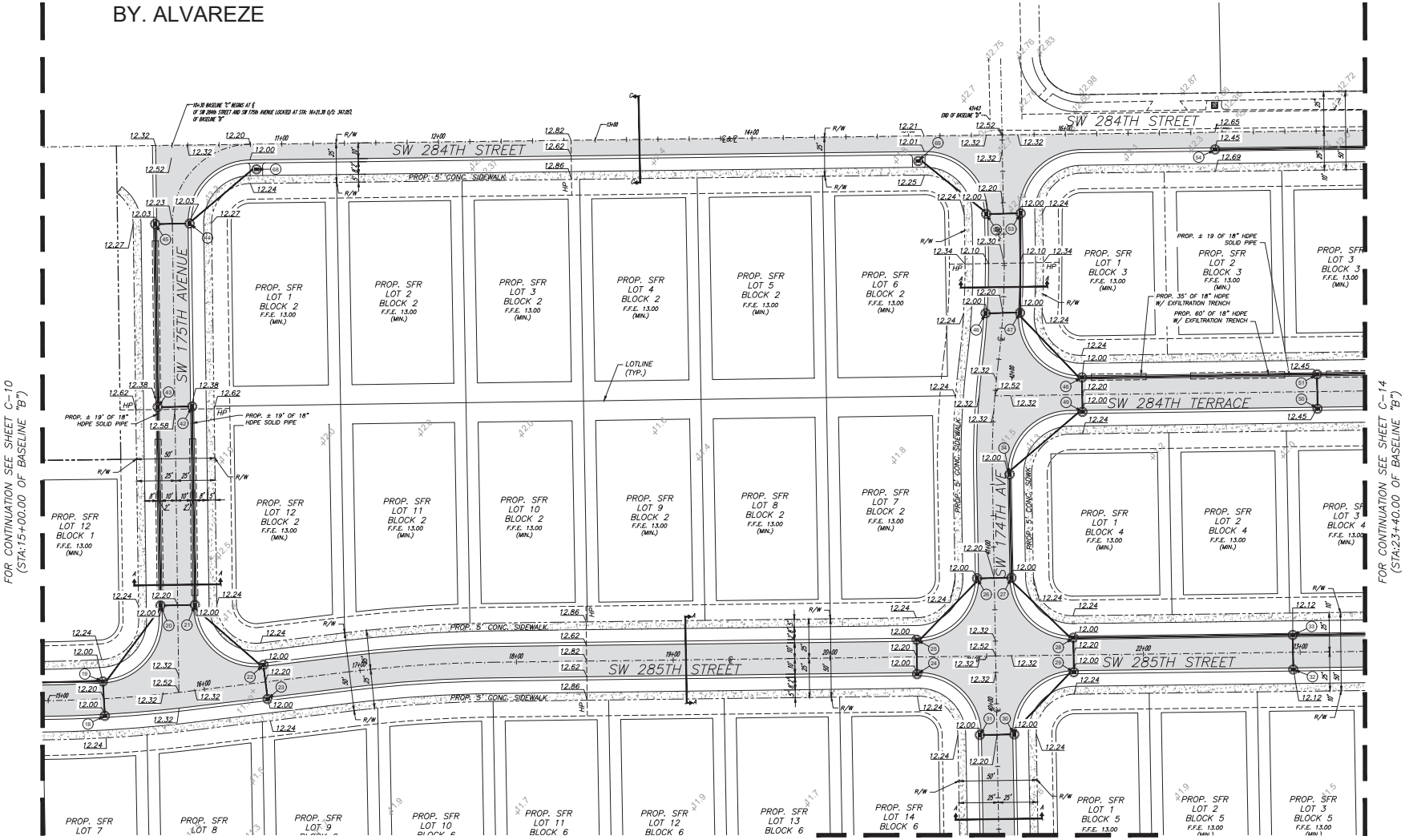
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

PAVING AND DRAINAGE PLAN

C-12

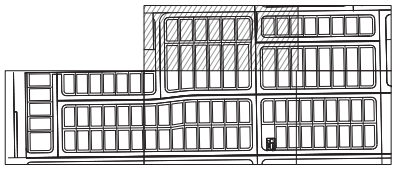
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MIAMI-DADE COUNTY
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PAVING AND DRAINAGE PLAN

SCALE: 1" = 30'

NORTH



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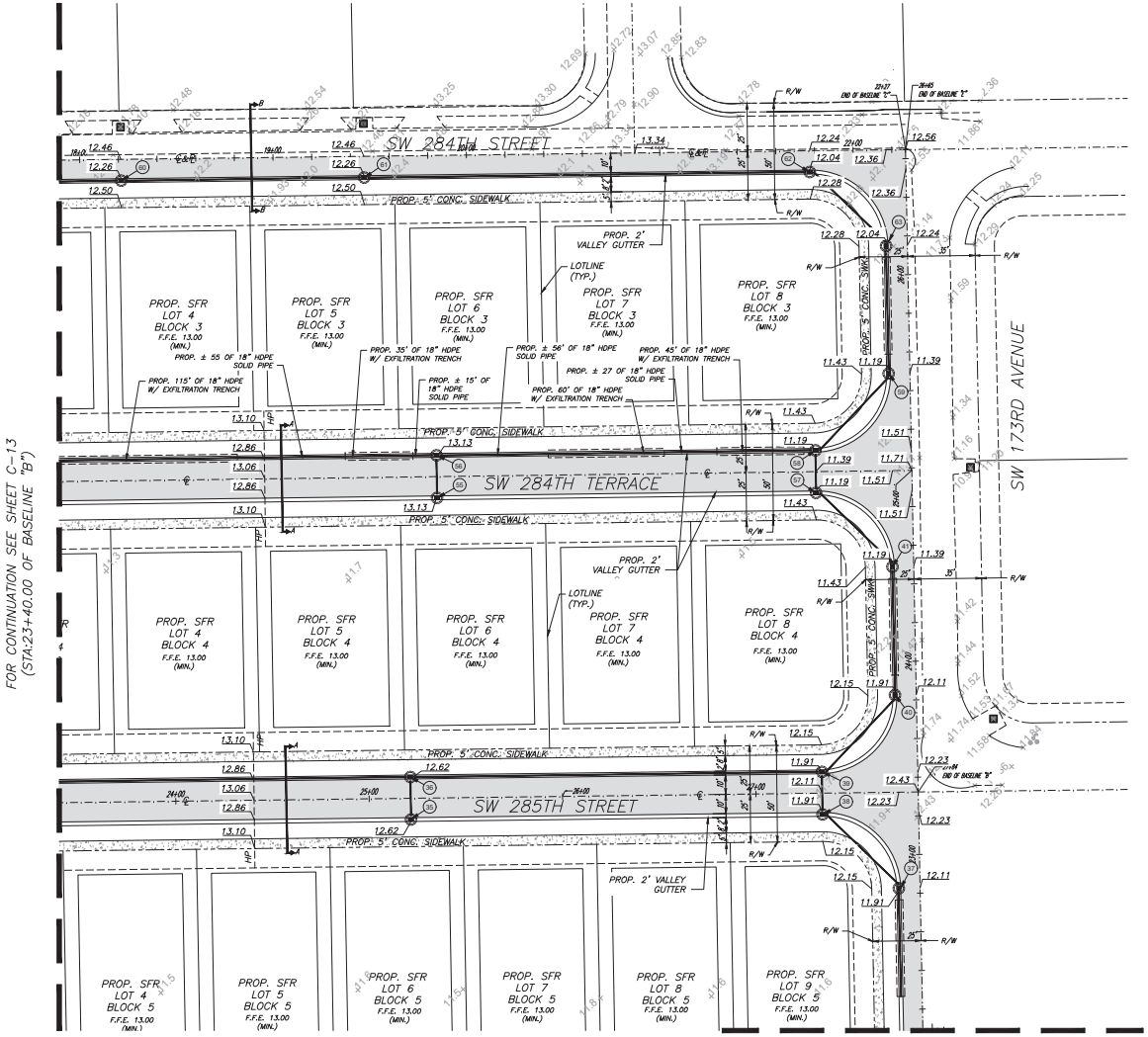
REVISIONS

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.

Job No.: 24057
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DATE: 07/09/24
DESIGNED BY: JH
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CHECKED BY: ADM

PAVING AND DRAINAGE PLAN

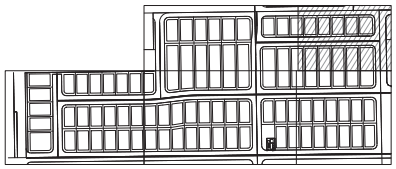
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MIAMI-DADE COUNTY
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PAVING AND DRAINAGE PLAN

SCALE: 1" = 30'

NORTH



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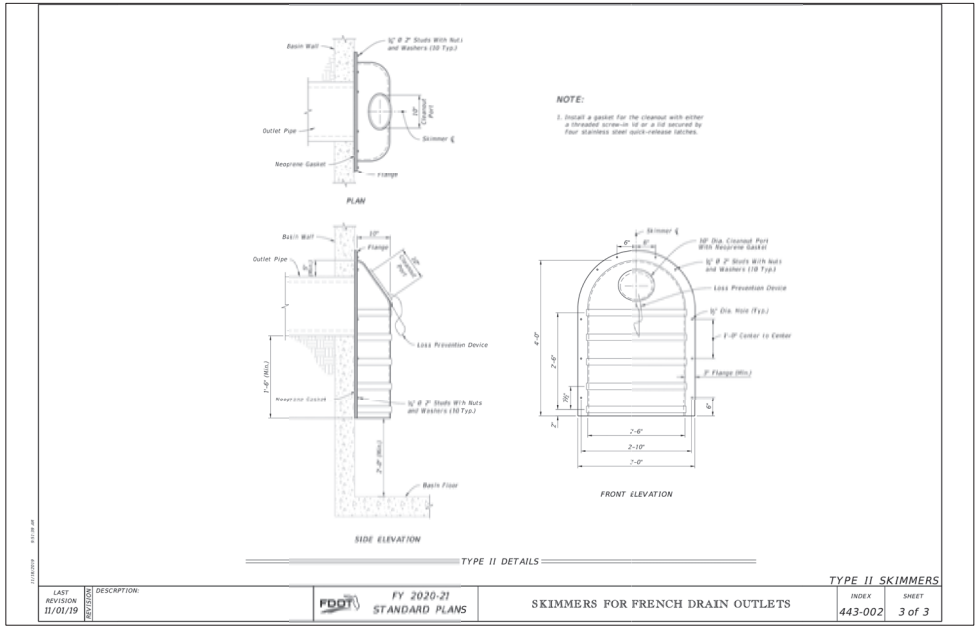
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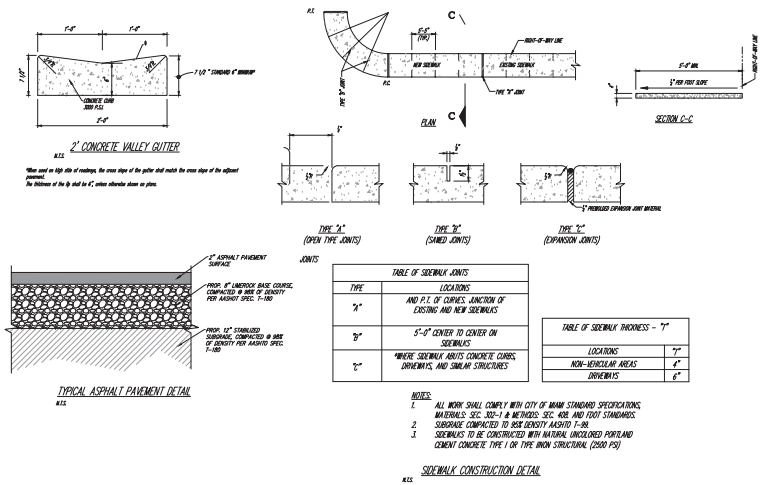
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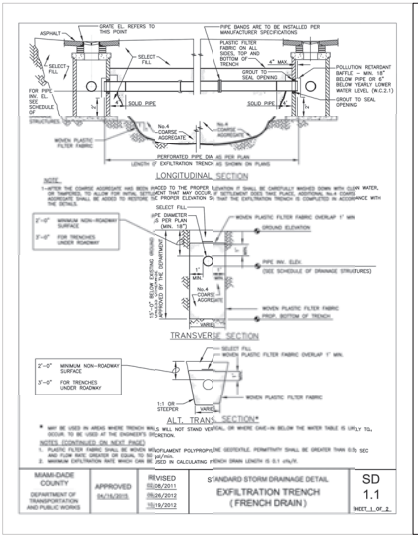
PAVING AND DRAINAGE PLAN

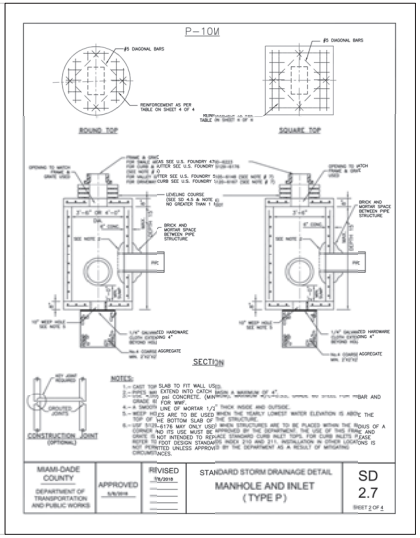
C-14

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Job No.: 24057
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PAVING AND DRAINAGE DETAILS

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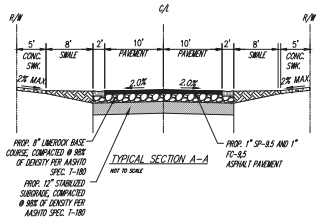
DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER	RIM ELEV.	PIPE INVERT ELEV.	BOTTOM ELEVATION	STRUCTURE TYPE	STATIONING
1	12.91	4.50 E	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:11+22.87 O.:11.00 L
2	10.62	4.50 W* 4.50 NE	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:12+20.75 O.:11.00 L
3	10.46	4.50 SW 4.50 E	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:12+59.76 O.:50.01 L
4	10.51	4.50 SE 4.50 W	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:12+81.74 O.:49.99 L
5	10.60	4.50 NW 4.50 E	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:13+20.75 O.:11.00 L
6	10.91	4.50 E	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:12+59.75 O.:260.00 L
7	10.74	4.50 W 4.50 NE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:12+81.75 O.:260.00 L
8	10.89	4.50 E	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:12+59.76 O.:360.00 L
9	10.74	4.50 W 4.50 SE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:12+81.76 O.:360.00 L
10	10.85	4.50 E 4.50 NW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:13+20.75 O.:321.00 L
11	10.86	4.50 SW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:13+20.75 O.:299.00 L
12	11.40	4.50 E* 4.50 W	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:17+80.75 O.:11.00 L
13	11.55	4.50 E* 4.50 W*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:20+20.75 O.:11.00 L
14	12.08	4.50 W* 4.50 NE	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+07.33 O.:11.00 L
15	12.09	4.50 E 4.50 SW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+46.33 O.:49.61 L
16	12.13	4.50 W 4.50 SE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+68.33 O.:49.75 L
17	12.27	4.50 E* 4.50 NW	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:24+07.33 O.:11.00 L
18	11.50	4.50 N	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:17+86.77 O.:299.83 L
19	11.47	4.50 S 4.50 W 4.50 NE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:17+85.80 O.:321.80 L
20	11.34	4.50 E 4.50 SW 4.50 N*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:18+23.06 O.:369.88 L
21	11.29	4.50 W 4.50 SE 4.50 N*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:18+45.06 O.:369.94 L
22	11.23	4.50 S 4.50 NW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:18+88.33 O.:331.27 L
23	11.23	4.50 N	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:18+90.73 O.:309.40 L
24	12.12	4.50 N	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+05.26 O.:320.54 L
25	12.11	4.50 S 4.50 NE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+05.23 O.:342.54 L
26	12.24	4.50 E 4.50 SW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+44.19 O.:381.26 L
27	12.33	4.50 W 4.50 N 4.50 SE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+66.19 O.:381.40 L
28	12.22	4.50 E 4.50 NW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:24+05.23 O.:342.65 L
29	12.21	4.50 N 4.50 SW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:24+05.26 O.:320.65 L
30	12.29	4.50 W 4.50 NE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+66.84 O.:281.40 L
31	12.22	4.50 E	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+44.84 O.:281.26 L
32	11.94	4.50 N	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:25+45.26 O.:320.80 L
33	11.94	4.50 W 4.50 E 4.50 S	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:25+45.23 O.:342.81 L
34	12.45	4.50 NE 4.50 S	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:23+65.77 O.:447.40 L

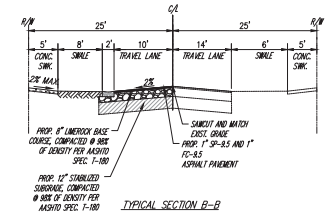
* BAFFLE REQUIRED

DRAINAGE STRUCTURE SCHEDULE

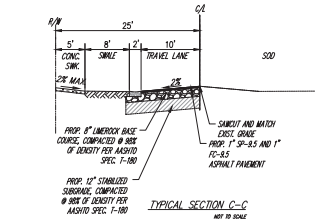
STRUCTURE NUMBER	RIM ELEV.	PIPE INVERT ELEV.	BOTTOM ELEVATION	STRUCTURE TYPE	STATIONING
35	11.66	4.50 N	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:27+71.26 O.:321.05 L
36	11.67	4.50 S 4.50 E 4.50 W	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:27+71.23 O.:343.05 L
37	11.77	4.50 NW 4.50 S*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:30+23.11 O.:282.62 L
38	11.64	4.50 N 4.50 SE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:29+84.06 O.:321.29 L
39	11.65	4.50 W 4.50 NE 4.50 S	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:29+84.04 O.:343.29 L
40	11.83	4.50 SW 4.50 N*	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:30+22.27 O.:382.61 L
41	11.97	4.50 S* 4.50 NW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:30+21.71 O.:448.95 L
42	11.12	4.50 W 4.50 S*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:10+40.74 O.:166.83 R
43	11.13	4.50 E 4.50 S* 4.50 N*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:??? O.:??? ???
44	10.89	4.50 W 4.50 NE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:10+40.57 O.:50.06 R
45	10.84	4.50 E 4.50 S	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:??? O.:??? ???
46	12.54	4.50 E	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:15+47.64 O.:113.63 R
47	12.58	4.50 W 4.50 N 4.50 SE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:15+68.65 O.:113.62 R
48	12.34	4.50 E* 4.50 NW 4.50 S	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:16+08.62 O.:155.33 R
49	12.32	4.50 N 4.50 SW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:16+08.64 O.:177.33 R
50	12.03	4.50 N	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:17+58.64 O.:177.25 R
51	12.07	4.50 E* 4.50 W* 4.50 S	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:17+58.62 O.:155.24 R
52	12.63	4.50 E 4.50 NW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:15+48.82 O.:50.33 R
53	12.69	4.50 W 4.50 S	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:15+70.82 O.:50.21 R
54	12.34	4.50 E	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:16+95.36 O.:11.00 R
55	11.89	4.50 N	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:19+82.63 O.:177.12 R
56	11.93	4.50 W* 4.50 E* 4.50 S	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:19+82.62 O.:155.11 R
57	11.95	4.50 N 4.50 SE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:29+82.64 O.:487.63 L
58	12.04	4.50 W* 4.50 NE	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:21+78.62 O.:155.00 R
59	12.17	4.50 SW 4.50 N*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:30+20.87 O.:548.95 L
60	12.27	4.50 E 4.50 W	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:18+21.33 O.:11.00 R
61	12.39	4.50 E 4.50 W	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:19+46.99 O.:11.00 R
62	12.63	4.50 SE 4.50 W	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:21+77.44 O.:11.00 R
63	12.30	4.50 S* 4.50 NW	1.00	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:22+16.44 O.:49.72 R
64	12.07	4.50 E* 4.50 W*	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:26+47.33 O.:11.00 L
65	11.98	4.50 W 4.50 NE	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:29+86.06 O.:11.00 L
66	11.96	4.50 SW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:30+25.06 O.:50.33 L
67	11.40	4.50 W 4.50 E	1.00	TYPE "P", USF 5129-6176	Alignment – SW 286 STREET STA.:16+80.75 O.:11.00 L
68	11.67	4.50 SW	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:10+83.67 O.:16.00 R
69	11.67	4.50 SE	2.50	TYPE "P", USF 5129-6176	Alignment – SW 284 STREET STA.:15+05.86 O.:16.00 R



TYPICAL SECTION A–A
NOT TO SCALE



TYPICAL SECTION B–B
NOT TO SCALE



TYPICAL SECTION C–C
NOT TO SCALE

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ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 12-328 F.S.

9/04/24

ANDRE D. MARTINEZ LICENSE No. 85425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDRE D. MARTINEZ, PE., ON THE DATE ADJACENT TO THE SEAL.

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PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

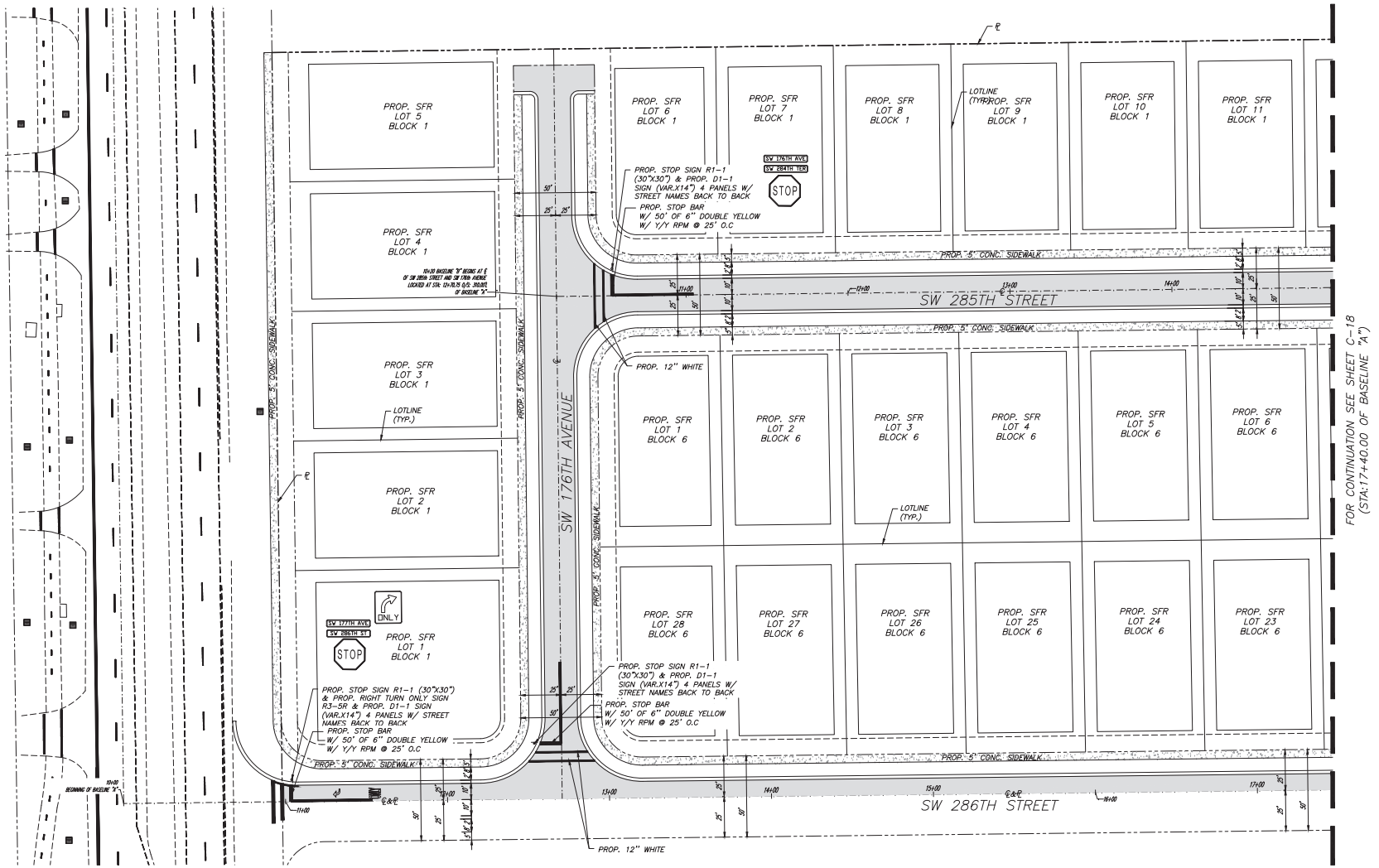
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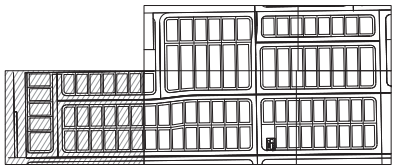
Job No.: 24057
SCALE: AS SHOWN
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DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

TYPICAL SECTIONS AND STRUCTURE TABLE

C-16

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KEY MAP

NORTH

PAVEMENT MARKING PLAN

SCALE: 1" = 30'

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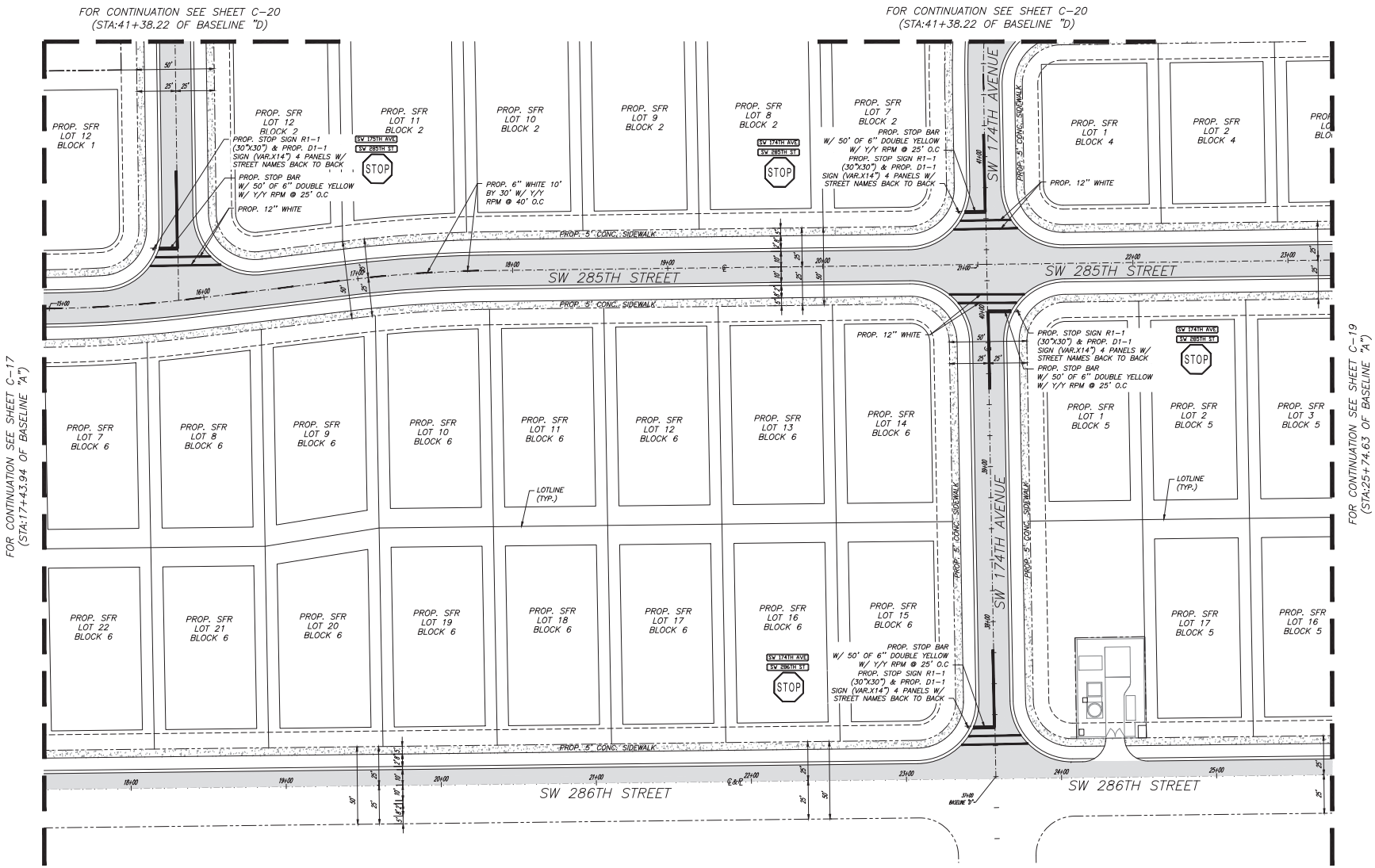
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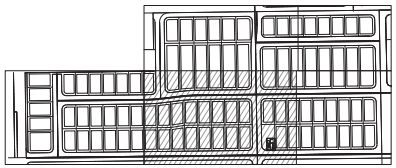
Job No.: 24057	
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DATE: 07/09/24	DESIGNED BY: JH
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PAVEMENT MARKING PLAN

C-17

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DATE: Jan 15, 2025
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KEY MAP

NORTH

PAVEMENT MARKING PLAN

SCALE: 1" = 30'

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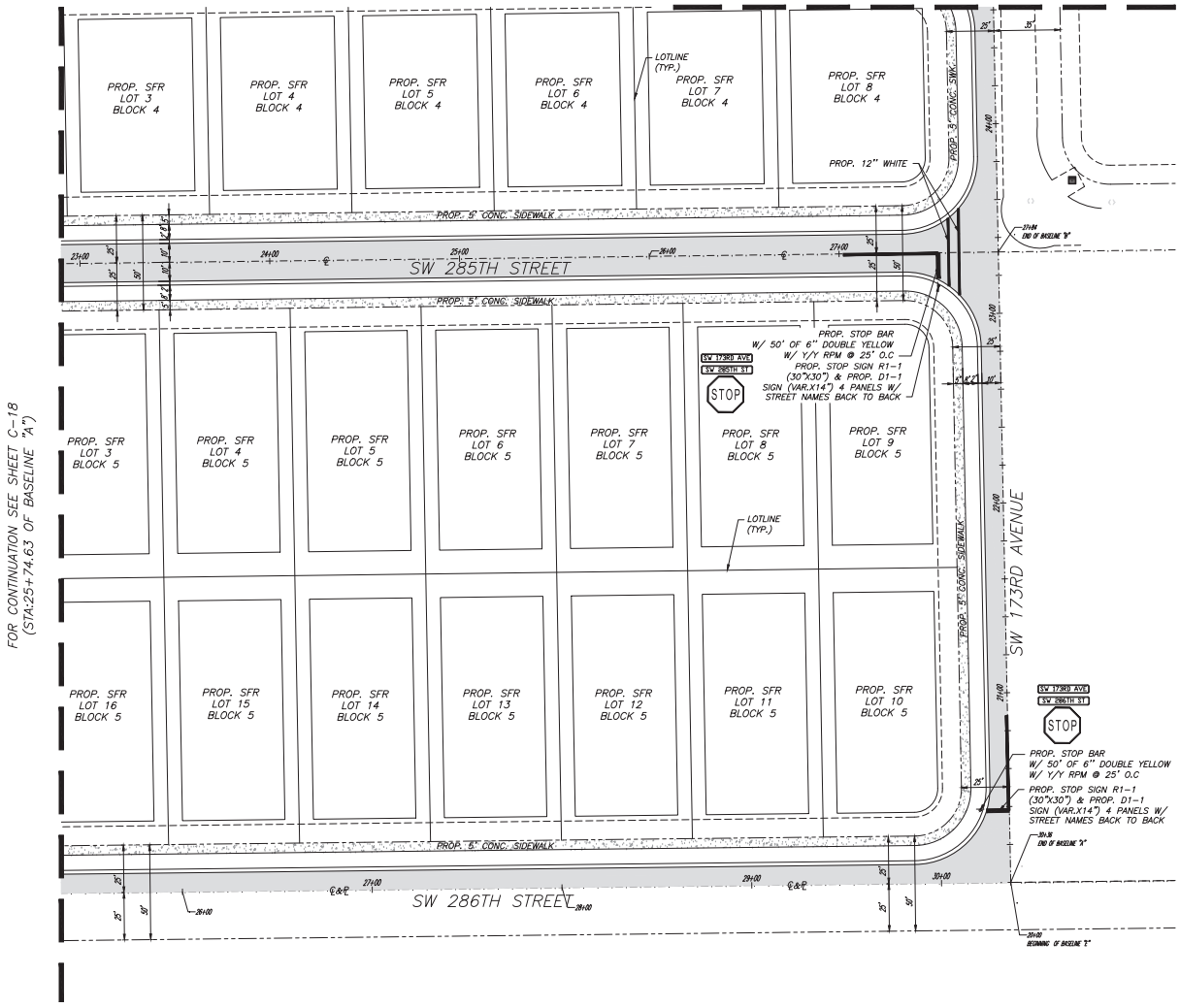
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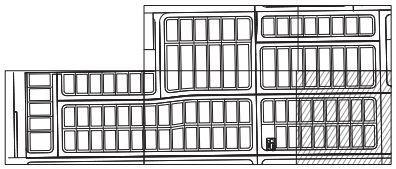
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PAVEMENT MARKING PLAN

C-18

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DATE: Jan 15, 2025
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KEY MAP

NORTH

PAVEMENT MARKING PLAN

SCALE: 1" = 30'

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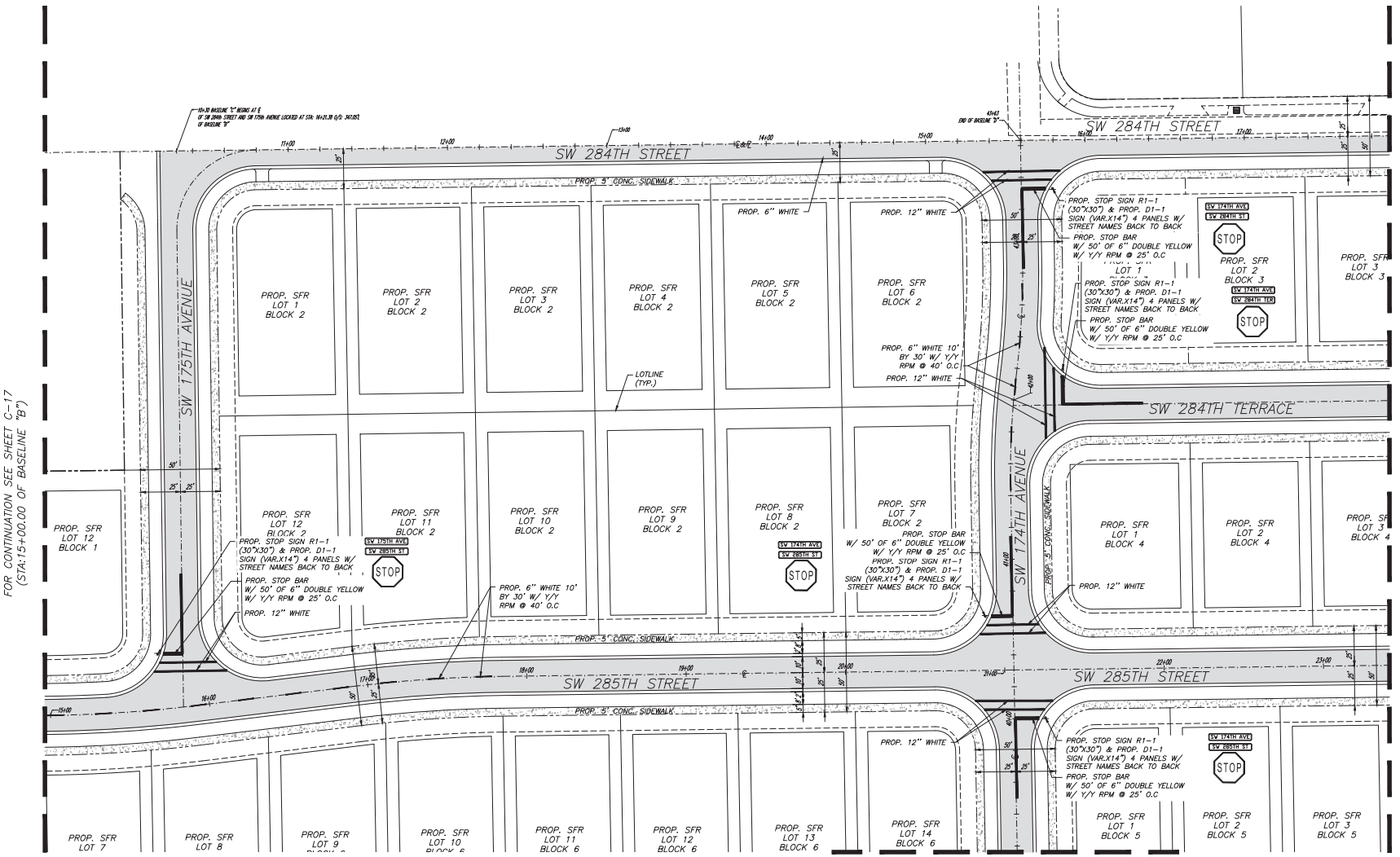
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for
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SW 177th Avenue and SW 286th Street, Miami, Florida 33030

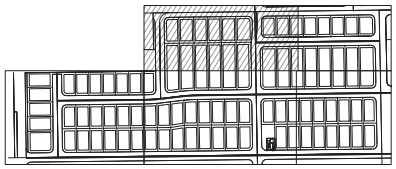
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PAVEMENT MARKING PLAN

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KEY MAP

NORTH

PAVEMENT MARKING PLAN

SCALE: 1" = 30'

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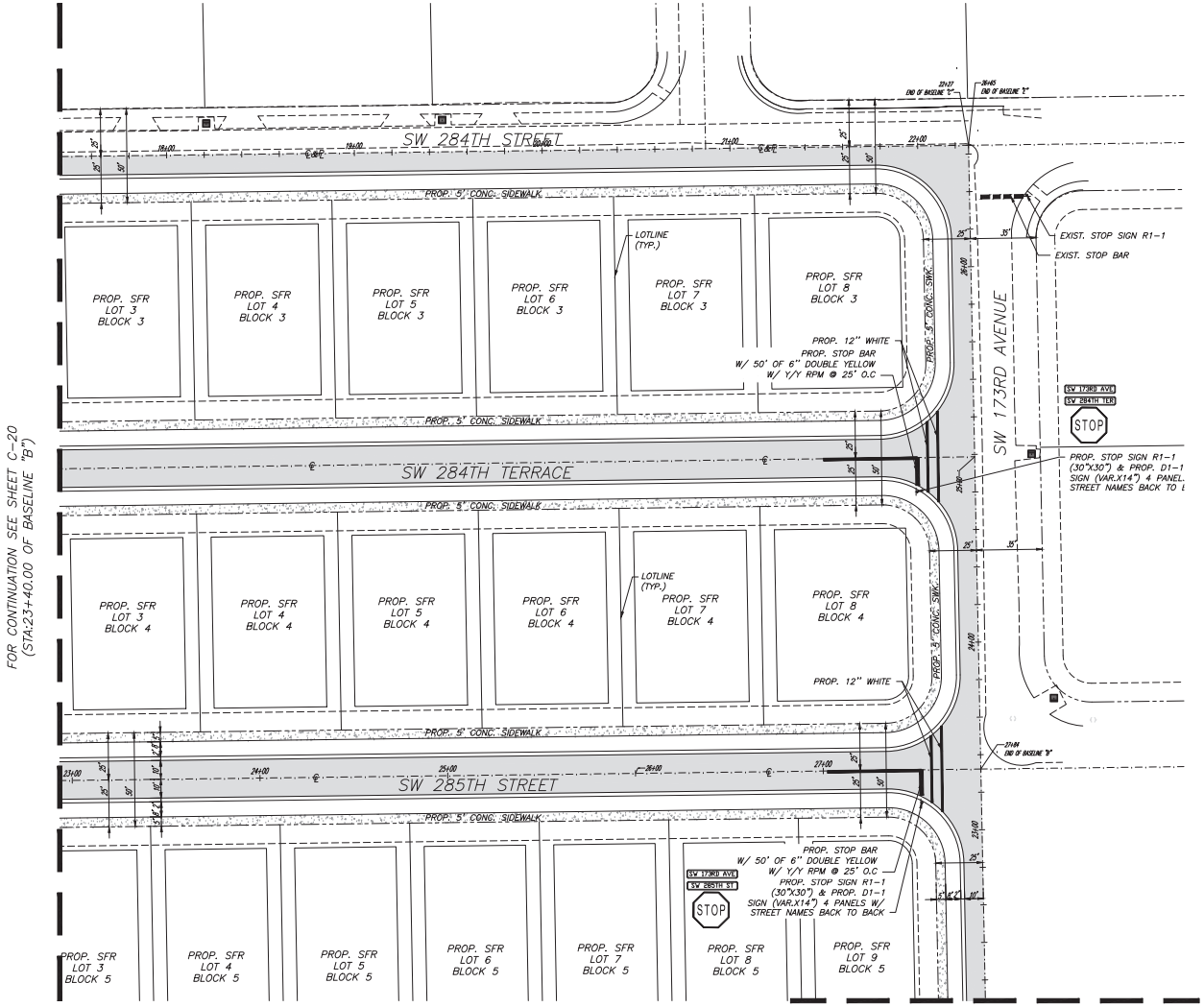
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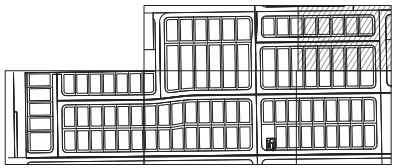
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PAVEMENT MARKING PLAN

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KEY MAP

NORTH

PAVEMENT MARKING PLAN

SCALE: 1" = 30'

ENGINEER'S CERTIFICATION:

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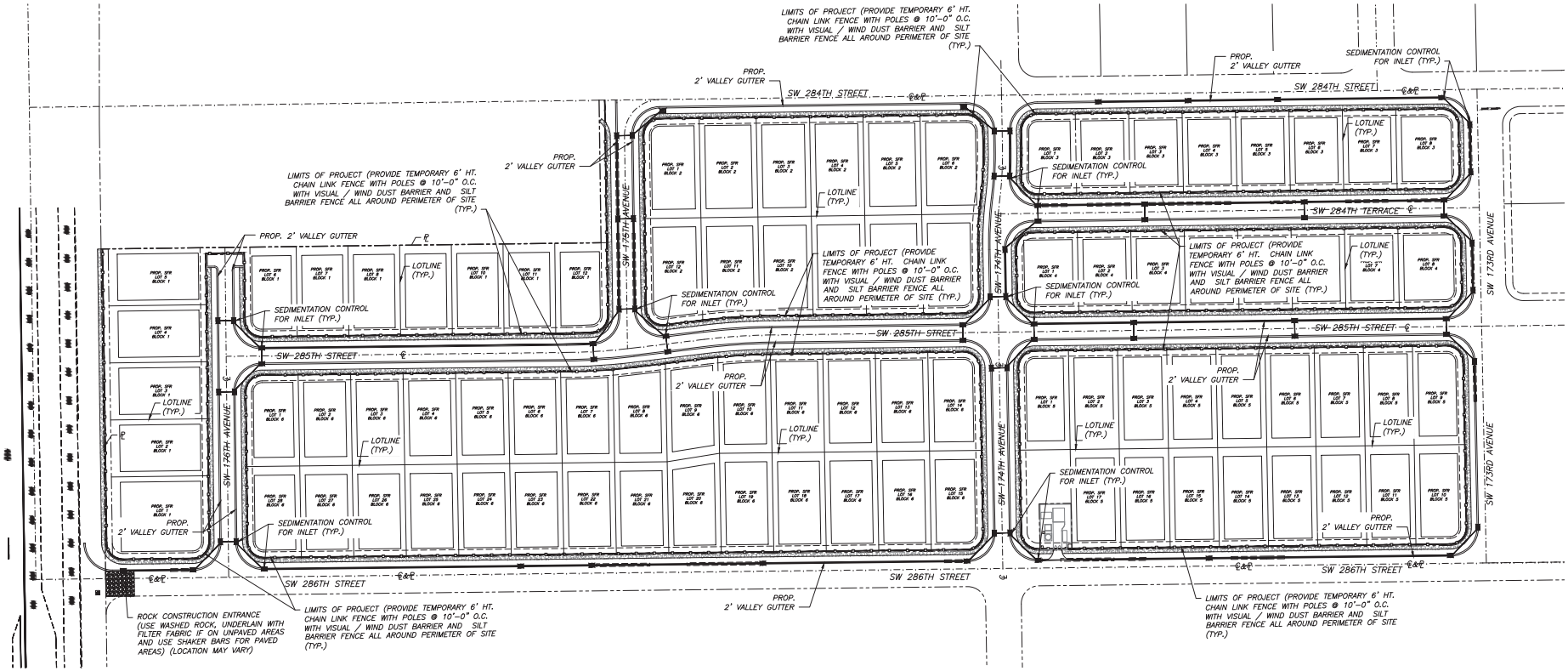
PAVING AND DRAINAG PLANS
for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
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PAVEMENT MARKING PLAN

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MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: Jan 15, 2025
BY. ALVAREZE



NORTH

STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1" = 70'

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

9/04/24

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for
ARCHIMEDES XXII, LLC.
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Job No.: 24057
SCALE: AS SHOWN
DATE: 07/09/24
DESIGNED BY: JH
DRAWN BY: MBM
CHECKED BY: ADM

STORMWATER POLLUTION PREVENTION PLAN

C-22

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Archimedes XXII, LLC

NAME AND ADDRESS	Percentage of Stock
• Archimedes Holdings, LLC	100%
c/o ThinkLab Ventures	
15000 NW 44th Avenue, Opa Locka, FL 33054	
• Leonard L. Abess	100%
c/o ThinkLab Ventures	
15000 NW 44th Avenue, Opa Locka, FL 33054	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

_____

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ (Applicant)

Sworn to and subscribed before me this 13 day of SEPTEMBER, 2022. Affiant is personally known to me or has produced _____ as identification.

_____ (Notary Public)

My commission expires 10/27/2023

AILEEN RENTAS
Notary Public - State of Florida
Commission # GG 926761
My Comm. Expires Oct 27, 2023
Bonded through National Notary Assn.

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

ACKNOWLEDGEMENT BY APPLICANT

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.

2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc, that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.

3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.

4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.

5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

Jodie Bakes
(Applicant's Signature)

Archimedes XXII, LLC, by Jodie Bakes, Managing Member
(Print Name of Applicant)

Sworn to and subscribed before me on the

15 Day of September, 2022.

Affiant is personally known to me or has produced _____ as identification.

(Notary Public's Signature)

My commission expires 10/27/23

State of: FLORIDA

Aileen Rentas
Print Name

AILEEN RENTAS
Notary Public - State of Florida
Commission # GG 926761
My Comm. Expires Oct 27, 2023
Bonded through National Notary Assn.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. I (WE) understand this application must be complete and accurate before the application can be submitted and the hearing processed.

****

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

_____ Signature

_____ Signature

Sworn to and subscribed to before me this _____ day of _____, _____.

Notary Public:_____
Commission Expires:

****

CORPORATION AFFIDAVIT

I, Jodie Bakes, being first duly sworn, depose and say that I am the Managing Member of **Archimedes XXII, LLC**, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the X owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

_____
Jodie Bakes, Managing Member

(Corp. Seal)

Sworn to and subscribed to before me this 15 day of September 202.

Notary Public:_____
Commission Expires: 10/27/23

****

AILEEN RENTAS
Notary Public - State of Florida
Commission # GG 926761
My Comm. Expires Oct 27, 2023
Bonded through National Notary Assn.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-221
DATE: SEP 15 2022
BY: GONGOL

Exhibit A

(As per Warranty Deed, O.R.B. 27275, PG. 3701)
The N ½ of the SW ¼ of the NW ¼, of Section 6, Township 57 South, Range 39 East, less the W 35 feet thereof and less the E 15 feet of the W 50 feet of the S 250 feet thereof and less the E 765 feet of the W 800 feet of the N 200 feet thereof;

AND
The NW ¼ of the SE ¼ of the NW ¼, of Section 6, Township 57 South, Range 39 East, all lying and being in Miami-Dade County, Florida.

AND LESS AND EXCEPT:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 110.1 as described in that WARRANTY DEED recorded in Official Records Book 30607, Page 4578 of the public records of Miami-Dade County, Florida, described as follows:

A parcel of land lying in the NW ¼ of Section 6, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the SE comer of the NW ¼ of said Section 6, being a ½ inch diameter iron pipe; thence S89°24'27"W, along the South line of the NW ¼ of said Section 6, for a distance of 2,720.29 feet to the SW comer of the NW ¼ of said Section 6; Thence N00°47'56"W, along the West line of the NW ¼ of said Section 6, for a distance of 662.32 feet; thence N89°12'04"E, at a right angle to the last described course, for a distance of 50.00 feet to a point on the existing Easterly Right-of-Way line of State Road No. 997 (Krome Avenue / S.W. 177th Avenue) as shown on Florida Department of Transportation Right of Way Map for State Road No. 997 (Krome Avenue/ S.W. 177th Avenue), Section 87150, Financial Project No. 2496145, and the POINT OF BEGINNING of the hereinafter described parcel of land:

Thence the following three (3) courses along said existing Easterly Right-of-Way line of State Road 997 (Krome Avenue / S.W. 177th Avenue): thence N00°47'56"W for a distance of 250.00 feet; thence S89°20'38"W for a distance of 15.00 feet; thence N00°47'56"W for a distance of 212.48 feet; thence N89°16'47"E for 63.00 feet; thence S00°47'56"E for a distance of 462.55 feet; thence S89°20'38"W for a distance of 48.00 feet to said existing Easterly Right-of-Way line of State Road 997 (Krome Avenue / S.W. 177th Avenue) and the POINT OF BEGINNING. Containing 0.583 Acres, more or less.

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MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: OCT 22 2024
BY: ISA

This instrument was prepared by:

Name: Hugo P. Arza, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue Suite 3300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

H & K DRAFT / 10-4-2024

DECLARATION OF RESTRICTIVE COVENANTS AND

WORKFORCE HOUSING AGREEMENT

WHEREAS, the undersigned Archimedes XXII, LLC, a Florida limited liability company (hereinafter, referred to as the "Owner"), holds fee simple title to that certain ± 27.32 gross acre assemblage of land, generally located between SW 284 Street and SW 286 street and between SW 173 Avenue and SW 177 Avenue (Krome Avenue), in unincorporated Miami-Dade County (the "County"), and identified by the Property Appraiser's Office under Tax Folio No. 30-7906-000-0310, which is legally described in **Exhibit "A"** attached hereto (hereinafter, referred to as the "Property"), which is supported by the Opinion of Title; and

IN ORDER TO ASSURE the **County** that the representations made to it by the Owner during the consideration of Public Hearing No. Z2022000221 (the "Application") will be abided by, the Owner freely, voluntarily, and without duress hereby makes the following Declaration of Restrictive Covenant and Workforce Housing Agreement (the "Declaration") covering and running with the Property:

1) The foregoing recitals are true and correct and are incorporated herein.

2) Residential Density Limit. Notwithstanding the zoning district and land use designation of the Property, the maximum number of dwelling units permitted to be developed on the Property shall not exceed a total of eighty-five (85) single-family residential dwelling units ("Density Limitation"), including any workforce housing increase. Notwithstanding the limitation provided herein, pursuant to

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PROCESS NO.: Z22-221
DATE: OCT 22 2024
BY: ISA

Chapter 33, Article XIIA of the County Code of Ordinances ("County Code"), the Owner shall be entitled to transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus.

3) Conceptual Plans. The Property shall be developed substantially in accordance with conceptual plans submitted in connection with the Application entitled "Abess," as prepared by Pascual, Perez, Kiliddjian and Starr, consisting of 75 sheets dated stamped received August 21, 2024, and landscape plans entitled "Redland Abess," as prepared by Witkin Hults + Partners, consisting of 15 sheets dated stamped received August 21, 2024, for a total of 90 sheets (the "Plans"). The Plans are on file with the County's Department of Regulatory and Economic Resources (the "Department").

4) Workforce Housing Commitment. The Owner agrees to set aside seven (7) of the dwelling units on the Property as "workforce housing units," as such term is defined in Section 33-193.6 of the County Code, in accordance with the provisions of Chapter 33, Article XIIA of the County Code. Alternatively, at the Owner's discretion, the Owner may satisfy the requirement for the applicable workforce housing units by providing any of the alternatives set forth in Section 33-193.8 of the County Code. Should the Owner decide to provide a monetary contribution in lieu fee for the workforce housing units, the Owner may pay the proportionate share of the applicable contribution in lieu fee prior to the first building permit for each phase of development pursuant to a phasing plan . Should the Owner choose to provide a monetary contribution, the amount of the monetary contribution shall be determined pursuant to Section 33-193.9 of the County Code and shall be made prior to the issuance of the first building permit for the market rate units.

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Miscellaneous

A. County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land. This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owners, and its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owners, its heirs, successors and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

D. Modification, Amendment, Release**.** This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing

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municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold, in connection with the particular Parcel which is in default, any further permits, and refuse to make any inspections or grant any approvals with respect to the particular Parcel which is in default, until such time as this Declaration is complied with.

G. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material

H & K DRAFT / 10-4-2024

RECEIVED
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provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

L. Owner. The term "Owner" shall include the Owner, and its heirs, successors and assigns.

[Signature Pages Follow]

H & K DRAFT / 10-4-2024

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BY: ISA

The undersigned, Archimedes XXII, LLC, a Florida limited liability company, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, the Owner has executed this Declaration of Restrictions as of this ____ day of _____, 2024.

WITNESSES:

Archimedes XXII**, LLC,** a Florida limited Liability company

_____
Signature

By: _____
Name: Jode Bakes
Title: Managing Member

_____
Printed Name
Address: _____

_____
Signature

_____
Printed Name
Address: _____

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by Jodie Bakes, as Manager Member of Archimedes XXII, LLC, a Florida Limited Liability Company, and for the purposes stated herein on behalf of said company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2024, in the County and State aforesaid.

_____
Notary Signature

_____
Print Name

_____
Commission Number

My Commission Expires: _____

H & K DRAFT / 10-4-2024

Section-Township-Range: 6-57-39
Folio Number: 30-7906-000-0295 and 30-7906-000-0330

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-221
DATE: OCT 22 2024
BY: ISA

EXHIBIT "A"

LEGAL DESCRIPTION

(As per Warranty Deed, O.R.B. 27275, PG. 3701)
The N ½ of the SW ¼ of the NW ¼, of Section 6, Township 57 South, Range 39 East, less the W 35 feet thereof and less the E 15 feet of the W 50 feet of the S 250 feet thereof and less the E 765 feet of the W 800 feet of the N 200 feet thereof;

AND

The NW ¼ of the SE ¼ of the NW ¼, of Section 6, Township 57 South, Range 39 East, all lying and being in Miami-Dade County, Florida.

AND LESS AND EXCEPT:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 110.1 as described in that WARRANTY DEED recorded in Official Records Book 30607, Page 4578 of the public records of Miami-Dade County, Florida, described as follows:

A parcel of land lying in the NW ¼ of Section 6, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the SE comer of the NW ¼ of said Section 6, being a ½ inch diameter iron pipe; thence S89°24'27"W, along the South line of the NW ¼ of said Section 6, for a distance of 2,720.29 feet to the SW comer of the NW ¼ of said Section 6; Thence N00°47'56"W, along the West line of the NW ¼ of said Section 6, for a distance of 662.32 feet; thence N89°12'04"E, at a right angle to the last described course, for a distance of 50.00 feet to a point on the existing Easterly Right-of-Way line of State Road No. 997 (Krome Avenue / S.W. 177th Avenue) as shown on Florida Department of Transportation Right of Way Map for State Road No. 997 (Krome Avenue/ S.W. 177th Avenue), Section 87150, Financial Project No. 2496145, and the POINT OF BEGINNING of the hereinafter described parcel of land:

Thence the following three (3) courses along said existing Easterly Right-of-Way line of State Road 997 (Krome Avenue / S.W. 177th Avenue): thence N00°47'56"W for a distance of 250.00 feet; thence S89°20'38"W for a distance of 15.00 feet; thence N00°47'56"W for a distance of 212.48 feet; thence N89°16'47"E for 63.00 feet; thence S00°47'56"E for a distance of 462.55 feet; thence S89°20'38"W for a distance of 48.00 feet to said existing Easterly Right-of-Way line of State Road 997 (Krome Avenue / S.W. 177th Avenue) and the POINT OF BEGINNING. Containing 0.583 Acres, more or less.

H & K DRAFT / 10-4-2024

Section-Township-Range: 6-57-39
Folio Number: 30-7906-000-0295 and 30-7906-000-0330


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Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z22-309 **January 30, 2025**
Item No. 8A2

Recommendation Summary	
Commission District	7
Applicants	97 & 114 LLC, ET. AL.
Summary of the Request	The applicants seek to rezone the subject property from EU-1 (1 residential unit, minimum 1 gross acres) to EU-M (1 residential unit, minimum 15,000 square feet lots), which could allow more residential units on the subject property than currently allowed.
Location	9890 SW 112 Street, Miami-Dade County, Florida.
Property Size	7.05 acre
Existing Zoning	EU-1, Single-family One-Acre Estate Residential District
Existing Land Use	Single-family residences, vacant land
2030-2040 CDMP Land Use Designation	Estate Density Residential; 1-2.5 du/ac *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this appeal pursuant to Section 33-314(B)(1) and (2), which address "Applications for district boundary changes on individual pieces of property or on a neighborhood or area-wide basis, and Applications for district boundary changes, unusual use, new use, variance or special exception which is incidental or related thereto, or where there is pending on the same property or portion thereof more than one (1) application for district boundary change, variance, special exception, unusual or new use."

PROCEDURAL HISTORY:

This item was deferred from the July 17, 2024, meeting of the Board of County Commissioners meeting (BCC) at the request of the applicant in order to continue to have meetings with the neighbors. Subsequently, at the September 25, 2024, meeting of the BCC, the applicant requested that the item be placed on the December 19, 2024 meeting instead in order to continue to have meetings with the neighbors. However, the item was not considered due to the cancellation of the December 19, 2024 meeting.

The public hearing on this item has not been held.

REQUEST:

DISTRICT BOUNDARY CHANGE from EU-1, Single-Family One Acre Estate District, to EU-M, Estate Modified Residential District.

CZAB 12 Action

CZAB 12 March 26, 2024	**Denied with prejudice (Resolution #CZAB12-6-24)**

Staff Recommendation

Recommendation of the Appeal	**Approval. Overrule CZAB 12 decision (Reversal of CZAB 12 decision would require the affirmative votes of 2/3 of the Board members present)**
Previous Recommendation to the CZAB 12	**Approval. (Original Staff Recommendation to the CZAB 12 is attached)**

Timeline

1. On January 22, 2024, this item was deferred at the request of the applicant from the Community Zoning Appeals Board (CZAB) 12.

2. On February 8, 2024, the item could not be heard due to the lack of quorum at the Community Zoning Appeals Board (CZAB) 12.

3. On March 26, 2024, the Community Zoning Appeals Board (CZAB) 12, denied with prejudice the subject application.

4. On March 27, 2024, the applicant, 97 & 114 LLC, ET. AL. appealed the CZAB 12 decision to the BCC.

5. On July 17, 2024, the item was deferred from the meeting of the BCC at the request of the applicant in order to continue to have meetings with the neighbors.

6. On September 25, 2024, the item was deferred to the December 19, 2024, regular BCC meeting at the request of the applicant in order to continue to have meetings with the neighbors. However, However, the item was not considered due to the cancellation of the December 19, 2024 meeting.

ANALYSIS:

For the reasons outlined in the Comprehensive Development Master Plan and Zoning analysis of the attached staff recommendation, staff opines that the CZAB 12 decision of denial with prejudice should be overturned and the appellants' request for a reversal of the CZAB 12 decision should be **approved** as per staff's recommendation**.**

Staff Recommendation: **Approval.**

ES:JB:SS:PM

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

Miami-Dade County Department of Regulatory and Economic Development Staff
Report to Community Zoning Appeals Board No. 12

PH: Z22-309 March 26, 2024
Item No. B

Recommendation Summary	
Commission District	7
Applicants	97 & 114 LLC, ET. AL.
Summary of Requests	The application is to rezone the subject property from EU-1 (1 residential unit, minimum 1 gross acres) to EU-M (1 residential unit, minimum 15,000 square feet lots) which could allow more residential units than currently allowed.
Location	9890 SW 112 Street, Miami-Dade County, Florida.
Property Size	7.05 acre
Existing Zoning	EU-1, Single-family One-Acre Estate Residential District
Existing Land Use	Single-family residences, vacant land
2030-2040 CDMP Land Use Designation	Estate Density Residential; 1-2.5 du/ac *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

This item was deferred from the January 22, 2024 meeting of the Community Zoning Appeals Board (CZAB) 12 at the request of the applicant.

The item could not be heard at the February 8, 2024 meeting of the Community Zoning Appeals Board (CZAB) 12 due to a lack of quorum.

The public hearing on this item has not been held.

REQUESTS:

DISTRICT BOUNDARY CHANGE from EU-1, Single-Family One Acre Estate District, to EU-M, Estate Modified Residential District.

PROJECT DESCRIPTION AND HISTORY:

In November 1952, Pursuant to Resolution # 5449, a portion of the subject property was approved for a district boundary change from AU, Agricultural District, to EU-1, Single-family One-half Acre District. In December 1966, Pursuant to Resolution # 3-ZAB-511-66, the remaining portion of the subject property was also approved for a district boundary change from AU, Agricultural District, to EU-1, Single-family One-half Acre District.

The applicant seeks to rezone the 7.05-acre parcel EU-1, Single-Family One Acre Estate District to EU-M, Estate Modified Residential District. Staff notes that there were no plans submitted for the subject application.

NEIGHBORHOOD CHARATERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	EU-1, single-family residence	Estate Density Residential (1 - 2.5 dua)
North	EU-1, single-family residences	Estate Density Residential (1 - 2.5 dua)
South	EU-1, single-family residence	Estate Density Residential (1 - 2.5 dua)
East	EU-1, single-family residence	Estate Density Residential (1 - 2.5 dua)
West	AU, FP&L	Estate Density Residential (1 - 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject 7.0-acre subject property is comprised of four lots consisting of two single-family residences on two lots and two vacant parcels. The surrounding area is characterized by singlefamily residences to the north, south, and east that are zoned EU-1. An FP&L utility easement is located to the west of the subject site.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property in order to provide additional housing in this area, which could have traffic impacts as well as impacts on other County services. However, based on memoranda from the departments reviewing this application, the additional impacts will be minimal and will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application will generate approximately 19 PM peak hour vehicle trips. Staff notes that the application request will add to the population and may bring additional noise into the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Estate Density Residential.** *The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.* This allows the applicant to develop the 7.0-acre subject site with a total of 17 residential units as the maximum density allowed under the CDMP Estate Density Residential threshold on the LUP map. The applicant seeks a district boundary change from EU-1 to EU-M. Staff notes that EU-M, Single-Family Modified Estate District, has a minimum lot size of 15,000 sf and approval of this application could allow the applicant to develop the 7.05-acre subject parcel with up to a maximum of 17 residential units which is the same as the maximum density threshold allowed under the CDMP. Staff opines

that the proposed EU-M zoning, which permits residential development within the density threshold allowed under the Estate Density designation on the LUP map, would be compatible with the surrounding area and **consistent** with the density threshold of the **Estate Density Residential** designation of the parcel on the CDMP Land Use Plan map.

ZONING ANALYSIS:

The applicants seek approval to rezone subject property from EU-1 (1 residential unit, minimum 1 gross acres) to EU-M (1 residential unit, minimum 15,000 square feet lots) which could allow more residential units than currently allowed. Staff opines that when the request to rezone the 7.0-acre parcel to EU-M is analyzed under Section 33-311, District Boundary Change, the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surroundings when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience, and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that based on the Comprehensive Development Master Plan land use designation of Estate Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to EU-M is **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map, and **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

Staff notes that the county's Geographic Information System (GIS) shows the subject property abuts with existing EU-1 zoned properties to the north which were approved pursuant to Resolution #Z-85-73. Additionally, the properties lying approximately 412' west of residences zoned EU-M as reflected in the zoning map attached, to the west of the subject site across from the canal are zoned EU-M. Staff further notes that the residences lying immediately to the north of the subject property received approval pursuant to Resolution #Z-281-88 for a rezoning to EU1 together with variances of lot areas and frontages which are consistent with the EU-M standards as these parcels contain between 19,972 sq. ft. to 20,000 +/- sq. ft. lot areas. Staff notes that although no site plans were submitted for this application, at the time of permitting any future residential development of the property would have to comply with EU-M zoning requirements, which require the development to be compatible with the adjacent uses through the implementation of adequate buffering, site planning, and/or design features. Based on the aforementioned reasons, staff opines that approval of the request to rezone the subject parcel to EU-M would be compatible with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application will not cause their facilities and services to operate below their adopted levels of service standards. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application and indicate in their memorandum that the application will meet the traffic concurrency criteria for an Initial Development Order. Their memorandum, dated January 23, 2023, indicates that the application will generate 19 PM peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic

Resources in their memorandum dated January 12, 2023, indicate that the application meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department, and the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that approval of the applicant's request for a district boundary change will not unduly burden the abutting roadways, will not have an unfavorable impact on the environmental resources of the County, and will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that the approval of the request for the proposed district boundary change to EU-M would be **compatible** with the existing zoning in the surrounding area. **Therefore, staff recommends approval of the application for a district boundary change to EU-M, Estate Modified District, under Section 33-311, District Boundary Change standards.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval.

CONDITIONS FOR APPROVAL: None

ES:JB:JR:SS:PM

Eric Silva, AICP, Assistant Director Development
Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

97 & 114 LLC, ET. AL.

PH: Z22-309

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	*No objection*
Platting and Traffic Review Section (RER)	*No objection*
Fire Rescue	*No objection*
Water & Sewer WASD	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Estate Density Residential (Pg. I-29)	*This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.*
Objective LU-4 (Pg. I-8)	*Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County. (F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;*

ZONING RECOMMENDATION ADDENDUM

97 & 114 LLC, ET. AL.

PH: Z22-309 P

	(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida; *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

97 & 114, LLC, ET AL	9890 SW 112 ST **MIAMI-DADE COUNTY, FLORIDA.**
APPLICANT	**ADDRESS**
Pending	Z2022000309
DATE	**HEARING NUMBER**

FOLIO: 30-5008-001-0070/30-5008-001-0080/30-5008-001-0090/30-5008-001-0100

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
November 15, 2024

NEIGHBORHOOD REGULATIONS:
Folio No.s: 30-5008-001-0070/30-5008-001-0090/30-5008-001-0080
There are no open/closed cases in BSS.

Folio No.: 30-5008-001-0090
Case No. 202406002708 was opened on 07/11/2024. Warning Notice W435070 was issued on 07/20/2024 for FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH THROUGHOUT THE ENTIRE PROPERTY. Since compliance was not met, Civil Violation Notice T122883 was issued on 08/07/2024 for FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH THROUGHOUT THE ENTIRE PROPERTY. Citation was paid on 08./27/2024 and compliance confirmed on 09/16/2024. Case is closed.

Folio No.: 30-5008-001-0100
Case No. 202406002812 was opened on 07/20/2024. Warning Notice W435072 was issued on 07/20/2024 for FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH THROUGHOUT THE ENTIRE PROPERTY. Since compliance was not met, Civil Violation Notice T122886 was issued on 08/07/2024 for FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH THROUGHOUT THE ENTIRE PROPERTY. Citation was paid on 08/27/2024 and compliance was met on 09/16/2024. Case is closed.

BUILDING SUPPORT REGULATIONS:
Folio No.s: 30-5008-001-0070/30-5008-001-0080/30-5008-001-0090/30-5008-001-0100
There are no open/closed cases in BSS.

VIOLATOR:
97 & 114, LLC, ET AL

OUTSTANDING LIENS AND FINES:
There are no outstanding liens or fines.

Memorandum

Date: November 19, 2024

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina
Department of Regulatory and Economic Resources

Subject: Z2022000309N-3rd Review
Johnnie R. Hinnant, John and Elizabeth Steelman, 97 & 114 LLC, and JJS GC LLC
South of SW 112 Street between hypothetical SW 99 Avenue and SW 98 Avenue and north of SW 114 Street
DBC from EU-1 to EU-M
(EU-1) (7.056 Acres)
08-55-40

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water supply and wastewater disposal, and wellfield protection respectively.

Wellfield Protection

The subject property is located within the Maximum and Average Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in section 24.43 of the Code.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

The requested district boundary change from EU-1 to EU-M does not include a site plan. However, based on the density allowed under the requested district boundary change, and based on the feasible distance requirements in the Code, the proposed development may be within feasible distance to public water and public sanitary sewers.

DERM will evaluate the feasibility of connecting to the public water supply system and public sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes development on the subject property. This memorandum shall not be interpreted as a written approval from DERM regarding the use of onsite potable water supply and/or onsite sewage treatment and disposal systems (OSTDSs) for future development.

Conditions of Approval: None

Water Control Review

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

The proposed development is located within the Maximum and Average Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Pursuant to section 24-43(5)(c)(iv) of the Code baffles must be installed at the exfiltration trenches and no weep hole is allowed inside the drainage structures.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater). The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests a district boundary change from EU-1 to EU-M could result in tree removal/relocation activity to trees. Because the subject application does not include a proposed site plan, it cannot be determined at this time whether the applicant's future plans for the properties, which are yet to be submitted--would comply with specimen tree standards. **DERM approval of the district boundary change shall not be interpreted as DERM approval of removal or relocation of tree resources.**

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels

shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Andrea Dopico at Andrea.Dopico@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: September 10, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: ***UPDATED***-Zoning Application Comments - Johnnie R. Hinnant, John and Elizabeth Steelman - Application No. Z2022000309 - (Pre-App. Z21P-090)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application**.** WASD has no objections to this Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval*.

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Application Name: Johnnie R. Hinnant, John and Elizabeth Steelman

Location: The proposed project is located at 9890 SW 112th Street, in approximately 7.06 acres, with Folio Nos. 30-5008-001-0070, 30-5008-001-0080, 30-5008-001-0090, 30-5008-001-0100, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking a district boundary change from EU-1 (Estates, single-family,1 acre or more) to EU-M (Estates, modified single family, minimum lot 15,000 S.F.).

The estimated total water demand cannot be provided at this time, as a site plan for the proposed development was not provided with this Zoning Application.

Please note that the subject property has a 5 feet Utility easement within and along the southern boundary of the subject property of folio Nos. 30-5008-001-0080, 30-5008-001-0070, and another 5 feet Utility easement within and along the northern boundary of the subject property of folio Nos. 30-5008-001-0090, and 30-5008-001-0100. Permanent structures, trees or palms are not allowed within said utility easement.

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

As per WASD's Rules and Regulations, the developer may connect to an existing 12-inch water main located at the intersection of SW 97th Avenue and SW 112th Street (half section line) and extend a new 12-inch water main westerly along SW 112th Street to the northwest corner of the subject site. Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time of the applicant requests connection to the water infrastructure.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests a WASD Developer Agreement. The WSC letter shall

remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.
For more information on the Water Supply Certification Program please go to http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program, please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at WWTP, consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 8-inch gravity sewer system (ES6095-1, Manhole No. 2) on SW 97th Avenue and SW 111th Terrace, approximately 1,050 feet east of the subject property, to where the developer may connect and extend the same southerly along SW 97th Avenue to SW 112th Street, then westerly along SW 112th Street to the subject property as required, provided that there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system. **The developer is responsible to provide the minimum coverage on the proposed sewer main extension as specified in the WASD Design standard.** *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.*

If unity of tittle does not apply, then any gravity sewer within the property shall be public and 8-inch minimum in diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 593, P.S. No 536 or P.S. No. 559. Currently, the Moratorium Code Status is OK for said pump stations.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM,

as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benram@miamidade.gov

Memorandum

MIAMI-DADE COUNTY

Date: July 1, 2024

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2022000309
Name: GC3 Group, LLC
Location: 9890 SW 112 Street
Section 08 Township 55 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

1. Additional dedication along SW 99 Avenue will be required in order to provide traffic circulation, if not a cul-de-sac will be required at the end of SW 114 Street.
2. This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency (*) criteria for an Initial Development Order. It will generate **19 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
F 1089	Killian Drive east of SW 95 Avenue	C	C
F 0058	Killian Drive east of SW 92 Avenue	D	D
9704	SW 97 Avenue south of SW 88 Street	D	D
9706	SW 97 Avenue north of SW 136 Street	D	D

(*)Traffic concurrency is based on the max density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Memorandum

Date: December 30, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

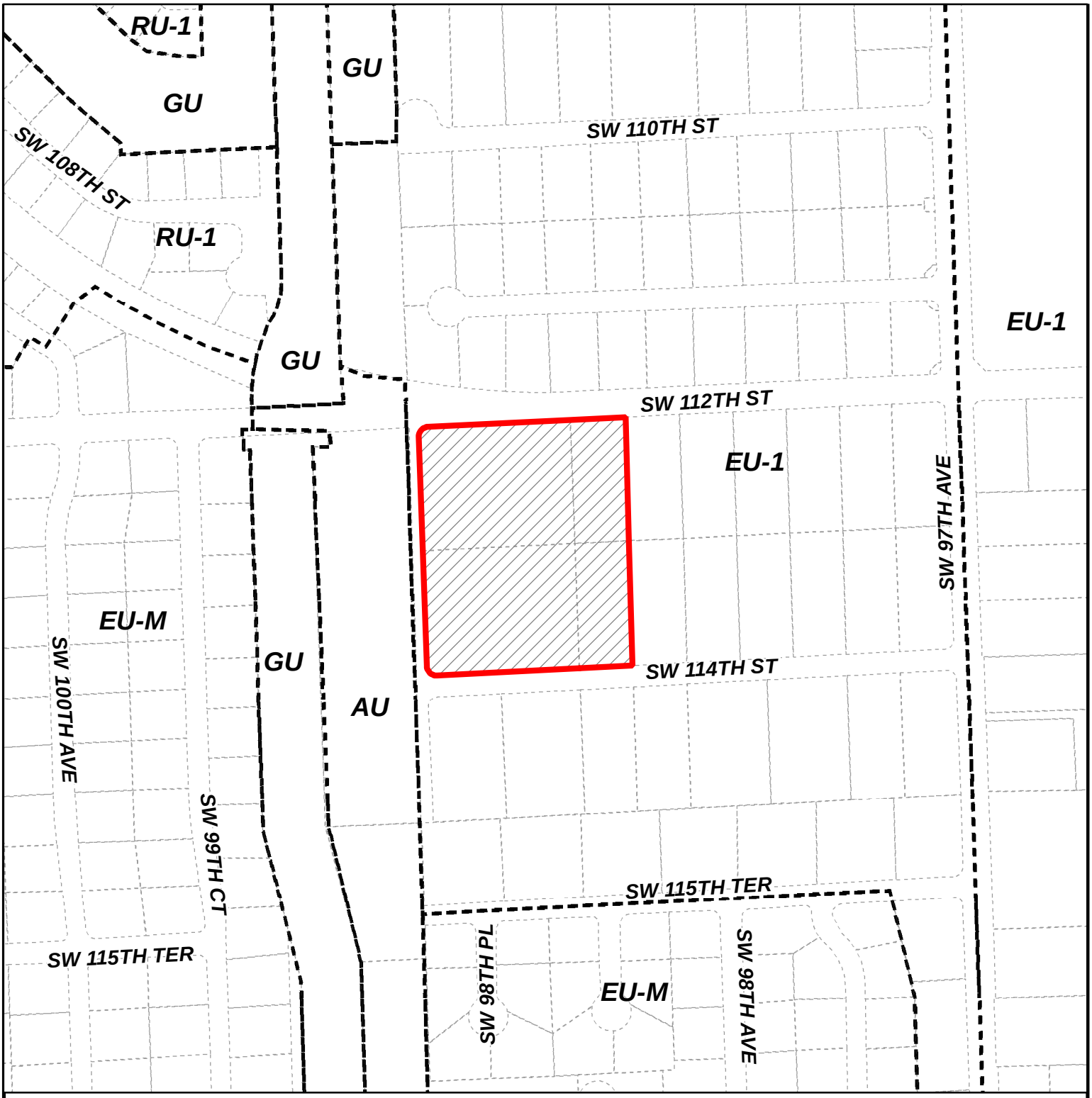
Subject: Z2022000309

The Miami-Dade Fire Rescue Department has **no objection** to request for district boundary change from EU-1 to EU-M uploaded in "EnerGov" on 12/16/2022. Any future site plan will need a separate approval.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2022000309

Section: 08 Township: 55 Range: 40
Applicant: JJS GC LLC & 97 & 114 LLC
Zoning Board: C12
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS

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Legend

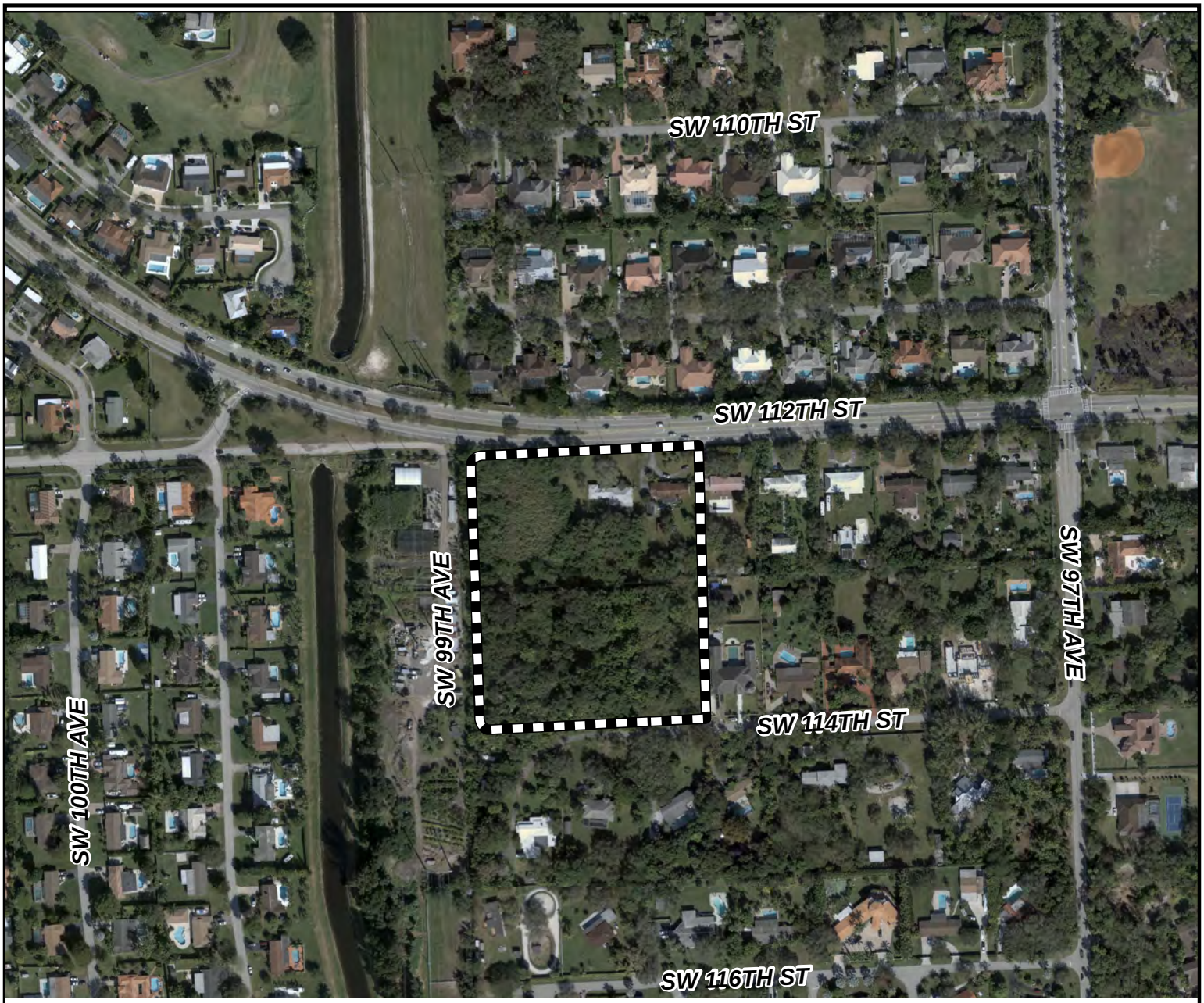
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 19, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2022000309

Legend

Subject Property

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Section: 08 Township: 55 Range: 40
Applicant: JJS GC LLC & 97 & 114 LLC
Zoning Board: C12
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 19, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 08 Township: 55 Range: 40
Applicant: JJS GC LLC & 97 & 114 LLC
Zoning Board: C12
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2022000309

RADIUS: 2640

Legend

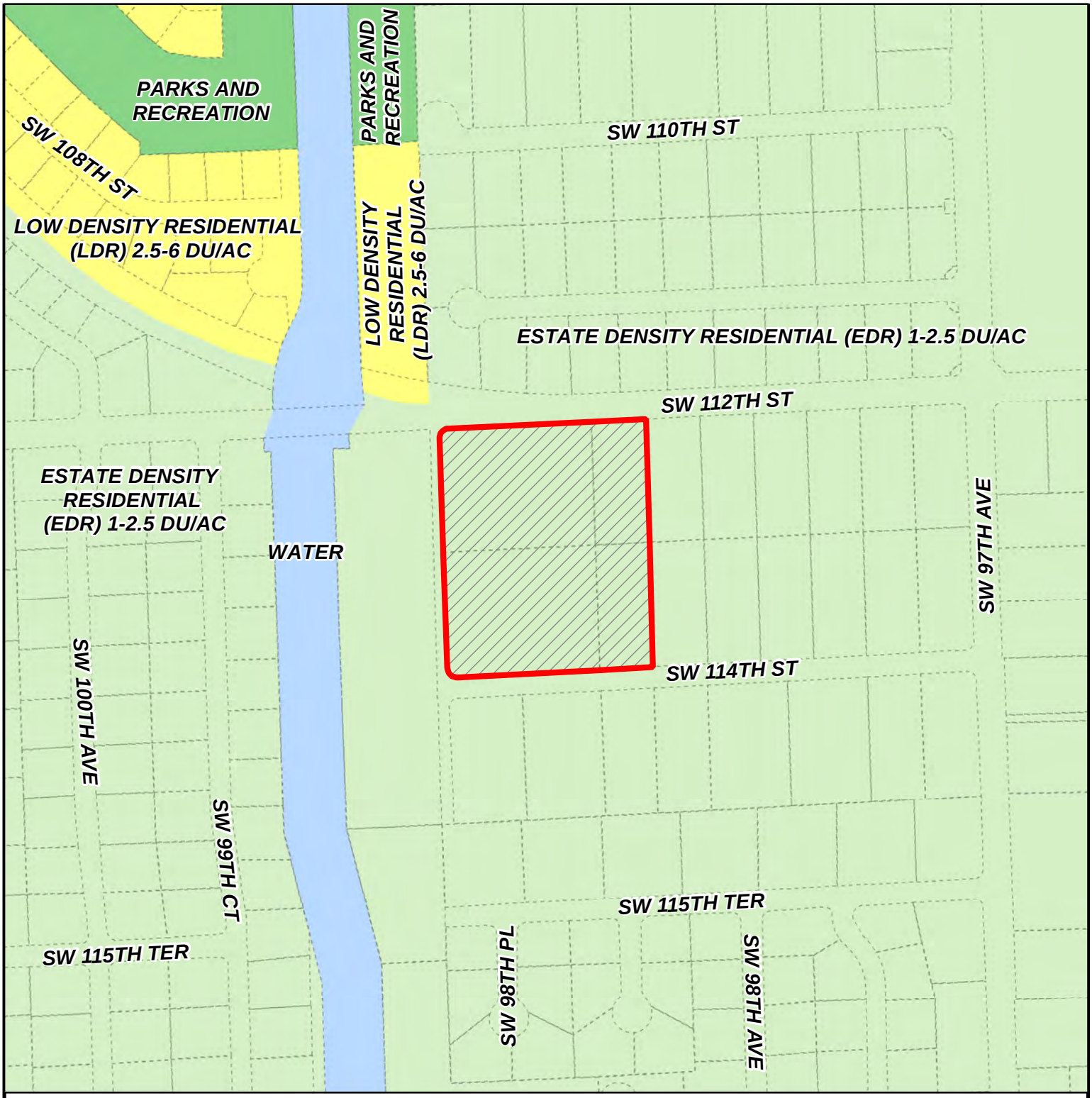
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 19, 2022

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2022000309

Section: 08 Township: 55 Range: 40
Applicant: JJS GC LLC & 97 & 114 LLC
Zoning Board: C12
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 19, 2022

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z22-309
DATE: DEC 16 2022
BY: GONGOL

Disclosure of Interest*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: *97 & 114 LLC and JJS-GC, LLC*

NAME AND ADDRESS	PERCENTAGE OF STOCK
See Exhibit A, attached.	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: *N/A*

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: *N/A*

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

**Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.*

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MIAMI-DADE COUNTY
PROCESS NO: Z22-309
DATE: DEC 16 2022
BY: GONGOL

Disclosure of Interest

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: *GC Group, LLC*

NAME AND ADDRESS	PERCENTAGE OF INTEREST
Michael Garcia-Carrillo, 5979 SW 56 ST, Miami FL 33155	*100%*

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature — *Michael Carrillo Garcia* Print Name

The foregoing instrument was acknowledged before me by means of (how the individual appeared check one):

☒ physical presence ☐ online notarization this 26 day of JULY, 2022

Affiant identified by: ☒ personal knowledge ☐ satisfactory evidence _____ (type)

LOURDES CRISTINA GARCIA-CARRILLO
Notary Public - State of Florida
Commission # HH 280371
My Comm. Expires Jun 26, 2026
Bonded through National Notary Assn.

(Affix Notary Seal above)

Signature of Notary Public

LOURDES GARCIA-CARRILLO
Typed, printed, or stamped name of Notary Public

This form is available online at *www.miamidade.gov/zoning/forms.asp*

FORM REVISION 2020/1

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EXHIBIT A
DISCLOSURE OF INTERESTS

97 & 114 LLC

97 & 114 LLC, 5979 MILLER DRIVE, MIAMI, FL 33155
- **MGC-MIL, LLC,** 5979 SW 56 STREET, MIAMI, FL 33143 50%
- **JJS INVESTMENT GROUP, LLC,** 13727 SW 152 STREET, UNIT 233, MIAMI, FL 33177 25%
- **BOH INVESTMENTS**, 21901 SW 187TH AVENUE, MIAMI, FL 33170 25%

MGC-MIL, LLC, 5979 SW 56 STREET, MIAMI, FL 33155
- MICHAEL GARCIA-CARRILLO, 13195 SW 134 STREET, SUITE 101, MIAMI, FL 33186 100%

JJS INVESTMENT GROUP, LLC, 13727 SW 152 STREET, UNIT 233, MIAMI, FL 33177
- JESUS GUERRERO, 13727 SW 152 STREET, UNIT 233, MIAMI, FL 33177 100%

BOH INVESTMENTS, 21901 SW 187TH AVENUE, MIAMI, FL 33170
- BRUNY HEVIA, 21901 SW 187TH AVENUE, MIAMI, FL 33170 50%
- OMAR HEVIA, 21901 SW 187TH AVENUE, MIAMI, FL 33170 50%

JJS GC LLC

JJS GC LLC, 5979 SW 56 STREET, MIAMI, FL 33155
- **JJS INVESTMENT GROUP, LLC,** 13727 SW 152 STREET, UNIT 233, MIAMI, FL 33177 50%
- **GC3 TOBAR, LLC,** 5979 SW 56 STREET, MIAMI, FL 33155 50%

JJS INVESTMENT GROUP, LLC, 13727 SW 152 STREET, UNIT 233, MIAMI, FL 33177
- JESUS GUERRERO, 13727 SW 152 STREET, UNIT 233, MIAMI, FL 33177 100%

GC3 TOBAR, LLC, 5979 SW 56 STREET, MIAMI, FL 33155
- MICHAEL GARCIA-CARRILLO, 13195 SW 134 STREET, SUITE 101, MIAMI, FL 33186 100%

GC3 TOBAR, LLC

GC3 TOBAR, LLC, 5979 SW 56 STREET, MIAMI, FL 33155
- MICHAEL GARCIA-CARRILLO, 13195 SW 134 STREET, SUITE 101, MIAMI, FL 33186 100%

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MIAMI-DADE COUNTY
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DATE: DEC 16 2022
BY: GONGOL

GC3 GROUP , LLC

GC3 GROUP, LLC, 3162 COMMODORE PLAZA, SUITE #3E, MIAMI, FL 33133

MICHAEL GARCIA-CARRILLO, 13195 SW 134 STREET, SUITE 101, MIAMI, FL 33186 100%

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z23-244 **January 30, 2025**
Item No. 8A3

Recommendation Summary	
Commission District	9
Applicant	Unity Center of Miami, Inc
Summary of Requests	The applicant seeks to permit a district boundary change of the subject parcel from GU (Interim District) to RU-1M(a) (minimum 5000 sq. ft. lot) in order to develop the subject parcel with a 22-unit single-family residential development. Additionally, the applicant seeks to allow single-family residential lots with less lot frontage on public streets than required and to permit access to such lots by way of private drives.
Location	16320 SW 147 Avenue, Miami-Dade County.
Property Size	±4.74-gross acres (±4.56-net acres)
Existing Zoning	Interim District - Uses depend on character of neighborhood, otherwise EU-2 standards apply
Existing Land Use	Religious facility
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. (see attached Zoning Recommendation Addendum)
Recommendation	**Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this appeal pursuant to Section 33-314(B)(1) and (2), which address "Applications for district boundary changes on individual pieces of property or on a neighborhood or area-wide basis, and Applications for district boundary changes, unusual use, new use, variance or special exception which is incidental or related thereto, or where there is pending on the same property or portion thereof more than one (1) application for district boundary change, variance, special exception, unusual or new use."

PROCEDURAL HISTORY:

This item was deferred from the November 21, 2024, meeting of the Board of County Commissioners meeting (BCC) in order for the applicant to meet with the neighbors, and placed

on the December 19, 2024, meeting of the BCC. However, the item was not considered due to the cancellation of the December 19, 2024 meeting.

The public hearing on this item has not been held.

REQUEST:

DISTRICT BOUNDARY CHANGE from EU-1, Single-Family One Acre Estate District, to EU-M, Estate Modified Residential District.

CZAB 11 Action

CZAB 11 September 30, 2024	**Denied without prejudice (Resolution # CZAB11-8-24)**

Staff Recommendation

Recommendation of the Appeal	**Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2.** **Overrule CZAB 11 decision** **(Reversal of CZAB 11 decision would require the affirmative votes of 2/3 of the Board members present)**
Previous Recommendation to the CZAB 11	**Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2.** **(Original Staff Recommendation to the CZAB 11 is attached)**

Timeline

1. On September 30, 2024, the Community Zoning Appeals Board (CZAB) 11, denied without prejudice the subject application.

2. On October 7, 2024, the applicant, Unity Center of Miami, Inc. appealed the CZAB 11 decision to the BCC.

3. On November 21, 2024, this item was deferred to the December 19, 2024, regular BCC meeting in order for the applicant to meet with the neighbors. However, the item was not considered due to the cancellation of the December 19, 2024 meeting.

ANALYSIS:

For the reasons outlined in the Comprehensive Development Master Plan and Zoning analysis of the attached staff recommendation, staff opines that the CZAB 11 decision of denial with prejudice should be overturned and the appellants' request for a reversal of the CZAB 11 decision should be **approved** as per staff recommendation.

<u>Staff Recommendation:</u> Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2.

ES:JB:SS:PM

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board No. 11

PH: Z23-244 **September 30, 2024**
Item No. 3

Recommendation Summary	
Commission District	9
Applicant	Unity Center of Miami, Inc
Summary of Request	The applicant seeks to permit a district boundary change of the subject parcel from GU (Interim District) to RU-1M(a) (minimum 5000 sq. ft. lot) in order to develop the subject parcel with a 22-unit single-family residential development. Additionally, the applicant seeks to allow single-family residential lots with less lot frontage on public streets than required and to permit access to such lots by way of private drives.
Location	16320 SW 147 Avenue, Miami-Dade County.
Property Size	±4.74-gross acres (±4.56-net acres)
Existing Zoning	Interim District - Uses depend on character of neighborhood, otherwise EU-2 standards apply
Existing Land Use	Religious facility
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2.**

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from GU, Interim District, to RU-1M(a), Modified Single-Family Residential District.

(2) NON-USE VARIANCE of zoning and subdivision regulations to permit RU-1M(a) type single-family residential lots to have 0' of frontage on public rights-of-way (50' required), and to permit such lots to have access to public streets by means of private drives.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled " Unity Church Residential" as prepared by Schwebke Shiskin + Associates, consisting of 3 sheets dated stamped received 10/18/23 "Unity Church" as prepared by Pascual Perez Kiliddjian Starr, consisting of 4 sheets dated stamped received 10/18/23, "Unity Church Elevations

and Floor Plans" as prepared by Corwil Architects, consisting of 28 sheets dated stamped received 7/25/23 and "Unity Church" as prepared by WHP Witkin Hults + Partners, consisting of 5 sheets dated stamped received 2/15/24, for a total of 40 sheets. Plans may be modified at public Hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

In 2001, pursuant to Resolution #CZAB11-39-01, the subject property was approved with conditions for a special exception to permit a religious facility, which is also the current use on the subject site.

The applicant now seeks to rezone the ±4.74- gross acre subject property from GU, Interim District, to RU-1M(a) Modified Single-Family Residential District, in order to develop the subject parcel with a proposed 22-unit single-family residential development. The applicant intends to demolish the existing religious facility currently located on the property in order to redevelop the subject site with the aforementioned single-family residences. Additionally, the applicant seeks an ancillary non-use variance request to allow residential lots to have access to the public streets by way of private driveways. Submitted plans depict the subject site being developed with a 22-unit single-family residential development serviced by public roadways internal private drives. The site amenities depicted on the submitted plans include pedestrian walking paths and mail kiosks. The plans also depict the dedication of SW 163 Street roadway. The application proposes to dedicate 50' for 163 street as depicted on the submitted plans. The development will have a main ingress-egress vehicular and pedestrian access along SW 163 Street. Parking and driveways are internal to the site, with the required parking provided as surface parking lots located towards the front of the proposed single-family residences. Submitted plans indicate that the proposed lots and blocks are designed along a network of public roadway and private drives to allow connectivity for pedestrians and autos alike. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided on each lot, with street trees provided along all the abutting roadways. Staff notes that a covenant is being voluntarily proffered by the applicant that restricts the subject property to a maximum permitted residential density of 28 dwelling units, to be consistent with the CDMP density threshold.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	GU; religious facility	Low Density Residential (2.5 to 6 dua)
North	EU-1, EU-M; single-family residences	Estate Density Residential (1 to 2.5 dua)
South	GU; single-family residence	Low Density Residential (2.5 to 6 dua)
East	EU-M; single-family residences	Low Density Residential (2.5 to 6 dua)
West	RU-1M(a); single-family residences (under construction)	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The ±4.74-gross acre subject property is currently improved with an existing religious facility, and is located at 16320 SW 147 Avenue. The surrounding area is mostly characterized by existing or under construction single-family residences. The properties to the north and east are zoned EU-1 and EU-M with existing single-family residences, whereas a large GU zoned property with a single-family residence is located immediately to the south of the parcel. Staff notes that there are single-family residences that are under construction to the west of the subject property that are zoned RU-1M(a).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property in order to provide additional housing in this area, which could have traffic impacts as well as impacts on other County services. Based on memoranda from the departments reviewing this application, the additional impacts will be minimal and will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate approximately 24 PM peak hour vehicle trips. Staff notes that the application requests will add to the population in the area, impact water and sewer services, and may bring additional noise into the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located within the Urban Development Boundary (UDB) and designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map. "*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre.*" This would allow the applicant to develop the ±4.74-gross acres subject site with a total of twenty-eight (28) residential units as the maximum density allowed under the CDMP **Low Density Residential** threshold on the LUP map. The applicant seeks a district boundary change from GU to RU-1M(a). Staff notes that RU-1M(a), Modified Single-Family Residential District, has a minimum lot size of 5,000 sq. ft. net, which could allow the applicant to develop the ±4.56-net acre subject parcel with up to a maximum of thirty-nine (39) residential units which would exceed the aforementioned maximum density threshold allowed under the CDMP. However, staff notes that the applicant has voluntarily proffered a zoning Declaration of Restrictions in support of the requested rezoning, which provides that the maximum residential density on the subject property shall be no greater than twenty-eight (28) residential dwelling units, **consistent** with the maximum CDMP density threshold. As such, staff opines that, subject to the Board's acceptance of the proferred covenant, approval of the rezoning of the subject property to RU-1M(a) would be **consistent** with the **Low Density Residential** designation on the CDMP LUP map.

The CDMP Land Use Element **Objective LU-4**, states; "*Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*" The subject property abuts properties to the north that are zoned EU-1 and EU-M with single-family residences. The property immediately to the South is zoned GU and is developed with a single family residence, the properties to the West are zoned RU-1M(a) and developed with residential properties, and the

properties to the East are zoned EU-M and also developed with single-family residences. Staff opines that the proposed RU-1M(a) zoning district on the subject property keeps with the recent residential zoning trend of development that exists within the surrounding neighborhood. As such, staff opines that approval of the rezoning of the subject property to RU-1M(a), **subject to the Board's acceptance of the proffered zoning covenant**, would be **compatible** with the surrounding area and **consistent** with the density threshold of the **Low Density Residential** designation on the CDMP Land Use Plan map and Land Use Element interpretative text, **Objective LU-4**.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from GU, Interim District, to RU-1M(a), Modified Single-Family Residential District, on the subject parcel (request # 1). For the reasons stated above and below, staff opines that when the aforementioned request to rezone the ±4.74-gross acre subject parcel to the RU-1M(a) zoning district, in order to develop the subject parcel with a proposed 22-unit single-family residential development, is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience, and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that based on the Comprehensive Development Master Plan land use designation of Low Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to RU-1M(a) is **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map, and **compatible** with the residential zoning trend of development in the surrounding area, specifically to the west with the new RU-1MA development and to the east with RU-TH zoned properties developed as single-family residences, imiddiatly after the estate homes.

Staff notes that there are EU-1 and EU-M zoned properties with existing single-family residences to the north of the parcel, a large GU zoned property is located to the immediate south, and EU-M zoned existing single-family residences to the east of the subject property. Staff further notes that there are properties that are under construction with single-family residences that are zoned RU-1M(a) abutting immediately to the west of the subject parcel. Based on the foregoing analysis, staff opines that approval of the RU-1M(a) zoning district on the subject property would be a natural transition to the residential development trend being witnessed within the surrounding area. Staff notes that the applicant has submitted plans that depict the subject site being developed with a 22-unit single-family residential development serviced by public roadways and internal private drives. The site amenities depicted on the submitted plans include pedestrian walking paths and mail kiosks. The plans also depict the dedication of SW 163 Street roadway. The application proposes to dedicate 50' for 163 street as depicted on the submitted plans. The development will have a main ingress-egress vehicular and pedestrian access along SW 163 Street. Parking and driveways are internal to the site, with the required parking provided as surface parking lots located towards the front of the proposed single-family residences. Submitted plans indicate that the proposed lots and blocks are designed along a network of public roadway and private drives to allow connectivity for pedestrians and autos alike. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided on each lot, with street trees provided along all the abutting roadways. Staff opines that based on the submitted plans the

development would be compatible with the adjacent uses through the implementation of adequate buffering, site planning, and design features. Based on the aforementioned reasons, staff opines that approval of the request to rezone the subject parcel to RU-1M(a), subject to the acceptance of the proffered covenant, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application and indicate in their memorandum that the application will meet the traffic concurrency criteria for an Initial Development Order. Their memorandum, dated July 22, 2024, indicates that the application will generate 24 PM peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum dated August 8, 2024, indicate that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the MiamiDade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that the request for rezoning will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As mentioned, staff opines that approval of the request to rezone the subject parcel to RU-1M(a), would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the rezoning in relation to the present and future development of the area. **Therefore, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, for a district boundary change to RU-1M(a), Modified Single-Family Residential District, under Section 33-311, District Boundary Change standards, subject to the Board's acceptance of the proffered covenant.**

The applicant is also seeking to permit the single-family residential lots to have 0' of frontage (50' required) and to permit access to a public street by means of a private drive (request #1). When this request is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval of the request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff notes that the residential lots within the subject property will be served by private drives which interconnect throughout the development and will directly connect to SW 163 Street. Staff opines that due to the unique characteristics of the proposed residential development the use of private drives should be approved. Staff further opines that the frontage of such residential lots would be internal to the subject site, would not be visible in the area, and would not create a significant visual impact in the neighborhood. Additionally, based on the previously mentioned reviews from the Platting and Traffic Review Section as well as the Traffic Engineering Sections there are no objections to the use of private drives. For the same reasons, staff opines that approval of same with conditions will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated. **As such,**

staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2.

CONDITIONS FOR APPROVAL: For request #2 only.

1. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Occupancy.

2. Plans Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled " Unity Church Residential" as prepared by Schwebke Shiskin + Associates, consisting of 3 sheets dated stamped received 10/18/23 "Unity Church" as prepared by Pascual Perez Kiliddjian Starr, consisting of 4 sheets dated stamped received 10/18/23, "Unity Church Elevations and Floor Plans" as prepared by Corwil Architects, consisting of 28 sheets dated stamped received 7/25/23 and "Unity Church" as prepared by WHP Witkin Hults + Partners, consisting of 5 sheets dated stamped received 2/15/24, for a total of 40 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

ES:JB:SS:PM

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

9/19/2024

ZONING RECOMMENDATION ADDENDUM

Unity Center of Miami, Inc

Z23-244

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	*No objection*
Platting and Traffic Review Section (RER)	*No objection*
Miami-Dade Fire Rescue (MDFR)	*No objection*
Water and Sewer Department (WASD)	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Low Density (Pg. I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*
Objective LU-4 (Pg. I-8)	*Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* (F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	*(b) Non-use variances from other than airport regulations. Upon appeal or direct application in specific cases to hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations, the Board (following a public hearing) may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required. For the purpose of this subsection, the term "non-use variances" involves matters such as setback lines, frontage requirements, subdivision regulations, height limitations, lot size restrictions, yard requirements and other variances which have no relation to change of use of the property in question.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

UNITY CENTER OF MIAMI, INC/MCINTYRE HALL MARVELLE	16320 SW 147 AVE MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2023000244
DATE	**HEARING NUMBER**

FOLIO: 30-5928-000-0170

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
November 5, 2024

NEIGHBORHOOD REGULATIONS:
Case No. 202402005125 was opened on 08/17/2024. Warning Notice W442821 was issued on 08/17/2024 for FAILURE TO PERFORM LOT MAINTENANCE AND REMOVE SOLID WASTE, JUNK, TRASH AND/OR DEBRIS IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2) & (A)(1), TO WIT: OVERGROWTH THROUGHOUT THE REAR OF THE PROPERTY. A compliance inspection conducted on 09/28/2024 revealed that the violation was corrected. Case is closed.

BUILDING SUPPORT REGULATIONS:
Building Support Case A2010002014X opened on March 12, 2010 for expired building permit 2007002500. A notice of violation was mailed to the contractor on November 30, 2009 and to the property owner on March 12, 2010. A civil violation notice was mailed on September 27, 2010, P001320, due to noncompliance. A final notice of intent to lien was mailed on February 29, 2012 and a lien was recorded on book 28132 pages 1659-1660. The lien was satisfied and recorded on book 30939 page 3133. Violation still exists. The case remains open.

VIOLATOR:
UNITY CENTER OF MIAMI, INC/ MCINTYRE HALL MARVELLE

OUTSTANDING LIENS AND FINES:
There are no outstanding liens or fines.

Memorandum

MIAMI-DADE COUNTY

Date: September 17, 2024

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2023000244-6th Review
305 Unity Center of Miami, Inc.
SW 147th Avenue and SW 162nd Street
DBC from GU to RU-1(M)(a) to develop 22 single family residences.
(GU) (4.74 Acres)
28-55-39

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the site plan submitted in support of the requested district boundary change, the proposed development is within feasible distance to connect to existing public water and public sanitary sewer infrastructure in the area. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements.

Furthermore, a Letter of Availability (LOA 2023-1642) issued by Miami Dade County Water and Sewer Department (MDWASD) on April 11, 2023, states that MDWASD approved a sewer infrastructure project (DS2022-31543) that is currently under construction, and, when completed, will include an 8-inch gravity sewer main along SW 148th Avenue and will abut the western boundary of the subject project. If this gravity sewer main is conveyed by the time this project is ready for construction, the proposed development would be within feasible distance to the gravity sewer main along SW 148th Avenue and according to MDWASD this project could connect to the new gravity sewer main.

in accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawing for the sewer extension permit required for connection to the abutting force main will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to approval of final development orders.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development

order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Stormwater Management

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Pursuant to section 24-48.1(1)(f) of the Code, a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development.

The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Conditions of Approval: None

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Tree Preservation
An aerial review of the subject property indicates the presence of tree resources. Additionally, Tree Permit #2315373 was issued for the subject property on April 01, 2024. All approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2315373, a new tree removal permit will be required. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall meet the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Pollution Remediation
Al construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division (EMRD) of DERM as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: None

Wetlands
The subject property currently does not contain wetlands as defined by section 24-5 of the Code. Therefore, it is anticipated that a Class IV permit will not be required for this property.

Please be advised that the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may require permits for the proposed project. It is the applicant's responsibility to contact these agencies. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Endangered Species
The application site is within the U.S. Fish & Wildlife consultation area for the endangered Florida bonneted bat (*Eumops floridanus*), and may utilize the subject property for foraging, nesting, and roosting. The County's Comprehensive Development Master Plan has policies and objectives for the protection of habitat critical to federal, state or County designated endangered, threatened, or rare species.

Please be advised that prior to any future development at the subject property, it is recommended that the applicant contact the United States Fish and Wildlife Service (USFWS) in the Vero Beach office at (352)448-9151 and the Natural Resources Division of DERM at Jennifer.Snell@miamidade.gov or 305-372-6694 with any questions regarding threatened and endangered species.

Conditions of Approval: None

Air Quality Preservation
The proposed development would require the demolition of existing structures. Please be advised, 40 CFR Part 61 Subpart M - National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos provides that an asbestos survey from a Florida-licensed asbestos consultant is required is required for renovation activities surpassing the NESHAP threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities.

"Demolition" is defined as the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations, or the intentional burning of any facility.

The NESHAP thresholds for RACM are 260 linear feet of RACM on pipes, or 160 square feet of RACM on other facility components.

If the Asbestos Survey identifies materials (friable or to be made friable during the proposed renovation/demolition activities) containing more than 1 percent asbestos and the amount is over the regulated thresholds, then those materials must be removed/abated prior to renovation/demolition activities by a Florida-licensed asbestos abatement contractor. An Asbestos Renovation Notification must be filed, and obtain approval, with the Miami Dade County - Department of Regulatory and Economic Resources, Division of Environmental Resources Management - Air Quality Management (AQM), at least 10 working days (14 calendar days) prior to starting the abatement work. Regardless of asbestos content, prior to any demolition work, an Asbestos Demolition Notification must be submitted and approved, within the same timeframes.

For question regarding asbestos surveys and notifications, please contact the AQMD via email at asbestos@miamidade.gov.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

Date: November 22, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: Zoning Application Comments - Unity Church
Application No. Z2023000244 (Revision 1) - (Pre-App. No. Z23P-150)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Unity Church

Location: The proposed project is located at the 16320 SW 147th Avenue with Folio No. 30-5928-000-0170, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking a district boundary change from GU (Interim District) to RU-1M(a) (Modified Single Family Residential District) to subdivide the property into twenty-two (22) lots to allow the construction of twenty-two (22) single family residences less than 3,001 square feet (per floor plan dated June 15, 2023). The existing structure on the site will be demolished.

The estimated total water/sewer flows for the proposed project will be 4,620 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

There is an active WASD Agreement No. 32439 for the subject development that was recorded on March 27, 2024, for 22 single family residences (3,001-5,000 SF, 6,820 GPD) with points of connection (POC # 3) dated June 7, 2024, and WASD water and sewer construction plans approved.

Per approved point of connection (POC # 3), the developer shall connect to the following water mains and extend an 8-inch water main within the property in dedicated public Right-of-Way (R/W) and/or WASD easements to a point as required to abut and provide service to the proposed lots and looping the water main:

1. An existing 16-inch water main (E 2054-2) in SW 147th Avenue, abutting the eastern boundary of the property.

2. An existing 8-inch water main (E 2334-1) in SW 147th Court, abutting the northern boundary of the property.

3. An existing 8-inch water main (E 31543D00A-2 & 3) in the proposed SW 148th Avenue, that will abut the western boundary of the property.

Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection.

A Water Supply Certification (WSC) letter from WASD was issued on January 18, 2024, through WASD Agreement No. 32439. Said Certification will need to be revised to reflect the proposed development with this zoning application. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program, please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Per approved point of connection (POC # 3) dated June 7, 2024, the developer shall connect to an existing 8-inch gravity sewer (ES 31543D00A-3) in proposed SW 148th Avenue, that will abut the western boundary of the property, and extend the same (8-inch gravity sewer) within the property in dedicated public R/W and/or in WASD easements to a point as required to abut and provide service to the proposed lots.

If unity of title does not apply, thence any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 1152 and PS No. 592. Pump Station No. 1152 and Pump stations No.592 are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. 1152
Existing NAPOT: 2.36 hrs.
Proposed Development: 4,620 gpd
Proposed Projected NAPOT: 2.60 hrs.

P.S. 592
Existing NAPOT: 3.85 hrs.
Proposed Development: 4,620 gpd
Proposed Projected NAPOT: 4.03 hrs.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: December 4, 2024

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2023000244
Name: Lennar Homes, LLC
Location: SW 136 Street and SW 152 Avenue
Section 28 Township 55 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **24 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9834	SW 147 Avenue south of SW 152 Street	C	C
9818	SW 137 Avenue south of SW 152 Street	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

Memorandum

Date: December 03, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2023000244

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 10/23/2023.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum

Date: Monday, January 13, 2025

Subject: Review Number: Z2023000244
Applicant Name: Unity Center of Miami, Inc

PROJECT DESCRIPTION:

The proposed development comprises a 22 single-family home residential subdivision that will construct SW 163 Street, between SW 147 Avenue and SW 148 Avenue, as publicly dedicated roadway. The other roadways within the development will be private roadways. The development will not have gate-controlled access.

PROJECT LOCATION:

The property is located between theoretical SW 162 Street and theoretical SW 163 Street; and between SW 147 Avenue and SW theoretical SW 148 Avenue, in unincorporated Miami-Dade County, Florida.

COMMENTS/RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at (305) 375-1179.

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3024110500848**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**11/5/2024 2:50:52 PM**	LG Application Number:	**Z2023000244**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name: **Unity Center of Miami, Inc.**
Address/Location: **16320 SW 147 Avenue,**
Master Folio Number: **3059280000170**
Additional Folio Number(s):

PROPOSED # OF UNITS **22**
SINGLE-FAMILY DETACHED UNITS: **22**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
125	NORMA BUTLER BOSSARD ELEMENTARY	-9	4	0	NO	Current CSA
125	NORMA BUTLER BOSSARD ELEMENTARY	117	4	4	YES	Current CSA Five Year Plan
6771	JORGE MAS CANOSA MIDDLE	509	2	2	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	-77	3	0	NO	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	0	3	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7531	MIAMI SUNSET SENIOR	653	3	3	YES	Adjacent CSA
*An Impact reduction of **33.18%** included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum

MIAMI-DADE COUNTY

Date: December 20, 2024

To: Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, PROS Chief of Planning and Research
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Alejandro Zizold

Subject: Z2023000244– Unity Center of Miami Version 2. (Associated Applications: Z2023P00150). Based on revised plans submitted on October 16th, 2024.

Applicant Name: Amanda Naldjieff, Esq. on behalf of Lennar Homes, LLC.

Project Location: The applicant site is located on ±4.75 acres located at 16320 SW 147th Avenue, in unincorporated Miami-Dade County (Folio: 30-5928-000-0170).

Proposed Development: The applicant seeks a zoning review for a district boundary change for the subject property from Interim District (GU) to Modified Single-Family Residential District (RU-1M(a)) and a non-use variance to permit lots to front on private drives and to have access to public streets by way of private drives for the purpose of developing approximately 22 single-family dwelling units.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 (PBD 2) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

Table A - County Parks (Local) Within a 3 Mile Radius of Application Area.

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
Eureka Park	18320 SW 119TH AVE	Community Park	4.42	Local
Serena Lakes Park	13965 SW 180TH ST	Neighborhood Park	5.14	Local
Deerwood Bonita Lakes Park	14445 SW 122ND AVE	Community Park	11.03	Local
Chuck Pezoldt Park	16555 SW 157TH AVE	Community Park	39.88	Local
Kings Grant Park	15211 SW 160TH ST	Neighborhood Park	6.42	Local
Venetian Parc	17455 SW 157 AVE	Neighborhood Park	4.2	Local
Three Lakes Park	13375 SW 136TH ST	Single Purpose Park	15.72	Local
Oak Creek Park	14421 SW 155TH AVE	Neighborhood Park	5.03	Local
Eureka Villas Park	14301 SW 180TH ST	Community Park	5.3	Local
Wild Lime Park	14751 HAMMOCKS BLVD	Community Park	11.81	Local

Impact and Demand: The proposed 22 single-family dwelling units would generate a population of 72 and an impact of 0.20 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within

the 3-mile distance from the application area. The site is in PBD 2 which currently meets park concurrency requirements.

Recommendation: PROS offers the following recommendations:

- Please provide a detailed site plan showing a seamless pedestrian circulation within the design and surrounding areas, including safe crossing features across 163rd Street.
- Provide adequate private recreational amenities to the development as space allows. Consider taking advantage of the open space by the mailbox and adding private recreational amenities in this area, or throughout the property. Amenities include but are not limited to shaded outdoor seating, lighted walking amenities, dog run, pet waste stations waste stations, play areas, and safe picnicking/leisure areas.

These recommendations are based on the following Recreation and Open Space policies and objectives in the CDMP:

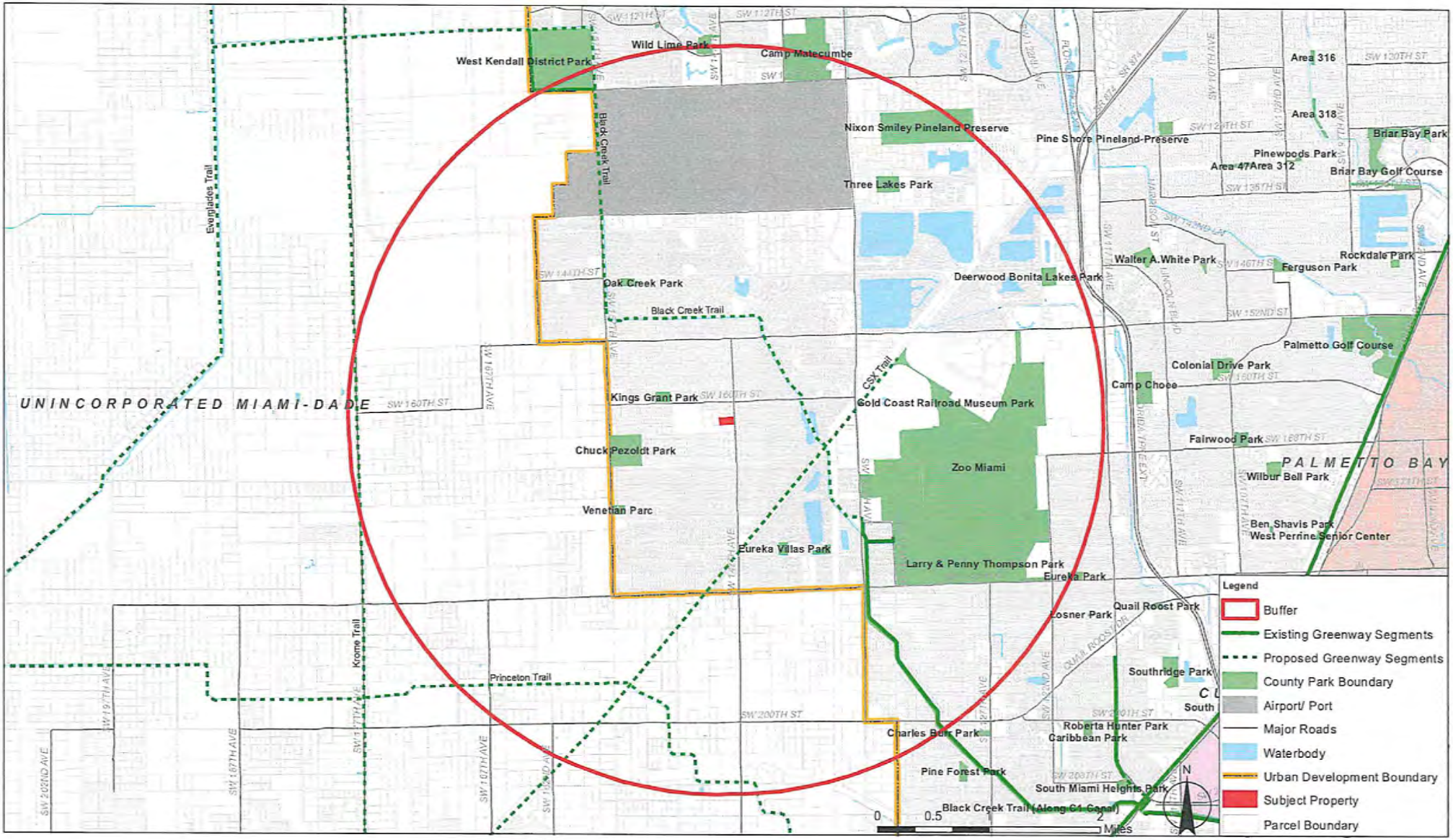
> Objective ROS-2 Require the availability of adequate local recreation open space as a condition for the approval of residential development orders, and maintain an adequate inventory of recreational areas and facilities through 2017.
>
> Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings described herein, **PROS has no objection to this application.** Should you have any questions, or if you need any additional information or clarification on this review, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at irene.cambeyrogonzalez@miamidade.gov

AZ: mds icg MDS

Attachment

FIGURE 1: Z2023P00150 - UNITY CENTER OF MIAMI
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Signature: *Maria Debye Saxinger*

Email: Maria.DebyeSaxinger@miamidade.gov

Z2023-244 Unity Center of Miami V2

Final Audit Report 2024-12-23

Created:	2024-12-20 (Eastern Standard Time)
By:	Irene Cambeyro Gonzalez (irene.cambeyrogonzalez@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHMOmNktUn6shAIlmbIVBk7_cioxv6DOw
Documents:	Z2023-244 Unity Center of Miami V2.pdf (3 pages)
Number of Documents:	1
Document page count:	4
Number of supporting files:	0
Supporting files page count:	0

"Z2023-244 Unity Center of Miami V2" History

Document created by Irene Cambeyro Gonzalez (irene.cambeyrogonzalez@miamidade.gov)
Documents: Z2023-244 Unity Center of Miami V2.pdf
2024-12-20 - 5:14:44 PM EST- IP address: 168.149.137.91

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2024-12-23 - 11:34:09 AM EST- IP address: 168.149.133.66

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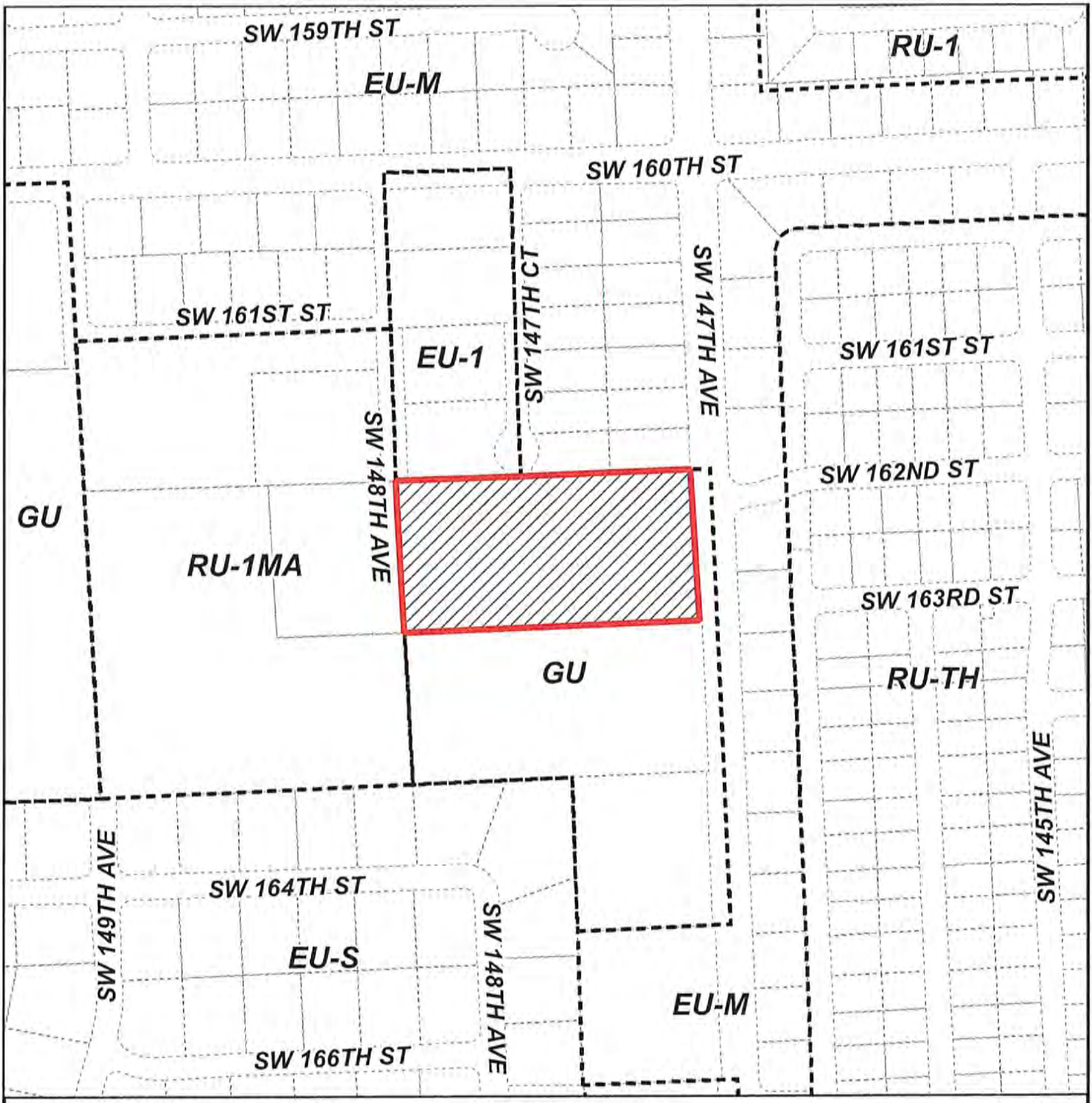
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Agreement completed.

2024-12-23 - 3:24:44 PM EST

Adobe Acrobat Sign



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2023000244

Section: 28 Township: 55 Range: 39
Applicant: Unity Center of Miami, Inc.
Zoning Board: C11
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
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S

Legend

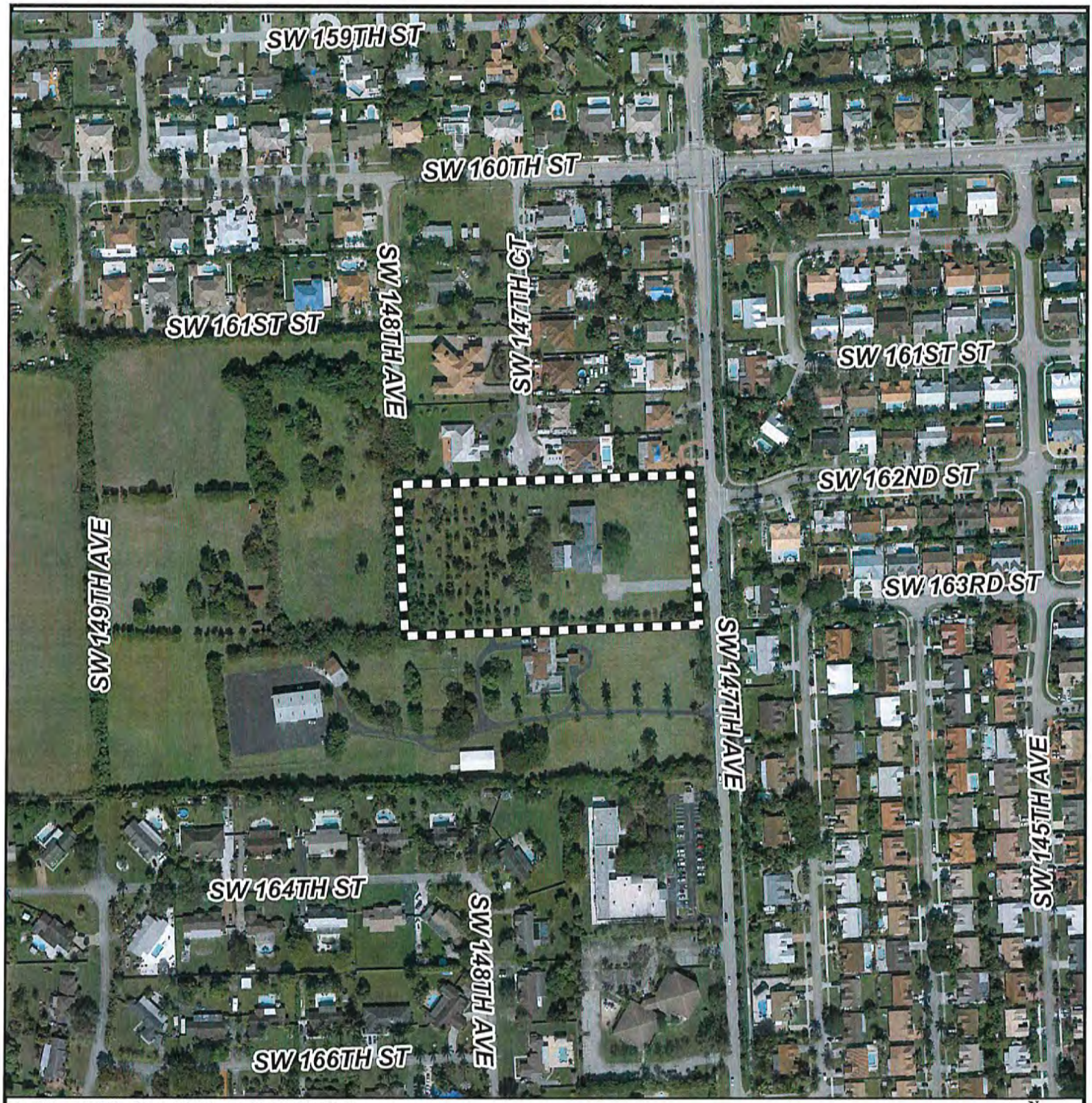
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, July 27, 2023

REVISION	DATE	BY
		JS



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000244

Legend
Subject Property

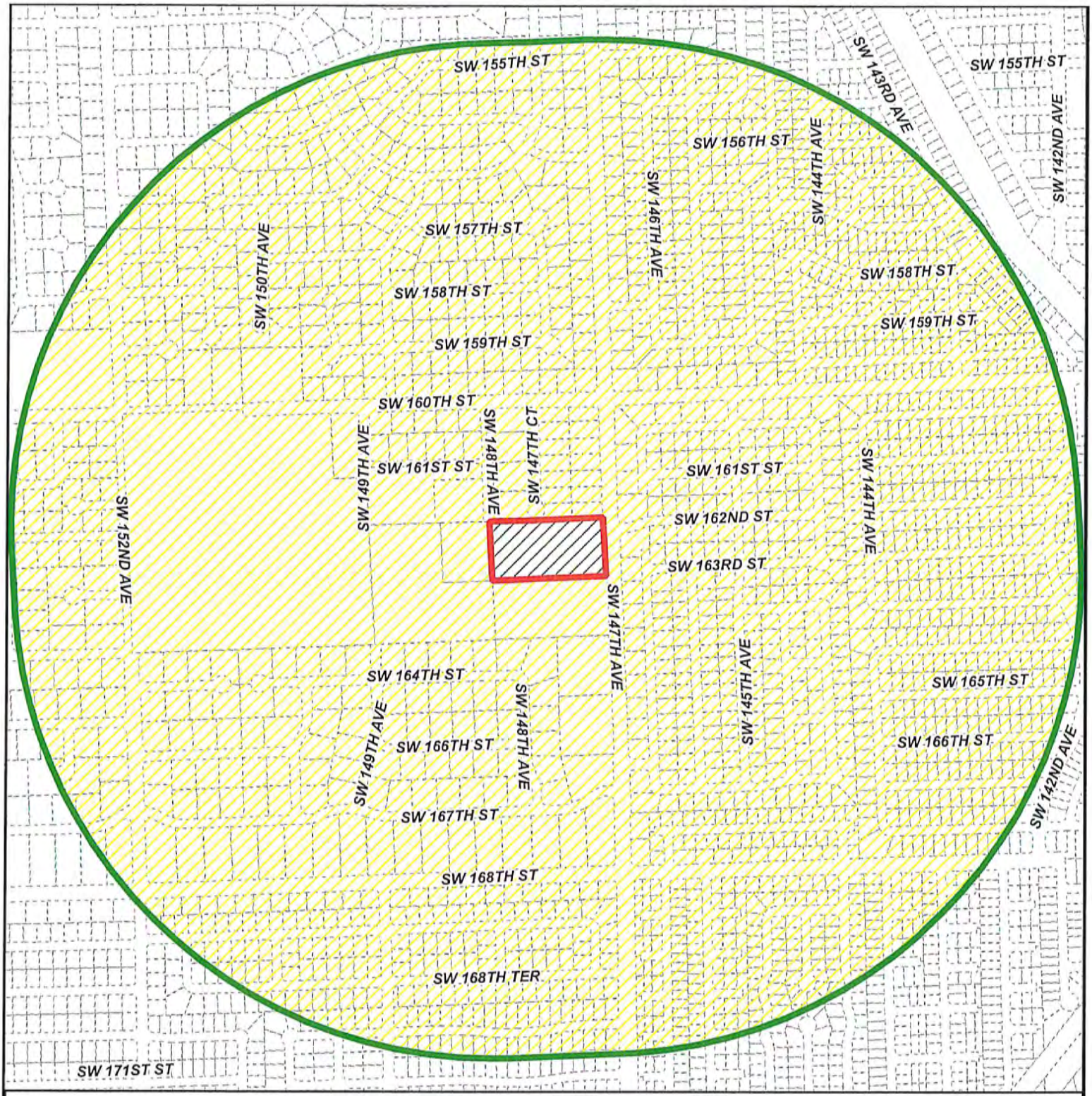
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Section: 28 Township: 55 Range: 39
Applicant: Unity Center of Miami, Inc.
Zoning Board: C11
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, July 27, 2023

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY

RADIUS MAP

Section: 28 Township: 55 Range: 39
Applicant: Unity Center of Miami, Inc.
Zoning Board: C11
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2023000244

RADIUS: 2640

Legend

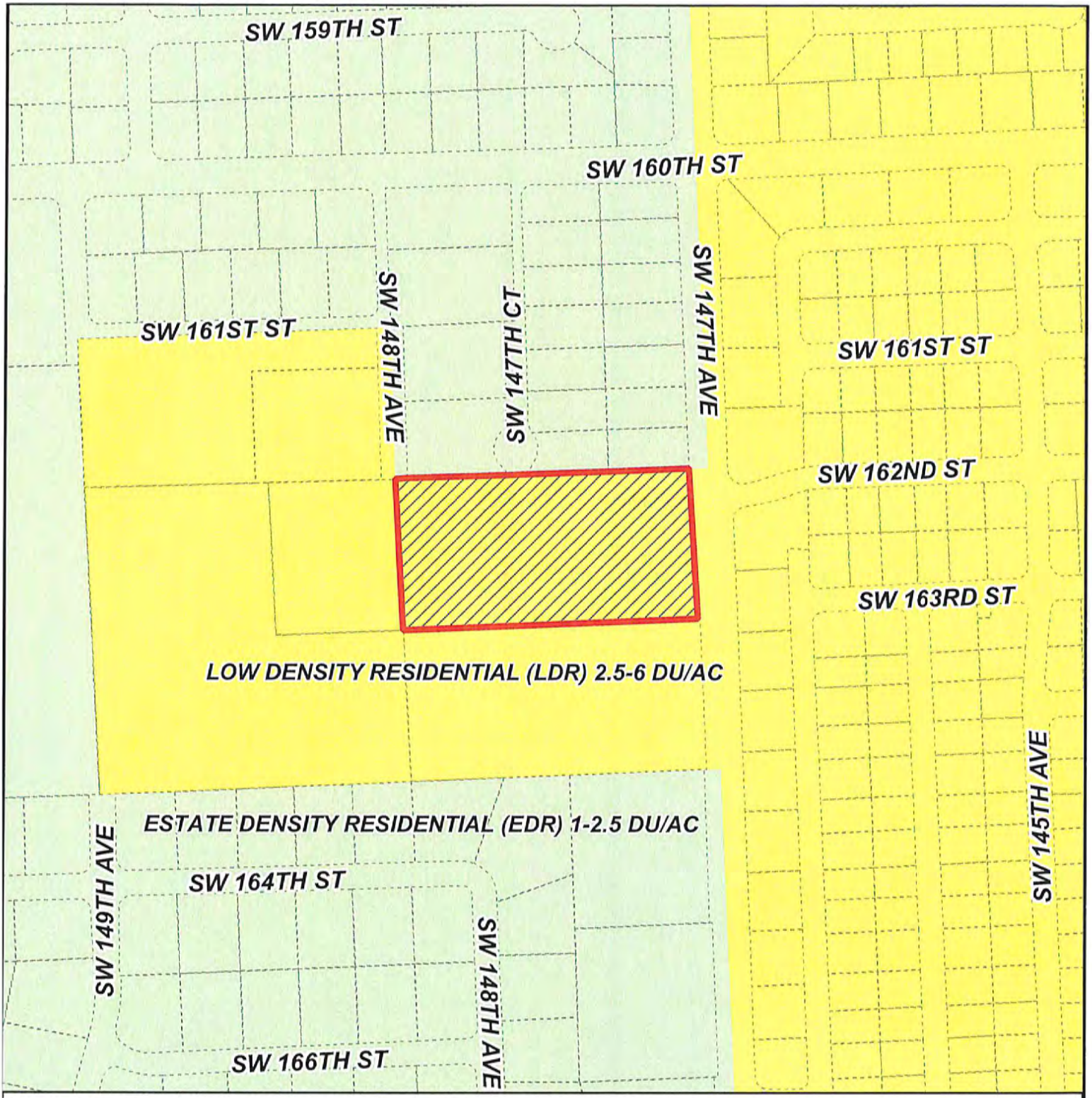
- Subject Property
- Buffer
- Property Boundaries

N
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, July 27, 2023

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000244

Section: 28 Township: 55 Range: 39
Applicant: Unity Center of Miami, Inc.
Zoning Board: C11
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

N
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S

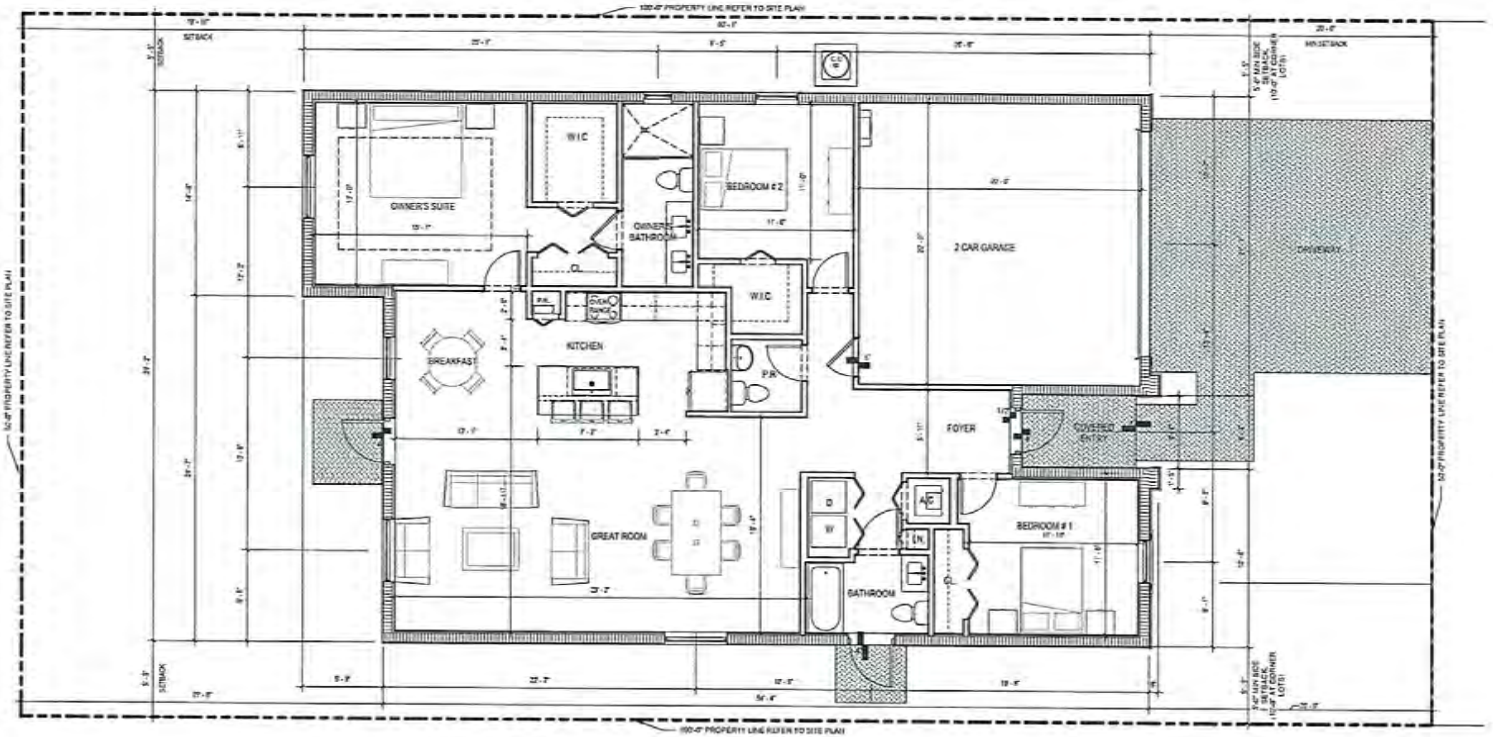
MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, July 27, 2023

REVISION	DATE	BY
		28

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

29.



AREA CALCULATIONS

1 STORY, 3 BED, 2 BATHS, 2 CAR GARAGE

GROUND FLOOR GROSS LIVING A/C AREA	1,732 SF
TOTAL GROSS AREA	1,732 SF
GARAGE	432 SF
COVERED ENTRY	53 SF
TOTAL AREA	2,217 SF
LOT COVERAGE	2,217 SF (28.6%)
PRIVATE OPEN SPACE	3,240 SF

GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

CORWIL ARCHITECTS

PROJECT:

UNITY CHURCH

MODEL 3695

OWNER:

LENNAR

GROUND FLOOR PLAN

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

DATE: 09/10/2022
JOB No.: 2018-43
DRAWN BY: Author
APPR BY: Approver
PRINTED: 6/15/2023 11:56:55 AM

SHEET NUMBER

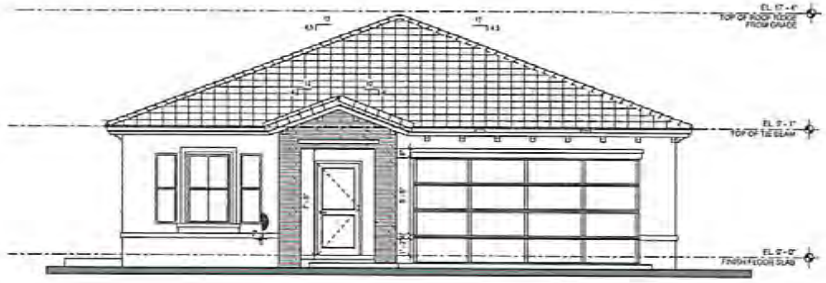
A-101

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

30



FRONT ELEVATION- OPTION 'A'
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPTION 'B'
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:
UNITY CHURCH
MODEL 3695

OWNER:
LENNAR

EXTERIOR FRONT ELEVATIONS - OPTIONS 'A' & 'B'

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

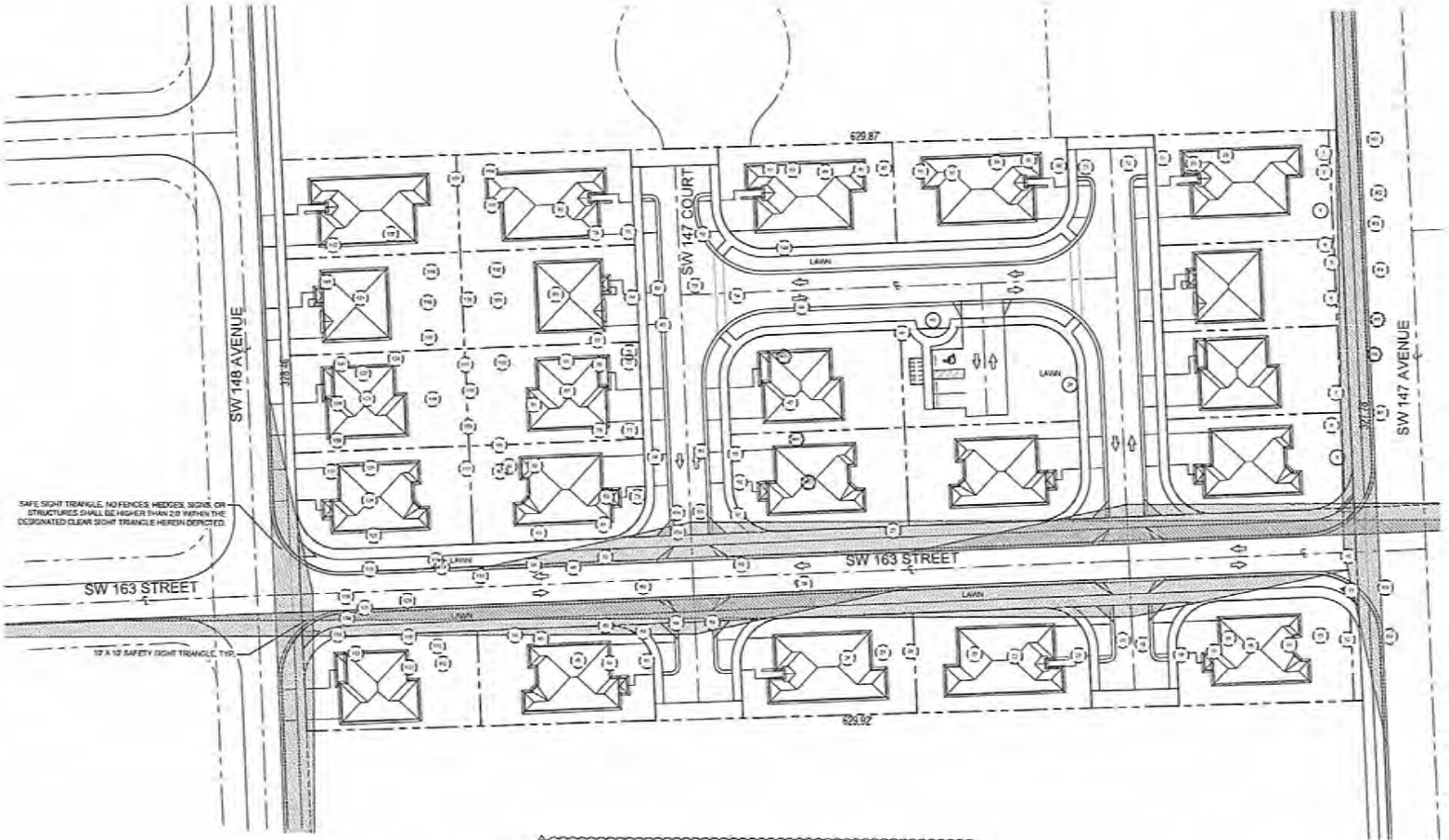
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DATE: 09/10/2022
JOB No.: 2018-43
DRAWN BY: Author
APPR BY: Approver
PRINTED: 4/21/2023 11:22:57 AM

SHEET NUMBER:
A-102

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R.O.W. TREE NOTES:

- R.O.W. TREES # R5 AND #R6 WILL BE RELOCATED TO AN OFF SITE LOCATION PROVIDED BY ALFREDO RIVERO OF R.A.A.M.

SYMBOL LEGEND

- (R) Tree to Remove
- (R) Tree to Relocate
- (R) Tree to Remain

TREE DISPOSITION PLAN

Scale: 1" = 30'-0"

NORTH

WITKIN HULTS + PARTNERS

UNITY CHURCH

MIAMI DADE COUNTY, FLORIDA

TREE DISPOSITION PLAN

Revisions | Date | By

Seal

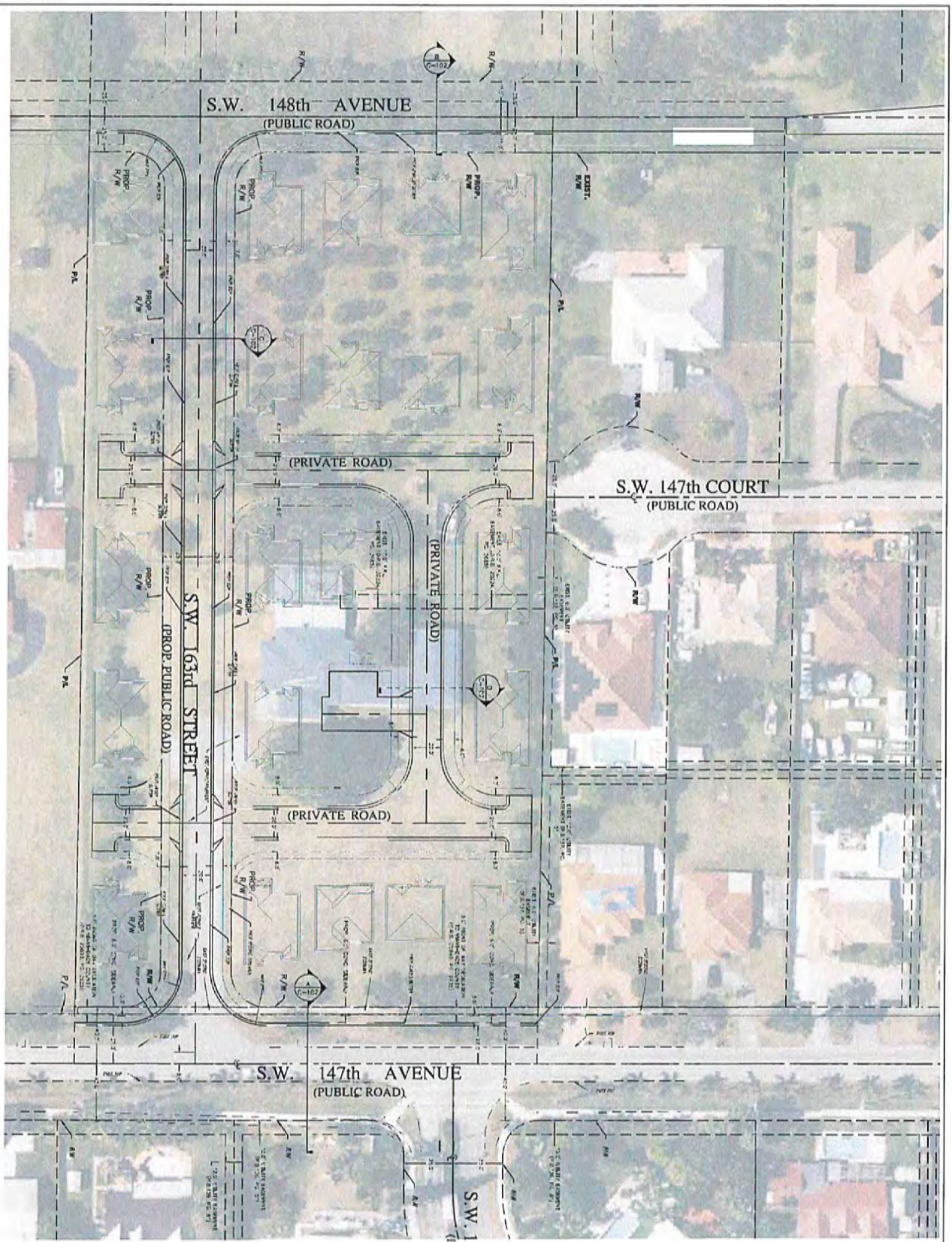
Lic. # LA0667290
Member A.S.L.A.

Drawing: Tree Disposition Plan
Date: 09/29/2023
Scale: See Left
Drawn by: AI
Sheet No.

TD-1

Cad Id.: 2023-634

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z23-244 DATE: OCT 18 2023 BY: CABR



UNITY CHURCH - RESIDENTIAL

SITE PLAN

LAYOUT

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

SECTION 28, TOWNSHIP 55, RANGE 39

SSA SCHWEBKE SHISKIN + ASSOCIATES

CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87

TEL. (954)433-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

REVISIONS			
No.	DESCRIPTION	DATE	BY

FILE No. AJ-6269	
DESIGNED BY: L.F.L.	
DESIGNED DATE: 08.2023	
DRAFTED BY: L.A.P.	
CHECKED BY: L.F.L.	
SCALE: SEE PLAN	

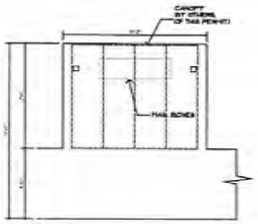
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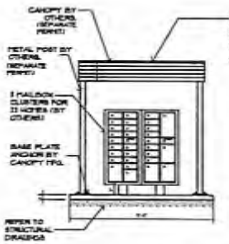
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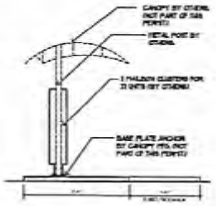
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z23-244 DATE: OCT 18 2023 BY: CABR



FLOOR PLAN

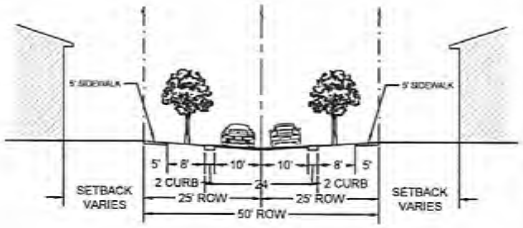


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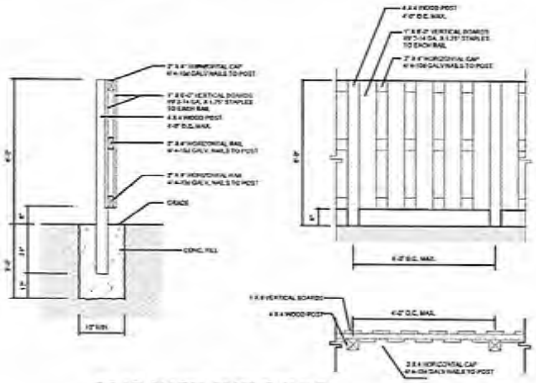


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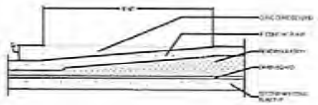
MAILBOX KIOSK
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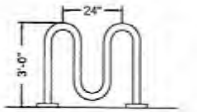
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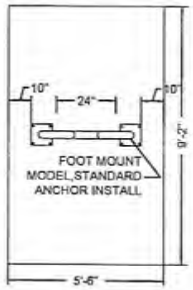


REAR YARD ENCLOSURE
WOOD FENCE DETAILS
SCALE: NTS

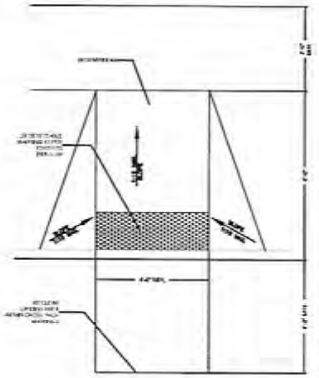


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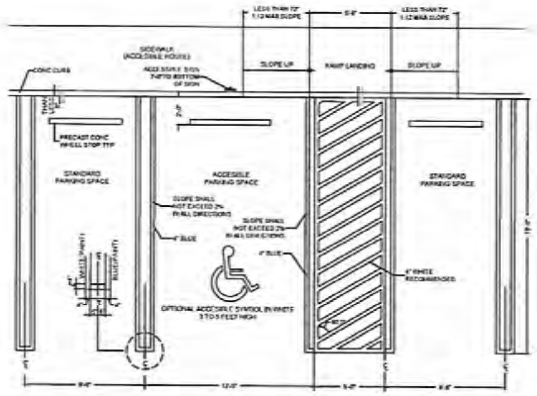




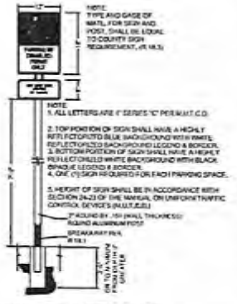
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RACK DETAIL
SCALE: 1/2" = 1'-0"



HANDICAPPED
RAMP PLAN
SCALE: 1/2" = 1'-0"



PARKING DETAILS
SCALE: 1/4" = 1'-0"



NOTE: CONTRACTOR SHALL VERIFY ALL THE REQUIRED INFORMATION NECESSARY AT EACH SIGN WITH LOCAL AUTHORITIES PRIOR TO FURCHASING.

PASCUAL PEREZ KILIODJIAN STARR
ARCHITECTS + PLANNERS

OWNER
LENNAR HOMES

UNITY CHURCH
BY: LENNAR HOMES
RU-1MA
MIAMI-DADE COUNTY, FLORIDA

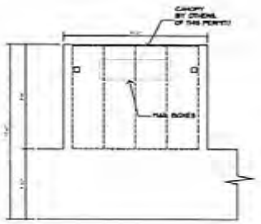
SITE PLAN

SITE PLAN
DATE: 10/03/23
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DRAWN: AS
CHECKED: PPK
JOB NO.

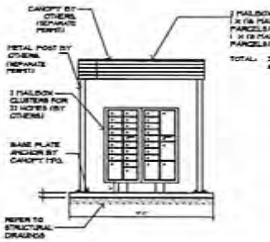
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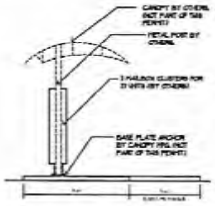
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z23-244 DATE: OCT 18 2023 BY: CABR



FLOOR PLAN

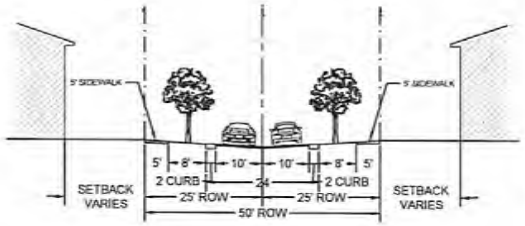


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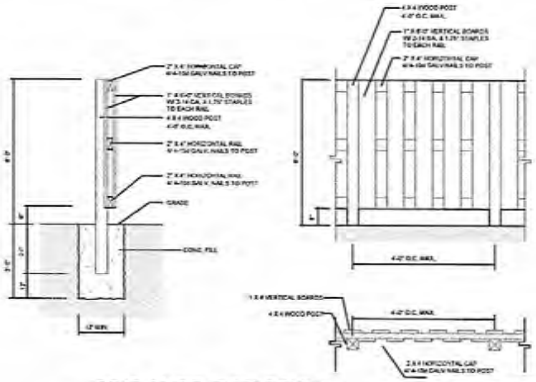


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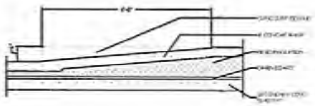
MAILBOX KIOSK
SCALE: 1/4" = 1'-0"



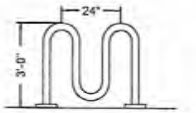
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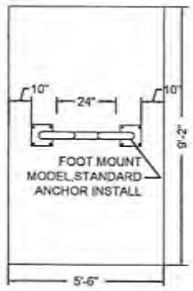


REAR YARD ENCLOSURE
WOOD FENCE DETAILS
SCALE: NTS

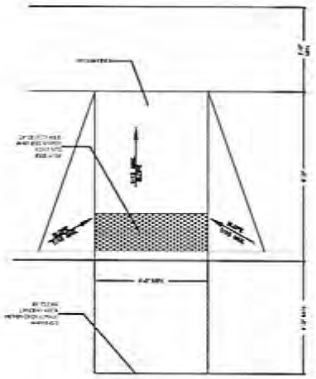


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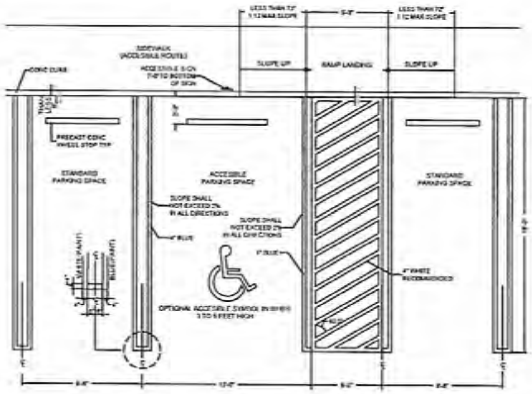




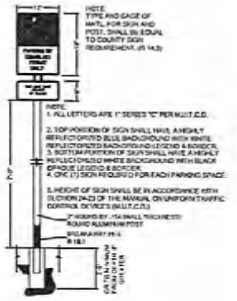
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RACK DETAIL
SCALE: 1/2" = 1'-0"



HANDICAPPED
RAMP PLAN
SCALE: 1/2" = 1'-0"



PARKING DETAILS
SCALE: 1/4" = 1'-0"



NOTE: CONTRACTOR SHALL VERIFY ALL THE REQUIRED INFORMATION NECESSARY AT EACH SIGN WITH LOCAL AUTHORITIES PRIOR TO PURCHASING.

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PASCUAL
PEREZ
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UNITY CHURCH
BY: LENNAR HOMES
RU-1MA
MIAMI-DADE COUNTY, FLORIDA

OWNER
LENNAR HOMES

SEAL

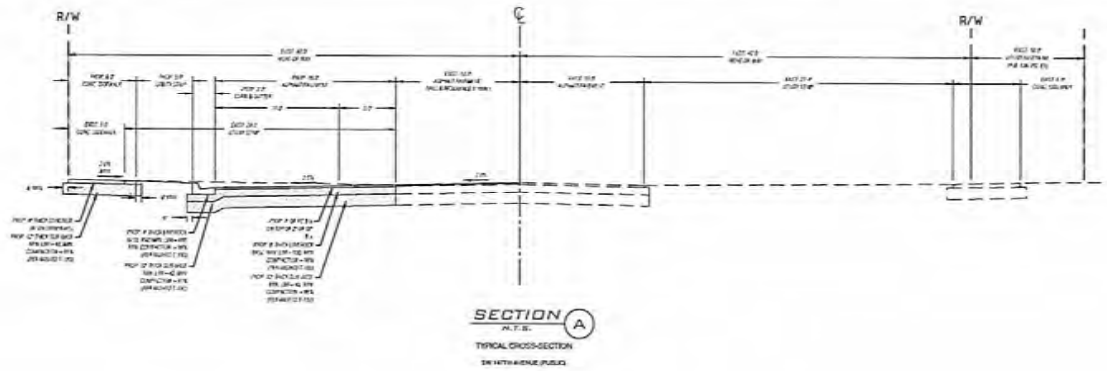
SITE PLAN

SITE PLAN
DATE 20230918
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CHECKED BY ITE
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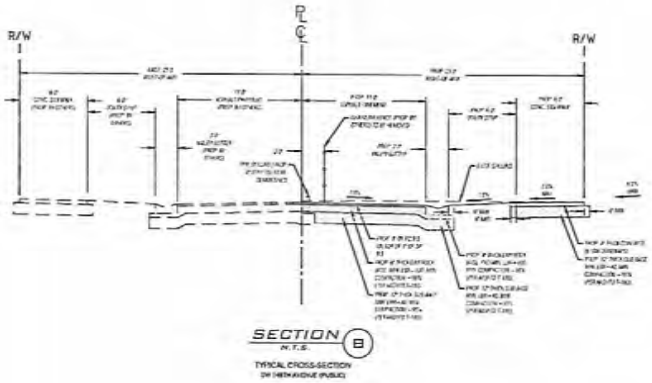
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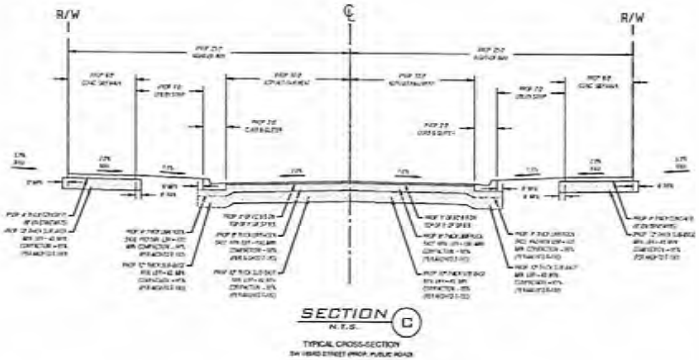
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z23-244 DATE: OCT 18 2023 BY: CABR



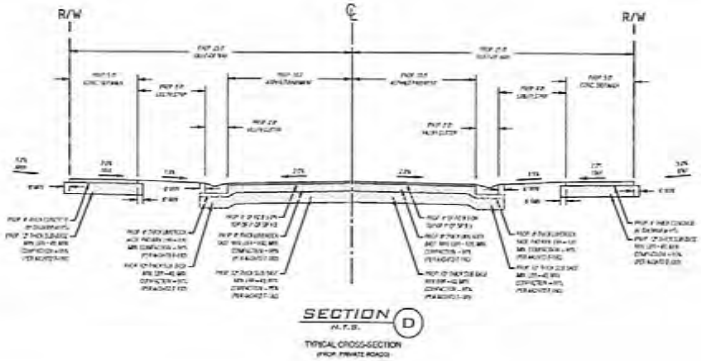
SECTION A
N.T.S.
TYPICAL CROSS-SECTION



SECTION B
N.T.S.
TYPICAL CROSS-SECTION



SECTION C
N.T.S.
TYPICAL CROSS-SECTION



SECTION D
N.T.S.
TYPICAL CROSS-SECTION

REVISIONS

No.	DESCRIPTION	DATE	BY
1	(DRB 1) (08/07/23)	8/25/23	T.S.

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA4987 | LB4987
TEL (954) 435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33029 www.sschf.com

UNITY CHURCH - RESIDENTIAL
SITE PLAN
CROSS SECTIONS
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 28, TOWNSHIP 55, RANGE 39

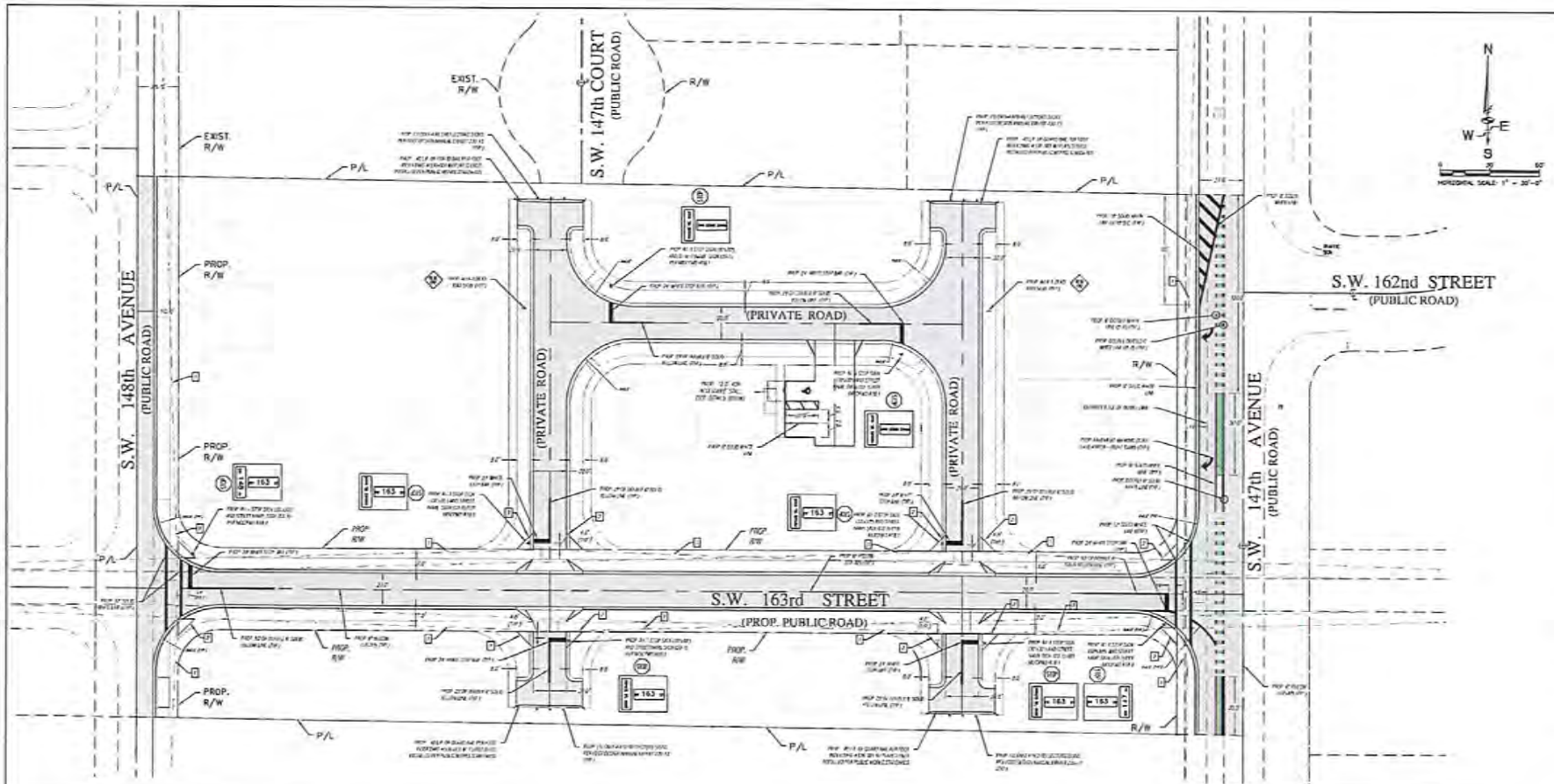
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DESIGNED BY: L.F.L.
DESIGNED DATE: 08/2023
DRAFTED BY: L.R.P.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

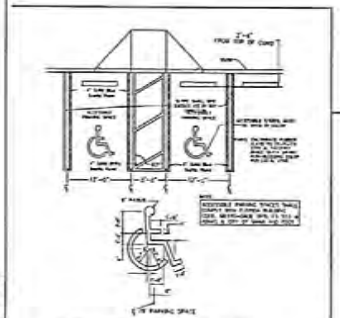
LUIS FERNANDO LEON LICENSE No. 58570 STATE OF FLORIDA PROFESSIONAL ENGINEER
SIGNATURE: 10/2/2023

STATUS: PRELIMINARY
SHEET NAME: C-102
SHEET 2 OF 4

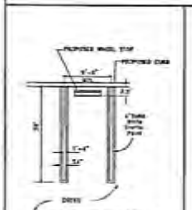
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z23-244 DATE: OCT 18 2023 BY: CABR

36

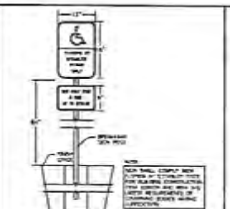




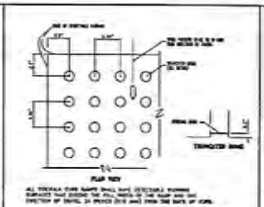
ACCESSIBLE SYMBOL & PARKING DETAIL



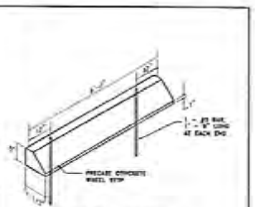
TYPICAL STANDARD PARKING SPACE WITH WHEELSTOP



ACCESSIBLE PARKING SIGN



CURB RAMP DETECTABLE WARNING



TYPICAL DETAIL CONC. WHEELSTOP

SIGHT TRIANGLE NOTES:

1. DENOTES SAFE SIGHT DISTANCE TRIANGLE PER FDOT DESIGN MANUAL (EXHIBIT 212-4)
2. DENOTES 10'X10' PEDESTRIAN SIGHT TRIANGLE PER MIAMI-DADE COUNTY.

DESIGN SPEEDS FOR EACH ROAD:

a. NW 147TH AVENUE: 45MPH
b. NW 163RD STREET: 35MPH
c. NW 148TH AVENUE: 35MPH

REVISIONS

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS
CA#87 | LB#87

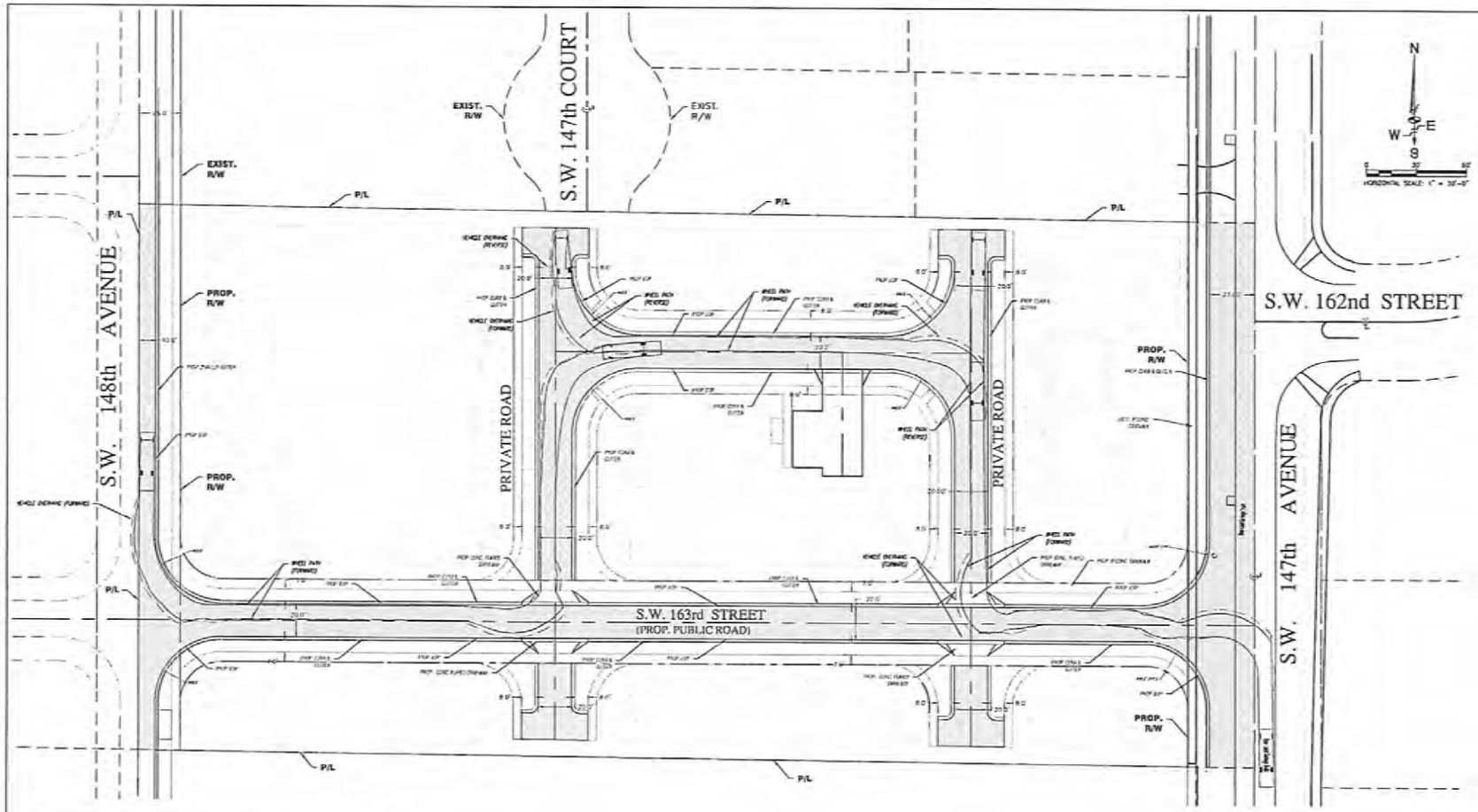
UNITY CHURCH - RESIDENTIAL
PAVEMENT SIGNAGE AND MARKING
PLAN VIEW
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 28, TOWNSHIP 55, RANGE 39

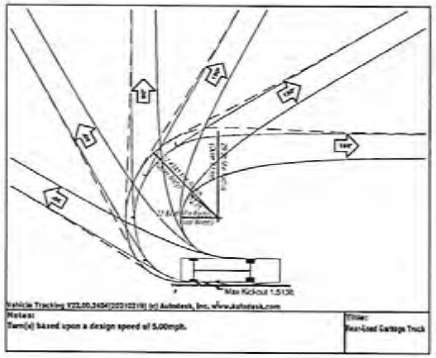
P.E.No. 56978
DESIGNED BY: L.F.L.
DRAWN BY: L.A.P.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

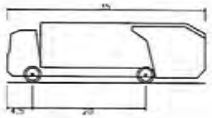
LUIS FERNANDO LEON LICENSE No. 56978 STATE OF FLORIDA PROFESSIONAL ENGINEER

STATUS: PRELIMINARY
SHEET NAME: C-102
SHEET 3 OF 4

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z23-244 DATE: OCT 18 2023 BY: CABR







Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

REVISIONS

No.	DESCRIPTION	DATE

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#97 | LB#97
TEL: (954)782-2100 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

UNITY CHURCH - RESIDENTIAL
REAR-LOAD GARBAGE TRUCK ACCESS PLAN
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 28, TOWNSHIP 55, RANGE 39

FILE No. A-24259
DESIGNED BY: L.F.L.
DESIGNED DATE: 09/2023
DRAFTED BY: L.F.L.
CHECKED BY: L.F.L.
SCALE: SEE PLAN

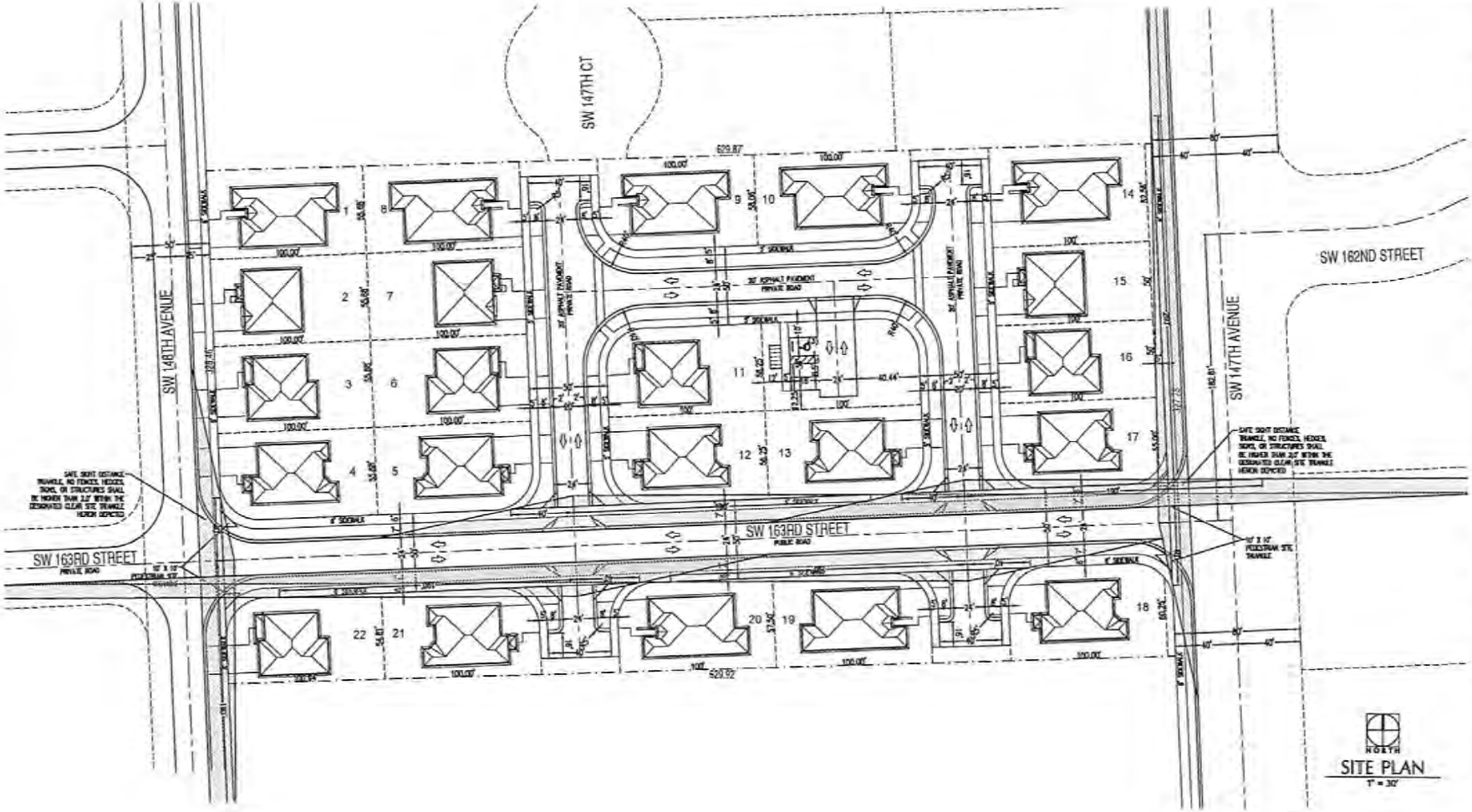
LUIS FERNANDO LEON LICENSE No. 56670 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL DATE: 10/2/2023

STATUS: PRELIMINARY
SHEET NAME: C-301
SHEET 4 OF 4

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z23-244 DATE: OCT 18 2023 BY: CABR

ZONING DISTRICT	RU-1MA	
	PERMITTED/ ALLOWED	PROVIDED
MINIMUM LOT WIDTH	50'	50'
MINIMUM LOT AREA	5,000 SF	5,000 SF
MAXIMUM LOT COVERAGE	45 %	45 %
FRONT SETBACK	15 FOR 50% OF THE LINEAL FOOTAGE OF THE WIDTH OF THE HOUSE AND 25 FOR BALANCE; EXCEPT 20 FOR ATTACHED GARAGES	15 FOR 50% OF THE LINEAL FOOTAGE OF THE WIDTH OF THE HOUSE AND 25 FOR BALANCE; EXCEPT 20 FOR ATTACHED GARAGES
REAR SETBACK	15 FOR 50% OF THE LINEAL FOOTAGE OF THE WIDTH OF THE HOUSE AND 25 FOR BALANCE	15 FOR 50% OF THE LINEAL FOOTAGE OF THE WIDTH OF THE HOUSE AND 25 FOR BALANCE
INTERIOR SIDE SETBACK	5'	5'
SIDE STREET SETBACK	10'	10'
PARKING	2 PER UNIT	2 PER UNIT

SITE DATA		
	SF	ACRES
GROSS AREA (SURVEY)	206,668.73	4.74
SW 148TH AVENUE DEDICATION	8,211.27	0.19
SW 163RD STREET DEDICATION	30,778.74	0.71
NET AREA	167,678.72	3.85
	#	DUA
RU-1MA LOTS:	22	116.71
AREA CALCULATIONS	SF	%
SINGLE FAMILY HOME LOTS	127,136.00	75.82 %
ROADS AND PAVED AREAS	22,316.54	13.31 %
SIDEWALKS	7,232.70	4.31 %
GREEN AREAS	10,993.48	6.56 %
TOTAL	167,678.72	100.00 %



PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS • PLANNERS

UNITY CHURCH
BY: LENNAR HOMES
RU-1MA
MIAMI-DADE COUNTY, FLORIDA

SITE PLAN

SP-1

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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z23-244 DATE: FEB 15 2024 BY: CABR

Tree #	Common Name	Botanical Name	DBH (in)	Height (ft)	Canopy Area (sq ft)*	Condition	Disposition	Note
1	Avocado	Persea americana			104.5	Fair/Good	Remove	Mapped aerially as cluster
2	Avocado	Persea americana				Fair/Good	Remove	
3	Live Oak	Quercus virginiana	36.2		650.8	Good	Remove	Mapped aerially
4	Avocado	Persea americana			1215.9	Fair/Good	Remove	Mapped aerially as cluster
5	Avocado	Persea americana				Fair/Good	Remove	
6	Avocado	Persea americana				Fair/Good	Remove	
7	Avocado	Persea americana			636.6	Fair/Good	Remove	Mapped aerially as cluster
8	Avocado	Persea americana				Fair/Good	Remove	
9	Brazilian Pepper	Schinus terebinthifolia	4.1		78.9	Fair/Good	Remove	Mapped aerially
10	Avocado	Persea americana			2078.3	Fair/Good	Remove	Mapped aerially as cluster
11	Avocado	Persea americana				Fair/Good	Remove	
12	Avocado	Persea americana				Fair/Good	Remove	
13	Avocado	Persea americana				Fair/Good	Remove	
14	Avocado	Persea americana				Fair/Good	Remove	
15	Avocado	Persea americana				Fair/Good	Remove	
16	Florida Strangler Fig	Ficus aurea	5.2		42.8	Good	Remove	Mapped aerially
17	Brazilian Pepper	Schinus terebinthifolia	4.3		125.8	Good	Remove	Mapped aerially
18	Bridal Veil Tree	Bauhinia variegata	4.6		257.3	Good	Remove	Mapped aerially
19	Avocado	Persea americana			620.6	Fair/Good	Remove	Mapped aerially as cluster
20	Avocado	Persea americana				Fair/Good	Remove	
21	Avocado	Persea americana				Fair/Good	Remove	
22	Avocado	Persea americana			275.2	Fair/Good	Remove	Mapped aerially as cluster
23	Avocado	Persea americana				Fair/Good	Remove	
24	Avocado	Persea americana			1186.9	Fair/Good	Remove	Mapped aerially as cluster
25	Avocado	Persea americana				Fair/Good	Remove	
26	Avocado	Persea americana				Fair/Good	Remove	
27	Orange tree	Citrus sinensis	9.8		80.3	Good	Remove	Mapped aerially

Tree #	Common Name	Botanical Name	DBH (in)	Height (ft)	Canopy Area (sq ft)*	Condition	Disposition	Note
28	Florida Strangler Fig	Ficus aurea	22	35	3033.3	Good	Remove	Reduced, healthy, very little damage, lush
29	Avocado	Persea americana			1018.4	Poor	Remove	Mapped aerially as cluster
30	Avocado	Persea americana				Poor	Remove	
31	Avocado	Persea americana				Poor	Remove	
32	Avocado	Persea americana			126.6	Poor	Remove	Mapped aerially
33	Avocado	Persea americana			782.9	Poor	Remove	Mapped aerially as cluster
34	Avocado	Persea americana				Poor	Remove	
35	Live Oak	Quercus virginiana	33.3		554.2	Good	Remove	Mapped aerially
36	Avocado	Persea americana			1013.7	Poor	Remove	Mapped aerially as cluster
37	Avocado	Persea americana				Poor	Remove	
38	Avocado	Persea americana				Poor	Remove	
39	Gumbo Limbo	Bursera simaruba	32.9		804.6	Poor	Remove	Mapped aerially
40	Live Oak	Quercus virginiana	28.7	40	1385.6	Good/Moderate	Remove	Dbh of thicket, minimal pruning
41	Live Oak	Quercus virginiana	20	35	1077.6	Good	Remove	Lopsided tree pruning, some included bark, adhesion beside
42	Live Oak	Quercus virginiana	42.8		281.9	Good	Remove	Mapped aerially
43	Live Oak	Quercus virginiana	31.6	45	1149.5	Good	Relocate	Lopsided tree pruning, some included bark, adhesion beside
44	Live Oak	Quercus virginiana	19.2		433.6	Good	Remove	Mapped aerially
45	Live Oak	Quercus virginiana	44.2		1707.3	Good	Remove	Mapped aerially as cluster
46	Live Oak	Quercus virginiana	37.7			Good	Remove	
47	Avocado	Persea americana			1240.0	Poor	Remove	Mapped aerially as cluster
48	Avocado	Persea americana				Poor	Remove	
49	Avocado	Persea americana				Poor	Remove	
50	Avocado	Persea americana				Poor	Remove	
51	Avocado	Persea americana				Poor	Remove	
52	Avocado	Persea americana			300.3	Poor	Remove	Mapped aerially
53	Avocado	Persea americana			99.1	Poor	Remove	Mapped aerially

Tree #	Common Name	Botanical Name	DBH (in)	Height (ft)	Canopy Area (sq ft)*	Condition	Disposition	Note
54	Chinese Brush Tree	Pseudobombax ellipticum	9.9		98.8	Fair	Remove	Mapped aerially
55	Mango	Mangifera indica			475.1	Good	Remove	Mapped aerially
56	Tabebuia	Tabebuia caraiba			1067.4	Good	Remove	Mapped aerially as cluster
57	Tamarind	Tamarindus indica				Good	Remove	
58	Mango	Mangifera indica			804.2	Good	Remove	Mapped aerially
59	Avocado	Persea americana			259.8	Poor	Remove	Mapped aerially
60	Avocado	Persea americana			216.8	Poor	Remove	Mapped aerially
61	Avocado	Persea americana			402.8	Poor	Remove	Mapped aerially
62	Avocado	Persea americana			263.1	Poor	Remove	Mapped aerially
63	Avocado	Persea americana			150.8	Poor	Remove	Mapped aerially
64	Avocado	Persea americana			266.7	Poor	Remove	Mapped aerially
65a	Avocado	Persea americana			408.6	Poor	Remove	Tree log number duplicate of adjacent tree #65, mapped aerially as cluster
65b	Avocado	Persea americana				Poor	Remove	
66	Avocado	Persea americana			242.7	Poor	Remove	Mapped aerially
67	Avocado	Persea americana			229.2	Poor	Remove	Mapped aerially
68	Avocado	Persea americana			589.3	Poor	Remove	Mapped aerially
69	Avocado	Persea americana			322.3	Poor	Remove	Mapped aerially
70	Avocado	Persea americana			708.5	Poor	Remove	Mapped aerially as cluster
71	Avocado	Persea americana				Poor	Remove	
72	Avocado	Persea americana			349.6	Poor	Remove	Mapped aerially
73	Gumbo Limbo	Bursera simaruba	7.1		82.5	Poor	Remove	Mapped aerially
74	Avocado	Persea americana			304.3	Poor	Remove	Mapped aerially
75	Avocado	Persea americana			338.8	Poor	Remove	Mapped aerially
76	Avocado	Persea americana			76.2	Poor	Remove	Mapped aerially
77	Avocado	Persea americana			547.2	Poor	Remove	Mapped aerially as cluster
78	Avocado	Persea americana				Poor	Remove	
79	Avocado	Persea americana			130.4	Poor	Remove	Mapped aerially

Tree #	Common Name	Botanical Name	DBH (in)	Height (ft)	Canopy Area (sq ft)*	Condition	Disposition	Note
80	Avocado	Persea americana			418.4	Poor	Remove	Mapped aerially
81	Avocado	Persea americana			342.9	Poor	Remove	Mapped aerially
82	Avocado	Persea americana			122.6	Poor	Remove	Mapped aerially
83	Avocado	Persea americana			181.2	Poor	Remove	Mapped aerially
84	Avocado	Persea americana			129.1	Poor	Remove	Mapped aerially
85	Avocado	Persea americana			230.8	Poor	Remove	Mapped aerially
86	Avocado	Persea americana			224.1	Poor	Remove	Mapped aerially
87	Florida Strangler Fig	Ficus aurea	7.3		346.3	Fair	Remove	Mapped aerially
88	Avocado	Persea americana			570.5	Poor	Remove	Mapped aerially
89	Avocado	Persea americana			97.8	Poor	Remove	Mapped aerially
90	Avocado	Persea americana			122.2	Poor	Remove	Mapped aerially
91	Avocado	Persea americana			238.8	Poor	Remove	Mapped aerially
92	Avocado	Persea americana			875.0	Poor	Remove	Mapped aerially
93	Avocado	Persea americana			276.5	Poor	Remove	Mapped aerially as cluster
94	Avocado	Persea americana				Poor	Remove	
95	Avocado	Persea americana			267.5	Poor	Remove	
96	Avocado	Persea americana			1155.4	Poor	Remove	Mapped aerially
97	Gumbo Limbo	Bursera simaruba	9.4		1795.5	Good	Remove	Mapped aerially
98	Avocado	Persea americana			187.8	Poor	Remove	Mapped aerially
99	Florida Strangler Fig	Ficus aurea	18.1		1177.2	Good	Remove	Mapped aerially
100	Avocado	Persea americana			81.7	Poor	Remove	Mapped aerially
101	Avocado	Persea americana			212.4	Poor	Remove	Mapped aerially as cluster
102	Avocado	Persea americana				Poor	Remove	
103	Avocado	Persea americana			1303.1	Poor	Remove	Mapped aerially as cluster
104	Avocado	Persea americana				Poor	Remove	
105	Avocado	Persea americana				Poor	Remove	
106	Avocado	Persea americana			127.2	Poor	Remove	Mapped aerially

Tree #	Common Name	Botanical Name	DBH (in)	Height (ft)	Canopy Area (sq ft)*	Condition	Disposition	Note
107	Avocado	Persea americana			150.2	Poor	Remove	Mapped aerially
108	Florida Strangler Fig	Ficus aurea	11.2		208.6	Good	Remove	Mapped aerially
109	Avocado	Persea americana			265.9	Poor	Remove	Mapped aerially
110	Avocado	Persea americana			145.0	Poor	Remove	Mapped aerially
111	Florida Strangler Fig	Ficus aurea	7.5		412.8	Good	Remove	Mapped aerially
112	Avocado	Persea americana			427.1	Poor	Remove	Mapped aerially
113	Avocado	Persea americana			149.0	Poor	Remove	Mapped aerially
114	Florida Strangler Fig	Ficus aurea	13.9		71.7	Good	Remove	Mapped aerially
115	Avocado	Persea americana			252.8	Poor	Remove	Mapped aerially
116	Avocado	Persea americana			1326.9	Poor	Remove	Mapped aerially as cluster
117	Avocado	Persea americana				Poor	Remove	
118	Avocado	Persea americana				Poor	Remove	
119	Avocado	Persea americana				Poor	Remove	
120	Avocado	Persea americana			129.3	Poor	Remove	Mapped aerially
121	Avocado	Persea americana			97.6	Poor	Remove	Mapped aerially
122	Avocado	Persea americana			152.2	Poor	Remove	Mapped aerially
123	Avocado	Persea americana			144.9	Poor	Remove	Mapped aerially
124	Avocado	Persea americana			152.8	Poor	Remove	Mapped aerially
125	Avocado	Persea americana			312.8	Poor	Remove	Mapped aerially
126	Avocado	Persea americana			199.9	Poor	Remove	Mapped aerially as cluster
127	Avocado	Persea americana				Poor	Remove	
128	Avocado	Persea americana			247.3	Poor	Remove	Mapped aerially
129	Avocado	Persea americana			58.3	Poor	Remove	Mapped aerially
130	Avocado	Persea americana			46.3	Poor	Remove	Mapped aerially
131	Royal Poinciana	Delonix regia	3.9		19.6	Poor	Remove	Mapped aerially
132	Avocado	Persea americana			150.9	Poor	Remove	Mapped aerially
133	Florida Strangler Fig	Ficus aurea	5.8		120.5	Fair	Remove	Mapped aerially

Tree #	Common Name	Botanical Name	DBH (in)	Height (ft)	Canopy Area (sq ft)*	Condition	Disposition	Note
134	Avocado	Persea americana			95.8	Poor	Remove	Mapped aerially
135	Allspice	Pimenta dioica			243.8	Poor	Remove	Mapped aerially
136	Avocado	Persea americana			501.9	Poor	Remove	Mapped aerially as cluster
137	Avocado	Persea americana				Poor	Remove	
138	Avocado	Persea americana			171.1	Poor	Remove	Mapped aerially
139	Avocado	Persea americana			97.2	Poor	Remove	Mapped aerially
140	Avocado	Persea americana			102.9	Poor	Remove	Mapped aerially
141	Avocado	Persea americana			149.5	Poor	Remove	Mapped aerially
142	Papaya	Carica papaya			95.9	Fair/Good	Remove	Mapped aerially
	Specimen tree	Tabebuia heterophylla			1452.8	Good	Remove	Mapped aerially as cluster

Total canopy removed (sq ft): 37,502.20
(Total non-significant canopy removed): 37,502.20

*Canopy area was mapped aerially for all trees and tree

ROW Tree Inventory

Tree #	Common Name	Botanical Name	DBH (in)	Height (ft)	Canopy Area (sq ft)*	Condition	Disposition	Note
R1	Buttonwood	Conocarpus erectus	14.5	24	452.7	Fair	Remove	
R2	Buttonwood	Conocarpus erectus	22.0	32	753.5	Fair	Remove	Standing trunk, lots of pruning cuts, suspect rot issues
R3	Buttonwood	Conocarpus erectus	15.9	25	625.5	Fair	Remove	
R4	Buttonwood	Conocarpus erectus	17.3	28	370.0	Fair	Remove	Exposed to storage, debris, rotten leaning trunk, lifted soil
R5	Buttonwood	Conocarpus erectus	9.6	18	28.9	Good	Relocate	
R6	Buttonwood	Conocarpus erectus	9.9	15	18.9	Good	Relocate	
R7	Buttonwood	Conocarpus erectus	17.2	30	316.6	Good	Remove	
R8	Buttonwood	Conocarpus erectus	20.6	27	629.3	Fair	Remove	Leaders topped, moderate rot and [illegible] damage
R9	Buttonwood	Conocarpus erectus	18.4	25	676.5	Poor	Remove	Portion of leader missing and co-dominant leaders topped;

Total canopy loss (ft²): 3,892.9

*Canopy area was mapped aerially for

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307 North 21st Avenue, Hollywood, Florida
phone 954.923.9661 fax/sms 954.923.9669
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Project
UNITY CHURCH
MIAMI DADE COUNTY, FLORIDA
TREE DISPOSITION LIST

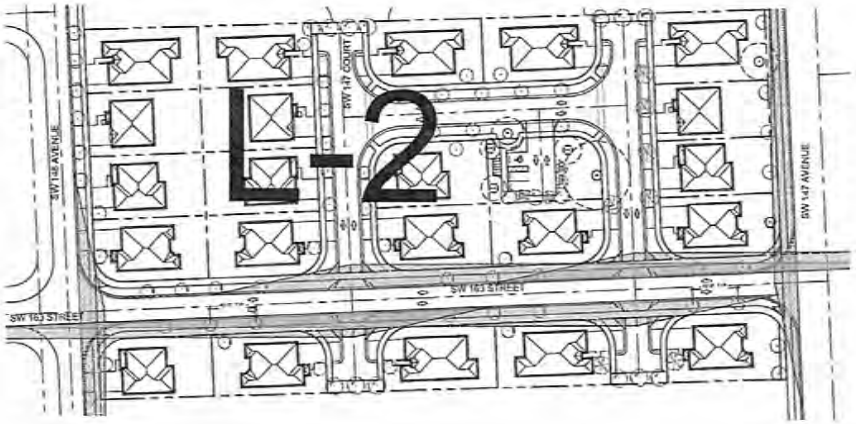
Revisions	Date	By

Seal

Lic. # LA0957295
Manager & T.L.A.

Drawing: Tree Disposition List
Date: 06/09/2023
Scale: See Left
Drawn by: JV
Sheet No:
TD-2
Cad Id.: 2023-034

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LANDSCAPE LIST- OVERALL COMMON AREAS ONLY

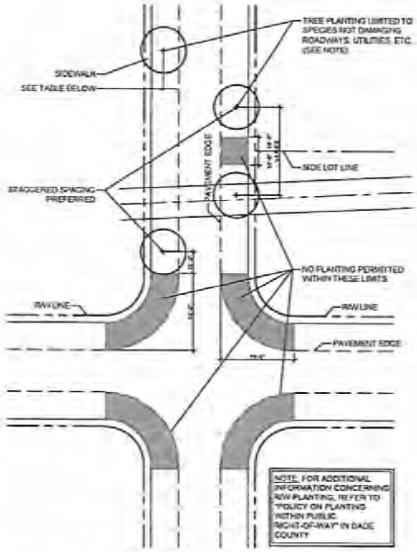
TREES AND PALMS

SYMBOL	QUAN.	PROPOSED MATERIAL		DESCRIPTION
	4	Bulnesia arborea VERAWOOD		10' HT., 8.2" CAL. F.G.
	15	*Bursera simaruba GUMBO LIMBO	(STREET TREES)	12' HT., 8.6" SPR., 2" CAL. F.G.
	22	*Clusia rosea PITCH APPLE	(STREET TREES)	12' HT., 8.6" SPR., 2" CAL. F.G.
	24	*Conocarpus erectus 'sericeus' SILVER BUTTONWOOD	(STREET TREES)	12' HT., 8.6" SPR., 2" CAL. F.G.
	16	*Quercus virginiana LIVE OAK		12' HT., 2" CAL. F.G.
	7	Tabebuia heterophylla PINK TRUMPET TREE	(STREET TREES)	12' HT., 8.6" SPR., 2" CAL. F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	95	*Conocarpus erectus GREEN BUTTONWOOD	24" HT., 8.24" SPR./24" O.C. 3 GAL.
CI	135	*Chrysobalanus icaco GREEN COCOPLUM	24" HT., 8.24" SPR./24" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOD/EVER SOD

* DENOTES NATIVE SPECIES.



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	2'	4'	14'

UNITY CHURCH ON SITE TREE MITIGATION CALCULATIONS

TREE MITIGATION BREAKDOWN

TYPE	REQUIREMENT	QTY	SQ.FT.
Tree 1	12' OA		-
Tree 1 Native	12' OA	19	9,500
Tree 2	8' OA	12	3,600
Tree 2 Native	8' OA	142	42,600
Palm 1	10' CT	-	-
Palm 1 Native	10' CT		-
Palm 2	3' CT	10	1,600
Palm 2 Native	3' CT	-	-
Small Tree	6' OA	-	-

TREE REPLACEMENT

	Required	Provided
Palm Replacement (Sq.Ft.)		1,600
Native Palm Replacement (Sq.Ft.)		-
Total Palm Replacement (Sq.Ft.)		1,600
Native Tree Replacement (Sq.Ft.)		52,100
Total Replacement (Sq.Ft.)	37,921	57,300

UNITY CHURCH R.O.W. TREE MITIGATION CALCULATIONS

TREE MITIGATION BREAKDOWN

TYPE	REQUIREMENT	QTY	SQ.FT.
Tree 1	12' OA		-
Tree 1 Native	12' OA	15	7,500
Tree 2	8' OA		
Tree 2 Native	8' OA		
Palm 1	10' CT	-	-
Palm 1 Native	10' CT		-
Palm 2	3' CT		
Palm 2 Native	3' CT	-	-
Small Tree	6' OA	-	-

TREE REPLACEMENT

	Required	Provided
Palm Replacement (Sq.Ft.)		-
Native Palm Replacement (Sq.Ft.)		-
Total Palm Replacement (Sq.Ft.)		-
Native Tree Replacement (Sq.Ft.)		7,500
Total Replacement (Sq.Ft.)	6,699	7,500

KEY PLAN NORTH

Scale: NTS

SYMBOL LEGEND

- Tree to Remain
- Relocated Tree

SHEET INDEX:

L-1 LANDSCAPE INDEX
L-2 LANDSCAPE PLAN
L-3 TYPICAL SFH MODEL 1695 LANDSCAPE PLAN
L-4 TYPICAL SFH MODEL 1821 LANDSCAPE PLAN
L-5 TYPICAL SFH MODEL 2148 LANDSCAPE PLAN
L-6 TYPICAL SFH MODEL 2403 LANDSCAPE PLAN
L-7 TYPICAL SFH MODEL 2655 LANDSCAPE PLAN
L-8 TYPICAL SFH MODEL 2905-NG LANDSCAPE PLAN
L-9 LANDSCAPE DETAILS

R.O.W. TREE NOTES:

- R.O.W. TREES # R5 AND #R6 WILL BE RELOCATED TO AN OFF SITE LOCATION PROVIDED BY ALFREDO RIVERO OF R.A.A.M.

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SE, 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD G5.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS. MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.



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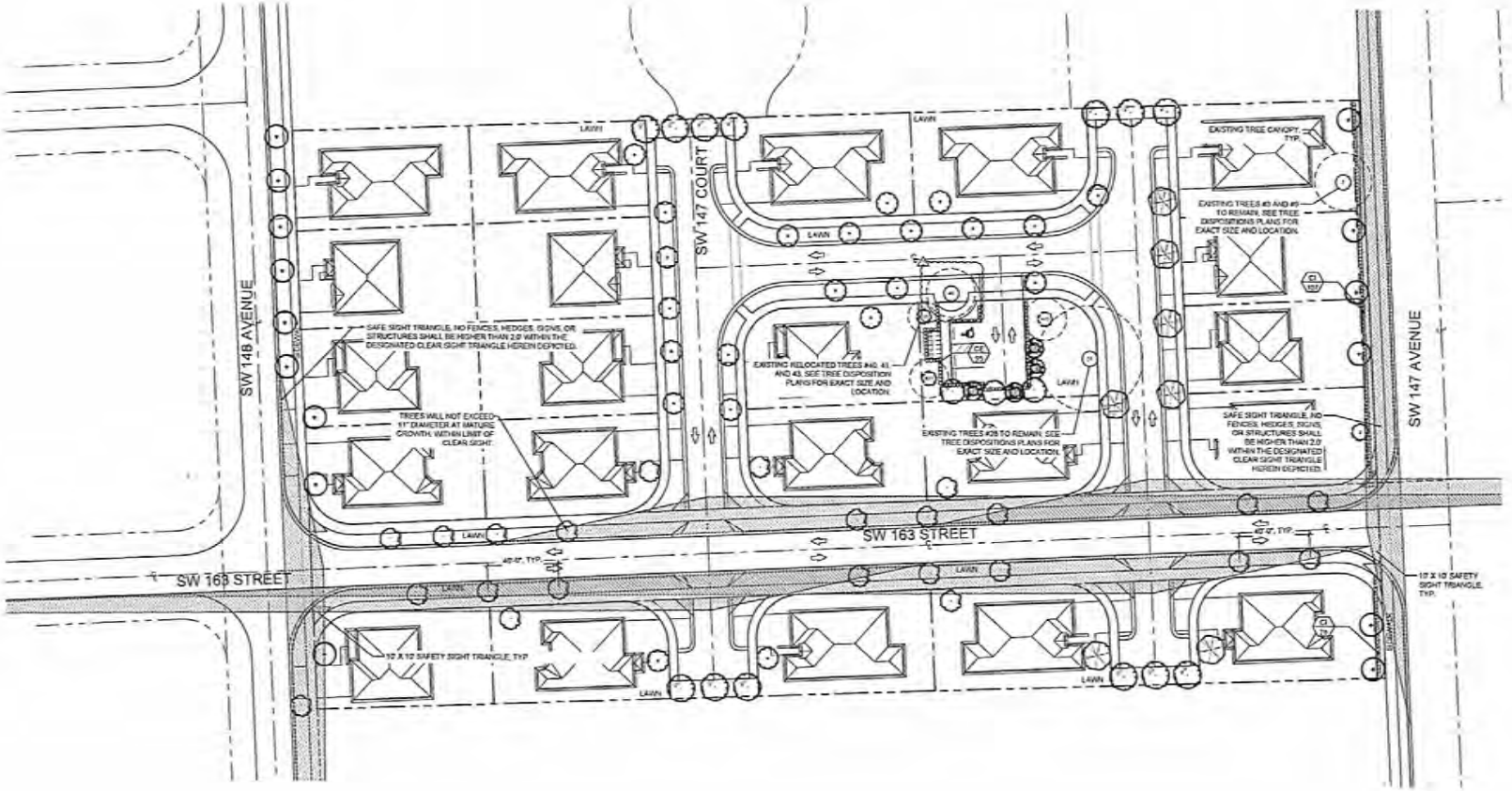
UNITY CHURCH
MIAMI DADE COUNTY, FLORIDA
INDEX

Revisions | Date | By

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Drawing Status
Date: 05/23/2023
Scale: See Left
Drawn by: JU
Sheet No.
L-1
Cad Id: 2023404

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LANDSCAPE PLAN

Scale: 1" = 30'-0"

NORTH

SYMBOL LEGEND

- Tree to Remain
- Relocated Tree

WITKIN HULTS + PARTNERS
337 South 21st Avenue, Hollywood, Florida
phone: 954.923.2661, facsimile: 954.923.2669
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UNITY CHURCH
MIAMI DADE COUNTY, FLORIDA
LANDSCAPE PLAN

Revisions | Date | By

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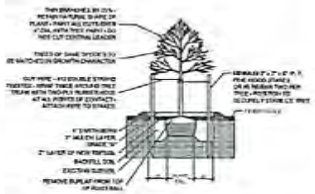
Lic. # LA0007290
Member A.S.L.A.

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Scale: See Left
Drawn by: AV
Sheet No.
L-2
Cad Id.: 2023-034

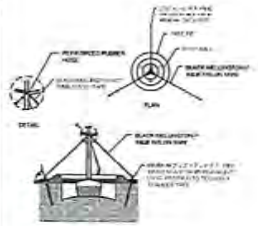
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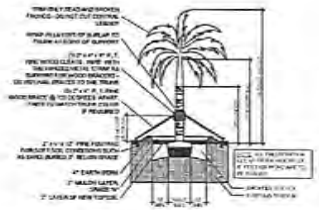
LARGE TREE PLANTING DETAIL



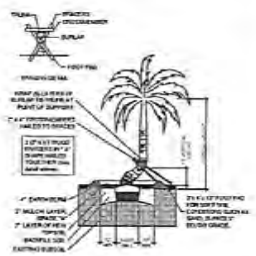
SMALL TREE PLANTING DETAIL



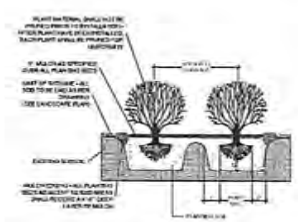
TYPICAL TREE GUYING DETAIL



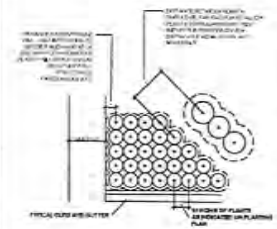
STRAIGHT TRUNK PALM PLANTING DETAIL



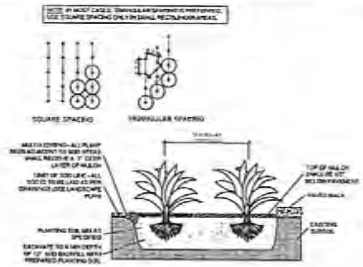
CURVED TRUNK PALM PLANTING DETAIL



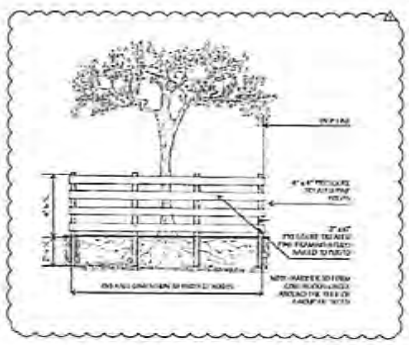
TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL



PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be composed of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pella", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

WITKIN HULTS + PARTNERS
Landscape Architecture
Planning
Urban Design

UNITY CHURCH
MIAMI DADE COUNTY, FLORIDA
LANDSCAPE DETAILS

Revisions | Date | By

Seal

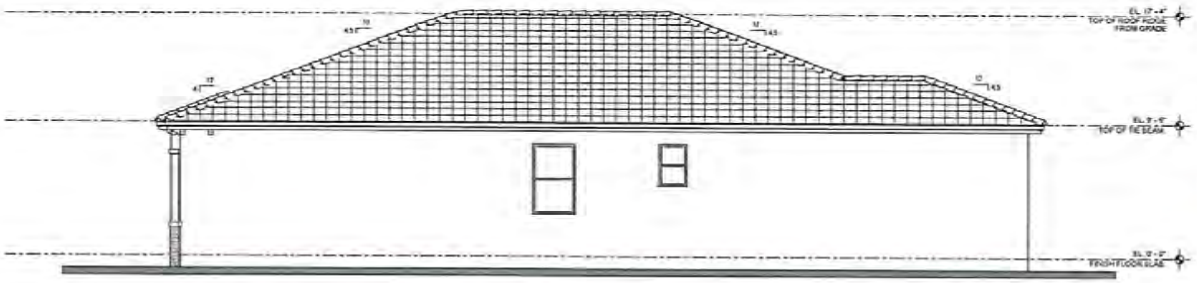
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Date: 02/08/2023
Scale: See Left
Drawn By: JV
Sheet No:

L-9

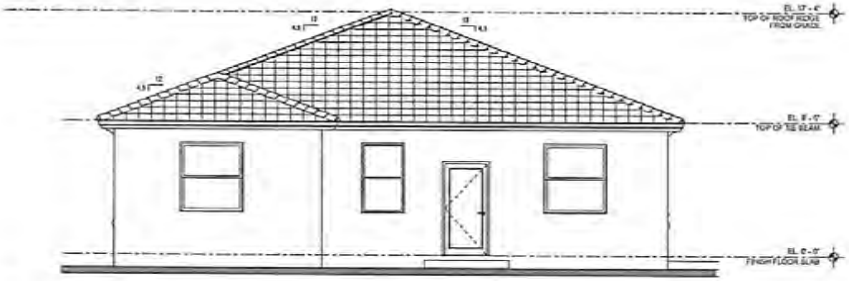
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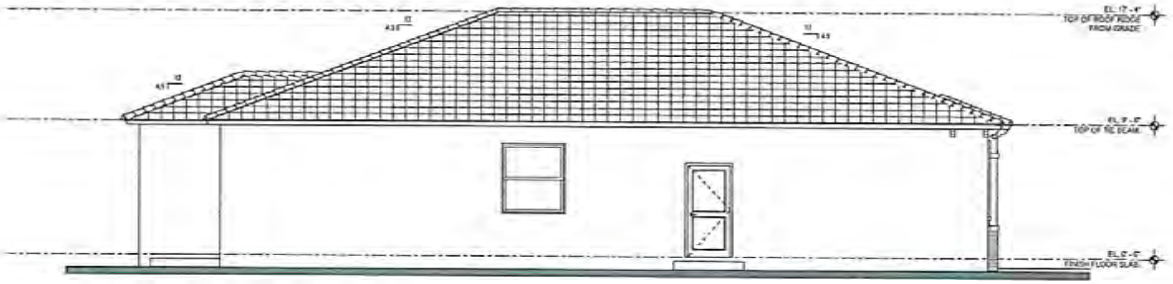
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RIGHT SIDE ELEVATION- OPTION 'A'
SCALE: 1/4" = 1'-0"



REAR ELEVATION- OPTION 'A'
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION- OPTION 'A'
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:
UNITY CHURCH
MODEL 3695

OWNER:
LENNAR

SIDE & REAR ELEVATIONS
OPTION "A"

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

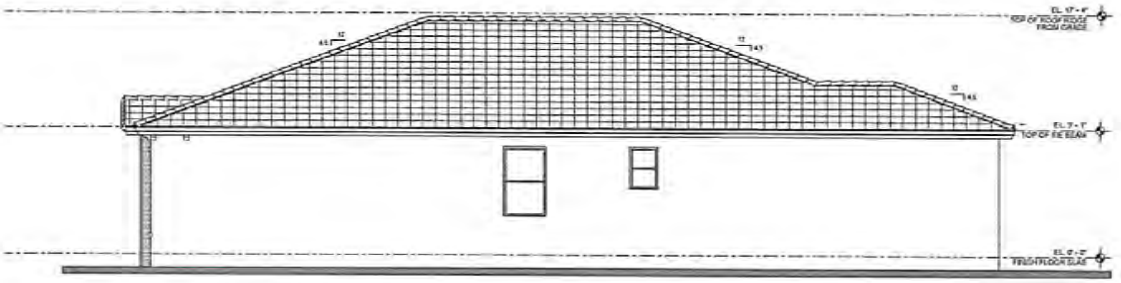
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A-103

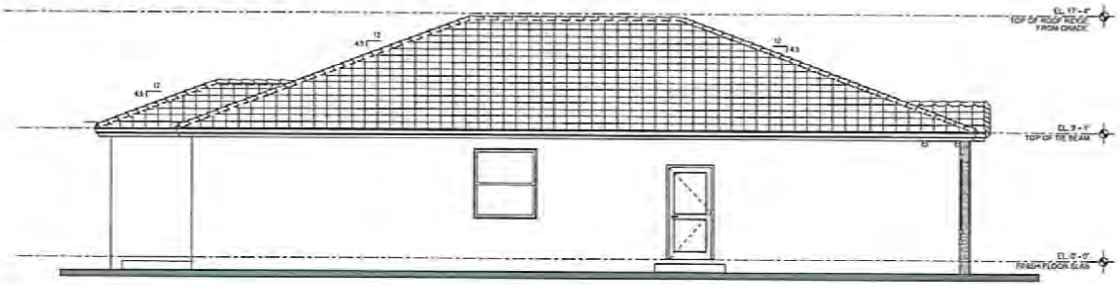
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DATE: JUL 25 2023
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RIGHT SIDE ELEVATION- OPTION 'B'
SCALE: 1/4" = 1'-0"



REAR ELEVATION- OPTION 'B'
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION- OPTION 'B'
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:
UNITY CHURCH
MODEL 1695

OWNER:
LENNAR

SIDE & REAR ELEVATIONS
OPTION "B"

PHASE:
PERMIT SET

PERMIT No.:

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DATE: JUL 25 2023
BY: CABR



FRONT ELEVATION OPTION "A"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION OPTION "B"

SCALE: 1/4" = 1'-0"

CORWIL

PROJECT
UNITY CHURCH
MIAMI DADE COUNTY
FLORIDA

OWNER
LENNAR
HOMES

MODEL 1821 - FRONT ELEVATIONS
OPTIONS 'A' & 'B'

PHASE
SITE PLAN SUBMITTAL

REVISIONS

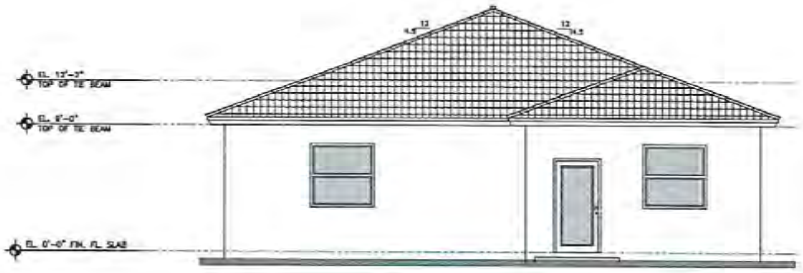
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APP'D BY: AMC
PRINTED DATE: 06/09/2023
SHEET NUMBER:

A-106

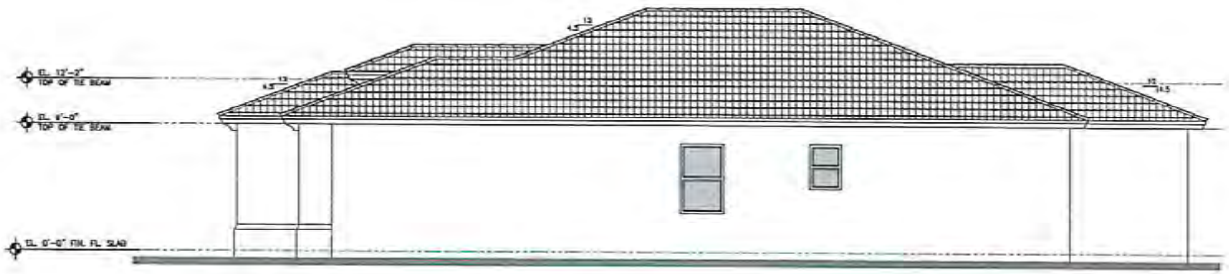
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DATE: JUL 25 2023
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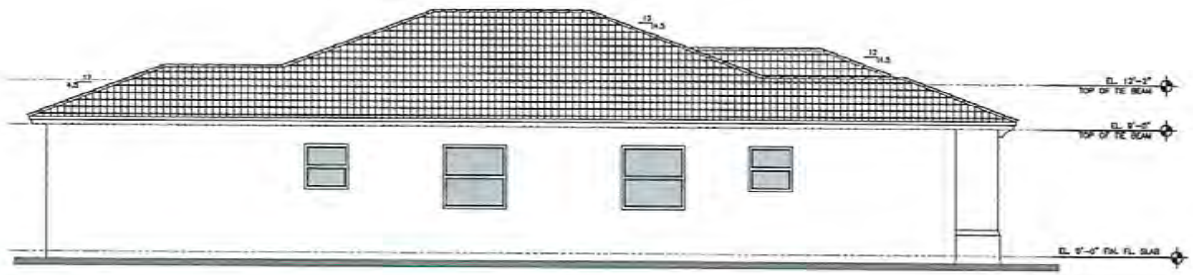
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SCALE: 1/4" = 1'-0"



RIGHT - SIDE ELEVATION - OPTION "A"

SCALE: 1/4" = 1'-0"



LEFT - SIDE ELEVATION - OPTION "A"

SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:

UNITY CHURCH
MIAMI DADE COUNTY
FLORIDA

OWNER:

LENNAR
HOMES

MODEL 1821 - FRONT ELEVATIONS
OPTIONS 'A'

PHASE:

SITE PLAN SUBMITTAL

REVISIONS:

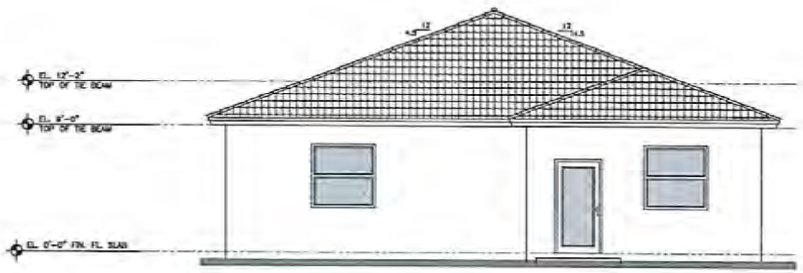
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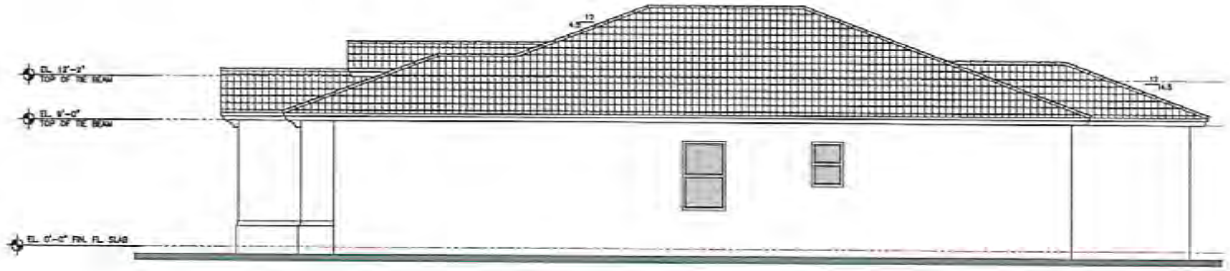
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DATE: JUL 25 2023
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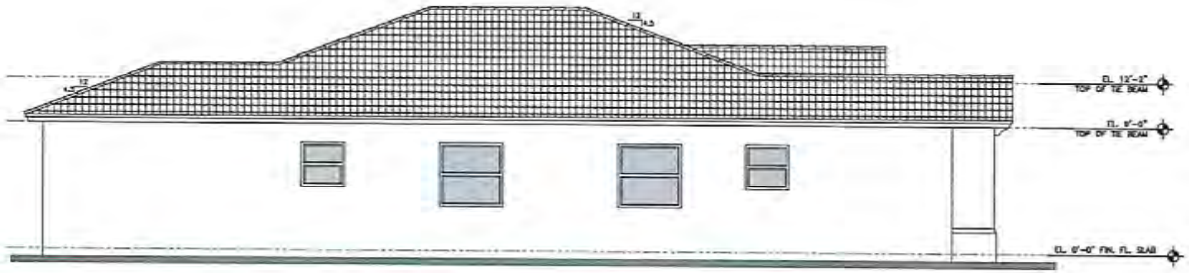
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SCALE: 1/4" = 1'-0"



LEFT - SIDE ELEVATION - OPTION "B"

SCALE: 1/4" = 1'-0"

CORWIL

PROJECT

UNITY CHURCH
MIAMI DADE COUNTY
FLORIDA

OWNER

LENNAR
HOMES

MODEL 1821 - FRONT ELEVATIONS
OPTIONS 'B'

PHASE

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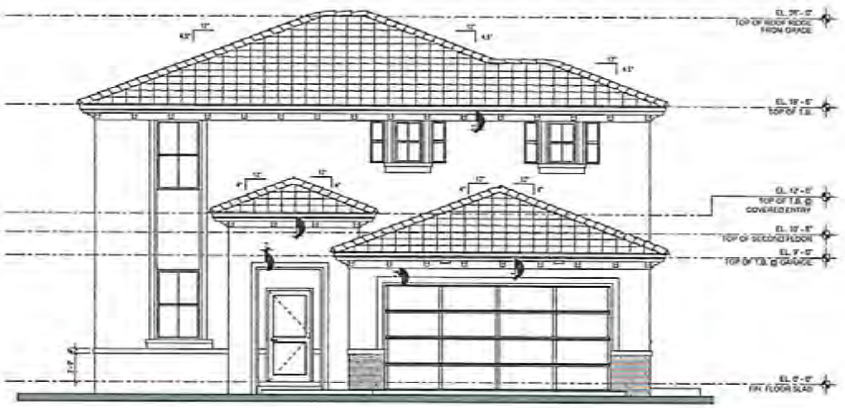
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DRAWN BY FP
APPR BY AMC
PRINTED DATE 05/20/2023
SHEET NUMBER

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FRONT ELEVATION- OPTION 'A'
SCALE: 1/4" = 1'-0"



FRONT ELEVATION- OPTION 'B'
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT
UNITY CHURCH
MODEL 2148

OWNER:
LENNAR

EXTERIOR FRONT ELEVATIONS

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

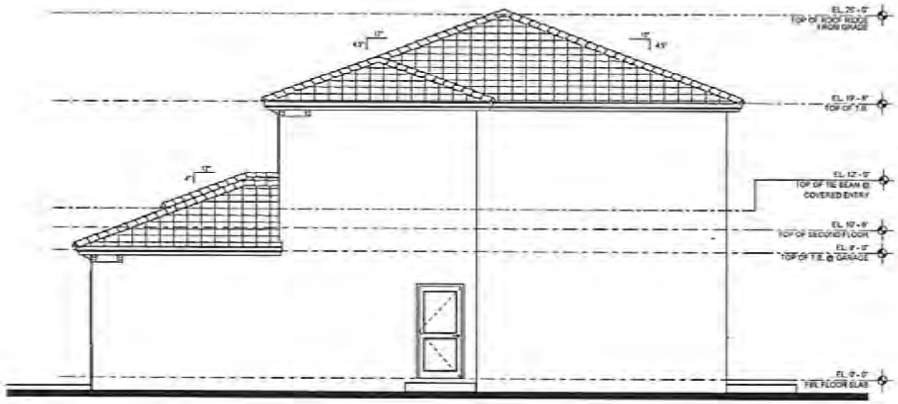
SEAL:

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JOB No.: 2022-26
DRAWN BY: Author
APVD BY: Approver
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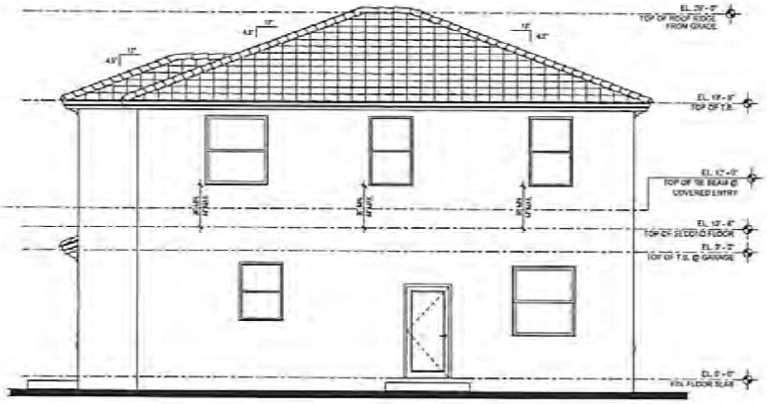
SHEET NUMBER:
A-111

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

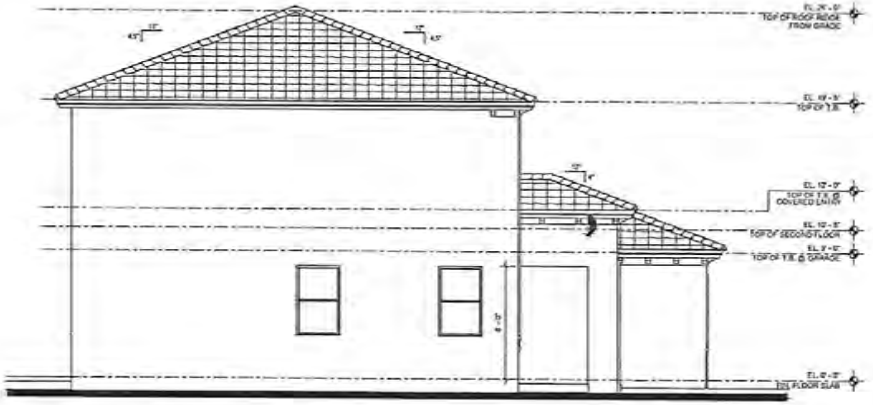
49



RIGHT SIDE ELEVATION OPT. "A"
SCALE: 1/4" = 1'-0"



REAR ELEVATION OPT. "A"
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION OPT. "A"
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2148

OWNER:
LENNAR

EXTERIOR ELEVATIONS
OPTION 'A'

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

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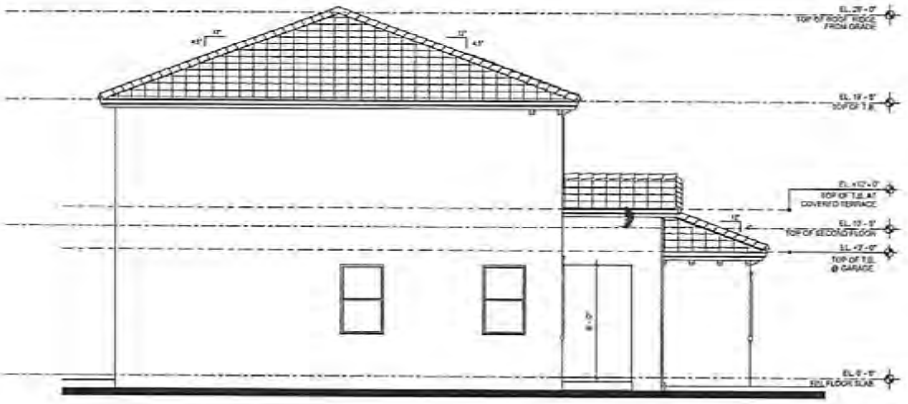
STATE OF FLORIDA
CHRISTOPHER A. BRUNO
AR98999
REGISTERED ARCHITECT

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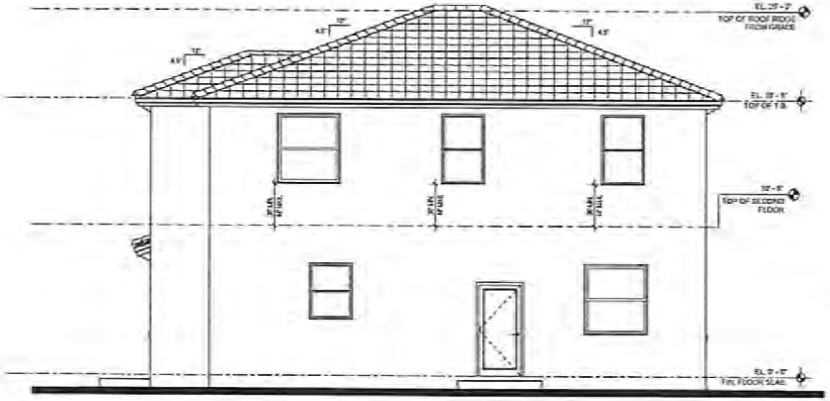
DATE: 09/01/2022
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SHEET NUMBER:
A-112

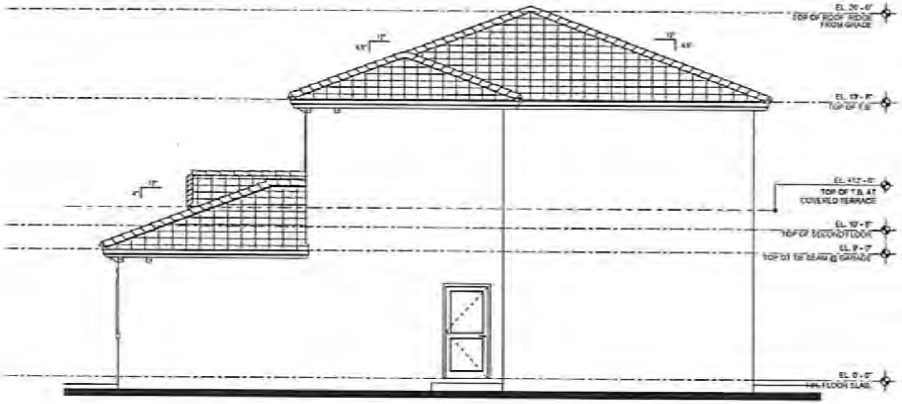
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MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR



LEFT SIDE ELEVATION OPT. "B"
SCALE: 1/4" = 1'-0"



REAR ELEVATION OPT. "B"
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION OPT. "B"
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2348

OWNER:
LENNAR

EXTERIOR ELEVATIONS
OPTION 'B'

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
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DATE: 09/10/2022
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DRAWN BY: Author
APPR BY: Approver
PRINTED: 9/21/2023 2:35:48 PM

SHEET NUMBER:
A-113

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

51



FRONT ELEVATION - OPTION 'A'
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPTION 'B'
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2403

OWNER:
LENNAR

EXTERIOR FRONT ELEVATION - OPTION 'A' & 'B'

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

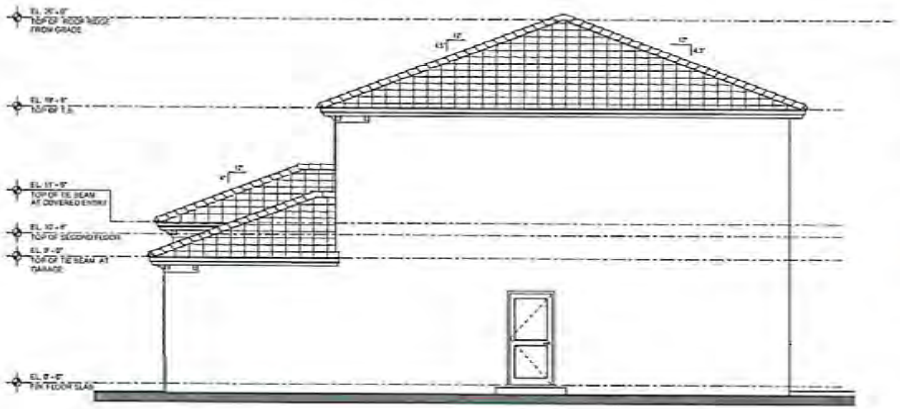
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DATE: 04/10/2023
JOB No.: 2023-15
DRAWN BY: Author
APPR BY: Approver
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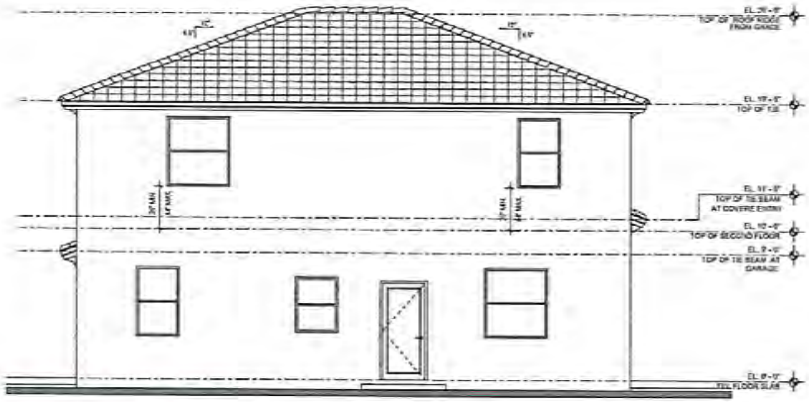
SHEET NUMBER:
A-116

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

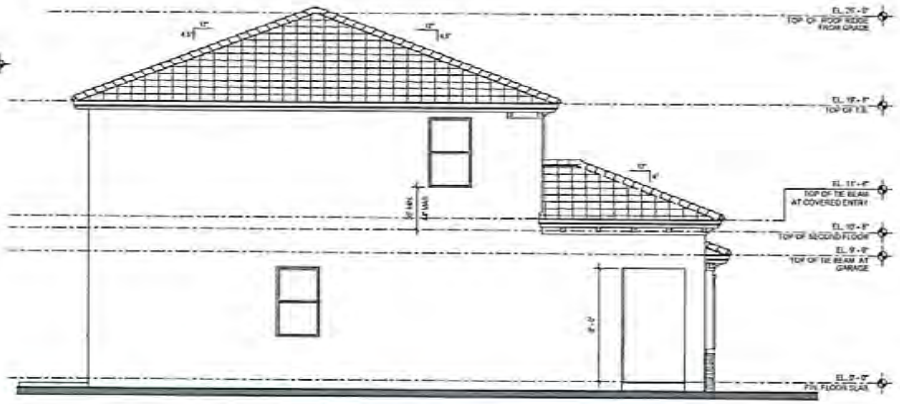
52



RIGHT SIDE ELEVATION - OPTION 'A'
SCALE: 1/4" = 1'-0"



REAR ELEVATION - OPTION 'A'
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION - OPTION 'A'
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2403

OWNER:
LENNAR

EXTERIORS ELEVATIONS - OPTION 'A'

PHASE:
PERMIT SET

PERMIT No.:

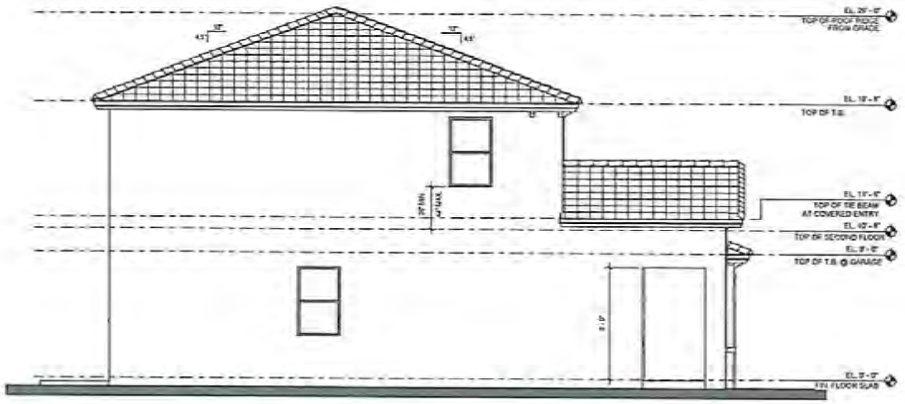
REVISIONS		
No.	Revision Description	Date

SEAL:

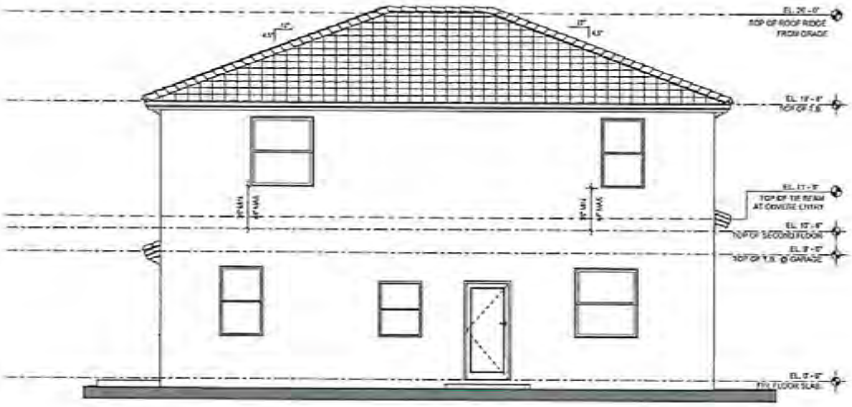
DATE: 04/10/2023
JOB No.: 2023-15
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APPR BY: Approver
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SHEET NUMBER:
A-117

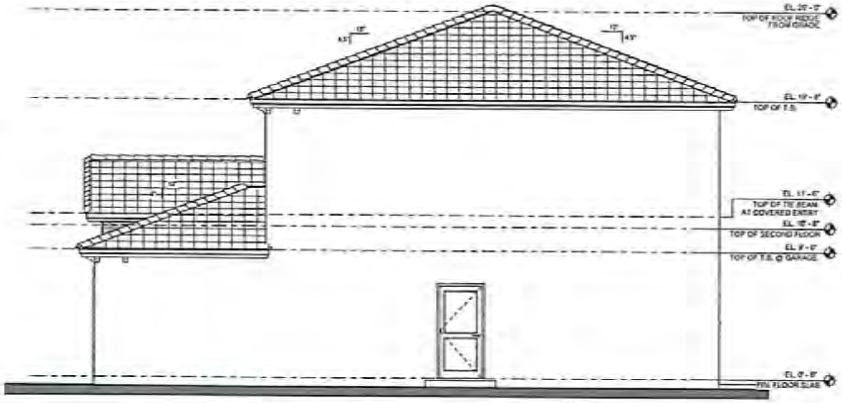
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR



LEFT SIDE ELEVATION OPTION 'B'
SCALE: 1/4" = 1'-0"



REAR ELEVATION OPTION 'B'
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION OPTION 'B'
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2403

OWNER:
LENNAR

EXTERIOR ELEVATIONS - OPTION 'B'

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

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DATE: 04/10/2023
JOB No.: 2023-15
DRAWN BY: Author
APP'D BY: Approver
PRINTED: 8/21/2023 1:05:27 PM

SHEET NUMBER:
A-118

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

54



FRONT ELEVATION - OPTION 'A'
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPTION 'B'
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2655

OWNER:
LENNAR

FRONT ELEVATIONS - OPTIONS 'A' & 'B'

PHASE:
PERMIT SET

PERMIT No.:

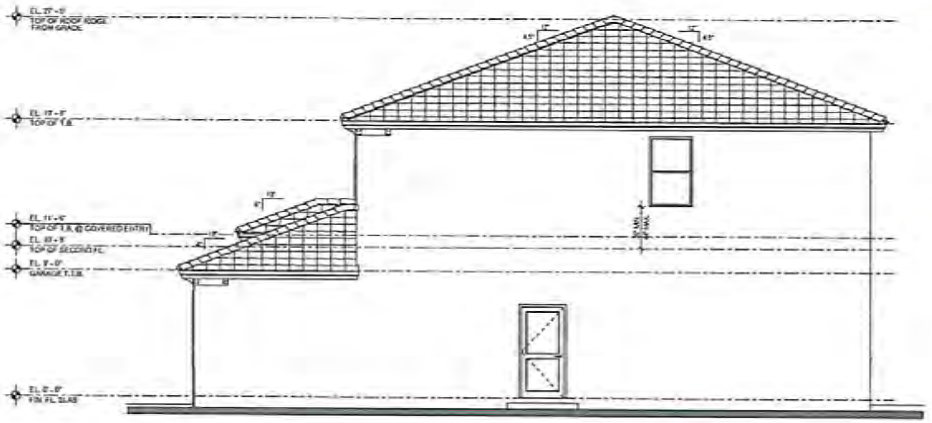
REVISIONS		
No.	Revision Description	Date

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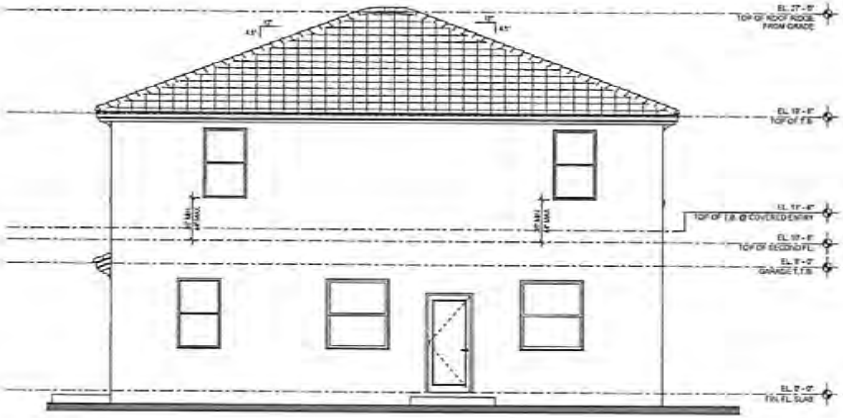
DATE: 04/10/2023
JOB No.: 2023-15
DRAWN BY: Author
APP'R BY: Approver
PRINTED: 6/29/2023 3:27:56 PM

SHEET NUMBER:
A-121

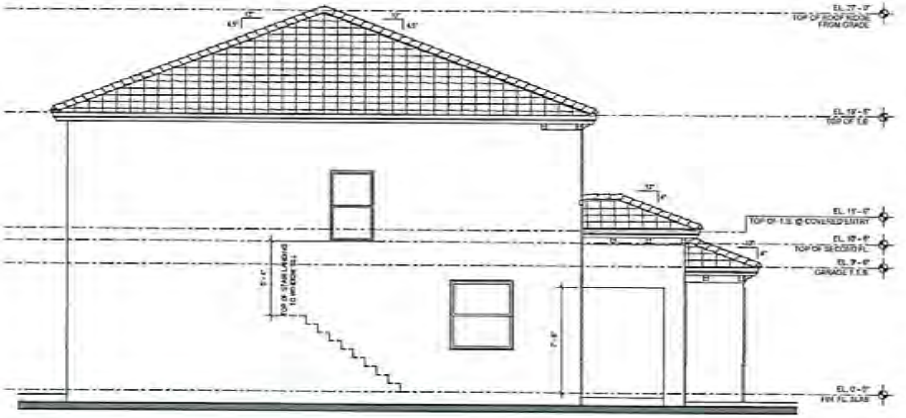
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR



RIGHT SIDE ELEVATION - OPTION 'A'
SCALE: 1/4" = 1'-0"



REAR ELEVATION - OPTION 'A'
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION - OPTION 'A'
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2655

OWNER:
LENNAR

EXTERIOR ELEVATIONS - OPTION 'A'

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

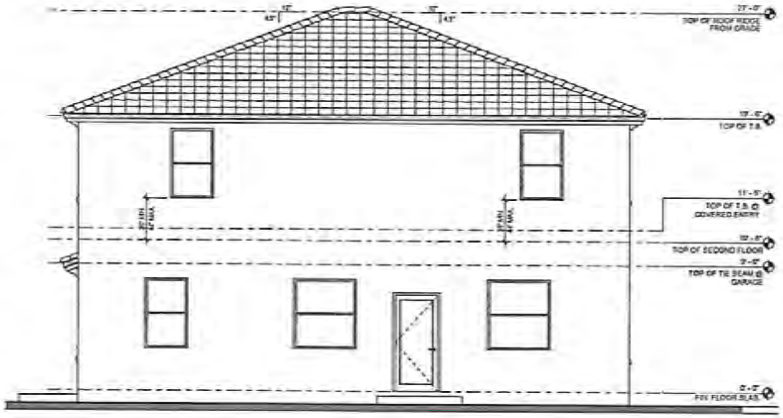
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DATE: 04/10/2023
JOB No.: 2023-15
DRAWN BY: Author
APPR BY: Approver
PRINTED: 4/21/2023 2:07:41 PM

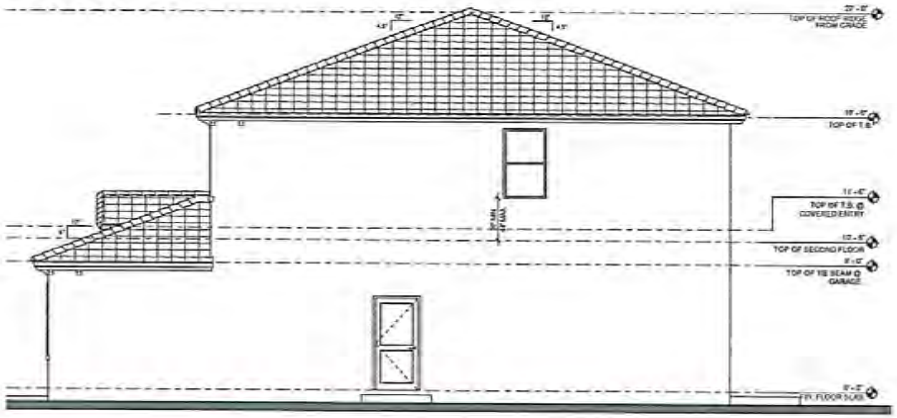
SHEET NUMBER:
A-122

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

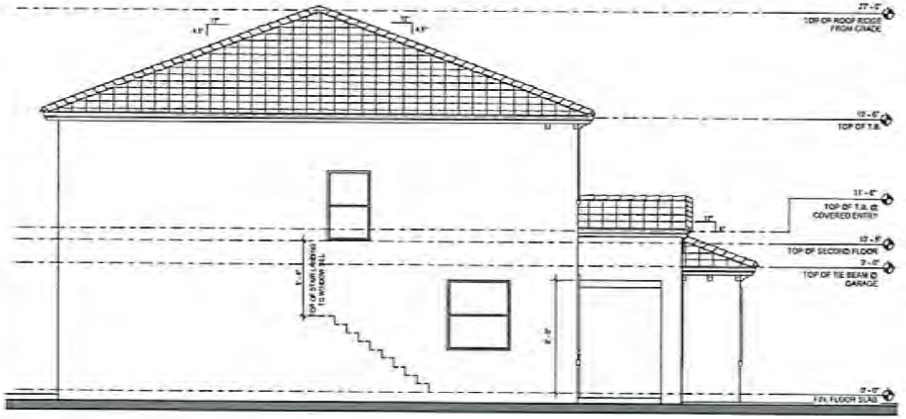
56



REAR ELEVATION - OPTION 'B'
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION - OPTION 'B'
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION - OPTION 'B'
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2655

OWNER:
LENNAR

EXTERIOR ELEVATIONS - OPTION 'B'

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

DATE: 04/10/2023
JOB No.: 2023-15
DRAWN BY: Author
APP'D BY: Approver
PRINTED: 9/7/2023 3:28:21 PM

SHEET NUMBER
A-123

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

57



FRONT ELEVATION OPT. "A"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPT. "B"
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT
UNITY CHURCH
MODEL 2505

OWNER
LENNAR

FRONT ELEVATIONS OPTIONS
"A" & "B"

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

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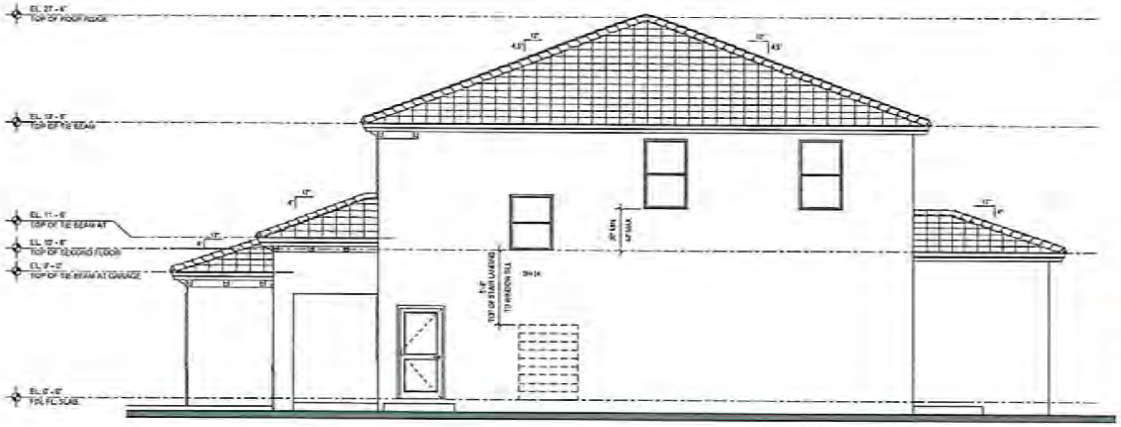
STATE OF FLORIDA
JOHN MACHADO
LICENSED
REGISTERED ARCHITECT

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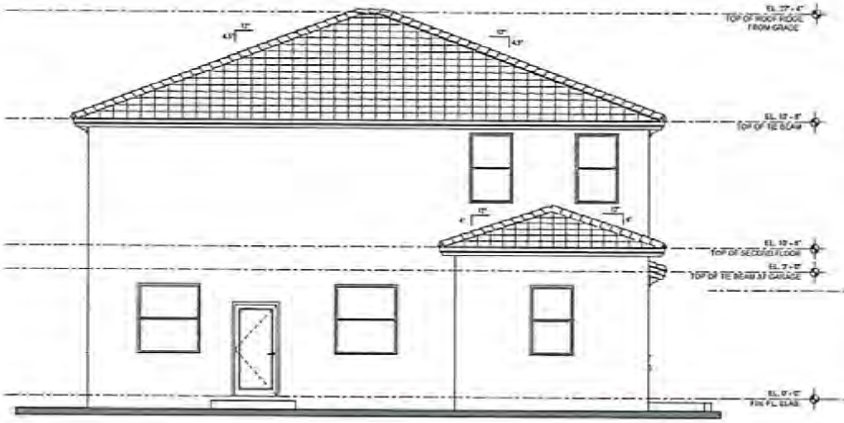
DATE: 04/10/2023
JOB No.: 2023-15
DRAWN BY: Author
APPR. BY: Approver
PRINTED: 8/29/2023 3:29:50 PM

SHEET NUMBER:
A-126

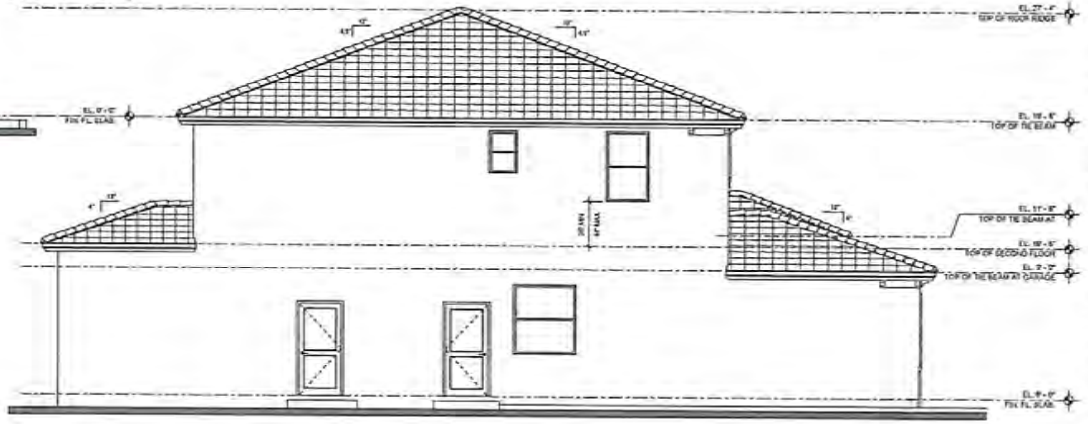
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR



RIGHT - SIDE ELEVATION - OPT. "A"
SCALE: 1/4" = 1'-0"



REAR ELEVATION OPT. "A"
SCALE: 1/4" = 1'-0"



LEFT - SIDE ELEVATION - OPT. "A"
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2505

OWNER:
LENNAR

SIDE & REAR ELEVATIONS
OPTION "A"

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

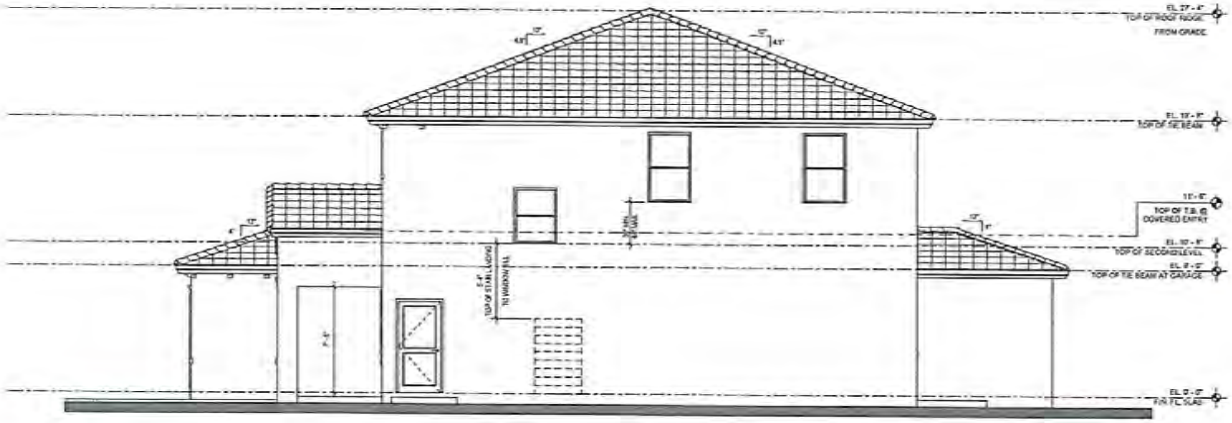
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DATE: 04/10/2023
JOB No.: 2023-15
DRAWN BY: Author
APVD BY: Approver
PRINTED: 02/10/23 1:02:09 PM

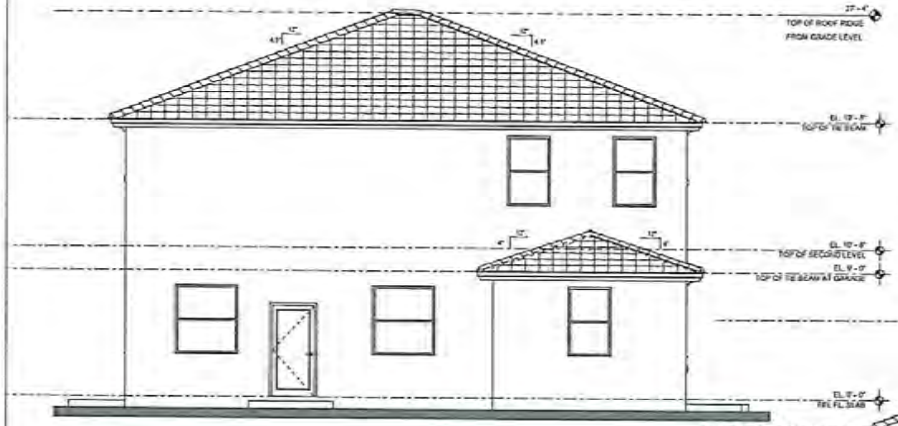
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A-127

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

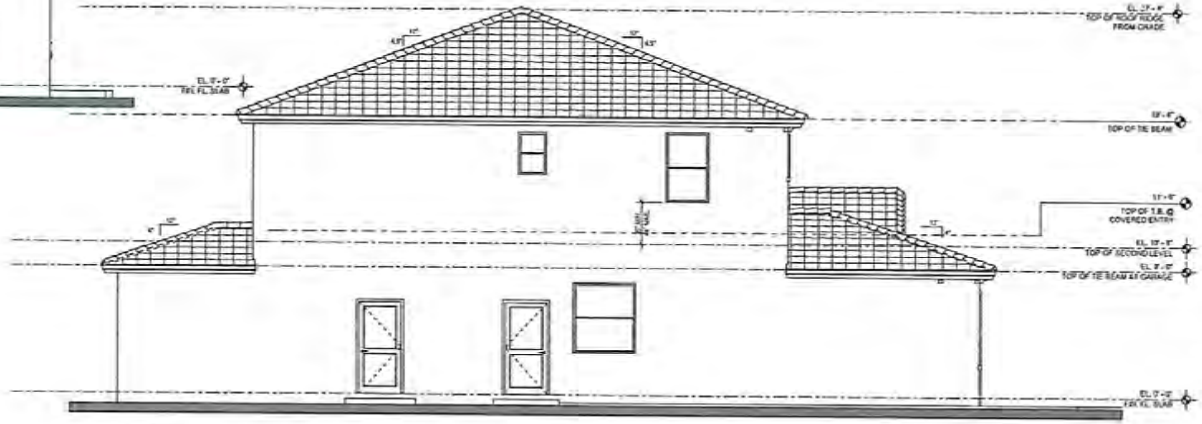
59



RIGHT - SIDE ELEVATION - OPT. "B"
SCALE: 1/4" = 1'-0"



REAR ELEVATION - OPT. "B"
SCALE: 1/4" = 1'-0"



LEFT - SIDE ELEVATION - OPT. "B"
SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2905

OWNER:
LENNAR

SIDE & REAR ELEVATIONS
OPTION "B"

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

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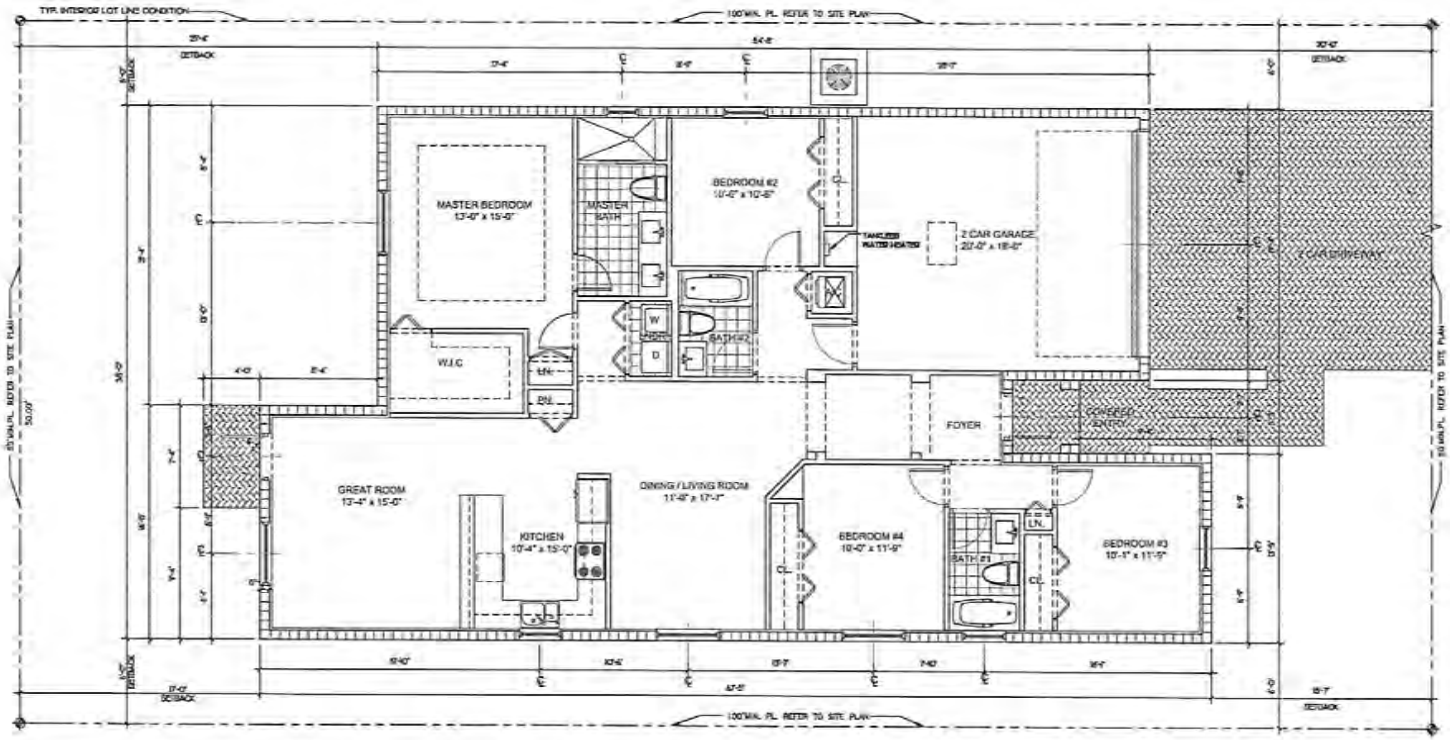
STATE OF FLORIDA
DOUG BAUMAN
LICENSED ARCHITECT

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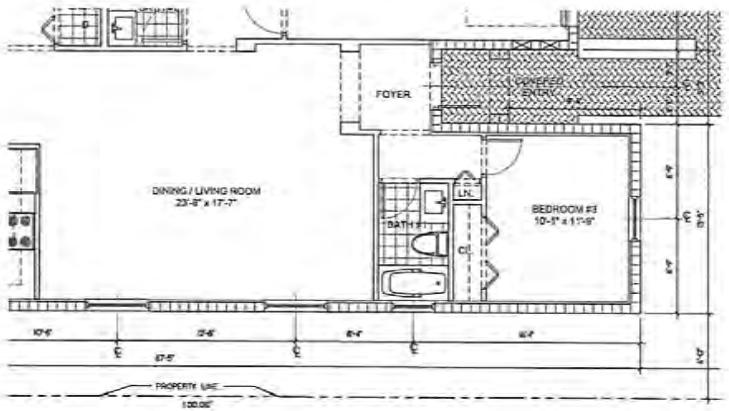
DATE: 04/10/2023
JOB No.: 2023-15
DRAWN BY: Author
APPR BY: Approver
PRINTED: 9/21/2023 3:48:40 PM

SHEET NUMBER:
A-128

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR



FLOOR PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN (3 BEDROOM OPTION)
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS

ONE STORY, 4 BED, 3 BATHS, & 2 CAR GARAGE

GROUND FLOOR LIVING A/C AREA	1,827 S.F.
TOTAL A/C AREA	1,827 S.F.
GARAGE	392 S.F.
COVERED ENTRY	25 S.F.
TOTAL AREA	2,244 S.F.

CORWIL

PROJECT:
UNITY CHURCH
MIAMI DADE COUNTY
FLORIDA

OWNER:
LENNAR
HOMES

MODEL 1821 - FLOOR PLAN

PHASE:
SITE PLAN SUBMITTAL

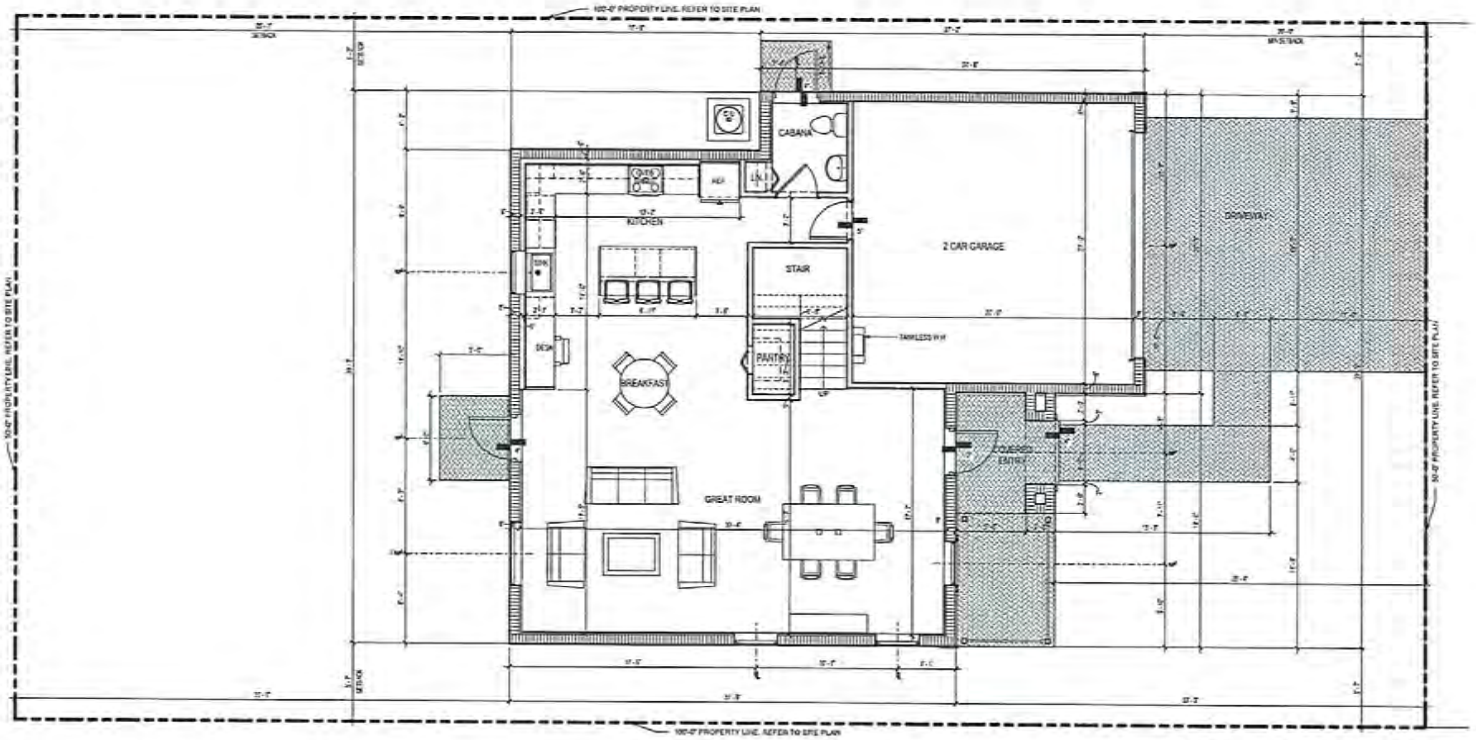
REVISIONS:

SEAL:

DATE: 06/15/2023
JOB NO: 2023-20
DRAWN BY: PH
APPR BY: AMC
PRINTED DATE: 06/20/2023
SHEET NUMBER:

A-105

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR



AREA CALCULATIONS

2 STORY, 4 BED, 2.5 BATHS, 2 CAR GARAGE

GROUND FLOOR GROSS LIVING A/C AREA	1,016 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,167 SF.
TOTAL GROSS AREA	2,183 SF.
GARAGE	434 SF.
COVERED ENTRY	60 SF.
TOTAL AREA	2,677 SF.
LOT COVERAGE	1,510 SF. (19.7%)
PRIVATE OPEN SPACE	3,500 SF.

GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

CORWIL ARCHITECTS

PROJECT:
UNITY CHURCH
MODEL 2148

OWNER:
LENNAR

GROUND FLOOR PLAN

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

STATE OF FLORIDA — JON MICHAEL CORWIL — REGISTERED ARCHITECT

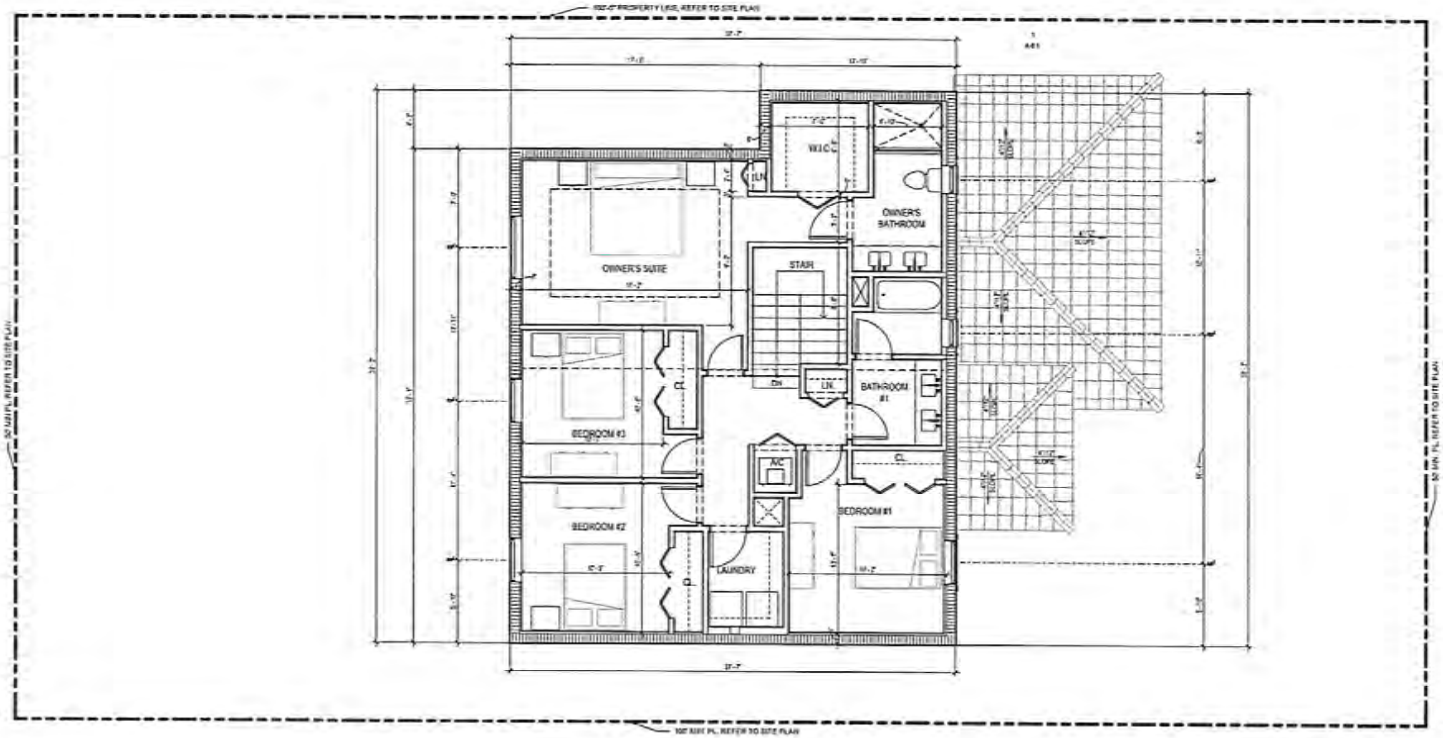
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DATE: 09/10/2022
JOB No.: 2022-26
DRAWN BY: Author
APPR BY: Approver
PRINTED: 6/19/2023 11:59:43 AM

SHEET NUMBER:
A-109

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

02



AREA CALCULATIONS

2 STORY, 4 BED, 2.5 BATHS, 2 CAR GARAGE

GROUND FLOOR GROSS LIVING A/C AREA	1,016 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,167 SF.
TOTAL GROSS AREA	2,183 SF.
GARAGE	434 SF.
COVERED ENTRY	60 SF.
TOTAL AREA	2,677 SF.
LOT COVERAGE	1,510 SF. (19.7%)
PRIVATE OPEN SPACE	3,500 SF.

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2148

OWNER:
LENNAR

SECOND FLOOR PLAN

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

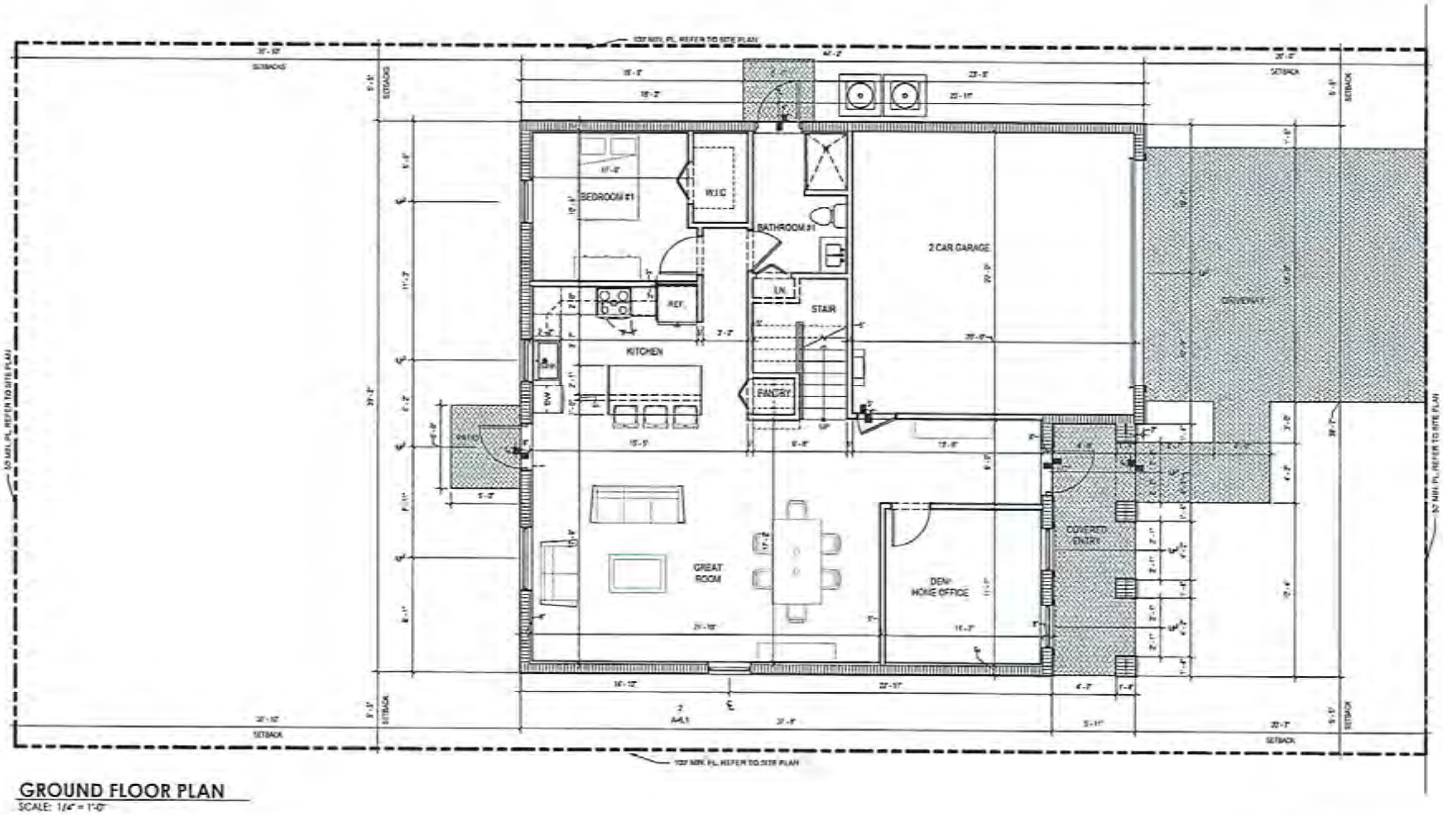
STATE OF FLORIDA · JOHN RACHWANI · REGISTERED ARCHITECT

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DATE: 09/0/2022
JOB No.: 2022-26
DRAWN BY: Author
APVR BY: Approver
PRINTED: 9/19/2023 11:50:04 AM

SHEET NUMBER:
A-110

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR



GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS

2 STORY, 4 BED, 3 BATHS, 2 CAR GARAGE

GROUND FLOOR GROSS LIVING A/C AREA	1,184 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,255 SF.
TOTAL GROSS AREA	2,439 SF.
GARAGE	430 SF.
COVERED ENTRY	56 SF.
TOTAL AREA	2,925 SF.
LOT COVERAGE	1,582 SF. (33.6%)

CORWIL ARCHITECTURE

PROJECT:
UNITY CHURCH
MODEL 2403

OWNER:
LENNAR

GROUND FLOOR PLAN

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

STATE OF FLORIDA · JOHN GACHARNA · REGISTERED ARCHITECT

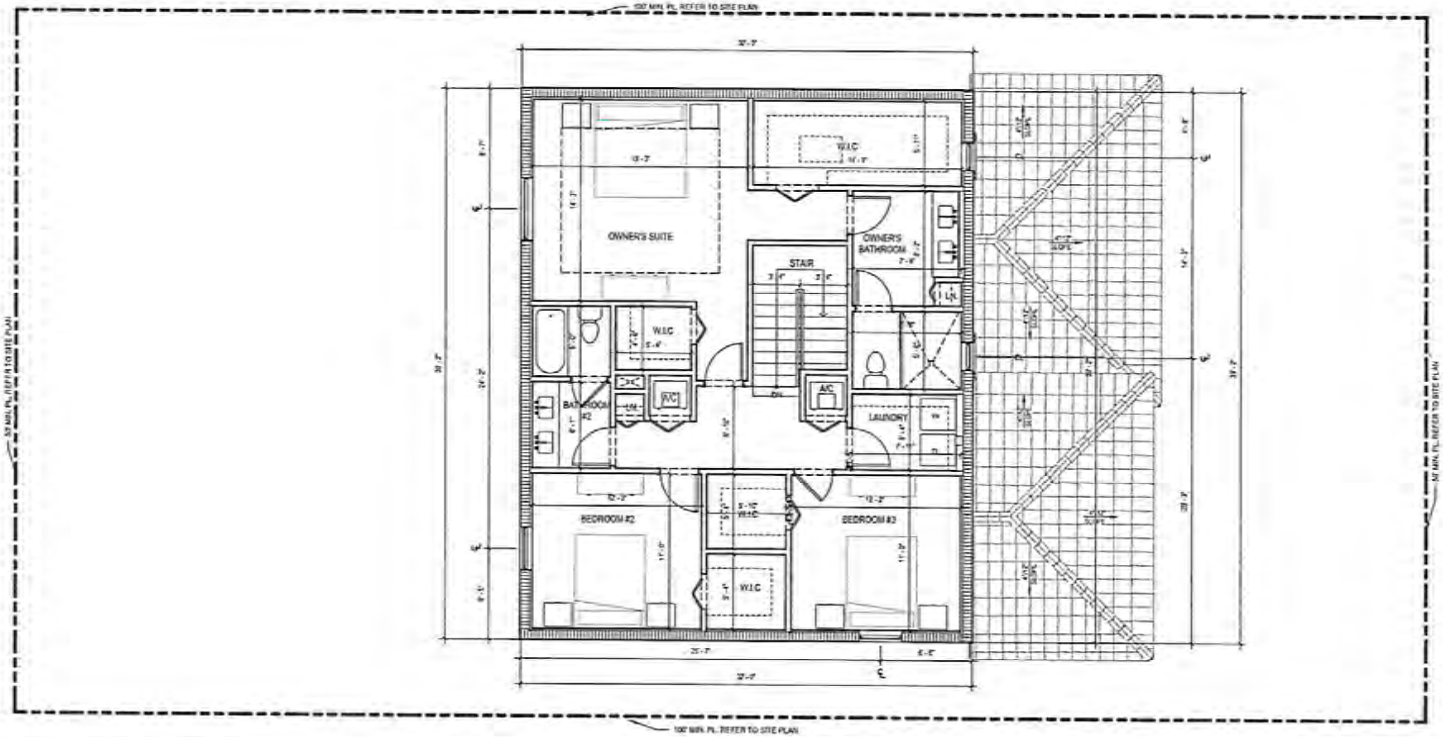
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DATE: 04/10/2023
JOB No.: 2023-15
DRAWN BY: Author
APPR BY: Approver
PRINTED: 8/10/2023 12:27:49 PM

SHEET NUMBER:
A-114

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

69



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS

2 STORY, 4 BED, 3 BATHS, 2 CAR GARAGE	
GROUND FLOOR GROSS LIVING A/C AREA	1,184 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,255 SF.
TOTAL GROSS AREA	2,439 SF.
GARAGE	430 SF.
COVERED ENTRY	56 SF.
TOTAL AREA	2,925 SF.
LOT COVERAGE	1,662 SF. (33.6%)

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2403

OWNER:
LENNAR

SECOND FLOOR PLAN

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

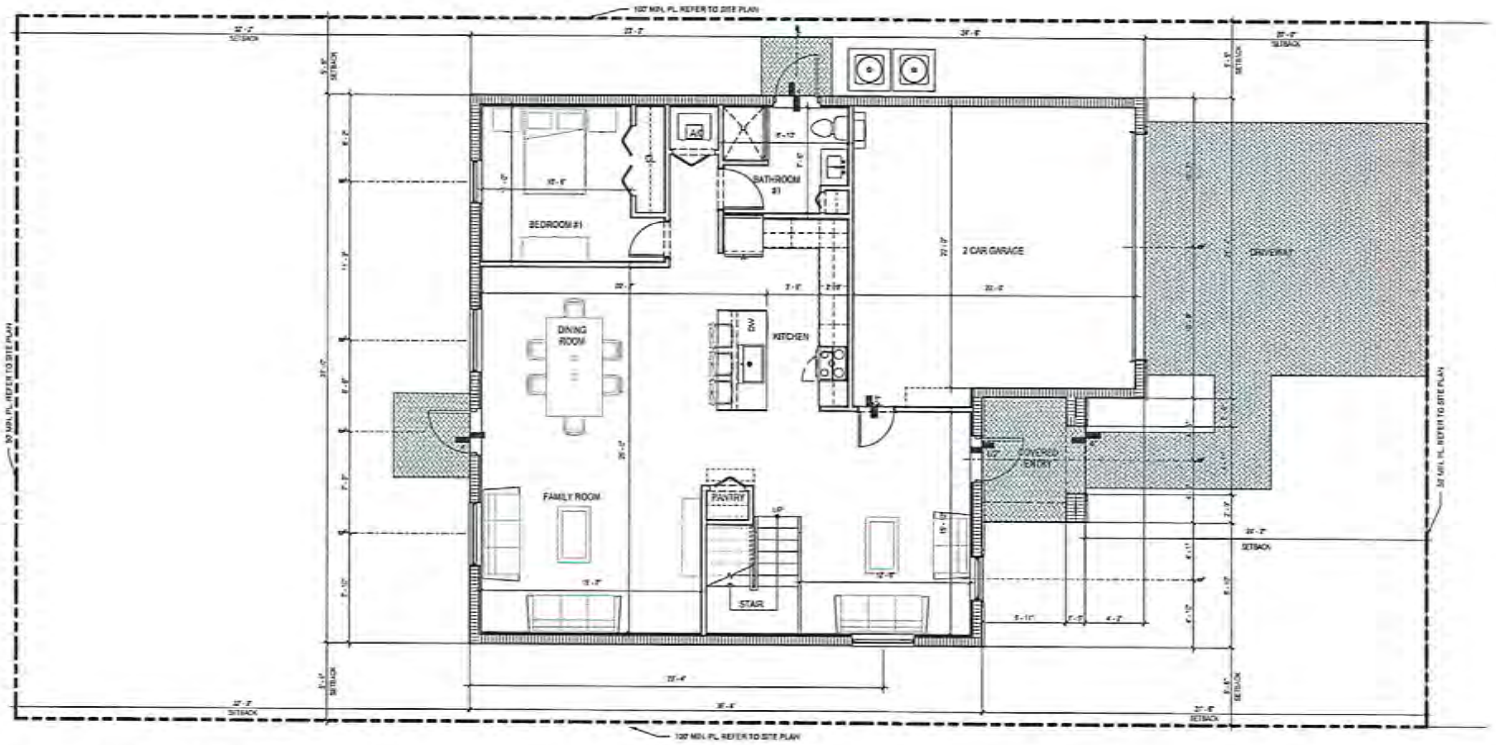
STATE OF FLORIDA · DON MACMANN · ARCHITECT · REGISTERED ARCHITECT

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DATE: 04/10/2023
JOB No.: 2023-15
DRAWN BY: Author
APPR BY: Approver
PRINTED: 8/21/2023 1:26:15 PM

SHEET NUMBER:
A-115

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR



GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS

2 STORY, 5 BED, 3 BATHS, 2 CAR GARAGE	
GROUND FLOOR GROSS LIVING A/C AREA	1,232 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,433 SF.
TOTAL GROSS AREA	2,665 SF.
GARAGE	445 SF.
COVERED ENTRY	65 SF.
TOTAL AREA	3,175 SF.
LOT COVERAGE	1,747 SF. (24.8%)

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2655

OWNER:
LENNAR

GROUND FLOOR PLAN

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

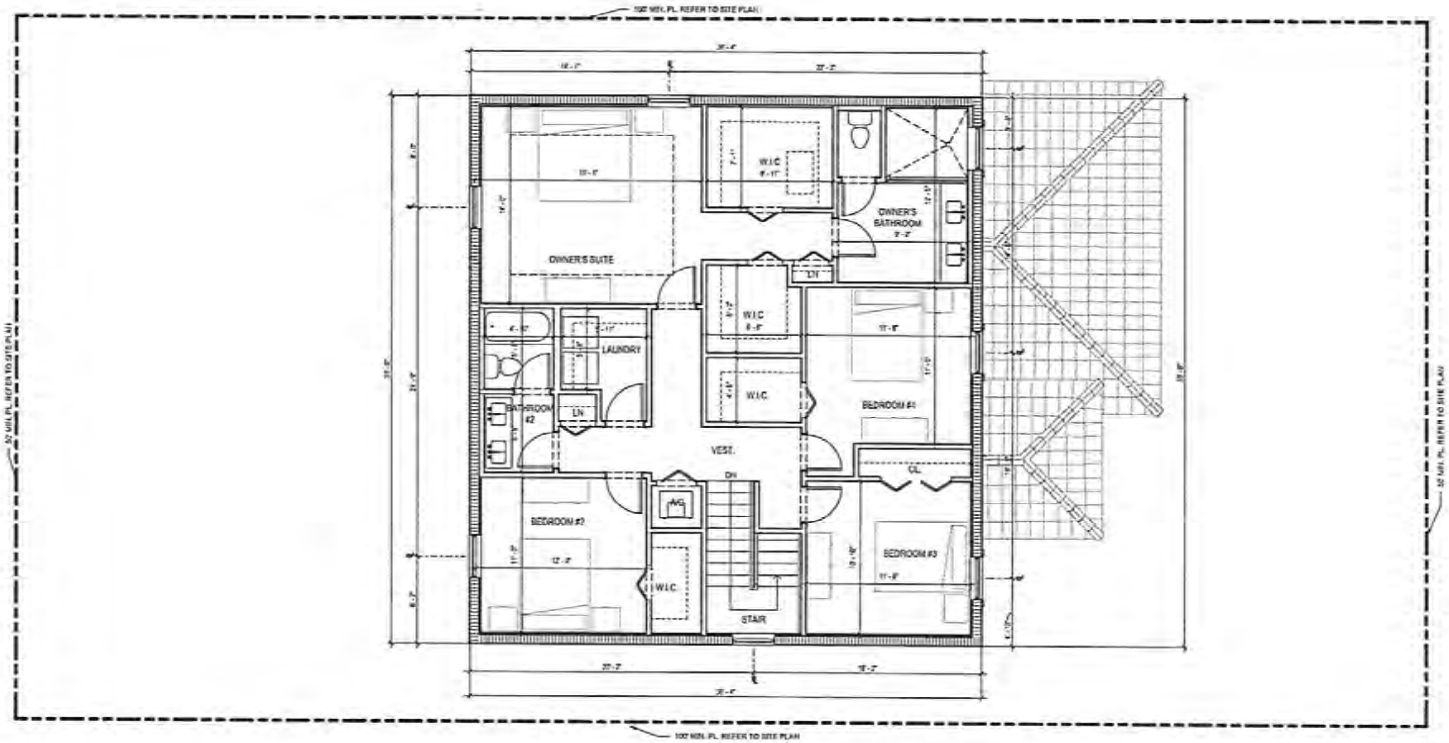
STATE OF FLORIDA
JOHN BACHMAN
REGISTERED ARCHITECT

THESE DRAWINGS ARE THE PROPERTY OF CORWIL ARCHITECTS, INC. UNLESS OTHERWISE PROVIDED FOR IN CONTRACT, NO PORTION OF THESE DRAWINGS ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY(S) AS AGREED TO BY THE ARCHITECT (MICHAEL)

DATE: 04/10/2023
JOB No.: 2023-15
DRAWN BY: PH
APPR BY: Approver
PRINTED: 6/21/2023 1:33:12 PM

SHEET NUMBER:
A-119

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS

2 STORY, 5 BED, 3 BATHS, 2 CAR GARAGE	
GROUND FLOOR GROSS LIVING A/C AREA	1,232 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,433 SF.
TOTAL GROSS AREA	2,665 SF.
GARAGE	445 SF.
COVERED ENTRY	65 SF.
TOTAL AREA	3,175 SF.
LOT COVERAGE	1,742 SF. (34.6%)

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2655

OWNER:
LENNAR

SECOND FLOOR PLAN

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

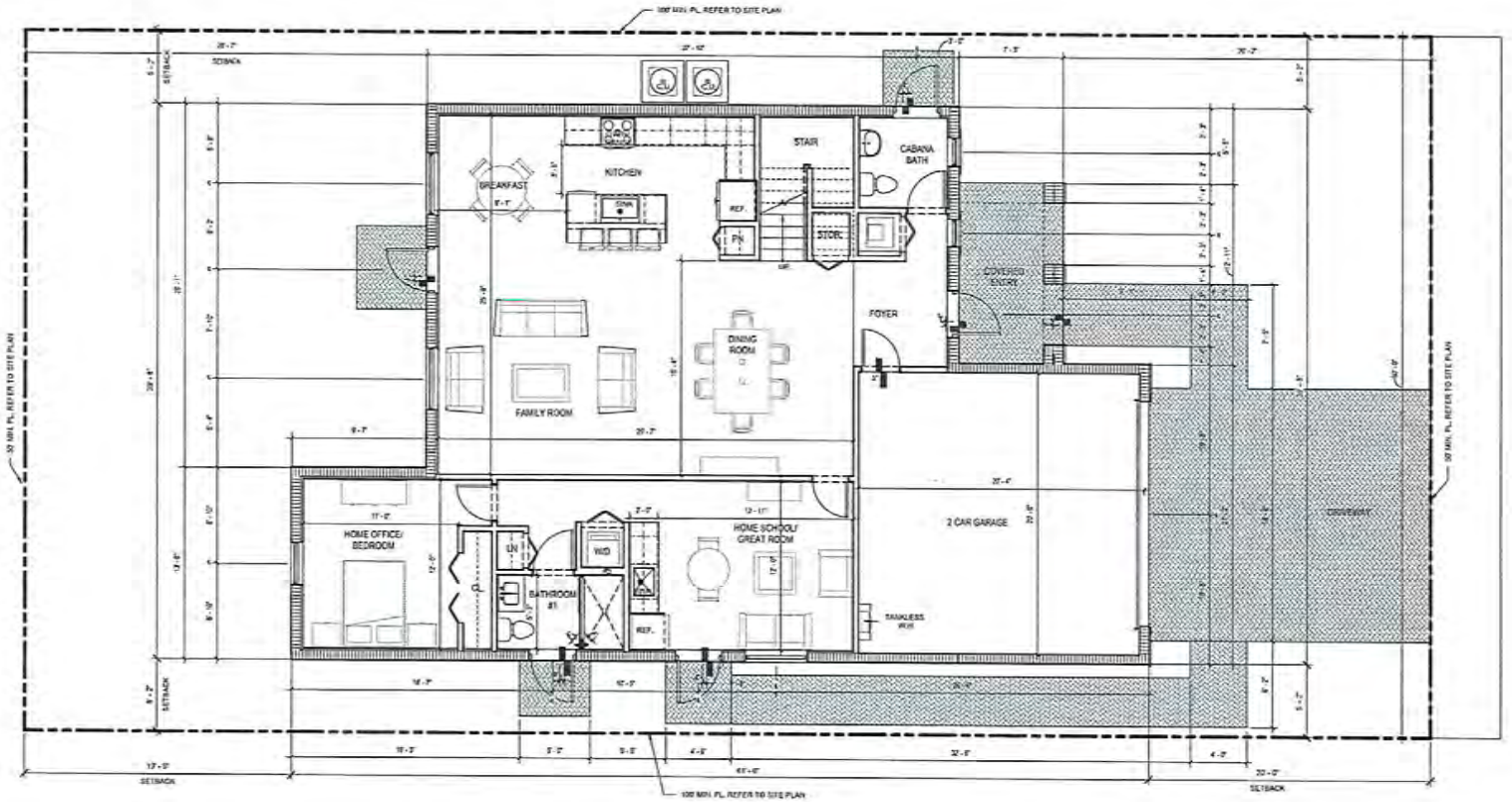
SEAL:

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DATE: 04/10/2023
JOB No.: 2023-15
DRAWN BY: PH
APPR BY: Approver
PRINTED: 8/2/2023 1:15:03 PM

SHEET NUMBER:
A-120

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR



GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS
2 STORY NO. 5 BED. 3 BATHS, 2 CAR GARAGE

GROUND FLOOR GROSS LIVING A/C AREA	1,486 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,501 SF.
TOTAL GROSS AREA	2,987 SF.
GARAGE	434 SF.
COVERED ENTRY	96 SF.
TOTAL AREA	3,517 SF.
LOT COVERAGE	2,016 SF. (40.3%)

CORWIL ARCHITECTS

PROJECT:
UNITY CHURCH
MODEL 2905

OWNER:
LENNAR

GROUND FLOOR PLAN

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

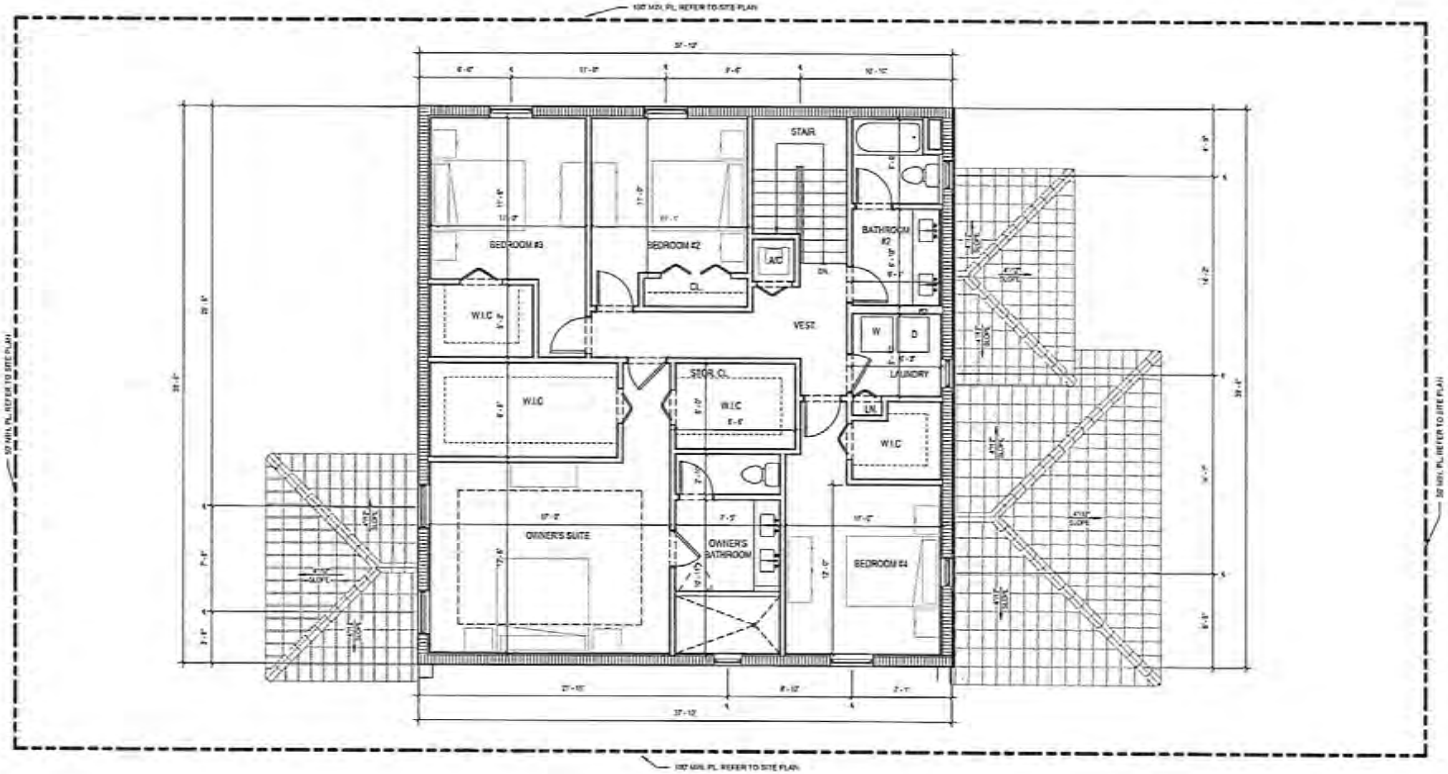
THESE DRAWINGS ARE THE PROPERTY OF CORWIL ARCHITECTS, P.C. UNLESS OTHERWISE PROVIDED FOR IN CONTRACT, THE CONTENTS OF THESE DRAWINGS ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT (OR OWNER).

DATE: 04/10/2023
JOB No.: 2023-15
DRAWN BY: Author
APPR BY: Approver
PRINTED: 6/2/2023 2:40:45 PM

SHEET NUMBER:
A-124

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

8



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS
2 STORY MG, 5 BED, 3 BATHS, 2 CAR GARAGE

GROUND FLOOR GROSS LIVING A/C AREA	1,498 SF.
SECOND FLOOR GROSS LIVING A/C AREA	1,501 SF.
TOTAL GROSS AREA	2,587 SF.
GARAGE	434 SF.
COVERED ENTRY	96 SF.
TOTAL AREA	3,517 SF.
LOT COVERAGE	2,016 SF. (40.3%)

CORWIL

PROJECT:
UNITY CHURCH
MODEL 2905

OWNER:
LENNAR

SECOND FLOOR PLAN

PHASE:
PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

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DATE: 04/10/2023
JOB No.: 2023-15
DRAWN BY: Author
APPR BY: Approver
PRINTED: 6/21/2023 2:41:02 PM

SHEET NUMBER:
A-125

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Unity Center of Miami, Inc., a Florida Not For Profit Corporation

NAME AND ADDRESS	Percentage of Stock
Unity Center of Miami, Inc.	100%

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company

NAME AND ADDRESS (if applicable)	Percentage of Interest
Lennar Corporation * - 555 Blue Lagoon Drive, Floor 5, Miami, Florida 33126	99 %
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation *, a publicly traded company	1 %

Date of contract: Confidential

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

SIGNATURE:

Marvelle McIntyre-Hall, President of Unity Center of Miami, Inc.

Sworn to and subscribed before me this 16th day of June, 2023. Affiant is personally known to me or has produced FLDL as identification.

ANTONIO XAVIER CUEVA
Notary Public - State of Florida
Commission # HH 366779
My Comm. Expires Feb 27, 2027
Bonded through National Notary Assn.

(Notary Public)

My commission expires 02/27/2027

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Lennar Homes, LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
Lennar Corporation * - 555 Blue Lagoon Drive, Floor 5, Miami, Florida 33126	99 %
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation *, a publicly traded company	1 %
* Lennar Corporation is a publicly traded company on the NYSE: LEN	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company

NAME AND ADDRESS (if applicable)	Percentage of Interest
(see above)	

Date of contract: Confidential

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-244
DATE: JUL 25 2023
BY: CABR

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

SIGNATURE: _____

Greg McPherson, Vice-President of Lennar Homes, LLC

Sworn to and subscribed before me this 13th day of June, 2023. Affiant is personally known to me or has produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
CAMERON DWYER SCHOEB
Commission # HH 269399
Expires June 1, 2026

_____
(Notary Public)

My commission expires 6/1/2026

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z23-244 DATE: JUL 10 2024 BY: CABR

This instrument was prepared by:

Name: Amanda M. Naldjieff, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue Suite 3300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned **Unity Center of Miami, Inc.**, a Florida Not For Profit Corporation (hereinafter, referred to as the "Owner"), holds fee simple title to that certain ± 4.74 gross acre parcel of land, generally located between theoretical SW 162nd Street and theoretical SW 163rd Street, and between SW 147th Avenue and theoretical SW 148th Avenue, in unincorporated Miami-Dade County (the "County"), and identified by the Property Appraiser's Office under Tax Folio No. 30-5928-000-0170, which is legally described in **Exhibit "A"** attached hereto (hereinafter, referred to as the "Property"), which is supported by the Opinion of Title; and

WHEREAS, the Owner has filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2023000244 (the "Application"), for the purpose of seeking the rezoning of the Property from GU, Interim District, to RU-1M(a), Modified Single-Family Residential District, and a non-use variance to permit future residential lots to front on private rights-of-way to facilitate the future development of the Property.

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made during the consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, hereby makes the following Declaration of Restrictions (the "Declaration") covering and running with the Property, which shall be binding on the successor owners of the Property.

1) **Residential Density Limits**. Unless (i) the Property is re-designated in whole or in part on the LUP map of the County's CDMP to allow greater residential density; and/or (ii) the development

of the Property in whole or in part is eligible for density bonuses under the CDMP, the maximum density of residential development on the Property shall be twenty-eight (28) residential dwelling units.

Miscellaneous

A. County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land. This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owners, and its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owners, its heirs, successors and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

D. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the

Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold, in connection with the particular Parcel which is in default, any further permits, and refuse to make any inspections or grant any approvals with respect to the particular Parcel which is in default, until such time as this Declaration is complied with.

G. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this

Declaration.

I. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

L. Owner. The term "Owner" shall include the Owner, and its heirs, successors and assigns.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Owner has executed this Declaration of Restrictions as of this ____ day of _____, 2024.

WITNESSES:

_____
Name: _____

_____
_____
Address

_____
Name: _____

_____
_____
Address

Unity Center of Miami, Inc., a Florida Not For Profit Corporation

By: _____
Name: _____
Title: _____

STATE OF FLORIDA)
) **SS:**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by _____, as _____ of **Unity Center of Miami, Inc.,** a Florida Not For Profit Corporation, and for the purposes stated herein on behalf of said company. He/She is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2024, in the County and State aforesaid.

_____
Notary Signature

_____
Print Name

_____
Commission Number

My Commission Expires: _____

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z23-244 DATE: JUL 10 2024 BY: CABR

EXHIBIT "A"

LEGAL DESCRIPTION

The North one-half of the Southeast one-quarter of the Northeast one-quarter of the Southeast one-quarter, less the East 35 feet thereof, in Section 28, Township 55 South, Range 39 East, Miami-Dade County, Florida.

LESS AND EXCEPT the West 5.00 feet of the East 40.00 feet of the above described parcel, as described in that certain Right-of-Way Deed recorded in Official Records Book 25893, Page 2935, of said Public Records.

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z23-264 **January 30, 2025**
Item No. 8A4

Recommendation Summary	
Commission District	3
Applicants	11341 REALTY LLC
Summary ofRequests	The applicant is seeking to allow a District Boundary Change from RU-2, Two-Family Residential District, to MCD, Mixed -Use Corridor District.
Location	1241 and 1243 NE 113 Terrace, Miami-Dade County, Florida
Property Size	0.44 Acres
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Duplex
2030-2040 CDMP Land Use Designation	Low Density Residential 2.5-6 dua) *(see attached zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

The Board has jurisdiction over this application pursuant to Section 33-314(A)(6) and Section 20-42(E) which provides "If a Community Council, in its capacity as a Community Zoning Appeals Board, does not have sufficient elected or appointed members in office to constitute a quorum at the time an application for zoning action is ready to be noticed for public hearing before that Community Council, such application shall be noticed and scheduled for public hearing directly before the Board of County Commissioners on the next available zoning agenda."

PROCEDURAL HISTORY:

This application would have been scheduled for the October 24, 2024, meeting of the Community Zoning Appeals Board (CZAB) 7, however, CZAB 7 did not have enough members in office to constitute a quorum at the time this application was ready to be noticed for public hearing. This item was deferred from the October 23, 2024, meeting of the Board of County Commissioners (BCC) to the November 21, 2024, meeting. Subsequently, this item was deferred from the November 21, 2024, meeting of the Board of County Commissioners (BCC) to the December 19, 2024, meeting. However, the item was not considered due to the cancellation of the December 19, 2024 meeting.

The public hearing on this item has not been held.

REQUEST:

DISTRICT BOUNDARY CHANGE from RU-2 (Duplex District) to MCD (Mixed-Use Corridor District).

PROJECT DESCRIPTION:

The 0.44-acre subject property is currently improved with an existing duplex unit. The applicant seeks to rezone the subject property from RU-2, Two-Family Residential District, to MCD, Mixed-Use Corridor District.

In 2016, pursuant to R-523-16, the BCC endorsed the SMART Plan, which called for the establishment of six (6) rapid transit corridors, among which was the Northeast Corridor. The limits of the Northeast Corridor are identified as being from Downtown Miami to the City of Aventura along the existing FEC rail corridor. Subsequently, pursuant to Ordinance No. 18-8, the BCC created the Miami-Dade County Transportation Infrastructure Improvement District (TIID), The TIID includes all properties located wholly, or within a ½ mile of the Northeast Corridor. In 2019, pursuant to Ordinance No. 19-7, the Comprehensive Development Master Plan (CDMP) was amended to allow vertical and horizontal mixed-use development along the Mixed-Use and Rapid Transit Activity Corridors, which includes the SMART Corridors. On Feb 19, 2020 the BCC adopted ordinance 20-20 creating the mixed-use corridor district to implement the CDMP Mixed Use Development policies. Accordingly, the applicant now seeks to rezone the subject property to MCD, to permit the future development of the property as permitted by the CDMP SMART Plan Regulations. Staff notes that no plans were submitted for the subject application, and that the zoning change could potentially allow the property to be developed under the provisions of the Live Local Act, which may permit up to 250 residential units per acre and additional height.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-2; duplex	Low Density Residential (2.5 - 6 dua)
North	RU-2; vacant	Low Density Residential (2.5 - 6 dua)
South	RU-3M; multi-family residential	Low-Medium Density Residential (6 - 13 dua)
East	MCD; vacant parcel	Low Density Residential (2.5 - 6 dua)
West	RU-2; single-family residence	Low Density Residential (2.5 - 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The 0.44-acre subject property is located at 1241 and 1243 NE 113 Terrace, and consists of an existing duplex unit. The site is located approximately 0.11 miles from the FEC Railway and lying within the ¼ buffer area of the Northeast Corridor of the SMART Plan. Staff notes that the properties abutting to the north and east are comprised of vacant parcels and a single-family residence to the west. Additionally, to the south of the subject property there are multi-family uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property and allow for its future development in accordance with the SMART Plan zoning regulations. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review of the Department of Regulatory and Economic Resources (RER) stated in

their memorandum that the application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply, and that the application will generate approximately 13 PM daily peak hour vehicle trips. Staff notes that approval of this application will increase the density in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.44-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential.** The Low Density Residential designation allows a range in density *"from a minimum of 2.5 to 6 dwelling units per gross acre*". The category "*is generally characterized by* single family housing, e.g., single family detached, cluster, and townhouses". However, the subject property is also located within ¼ mile of the Northeast Corridor, the aforementioned FEC rail corridor, one of the six Strategic Miami Area Rapid Transit (SMART) Plan corridors. On January 24, 2019, the BCC adopted Ordinance No. 19-7 approving policies to establish transit supportive densities and intensities for mixed-use projects located along Rapid Transit Activity Corridors (the SMART Plan Corridors) in the Mixed Use Development text of the CDMP Land Use Element policies provide that vertical and horizontal mixed-use projects within ¼ mile and ½ mile of this corridor are eligible to be developed at certain intensities provided that the entire development fits within the building envelope established by the applicable Floor Area Ratio (FAR)) and subject to compatibility with the adjacent development, properties within ¼ mile of a SMART Plan Corridor are allowed up to 2.0 FAR and a maximum density of 60 units per acre. However, the interpretive text also states; *"[a]ppropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space."*

The applicant seeks to rezone the subject parcel to MCD in order to allow for future development on the site as permitted in the Mixed-Use Development provisions of the CDMP. Approval of the application will allow the applicant to develop the ±0.44-acre parcels with a vertical mixed-use multifamily development with a maximum of **26 residential units** and which would be **consistent** with the CDMP SMART Plan policies as mentioned above. In addition, the residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area. As such, approval of the requested district boundary change on the subject site to MCD would be **consistent** with the CDMP Land Use Element interpretative text for Mixed Use Developments.

ZONING ANALYSIS:

The approximately 0.44-acre subject parcel is located at 1241 and 1243 NE 113 Terrace. The properties abutting to the north and east are comprised of vacant parcels, a single-family home to the west, and multi-family uses to the south of the subject property. The applicant seeks to rezone the subject property from RU-2 to MCD. As previously noted, the subject property is located within the Northeast Corridor of the Miami- Dade Strategic Miami Area Rapid Transit (SMART) Corridor, the FEC rail corridor. The proposed rezoning to MCD would allow for a vertical mixed-use development. As defined in the Land Use Element of the Comprehensive Development

Master Plan (CDMP), "*Vertical mixed-use development is hereby defined as projects that contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area."* The requested rezoning would allow the applicant to develop the property with a maximum density of 26 residential units. As previously noted, the proposed application to rezone the parcel would be **consistent** with the SMART Plan policies found in the CDMP.

Further, when the request is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of this request would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the request to rezone the subject site will be consistent with the SMART Plan corridor related provisions of the CDMP, and the Land Use Element interpretative text for Mixed-Use Development. The maximum height permitted under the MCD District is 6 stories and is consistent and compatible with the neighborhood which buildings range between 1-8 stories. In addition, Staff's research of the area found similar zone changes to MCD in the neighborhood. For example, the 1.99-net acre parcels located immediately abutting the subject site to the east were rezoned to MCD by the BCC on September 22, 2022, pursuant to Resolution #Z-19-22. Additionally, the 0.26-acre parcels located at 11341 & 11343 NE 13 Avenue were rezoned by the BCC to MCD on November 16, 2022, pursuant to Resolution #Z-29-22 and the 1.15-acre property lying West of NE 14 Avenue and appx. 80' South of NE 114 Terrace was also rezoned by the BCC to MCD on June 16, 2021, pursuant to Resolution #Z-22-21.

Furthermore, the design standards for the MCD would promote compatibility with the adjacent neighborhood as the MCD provides for buildings and their landscapes to be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In addition, the site plan applications for development approval within the MCD require Administrative Site Plan review (ASPR), which pursuant to Section 33-284.88 of the Code, *ensure the congruity of the proposed development and its compatibility with the surrounding area*. Therefore, staff opines that approval of this request would be **compatible** with the surrounding area.

Staff also notes that approval of the request for rezoning will not have a significant impact on the surrounding roadways or transportation facilities based on the recommendations and information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum indicates that the application, if developed conducive to the MCD standards, under the assumption of a mixed-use residential and commercial development, could generate 13 PM daily peak hour vehicle trip. Platting and Traffic have no objection to the subject application subject to the standard conditions as specified in the memorandum, dated September 17, 2024, and that this application meets the traffic concurrency criteria for an initial development order. One or more traffic concurrency determinations will subsequently be required at the time of Administrative Site Plan Review ("ASPR") when a site plan is submitted for review and before any development is permitted. Further, the Division of Environmental Resources Management of RER memorandum indicates that approval of this application meets all applicable LOS standards for an initial development order, as specified in the CDMP for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application

subject to the conditions outlined in their respective memorandums. Based on the aforementioned memoranda, staff opines that approval of the subject request would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction. **Based on the foregoing, staff recommends approval of the application under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:PM:EA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resource

ZONING RECOMMENDATION ADDENDUM

11341 REALTY LLC

Z23-264

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	*No objection*
Platting and Traffic Review Section (RER)	*No objection*
Fire Rescue	*No objection*
Water and Sewer Department (WASD)	*No objection*
Parks, Recreation and Open Spaces Department (PROS)	*No objection*
Schools	*No objection*
Building and Neighborhood Compliance	*No objection*
**Subject to conditions in their memorandum.*	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETIVE TEXT

Low Density Residential (Page I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

ZONING RECOMMENDATION ADDENDUM

11341 REALTY LLC

Z23-264

Mixed-Use Development (Pg. I-46)	*Mixed-use development allows a mix of compatible uses in a high-quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one- quarter mile) (horizontal). The section of this element, entitled "Urban Centers," addresses mixed-use development occurring within designated urban centers. The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers and outside of areas otherwise addressed by the Rapid Transit Zone Development Standards pursuant to Chapter 33C of the Code of Miami-Dade County.* *Horizontal mixed-use development is hereby defined as the horizontal mix of uses, such as single use buildings on the same site or within one-quarter mile. Such uses may only be permitted in accordance with the following:* *1) a single use building is located on a site that contains a mix of uses or multiple sites containing a mix of uses joined through a unity of title; or* *2) where the saturation of a single use, including residential or commercial, does not currently or would not be caused to exceed 70% of the total building area within one-quarter mile of the application site.* *Vertical mixed-use development is hereby defined as projects that contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area. Hotels and apartment hotels, governmental offices, civic uses, and schools may be exempt from these mix requirements.* *Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:* *1. Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map and in areas designated Residential Communities (with the exception of Estate Density and Low Density), Business and Office, and Office/Residential; or* *2. Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners; or* *3. Rapid Transit Activity Corridors which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor, Northeast Corridor, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed*

East-West SMART Plan Corridor.

Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.

Mixed-Use Developments Located Within:	*Floor Area Ratio Range*	*Maximum Residential Density (dwelling units)*
Major Corridors	*from 1.0 to 1.5*	*36*
Mixed-use Corridors identified in an area plan	*Up to 2.0*	*60*
Rapid Transit Activity Corridors		
Within one-quarter mile	*Up to 2.0*	*60*
Between one-quarter and one-half mile	*Up to 1.5*	*36*
Between one-half and one mile (East-West Corridor)	*Up to 1.25*	*18*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change

(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.*

(F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:*

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

ZONING RECOMMENDATION ADDENDUM

11341 REALTY LLC

Z23-264

	(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida; *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

11341 REALTY LLC/ HERCZL, ARON	1241/1243 NE 113 TER MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2023000264
DATE	**HEARING NUMBER**

FOLIO: 30-2232-015-0510

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
January 6, 2025

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
There are no open/closed cases in BSS.

VIOLATOR:
11341 REALTY LLC/HERCZL, ARON

OUTSTANDING LIENS AND FINES:
There are no outstanding liens or fines.

Memorandum

Date: January 17, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2023000264-5th Review
11341 Realty, LLC
1241-43 NE 113th Terrace
DBC from RU-2 to Mixed-Use District Corridor
(RU-2) (0.44 acres)
32-54-42

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply

Pursuant to the Code, based on the development allowed under the requested district boundary change and an analysis of water and sewer infrastructure in the area, the site is within feasible distance to connect to public water. Therefore, future development at this site shall connect to public water in accordance with Code requirements. The proposed development is within the City of North Miami water service area. Please note, only the City of North Miami can provide points of connection to the public water.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County recorded in Official Records Book 34343, Page 4190, acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Conditions of Approval: None

Wastewater Disposal

The requested district boundary change from RU-2 to Mixed Use Corridor District (MCD) does not include a site plan. However, based on the density allowed under the requested district boundary change, and based on the feasible distance requirements in the Code, the proposed development may be within feasible distance to City of North Miami public sanitary sewers. Please note, only the City of North Miami can provide points of connection to the public water.

DERM will evaluate the feasibility of connecting to the public sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes development on the subject properties. This memorandum shall not be interpreted as a written approval from DERM regarding the use of OSTDS for future development.

Conditions of Approval: None

Water Control Review
Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of Approval: None

Tree Preservation
An aerial review of the subject property indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests a district boundary change from RU-2 to MCD could result in tree removal/relocation activity to specimen trees. Because the subject application does not include a proposed site plan, it cannot be determined at this time whether the applicant's future plans for the property, which are yet to be submitted--would comply with specimen tree standards. **DERM approval of the district boundary change shall not be interpreted as DERM approval of removal or relocation of tree resources.**

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

Date: September 24, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: **UPDATED** - Zoning Application Comments - 11341 Realty, LLC
Application No. Z2023000264

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this Zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: 11341 Realty, LLC

Location: The proposed project is located at 1241-43 NE 113th Terrace, with Folio No. 30-2232-015-0510, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a District Boundary Change from RU-2 (Two-family Residential District) to Mixed-Use Corridor District (MCD). A site plan was not submitted with this zoning application.

Water: The proposed development is located within the City of North Miami's water service area, but the water is supplied by WASD. North Miami is a water wholesale customer of WASD. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

A Water Supply Certification (WSC) will be required from WASD for the proposed development. Said Certification will be issued at the time of development when a WASD Ordinance letter is issued. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program, please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the City of North Miami's sewer service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

North Miami is a Volume Sewer Customer of WASD. At the time of development, an Ordinance letter will be required from WASD. WASD will be the Utility providing sewer services for treatment and disposal of the wastewater at the North District Wastewater Treatment Plant (NDWWTP). The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benraml@miamidade.gov.

Memorandum

Date: September 17, 2024

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: For: Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2023000264
Name: 11341 Realty, LLC
Location: 1241-43 NE 113 Terrace
Section 32 Township 52 South Range 42 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately **13 PM** daily peak hour vehicle trips (*)

(*)Traffic concurrency is based on the max density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

Date: September 16, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2023000264

The Miami-Dade Fire Rescue Department has **no objection** to request for zoning designation change from its current RU-2 Duplex to Mixed-Use Corridor District (MCD)uploaded to "EnerGov" on 10/26/2023. Any future site plans will need separate approval.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3023102700547**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**10/27/2023 10:15:16 AM**	LG Application Number:	**Z2023000264**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name:	**11341 Realty, LLC**
Address/Location:	**1241 NE 113 TER**
Master Folio Number:	**3022320150510**
Additional Folio Number(s):	

PROPOSED # OF UNITS	**26**
SINGLE-FAMILY DETACHED UNITS:	**0**
SINGLE-FAMILY ATTACHED UNITS:	**0**
MULTIFAMILY UNITS:	**26**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
561	W J BRYAN ELEMENTARY	127	2	2	YES	Current CSA
6631	NORTH MIAMI MIDDLE	177	0	0	YES	Current CSA
7591	NORTH MIAMI SENIOR	903	0	0	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						

*An Impact reduction of **32.58%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent.
THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum

MIAMI-DADE COUNTY

Date: September 25, 2024

To: Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, Chief of Planning and Research
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

A. Zizold

Subject: Z2023000264 – 11341 Realty, LLC

Applicant Name: Sergio Purrinos on behalf of 11341 Realty, LLC.

Project Location: The proposed development is located on ±0.44 acres located south of NE 115th Street and between NE 12th Avenue and NE 13th Avenue in unincorporated Miami-Dade County (Folios: 30-2232-015-0481, 30-2232-015-0480, 30-2232-015-0500).

Proposed Development: The applicant seeks a district boundary change from RU-2 (Two-Family Residential Zoning District) to MCD (Mixed-Use Corridor District) for the development of an undeclared amount of multi-family residential units.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 1 (PBD 1) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

Table A - County Parks (Local) Within a 3 Mile Radius of Application Area.

NAME	ADDRESS	CLASS	ACRES	TYPE
NORTH SHORECREST PARK	801 NE 88 ST	NEIGHBORHOOD PARK	1.13	LOCAL
MILITARY TRAIL PARK	825 NE 89 ST	NEIGHBORHOOD PARK	1.66	LOCAL
SOAR PARK	100 NW 83 ST	COMMUNITY PARK	2.9	LOCAL
GRATIGNY PLATEAU PARK	885 NW 117 ST	MINI-PARK	0.96	LOCAL
OAK PARK	620 NW 117 ST	MINI-PARK	0.7	LOCAL
LARCHMONT PARK	406 NW 85 ST	NEIGHBORHOOD PARK	4.43	LOCAL
OAK GROVE PARK	690 NE 159 ST	COMMUNITY PARK	21.71	LOCAL
BISCAYNE SHORES AND GARDENS PARK	11525 NE 14 AVE	COMMUNITY PARK	6.49	LOCAL
ARTHUR WOODARD PARK	1220 NW 99 ST	NEIGHBORHOOD PARK	3.71	LOCAL

Impact and Demand: This proposed district boundary change could permit as many as 72 multi-family residential dwelling units could generate a residential population of 152 people resulting in an impact of as much as 0.42 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are two Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The site is in PBD 1 which has a surplus of 329.70 acres of local parkland and therefore meets concurrency when analyzed in terms of Miami-Dade County's minimum Level of Service standard for the provision of recreation open space.

Recommendation: PROS offers the following recommendations:

- Provide a detailed site plan that indicates the number and type of proposed dwelling units and identifies any private recreation areas.
- Provide a detailed landscape plan that includes tree-lined streets and pedestrian pathways to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County Open Space System Master Plan (OSMP).
- Provide private recreational amenities to the development as space allows.

These recommendations are based on the following Recreation and Open Space policies and objectives in the Comprehensive Development Master Plan (CDMP):

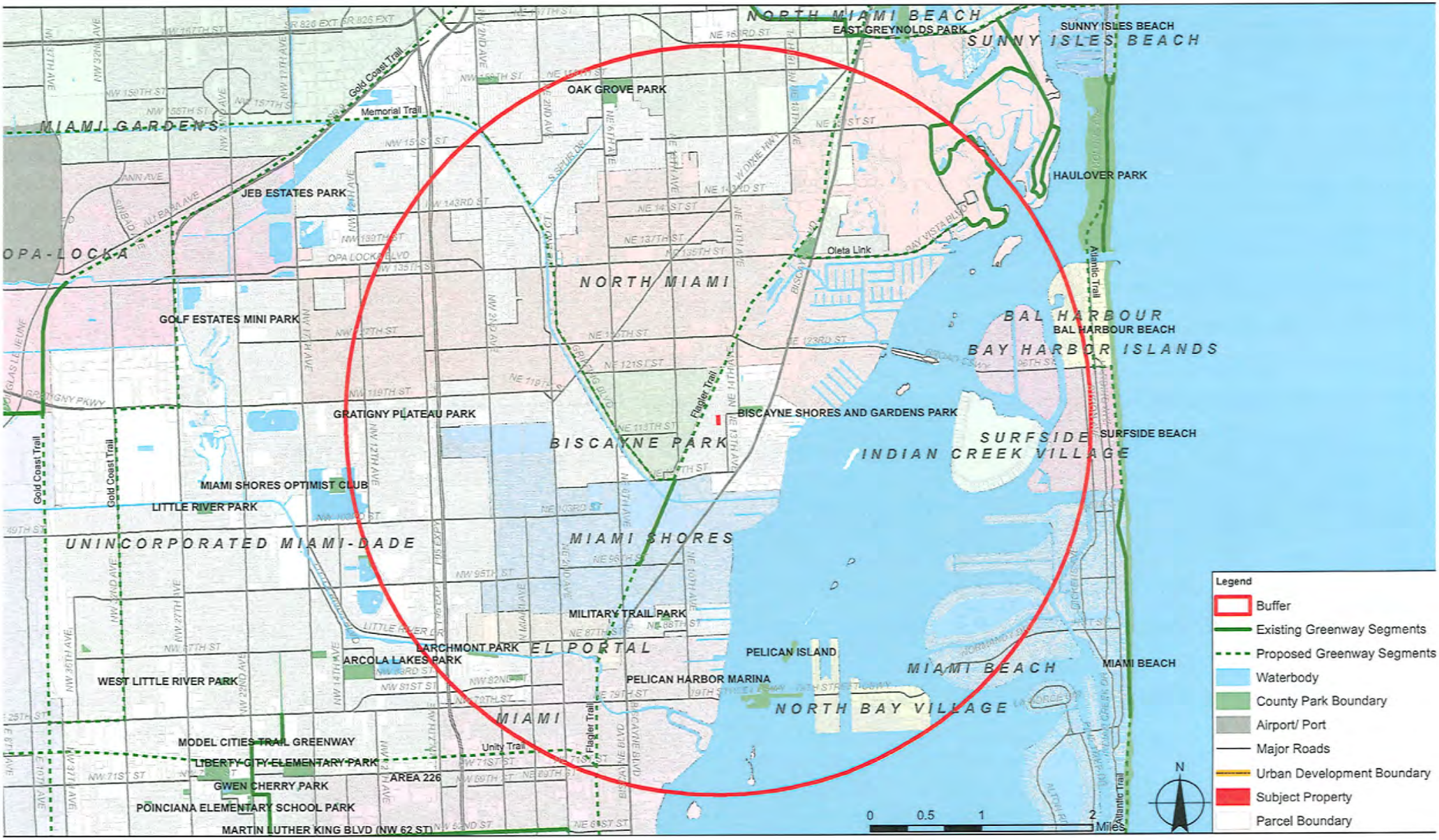
> Policy ROS-3B. The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.
>
> Objective ROS-8
> The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings described herein, **PROS has no objection to this application.**

Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, by email at carlos.lopez6@miamidade.gov.

AZ: cl mds
Attachment

FIGURE 1: Z2023000264 - 11341 REALTY, LLC
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

MIAMI-DADE COUNTY

Date: September 25, 2024

To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Application Z2023-000264 11341 Realty, LLC.

The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

Condition of Approval

The OHP has identified a 1972 structure associated with folio 30-2232-015-0510 that meets the 50-year or older benchmark for historic resource eligibility. If slated to be demolished, the applicant shall complete and submit a Florida Master Site File Historical Structure Form prior to demolition of the historic structure within the application area.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. https://dos.fl.gov/historical/preservation/master-site-file/"

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov .



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2023000264

Section: 32 Township: 52 Range: 42
Applicant: 11341 REALTY LLC
Zoning Board: C7
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

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Legend

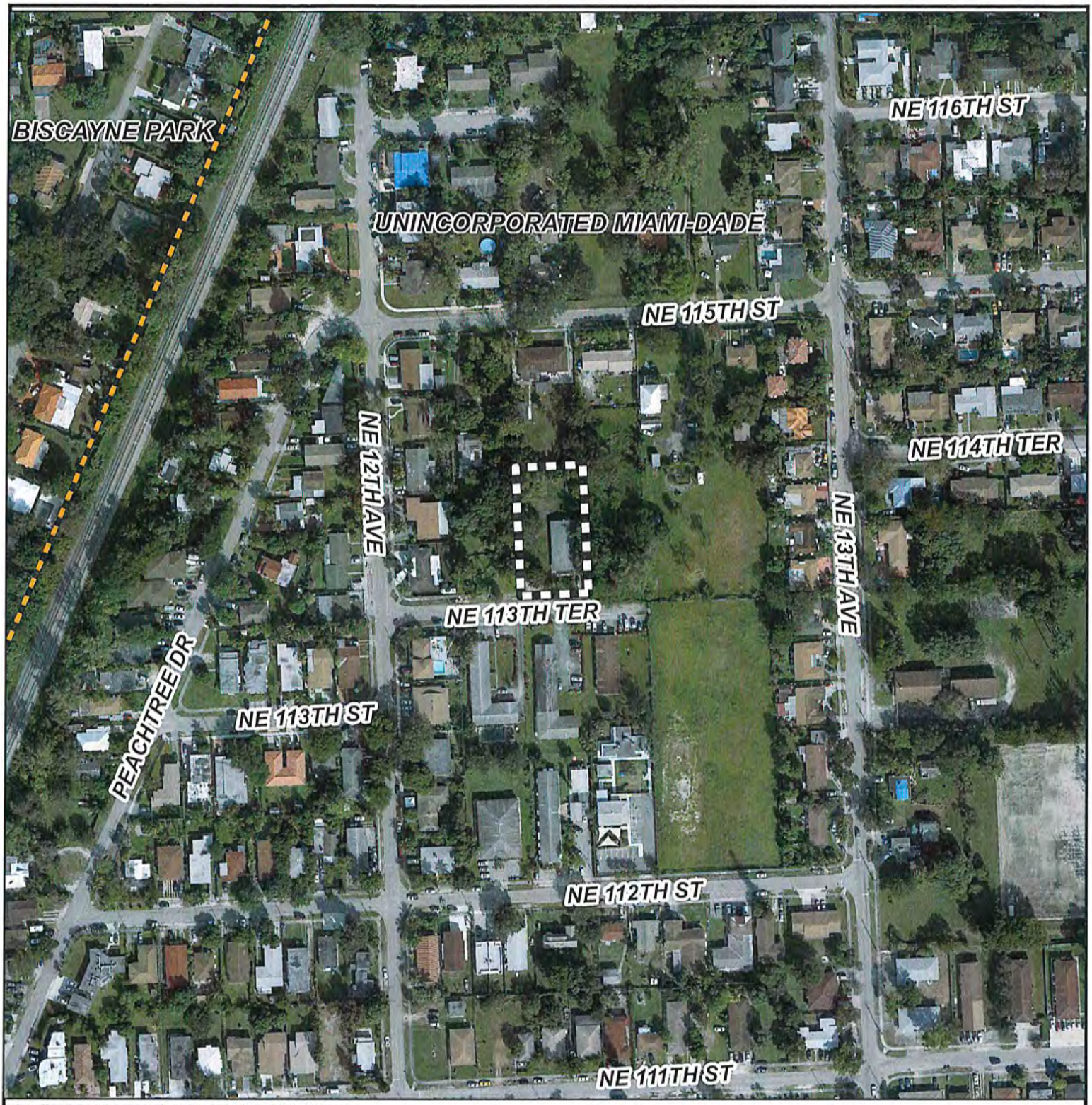
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 27, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2023000264

Legend

Subject Property

Municipalities

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Section: 32 Township: 52 Range: 42
Applicant: 11341 REALTY LLC
Zoning Board: C7
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 27, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 32 Township: 52 Range: 42
Applicant: 11341 REALTY LLC
Zoning Board: C7
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2023000264

RADIUS: 2640

Legend

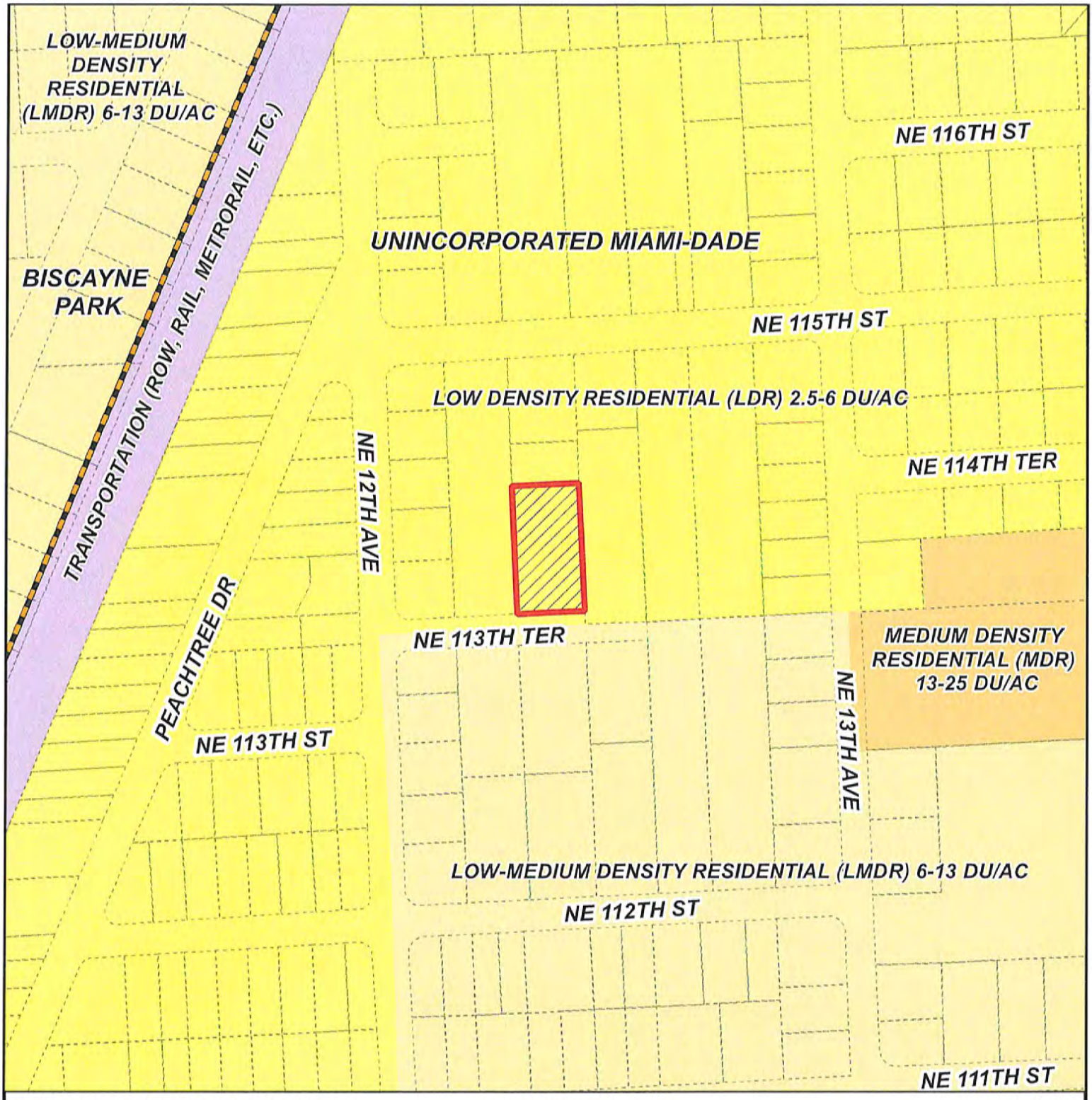
- Subject Property
- Contiguous Properties
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 27, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000264

Section: 32 Township: 52 Range: 42
Applicant: 11341 REALTY LLC
Zoning Board: C7
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 27, 2023

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-264
DATE: FEB 14 2024
BY: ISA

1241-43 NE 113 TERRACE
Z2023000264

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: 11341 REALTY LLC

NAME AND ADDRESS	Percentage of Stock
ARON HERCZL	100

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 223-264
DATE: FEB 14 2024
BY: ISA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

_____

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 17 day of July, 2023. Affiant is personally known to me or has produced Drivers License as identification.

_____
(Notary Public)

My commission expires 7/11/24

MEYER GROSINGER
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Kings County
01GR6187359
MY COMMISSION EXPIRES 07/11/24

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-264
DATE: FEB 14 2024
BY: ISA

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESSING: 783-2832
DATE: FEB 14 2024
BY: ISA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 12 day of July, 2023. Affiant is personally known to me or has produced Drivers License as identification.

_____
(Notary Public)

My commission expires 7/11/24

MEYER GROSINGER
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Kings County
01GR6187359
MY COMMISSION EXPIRES 07/11/24

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z23-265 **January 30, 2025**
Item No. 8A5

Recommendation Summary	
Commission District	3
Applicant	Q VENTURE CAPITAL, LLC.
Summary of Requests	The applicant is seeking to allow a District Boundary Change from RU-2, Two-Family Residential District, to MCD, Mixed -Use Corridor District.
Location	11305 NE 13 Avenue, Miami-Dade County, Florida
Property Size	0.25 Acres
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential 2.5-6 dua) (see attached zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

The Board has jurisdiction over this application pursuant to Section 33-314(A)(6) and Section 20-42(E) which provides "If a Community Council, in its capacity as a Community Zoning Appeals Board, does not have sufficient elected or appointed members in office to constitute a quorum at the time an application for zoning action is ready to be noticed for public hearing before that Community Council, such application shall be noticed and scheduled for public hearing directly before the Board of County Commissioners on the next available zoning agenda."

PROCEDURAL HISTORY:

This application would have been scheduled for the October 24, 2024, meeting of the Community Zoning Appeals Board (CZAB) 7, however, CZAB 7 did not have enough members in office to constitute a quorum at the time this application was ready to be noticed for public hearing. This item was deferred from the October 23, 2024, meeting of the Board of County Commissioners (BCC) to the November 21, 2024, meeting. Subsequently, this item was deferred from the November 21, 2024, meeting of the Board of County Commissioners (BCC) to the December 19, 2024, meeting. However, the item was not considered due to the cancellation of the December 19, 2024 meeting.

The public hearing on this item has not been held.

REQUEST:

DISTRICT BOUNDARY CHANGE from RU-2 (Duplex District) to MCD (Mixed-Use Corridor District).

PROJECT DESCRIPTION:

The 0.25-acre subject property is currently improved with an existing single-family residence. The applicant seeks to rezone the subject property from RU-2, Two-Family Residential District, to MCD, Mixed-Use Corridor District.

In 2016, pursuant to R-523-16, the Board of County Commissioners (BCC) endorsed the SMART Plan, which called for the establishment of six (6) rapid transit corridors, among which was the Northeast Corridor. The limits of the Northeast Corridor are identified as being from Downtown Miami to the City of Aventura along the existing FEC rail corridor. Subsequently, pursuant to Ordinance No. 18-8, the BCC created the Miami-Dade County Transportation Infrastructure Improvement District (TIID), The TIID includes all properties located wholly, or within a ½ mile of the Northeast Corridor. In 2019, pursuant to Ordinance No. 19-7, the Comprehensive Development Master Plan (CDMP) was amended to allow vertical and horizontal mixed-use development along the Mixed-Use and Rapid Transit Activity Corridors, which includes the SMART Corridors. On Feb 19, 2020 the BCC adopted ordinance 20-20 creating the mixed-use corridor district to implement the CDMP Mixed Use Development policies. Accordingly, the applicant now seeks to rezone the subject property to MCD, to permit the future development of the property as permitted by the CDMP SMART Plan Regulations. Staff notes that no plans were submitted for the subject application, and that the zoning change could potentially allow the property to be developed under the provisions of the Live Local Act, which may permit up to 250 residential units per acre and additional height.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-2; single-family residence	Low Density Residential (2.5 - 6, dua)
North	RU-2; duplex and single-family	Low Density Residential (2.5 - 6, dua)
South	MCD; duplex, vacant land	Low Density Residential (2.5 - 6, dua) Medium Density Residential (13-25 dua)
East	RU-2; duplex	Low Density Residential (2.5 - 6, dua)
West	RU-2; single-family residence	Low Density Residential (2.5 - 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The 0.25-acre subject property is currently developed with a single-family residence located at 11305 NE 13 Avenue. The property is located approximately 0.22 miles from the FEC Railway and lying within the ¼ buffer area of the Northeast Corridor of the SMART Plan. Staff notes that the properties abutting to the north, south, west and east are comprised of duplexes and single-family residences together with a vacant parcel.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property and redevelop the property in accordance with the SMART Plan zoning regulations. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and

services to operate below their adopted levels of service standards. The Platting and Traffic Review of the Department of Regulatory and Economic Resources (RER) stated in their memorandum that the application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply, and that the application will generate approximately 8 PM daily peak hour vehicle trips. Staff notes that approval of this application will increase the density in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.25-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential.** The Low Density Residential designation allows a range in density *"from a minimum of 2.5 to 6 dwelling units per gross acre".* The category "is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses*."* However, the subject parcel is also located within ¼ mile of the Northeast Corridor, the aforementioned FEC rail corridor, one of the six Strategic Miami Area Rapid Transit (SMART) Plan corridors. On January 24, 2019, the BCC adopted Ordinance No. 19-7 approving policies to establish transit supportive densities and intensities for mixed-use projects located along Rapid Transit Activity Corridors (the SMART Plan Corridors) in the Mixed-Use Development text of the CDMP Land Use Element. The Mixed Use Development policies provide that vertical and horizontal mixed-use projects within ¼ mile and ½ mile of this corridor are eligible to be developed at certain intensities provided that the entire development fits within the building envelope established by the applicable Floor Area Ratio (FAR) and subject to compatibility with the adjacent development, properties within ¼ mile of a SMART Plan Corridor are allowed up to 2.0 FAR and a maximum density of 60 units per acre. However, the interpretive text also states; *"[a]ppropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space."*

The applicant seeks to rezone the parcel to MCD to allow for future development on the site as permitted in the Mixed Use Development provisions of the CDMP. This application was also the subject of a CDMP Letter of Interpretation (CL2024000010) which found that *"[b]ased on the ±0.25-acre size of the Subject Property, it could be developed with a* ***maximum 21,780 square feet mixed-use development*** *containing both residential (a maximum of* ***15 residential units****) / and non-residential components."* As such, approval of the application will allow the applicant to develop the ±0.25-acre parcel with a vertical mixed-use development containing a maximum of **15 residential units** and at least 15% of the total floor area of the development for a non-residential use which would be **consistent** with the CDMP. In addition, the residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area. As such, approval of the requested district boundary change would be **consistent** with the CDMP Land Use Element interpretative text for Mixed Use Developments.

ZONING ANALYSIS:

The subject parcel consists of approximately 0.25-acre and is located at 11305 NE 13 Avenue. The properties abutting are comprised of duplexes and single-family residences together with a

vacant parcel. The applicant is seeking to rezone the subject property from RU-2 to MCD. As previously noted, the subject property is located within the Northeast Corridor of the Miami- Dade Strategic Miami Area Rapid Transit (SMART) Corridor, the FEC rail corridor. The proposed rezoning to MCD would allow for a vertical mixed-use development. As defined in the Land Use Element of the Comprehensive Development Master Plan (CDMP), "*Vertical mixed-use development is hereby defined as projects that contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area."* The requested rezoning would allow the applicant to develop the property with a maximum density of 15 residential units. As previously noted, the proposed application to rezone the parcel would be **consistent** with the SMART Plan policies found in the CDMP.

Further, when the request is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of this request would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the request to rezone the property will be consistent with the SMART Plan corridor related provisions of the CDMP, and the Land Use Element interpretative text for Mixed-Use Development. The maximum height permitted under the MCD District is 6 stories and is consistent and compatible with the neighborhood buildings range between 1-8 stories. In addition, Staff's research of the area found similar zone changes to MCD in the neighborhood. For example, the 0.26-acre parcel immediately abutting the subject property to the south was rezoned by the BCC to MCD on November 16, 2022, pursuant to Resolution #Z-29-22 and the 1.15-acre property to the southeast was also rezoned by the BCC)to MCD on June 16, 2021, pursuant to Resolution #Z-22-21. Additionally, the 1.99-net acre parcels located at 1250 & 1260 NE 115 Street were rezoned to MCD by the BCC on September 22, 2022, pursuant to Resolution #Z-19-22.

Furthermore, the design standards for the MCD would promote compatibility with the adjacent neighborhood as the MCD provides for buildings and their landscapes to be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In addition, the site plan applications for development approval within the MCD require Administrative Site Plan review (ASPR), which pursuant to Section 33-284.88 of the Code, *ensure the congruity of the proposed development and its compatibility with the surrounding area*. Therefore, staff opines that approval of this request would be **compatible** with the surrounding area.

Staff also notes that approval of the request for rezoning will not have a significant impact on the surrounding roadways or transportation facilities based on the recommendations and information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum indicates that the application, if developed conducive to the MCD standards, under the assumption of a mixed-use residential and commercial development, could generate 8 PM daily peak hour vehicle trip. Platting and Traffic have no objection to the subject application subject to the standard conditions as specified in the memorandum, dated September 25, 2024, and that this application meets the traffic concurrency criteria for an initial development order. One or more traffic concurrency determinations will subsequently be required at the time of Administrative Site Plan Review ("ASPR"). Further, the Division of Environmental Resources Management of RER memorandum indicates that approval of this application meets all applicable LOS standards for an initial

development order, as specified in the CDMP for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application subject to the conditions outlined in their respective memorandums. Based on the aforementioned memoranda, staff opines that approval of the subject request would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction. **Based on the foregoing, staff recommends approval of the application under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:PM:EA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Q VENTURE CAPITAL, LLC.

Z23-265

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	*No objection*
Platting and Traffic Review Section (RER)	*No objection*
Fire Rescue	*No objection*
Water and Sewer Department (WASD)	*No objection*
Parks, Recreation and Open Spaces Department (PROS)	*No objection*
Schools	*No objection*
Building and Neighborhood Compliance	*No objection*
**Subject to conditions in their memorandum.*	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETIVE TEXT

Low Density Residential (Page I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

ZONING RECOMMENDATION ADDENDUM

Q VENTURE CAPITAL, LLC.

Z23-265

Mixed-Use Development (Pg. I-46)	*Mixed-use development allows a mix of compatible uses in a high-quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one- quarter mile) (horizontal). The section of this element, entitled "Urban Centers," addresses mixed-use development occurring within designated urban centers. The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers and outside of areas otherwise addressed by the Rapid Transit Zone Development Standards pursuant to Chapter 33C of the Code of Miami-Dade County.* *Horizontal mixed-use development is hereby defined as the horizontal mix of uses, such as single use buildings on the same site or within one-quarter mile. Such uses may only be permitted in accordance with the following:* *1) a single use building is located on a site that contains a mix of uses or multiple sites containing a mix of uses joined through a unity of title; or* *2) where the saturation of a single use, including residential or commercial, does not currently or would not be caused to exceed 70% of the total building area within one-quarter mile of the application site.* *Vertical mixed-use development is hereby defined as projects that contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area. Hotels and apartment hotels, governmental offices, civic uses, and schools may be exempt from these mix requirements.* *Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:* *1. Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map and in areas designated Residential Communities (with the exception of Estate Density and Low Density), Business and Office, and Office/Residential; or* *2. Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners; or* *3. Rapid Transit Activity Corridors which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor, Northeast Corridor, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed*

East-West SMART Plan Corridor.

Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.

Mixed-Use Developments Located Within:	*Floor Area Ratio Range*	*Maximum Residential Density (dwelling units)*
Major Corridors	*from 1.0 to 1.5*	*36*
Mixed-use Corridors identified in an area plan	*Up to 2.0*	*60*
Rapid Transit Activity Corridors		
Within one-quarter mile	*Up to 2.0*	*60*
Between one-quarter and one-half mile	*Up to 1.5*	*36*
Between one-half and one mile (East-West Corridor)	*Up to 1.25*	*18*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change

(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.*

(F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:*

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

ZONING RECOMMENDATION ADDENDUM

Q VENTURE CAPITAL, LLC.

Z23-265

	(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida; *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

Q VENTURE CAPITAL LLC/HERCZL, ARON	11305 NE 13 AVE MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2023000265
DATE	**HEARING NUMBER**

FOLIO: 30-2232-015-0090

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
September 17, 2024

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
There are no open/closed cases in BSS.

VIOLATOR:
Q VENTURE CAPITAL LLC/ HERCZL, ARON

OUTSTANDING LIENS AND FINES:
There are no outstanding liens or fines.

Memorandum

Date: December 26, 2024

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2023000265-4th Review
Q Venture Capital LLC
11305 NE 13th Avenue
DBC from RU-2 to Mixed-Use Corridor District (MCD)
(RU-2) (0.25 Acres)
32-52-42

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code, based on the development allowed under the requested district boundary change and an analysis of water and sewer infrastructure in the area, the site is within feasible distance to connect to public water and public sanitary sewer. Therefore, future development at this site shall connect to public water and sanitary sewers in accordance with Code requirements. Public water and sewer services are provided by the City of North Miami Beach. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

in accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Civil drawing for the sewer extension permit required for connection to the abutting force main will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to approval of final development orders.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida

Department of Environmental Protection and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Water Control Review

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of approval: none

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests a district boundary change from RU-2 to MCD could result in tree removal/relocation activity to specimen trees. Because the subject application does not include a

proposed site plan, it cannot be determined at this time whether the applicant's future plans for the property, which are yet to be submitted--would comply with specimen tree standards. **DERM approval of the district boundary change shall not be interpreted as DERM approval of removal or relocation of tree resources.**

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of approval: none

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

Date: September 24, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: **UPDATED -** Zoning Application Comments - Q Venture Capital, LLC
Application No. Z2023000265

The Water and Sewer Department has reviewed the proposed development for the subject zoning application**.** WASD has no objections to this Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Q Venture Capital, LLC

Location: The proposed project is located on approximately 0.25 acres at 11305 NE 13th Avenue, with Folio No. 30-2232-015-0090, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a District boundary change from RU-2 (Two Family Residential District) to MCD (Mixed Use Corridor District). A site plan was not submitted with this application.

Water: The proposed development is located within the City of North Miami's water service area, but the water is supplied by WASD. North Miami is a water wholesale customer of WASD. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

A Water Supply Certification (WSC) will be required from WASD for the proposed development. Said Certification will be issued at the time of development when a WASD Ordinance letter is issued. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the City of North Miami's sewer service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

North Miami is a Volume Sewer Customer of WASD. At the time of development, an Ordinance letter will be required from WASD. WASD will be the Utility providing sewer services for treatment and disposal of the wastewater at the North District Wastewater Treatment Plant (NDWWTP). The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum

Date: September 25, 2024

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2023000265
Name: Q Venture Capital, LLC
Location: 11305 NE 13 Avenue
Section 32 Township 52 South Range 42 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately **8 PM** daily peak hour vehicle trips (*)

(*)Traffic concurrency is based on the max density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

Date: September 16, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2023000265

The Miami-Dade Fire Rescue Department has **no objection** to request for zoning designation change from RU-2 Duplex to Mixed-Use Corridor District (MCD) uploaded to "EnerGov" on 10/26/2023. Any future site plans will need separate approval.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum

MIAMI-DADE COUNTY

Date: Semptember 25, 2024

To: Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, Chief, Planning and Research
Planning, Design and Construction Excellence Division *Alejandro Zizold*
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2023000265 - Q Venture Capital, LLC (Version 2 Associated Applications: Z2023P00157). Based on revised plans submitted on October 3rd, 2023.

Applicant Name: Sergio Purrinos on behalf of Q Venture Capital, LLC

Project Location: The applicant site is located on ±0.25-acres generally located on 11305 NE 13 AVE, Miami, Florida 33161, in unincorporated Miami-Dade County (Folio: 30-2232-015-0090).

Proposed Development: The applicant seeks a zoning application review for a proposed district boundary change from RU-2 Duplex District to Mixed-Use Corridor District (MCD). Once this zoning review is approved the applicant seeks to develop this parcel, plus the one facing NE 14th Avenue (folio # 30-2232-015-0081), and the south parcel (folio # 30-2232-0150080) and apply for all workforce housing density bonuses available.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 1 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

Table A - County Parks (Local) Within a 3 Mile Radius of Application Area

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
NORTH SHORECREST PARK	801 NE 88 ST	NEIGHBORHOOD PARK	1.13	LOCAL
MILITARY TRAIL PARK	825 NE 89 ST	NEIGHBORHOOD PARK	1.66	LOCAL
SOAR PARK	100 NW 83 ST	COMMUNITY PARK	2.9	LOCAL
GRATIGNY PLATEAU PARK	885 NW 117 ST	MINI-PARK	0.96	LOCAL
OAK PARK	620 NW 117 ST	MINI-PARK	0.7	LOCAL
LARCHMONT PARK	406 NW 85 ST	NEIGHBORHOOD PARK	4.43	LOCAL
OAK GROVE PARK	690 NE 159 ST	COMMUNITY PARK	21.71	LOCAL
BISCAYNE SHORES AND GARDENS PARK	11525 NE 14 AVE	COMMUNITY PARK	6.49	LOCAL

This site is located within 0.5 mile distance from the proposed Flagler Trail, a pedestrian and bicycle path along the Florida East Coast (FEC) Railway that will connect communities from Downtown Miami to Aventura. The Flagler Trail will be part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Impact and Demand: This application does not indicate the number of proposed dwelling units and dwelling types to conduct a complete analysis for Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are two Miami-Dade County-provided local recreation open space sites consisting of 5 acres or larger within a 3-mile radius from the application area. The site is in Park Benefit District (PBD) 1, which currently meets park concurrency requirements.

Recommendation: Due to the finding mentioned herein PROS emphasizes the following and offers the following recommendations:

- Consider providing a more detailed Letter of Intent, including detail about the proposed development, its elements, and indicating the number of proposed dwelling units.
- While the entire development site plans were not submitted, please provide a detailed site plan of the proposed development site that will detail total area dedicated to private open space and recreational areas, dimensions of walkways and sidewalks, as well as labeling all proposed recreational amenities. PROS recommends cohesive design of hardscape and non-motorized access areas throughout the development to provide a walkable neighborhood per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP).
- Provide a detailed landscape plan that includes planting schedule, preferably native planting, and tree-lined streets on pedestrian pathways to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP.
- Please indicate whether there will be any private recreation areas, such as an indoor recreation room or gym, and/or any outdoor passive recreation amenities for the residents, such as shaded benches, a play area, bike racks, dog waste stations and/or gathering spaces. PROS recommends that the applicant include recreational amenities for the development as space allows.

These recommendations are based on the following Recreation and Open Space policies and objectives in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1
Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population, through 2017.

Objective ROS-2
Require the availability of adequate local recreation open space as a condition for the approval of residential development orders and maintain an adequate inventory of recreational areas and facilities.

ROS-3B
The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

ROS-8
The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

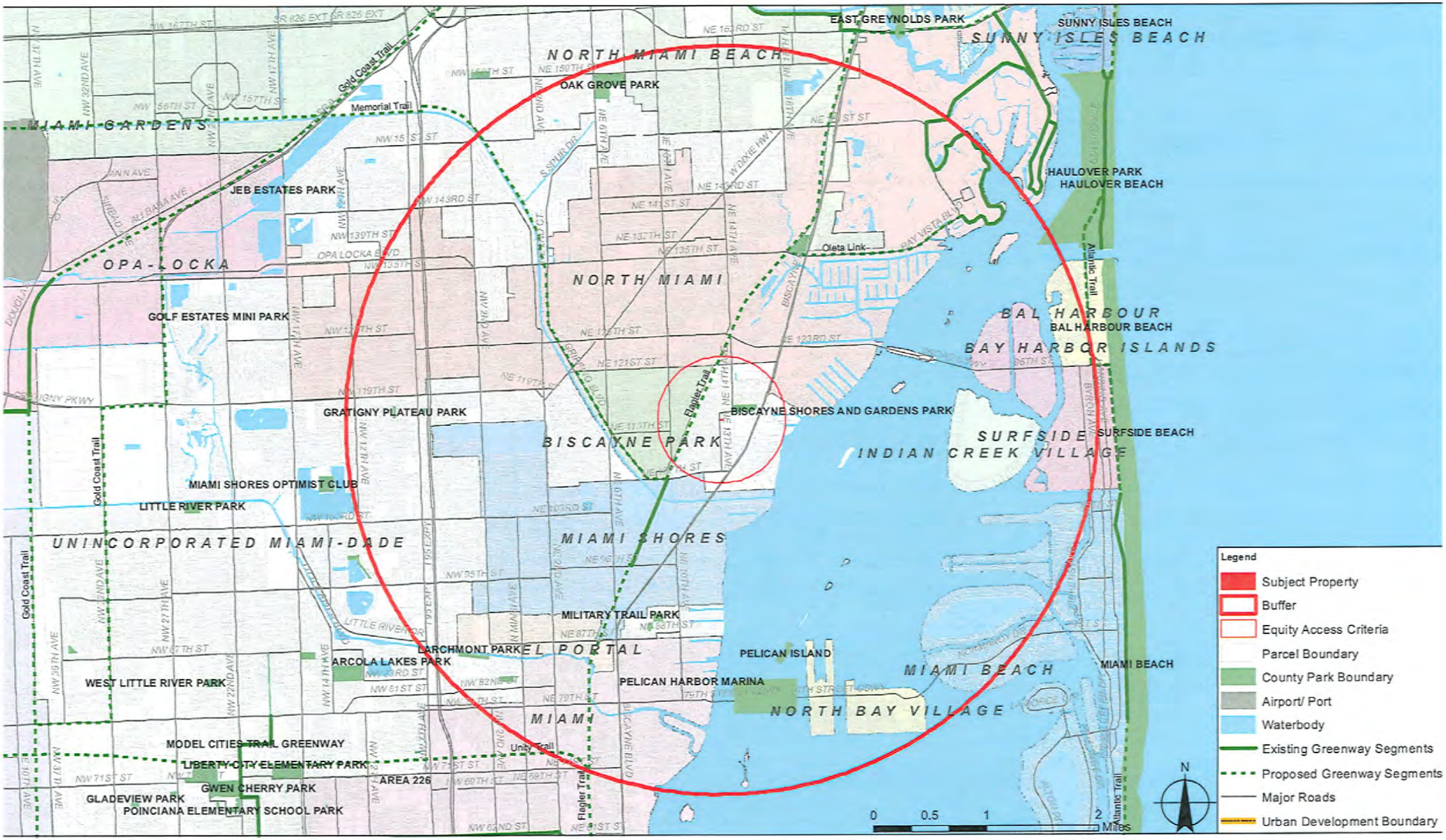
Based on our findings described herein, **PROS does not have sufficient information to provide a complete analysis of the application**.

Should you need additional information or clarification on this matter, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at irene.cambeyrogonzalez@miamidade.gov.

AZ: mds icg MDS

Attachment

FIGURE 1: Z2023000265 - Q VENTURE CAPITAL, LLC
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3023102700545**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**10/27/2023 10:15:16 AM**	LG Application Number:	**Z2023000265**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**
Applicant's Name:	**Q Venture Capital, LLC**		
Address/Location:	**11305 NE 13 AVE**		
Master Folio Number:	**3022320150090**		
Additional Folio Number(s):			

PROPOSED # OF UNITS	**15**
SINGLE-FAMILY DETACHED UNITS:	**0**
SINGLE-FAMILY ATTACHED UNITS:	**0**
MULTIFAMILY UNITS:	**15**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
561	W J BRYAN ELEMENTARY	127	2	2	YES	Current CSA
6631	NORTH MIAMI MIDDLE	177	0	0	YES	Current CSA
7591	NORTH MIAMI SENIOR	903	0	0	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						

*An Impact reduction of **32.58%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum

MIAMI-DADE COUNTY

Date: September 25, 2024

To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Application Z2023-000265 Q Venture Capital, LLC.

The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

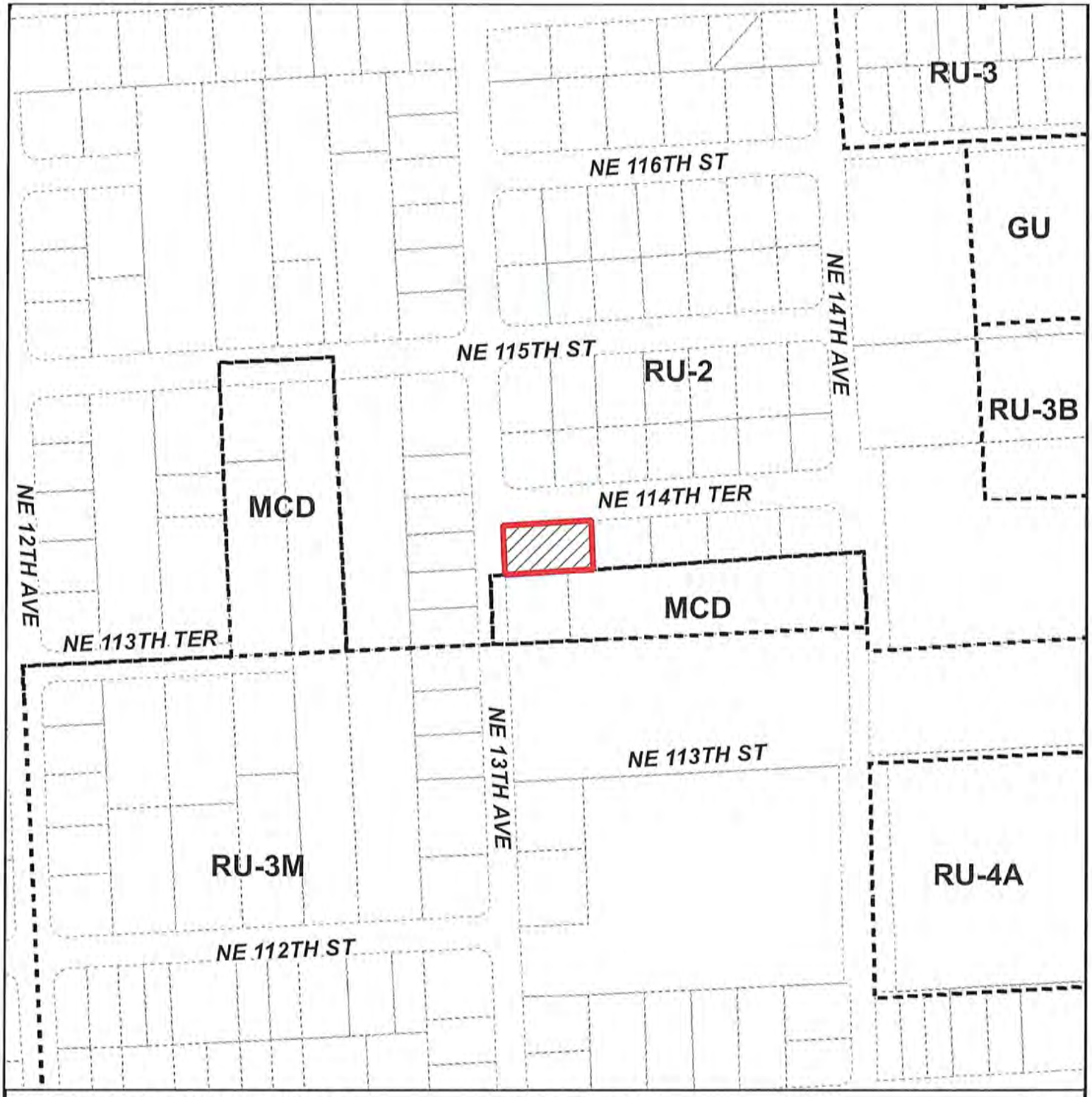
Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

Condition of Approval

The OHP has identified a 1939 structure associated with folio 30-2232-015-0090 and a 1972 structure associated with folio 30-2232-015-0080 that meet the 50-year or older benchmark for historic resource eligibility. If slated to be demolished, the applicant shall complete and submit a Florida Master Site File Historical Structure Form prior to demolition of the historic structures within the application area.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. https://dos.fl.gov/historical/preservation/master-site-file/"

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov .



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2023000265

Section: 32 Township: 52 Range: 42
Applicant: Q VENTURE CAPITAL, LLC.
Zoning Board: C7
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

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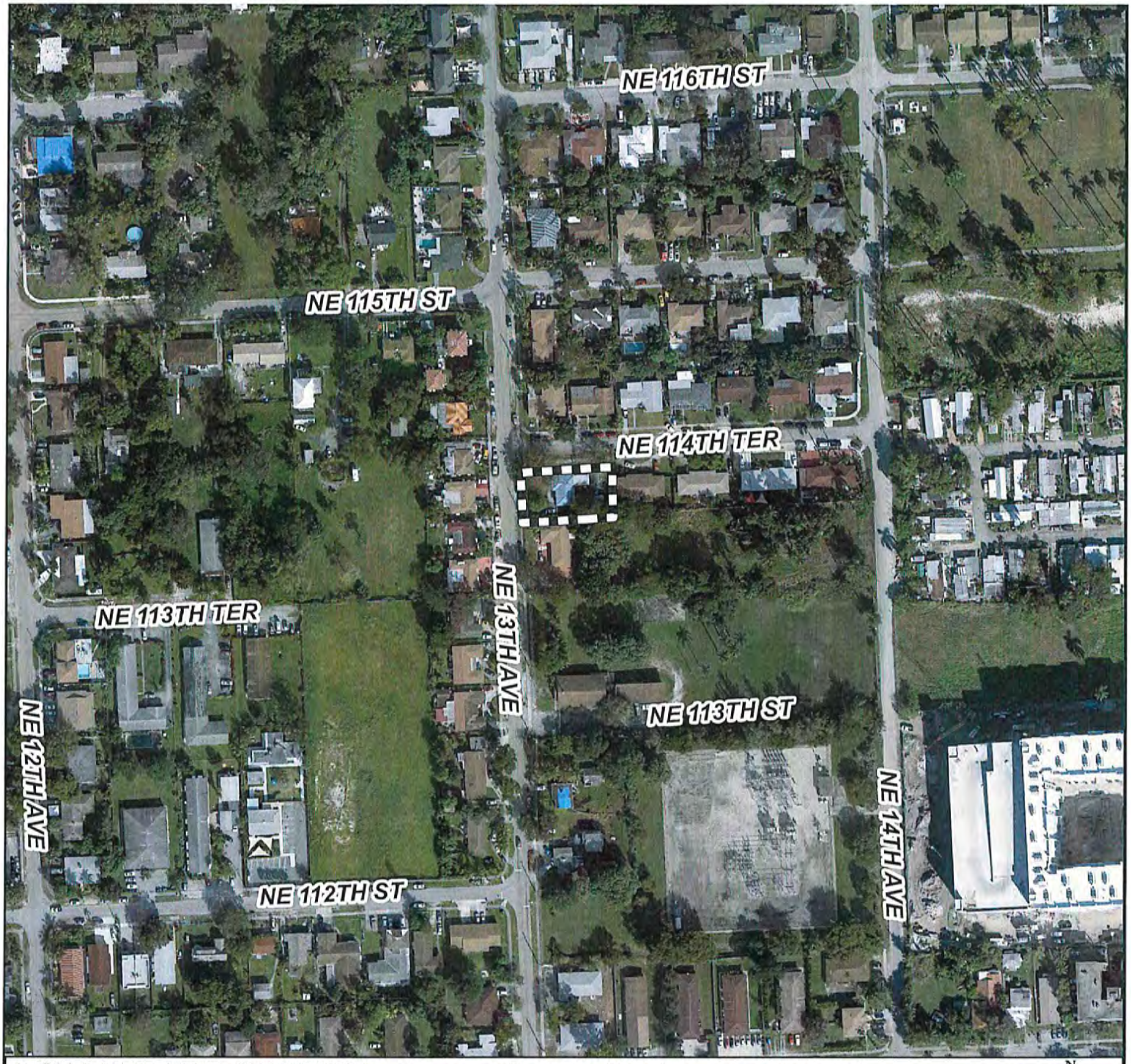
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 27, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2023000265

Legend

Subject Property

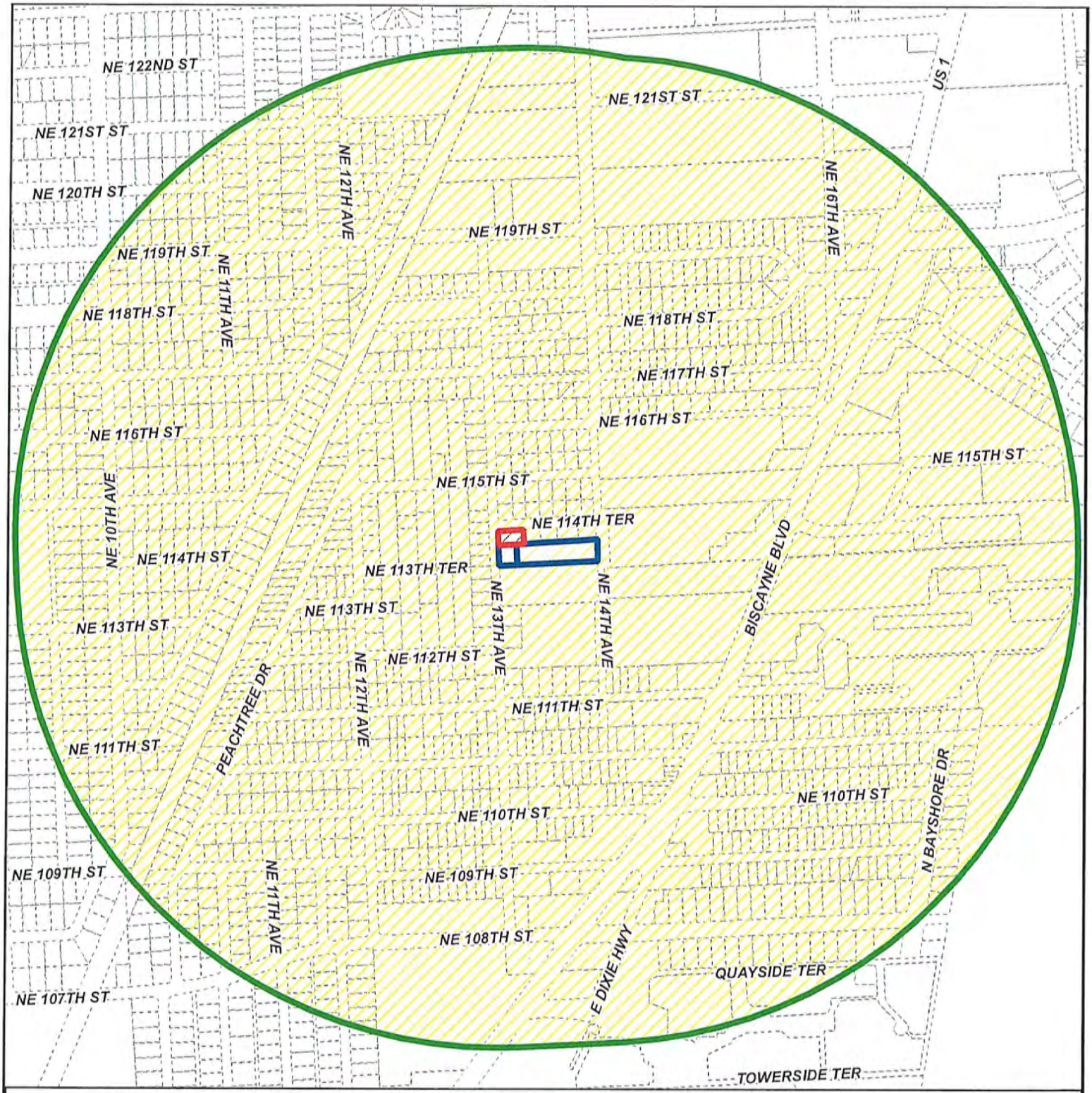
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Section: 32 Township: 52 Range: 42
Applicant: Q VENTURE CAPITAL, LLC.
Zoning Board: C7
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 27, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 32 Township: 52 Range: 42
Applicant: Q VENTURE CAPITAL, LLC.
Zoning Board: C7
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2023000265

RADIUS: 2640

Legend

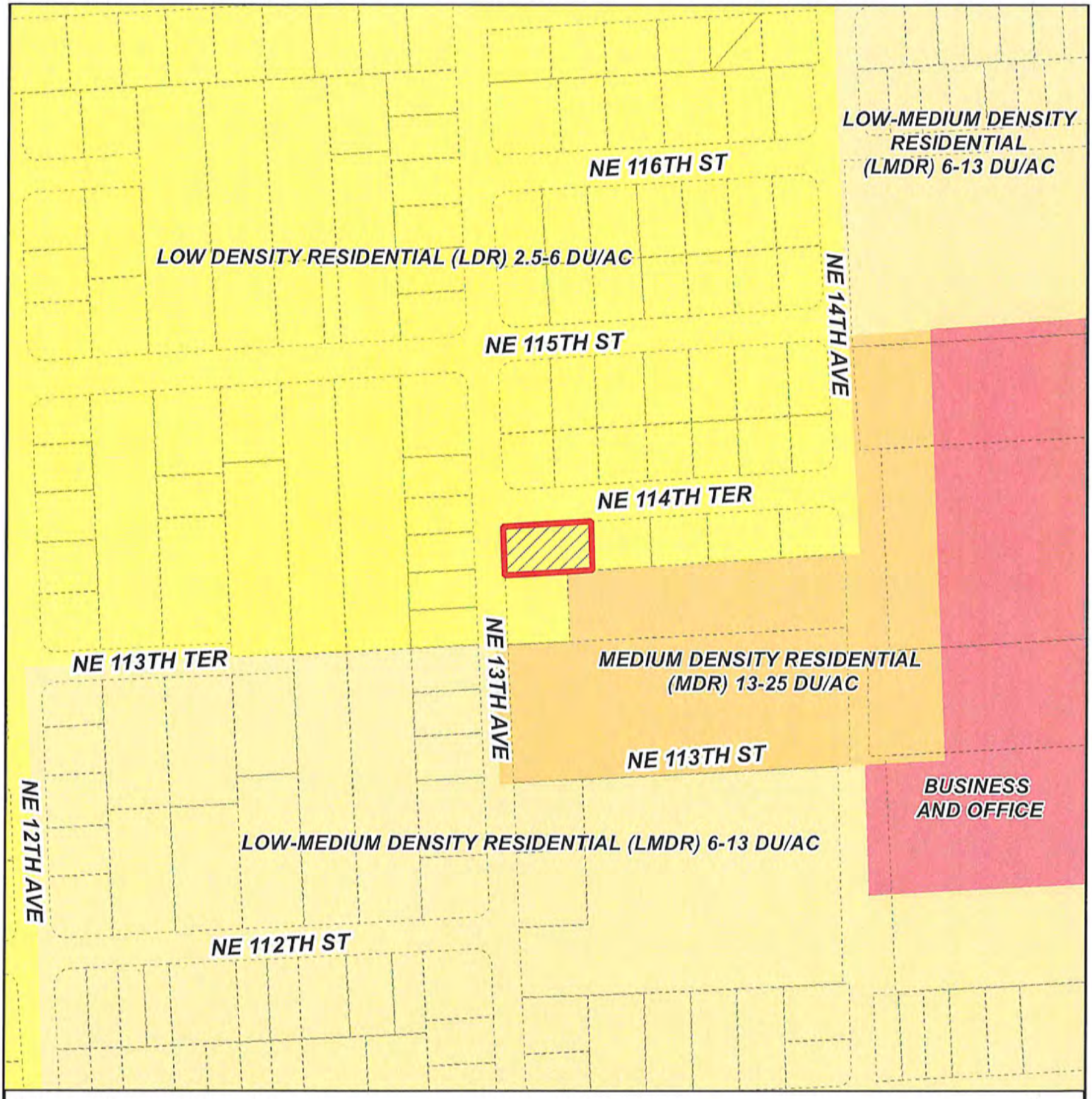
- Subject Property
- Contiguous Properties
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 27, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000265

Section: 32 Township: 52 Range: 42
Applicant: Q VENTURE CAPITAL, LLC.
Zoning Board: C7
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

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Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 27, 2023

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-265
DATE: FEB 14 2024
BY: ISA

11305 NE 13 AVENUE
Z2023000265

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Q VENTURE CAPITAL LLC

NAME AND ADDRESS	Percentage of Stock
ARON HERCZL	100

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 223-265
DATE: FEB 14 2024
BY: ISA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

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_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ (Applicant)

Sworn to and subscribed before me this 17 day of July, 2023. Affiant is personally known to me or has produced Drivers License as identification.

_____ (Notary Public)

My commission expires 7/11/24

MEYER GROSINGER
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Kings County
01GR6187359
MY COMMISSION EXPIRES 07/11/24

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-265
DATE: FEB 14 2024
BY: ISA

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESSING #: 783-285
DATE: FEB 14 2024
BY: ISA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

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NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 12 day of July, 2023. Affiant is personally known to me or has produced Drivers License as identification.

_____
(Notary Public)

My commission expires 7/11/24

MEYER GROSINGER III
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Kings County
01GR6187359
MY COMMISSION EXPIRES 07/11/24

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z24-029 **January 30, 2025**
Item No. 8B1

Appeal Application Summary	
Commission District	8
Applicants	PM2 Group, LLC and Homestead MB Partners, LLC
Summary of Requests	The applicants seek approval of a district boundary change from EU-M (minimum 15,000 square foot lots) to **[modified*]** RU-1 (minimum 7,500 sq. ft. lots), which could allow the property to be developed with more residential units than currently allowed. Additionally, the applicants seek to permit the proposed development with 0' of lot frontage on public street and to permit access to such lots by means of a private drive.
Location	18900 SW 304 St & 30450 SW 189 Avenue, Miami-Dade County, FL
Property Size	9.18 acre
Existing Zoning	EU-M, Estate Modified District
Existing Land Use	Vacant land, single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential 2.5- 6 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations *(See attached Zoning Recommendation Addendum)*
Recommendation	**Approval of modified request #1, subject to Board's acceptance of the proffered covenant, approval with conditions of request #2.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this appeal pursuant to Section 33-314(B)(1) and (2), which address "Applications for district boundary changes on individual pieces of property or on a neighborhood or area-wide basis, and Applications for district boundary changes, unusual use, new use, variance or special exception which is incidental or related thereto, or where there is pending on the same property or portion thereof more than one (1) application for district boundary change, variance, special exception, unusual or new use."

PROCEDURAL HISTORY:

This application was scheduled for the December 19, 2024 meeting of the Board of County Commissioners (BCC). However, the item was not considered due to the cancellation of the December 19, 2024 meeting. As detailed below in this staff recommendation, the applicants have **modified request #1**, and now seek a rezoning from EU-M to **RU-1**, in lieu of the request to rezone the subject property from EU-M to RU-1M(b) as sought under the original application.

The public hearing on this item has not been held.

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from EU-M, Estate Modified District, to RU-1M(b), Modified Single-Family Residential District. [***Note: request #1 modified by applicants to now seek a rezoning to RU-1, Single-Family Residential District**]

(2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to permit lots with 0' frontage (60' required) and to have access to a public street by means of a private drive.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, lot layout plan, preparer unknown, dated stamped received 2/14/24 for a total of 1 sheet. Plans may be modified at public hearing.

CZAB 14 Action

CZAB 14 September 9, 2024	**Denied without prejudice (Resolution #CZAB14-4-24)**

Staff Recommendation

Recommendation of the Appeal	**Approval of modified request #1, subject to Board's acceptance of the proffered covenant, approval with conditions of request #2 Overrule CZAB 14 decision (Reversal of CZAB 14 decision would require the affirmative votes of 2/3 of the Board members present)**
Previous Recommendation to the CZAB 14	**Approval of request #1, subject to Board's acceptance of the proffered covenant, approval with conditions of request #2 (Original Staff Recommendation to the CZAB 14 is attached)**

Timeline

1. On July 25, 2024, this item was deferred from the Community Zoning Appeals Board (CZAB) 14 at the request of the applicants in order to further work through some new additional information requested by the Office of Historic Preservation.

2. On September 9, 2024, the CZAB 14 denied without prejudice the subject application.

3. On September 23, 2024, the applicant, PM2 Group, LLC and Homestead MB Partners, LLC appealed the CZAB 14 decision to the Board of County Commissioners (BCC).

4. This application was scheduled for the December 19, 2024, meeting of the BCC. However, the item was not considered due to the cancellation of the December 19, 2024 meeting.

5. On December 9, 2024, the applicant, PM2 Group, LLC and Homestead Partners, LLC, submitted an amended letter of intent in order to **modify request #1**, for a district boundary change request from EU-M, Estate Modified District, to **RU-1, Single-Family Residential**

District, in lieu of a rezoning to RU-1M(b), Modified Single-Family Residential District, that was sought under the original application submitted for the September 9, 2024, the CZAB 14 hearing.

ANALYSIS:

The applicants, PM2 Group, LLC and Homestead Partners, LLC., are appealing the CZAB #14 decision to the BCC. As part of the appeal, the applicants have filed an amended letter of intent to **modify request #1** and seek a district boundary change from EU-M to **RU-1**, in lieu of the request to rezone the subject property from EU-M to RU-1M(b) as sought under the original application.

The subject property is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map. The residential densities allowed in this category range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, which allows the 9.18-acre parcel to be developed with a total of fifty-five (55) residential units as the maximum density allowed under the CDMP Estate Density Residential threshold on the LUP map. Staff notes that the RU-1 zoning district sought under the modified request #1 has a minimum lot size of 7,500 sq. ft. per net area, and approval of this request could allow the applicants to develop the subject parcel with up to a maximum of fifty-three units (53) residential units, which would be within the aforementioned maximum density threshold allowed under the CDMP [Staff also notes that the RU-1M(b) zoning district sought previously, has a minimum lot size of 6,000 sq. ft. per net area, and its approval would have allowed up to a maximum of sixty-six (66) residential units on the site which exceeds the maximum density threshold allowed under the CDMP]. Notwithstanding, staff acknowledges that the applicants has voluntarily proffered a Zoning Declaration of Restrictions, which among other things, limits that the residential development of the subject parcel shall be restricted to the maximum permissible density consistent with the CDMP residential density threshold.

Staff further opines that the modified request #1 to the RU-1 zoning district would be compatible with the residential development trend to RU-1 found in the surrounding neighborhood and will provide a reasonable transition between the EU-M zoned residential properties located to the west to the RU-1 zoned parcels to the south and east of the subject site. Staff's research of the area found similar approvals for a district boundary change to the RU-1 zoning district in the immediate vicinity. A 4.77-acre tract of land located just east of the subject parcel was approved pursuant to Resolution #CZAB14-10-18 to permit a district boundary change from EU-M, Estates Modified District, to RU-1, Single-Family Residential District. Additionally, another 10-acre tract of land located just south of the subject parcel was approved pursuant to Resolution #725.12-57 to permit a district boundary change from AU, Agricultural District, to RU-1, Single-Family Residential District. As such, staff opines that the approval of the modified request #1 to rezone the property to RU-1, subject to the board's acceptance of the proffered covenant, would be consistent with the character of the surrounding area, and would be **compatible** with same and consistent with the **Low-Density Residential** designation of the parcel on the CDMP Land Use Plan (LUP) map.

For these aforementioned reasons, and the reasons outlined in the Comprehensive Development Master Plan and zoning analysis of the attached staff recommendation, staff recommends the **approval of modified request #1, subject to Board's acceptance of the proffered covenant, approval with conditions of request #2**. Staff further opines that the CZAB 14 decision of denial without prejudice should be overturned, and the appellants' request for a reversal of the CZAB 14 decision should be **approved** as per staff's aforementioned **modified** recommendation.

CONDITIONS FOR APPROVAL: for request #2 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Lot layout plan", preparer unknown, consisting of 1 sheet dated stamped received 1/3/25.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicants comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Review Section, as contained in its memorandum dated March 18, 2024.

5. That the applicants comply with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Office of Historic Preservation (OHP) of the Department of Regulatory and Economic Resources as contained in its memorandum dated July 12, 2024.

Staff Recommendation: Approval of modified request #1, subject to Board's acceptance of the proffered covenant, approval with conditions of request #2.

ES:JB:SS:VM

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resource

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board No. 14

PH: Z24-029 **September 9, 2024**
Item No. A

Recommendation Summary	
Commission District	8
Applicants	PM2 Group, LLC and Homestead MB Partners, LLC
Summary of Requests	The applicants seek approval of a district boundary change from EU-M (minimum 15,000 square foot lots) to RU-1M(b) (minimum 6,000 sq. ft. lots), which could allow the property to be developed with more residential units than currently allowed. Additionally, the applicants seek to permit the proposed development with 0' of lot frontage on public street and to permit access to such lots by means of a private drive.
Location	18900 SW 304 St & 30450 SW 189 Avenue, Miami-Dade County, Florida
Property Size	9.18 acres
Existing Zoning	EU-M, Estate Modified District
Existing Land Use	Vacant land, single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential 2.5- 6 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations *(See attached Zoning Recommendation Addendum)*
Recommendation	**Approval of request #1, subject to Board's acceptance of the proffered covenant, approval with conditions of request #2.**

This application was deferred from the July 25, 2024 meeting of the Community Zoning Appeals Board (CZAB) 14, at the request of the applicants that the item be placed on the September 9, 2024 meeting instead in order to further work through some new additional information requested by the Office of Historic Preservation.

The public hearing on this item has not been held.

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from EU-M, Estate Modified District, to RU-1M(b), Modified Single-Family Residential District.

(2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to permit lots with 0' frontage (60' required) and to have access to a public street by means of a private drive.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, lot layout plan, preparer unknown, dated stamped received 2/14/24 for a total of 1 sheet. Plans may be modified at public hearing.

PROJECT DESCRIPTION

The applicants seek to rezone the 9.18-acre subject property from EU-M, Estate Modified District, to RU-1M(b), Modified Single-Family Residential District. Additionally, the applicants are seeking to permit the proposed residential lots to have zero frontage on a public right-of-way, and to permit such lots to have access by way of private driveways instead. Staff notes that other than a lot layout plan, no other plans were submitted for this subject application. However, a zoning covenant is being voluntarily proffered by the applicants that, among other things, restricts that any residential development on the subject property shall not exceed the maximum permissible density allowed by the CDMP.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	EU-M; vacant land, single-family Residence	Low Density Residential (2.5 to 6 dua)
North	City of Homestead; Single-family Residences	Low Density Residential (2.5 to 6 dua)
South	RU-1; Single-family Residences	Low Density Residential (2.5 to 6 dua)
East	RU-1; Single-Family Residence/vacant	Low Density Residential (2.5 to 6 dua)
West	AU/EU-M; Single-family residences	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The 9.18-acre subject property is located at 18900 SW 304 Street and 30450 SW 189 Avenue and consists of two parcels, wherein one is vacant and the other has an existing single-family residence. The subject property is surrounded by residences to the north, south, west and a vacant parcel to the east. Staff notes that the properties to the north of the subject site, across from SW 304 Street, are all located within the City of Homestead. Additionally, the subject property is located approximately 0.63 miles east of, and inside, the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to rezone the subject property in order to provide additional housing in this area of the County. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and generates approximately 57 PM peak hour vehicle trips. Based on memoranda from the departments reviewing this application, the additional impacts will be minimal and will not cause their facilities and services to operate below their adopted levels of service standards. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located within the Urban Development Boundary (UDB) and designated as **Low Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land

Use Plan (LUP) map. *The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.* This allows the applicants to develop the 9.18-acre subject site with a total of 55 residential units as the maximum density allowed under the CDMP Estate Density Residential threshold on the LUP map. The applicants seek a district boundary change from EU-M to RU-1M(b). Staff notes that RU-1M(b) zoning district has a minimum lot size of 6,000 sq. ft.- net lot area and approval of this application could allow the applicants to develop the subject parcel with up to a maximum of 66 residential units which would exceed the maximum density threshold allowed under the CDMP although area would be needed for new roadways and other infrastructure reducing the total land area available for residential lots making 66 units less feasible. Staff notes that the applicants have voluntarily proffered a Zoning Declaration of Restrictions in support of this zoning application, which among other things, limits that the residential development of the subject parcel shall be restricted to the maximum permissible density consistent with the CDMP residential density threshold.

The Land Use Element **Objective LU-4**, states that *Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* Staff opines that the proposed RU-1M(b) zoning, which permits residential development within the density threshold allowed under the Low Density designation on the LUP map, will provide a reasonable transition between the EU-M zoned residential properties to the west to the RU-1 zoned parcels to the south and east. Additionally, approval of same will continue the residential development trend that exists within the neighborhood. As such, staff opines that approval of the rezoning of the subject property to RU-1M(b), subject to the Board's acceptance of the proffered covenant, would be **consistent** with the CDMP Land Use Element interpretative text, and with the **Low Density Residential** use on the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicants seek approval of a request for a district boundary change from EU-M, Estates Modified District, to RU-1M(b), Modified Single-Family Residential District (request #1) on the subject parcel. For the reasons stated above and below, staff opines that when the request to rezone the 9.18-acre parcel to RU-1M(b) is analyzed under Section 33-311, District Boundary Change, the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surroundings when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience, and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that based on the Comprehensive Development Master Plan land use designation of Low Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to RU-1M(b) is **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan

map, and **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

Staff notes that the memorandum dated March 18, 2024, from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources indicates that this application will generate 57 additional daily PM peak hour vehicle trips and that the application meets the traffic concurrency criteria. Additionally, the memorandum dated June 20, 2024, from the Division of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. In addition, staff notes that the Miami Dade County Fire Rescue Department in their memorandum has no objections to the requested zone change.

Further, staff notes that the county's Geographic Information System shows that the subject property abuts with residences RU-1 zoned properties to the south and east, residences zoned EU-M and AU to the west, and residences to the north are within City of Homestead city limits. In staff's opinion, approval of the subject property to the RU-1M(b) zoning district would be in character with the existing RU-1 zoning to the east and south. Although the subject RU-1M(b) development requires a minimum lot size of 6,000 sq. ft., lot layout plan shows all lots with over 8,000 sq. ft. Staff notes that the applicants have submitted a lot layout plan, which depicts the proposed forty (40) single-family residence homesites to front on a private drive that complies with the intensity standards for developments. As such, staff opines that the approval of RU-1M(b) zoning, subject to the proffered covenant, would be in keeping with the character of the surrounding area, would be **consistent** with the Low Density Residential designation of the parcel on the CDMP Land Use Plan map. As such, staff opines that the proposed district boundary change to RU-1M(b) is **compatible** with the existing zoning in the surrounding area. **Therefore, staff recommends approval of request #1, under Section 33-311, District Boundary Change standards, subject to the Board's acceptance of the proffered covenant**.

In order to develop a future residential use on the subject property, the applicants are requesting an ancillary non-use variance to permit single-family residential lots with less lot frontage on public streets than allowed and to permit access to such lots by way of private drives (request #2). When request #2 is analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval of the request would be **compatible** with surrounding area.

Staff notes that all of the private drives will be internal to the subject property, which is situated south of SW 304 Street. Staff opines that due to the unique characteristics of the proposed residential development with limited direct frontage to the abutting roadway, the use of private drives are necessary and should be approved based on the special circumstances affecting the subject property. Staff further opines that the 0' of frontage on a public right of way where 60' of frontage is required, is internal to the subject site, would not be visible in the area, and would not create a significant visual impact in the area. As previously mentioned, the applicants have submitted a lot layout plan, which depicts the proposed 40 single-family residence homesites. For the same reasons, staff opines that approval of same with conditions will not be detrimental to the public welfare or injurious to the other properties in the area in which the property is situated. Further, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources and the Miami-Dade Fire Rescue Department do not object to this request. As such, staff opines that approval of the aforementioned request #2 would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, and that approval of same would be **compatible** with the surrounding area. **Therefore, staff**

recommends approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1, subject to Board's acceptance of the proffered covenant, approval with conditions of request #2.

CONDITIONS FOR APPROVAL: for request #2 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Lot layout plan", preparer unknown, consisting of 1 sheet dated stamped received 2/14/24.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicants comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Review Section, as contained in its memorandum dated March 18, 2024.

5. That the applicants comply with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Office of Historic Preservation (OHP) of the Department of Regulatory and Economic Resources as contained in its memorandum dated July 12, 2024.

ES:JB:SS:VM

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

PM2 Group, LLC and Homestead MB Partners, LLC
PH: Z24-029

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	*No objection*
Platting and Traffic Review Section (RER)	*No objection**
Parks, Recreation and Open Spaces (PROS)	*No objection*
Miami-Dade Fire Rescue (MDFR)	*No objection*
Water and Sewer Department (WASD)	*No objection*
**Subject to conditions in their memorandum.*	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Low Density (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*
Objective LU-4 (Pg. I-9)	*Miami-Dade County shall, by the year 2020, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*
Policy LU-4A (Page I-9)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F) **Section 33-311** provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is*

	consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered; *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	*Upon appeal or direct application in specific cases to hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations, the Board (following a public hearing) may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required. For the purpose of this subsection, the term "non-use variances" involves matters such as setback lines, frontage requirements, subdivision regulations, height limitations, lot size restrictions, yard requirements and other variances which have no relation to change of use of the property in question.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

PM GROUP LLC AND HOMESTEAD MB PARTNERS, LLC	18900 SW 304 ST 30450 SW 189 AVE MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000029
DATE	**HEARING NUMBER**

FOLIO: 30-7811-000-0480/30-7811-000-0510

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
November 15, 2024

NEIGHBORHOOD REGULATIONS:
Folio No.: 30-7811-000-0480

Case No. 202401000716 was opened on 03/16/2024. Warning Notice W424918 was issued on 03/22/2024 for UNAUTHORIZED USE IN AN ESTATE MODIFIED ONE (1) FAMILY DISTRICT (EU-M), TO WIT: 4 DOUBLE-DECKER CARS CARRYING ONE YELLOW TRACTOR AND 3 SEMI-TRUCKS PARKED IN FRONT OF THE PROPERTY. A compliance inspection conducted on 04/06/2024 revealed that the violation was corrected. Case is closed.

Case No. 202401000761 was opened on 03/22/2024. Warning Notice W424921 was issued on 03/22/2024 for UNLAWFUL PARKING OR STORAGE OF CATEGORY 1, 2, OR 3 COMMERCIAL VEHICLES IN RESIDENTIAL ZONES, TO WIT: 4 SEMI-TRUCKS ARE STORED INSIDE THE PROPERTY. A compliance inspection conducted on 04/06/2024 revealed that the violation was corrected. Case is closed.

Case No. 202401000762 was opened on 03/22/2024. Warning Notice W424930 was issued on 03/22/2024 for AUTO REPAIRS BEYOND WHAT IS PERMITTED IN A RESIDENTIAL DISTRICT AS STATED IN 33-15(B), TO WIT: MAJOR AUTO REPAIRS. A compliance inspection conducted on 04/06/2024 revealed that the violation was corrected. Case is closed.

Case No. 202401000807 was opened on 03/28/2024. Warning Notice W425395 was issued on 03/28/2024 for OVER-HEIGHT FENCE, BARBED WIRE, WALL, OR HEDGE, TO WIT: A BLACK MESH FENCE WAS INSTALLED AROUND THE PROPERTY LINE. A compliance inspection conducted on 04/06/2024 revealed that the violation was corrected. Case is closed.

Folio No.: 30-7811-000-0510
There are no open/closed cases in CMS

BUILDING SUPPORT REGULATIONS:
Folio No.s: 30-7811-000-0480/30-7811-000-0510
There are no open/closed cases in BSS.

VIOLATOR:
PM GROUP LLC AND HOMESTEAD MB PARTNERS, LLC

OUTSTANDING LIENS AND FINES:
There are not outstanding liens or fines.

Memorandum

Date: December 26, 2024

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2024000029-4th Review
PM2 Group and Homestead MB Partners, LLC
18900 SW 304th Street
DBC from EU-M to RU-1Mb to develop 40 single family residences and a Non-Use variance to allow residential lots to front on private driveways
(EU-M) (9.18 Acres)
11-57-38

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, public water abuts the subject properties. Pursuant to the Code and based on the requested district boundary change, the future development is within feasible distance to connect to public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Public water and sewer services are provided by the City of Homestead. Please note, only the City of Homestead can provide points of connection to the public water and sewer systems.

Please note that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the City of Homestead and the Environmental Permitting Section of RER.

Civil drawing for the required sewer main extension will need to be approved by the City of Homestead and the Water and Wastewater Division of DERM prior to the approval of final development orders.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of Approval: None

Pollution Remediation

DERM has no records of current contamination issues on the subject site. However, based on the current/past agricultural use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require review and approval from the Environmental Monitoring and Restoration Division (EMRD) of DERM as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources. The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests a district boundary change from EU-M to RU-1Mb could result in tree removal/relocation activity to trees. Because the subject application does not include a proposed site plan, it cannot be determined at this time whether the applicant's future plans for the properties, which

are yet to be submitted--would comply with specimen tree standards. DERM approval of the district boundary change shall not be interpreted as DERM approval of removal or relocation of tree resources.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: March 18, 2024

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2024000029
Name: PM2 Group and Homestead MB Partners, LLC
Location: 18900 SW 304 Street and 30450 SW 189 Avenue
Section 11 Township 57 South Range 38 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application **does** meet the traffic concurrency (*) criteria for an Initial Development Order. It will generate approximately **57 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9886	SW 187 Avenue south of SW 280 Street	C	C
F-0043	SW 177 Avenue south of SW 296 Street	C	C
9942	SW 304 Street west of US 1	D	D
9948	SW 312 Street west of US 1	D	D
F-0151	Ingraham Highway east of Everglades Park	C	C

(*) Traffic concurrency is based on the max density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

Date: August 21, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2024000029

The Miami-Dade Fire Rescue Department has **no objection** to request for district boundary change and non-use variance uploaded to "EnerGov" on 2/14/2024.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3024022000145**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**2/20/2024 9:45:43 AM**	LG Application Number:	**Z2024000029**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name: **PM2 Group & Homestead MB Partners**
Address/Location: **18900 SW 304 ST**
Master Folio Number: **3078110000480**
Additional Folio Number(s): ***3078110000480***,

PROPOSED # OF UNITS **40**
SINGLE-FAMILY DETACHED UNITS: **40**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4611	REDONDO EL - SOUTH DADE MID (EL COMP)	-51	8	0	NO	Current CSA
4611	REDONDO EL - SOUTH DADE MID (EL COMP)	0	8	0	NO	Current CSA Five Year Plan
5003	SOUTH DADE MIDDLE (MID COMP)	16	4	4	YES	Current CSA
7701	SOUTH DADE SENIOR	-55	6	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	6	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	46	8	8	YES	Adjacent CSA
7781	FELIX VARELA SENIOR	53	6	6	YES	Adjacent CSA
*An Impact reduction of **33.18%** included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum

Date: July 12, 2024

To: Eric Silva, Assistant Director for Development Services
Regulatory and Economic Resources Department

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Z2024-000029 PM2 Group and Homestead MB Partners, LLC.

The Office of Historic Preservation (OHP) has reviewed the above referenced application and offers the following comments:

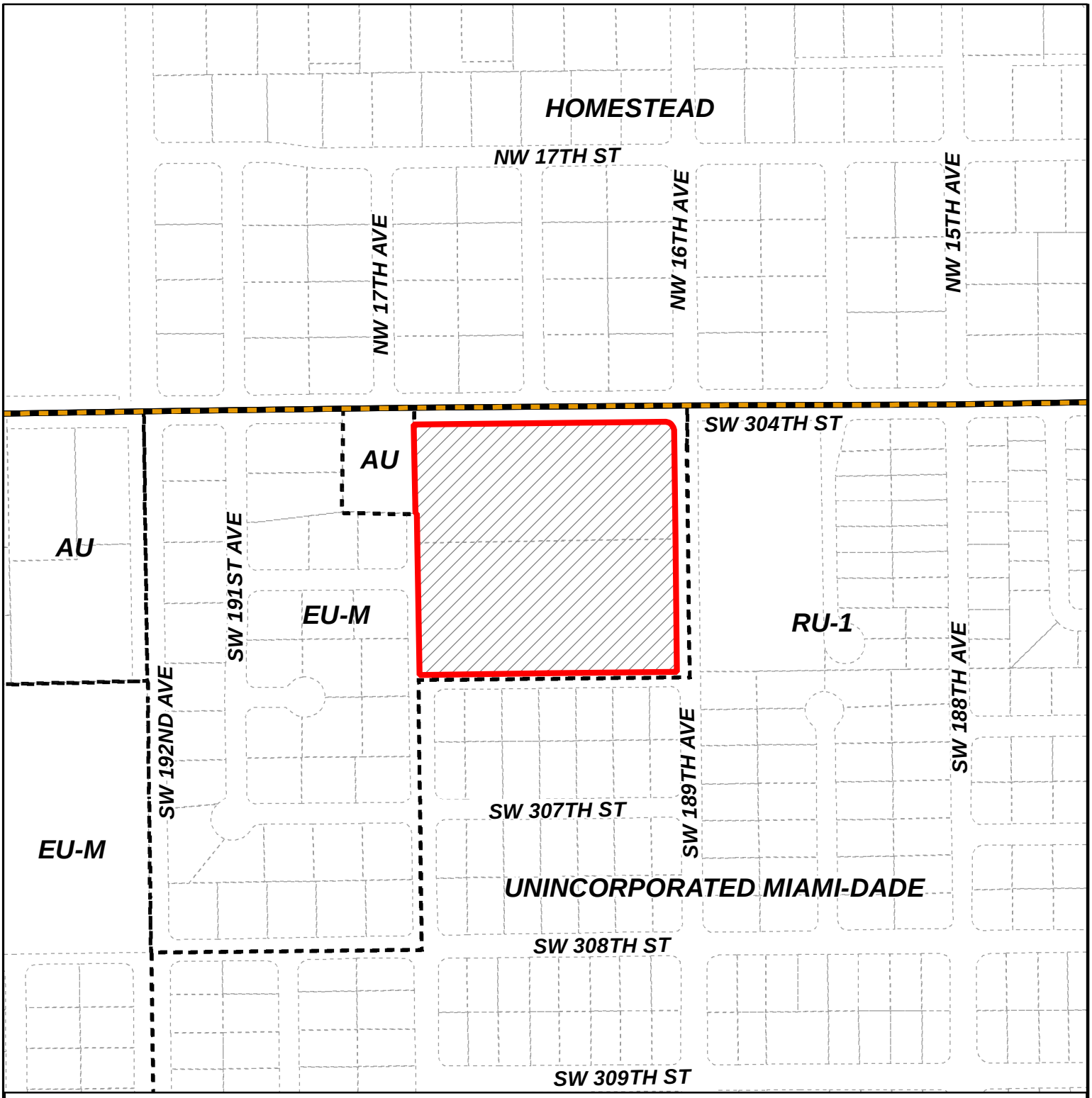
Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The OHP has identified two structures dating to 1935 associated with folio 30-7811-000-0480 that meet the 50-year or older benchmark for historic resource eligibility. One is the single family residence and the other an associated garage.

On initial review, OHP found that the structures are eligible for local historic designation. The applicant engaged in discussions with OHP about the significance of the structures and the potential to designate the home, with consideration of the current application. Upon further analysis of the historic significance as well as how a potential designation may intersect with the proposed development project, OHP has determined that the applicant shall complete and submit Florida Master Site File Historical Structure Forms prior to demolition of any structures located within the application area that meet the 50-year benchmark for historic resource eligibility. In this case, Florida Master Site File forms shall be completed for both structures.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. https://dos.fl.gov/historical/preservation/master-site-file/"

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000029

Section: 11 Township: 57 Range: 38
Applicant: PM2 GROUP LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

Zoning

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, February 16, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2024000029

Legend

Subject Property

Municipalities

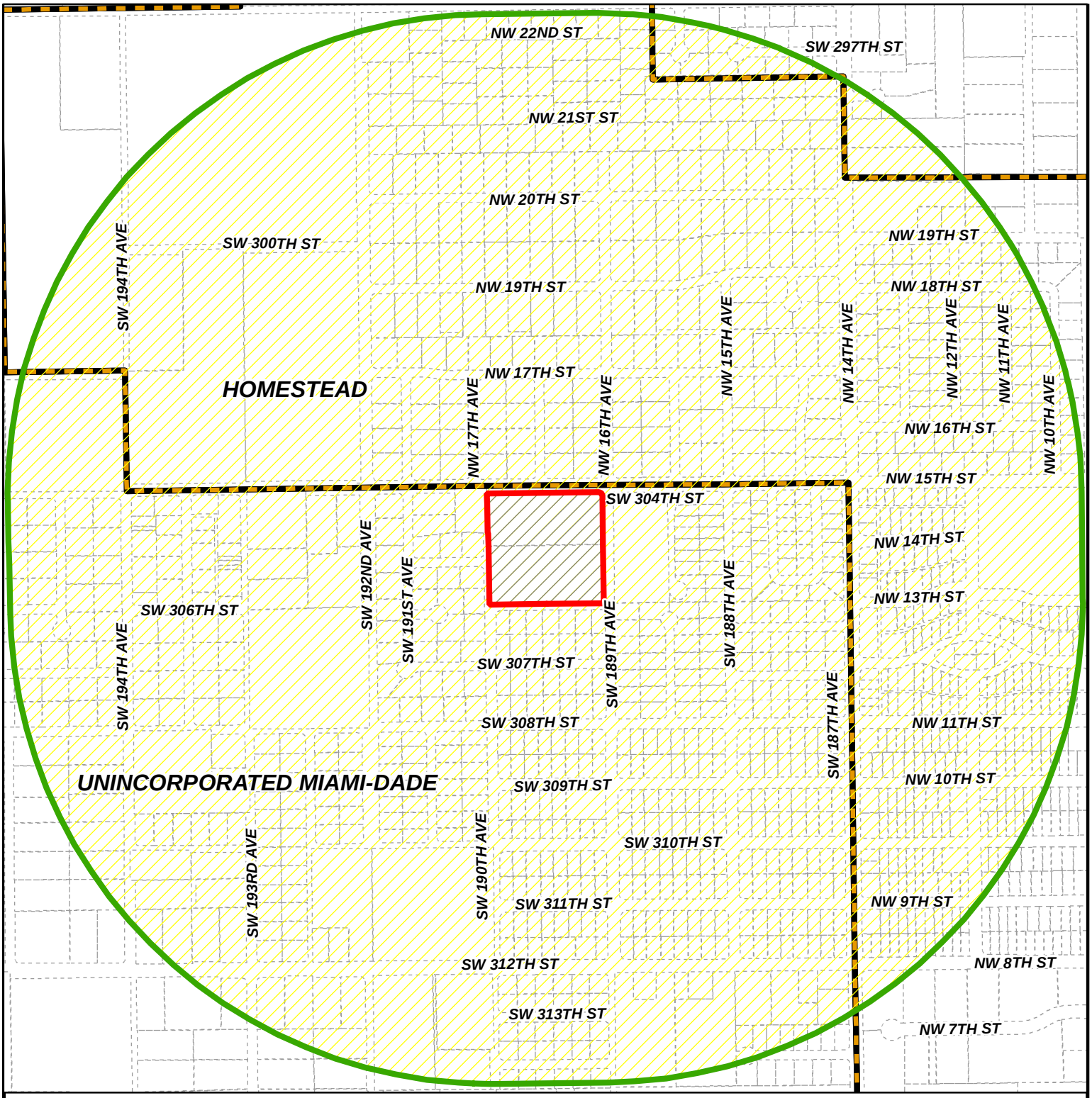
N W E S

Section: 11 Township: 57 Range: 38
Applicant: PM2 GROUP LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, February 16, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 11 Township: 57 Range: 38
Applicant: PM2 GROUP LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2024000029

RADIUS: 2640

Legend

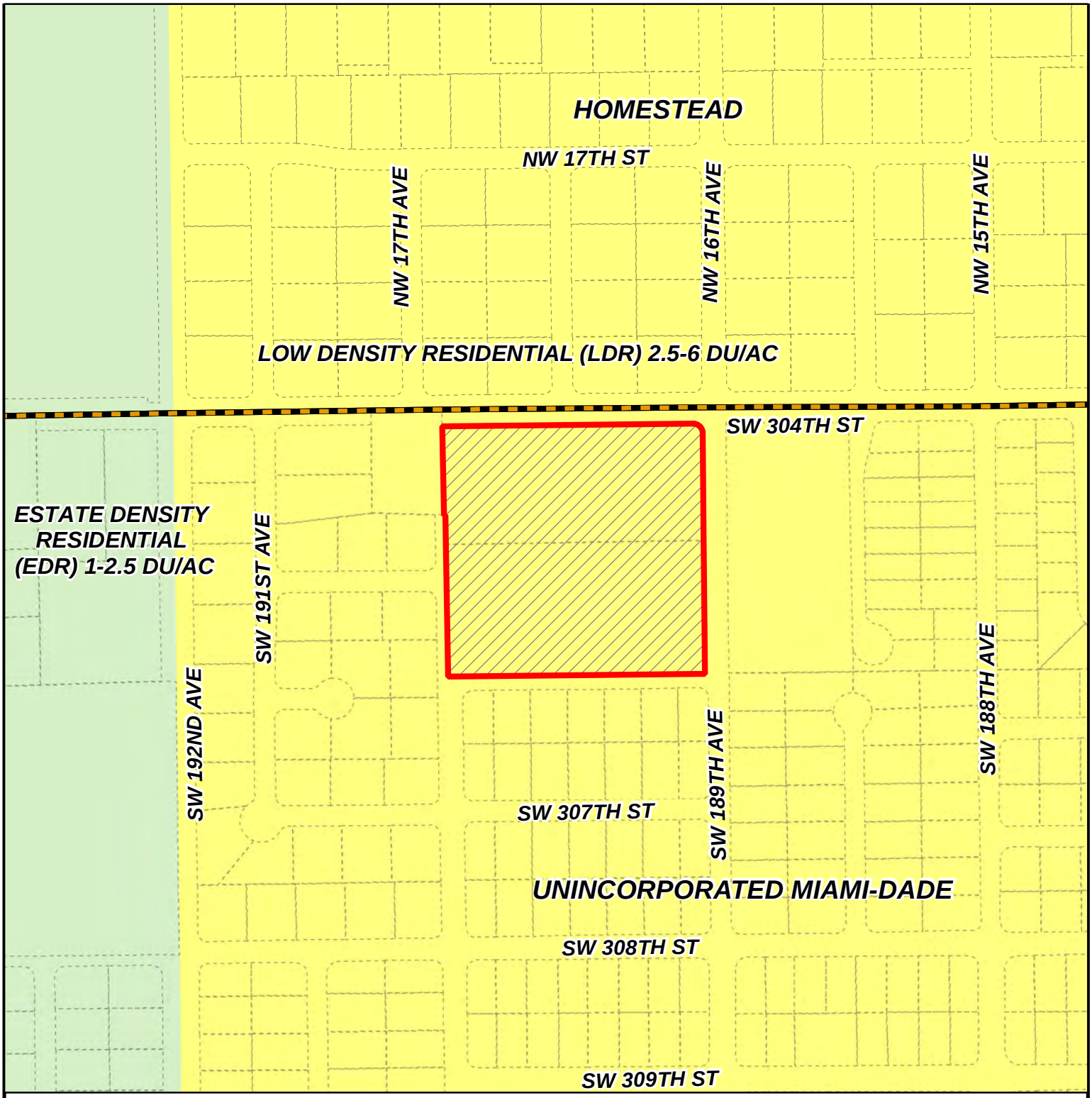
- Subject Property
- Buffer
- Municipalities
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, February 16, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000029

Section: 11 Township: 57 Range: 38
Applicant: PM2 GROUP LLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, February 16, 2024

REVISION	DATE	BY

DocuSign Envelope ID: 6B81B9B0-C390-464D-A7B3-0817D59D790C

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MIAMI-DADE COUNTY
PROCESS NO. 724-029
DATE: FEB 14 2024
BY: GONGOL

Disclosure of Interest*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: ***PM2 Group, LLC***

NAME AND ADDRESS	PERCENTAGE OF STOCK
Masood Hajali, 5300 NW 85 Avenue, Suite 1014, Doral, FL 33166	***100%***

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: ***N/A***

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: ***N/A***

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

**Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.*

DD1377F7-AD19-4F70-99B9-8F295A15292D --- 2024/01/24 08:01:06 -8:00

DocVerify ID: DD1377F7-AD19-4F70-99B9-8F295A15292D
www.docverify.com

DocuSign Envelope ID: 6B81B9B0-C390-464D-A7B3-0817D59D790C

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. Z24-029
DATE: FEB 14 2024
BY: GONGOL

Disclosure of Interest

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: ***N/A***

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

N/A	

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

DocuSigned by:
masood hajali
A139ED368C8546E...
Signature

Masood Hajali
Print Name

The foregoing instrument was acknowledged before me by means of (how the individual appeared check one):

☐ physical presence ☒ online notarization this 24th day of ***January***, ***2024***

Affiant identified by: ☒ personal knowledge ☐ satisfactory evidence _____ *(type)*

Betty Llerena
Commission # HH 221018
Notary Public - State of Florida
My Commission Expires Mar 05, 2026

(Affix Notary Seal above)

Signature of Notary Public

Betty Llerena
Typed, printed, or stamped name of Notary Public

This form is available online at *www.miamidade.gov/zoning/forms.asp*

FORM REVISION 2020/1

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www.docverify.com

DocuSign Envelope ID: 6B81B9B0-C390-464D-A7B3-0817D59D790C

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MIAMI-DADE COUNTY
PROCESS NO. 224-029
DATE: FEB 14 2024
BY: GONGOL

Disclosure of Interest*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: ***Homestead MB Partners, LLC***

NAME AND ADDRESS	PERCENTAGE OF STOCK
Nicholas J. Sabo , DDS, 333 West 41st Street, Suite 922 Miami Beach, FL 33140	*50%*
Ezriel Dzialoszynski, 333 West 41st Street, Suite 922 Miami Beach, FL 33140	*50%*

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: ***N/A***

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: ***N/A***

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

**Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.*

DD1377F7-AD19-4F70-99B9-8F295A15292D --- 2024/01/24 08:01:06 -8:00

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DATE: FEB 14 2024
BY: CONSOL

Disclosure of Interest

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: ***N/A***

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

N/A	

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

DocuSigned by:
B3CA486858A64EF...

Signature

Ezriel Dzialoszynski

Print Name

The foregoing instrument was acknowledged before me by means of (how the individual appeared check one):

☐ physical presence ☒ online notarization this 24th day of ***January***, ***2024***

Affiant identified by: ☒ personal knowledge ☐ [redacted] *(type)*

Betty Llerena
Commission # HH 221018
Notary Public - State of Florida
My Commission Expires Mar 05, 2026

(Affix Notary Seal above)

Signature of Notary Public

Betty Llerena

Typed, printed, or stamped name of Notary Public

This form is available online at *www.miamidade.gov/zoning/forms.asp*

FORM REVISION 2020/1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-029
DATE: MAY 20 2024
BY: GONGOL

This instrument was prepared by:
Ben Fernandez, Esq.
Bercow Radell Fernandez Larkin + Tapanes, PLLC
200 South Biscayne Boulevard, Suite 300
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owners, **PM2 Group, LLC** and **Homestead MB Partners, LLC**, who hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit A, attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the Owners during consideration of **Public Hearing No. Z2024000029** will be abided by, the Owners freely, voluntarily, and without duress make the following Declaration of Restrictions covering and running with the Property:

1. That the foregoing recitals are incorporated as if fully set forth herein.
2. Any residential development on the Property shall not exceed the maximum permissible density allowed by the Miami-Dade County Comprehensive Plan.

MISCELLANOUS

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized,

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DATE: MAY 20 2024
BY: GONGOL

may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owners shall constitute a covenant running with the land and may be recorded, at Owners' expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future Owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then-Owners(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-Owners(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Housing Director with respect to WFH units and the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. In addition, it is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be

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PROCESS NO.: Z24-029
DATE: MAY 20 2024
BY: GONGOL

reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Regulatory and Economic Resources Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owners to a favorable recommendation or

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PROCESS NO.: Z24-029
DATE: MAY 20 2024
BY: GONGOL

approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owners. The term Owners shall include the Owners, and its heirs, successors and assigns.

[Execution Pages Follow]

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-029
DATE: MAY 20 2024
BY: GONGOL

ACKNOWLEDGEMENT
LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on _____.

IN WITNESS WHEREOF, **PM2 Group, LLC** has caused these presents to be signed in its name by its proper officials.

Witnesses:

_____
Signature

_____
Print Name

_____
Signature

_____

PM2 Group, LLC
Address:
5300 NW 85 Avenue, Suite 1014
Doral, FL 33166

_____
By: Masood Hajali, Owner
[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ❑ physical presence or ☑ online notarization by Masood Hajali, the Owner of **PM2 Group, LLC**, on behalf of the LLC. He is ☑ personally known to me or ❑ has produced _____, as identification.

Witness my signature and official seal on _____, in the County and State aforesaid.

_____
Betty Llerena
Notary Public-State of Florida
My Commission Expires: March 5, 2026

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-029
DATE: MAY 20 2024
BY: GONGOL

ACKNOWLEDGEMENT
LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on _____.

IN WITNESS WHEREOF, **Homestead MB Partners, LLC** has caused these presents to be signed in its name by its proper officials.

Witnesses:

_____
Signature

_____
Print Name

_____
Signature

_____

Homestead MB Partners, LLC
Address:
333 West 41 Street, Suite 922
Miami Beach, FL 33140

_____
By: Ezriel Dzialoszynski Grande,
Manager
[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization by Ezriel Dzialoszynski, the Manager of **Homestead MB Partners, LLC**, on behalf of the LLC. He is ☑ personally known to me or ☐ has produced _____, as identification.

Witness my signature and official seal on _____, in the County and State aforesaid.

_____
Betty Llerena
Notary Public-State of Florida
My Commission Expires: March 5, 2026

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-029
DATE: MAY 20 2024
BY: GONGOL

Exhibit A

LEGAL DESCRIPTION:

PROPERTY 1:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE NORTH 35 FEET AND LESS THE EAST 25 FEET AND LESS THE AREA BOUNDED BY THE SOUTH LINE OF THE NORTH 35 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 AND BOUNDED BY THE WEST LINE OF THE EAST 25 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI- DADE COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE EAST 25 FEET THEREOF, IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LOCALLY KNOWN AS 18900 SOUTHWEST 304TH STREET, HOMESTEAD, HOMESTEAD, FL 33030

PROPERTY 2:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE NORTH 35 FEET AND LESS THE EAST 25 FEET AND LESS THE AREA BOUNDED BY THE SOUTH LINE OF THE NORTH 35 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 AND BOUNDED BY THE WEST LINE OF THE EAST 25 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI- DADE COUNTY, FLORIDA.

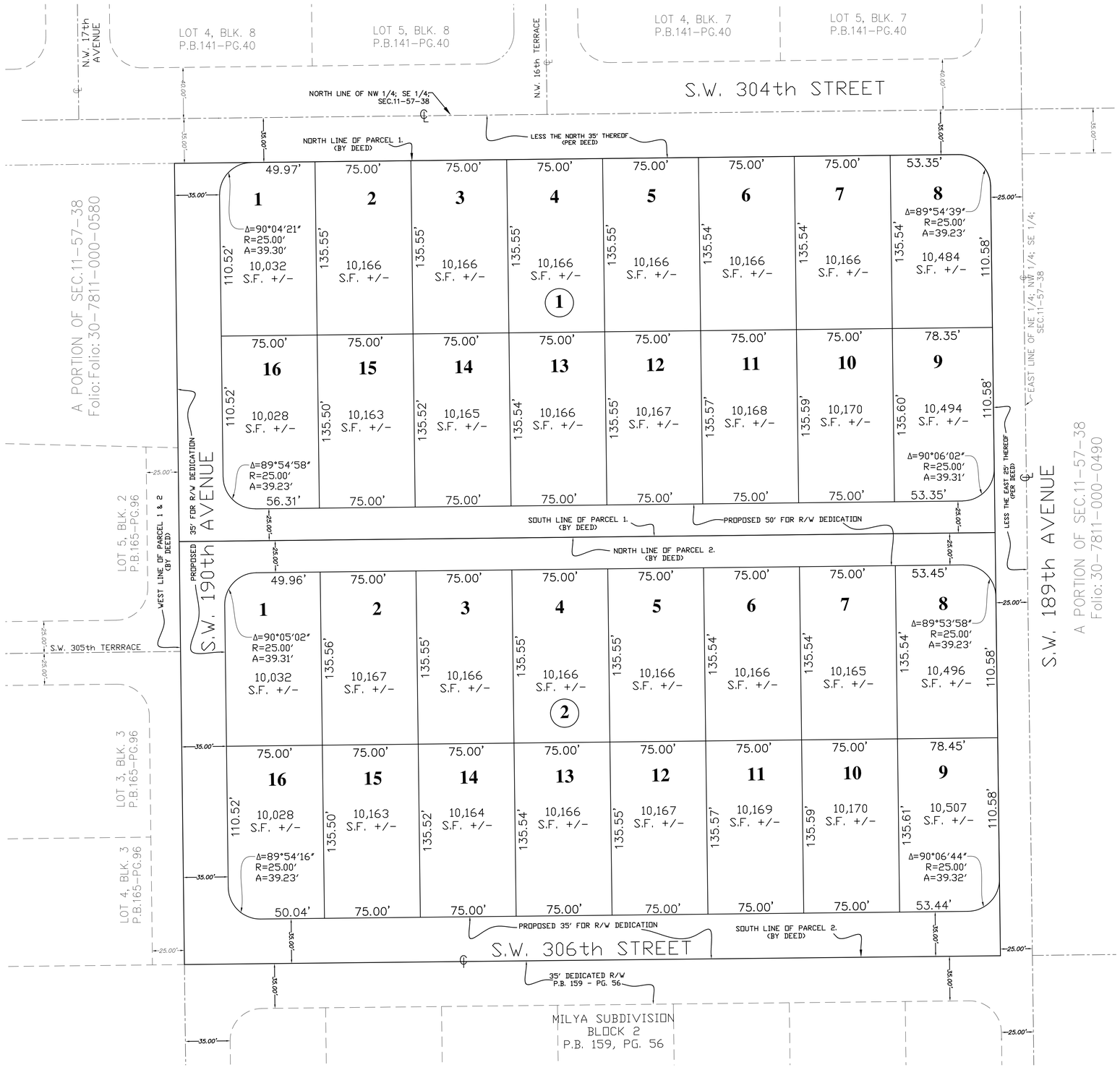
AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE EAST 25 FEET THEREOF, IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LOCALLY KNOWN AS 30450 SOUTHWEST 189TH AVENUE, HOMESTEAD, FL 33030

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-029
DATE: JAN 3 2025
BY: CABR

CONCEPTUAL SITE PLAN





GRAPHIC SCALE

40' 0 20' 40' 80' 80'

(IN FEET)
1 INCH = 40 FT.

LEGAL DESCRIPTION:

PROPERTY 1:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE NORTH 35 FEET AND LESS THE EAST 25 FEET AND LESS THE AREA BOUNDED BY THE SOUTH LINE OF THE NORTH 35 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 AND BOUNDED BY THE WEST LINE OF THE EAST 25 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI- DADE COUNTY, FLORIDA.

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LOCALLY KNOWN AS 18900 SOUTHWEST 304TH STREET, HOMESTEAD, HOMESTEAD, FL 33030

PROPERTY 2:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE NORTH 35 FEET AND LESS THE EAST 25 FEET AND LESS THE AREA BOUNDED BY THE SOUTH LINE OF THE NORTH 35 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 AND BOUNDED BY THE WEST LINE OF THE EAST 25 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI- DADE COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE EAST 25 FEET THEREOF, IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LOCALLY KNOWN AS 30450 SOUTHWEST 189TH AVENUE, HOMESTEAD, FL 33030

LANDMARK
SURVEYING & ASSOCIATES, INC.
LB No. 7633
PROFESSIONAL SURVEYORS AND MAPPERS
8532 S.W. 8th STREET, SUITE "280"
MIAMI, FL. 33144
PHONE: (305) 556–4002 FAX: (305) 556–4003
WWW.LMSURVEYING.COM
EMAIL–REQUEST@LMSURVEYING.COM

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF LANDMARK SURVEYING & ASSOCIATES, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO LANDMARK SURVEYING & ASSOCIATES, INC.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

CONCEPTUAL SITE PLAN

TYPE OF PROJECT: CONCEPTUAL SITE PLAN
SHEET NAME: SKETCH OF CONCEPTUAL SITE PLAN
CLIENT: N/A
CLIENT ADDRESS: N/A
PROJECT LOCATION: SECTION:11 TOWNSHIP:57 SOUTH, RANGE:38 EAST MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN
DRAWN BY: M.G.
CHECKED BY: J.FEE
QUALITY CONTROL: J.FEE
DATE: 12-04-2024
PROJECT No: 2311-0034
SHEET: 1 OF 1

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Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z23-274 **January 30, 2025**
Item No. 8C1

Recommendation Summary	
Commission District	4
Applicant	18050 W Investments LLC
Summary of Requests	The applicant is requesting an amendment of the Ojus Urban Area District (OUAD) land use regulating plan to re-designate the subject property from RML, Residential Modified Live/Work and MC, Mixed-Use Corridor to MC, Mixed-Use Corridor.
Location	2560 NE 181 Street and 18050 Harriet Tubman Highway, Miami-Dade County, Florida.
Property Size	0.92 acres
Existing Zoning	OUAD, Ojus Urban Area District
Existing Land Use	Office and single-family residence
2030-2040 CDMP Land Use Designation	Metropolitan Urban Center *(See attached Zoning recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan, Section 33-311 District Boundary Change *(See attached Zoning recommendation Addendum)*
Recommendation	**Approval.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(7) which states "Applications to amend any Urban Center or Urban Area District regulating plans, as provided in Section 33-284.89.3 of this chapter, or for any zoning action for any property located within the Downtown Kendall Urban Center District or Palmer Lake Metropolitan Urban Center District or to modify or delete declarations of restrictive covenants or conditions of zoning actions addressing property wholly located within the Downtown Kendall Urban Center District, as defined in Section 33-284.55 of this Code."

PROCEDURAL HISTORY:

This application was scheduled for the December 19, 2024 meeting of the Board of County Commissioners (BCC). However, the item was not considered due to the cancellation of that meeting.

The public hearing on this item has not been held.

REQUEST:

AMENDMENT to the Ojus Urban Area District (OUAD) Land Use Regulating Plan to redesignate the subject property from RML, Residential Modified Live/Work and MC, Mixed-Use Corridor to MC, Mixed-Use Corridor.

PROJECT HISTORY AND DESCRIPTION:

The subject property is comprised of two (2) parcels, located within the area designated on the Comprehensive Development master Plan (CDMP) Land Use Plan (LUP) map as a Metropolitan Urban Center. The subject property is currently designated RML, Residential Modified Live/Work and MC, Mixed-Use Corridor and is located in the Center and Core Sub-district. On June 6, 2006, the Board of County Commissioners (BCC) adopted Ordinance No. 06-86 establishing the Ojus Urban Area District (OUAD) Regulations. The OUAD provides the regulatory framework for all development within the Ojus area of northeastern Miami-Dade County. On March 8, 2007, pursuant to Resolution No. Z-3-07, the subject property was part of an area wide district boundary change that rezoned multiple properties to the Ojus Urban Area District (OUAD). The OUAD regulations have subsequently been amended in 2007, 2014, 2015, 2016 and 2019.

Pursuant to Ordinance No. 19-120, the BCC amended the standard urban center district regulations density and height within the Ojus Urban Area. The approved amendment increased the maximum density and intensity in the Center Sub-district in this area, from 60 units per acre to 90 units per acre and increased the maximum height from 8 stories to 12 stories. Therefore, the proposed amendment from RML to MC aligns with the ongoing trend of development in the vicinity of the subject property.

On October 18, 2023, 18050 W Investment, LLC., filed an application for an Administrative Site Plan Review (ASPR) under Application No. A2023000066, entitled "Mixed Use Building", prepared by Arquitectonica. The proposed development is a mixed-use project that includes 125 multi-family residential units located on the 7th through 12th floors. Additionally, 10% of the proposed units will be designated as workforce housing. The project also includes approximately 4,390 square feet of commercial space on the ground floor. Office spaces will be available on the ground floor, as well as on the second, third, fifth, and 13th through 21st floors. Additionally, the development will feature amenities such as a pool, residents' lounge, cinema, café, and a co-working area on the 12th floor. In addition, the plans submitted under the ASPR indicate that the portion of the property to the east along Harriet Tubman Harriet Tubman Highway and designated as Core subdistrict will have a maximum height of 21 stories, which is the maximum height permitted in the core when using workforce housing bonuses. The height will be reduced to a maximum four (4) stories in order to continue the transitional development between the less intensive uses located to the west characterized by duplexes. During the review of the ASPR, the Development Services Division of Regulatory and Economic Resources determined that the proposed site plan was consistent with the standard urban center district regulations that include, but are not limited to, building placement, height, setback, street development parameters and landscape. However, the department issued a deficiency comment stating that pursuant to the RML Land Use Category, the proposed professional business offices are not permitted unless integrated with the residential units in accordance with the RML Live/work units' requirement. Live/work units are defined as an individual residential unit integrated with a general retail/personal service establishment, professional business office, or workshop. The primary goal of the live/work units is to reduce commute and create economic opportunities by bringing both residents and businesses together in the same space.

As a result, the applicant seeks to re-designate the property from RML, Residential Modified Live/Work and MC, Mixed-Use Corridor to MC, Mixed-Use Corridor in order to facilitate the development of separate professional business offices and residential units, pursuant to the ASPR application. Approval of this application will further facilitate the uniform development of the subject property with the properties to the south which is been developed under the Ojus District

Standards. Staff notes the current depths of the property's Core and Center Sub-Districts, as well as the densities and number of stories currently allowed within the Property's Core and Center Sub-Districts will remain intact.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	OUAD, MC and RML; office and single-family residence	Metropolitan Urban Center
North	OUAD, MC and RML; office and single-family residence	Metropolitan Urban Center
South	OUAD, MC; mixed-use development	Metropolitan Urban Center
East	City of Aventura; commercial and office	Metropolitan Urban Center
West	OUAD, R; duplex	Metropolitan Urban Center

NEIGHBORHOOD COMPATIBILITY:

The 0.92-acre parcels are located at 2560 NE 181 Street and 18050 Harriet Tubman Highway. The surrounding area is characterized by properties to the north, south and west that are also located within the Ojus Urban Area District (OUAD). The parcels to the north of the subject site are currently developed as office and single-family residence and under ASPR review for the redevelopment of the single-family residence as multi-family live/work units. The property to the south is currently under construction for a mixed-use development and to the west of the subject property, there is an existing duplex. The properties to the east are within the City of Aventura and consist of commercial and office uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the parcel to be developed within the permitted density and intensity thresholds in the Comprehensive Plan and Land Development Code, respectively. These thresholds for RML and MC Districts are consistent with the established OUAD Urban Area District Regulations. The proposed development may bring additional traffic and environmental impacts on the surrounding area. However, based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards.

COMPREHENSIVE DEVELOPMENT MASTER PLAN:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **Ojus Urban Area District (OUAD)**. The Ojus Urban Area District implements the urban center policies and interpretative text of the County's Comprehensive Development Master Plan (CDMP). The CDMP Land Use Element (LUE) states that *diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate-to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically.* Furthermore, the CDMP text states w*here the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern.*

Below is a brief overview of the Metropolitan Urban Center Floor Area Ratio (FAR) and Maximum Density Requirement:

	Average Floor Area Ratios (FAR)	*Max. Densities Dwellings per Gross Acre*
Metropolitan Urban Centers	*greater than 3.0 in the core not less than 0.75 in the edge*	*250*

Further, the subject property is located within a designated Metropolitan Urban Center with an existing and planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes and premium transit corridor (Biscayne Boulevard). Objective LU-7 of the CDMP *requires all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit- oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes the use of transit services*. Additionally, the CDMP LUE interpretative text for urban centers states that *in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.*

Staff notes that no plans were submitted for the subject application. However, a site plan for this application was submitted separately consistent with the County's requirements. The current land use designation RML, Center Sub-District and MC, Center Sub-District allows development at a maximum of ninety (90) units per acre and 12 stories in height. The proposed redesignation would entitle the applicant the same density and intensity of ninety (90) units per acre and 12 stories in height with the integration of stand-alone professional business offices on the ground floor, currently not permitted under RML. Staff opines that the proposed change in land use designation is consistent with Objective LU-7 of the CDMP, which requires that *all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use*.

The Ojus Urban Area District implements the urban center and mixed-use corridor policies and interpretative text of the CDMP. Staff opines that the requested amendment to the land use for the subject property is **consistent** with the mixed-use and urban center policies and interpretative text of the CDMP for properties designated **Ojus Urban Area District** on the CDMP LUP map.

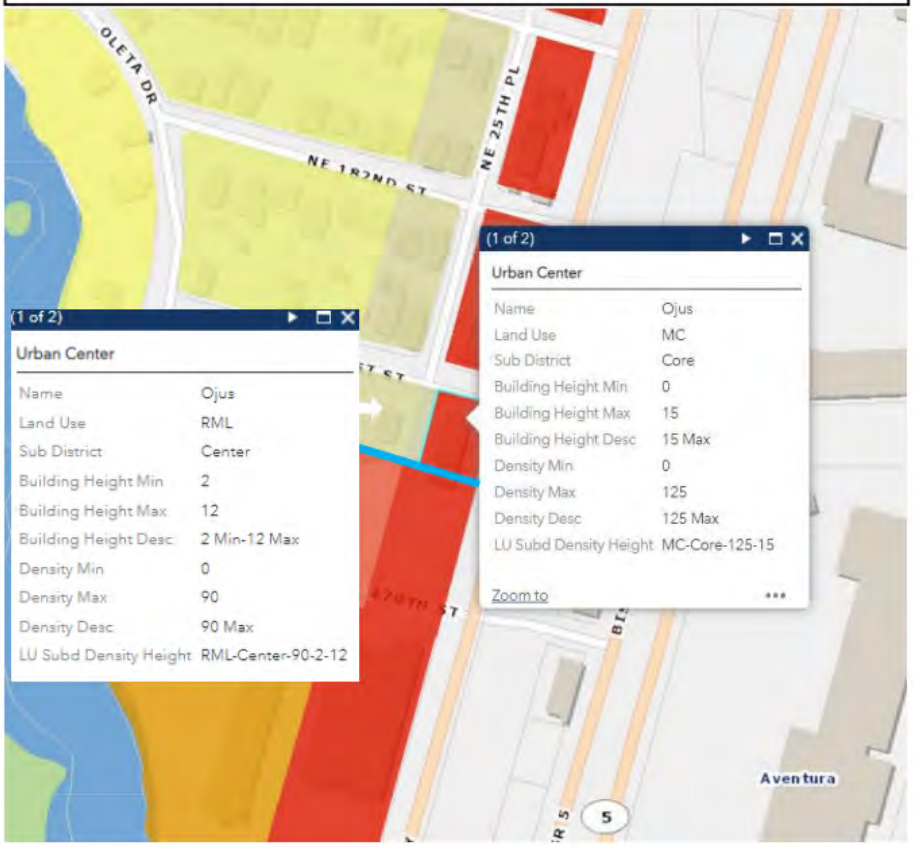
ZONING ANALYSIS:

The subject property is comprised of two (2) parcels with 0.92-acre currently developed as office and a single-family residence. The subject property is currently designated RML and MC, Center Sub-district to the west and Core Su-District to the east along Harriet Tubman Highway, which is consistent with Sec. 33-284.81, Standard Urban Center District Regulations Purpose and Applicability of the County code. Sec. 33-284.81 states that *"The highest density and intensity within an urban center shall be allocated to the Core Sub-districts, a mixed-use area adjacent to the transit station(s) or major transit stop(s). The densities and intensities shall then gradually decrease from the Core to the Center Sub-district where mixed-uses are still permitted and then further decrease to the Edge Sub-district which is characterized by single uses, including low density residential."*

As previously mentioned, the applicant seeks to permit the re-designation of the subject parcel from RML to MC maintaining the current Sub-district of Core and Center within the OUAD. Subject to the Administrative Site Plan Review (ASPR) as required by the Standard Urban Center Ordinance (SUCO), approval of this application would allow the applicant to develop the site in accordance with the companion ASPR Application No. A202300066 which proposed stand-alone professional business offices on the ground floor as indicated in the letter of intent. As such, staff opines that the re-designation of the subject parcel to MC within the OUAD would be essential to facilitate rational transitional development of the property from the more intensive developments that could be allowed in the Core Sub-district along Harriet Tubman Highway, to the less intensive existing residential developments located to the west of the subject property.

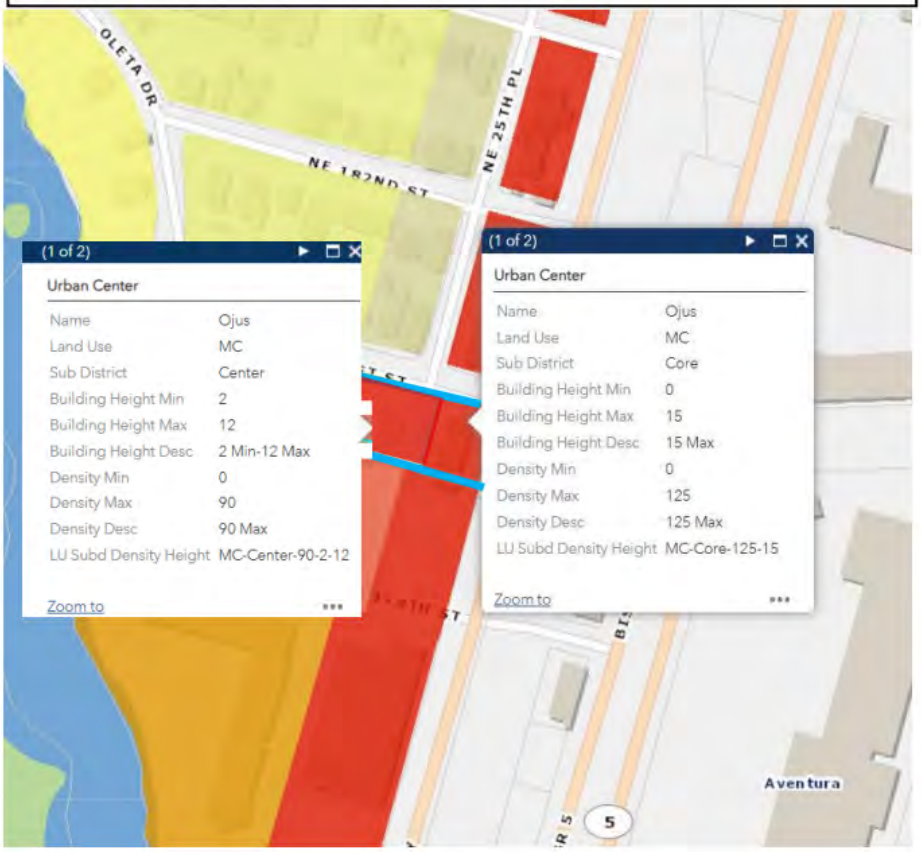
Below is an image of the existing and proposed Land Use Regulating Plan Redesignation:

Current Land Use & Zoning:



(Space intentionally left blank)

Proposed Land Use & Zoning:



Staff opines that approval of this application would not be out of character with other developments along the Harriet Tubman Highway in this area. For example, pursuant to ASPR No. A2021000038, the property located at 2555 NE 179 Street, immediately to the south of the subject property was approved, was approved to permit a mixed-use development consisting of 290 apartment units and 1,670 sq. ft. of commercial space with a height of eight (8) stories. Additionally, the property located at 2550 NE 182 Street, immediately to the north of the subject parcel is currently under ASPR review application No. A2021000099 for the development of a multi-family development consisting of 90 apartment and live-work units with heights varying from 3 to 9 stories. Further, as previously noted, pursuant to Ordinance No. 19-120, the density and height standards for urban centers and urban area districts was amended by the Board of County Commissioners to allow a maximum of 90 units per acre and a maximum height of 12 stories in the Center Sub-district of the OUAD. As such, staff opines that approval of the application would not be out of character with the trend of development in the area, the future development of the surrounding properties to the north, south and west, also located within the Ojus Urban Area District (OUAD), and would be **compatible** with same.

Further, staff opines that in enacting Ordinance No. 19-120, the BCC recognized that the character of the area surrounding the subject property has evolved. Additionally, the requested re-designation furthers the vision for the future development of the County expressed in Policy LU-1A of the Land Use Element, which states that “high intensity, well designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility”. Thus, staff finds the request to amend the land use regulating plans of the OUAD to increase the intensity of development on the subject parcel to be **compatible**.

Regarding the impact on transportation facilities, the subject property is located within a designated Metropolitan Urban Center and urban infill area, as provided in the CDMP. Staff opines that this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Said memorandum indicates that the property meets concurrency because it lies within the urban infill area and an Urban Center, where traffic concurrency does not apply. The Platting and Traffic Review memorandum also indicates that the proposed development will generate approximately **210 PM** peak hour trips. Staff opines that, while the development will clearly add traffic to the area, it will not have a negative impact on traffic on the surrounding roadways.

The CDMP establishes urban centers primarily as transit-oriented, pedestrian-oriented hubs of urban development intensification around and along existing and proposed premium transit facilities. In doing so, the CDMP acknowledges the deterioration of roadway levels of service and the improvement of transit levels of service within these areas. This is also furthered in the CDMP by exempting properties within the County's designated Urban Infill Area, Redevelopment Concurrency Exception Areas and urban centers from the "concurrency" requirement for transportation facilities.

Staff notes that approval of the application will not adversely impact the County's adopted Level of Service (LOS) standards for non-transportation County services. The memoranda from the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources (RER), the Traffic and Platting Section (RER), the Water and Sewer Department and Miami-Dade Fire Rescue, indicate that the request will not generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, or other such facilities which have been constructed or which are planned and budgeted for construction.

For the reasons stated above, staff opines that the requested redesignation of the subject property from RML to MC within the OUAD is **consistent** with the CDMP and **compatible** with the surrounding area. **Based on the analysis herein and aforementioned memoranda, staff recommends approval of the request under Section 33-284.89.3, Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan and Section 33-284.89.3 and section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:EA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

18050 W Investments LLC
PH: Z23-274

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resources Management (RER)	No objection*
Platting and Traffic Review Section (RER)	No objection
Building and Neighborhood Compliance (BNC)	No objection
Department of Transportation and Public Works (DTPW–traffic)	No objection*
Water and Sewer Department (WASD)	No objection*
Fire Rescue	No objection
Parks, Recreation and Open Spaces Department (PROS)	*No objection*
Miami-Dade Aviation Department (MDAD)	*No objection*

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Land Use Element Urban Centers pg. I-45	*Urban Centers* *Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.* *The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. Separately* ***Policies for Development of Urban Centers*** *Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development*

ZONING RECOMMENDATION ADDENDUM

18050 W Investments LLC
PH: Z23-274

	intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below. ***Uses and Activities.*** *Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.* ***Radius.*** *The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.* *Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.*

ZONING RECOMMENDATION ADDENDUM

18050 W Investments LLC
PH: Z23-274

<table>
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Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.
Average Floor Area Ratios (FAR)
<table>
<tr><th></th><th>Average Floor Area Ratios (FAR)</th><th>Max. Densities Dwellings per Gross Acre</th></tr>
<tr><td>Regional Activity Centers</td><td>greater than 4.0 in the core not less than 2.0 in the edge</td><td>500</td></tr>
<tr><td>Metropolitan Activity Centers</td><td>greater than 3.0 in the core not less than 0.75 in the edge</td><td>250</td></tr>
<tr><td>Community Urban Centers</td><td>greater than 1.5 in the core not less than 0.5 in the edge</td><td>125</td></tr>
</table>
In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.
</td></tr>
<tr><td>Policy LU-1A (Page I-2)</td><td>High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.</td></tr>
<tr><td>Objective LU-7 (Page I-13)</td><td>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that’s promote the use of transit services.</td></tr>
<tr><td>Policy LU-7F (Page I-14)</td><td>Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station.</td></tr>
</table>

ZONING RECOMMENDATION ADDENDUM

18050 W Investments LLC
PH: Z23-274

PERTINENT ZONING REQUIREMENTS/STANDARDS

Sec. 33-284.81(D). - Purpose and applicability	*D. The area within the boundaries of an urban center is divided in three Sub-districts: Core, Center and Edge. The highest density and intensity within an urban center shall be allocated to the Core Sub-districts, a mixed-use area adjacent to the transit station(s) or major transit stop(s). The densities and intensities shall then gradually decrease from the Core to the Center Sub-district where mixed-uses are still permitted and then further decrease to the Edge Sub-district which is characterized by single uses, including low density residential.*
Sec. 33-284.82. - Definitions	*Terms used throughout this article shall take their commonly accepted meaning unless otherwise defined in Chapters 18-A, 28 or 33 of the Code of Miami-Dade County. Terms requiring interpretation specific to this article are as follows:* *28. Live-work building: A mixed-use building type with residential dwellings located above work spaces.*
Sec. 33-284.83(B). - Uses	*No land, body of water, or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, structurally altered, or maintained for any purpose in the Urban Center (UC) or Urban Area (UA) Districts, except as provided in this article. The uses delineated herein shall be permitted only in compliance with the Regulating Plans and standards provided in this article. The following regulations outline permitted uses in the R (Residential), RM (Residential Modified), MC (Mixed-Use Corridor), MM (Mixed-Use Main Street), MO (Mixed-Use Optional), MCS (Mixed-Use Special), MCI (Mixed-Use Industrial), ID (Industrial District) and I (Institutional) Land Use Areas.* *B. Land Use Groups. The uses listed following each group in this section shall be permitted in the land use categories shown in Table (C) subject to the provisions noted for each land use category. Uses provided in Table (C) below not listed in this subsection shall be permitted subject to the provisions noted for each land use area. The Director shall have the authority to determine that a use not specifically enumerated below may nevertheless be permitted in a land use category because it is similar to an enumerated use.* *14. Live/work Units: An individual residential unit integrated with a general retail/personal service establishment, professional business office, or workshop.*
Section 33-284.89.3 Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan	*Notwithstanding any other provision of this Code to the contrary, for properties that have a zoning classification of urban center or urban area district, an application (i) to amend a land use regulating plan to change the land use category to which a specific property is designated or (ii) to amend any other element of a regulating plan as applicable to the particular property (iii) or to expand the boundaries of an urban center or urban area district shall be processed as an application for a district boundary change in accordance with the procedures set forth in Article XXXVI of this chapter.*
Sec. 33-284.99.17. - Uses.	*Except as provided herein, all permitted, conditionally permitted, and temporary uses within the OUAD shall comply with Section 33-284.83 of this Code.* *5. Residential Modified Live/Work (RML). The following uses shall be permitted in the Residential Modified Live/Work (RML), in accordance with the Land Use Regulating Plan and the Street Types Development Parameters:* *a. All uses permitted in the Residential Modified (RM); and* *b. Live/work units.*

ZONING RECOMMENDATION ADDENDUM

18050 W Investments LLC

PH: Z23-274

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

18050 W INVESTMENT LLC/GASSANT, ESQ PEDRO	2560 NE 181 ST 18050 W DIXIE HWY MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
PENDING	Z2023000274
DATE	**HEARING NUMBER**

FOLIO No: 30-2204-009-0680/30-2204-009-0700

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
January 6, 2025

NEIGHBORHOOD REGULATIONS:
Folio No.: 30-2204-009-0680/30-2204-009-0700
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
Folio No.: 30-2204-009-0680/30-2204-009-0700
There are no open/closed cases in BSS.

VIOLATOR:
18050 W INVESTMENT LLC/GASSANT, ESQ PEDRO

OUTSTANDING LIENS AND FINES:
There are no outstanding liens or fines.

Memorandum

Date: September 27, 2024

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2023000274-3rd Review
18050 W Investments LLC
2560 NE 181st Street
DBC from RML and MC to MC. Proposed 125-unit multi-family residential development
(RML and MC) (0.82 Acres)
04-52-42

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Service and Wastewater Disposal

Pursuant to the Code and based on the requested district boundary change for a proposed multi-family residential development, the proposed development is within feasible distance to connect to public water and public sanitary sewer. Approval of this district boundary change is contingent upon proposed development connecting to the public water and public sanitary sewer system. Therefore, the development at this site shall connect to public water and sanitary sewers in accordance with Code requirements. Public water and sewer services are provided by the City of North Miami Beach and Miami Dade County Water and Sewer Department, respectively. Please note, only the utilities can provide points of connection to the public water and sewer systems. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Additionally, according to Miami-Dade Water and Sewer Department comments issued for this application, the subject property is included in the Ojus Sanitary Sewer Special Benefit Area (OSSSBA), for the expansion of sanitary sewer service in the area. The infrastructure for the expansion of the sanitary sewer in the OJUS area is under construction and it is anticipated to be completed by December 31, 2024. Upon completion of said project, there will be a gravity sewer abutting the subject application site along NE 181st Street, to where the developer may connect to provide service to the proposed development.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property owner has submitted an executed covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of approval:
Compliance with the executed covenant

Water Control Review
Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of approval: none

Tree Preservation Review
An aerial review of the subject properties indicates the presence of tree resources. Additionally, Tree Permit #2315543 was issued on January 15, 2024, for the subject properties. All approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2315543, a new tree removal permit will be required.

The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall meet the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be re moved from all portions of the properties prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of approval: none

Air Quality Preservation Review
The proposed development would require the demolition of existing structures. 40 CFR Part 61 Subpart M - National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos provides that an asbestos survey from a Florida-licensed asbestos consultant is required is required for renovation activities surpassing the NESHAP threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities.

“Demolition” is defined as the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations, or the intentional burning of any facility. The NESHAP thresholds for RACM are 260 linear feet of RACM on pipes, or 160 square feet of RACM on other facility components.

If the Asbestos Survey identifies materials (friable or to be made friable during the proposed renovation/demolition activities) containing more than 1 percent asbestos and the amount is over the regulated thresholds, then those materials must be removed/abated prior to renovation/demolition activities by a Florida-licensed asbestos abatement contractor. An Asbestos Renovation Notification must be filed, and obtain approval, with the Miami Dade County - Department of Regulatory and Economic Resources, Division of Environmental Resources Management - Air Quality Management (AQM), at least 10 working days (14 calendar days) prior to starting the abatement work. Regardless of asbestos content, prior to any demolition work, an Asbestos Demolition Notification must be submitted and approved, within the same timeframes.

For question regarding asbestos surveys and notifications, please contact the AQMD via email at asbestos@miamidade.gov.

DERM Enforcement History Review
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

Date: November 15, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: ***UPDATED-*** Zoning Application Comments - 18050 W Investments LLC
Application No. Z2023000274 (Updated) - (Pre-App. No. Z23P-115)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application**.** WASD has no objections to this Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: 18050 W Investments LLC

Location: The proposed project consists of one parcel located on the southwest corner of NE 181st Street and West Dixie Highway with Folios No. 30-2204-009-0700 and 30-2204-009-0680, within the Ojus Urban Area District, in unincorporated Miami-Dade County.

Proposed Development: The applicant is proposing to rezone a portion of the property from RML (Residential Modified / Live-Work) to MC (Mixed-Use Corridor). A site plan was not submitted with this application.

Water: The proposed development is located within the City of North Miami Beach's (NMB) water service area. Please consult with the Utility Department of the City of NMB for any infrastructure that they may have in their service area. In addition, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of NMB's water service area and the water supply will be provided by the NMB utility.

Water Conservation: All future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development are transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. The NDWWTP is operating under a permit from the Florida

Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The subject property is included in the Ojus Sanitary Sewer Special Benefit Area (OSSSBA), which was approved by the Board of County Commissioners on April 9, 2019, with Ordinance No.19-31, and amended on June 2, 2021, by Ordinance No. 21-47, and last on May 2, 2023, by Ordinance No. 23-34, for the expansion of sanitary sewer service in the area. The infrastructure for the expansion of the sanitary sewer in the OJUS area is under construction and it is anticipated to be completed by December 31, 2024.

On January 23, 2024, WASD Agreement No. 32444 was offered for the subject project, with approved points of connection (P.O.C.) dated December 26, 2023. The proposed development with said WASD Agreement is for 125 apartment units, 5,556 sq. ft. of retail, and 87,394 sq. ft. of office use, with a total of 21,801 gallons per day. However, said Agreement has expired. The owner must contact WASD's New Business office to re-activate the WASD Agreement.

Per P.O.C., there is a proposed 8-inch gravity sewer (PCTS 16019, SS-24) along NE 181st Street, abutting the subject property. The proposed 8-inch gravity sewer will have two lateral connections to this property to where the developer can connect after conveyance of the abutting gravity sewer and corresponding Public Pump Station.

If Unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum in diameter.

In addition, as stipulated in the revised Ordinance, an assessment will be collected for the sewer expansion in the OSSSBA. The assessment will be based on a "per square foot" of parcel size based on the Property Appraiser's data. ***The expected estimated annual cost per assessable square foot of real property is $0. 5656 for 28 years. The assessment is included in the current real property tax bill.***

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum

Date: September 25, 2024

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2023000274
Name: 18050 W Investments, LLC
Location: Southwest Corner of W. Dixie Highway and NE 181 Street
Section 04 Township 52 South Range 42 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

The land complies with Miami-Dade County Chapter 28. The property is platted as Lots 7-9, & 10-14, Block 6, Plat Book 14, Page 47. A Unity of Title approved by the Platting and Traffic Review Section will be required, contact Claudia Luna at Claudia.Luna@miamidade.gov.

This application meets the traffic concurrency criteria because it lies within the urban infill area and an Urban Center where traffic concurrency does not apply. It will generate approximately **210 PM** peak hour vehicle trips.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

Date: September 20, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2023000274

The Miami-Dade Fire Rescue Department has **no objection** to request for zoning designation change uploaded to "EnerGov" on 3/12/2024. Any future site plans will need separate approval.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum

Date: Friday, September 27, 2024

Subject: Review Type: Z2023000274
Applicant Name: 18050 W Investments LLC

PROJECT DESCRIPTION:

The applicant proposes to develop a mixed-use project containing 125-unit multi-family residential units, inclusive of 10% workforce housing units, approximately 5,556 square feet of commercial space, plus office space.

I. PROJECT LOCATION:
The property is located on the southwest corner of NE 181 Street and W. Dixie Highway.

COMMENTS/RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the following conditions:

I. CONDITIONS:

A traffic study and detailed site plan will be submitted with the concurrent ASPR application (A2023000066) for review and approval.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at (305) 439-6491.

Garcia, Jeannette C.

From: Garcia, Jeannette C.
Sent: Friday, January 26, 2024 11:44 AM
To: Gassant, Pedro (MIA - X27430)
Cc: Concurrency Management; Simon, Nathaly; RODRIGUEZ, IVAN M; CASTILLO, DENISE; HERRERA, ANA I; Stillings, Noel (RER)
Subject: 18050 W Investments LLC-SP3023110600560-A2023000066
Attachments: 18050 W Investments LLC (SP3023110600560).pdf

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and, as such, capacity has been reserved for a one-year period, under Master Concurrency Number MA3023110600560.

The reservation term for this Site Plan will expire on 1/2/25. Concurrency reservation may be extended for additional one-year periods, provided: 1) the Miami Dade County confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period dos not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by the Miami Dade County.

Should you have any questions, please feel free to contact us at 305-995-7285.

Thank you,
Jeannette C. Garcia
Executive Director – Growth Management
Governmental Affairs & Land Use
Office of Facilities Design & Construction
Jcgarcia1@dadeschools.net
305-995-3062

In a world where you can be anything, be kind! - unknown

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

School Concurrency Determination

MDCPS Application Number:	**SP3023110600560**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**11/6/2023 4:20:58 PM**	LG Application Number:	**A2023000066**
Type of Application:	**Site Plan**	Sub Type:	**Redevelopment**

Applicant's Name: **18050 W Investments LLC**
Address/Location: **The southwest corner of W. Dixie Highway and NE 181st Stree**
Master Folio Number: **3022040090680**
Additional Folio Number(s): ***3022040090700,***

PROPOSED # OF UNITS	**125**
SINGLE-FAMILY DETACHED UNITS:	**0**
SINGLE-FAMILY ATTACHED UNITS:	**0**
MULTIFAMILY UNITS:	**125**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4061	OJUS ELEMENTARY	-103	9	0	NO	Current CSA
4061	OJUS ELEMENTARY	0	9	0	NO	Current CSA Five Year Plan
6241	HIGHLAND OAKS MIDDLE	-40	4	0	NO	Current CSA
6241	HIGHLAND OAKS MIDDLE	0	4	0	NO	Current CSA Five Year Plan
7141	DR MICHAEL M KROP SENIOR	-3	5	0	NO	Current CSA
7141	DR MICHAEL M KROP SENIOR	0	5	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
2401	HIBISCUS ELEMENTARY	196	9	9	YES	Adjacent CSA
6023	ANDOVER MIDDLE	797	4	4	YES	Adjacent CSA
7541	NORTH MIAMI BEACH SENIOR	1258	5	5	YES	Adjacent CSA
*An Impact reduction of **33.18%** included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number:	MA3023110600560	Total Number of Units:	125
Issue Date:	1/2/2024 12:05:48 PM	Expiration Date:	1/2/2025 12:05:48 PM
Capacity Reserved:	Elementary:9 / Middle:4 / Senior: 5		

MDCPS Administrator

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum

MIAMI-DADE COUNTY

Date: November 13, 2024

To: Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, Chief, Planning and Research *Alejandro Zizold*
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2023000274 - 18050 W Investments LLC (Amended and Restated Letter of Intent from Previous Z2023000274 Application)

Applicant Name: Pedro Gassant, Esq. on behalf of 18050 W Investments LLC

Project Location: The subject property is approximately ±0.92 acres, located on the southwest corner of NE 181st Street and W. Dixie Highway, in unincorporated Miami-Dade County (Folios: 30-2204-009-0680 and 30-2204-009-0700). The subject property is part of Ojus Urban Center District (OUCD).

Proposed Development: The applicant has submitted a revised Letter of Intent and comment responses in connection with Application No.:Z2023000274. The applicant has offered no comment response or updates regarding PROS's previous review memo which was uploaded to Energov November 03, 2023. The proposed number of residential units has not changed from the original review. The analysis and recommendations, therefore, remain the same from the previous Parks Review Memo.

The applicant seeks a review to rezone the property from RML and MC to MC to allow for the proposed development of 125 multiple-family residential units, with commercial and office spaces. The applicant proposes to dedicate 10% of the units as dedicated workforce housing units.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 1 (PBD 1) are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

The proposed development is located adjacent to the proposed Flagler Trail, Segment 1, a pedestrian and bicycle path along the Florida East Coast (FEC) Railway that will connect communities from Downtown Miami to Aventura. The entire trail serves the local area as 12.5-miles of bicycle and pedestrian-only non-motorized transportation facility. The Flagler Trail will be part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County. See attached Figure 1 for trail location reference.

The site is also within close proximity of the county-owned Greynolds Park, a 249-acre urban oasis that offers areas for group picnics, playgrounds, walking paths and trails, and opportunities for bird-watching with scenic views of the Oleta River.

Table A - County Parks (Local) Within a 3 Mile Radius of Application Area

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
Oak Grove Park	690 NE 159 ST	Community Park	21.71	Local
Sabal Palm Park	17101 NE 7 AVE	Neighborhood Park		Local
Ives Estates Tennis Center	1475 IVES DAIRY RD	Single Purpose Park	5	Local
Ojus Park	18995 W DIXIE HWY	Community Park	1.63	Local
Ives Estates Tot Lot	NE 196 ST AND 12 AVE	Mini-Park	0.25	Local
Highland Oaks Park	20300 NE 24 AVE	Community Park	44.99	Local

Impact and Demand: This proposed development of 125 multifamily units would generate a residential population of 264 people resulting in an impact of ±0.73 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The site is in PBD 1, which meets park concurrency requirements.

As shown in Table A, there are two Miami-Dade County local parks and open spaces within the 3-mile distance from the application area that are 5 acres or larger. However, there are no existing local parks meeting the ¼ - ½ mile distance from the project area as recommended in the Equity Access Criteria included in the Miami-Dade County Parks and Open Spaces System Master Plan (OSMP) and adopted as part of the Recreation and Open Space Element of the Comprehensive Development Master Plan. Therefore, PROS recommends that the applicant works with the department to provide local recreation open space for the residents within the project.

Recommendations: PROS offers the following recommendations:

- **Please provide the revised plans** which are referenced in the updated Letter of Intent. Please note if any of PROS's recommendations have been implemented into the proposed development.
- **Provide a detailed landscape plan** that includes planting schedule, preferably native planting, and tree-lined streets on pedestrian pathways to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP.
- **Please provide a detailed site plan and floor plan** detailing the proposed private or public open space, and recreational areas.
- PROS recommends that the applicant provides private recreational amenities to the development as space allows to help mitigate the Equity Access Criteria service gap in this area. Please indicate any proposed amenities for residents in all plans and letter of intent. Amenities may include but are not limited to any passive/active recreation opportunities like pools, indoor recreation room, fitness center, outdoor seating, walking amenities, pet relief station, playgrounds, picnic tables and grills.
- Given the development's location in the Ojus Urban Center District Bike Routes diagram, the applicant should provide bicycle storage, bicycle parking and signage designating bicycle route in centralized highly visible areas to encourage non-motorized mobility, for the use of residents, as well as retail and office space and their visitors.

These recommendations are based on the following Recreation and Open Space policy and objectives in the Comprehensive Development Master Plan (CDMP):

> Objective ROS-1 Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

Policy ROS-3B The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Policy ROS-3E The Parks, Recreation and Open Spaces Department shall seek to increase public awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.

Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international community.

Policy ROS-8C Miami-Dade County shall utilize the Parks and Open Space Design Criteria or "Pattern Book", to guide the development of the public realm. The public realm includes new and existing parks, public spaces, natural and cultural areas, greenways, trails, street corridors, and private spaces that are open to the public. The criteria shall promote beauty, community character and connectivity and include standards to assure compatibility with adjoining uses, conservation and include standards to assure compatibility with adjoining uses, conservation and energy efficiency, as well as signage and wayfinding requirements.

Policy ROS-8D Miami-Dade County shall update the Miami-Dade Urban Design Manual, the Standard Details of the Public Works Manual, and other relevant county plans and regulations to incorporate where appropriate, the "Great Streets Planning Principles" contained in the Miami-Dade Parks and Open Space System Master Plan and incorporation of "Complete Streets" components, where feasible. Changes to be incorporated include a hierarchy of street types and designs (gateway streets, civic streets, heritage streets, and neighborhood streets), and complete street measures such as provision of sidewalks and bicycle facilities, pedestrian friendly design, adequate landscaping and street furniture, on-street parking, bus lanes and transit facilities, and clearly defined crosswalks and signalization to provide safe routes to parks.

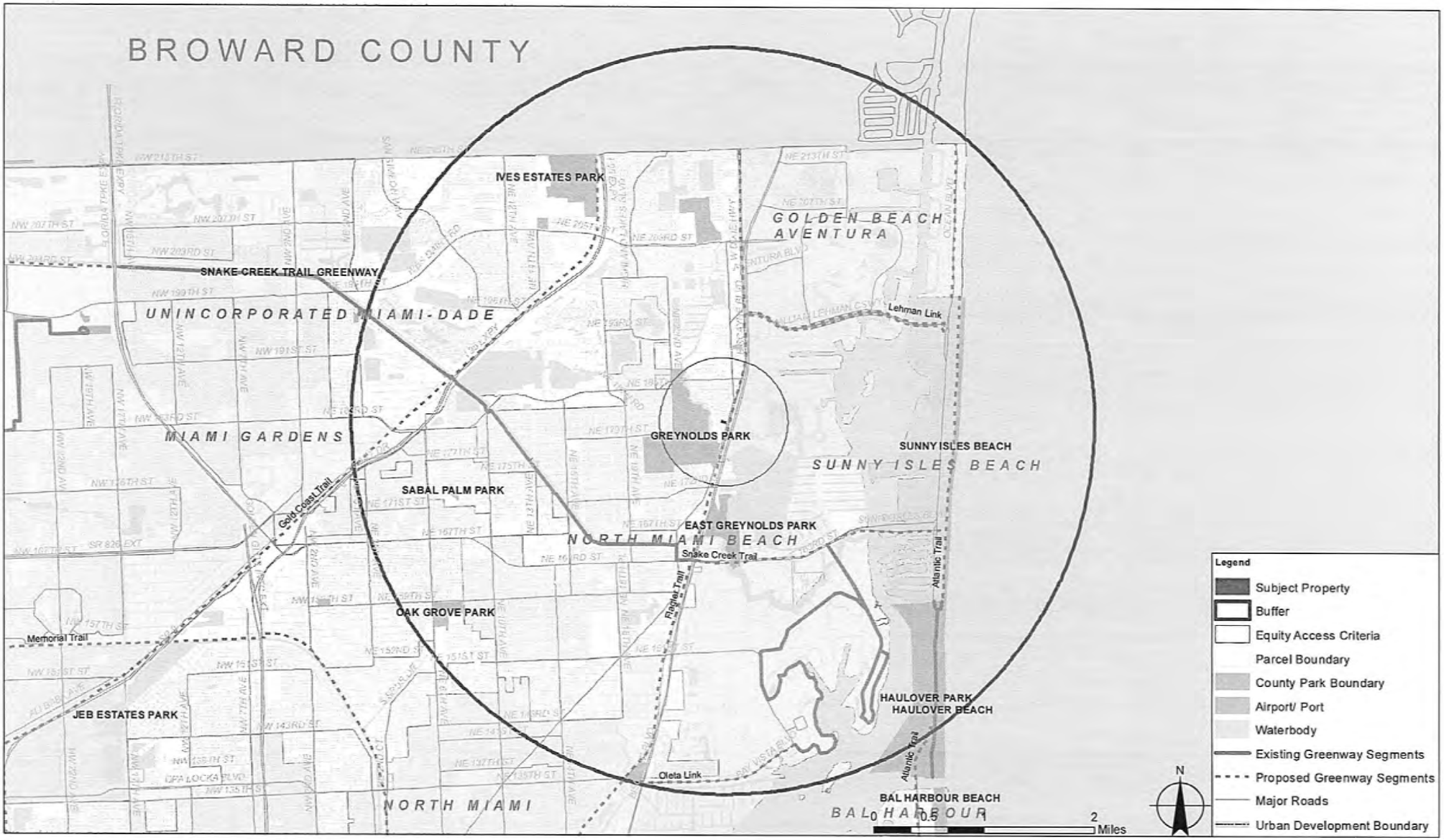
Based on our findings described herein, **PROS cannot offer a full analysis for this application.** Upon the provision of the plans mentioned above, the department will offer further review.

Should you need additional information or clarification on this review, please contact Alexandra Dreybus, Park Planner 2, by email at alexandra.dreybus@miamidade.gov

AZ: at ad

Attachment

FIGURE 1: Z2023000274 - 18050 W INVESTMENTS LLC
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Signature: Alissa Turtletaub

Email: alissa.turtletaub@miamidade.gov

Z2023-274 18050 W Investments LLC v2- Nov 13, 2024

Final Audit Report 2024-11-13

Created:	2024-11-13 (Eastern Standard Time)
By:	Alexandra Dreybus (alexandra.dreybus@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAATRbHPtPTS1Wh72krQhQZ02B1z0IsINn6
Number of Documents:	1
Document page count:	5
Number of supporting files:	0
Supporting files page count:	0

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Agreement completed.
2024-11-13 - 12:04:28 PM EST

Adobe Acrobat Sign

CFN: 20250042545 BOOK 34581 PAGE 2758
DATE:01/17/2025 10:02:21 AM
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

Instrument prepared by:
Name: Fausto Suarez
Address: 15754 SW 97 Ter.
Miami, FL 33196

(For Recorder's Use Only)

DECLARATION OF USE
FOR A SINGLE-FAMILY RESIDENCE AND RESTRICTIVE COVENANTS

In consideration of the issuance of a **building permit** as hereinafter described, the undersigned, Owner(s) Fausto D. Suarez of the property herein legally described ("the Property"), hereby agree and bind myself, or ourselves, and my, or our, heirs, successors and assigns, as follows:

That the Property herein described as

Lot 19 Block 6 Plat Book 151 Page 43 of the Public Records of Miami-Dade County, Folio 30-5905-017-1160.

shall be used in conformity with the regulations and requirements of chapter 33 of the Code of Miami-Dade County ("the Code") and exclusively as a single family residence, and that the plans submitted for said building permit are designed and intended only for such use, provided that the use and plans submitted are and shall be in accordance with the following conditions and requirements:

a) The Owner has read and understood, and agrees that the use of the Property shall comply with, the definitions of the following terms, as set forth in section 33-1 of the Code, as may be amended from time to time, which specifically govern the use of the Property as a single family residence:

(41) *Dwelling, one family or single family, or one-family residence.* A single dwelling unit on a single lot for the use of one family only.

(44) *Family.* A natural person living in a dwelling unit; or two or more natural persons related by blood, marriage, adoption, domestic partnership, or other analogous union or relation, but excluding fraternities, sororities, and other similar clubs or organizations, and up to two gratuitous guests, domestic staff, or roomers, all living together as a single housekeeping unit in a dwelling unit; or no more than five unrelated natural persons, and up to two gratuitous guests or domestic staff, all living together as a single housekeeping unit in a dwelling unit.

(96.1) *Single Housekeeping Unit.* One person, or two or more individuals living together and sharing the entire dwelling unit and household activities and responsibilities, which may include, without limitation: (i) sharing expenses for food, rent, utilities, or other household items; (ii) sharing chores; (iii) eating meals together; (iv) participating in recreational activities together; or

C20250036351
COV24-248

Memorandum

MIAMI-DADE COUNTY

Date: December 31, 2024

To: Nathan Kogon, Assistant Director
RER Development Services

From: Ammad Riaz, P.E.
Chief of Aviation Planning
Aviation Department

Subject: Z2023000274
18050 W Investments LLC
MDAD DN-23-10-4052

As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) is providing initial comments for Zoning Hearing No. Z2023000274, 18050 W Investments LLC. The Property consists of .82 acres located at the Southwest corner of W. Dixie Highway and NE 181st Street in Miami-Dade County and further identified as Folio Numbers 30-2204-009-0680 and 30-2204-009-0700. The applicant is seeking a district boundary change for a proposed mixed-use development.

Please be advised that an MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). As such, the applicant is required to coordinate with MDAD to request an MDAD Airspace / Land Use Letter of Determination prior to the zoning hearing. An MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed by using the following link: https://www.miami-airport.com/facilities_development.asp

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In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and/or permanent structure on this property reaching or exceeding 200 feet AGL. As such, the applicant is required to e-file FAA Form 7460-1 which is available on the FAA's Website (https://oeaaa.faa.gov).

All uses on the property are required to comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning.

AR/rb

C: J. Ramos
James Byers, RER

Memorandum

MIAMI-DADE COUNTY

Date: November 7, 2024

To: Eric Silva, Assistant Director for Development Services
Regulatory and Economic Resources Department

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Application Z2023-000274 18050 W Investments, LLC.

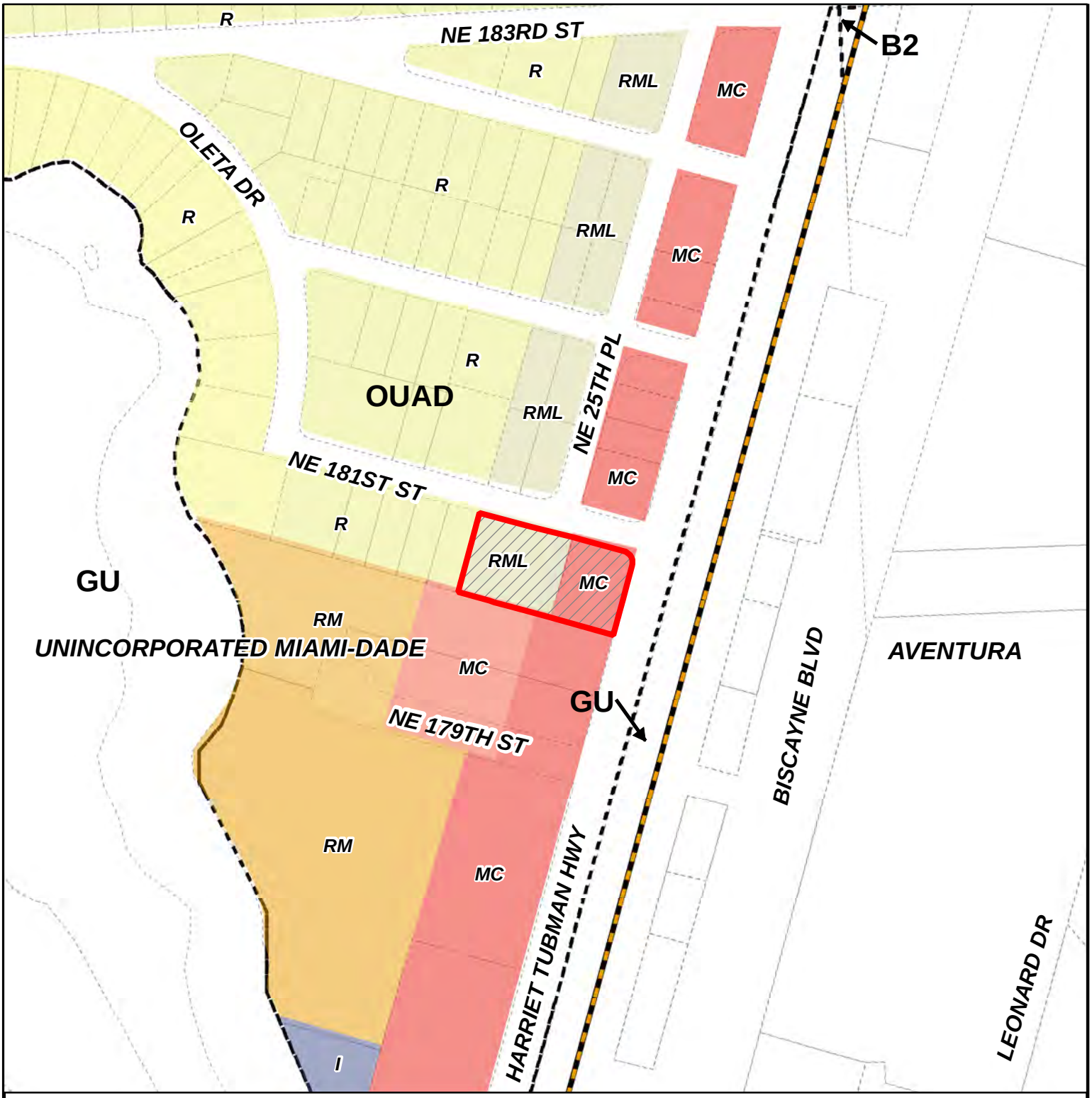
The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The OHP has identified one 1946 structure associated with folio 30-2204-009-0680 and one 1971 structure associated with folio 30-2204-009-0700 that meet the 50-year or older benchmark for historic resource eligibility. If slated to be demolished now or in the future, the applicant shall complete and submit a Florida Master Site File Historical Structure Form for each structure prior to demolition of the historic structure within the application area.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. https://dos.fl.gov/historical/preservation/master-site-file/

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2023000274

Section: 09 Township: 52 Range: 42
Applicant: 18050 W Investments LLC
Zoning Board: Board of County Commissioners
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS

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Legend

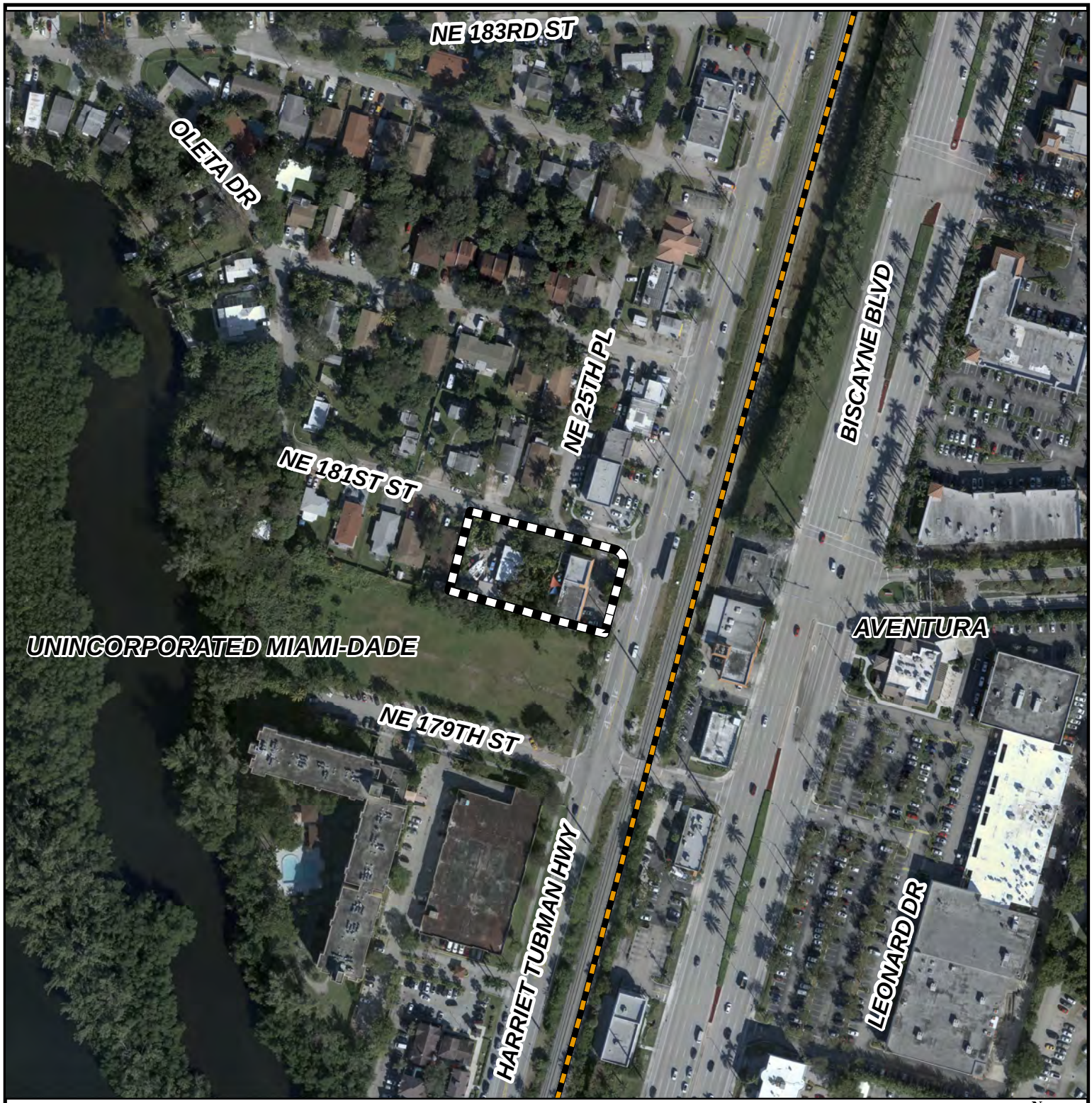
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 20, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2023000274

Legend

Subject Property

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Section: 09 Township: 52 Range: 42
Applicant: 18050 W Investments LLC
Zoning Board: Board of County Commissioners
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 20, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2023000274

RADIUS: 2640

Section: 09 Township: 52 Range: 42
Applicant: 18050 W Investments LLC
Zoning Board: Board of County Commissioners
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

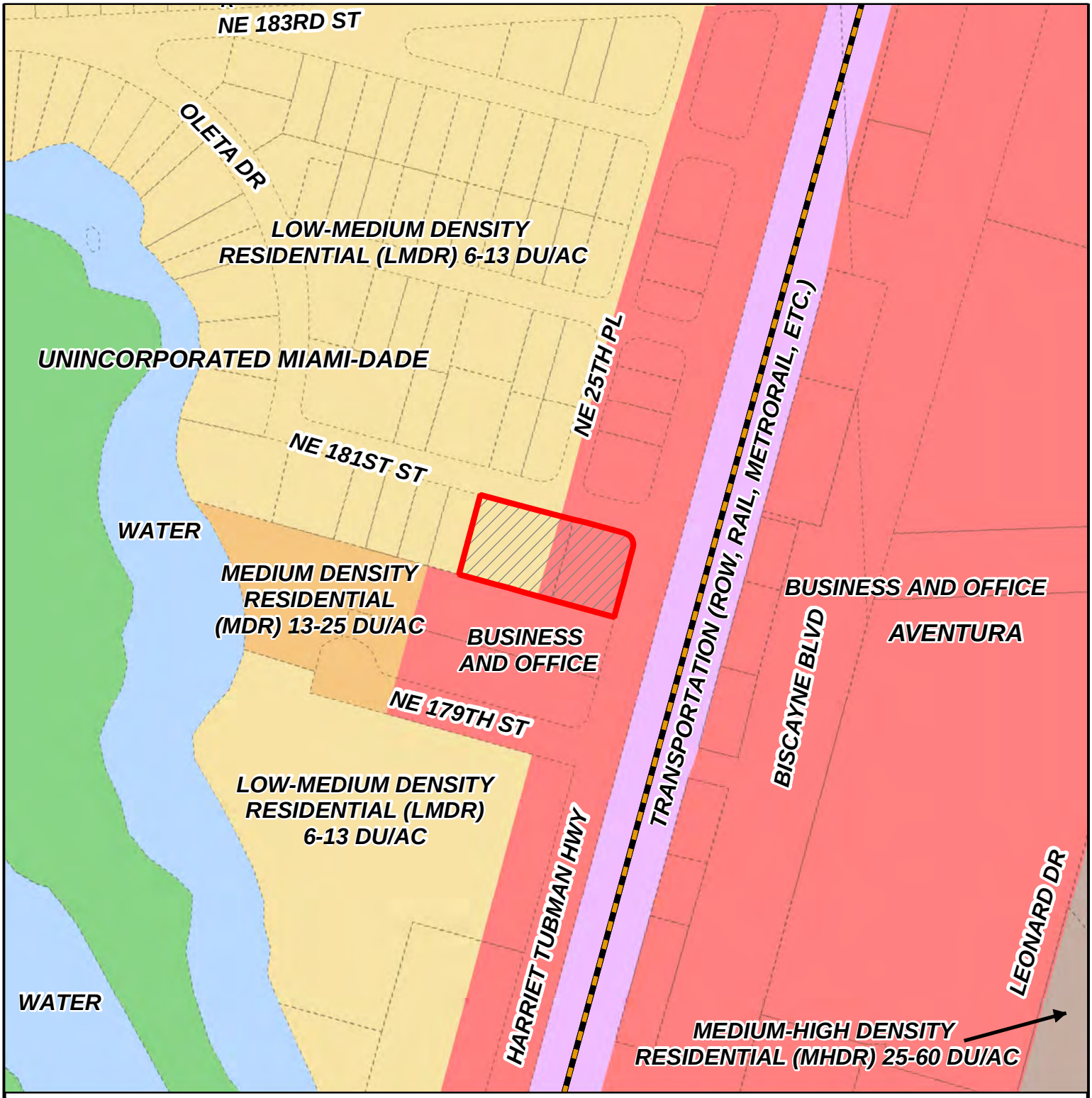
- Subject Property
- Buffer
- Municipalities
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 20, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000274

Section: 09 Township: 52 Range: 42
Applicant: 18050 W Investments LLC
Zoning Board: Board of County Commissioners
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 20, 2023

REVISION	DATE	BY

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z23-440 **January 30, 2025**
Item No. 8C2

Recommendation Summary	
Commission District	8
Applicant	AMC Development Group LLC
Summary of Requests	The applicant seeks to permit a rezoning of the subject parcel from AU (minimum 5-gross acre residential lot) to RU-4 (multi-family residential, maximum of 50-units per acre), which would allow the property to be developed with more residential units than currently allowed. Additionally, the application seeks to allow the proposed buildings to have a total floor area that is more than permitted by code.
Location	12501 SW 236 Street, Miami-Dade County, Florida.
Property Size	+/-7.27-gross (+/-6.49-net) Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Medium-High Density Residential, 25 to 60 dua **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20230022)** * (*see attached Zoning Recommendation Addendum*)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations (*see attached Zoning Recommendation Addendum*)
Recommendation	**Approval of request #1, subject to the Board's acceptance of the proffered covenant and approval with conditions of request #2. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230022 and it becoming effective)** *

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20230022 to amend the CDMP, which the Board of County Commissioners (the Board) is scheduled to hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 2-116.1(5)(e), which provides that the zoning application shall, at the applicant's request, be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent zoning application on the same day at which it takes final action on the CDMP amendment application.

PROCEDURAL HISTORY:

This application was scheduled for the December 19, 2024 meeting of the Board of County Commissioners (BCC). However, the item was not considered due to the cancellation of that meeting.

The public hearing on this item has not been held.

REQUESTS:

1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to RU-4, High Density Apartment House District.

(2) NON-USE VARIANCE to permit a Floor Area Ratio of 0.83 (0.8 maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "AMC Park- South Dade – Site Plan" as prepared by Cabrera Ramos Architects, Inc., dated stamped received 4/3/2024 and consisting of 14 sheets. And "Tree Disposition Plan AMC South Dade as prepared by James Santiago Landscape Architects and Design, dated stamped received 4/3/2024 and consisting of 6 sheets, for a total of 20 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

Staff notes that the applicant has concurrently filed a standard amendment application (CDMP20230022) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the +/-7.27-gross (+/-6.49-net) acres subject parcel from "Low Density Residential (2.5 to 6 Dwelling units per gross acre)" to "Medium-High Density Residential (25 to 60 Dwelling units per gross acre)". The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) requiring that the development shall utilize sound urban design principles, including, but not limited to, the multifamily development sections incorporated in the County's Urban Design Manual (the "Manual") endorsed by Miami-Dade County Resolution R-1360-98, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources. In addition, in accordance with the Adopted 2030 and 2040 Comprehensive Development Master Plan (COMP) Community Health and Design Element, including CHD-1 C, CHD-2B and CHD-3E, community amenities should be centrally located and easily accessible in a manner visible from parking areas and walkways to encourage passive surveillance and usage, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources. The aforementioned CDMP covenant also limits that the residential development on the subject property shall not exceed 248 dwelling units, and that the proposed development on the subject property shall provide workforce housing units and will commit to a percentage at the time of zoning and site plan approval.

The applicant seeks to permit a rezoning of the +/-7.27-gross acre subject parcel from AU, Agricultural District to RU-4, high density apartment house district in order to build a 248-unit residential development on the subject property (Request #1). Additionally, the applicant seeks to permit a Floor Area Ratio of 0.83 (0.8 maximum permitted) (Request #2). The applicant has submitted plans that depict a 248-unit multi-family residential development on the subject property. The applicant has submitted plans that depict the subject site being developed with six (6) multi-family apartment buildings that are 3-story in height arrayed around the periphery of the subject site. Said plans also illustrate amenities internal to the site for residents such as a swimming pool, a playground, pedestrian walking paths, mail kiosks, bicycle racks and landscaped common open space. The plans also depict the dedication of SW 125 Ave and SW 236 Street which provide public access to the site. The development will have two ingress-egress vehicular and pedestrian access along SW 125 Avenue and SW 236 Street. Parking is internal to the site, with the required parking provided as surface parking lots within the development.

Submitted plans indicate that the proposed lots and blocks are designed along a network of private and public drives to allow connectivity for pedestrians and autos alike. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided within the multifamily development, with street trees provided along all the abutting roadways. The applicant has proffered a zoning declaration of restrictions in support of this application, which, among other things, restricts the subject parcel to the submitted site plans which indicate that the property shall be developed with a total of 248 dwelling units. The applicant also commits within said covenant to either set aside dwelling units on the property as "workforce housing units," or, to provide a monetary contribution to the affordable housing trust fund in lieu of the construction of the required on-site workforce housing units.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; single-family residence	Medium-High Density Residential (25 to 60 dua) **(Subject to approval of the concurrent CDMP amendment)**
North	RU-3M; vacant land	Low-Medium Density Residential (6 to 13 dua)
South	AU; vacant land	Low Density Residential (2.5 to 6 dua)
East	AU; single-family residences and vacant	Low Density Residential (2.5 to 6 dua)
West	AU, RU-4; single-family residences, vacant land	Medium Density Residential (13 to 25 dua)

NEIGHBORHOOD COMPATIBILITY:

The +/-7.27-gross acre subject parcel is located at 12501 SW 236 Street and consists of a single-family residence. The property abuts the C-102 canal to its north. Across the canal, there is a vacant parcel, to the east there is one single family residences and 3 vacant parcels and to the west portion of the property there is a parcel with an office building and one parcel with a single-family residence. Additionally, staff notes that the majority of subject parcel is located within the ¼ mile buffer area of the South-Dade Busway and South Dixie Highway (South Dade Transit Way Corridor).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to develop the parcel with additional housing in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the applicant may enter into a Proportionate Share Agreement in order to mitigate for traffic concurrency, and that the application will generate approximately an additional 97 PM peak hour vehicle trips. Staff notes that the application may add to the population in the area and may bring additional noise and traffic into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is the subject of a standard CDMP amendment application (CDMP20230022) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application is slated to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the +/-7.27-gross (+/-6.49-net) acre subject parcel from "Low Density Residential" to "Medium-High Density Residential". The **Medium-High Density Residential** land use category authorizes *apartment buildings ranging from 25 to 60 dwelling units per gross acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and impact of the development on surrounding areas.* As such, subject to the approval of the concurrent CDMP amendment, a re-designation to Medium-High Density residential category would permit a maximum of 60 dwelling units per gross acre, allowing the +/-7.27-gross acre subject site to be developed with a maximum of 436 dwelling units. Additionally, with application of the 25% density bonus allowed under the Density Bonus Programs for Affordable/Workforce Housing provisions of the CDMP Land Use Element, the subject parcel could be developed with a up to a maximum of 545 dwelling units. The applicant seeks a district boundary change from AU to RU-4. Staff notes that RU-4, High Density Apartment House District, allows development at a maximum of 50 units per net acre, and approval of the rezoning could allow the applicant to develop the +/-6.49-net acre subject site up to a maximum of 324 dwelling units, which is well within the maximum density threshold allowed under the CDMP. Notwithstanding, staff notes that the applicant has voluntarily proffered a zoning declaration of restrictions in support of the requested rezoning, which among other things, restricts the site to the submitted plans and limits the allowable density to a maximum of 248 dwelling units. The applicant also commits within the covenant to either sets aside dwelling units on the property as "workforce housing units", or, to provide a monetary contribution in lieu of the construction of the required on-site workforce housing units. Based on the foregoing, staff opines that the density proposed under this application is **consistent** and, as demonstrated, well within the maximum numerical residential density allowed under the CDMP Density threshold when utilizing the workforce housing density bonus, as well as within the maximum unit count approved under the concurrent CDMP application.

Additionally, staff notes that the CDMP Land Use Element interpretative text states that *"[c]ompatibility shall be determined in accordance to Policy LU-4A.* The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states; *[w]hen evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.* Staff opines that the proposed development would be consistent with CDMP policies that require the County to accommodate projected population or economic growth, and that development be prioritized on parcels that are compatible with abutting and nearby land uses. Staff opines that the proposed three (3)-story multi-family residential development under RU-4 zoning district will act as a reasonable transition between the RU-4 zoned parcels located towards the west, the single-family homes located to the east, the RU-3M parcel located to the north, and the AU zoned vacant parcel located to the south, and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element **Policy LU-4A**.

Therefore, subject to the Board's approval of the CDMP amendment and proffered CDMP covenant provisions as mentioned above, to allow the redesignation of the subject parcel to

Medium-High Density Residential on the CDMP LUP map, and subject to the acceptance of the proffered zoning covenant, staff opines that the proposed rezoning to RU-4, along with the ancillary request to permit more floor area ratio than permitted would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Medium-High Density Residential** use on the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from AU, Agricultural District to RU-4, High Density Apartment District (request #1). For the reasons stated above and below, staff opines that when the request to rezone the subject parcel to RU-4 in order to build the proposed 248-unit residential development on the subject property, is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that contingent on the approval of the CDMP land use map amendment to redesignate the subject parcel to Medium-High Density Residential, as well as subject to the Board's acceptance of the proffered zoning covenant, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to RU-4 would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map and would be **compatible** with the surrounding area.

The subject parcel is situated inside the UDB, located at 12501 SW 236 Street. Based on the submitted survey map the subject parcel is comprised of +/-7.27-gross (+/-6.49-net) acres of land area. Staff notes that the subject parcel provides for points of direct vehicular and pedestrian connectivity to SW 125 Avenue and SW 236 Street, with proposed internal roadways spread throughout the development to provide access to the public roadways. The applicant has proffered a zoning declaration of restrictions in support of this application, which, among other things, restricts the subject property to the submitted site plans which indicate that the property shall be developed with a total of 248 dwelling units. The applicant also commits in the covenant to either set aside dwelling units on the property as "workforce housing units," as defined in Section 33-193.6 of the County Code, and in accordance with the provisions of Article XIIA of the Code, or, in the alternative, to provide a monetary contribution to the affordable housing trust fund in lieu of the construction of the required on-site workforce housing units. As such, the application proposes to develop the subject property with 248 units, and the buildings will be located within the outer edges of the subject site along the east and west property line, which would create a reasonable transition between the abutting AU zoned single family residences and the RU-4 zoned parcel where a higher density is permitted per the existing CDMP designation of Medium Density Residential (13 to 25 dwellings per acre). On December 6, 2024, the applicant provided revised site plan sheets within the scope of the advertisement relocating the recreational amenities towards the center of the site. Such recreational amenities included a pool, playground, pedestrian walking paths, mail kiosks, bicycle racks and landscaped common open space. The submitted plans indicate that the proposed buildings are designed along public roadways to allow connectivity for pedestrians and autos alike, ensuring better traffic dispersal within and outside of

the future residential development. Additionally, the applicant is providing a network of sidewalks providing pedestrian connectivity to the common areas proposed within the development. In addition to ample landscaping in the form of trees and shrubs provided along the common areas and boundaries of the development which will minimize any visual impacts of the proposed development on the surrounding area. Landscaping is similarly provided within the apartment complex. As designed, the proposed development, with the pedestrian and auto connectivity, buildings with an intensity similar in scale to the surrounding uses as well as the proposed landscaping, will produce a development that will be **compatible** with the existing residential neighborhood.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. Staff notes that Department of Transportation and Public Works (DTPW) also reviewed the requests and has no objection to the application, subject to conditions set forth under Section I, as specified in their memorandum, dated November 7, 2024. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated December 15, 2023, state that they have no objections to the requests subject to conditions in their memorandum including that the application meets traffic concurrency criteria and that the application will generate approximately an additional 97 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum dated July 26, 2024, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. The memoranda submitted by the Department of Water and Sewer, and the Park, Recreation and Open Spaces (PROS) Department indicate no objections to the application as well. Further, the Miami-Dade County Public Schools (MDCPS) indicates that all current levels have sufficient capacity available to serve the application. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the subject parcel to RU-4, subject to the proffered zoning covenant, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, subject to the Board's acceptance of the proffered covenant, staff recommends approval of request #1 for a district boundary change to RU-4, High Density Apartment House District, under Section 33-311, District Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230022 and it becoming effective)**

When the request to permit Floor Area Ratio of 0.83 (0.8 maximum permitted) (request #2) is analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff supports the aforementioned request and opines that the approval of the request with conditions would be **compatible** with the neighborhood, would not affect the appearance of the community, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area. Staff notes that the aforementioned request is inextricably intertwined to request #1, which pertain to the establishment of the 248-unit multi-family residential development on the subject property, which staff supports. Staff further notes that an increase in the FAR by 0.03 is minimal in nature and would be internal to the site, and opines that approval with conditions of the aforementioned variance would not result in an intensification of

the visual impacts on the surrounding area. Furthermore, the proposed apartment buildings comply with all other minimum requirements of the Code with regards to building height, open space, lot coverage and building setbacks. Additionally, staff opines that based on the submitted landscape plans, the perimeter of the subject parcel is to be substantially buffered with ample landscaping in the form of a continuous row of street trees and shrubs, and that such landscaping elements will create a visual perception of continuous greenery and be sufficient to mitigate any visual or aural impacts generated by the request. As such, staff opines that approval of request #2 would maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.* **Therefore, staff recommends approval of request #2 with conditions, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts two (2) ingress/egress point of direct vehicular and pedestrian access located along SW 236 Street and SW 125 Avenue. Parking is internal to the site, with the required parking provided as surface parking within the apartment development. The submitted site plan provides for 374 parking spaces, where 368 are required by code, therefore, the parking amounts comply with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of request #2. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230022 and it becoming effective)

CONDITIONS FOR APPROVAL: For request #2 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That, in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "AMC Park – South Dade – Site Plan Review," prepared by Cabrera Ramos Architects, Inc., dated and stamped 12/6/2024, consisting of 3 sheets, with plans received on 4/3/2024, consisting of 11 sheets and Landscaping Plans entitled "Tree Disposition Plan AMC South Dade," prepared by James Santiago Landscape Architects and Design, dated and stamped received on 4/3/2024, consisting of 6 sheets, for a total of 20 sheets. Plans may be modified at public hearing.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources as contained in its memorandum dated July 26, 2024.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department of Regulatory and Economic Resources as indicated in the memorandum dated November 15, 2024

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the memorandum dated November 7, 2024.

8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated December 15, 2024.

ES:JB:SS:PM

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

AMC Development Group LLC
PH: Z23-440

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	*No objection**
Platting and Traffic Review Section (RER)	*No objection**
Department of Transportation and Public Works (DTPW)	*No objection**
Fire Rescue Department	*No objection*
Water and Sewer Department (WASD)	*No objection**
Miami-Dade County Public Schools	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Medium-High Density Residential (Pg. I-31)	*This category authorizes apartment buildings ranging from 25 to 60 dwelling units per gross acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions I-32 of the site, conditions such as location and availability of services, ability to provide sufficient offstreet parking, and the compatibility with and impact of the development on surrounding areas. The provisions of the section below entitled "Density Increase with Urban Design" are not applicable to this density category.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20230022)***
Policy LU-4A (Page I-9)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* (F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and*

ZONING RECOMMENDATION ADDENDUM

AMC Development Group LLC
PH: Z23-440

	whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development; *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

AMC DEVELOPMENT GROUP, LLC/GOMEZ, ANDRES	12501 SW 236 ST MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2023000440
DATE	**HEARING NUMBER**

FOLIO: 30-6924-000-0800

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
November 15, 2024

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases in CMS

BUILDING SUPPORT REGULATIONS:
There are no open/closed cases in BSS.

VIOLATOR:
AMC DEVELOPMENT GROUP, LLC/GOMEZ, ANDRES

OUTSTANDING LIENS AND FINES:
There are not outstanding liens or fines.

Memorandum

MIAMI-DADE COUNTY

Date: January 17, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2023000440-6th Review
AMC Development Group LLC
12501 SW 236th Street
DBC from AU to RU-4 to develop 248 multi-family units.
(AU) (6.56 acres)
24-56-39

DERM is currently reviewing concurrent application No. CDMP20230022. If the CDMP application is denied, then DERM recommends that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, DERM's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report may have to be supplemented or revised to address any such modifications.

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and the site plan submitted with this application, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawing for the required sewer main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to the approval of final development orders.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Said covenant is recorded under Miami-Dade County Official Records Book 34237, Page 1041.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

According to DERM records the flow generated by this project (33,480 gallons per day) will place sanitary pump station 30-1083 under Conditional Moratorium- Conditional Allocation Allowed. DERM can issue conditional sewer capacity certification for this project subject to the certification of completion of the pump station. In accordance with the new USEPA/FDEP Consent Decree (Case: N0. 1:12-cv-24400-FAM, effective December 6, 2013). DERM cannot issue Certificates of Occupancy/Certificates of Completion for any associated building permits until pump station 30-1083 has been certified complete and operating in compliance.

At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please contact the DERM Water and Wastewater Division (305) 372-6920 for additional information regarding the pump station status.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater) and non-specimen trees. Section 24-49 of the Code provides for the preservation and protection of specimen tree resources.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

A landscape plan entitled "AMC Park - South Dade" prepared by Rosa Ramos-Botta, R.A., and dated as received by Miami-Dade County on December 08, 2024, shows the proposed removal of non-specimen and specimen tree resources. Additionally, Tree Removal Permit application #2400759 has been submitted but the permit has not been issued.

Specimen trees shall be preserved whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees as per the specimen tree standards of section 24.49.2(II)(1) of the Code. DERM approval of this zoning application shall not be interpreted as approval of the removal or relocation approval of any tree resources on site.

The applicant is advised to contact the Tree and Forest Resources Section at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Water Control Section
A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

The applicant is advised that the proposed surface water management system may require approval from DERM Pollution Remediation Section (PRS). It is the applicant's responsibility to contact the PRS at (305)372-6700 for additional information.

The dumpster area shall not drain into the stormwater management system. This area shall be covered or sloped to drain toward a grassy area.

Conditions of Approval: None

Natural Forest Communities Review
This application must comply with Miami-Dade County's CDMP and the Code. The project area does not contain county designated NFC but is near county owned and managed NFC located on the south side of SW 236th Street. The development and use of the subject property must avoid adverse environmental impacts to the nearby NFC property, including the storage of construction materials adjacent to the NFC, drainage onto the NFC, and erosion affecting the NFC.

In addition, the applicant is advised that management of the nearby NFC may require the use of prescribed burns to assist in controlling exotic and invasive species. The applicant's property lies within the potential smoke dispersion corridor of this NFC. Consequently, the applicant's property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires.

The applicant is advised to contact Tim Joyner of the Tree and Forest Resources Section at tfrs@miamidade.gov or 305-372-6574 for any questions regarding the NFC.

Per section 18A-12 of the Code, prohibited species shall not be planted on any site and controlled species shall not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

Conditions of Approval: None

Endangered Species Review
The application site is within the U.S. Fish and Wildlife consultation area for the endangered Florida bonneted bat (*Eumops floridanus*), and may utilize the subject property for foraging, nesting, and roosting. The County's CDMP has policies and objectives for the protection of habitat critical to federal, state or county designated endangered, threatened, or rare species.

Please be advised that prior to any future development at the subject property, it is recommended that the applicant contact the United States Fish and Wildlife Service (USFWS) in the Vero Beach office at (352)448-9151 and the Natural Resources Division of DERM at jennifer.snell@miamidade.gov or 305-372-6694.

Conditions of Approval: None

Pollution Remediation Review
Based on the past agricultural use of the site and based on DERM files, DERM review and approval of a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards may be required at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require DERM review and approval as it relates to environmental contamination issues. Be advised that DERM review of this application does not constitute approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: None

DERM Enforcement History Review
The subject property has no open and one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: November 15, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: ***UPDATED*** Zoning Application Comments - AMC Park - South Dade
Application No. Z2023000440 - (Pre-App. No. Z23P-032)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval*.

Application Name: AMC Park - South Dade

Location: The proposed project is located on approximately 7.27 gross acres, at 12501 SW 236th Street with Folio No. 30-6924-000-0800, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting approval for a District Boundary Change from AU (Agriculture) to RU-4 (High Density Apartment House District, 50 units/net acre), in order to allow the residential development of 248 apartment units. The Applicant proposes to designate 100 percent of the proposed number of dwelling units as Workforce Housing Units.

The estimated total water demand for the proposed project will be 33,480 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

Since this property is connecting to WASD's water system for the first time, the developer is required to install a water main along one entire boundary of the property, as per WASD's Rules & Regulations, Section 2.02(1) and 2.04(2)(d). Therefore, there is an existing 48-inch transmission water main (E 3053-4) in SW 127th Avenue and SW 236th Street, to where the developer may connect and extend a 12-inch water main (**proposed RU-4 high density zoning**) heading easterly in SW 236th Street to SW 125th Avenue to provide water service to the proposed development.

Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. *Final points of connections and capacity approval to connect to the water system will be provided at the time of the applicant requests an Agreement for connection to the water infrastructure.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement is offered. The WSC letter shall remain active in

accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program, please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Please note that there is an existing 8-inch gravity sewer (ES 6899-5) in SW 127th Avenue south of South Dixie Highway, however, said gravity sewer manhole does not have sufficient depth and extension of said gravity system is not feasible based on engineering practices. Therefore, a new public pump station will be required. There is an existing 8-inch force main (ES 6899-10) in South Dixie Highway and SW 127th Avenue, to where the developer may connect and extend the same 8-inch force main southerly in SW 127th Avenue to SW 236th Street, thence, extend the same 8-inch force main easterly in SW 236th Street as required to provide service to the new **public pump station**.

Please be advised that the new public pump station site dimensions must be 45 ft X 65 ft, shall be deeded to the MD-WASD, and must be shown on the plat without the encroachment of any other utility easements, having direct access to either a dedicated public right-of-way or to an ingress-egress paved access and utility easement with a minimum width of 20-feet.

Additionally, the developer shall connect to the aforementioned proposed Public Pump Station and extend 8-inch minimum gravity sewer mains at Full Depth as required to provide service to the proposed development. *Please note that final points of connection for this project will be issued at the time the applicant request an Agreement for connection to the sanitary sewer system.*

If UNITY OF TITLE does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum

Date: December 15, 2023

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2023000440
Name: AMC Development Group, LLC
Location: 12501 SW 236 Street
Section 24 Township 56 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **97 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9908	SW 232 Street west of US 1	C	C
F-0008	US 1 south of SW 232 Street	C	C
9914	SW 248 Street east of SW 127 Avenue	C	C
9971	US 1 south of SW 248 Street	E+7%	E+8%

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

MIAMI-DADE COUNTY

Date: November 06, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2023000440

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 04/03/2024.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum

Date: November 7, 2024

To: Eric Silva, AICP
Assistant Director, Zoning Division
Department of Regulatory and Economic Resources (RER)

From: Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Infrastructure Planning Division
Department of Transportation and Public Works (DTPW)

Subject: Review of DIC Project No. Z2023000440
AMC Development Group LLC.
DTPW Project No. OSP 173

PROJECT DESCRIPTION:

The Applicant proposes to rezone the Property from AU "Agricultural District" to RU-4 "High Density Apartment House District" in order to seek a site plan approval. A minor non-use variance to allow a floor area ratio of 0.84 is also requested. The project consists of a 248-unit multi-family development. The residential buildings are to contain three stories. The Applicant proposes to designate 100 percent of the proposed number of dwelling units as Workforce Housing Units. Recreational amenities consisting of a swimming pool, designated playground area, and bicycle racks are proposed.

I. **PROJECT LOCATION:**
The subject property, consisting of ± 7.27 gross acres, is located at 12501 SW 236th Street, in unincorporated Miami-Dade County, Florida. The Property lies within one-half mile of the South Dade Transitway and is within the Urban Development Boundary.

II. **APPLICATION REQUEST:**
The application is requesting approval of the following:
- Zoning hearing application
- Non-Use Variance

COMMENTS/RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) has reviewed the subject application and has no objections to this application, subject to the following conditions:

I. **<u>Infrastructure Planning Division:</u>**

The property is served by Metrobus Route 38 (Transitway Express), at a northbound bus stop located approximately 0.3 miles away along the South Dade Transitway and SW 232nd Street. The property is also served by Metrobus Route 70 at a westbound bus stop located approximately 0.9 miles away along SW 248th Street and SW 128th Avenue.

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the existing network, as feasible. The applicant should incorporate pedestrian accessibility into the overall site plan of the multi-family development design to enable safe pedestrian access to nearest transit stops. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A.

1. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all transit options available and the South Dade Transitway is provided.
2. The Applicant shall ensure larger sidewalks 6 to 10 feet in width is appropriate along SW 125th Avenue and SW 236th Street to allow for safe access to transit stops.
3. The applicant shall provide adequate space for Transit on-demand services. Additionally, the Applicant should provide an ADA compliant Drop-off/Pickup Zone within the site that can accommodate passenger vans.
4. The applicant should work closely with DTPW's staff to advocate pedestrian infrastructure and connectivity within a half mile of their property. The applicant is strongly encouraged to complete the roadway network or accommodate envelopes for future connections to the existing roadway network.

a. The applicant is encouraged to provide connections to transit by adding to the existing bicycle and pedestrian network.
    a. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided.

Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the comments above.

II. Traffic Engineering Division

A. Conditions

1. Please ensure that all trees within the sight triangle comply with the spacing/dimensions specified in table below.

Description	Design Speed (mph)													
	30		35		40		45		50		55		60	
Diameter (Within Limits Of Sight Window)	(Inches)													
	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18
	(Feet)													
Minimum Spacing (c. to c. Of Trunk)	25	90	30	105	35	120	40	135	50	150	55	165	60	180

** Sizes and spacings are based on the following conditions:

a. A single line of trees in the median parallel to but not necessarily coilcear with the centerline.

b. A straight approaching mainline within sight lines as described in No. 2 above.

c. 1. Trees and palms ≤ 11" in diameter casting a vertical 6' wide shadow band on a vehicle entering at stop bar location when viewed by mainline driver beginning at distance 'd'; see SHADOW DIAGRAM, Sheet 2.

2. Sabal palms with diameters > 11" ≤ 18" spaced at intervals providing a 2 second full view of entering vehicle at stop bar location when viewed by the mainline driver beginning at distance 'd', see PERCEPTION DIAGRAM, Sheet 2.

d. Trees with diameters ≤ 11" intermixed with trees with diameters > 11" ≤ 18" are to be spaced based on trees with diameters > 11" ≤ 18".

For any other conditions the tree sizes, spacings and locations shall be detailed in the plans, see Design Note 5.

Please contact Anamersy Arce at Anamersy.Arce@miamidade.gov if you have any questions on the comments above.

If you have any questions concerning the overall review comments, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Gabriella Serrado, Chief, Infrastructure Planning, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

Garcia, Jeannette C.

From: Garcia, Jeannette C.
Sent: Thursday, February 15, 2024 4:04 PM
To: 'andres.gomez@highexport.com'
Cc: Alberto.Torres@hklaw.com; Concurrency Management; Simon, Nathaly; RODRIGUEZ, IVAN M; CASTILLO, DENISE; Stillings, Noel (RER)
Subject: AMC Development Group LLC - Z2023000440 - PH3023120100609
Attachments: AMC Development Group LLC - Z2023000440 - PH3023120100609.pdf

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 248 single family units, which generate 51 students, 26 elementary, 11 at the middle and 14 at the senior high school level. At this time, the elementary and middle school levels have sufficient capacity available to serve the application. However, the senior high school level does not have sufficient capacity available to serve the application; it failed by 14 seats. Remember that a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-7285.

Best regards,

Jeannette C. Garcia
Executive Director – Growth Management
Governmental Affairs & Land Use
Office of Facilities Design & Construction
Jcgarcia1@dadeschools.net
305-995-3062

In a world where you can be anything, be kind! - unknown

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3023120100609**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**12/1/2023 10:15:42 AM**	LG Application Number:	**Z2023000440**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name: **AMC Development Group LLC**
Address/Location: **12501 SW 236 ST**
Master Folio Number: **3069240000800**
Additional Folio Number(s):

PROPOSED # OF UNITS **248**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **248**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3621	COCONUT PALM K-8 ACADEMY (ELEM COMP)	72	26	26	YES	Current CSA
3622	COCONUT PALM K-8 ACADEMY (MID COMP)	153	11	11	YES	Current CSA
7151	HOMESTEAD SENIOR	-9	14	0	NO	Current CSA
7151	HOMESTEAD SENIOR	0	14	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						

*An Impact reduction of **33.18%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum

MIAMI-DADE COUNTY

Date: November 18, 2024

To: Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, PROS Chief of Planning and Research *Alejandro Zizold*
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2023000440 – AMC Development Group LLC (associated preapplication: Z2023P00032)

Applicant Name: Alberto J. Torres on behalf of AMC Development Group LLC

Project Location: The applicant site is located on ±6.56 acres located at 12501 SW 236 Street, in unincorporated Miami-Dade County (Folio: 30-6924-000-0800).

Proposed Development: The applicant proposes to rezone the property from AU (Agricultural District) to RU-4 (High Density Apartment House District) to develop a 248-unit multi-family development. Six 3-story residential buildings are proposed, with parking in the center. The applicant proposes to include several recreational amenities; a swimming pool, designated playground area, and bicycle racks; and to designate 100% of the units as Workforce Housing Units.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

Table A – County Parks (Local) Within a 3 Mile Radius of Application Area

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
Lincoln City Park #1	SW 220TH ST / SW 102ND AVE	Mini-Park	0.5	Local
Lincoln Estates Park	22210 SW 108TH AVE	Mini-Park	0.82	Local
Cutler Ridge Skate Park	SW 211TH ST / FLORIDA TPKE EXT	Single Purpose Park	3.6	Local
Naranja Park	14150 SW 264 ST	Community Park	12.7	Local
Naranja Lakes Park	14410 SW 272 ST	Neighborhood Park	1.55	Local
Silver Palms Park 3	11306 SW 242ND ST	Neighborhood Park	0.81	Local
Debbie Curtin Park	22820 SW 112TH AVE	Neighborhood Park	9.78	Local
JL (Joe) & Enid W. Demps Park	11350 SW 216TH ST	Community Park	31.1	Local
Sharman Park	12370 SW 218TH ST	Community Park	6.71	Local
William Randolph Community Park	11951 BAILES RD	Neighborhood Park	10.57	Local
Pine Island Lake Park	12970 SW 268TH ST	Neighborhood Park	17.45	Local
Kevin Broils Park	26150 SW 125TH AVE	Neighborhood Park	5.19	Local
Princetonian Park	12755 SW 252ND TER	Neighborhood Park	6.54	Local
Pine Forest Park	12875 SW 208TH ST	Neighborhood Park	6.62	Local

South Miami Heights Park	20800 SW 117TH AVE	Neighborhood Park	5.97	Local
Silver Palms Park 1	11344 SW 234TH LN	Neighborhood Park	1.05	Local
Silver Palms Park 2	11300 SW 240TH LN	Neighborhood Park	1.3	Local
Charles Burr Park	20200 SW 127TH AVE	Neighborhood Park	3.8	Local
Caribbean Park	11900 SW 200TH ST	Neighborhood Park	5.17	Local
Silver Palms Park 7	23800 SW 118TH PL	Neighborhood Park	6.2	Local
Goulds Wayside Park	22650 SW 123RD RD	Neighborhood Park	2.68	Local
Silver Palms Park 4	24150 SW 114TH CT	Neighborhood Park	1.09	Local
Silver Palms Park 5	11741 SW 233RD LN	Neighborhood Park	0.83	Local
Silver Palms Park 6	23380 SW 118TH AVE	Neighborhood Park	1.93	Local
Black Creek Trail Connection	NB S DIXIE HWY N OF BLACK CREEK TRAIL	Mini-Park	0.02	Local
Local Park SW 128th Ave/ SW 232nd St	12821 SW 232ND ST	Neighborhood Park	5	Local

The proposed development is located within 0.5 mile from the South Dade Trail, which serves the local area as 20.9 miles of bicycle and pedestrian-only non-motorized transportation facility. South Dade Trail is part of the Miami Outer Loop which consists of 87 Miles continues loop around Miami Dade County.

Impact and Demand: The proposed development includes a total of 248 multi-family units. The proposed residential units would generate a residential population of 529 people resulting in an estimated impact of ±1.45-acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The site is in Park Benefit District 3 (PBD3) which has a surplus 220.39 acres of local parkland and therefore the project meets concurrency when analyzed in terms of 2.75 acres per 1,000 unincorporated areas residents within this Park Benefits District.

Recommendation: PROS offers the following recommendations:

- Due to the impact on local park level of service, PROS strongly recommends that the applicant consider a full or partial 1.45-acre land conveyance, in-lieu of park impact fee credits. Please coordinate a call with PROS staff to discuss possible options.
- Provide a detailed landscape plan that includes planting schedule, preferably native planting, tree-lined streets, and pedestrian pathways to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP. Please consider adding trees along the property edge to buffer the property from surrounding uses. The uploaded "landscaping" plan opens to a "Building Elevations" PDF.
- PROS recommends that the applicant provide shade trees throughout the development as per the Great Streets Vision identified in the Miami-Dade County OSMP.
- Please detail and dimension proposed recreational amenities on site plan; including the pool area, playground, and bicycle parking. Please include fall zones and proposed equipment on playground site plan. Please consider adding additional bicycle parking.
- PROS recommends that the applicant provide recreational amenities along the canal waterfront, as space allows. Please indicate amenities that are proposed, including but not limited to any passive/active recreation opportunities, such as an indoor recreation room or gym, shaded outdoor seating, walking amenities, play area, picnic tables, grills and/or pet waste bins.
- Given to the proximity of the development to the South Dade Trail, PROS encourages the applicant to include design elements that encourage pedestrian and bicycle connectivity

between the project and the existing trail, such as bicycle parking, bicycle repair station, and way finding signage directing residents and visitors to the trail.

- Incorporate seamless pedestrian access by enhancing connection points to the site from the 3 entryways on S.W. 125th Ave, as well as adding pedestrian connectivity along SW 236th Street and S.W. 125th Ave.

These recommendations are based on the following Recreation and Open Space policies and objectives in the CDMP:

Objective ROS-1
Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

Policy ROS-3B
The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Policy ROS-3E
The Parks, Recreation and Open Spaces Department shall seek to increase public awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.

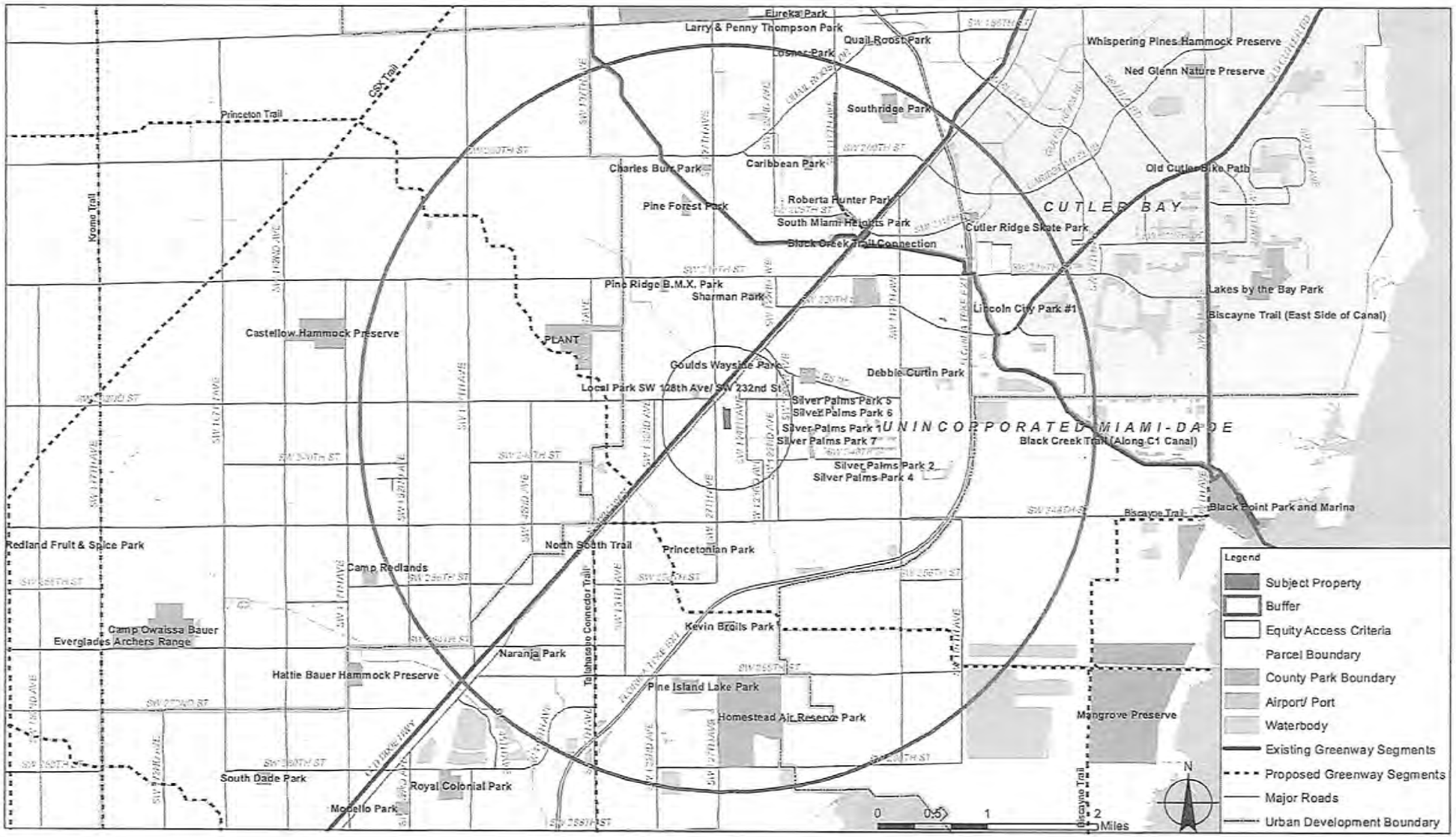
Objective ROS-8
The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings described herein, **please provide a landscape plan that shows the landscape and hardscape treatment throughout the development so that PROS can complete a full review of this development application.**

Should you need additional information or clarification on this review, please contact Alexandra Dreybus, Park Planner 2, by email at alexandra.dreybus@miamidade.gov

AZ: at ad

FIGURE 1: Z2023P00032 – AMC DEVELOPMENT GROUP LLC
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Signature: Alissa Turtletaub

Email: alissa.turtletaub@miamidade.gov

Z2023-440 AMC Development Group LLC v2

Final Audit Report 2024-11-18

Created:	2024-11-18 (Eastern Standard Time)
By:	Alexandra Dreybus (alexandra.dreybus@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAT8rqxFaBznnm7nMzgP568ncvzlOwzyg6
Number of Documents:	1
Document page count:	5
Number of supporting files:	0
Supporting files page count:	0

"Z2023-440 AMC Development Group LLC v2" History

Document created by Alexandra Dreybus (alexandra.dreybus@miamidade.gov)
2024-11-18 - 9:22:41 AM EST- IP address: 199.247.42.149

Document emailed to Alissa Turtletaub (alissa.turtletaub@miamidade.gov) for signature
2024-11-18 - 9:25:46 AM EST

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Agreement viewed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
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Document e-signed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
Signature Date: 2024-11-18 - 9:55:25 AM EST - Time Source: server- IP address: 168.149.137.199

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2024-11-18 - 10:01:29 AM EST- IP address: 104.47.64.254

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2024-11-18 - 10:01:34 AM EST- IP address: 199.247.42.242

Document e-signed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
Signature Date: 2024-11-18 - 12:56:33 PM EST - Time Source: server- IP address: 170.176.241.100

Agreement completed.

2024-11-18 - 12:56:33 PM EST

Adobe Acrobat Sign

Memorandum

MIAMI-DADE COUNTY

Date: November 7, 2023

To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Application Z2023-000440 AMC Development Group, LLC

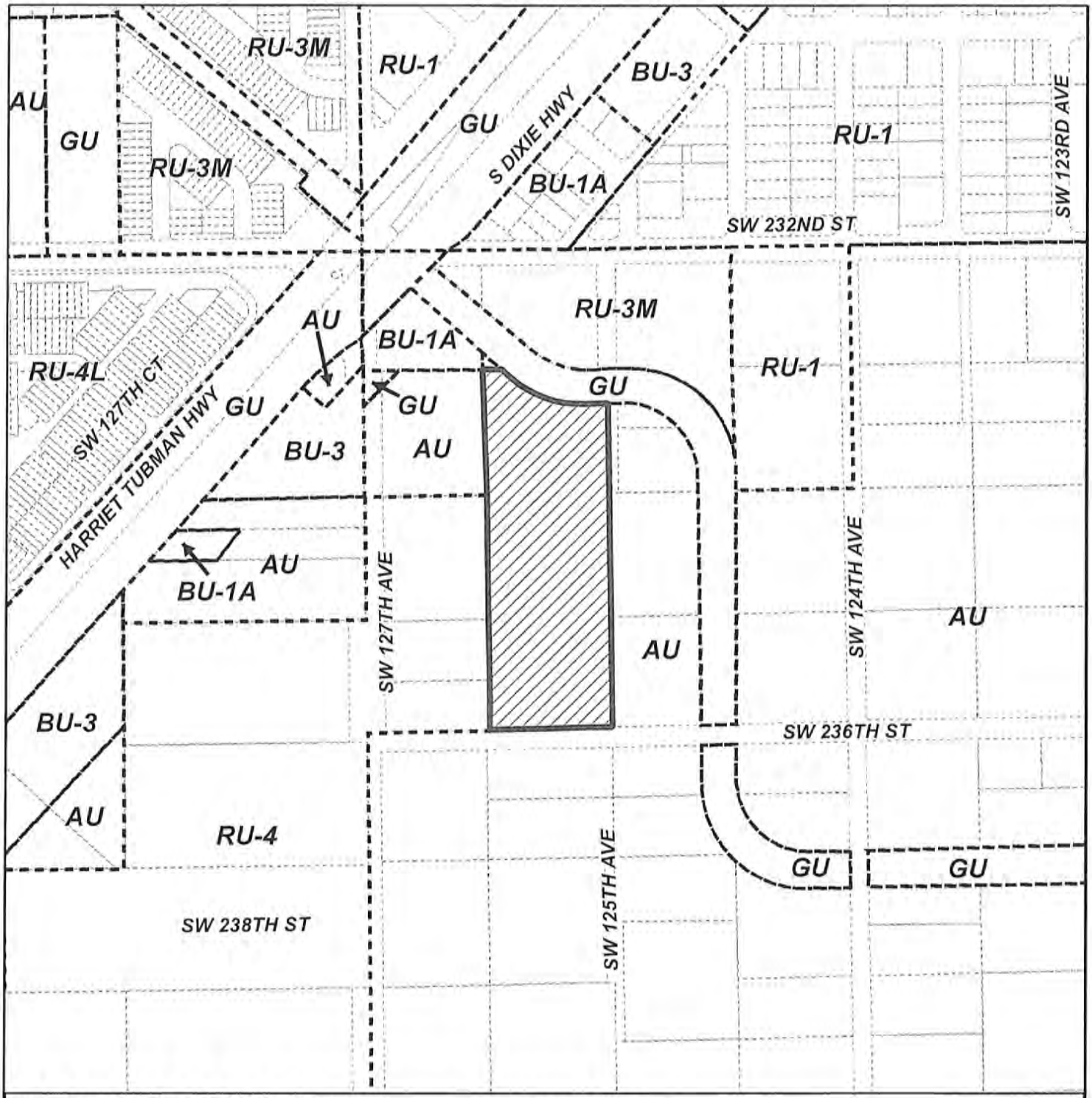
The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The OHP has identified a 1969 structure associated with folio 30-6924-000-0800 that meets the 50-year or older benchmark for historic resource eligibility. If slated to be demolished, the applicant shall complete and submit a Florida Master Site File Historical Structure Form prior to demolition of the historic structure within the application area.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. https://dos.fl.gov/historical/preservation/master-site-file/"

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov .



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2023000440

Section: 24 Township: 56 Range: 39
Applicant: AMC Development Group LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

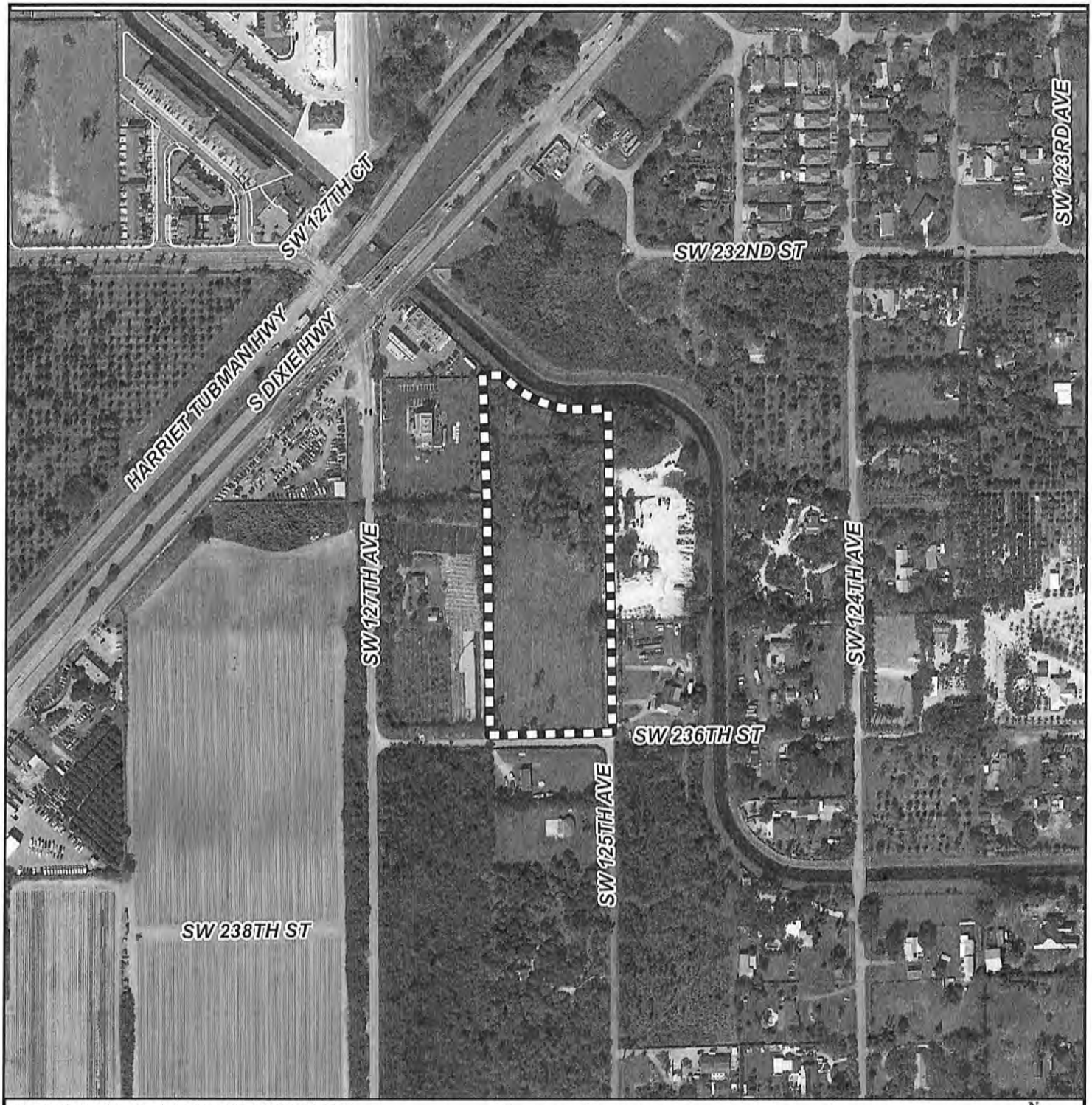
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 30, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2023000440

Legend

Subject Property

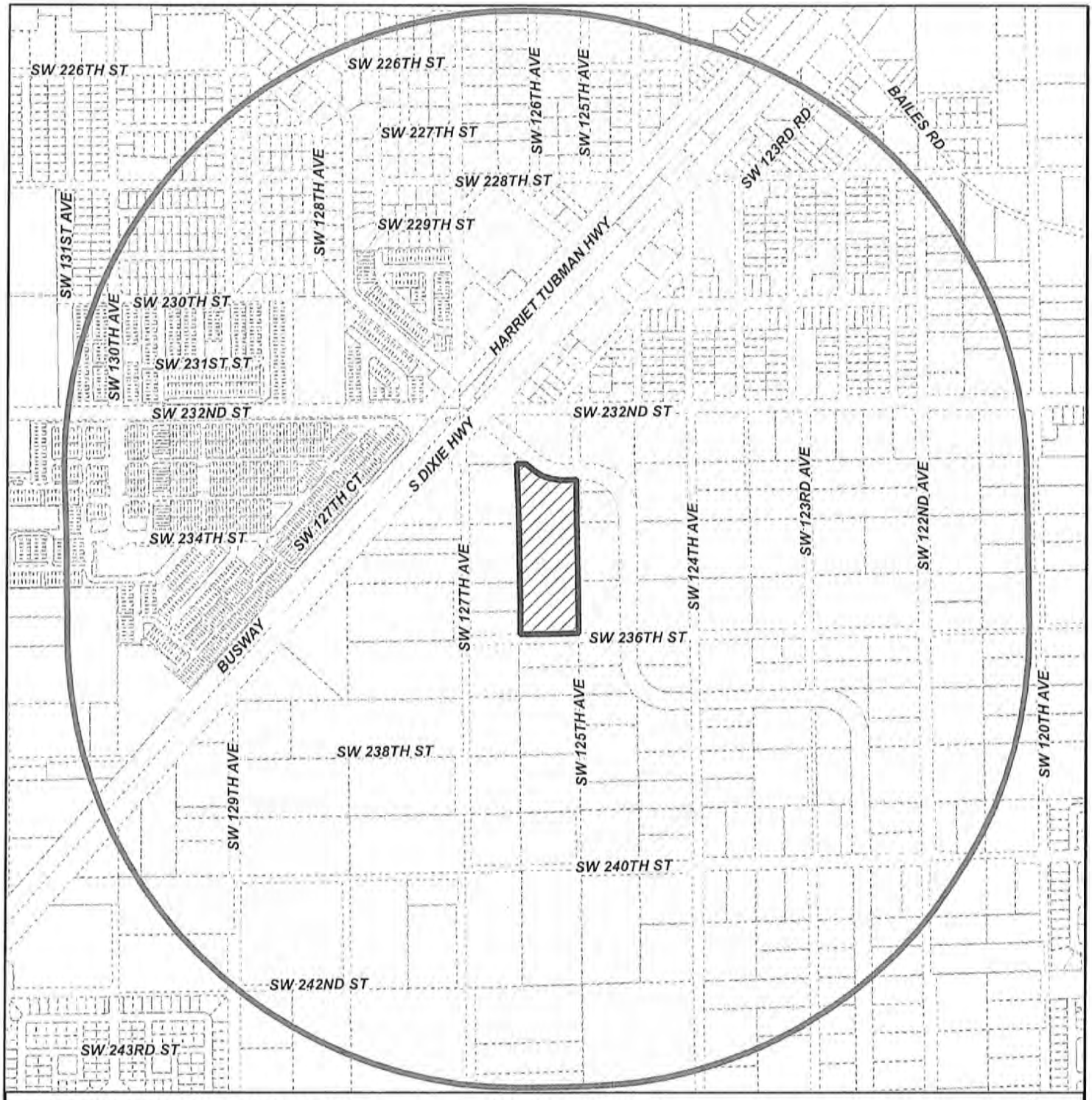
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Section: 24 Township: 56 Range: 39
Applicant: AMC Development Group LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 30, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2023000440

RADIUS: 2640

Section: 24 Township: 56 Range: 39
Applicant: AMC Development Group LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

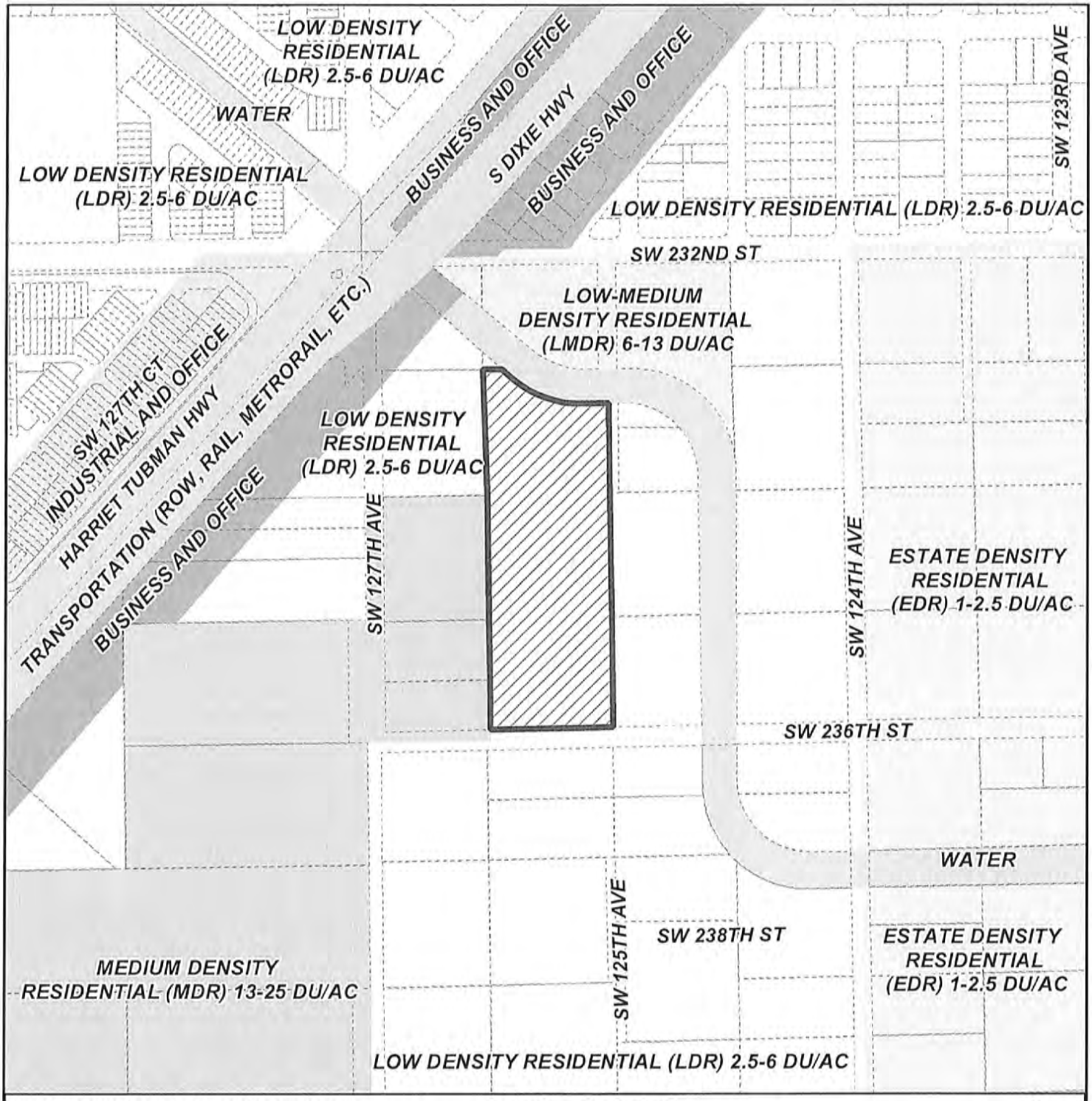
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 30, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000440

Section: 24 Township: 56 Range: 39
Applicant: AMC Development Group LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

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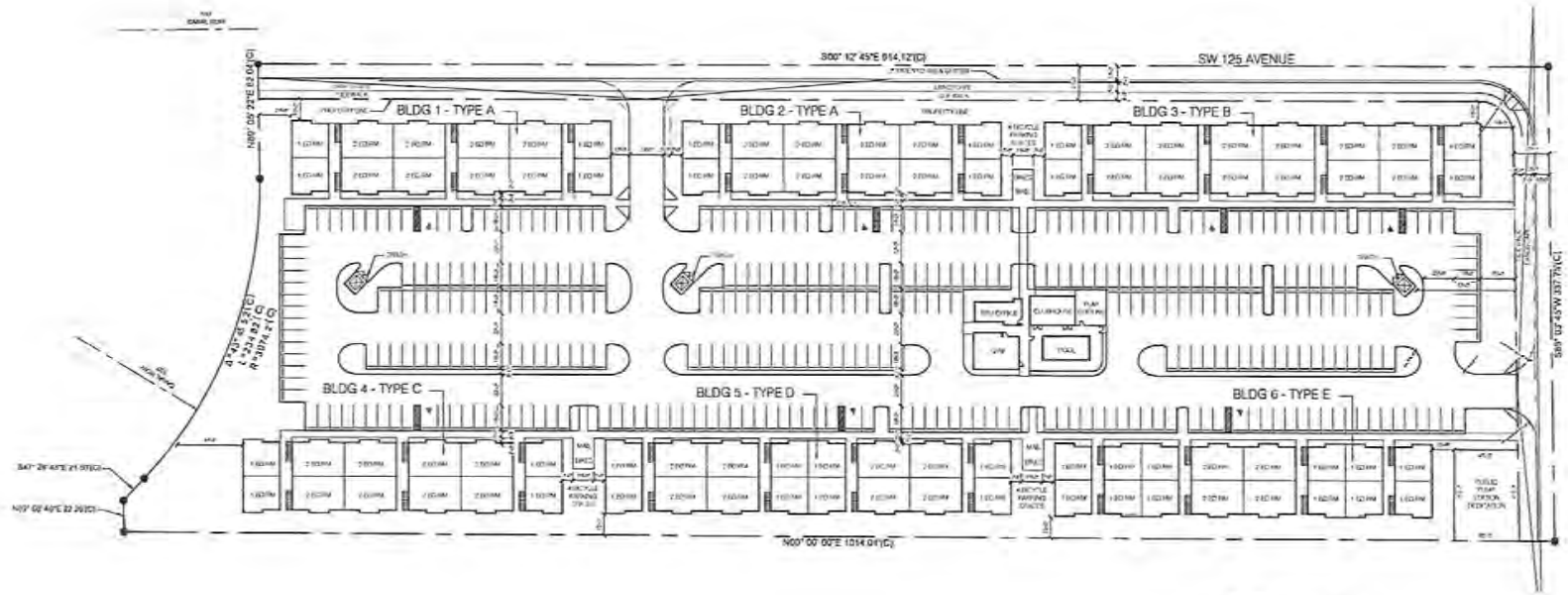
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 30, 2023

REVISION	DATE	BY



SITE PLAN
SCALE: 1" = 40'-0"



INTERIOR & SIDE STREET
SETBACK CALC. EXHIBIT
SCALE: 1" = 40'-0"

ZONING LEGEND					
Zoning District:	RU-4 High Density Apartment District				
Note: MAXIMUM DENSITY PERMITTED @ RU4 (50 DU/ACRE)Maximum density @ RU4 (50 DU/ACRE) 100 % OF DWELLING UNITS TO BE DESIGNATED AS WORKFORCE HOUSING UNITS (WHU)			TOTAL DWELLING UNITS:		249
			TOTAL ACREAGE:		5.43 acres
			DENSITY PER ACRE:		46.21

SITE DATA			SETBACK REQUIREMENTS (40% reduction)	REQUIRED	PROVIDED
GROSS AREA (acres)	236,560 SF (5.43 acres)		FRONT / REAR BLDG HGT 36'-7" (1'-1" X 0.6 + 8")	15'-5"	15'-0" / 73'-4"
Less new dedication	10,870 SF (0.71 Acres)		25'-0" + 0'-8" + 25'-8" X 0.6 = 15'-5" REQ.		
Less public pump station	1,915 SF (0.07 Acres)		SIDE STREET / SIDE INTERIOR	15'-0"	15'-6"/15'-0"
NET AREA (acres)	282,905 SF (6.49 Acres)	100%	15'-0" X 0.6 = 15'-0" REQ.		
	REQUIRED (ALLOWED)	PROVIDED			
Lot Coverage	45% Max (127,334 SF)	28.4% (80,424 SF)	FRONT / REAR SWIMMING POOL	N/A / 7'-6"	N/A / 55'-1"
Pavers Area	N/A	10.5% (29,814 SF)	SIDE STREET / SIDE INTERIOR SWIMMING POOL	25'-0" / 10'-0"	266'-3"/ 91'-1"
Open Space 25% Min.	25% Min (56,593 SF)	33.1% (93,527 SF)	FRONT RECREATIONAL AREA	75'-0"	65'-4"

UNIT MODEL DATA			BAR AND WEIGHT REQUIREMENTS	
Model Type:	Area (sq. ft.):	No. of Beds.	MAX. HEIGHT OF PROPOSED BLDGS.	36'-7"
Model: 1 BED RM.	687 SF	1	MAX. NUMBER OF STORIES PERMITTED	8
Model: 2 BED RM.	944 SF	2	MAX. NUMBER OF STORIES PROPOSED	3
Model:			F.A.R. PERMITTED (4-STORY)	328,713 sf (0.8)
Model:			F.A.R. PROPOSED (3-STORY)	236,906 SF (0.83)

FOOTPRINT SQ. FT. PER BUILDING TYPE				TOTAL GROSS SQ. FT. PER BUILDING TYPE			
BLDG. Typ.	FOOTPRINT	BLDG. UNIT TOTAL & MIX	FOOTPRINT	BLDG. Typ.	TOTAL SQ. FT (gross sq. ft.)	N/A	N/A
A (x2)	13,471 SF	36 DU 1(1) / 12(2)	27,942 SF	A (x3 FLR)	69,855 SF		
B (x1)	15,638 SF	48 DU 3(3) / 12(3)	15,638 SF	B (x3 FLR)	46,914 SF		
C (x2)	13,471 SF	32 DU 2(2) / 8(2)	31,471 SF	C (x3 FLR)	84,413 SF		
D (x1)	14,609 SF	48 DU 2(2) / 24(2)	14,609 SF	D (x3 FLR)	43,827 SF		
E (x1)	13,583 SF	48 DU 12(2) / 36(2)	13,583 SF	D (x3 FLR)	40,743 SF		
F	2,183	AMENITIES	2,183 SF	F	2,583		
TOTAL			80,424 SF		236,906 SF		

PARKING / EVSE / BICYCLE REQUIREMENTS			
3 BEDROOM DWELLING UNITS	104 (42%)	x 1.50 =	155
2 BEDROOM DWELLING UNITS	144 (58%)	x 1.75 =	252
	TOTAL PARKING SPACES REQUIRED =		408
	TOTAL REQUIRED W/ 10% REDUCTION =		366
	TOTAL PARKING SPACES PROVIDED =		374
	EVSE READY SPACES 20% REQ. & PROV.=		74
	BICYCLE PARKING REQ. & PROV.=		37

DRAWINGS INDEX	
SPR-01	Site Plan, Zoning Legend, Drawing Index
SPR-02	Site Easement Marking & Signage Plan
SPR-03	Auto Turn Analysis
SPR-04	Building Type A Floor Plans
SPR-05	Building Type B Floor Plans
SPR-06	Building Type C Floor Plans
SPR-07	Building Type D Floor Plans
SPR-07A	Building Type E Floor Plans
SPR-08	Typical Unit Floor Plans
SPR-09	Building Type A Elevations
SPR-10	Building Type B Elevations
SPR-11	Building Type C Elevations
SPR-12	Building Type D Elevations
SPR-12A	Building Type E Elevations
L-1	Landscape Plan
L-2	Landscape Plan
L-3	Landscape Detail
L-4	Tree Disposition
L-5	Tree Disposition
L-6	Tree Disposition Plans List

REVISIONS:

AMC PARK - SOUTH DADE - Site Plan Review
OWNER: AMC DEVELOPMENT GROUP, LLC
ADDRESS: 12501 SW 236 ST
FOLIO: 30-6924-000-0800

CABRERA RAMOS Architects, Inc.
9864 NW 14 STREET, # 107
DORAL, FLORIDA 33172
T 305.330.0950 F 305.639.8867
AA C000107

DATE:
DRAWN: CRA
CHECKED BY: CRA
JOB NO:

SCALE:

SHEET NO.
SPR - 01

SITE PLAN

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PROCESS NO.: Z23-440
DATE: NOV 27 2023
BY: GONGOL

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: AMC Development Group LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
Andres Gomez, 10825 NW 33 Street, Doral, FL 33172	50%
Manuel Sanoja, 10825 NW 33 Street, Doral, FL 33172	50%

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

- NAME OF PURCHASER: _____

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DATE: NOV 27 2023
BY: GONGOL

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

AMC Development Group LLC, a Florida limited liability company

By: _____
Andres Gomez, Director

Sworn to and subscribed before me this 5 day of Oct, 2023. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

VIVIAN POU
MY COMMISSION # HH 313042
EXPIRES: October 14, 2026

My commission expires _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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PROCESS NO.: Z23-440
DATE: MAY 7 2024
BY: CABR

This instrument was prepared by:

Name: Hugo P. Arza, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue Suite 3300
Miami, Florida 33131

DECLARATION OF RESTRICTIONS

WHEREAS, AMC Development Group LLC, a Florida limited liability company (the "Owner"), holds the fee simple title to that certain parcel of land in unincorporated Miami-Dade County (the "County"), which is legally described in **Exhibit "A"** to this Declaration (the "Property"); and

WHEREAS, the Owner has filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2023000440 (the "Application"), for the purpose of seeking the rezoning of the Property and certain other approvals to facilitate the future development of the Property.

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the Owner during its consideration of the Application will be abided by the Owner freely, voluntarily, and without duress, hereby make the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

1) **Compliance with CDMP Covenant**. The Owner shall comply with the Comprehensive Development Master Plan (CDMP) covenant accepted in conjunction with the approval of CDMP Application No. CDMP20230022, which was processed concurrently with Zoning Application No. Z2023000440.

Section-Township-Range: 24-56-39
Folio Number: 30-6924-000-0800

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PROCESS NO.: Z23-440
DATE: MAY 7 2024
BY: CABR

2) **Controlling Plans**. The Property shall be developed substantially in accordance with plans submitted in connection with the Application entitled "AMC Park – South Dade," as prepared by Cabrera Ramos Architects, Inc., consisting of 14 sheets, and landscape plans as prepared by James Santiago, Landscape Architecture and Design, consisting of 6 sheets, all dated stamped received April 3, 2024, for a total of 20 sheets (the "Plans"). The Plans are on file with the County's Department of Regulatory and Economic Resources (the "Department").

3) **Workforce Housing Commitment.** The Owner agrees to set aside all dwelling units on the Property as a "workforce housing unit," as such term is defined in Section 33-193.6 of the County Code, in accordance with the provisions of Article XIIA of the Code. Alternatively, in the Owner's discretion, the Owner may provide a monetary contribution to the affordable housing trust fund established in Chapter 17, Article VIII of the County Code, in lieu of the construction of the required on-site workforce housing unit. The amount of the monetary contribution shall be determined pursuant to Section 33-193.9 of the County Code and shall be made prior to the issuance of the first building permit for the market rate units.

Miscellaneous

A. County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Section-Township-Range: 24-56-39
Folio Number: 30-6924-000-0800

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B. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future Owner of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owner, its heirs, successors, and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

D. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality, or the Property is incorporated into a new

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DATE: MAY 7 2024
BY: CABR

municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold, in connection with the particular Parcel which is in default, any further permits, and refuse to make any inspections or grant any approvals with respect to the particular Parcel which is in default, until such time as this Declaration is complied with.

G. Election of Remedies: All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall

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create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Section-Township-Range: 24-56-39
Folio Number: 30-6924-000-0800

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DATE: MAY 7 2024
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L. Owner. The term "Owner" shall include the Owner, and its heirs, successors, and assigns.

[[Signature Pages Follow]]

H&K DRAFT

Section-Township-Range: 24-56-39
Folio Number: 30-6924-000-0800

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PROCESS NO.: Z23-440
DATE: MAY 7 2024
BY: CABR

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this ____ day of _____, 2024.

WITNESSES:

_____
Signature

_____
Printed Name

_____
Signature

_____
Printed Name

AMC Development Group LLC, a Florida limited liability company

By: _____
Name: Andres Gomez
Title: Director

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by Andres Gomez, as Director of AMC Development Group LLC, on behalf of said company.

He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____day of _____, 2024, in the County and State aforesaid.

_____
Signature

Notary Public-State of _____

_____
Print Name

My Commission Expires:

Section-Township-Range: 24-56-39
Folio Number: 30-6924-000-0800

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PROCESS NO.: Z23-440
DATE: MAY 7 2024
BY: CABR

EXHIBIT "A"

LEGAL DESCRIPTION:

All that certain parcel of land situate in the County of Miami-Dade and State of Florida being known and designated as follows:

The Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 less C-102-N-1 Canal Right-of-Way and the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4, all lying and being in Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

Folio No. 30-6924-000-0800

Section-Township-Range: 24-56-39
Folio Number: 30-6924-000-0800

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PROCESS NO.: Z23-440
DATE: NOV 27 2023
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AMC Development Group LLC - View from Intersection of SW 236th Street and SW 125th Avenue



Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z24-021 **January 30, 2025**
Item No. 8C3

Recommendation Summary	
Commission District	5
Applicant	Millennium Developments of Brickell, LLC
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Brickell Metromover Station, and assign to it the permitted uses and development regulations applicable under Section 33C-15 of the County Code for the "Metromover Station Subzone".
Location	190 SW 8th Street, 161 SW 9th Street, and 195 SW 9th Street, City of Miami, Miami-Dade County, Florida.
Property Size	±1.40-gross (±0.92-net) Acres
Existing Zoning	T6-24A-O-Urban Core Zone (Miami21)
Existing Land Use	Auto service station, vacant land
2030-2040 CDMP Land Use Designation	Regional Urban Center *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the urban center interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33C-15(D)(1) Procedures for approval and development standards, Section 33C-11(G)(1) Initial Review, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses (*see attached Zoning Recommendation Addendum*)
Recommendation	**Approval with conditions.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(20) which states the BCC shall hear and decide "Applications for development in the RTZ District, or for review of decisions regarding development in the RTZ District, as provided in Section 33C of this Code."

REQUEST:

SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "Metromover Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-15 of the County Code.

BACKGROUND AND ANALYSIS:

The approximately 40,265 sq. ft. (0.9290-net) acre subject property, under folios 01-0205-070-1110, 01-0205-070-1120, 01-4138-069-0020, and 01-4138-069-0010, has frontage along three (3)-streets, SW 8 Street, SW 9 Street, and SW 2 Avenue, and is situated in very close proximity

to the Brickell Metromover station (and Brickell Metrorail Station). The first completed phase of The Underline- the Brickell Backyard, lies directly east of the subject site across SW 1 Avenue. This linear park features urban biking and walking paths, sports courts, an outdoor gym, nature gardens, an open-air sound stage, and other public gathering spaces. The subject site currently consists of a gas station and vacant parcels. Staff notes that the current use on the site does not provide any street front activation at the Underline, or connections to mass transit, and do not provide the highest levels of development density and intensity that is ideal for the urban core. The other properties surrounding the subject site are zoned for intense urban development under the terms of City of Miami's zoning regulations. Staff notes that in September 2023, the two properties located immediately adjacent to (east) of the subject site, and another property across from SW 9 Street (south), were all approved for the permitted uses and development regulations applicable under the County Code for the "Metromover Station Subzone" by the Board of County Commissioners (BCC), pursuant to Resolutions #Z-34-23, #Z-35-23 and #Z-36-23 respectively.

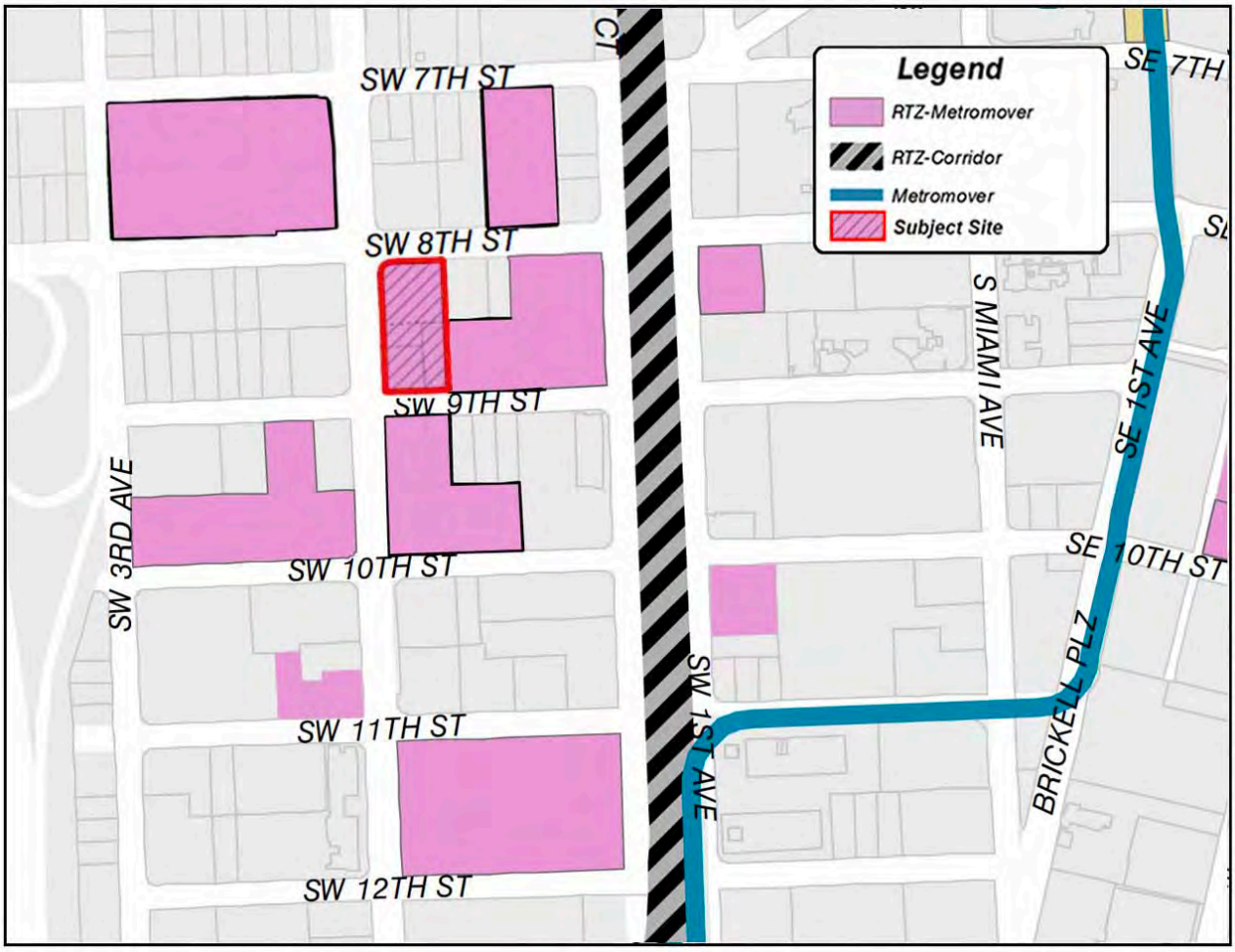


Figure 1

On April 20, 2021, the Board of County Commissioners (BCC) adopted Ordinance No. 21-33 establishing the "Metromover Subzone" of the Rapid Transit System – Development Zone (RTZ), codified in Section 33C-15 of the County Code. Subsequently, on October 6, 2022, the Board adopted Ordinance No. 22-121, related to the Rapid Transit System- Development Zone (RTZ), which amended section 33C-2 of the Code, and expanded the Metromover Subzone of the Rapid

Transit Zone to encompass certain private properties. Ordinance No. 22-121 provided Exhibit 22(B) to include, among other things, the subject property, as shown in Figure 1 on the previous page. Staff notes that prior to its addition to the Metromover Subzone of the Rapid Transit Zone, the subject property was under the City of Miami's zoning jurisdiction. Pursuant to section 33C-5(B), "*Until a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District*." The Metromover Subzone regulations under Section 33C-15 require a two-step development approval process. This first step, or "Initial Review", requires the Board to hold a public hearing and decide the application after the property has been added to the Metromover Subzone of the Rapid Transit Zone. The second step, or "Final Review", consists of an administrative review by the Department of Regulatory and Economic Resources (RER) of a site plan for the subject property at a future point in time. As per the request, this application consists of the initial review of the subject property.

The County's RTZ primarily consists of properties located within and along the County's Rapid Transit System/Metrorail and Metromover Systems. Properties within the RTZ include the Metrorail Stations, the fixed-guideway path linking the Metrorail and Metromover Stations, the Stations' accessory facilities, and certain developable land. The Metromover Subzone of the RTZ was primarily expanded to include certain private properties located at 143 SW 9 Street, 161 SW 9 Street, 195 SW 9 Street, and 190 SW 8 Street. These developable parcels that are privately-owned property such as the subject site (190 SW 8 Street, 161 SW 9 Street, and 195 SW 9 Street), and other parcels identified as located within the Metromover Subzone, may be developed with transit-supportive uses in accordance with Chapter 33C of the County Code. Sections of Chapter 33C ("the Chapter"), includes the standards for development of properties surrounding the Metromover Stations with a variety of land uses, residential densities and building intensities consistent with and in conformance with the thresholds of the Miami-Dade County adopted Comprehensive Development Master Plan (CDMP) Urban Center text. Since 1996, the CDMP has provided that "all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the [CDMP's] Urban Center policies". Since the inception of the RTZ in 1978, the Board has gradually expanded its boundaries to accommodate additional transit-supportive development along the various RTZs. As provided in Section 33C-2 and Section 33C-5 (see addendum), jurisdiction over zoning and other development orders and development permits within the RTZ is vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary, and *"[u]ntil a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District."*

Staff research for similar approvals indicates that in September 2023, the general development plans for a property located at 143 SW 9 Street immediately adjacent to the subject site (zoning hearing application #Z2022000291), as well as two other parcels located in very close proximity to the subject site (applications #Z2022000222 and #Z2022000292), were all granted approvals by the Board of County Commissioners (BCC) pursuant to Resolutions #Z-34-23, #Z-35-23 and #Z-36-23 respectively, assigning to them the applicable permitted uses in accordance with Section 33C-15 of the County Code. Similarly, the general development plans for two other properties located in close proximity to the Brickell Metromover station (and the Brickell Metrorail Station), were also granted approvals by the BCC pursuant to Resolutions #Z-23-22 and #Z-36-24. Staff also notes that more recently, three other properties were the subject of similar zoning hearing applications (#Z2023000355, #Z2023000404 and #Z2023000423), and were granted approvals by the BCC for their general development plans at their June 20, 2024, October 23,

2024, and November 21, 2024 meetings respectively, and were assigned the permitted uses and development regulations applicable under the County Code for the “Metromover Station Subzone”.

Pursuant to Chapter 33C of the County Code, the subject property could potentially be developed with a wide variety of mix of uses including residential, commercial, recreational, and other such uses intended to enhance and support the County's existing mass transit system and provide for transit-oriented development to promote ridership. Staff notes that the subject property is less than a five-minute walk from the Brickell Metromover station (and Brickell Metrorail Station), Brickell City Center, and that the Metromover Subzone designation would effectively allow the site to be easily accessible to the entire urban core of Miami and beyond via Metrorail. Additionally, said designation would also allow the site for additional housing and business opportunities in the highly urbanized Brickell neighborhood in close proximity to transit, improve the pedestrian environment and promote walkability within that area providing convenient access for future residents to use the Metromover. Based on the submitted letter of intent and general development plans, the applicant intends to redevelop the ±0.92-net acre subject site as a mixed-use development consisting of a 70-story high building with a total of 464 residential units, ±28,559 sq. ft. of retail space, and a ±75,736 sq. ft. performing arts venue located within the proposed structure. The proposed development shall also provide for 653 parking spaces within an internalized parking garage, and would have an ingress/egress points of direct vehicular and pedestrian access to the proposed development from SW 8 Street and SW 9 Street each to help further activate the Underline, which is located east of the subject site. The accompanying master plan generally depicts a preliminary general development program for the subject parcel and includes site plans; floor plans; building elevations; landscape plans; lot coverage and open space diagrams; aerials; and renderings for the proposed mixed-use development at the subject site (see Figure 2 below). Attached Exhibit A consists of the subject property’s general development plan depicting the location of the proposed uses and provides a potential concept plan for the subject property which would be further detailed through the final review process.



Figure 2

Properties within the Metromover Subzone will be subject to similar development standards as those within the Downtown Intermodal District Corridor, Brickell Station Subzones, and the recently-established Historic Overtown/Lyric Theater Station and Santa Clara Station Subzones in the City of Miami. The regulatory framework adopted by this Board for these subzones calls for

mixed-use development, with a maximum residential density of 500 units/per acre and a maximum height determined by that allowed by the Miami International Airport zoning regulations. Said regulations are consistent with the County's designation of the area as the County's only "Regional Urban Center" on the Comprehensive Development Master Plan (CDMP) - Land Use Plan Map, the CDMP's urban center policies, and related interpretative text (see addendum). Those Urban Center policies further provide for mixed-use development at a minimum floor-area ratio of 4.0 in the designated core and of 2.0 in the designated edge, and at a maximum density of 500 dwelling units per acre. Staff notes that the proposed mixed-use building with a height of 70-stories, and a floor area ratio of +/-24.18 (+/-998,568 sq. ft.), would be within the density, massing and floor area ratio threshold that would be allowed under aforementioned regulations. Staff also notes that the Miami-Dade Aviation Department (MDAD) indicate that subject to conditions as specified in their memorandum, dated September 18, 2024, that the maximum elevation for the proposed structure conforms to the requirements of the Section 33-333(B)Height/Airspace regulations. Since it is the goal of this application to include the ±1.40-gross acre subject property within the Metromover Subzone and to assign permitted uses and development regulations, **staff finds the application consistent with the CDMP**.

Staff opines that pertaining to the subject property (see Figure 2), approval of this application would enable the development/redevelopment of the subject parcel in a manner that is **compatible** with that of other development in the balance of the Metromover Subzone and the surrounding area. Staff notes that approval of the request would also authorize for the site all of the applicable permitted uses identified under Section 33C-15(C), subject to the development standards set forth in Section 33C-15 (D) (see Addendum).

Staff notes that both the Traffic Engineering Division (TED) as well as the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) have indicated no objection to the application subject to conditions as specified in their combined memorandum, dated November 20, 2024. Staff also notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application pursuant to standard conditions, and indicate in their memorandum, dated March 5, 2024, that the application lies within the urban infill area and in a municipality where traffic concurrency does not apply, but that the application will generate an additional 88 PM peak hour vehicle trips. Further, memoranda submitted by other departments reviewing the application, including the Division of Environmental Resources Management (DERM) of the RER, the Office of Historic Preservation (OHP) of the RER, the Miami-Dade Police Department (MDPD), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not indicate that any potential impacts would preclude development in accordance with the Metromover Subzone regulations but note that a final determination of traffic, environmental, or other impacts on County resources, will be determined during the Final Review process for specific development approvals.

Additionally, staff notes that pursuant to Section 33C-15(D)(3), approval of a project within the Metromover Subzone may be conditioned on public benefits improvements as the Board may determine to be appropriate to *address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area*. Under Section 33C-15(D)(2), it is further provided that, when undertaking this public benefits analysis, each reviewing agency shall provide a statement as to the proposed development's impact on public facilities and services. Based on the memoranda issued by

DERM, MDPROS, DTPW Traffic Engineering, and DTPW Transit, staff notes that each of these reviewing agencies have recommended additional improvements relevant to this public benefit review in order to address the proposed development's impact on public facilities and services. As such, and in accordance with the aforementioned provision, the applicant has voluntarily proffered a covenant that provides certain public benefits in connection with this application in order to develop the subject property. Staff notes that the transit improvement contribution proffers that prior to issuance of the building permit for development of the subject property pertaining to the application, the owner shall pay the County seven hundred thousand dollars ($700,000) for the County to make repairs, upgrades and improvements to the rapid transit infrastructure or surrounding roadways; mobility connections to the Rapid Transit System or other buildings or facilities in the surrounding area including improvements to the Brickell Metrorail Station and/or the Brickell Metromover Station, to be allocated and used in any manner the County deems appropriate. Furthermore, these benefits also include roadway segment improvements that provide that prior to the issuance of a certificate of occupancy, the owner shall install a traffic signal, including a scramble crosswalk if required by the Department of Transportation and Public Works, at the intersection of SW 9 Street and SW 2 Avenue.

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate two (2)-ingress/egress points of direct vehicular and pedestrian access provided one each from SW 8 Street and SW 9 Street each to facilitate the flow of traffic for the proposed mixed-use development. Parking for the project has been provided within an internalized structured parking garage. The proposed development provides for a total of 653 parking garage spaces, and complies with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Based on the aforementioned analysis, staff recommends approval of this application with conditions.

CONDITIONS:

1. That the final site plan must conform to the general development plans dated stamped received 8/27/2024, and civil plans dated stamped received 10/24/2024, as approved pursuant to this Special Exception.

2. That the applicant shall submit a recordable covenant on the proffered public benefits improvements and opinion of title in legally sufficient and recordable form before obtaining any subsequent development approvals. The applicant has voluntarily proffered public benefits that provides that prior to issuance of the building permit for development of the subject property, the applicant shall pay to the County a total of $700,000 as transit improvement contribution related to the rapid transit infrastructure or surrounding roadways; mobility connections to the Rapid Transit System or other buildings or facilities in the surrounding area including improvements to the transit station; and as roadway segment improvements, shall install a traffic signal, including a scramble crosswalk at the intersection of SW 9 Street and SW 2 Avenue.

3. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Aviation Department (MDAD) as indicated in the memorandum dated September 18, 2024.

4. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Office of Historic Preservation (OHP) as indicated in the memorandum dated December 31, 2024.

5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in the memorandum dated March 1, 2024.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Space (PROS) Department as indicated in the memorandum dated March 4, 2024.

7. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources as contained in its memorandum dated October 30, 2024.

8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated March 5, 2024.

9. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) and the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) as indicated in their combined memorandum dated November 20, 2024.

ES:JB:SS

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

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NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	*No objection**
Platting and Traffic Review Section (RER)	*No objection**
Department of Transportation and Public Works (DTPW)	*No objection**
Miami-Dade Fire Rescue (MDFR)	*No objection*
Miami-Dade Aviation Department (MDAD)	*No objection**
Office of Historic Preservation (OHP)	*No objection**
Water and Sewer Department (WASD)	*No objection**
Parks, Recreation and Open Spaces Department (PROS)	*No objection**
Miami-Dade County Public Schools	*No objection*
Miami-Dade Police Department	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Urban Centers (Page I-46)	*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These **Urban Centers** are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and **Community Centers** which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.* *The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high*

	level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. *Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.* ***Uses and Activities.** Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in **Urban Centers** may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. **Residential** uses may be required in areas of the County and along **rapid transit lines** where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.* ***Streets and Public Spaces.** Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.*

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Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.
Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.
Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.
<table>
<tr><td></td><td>Average Floor Area Ratios (FAR)</td><td>Max. Densities /Gross Acre</td></tr>
<tr><td>Regional Activity Centers</td><td>greater than 4.0 in the core
not less than 2.0 in the edge</td><td>500</td></tr>
<tr><td>Metropolitan Urban Centers</td><td>greater than 3.0 in the core
not less than 0.75 in the edge</td><td>250</td></tr>
<tr><td>Community Urban Centers</td><td>greater than 1.5 in the core
not less than 0.5 in the edge</td><td>125</td></tr>
</table>
In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.
As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.
</td></tr>
<tr><td>Policy LU-4A (Page. I-11)</td><td>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</td></tr>
<tr><td>Objective LU-7 (Page. I-13)</td><td>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that’s promote the use of transit services.</td></tr>
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Policy LU-7A (Page. I-13)	*Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.*
Policy LU-7B (Page. I-14)	*It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.*
Policy LU-7D (Page. I-13)	*Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable environment for pedestrians.*
Policy LU-7F (Page. I-14)	*Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and a minimum of 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.*
Policy LU-8A (Page. I-15)	*Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.*

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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33C-2 Rapid Transit Zone	*(A) Definition- The "Rapid Transit Zone" consists of all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed-guideway portion of the Stage 1 Rapid Transit System,* ***including all station sites****, parking areas and yard and maintenance shop facilities.* *(B) Designation of land included- The Board of County Commissioners hereby designates all land areas (including surface, subsurface, and appurtenant airspace) shown on Exhibits 1 through 16, bearing the following effective dates: Exhibit 1, July 31, 1998, Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979 and Exhibit 10, May 26, 1983, certified by the Clerk of the Board as a portion of this chapter, incorporated hereby by reference, and transmitted to the custody of the Department of Planning and Zoning, as the Rapid Transit Zone for the Stage 1 Fixed-Guideway Rapid Transit System. The Director of the Department of Planning and Zoning shall submit to each affected municipality an official map or maps designating the Rapid Transit Zone which may from time to time be altered, enlarged, added to, amended or deleted by ordinance, after a public hearing within each municipality affected.* *(C)* ***Jurisdiction of County****- Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary. Where a* ***municipality*** *continues to provide other services to a property in the Rapid Transit Zone, the municipality shall be responsible for ensuring that all matters relating to enforcement of land use, zoning, or building code requirements that may arise in the course of providing municipal services are referred to the County's Building Official, and the municipality shall coordinate with the County to ensure that affected property owners and tenants are also informed as to these jurisdictional matters.* *(D) Permitted land uses- The following land uses are permitted within the Rapid Transit Zone and no others:* *(1) Fixed guideways for the Rapid Transit System.* *(2) Stations for the Rapid Transit System, including such uses as passenger platforms and waiting areas, ticket and information booths, restrooms, utility rooms, in-station advertising displays, stairs, elevators, walkways, concessions, vending machines, and other service-related businesses offering goods and services for sale to passengers, and other similar uses as are necessary for or ancillary to the proper functioning of a rapid transit station.* *(3) Parking lots and parking structures.* *(4) Bus stops and shelters.* *(5) Streets and sidewalks.* *(6) Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.*

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Millennium Developments of Brickell, LLC
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	(7) Landscaping. *(8) Bikeways, parks, community gardening, playgrounds, power substations and other uses necessary for the construction, operation and maintenance of the Rapid Transit System.* *(9) (a) Such other uses, including commercial, office and residential uses, as may be appropriate to and **compatible** with the operation of the **Rapid Transit System** and the convenience of the ridership thereof.* *(b) **Subzones**; development regulations, standards and criteria. In the unincorporated areas of the Rapid Transit Zone, subzones shall be created by separate ordinances which shall become part of this chapter. Said ordinances shall identify the boundaries of the individual subzones and shall establish development regulations and site plan review standards and criteria for those land uses permitted pursuant to subsection (9)(a) herein and approved pursuant to subsection (9)(c) herein.* *(c) Requests for approval of development of those land uses permitted pursuant to subsection (9)(a) herein within a subzone created pursuant to subsection (9)(b) herein shall be made by filing an application in accordance with the provisions of Section 33-304. Said application shall be considered a special exception for site plan approval to be considered and acted upon directly by the Board of County Commissioners pursuant to the criteria established in Section 33-311(d) and the provisions of the applicable subzone.* *E) Effect on existing land uses. All land areas included by this section within the Rapid Transit Zone upon which uses other than those specified in subsection (D) of this section were authorized or permitted prior to October 27, 1978 may be used as follows:* *(1) Existing structures. All existing buildings or structures and all uses for which building permits have already been issued prior to the effective date of this article and which have complied with the applicable provisions of the South Florida Building Code, may be continued or constructed in accordance with the approved plans and specifications therefore. Alterations, improvements, or expansions of existing structures shall be subject to the provisions of paragraph (2) hereof.* *(2) All other lands. No applications for site or plan approvals and/or building permits shall be issued for new facilities within the Rapid Transit Zone except in the following circumstances:* *(a) The estimated construction costs does not exceed ten thousand dollars ($10,000.00) in any consecutive two-year period; or* *(b) The Miami-Dade Transit Agency certifies that approval of the application will not have an adverse impact upon a material element of the Stage I System. The Miami-Dade Transit Agency shall, with respect to any application for which certification is refused, provide a detailed written explanation supporting the refusal to certify and specifying the corrective actions, if any, which would lead to certification. The decision of the Agency may be appealed to the Board of County Commissioners within thirty (30) days from the date of the written explanation by filing a notice of appeal with the Clerk of the Board of County Commissioners. The Board of County Commissioners, after giving public notice as required by Chapter 33 of the Code, shall hear the appeal and either affirm, deny or modify the decision of the Agency. Appeals from the Board of County Commissioners' action shall be in accordance with Section 33-316 of this Code.*
Section 33C-5 Rapid Transit Zone ("RTZ") District	*(B) Existing zoning designations; administrative site plan review required. Until a **special exception** or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District.*

ZONING RECOMMENDATION ADDENDUM

Millennium Developments of Brickell, LLC
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Section 33C-15.- Metromover Subzone.	*(A) Purpose and Intent. The following development review standards and criteria shall govern applications for initial plan approval of the general site development plan, and applications for final site plan review, for all development to be located within the boundaries of the **Metromover Subzone** established in this section. These standards are consistent with, and support the County's and the City's commitment to, principles of urban planning, including improved mobility, enhanced pedestrian environment, and the reduction of urban sprawl. They are also consistent with the need to provide for the public service and public infrastructure needs of this area, which is within the County's only **regional urban center** and, as such, is designated for the highest level of development density and intensity in the County.* *(B) Boundaries. The **Metromover Subzone** of the **Rapid Transit Zone** is hereby established; the boundaries of the subzone are identified in **Exhibits 22(A)** and **22(B)** of **Section 33C-2**. The legal description and a full-scale map of the boundaries are on file with the Department.* *(C) Permitted Uses. Permitted uses shall be in accordance with Section 33C-11(C) relating to the Government Center Subzone, which are incorporated by reference herein.* *(D) Procedures for approval and development standards.* *(1) Applications for development in the subzone shall be governed by the pre-application and application procedures and development standards relating to the Government Center Subzone, as set forth in Section 33C-11(D), (E), (F), and (G), which are incorporated by reference herein, except as follows:* *(a) Parking shall be governed by Section 33C-8.* *(b) Plan review standards regarding public open space may be satisfied with private open space that is open to the public.* *(c) Development along the Biscayne Bay and Miami River shorelines shall be subject to the following:* *(i) Purpose and intent. In furtherance of CDMP objectives and policies regarding shoreline management, Chapter 33D, and municipal codes and plans addressing development along these shorelines, it is the intent of the criteria contained herein to promote connectivity and accessibility to bayfront and riverfront properties within this subzone and to maintain pedestrian connectivity along the existing and planned public walkway along the shoreline, referred to as the Miami Baywalk.* *(ii) Shoreline setback. The setback from the shoreline shall be a minimum of 50 feet as measured from the mean highwater line provided along the applicable water frontage, except that on lots with a depth of less than 200 feet, the setback shall be a minimum of 25 percent of the lot depth.* *(iii) Visual corridors. To allow visual corridors to open from ground to sky and to allow public access to the waterfront, side setbacks shall be equal in aggregate to a minimum of 25 percent of the water frontage of each lot based on average lot width.* *(iv) Public shoreline walkway. To maintain pedestrian connectivity along the shoreline, a publicly accessible walkway shall be provided within the shoreline setback. Walkway design and connections to adjacent existing or planned walkway segments shall be consistent with the County's Shoreline Development Review Manual and, if adjacent to properties under the City of Miami's jurisdiction, with the City of Miami's Waterfront Walkway Design Standards.*

ZONING RECOMMENDATION ADDENDUM

Millennium Developments of Brickell, LLC
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	(2) It is further provided that, in the review of an application for public hearing other than for a governmental facility, each reviewing agency shall provide a statement as to the proposed development's impact on public facilities and services, including assessment of impacts beyond minimum concurrency requirements pursuant to Chapter 33G and minimum subdivision requirements pursuant to Chapter 28. The reviewing agency may recommend additional improvements to address such identified impacts. *(3) Approval of such public hearing application may be conditioned on the provision of improvements recommended by a reviewing agency and of such other public service, public infrastructure, or* ***public benefits improvements*** *as the Board may determine to be appropriate to address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area. Such improvements may include, without limitation: improvements to rapid transit infrastructure or surrounding roadways; mobility connections to the Rapid Transit System or other buildings or facilities in the surrounding area; emergency services facilities; educational facilities; public parks or public open spaces; tree canopy enhancements; public water and sewer infrastructure; or affordable housing.* *(4) Notwithstanding any other provision to the contrary, for any privately-owned property added to this subzone after April 20, 2021, unless an application for initial review for development approval for such property has been filed in accordance with this section within two years from the effective date of its inclusion in the subzone, the inclusion of such property in the subzone, and the corresponding assertion of County regulatory jurisdiction over it, shall sunset.* *(E) Platting. Separate parcels located within the subzone and made subject to a unity of title or covenant in lieu of unity of title shall not be deemed a subdivision and shall be exempt from the platting requirements of Chapter 28.* *(F) Conflicts. The development review procedures, standards, and criteria set forth in this section shall govern in the event of a conflict with other zoning, subdivision, or landscape regulations of this code or with the Miami-Dade County Public Works Manual.*
Section 33-311(A)(3) Special Exception, Unusual and New Uses.	***Special exceptions*** *(for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

MILLENIUM DEVELOPMENTS OF BRICKELL, LLC/COTO, GERMAN	161/195 SW 9 ST 190 SW 8 ST MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000021
DATE	**HEARING NUMBER**

FOLIO: 01-0205-070-1110/01-0205-070-1120/01-4138-069-0020/01-4138-069-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
January 6, 2025

NEIGHBORHOOD REGULATIONS:
Folio No.s: 01-0205-070-1110/01-0205-070-1120/01-4138-069-0020/01-4138-069-0010
There are no open/closed cases in CMS

BUILDING SUPPORT REGULATIONS:
Folio No.s: 01-0205-070-1110/01-0205-070-1120/01-4138-069-0020/01-4138-069-0010
There are no open/closed cases in BSS.

VIOLATOR:
MILLENIUM DEVELOPMENTS OF BRICKELL, LLC/COTO, GERMAN

OUTSTANDING LIENS AND FINES:
There are not outstanding liens or fines.

Memorandum

MIAMI-DADE COUNTY

Date: October 30, 2024

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2024000021-3rd Review
Millennium Developments of Brickell LLC
190 SW 8th Street; 161 SW 9th Street and 195 SW 9th Street
Special exception for the sites to be developed in accordance with RTZ regulations and to assign to the property the applicable permitted uses and development regulations in accordance with section 33C-15 of the Code. Mixed use project consists of a performing arts venue and 464 residential units.
(Metromover RTZ) (0.92 acres)
12-54-41

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, the property with folio 01-4138-069-0010 is currently connected to public water and public sanitary sewers. Pursuant to the Code and based on the site plans submitted in support of this application, the other subject properties are within feasible distance to connect to public water and public sanitary sewers. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent

Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

Pursuant to section 24-48.1(1)(f) of the Code, a Class VI Permit shall be required for the construction of the proposed surface water management system. The applicant is advised to contact the DERM Water Control Section (305) 372-6681 for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater) and non-specimen trees. Section 24-49 of the Code provides for the preservation and protection of specimen tree resources.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

A landscape plan entitled "Calle 8" prepared by Kenneth A. Pasken, P.E., and dated as received by Miami-Dade County on October 24, 2024, shows the proposed removal of non-specimen and specimen tree resources. Additionally, Tree Permit #2400238 has not been issued yet. DERM staff have determined that the removal of the specimen trees is allowed pursuant to section 24-49.2(II) of the Code. DERM has no objection to this application provided that the applicant obtains this tree permit and that all conditions of the tree permit are adhered to once it is issued.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Pollution Remediation Review

DERM has records of current contamination issues on the subject site tracked under G&B (DERM file no. UT-439). In addition, based on the proposed transition from a commercial use to a residential use, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require review and approval from the Environmental Monitoring and Restoration Division (EMRD) of DERM as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: Obtain a Phase 1 and Phase 2 Environmental Site Assessment prior to applicable development orders.

Air Quality Preservation Review

The proposed development would require the demolition of existing structures. 40 CFR Part 61 Subpart M - National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos provides that an asbestos survey from a Florida-licensed asbestos consultant is required is required for renovation activities surpassing the NESHAP threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities.

"Demolition" is defined as the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations, or the intentional burning of any facility.

The NESHAP thresholds for RACM are 260 linear feet of RACM on pipes, or 160 square feet of RACM on other facility components.

If the Asbestos Survey identifies materials (friable or to be made friable during the proposed renovation/demolition activities) containing more than 1 percent asbestos and the amount is over the regulated thresholds, then those materials must be removed/abated prior to renovation/demolition activities by a Florida-licensed asbestos abatement contractor. An Asbestos Renovation Notification must be filed, and obtain approval, with the Miami Dade County - Department of Regulatory and Economic Resources, Division of Environmental Resources Management - Air Quality Management (AQM), at least 10 working days (14 calendar days) prior to starting the abatement work. Regardless of asbestos content, prior to any demolition work, an Asbestos Demolition Notification must be submitted and approved, within the same timeframes.

For question regarding asbestos surveys and notifications, please contact the AQMD via email at asbestos@miamidade.gov.

DERM Enforcement History Review
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

DERM Concurrency Review
A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: March 1, 2024

To: Eric Silva, AICP, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: Zoning Application Comments - Calle 8
Application No. Z2024000021 - (Pre-App. No. Z23P-233)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval*.

Application Name: Millennium Develop

Location: The proposed project is located on approximately 0.92 acres, between SW 8TH Street and SW 9th Street, with Folio Nos. 01-4138-069-0010, 01-4138-069-0020, 01-0205-070-1110, and 01-0205-070-1120, within the City of Miami. The site is located within the RTZ (Rapid Transit Zone) Metromover Sub-Zone.

Proposed Development: The Applicant is proposing to develop a mixed-use project, which consists of the development of a 65-story building with 464 apartment units (High Density) and two alternative programming options. The first option consists of a flexible multi-level Concert Hall. The second option consists of a multi-story Retail Complex. As per the applicant's representative Mr. Carlos L. Diaz 's email dated 2/9/2024, the Concert Hall will have 2,200 seats and a total square footage of 86,330 sq. ft. and the Retail Complex will have a total square footage of 67,000 sq. ft. It appears from the submitted site plan that the existing structures will be demolished for the construction of the new buildings.

The estimated total water demand for the two options of the project will be the following:

> Option No. 1: 464 apartment units and Concert Hall with 2,200 seats: The total water demand will be 64,840 gallons per day (gpd).
>
> Option No. 2: 464 apartment units and 67,000 sq. ft. retail: The total water demand will be 69,340 gpd.

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is connected to water. Per WASD's Rules and Regulations, the mixed-use high-density development must be connected to a minimum 12-inch water main. There is an existing 12-inch water main (E13905-2) along SW 2nd Avenue abutting the western boundary of the property to where the developer may connect to provide water service to the proposed development.

Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections.

Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure. At such time, a modeling analysis will be conducted and any upgrades to the water infrastructure will be identified.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The subject property is connected to sewer. If a new connection is required, the developer may connect to any of the following:

1. An existing 8-inch gravity sewer system (ES5956-1) along SW 2nd Avenue, abutting the western boundary of the property.
2. An existing 12-inch gravity sewer system (ES3108-1) along SW 8th Street, abutting the northern boundary of the property.
3. An existing 8-inch gravity sewer system (ES5955-1) along SW 9th Street, abutting the southern boundary of the property.

Final points of connection and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure. At such time, a modeling analysis will be conducted and any upgrades to the sewer infrastructure will be identified.

If unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 3. The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating Time (NAPOT) of said P.S. from 4.41 hrs. to 4.52 hrs. Said pump station is in OK Moratorium Code Status.

The subject application is located within the Brickell Basin II which has a sanitary sewer special connection charge of $3.90 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Brickell Basin II Area.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: March 5, 2024

To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department

From: Raul A. Pino, PLS
Chief
Regulatory and Economic Resource Department

Subject: DIC 24-021
Name: Millennium Developments of Brickell, LLC
Section 38 Township 54 South Range 41 East

I. PROJECT LOCATION:

The property is located at 190 SW 8 Street, 161 SW 9 Street and 195 SW 9 Street.

II. APPLICATION REQUEST:

This application is requesting for a special exception for the property to be developed in accordance with Rapid Transit Zone regulations.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by SW 2 Avenue and from the east and the west by SW 9 Street and SW 8 Street.

IV. RECOMMENDATION:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

The change in the development from a gas station with 8 Fuel Positions to a Multi-use residential building with 464 multifamily units and ground floor retail use will generate approximately an additional **88 PM** peak hour vehicle trips.

This application meets the traffic concurrency criteria because it lies within the urban infill area and in a municipality where traffic concurrency does not apply.

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

B. Cardinal Distribution

North	42 %	East	14 %
South	6 %	West	38 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F 5096 located on SW 7 Street east of SW 7 Avenue, has a maximum LOS **"E+50"** of **3,717** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,663** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 5096** with its PHP and assigned vehicles is at LOS **"D"**. The **18** vehicle trips generated by this development when combined with the **1,663** and those previously approved through Development Orders, **0**, equal **1,681** and will cause this segment to remain at LOS **"D"** whose range is from 1,255 to 2,700.

Station F 5090 located on SW 8 Street west of US 1, has a maximum LOS **"E"** of **2,754** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **715** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 5090** with its PHP and assigned vehicles is at LOS **"C"**. The **17** vehicle trips generated by this development when combined with the **715** and those previously approved through Development Orders, **0**, equal **732** and will cause this segment to remain at LOS **"C"** whose range is up to 1,254.

Station F 2505 located on I-95/SR 9A south of NW 6 Street, has a maximum LOS **"D"** of **13,390** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **11,676** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 2505** with its PHP and assigned vehicles is at LOS **"D"**. The **29** vehicle trips generated by this development when combined with the **11,676** and those previously approved through Development Orders, **0**, equal **11,705** and will cause this segment to remain at LOS **"D"** whose range is from 11,101 to 13,390.

Station F 0086 located on SE 13 Street west of US 1, has a maximum LOS **"E+20"** of **4,296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,375** vehicles and **3** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 0086** with its PHP and assigned vehicles is at LOS **"C"**. The **3** vehicle trips generated by this development when combined with the **1,375** and those previously approved through Development Orders, **3**, equal **1,381** and will cause this segment to remain at LOS **"C"** whose range is up to 3,420.

Station 9654 located on South Miami Avenue southwest of SW 15 Road, has a maximum LOS **"E"** of **1,269** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,057** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9654** with its PHP and assigned vehicles is at LOS **"D"**. The **3** vehicle trips generated by this development when combined with the **1,057** and those previously approved through Development Orders, **0**, equal **1,060** and will cause this segment to remain at LOS **"D"** whose range is from 595 to 1197.

Station F 1035 located on SW 3 Avenue/Coral Way northeast of SW 18 Road, has a maximum LOS **"E+20"** of **4,296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,714** vehicles and **19** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 1035** with its PHP and assigned vehicles is at LOS **"C"**. The **18** vehicle trips generated by this development when combined with the **1,714** and those previously approved through Development Orders, **19**, equal **1,751** and will cause this segment to remain at LOS **"C"** whose range is up to 3,420.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

VII. SITE PLAN CRITIQUE:

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

Memorandum

MIAMI-DADE COUNTY

Date: August 30, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2024000021

The Miami-Dade Fire Rescue Department has **no objection** to request for special exception approval for the RTZ General Development Plan uploaded in EnerGov on 8/27/2024. Note this projection is situated within the City of Miami Fire Department's response area. Therefore, kindly coordinate fire department access and apparatus set-up site requirements with their Fire Prevention Division. For your reference and convenience, the main number to their Fire Prevention Division is 305-416-1600.

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum

Date: November 20, 2024

To: Eric Silva, AICP
Assistant Director, Zoning Division
Department of Regulatory and Economic Resources (RER)

From: Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Infrastructure Planning Division
Department of Transportation and Public Works (DTPW)

Subject: Review of DIC Project No. Z2024000021
Millennium Developments of Brickell, LLC
DTPW Project No. OSP 173

PROJECT DESCRIPTION:

According to the Letter of Intent (LOI), the applicant seeks a special exception to develop the Property with a mixed-use project consisting of ground floor retail uses, a performing arts venue or retail complex, and 464 residential units and amenity spaces within 65 stories.

I. **PROJECT LOCATION:**
The property is located The property is located at 190 SW 8 Street, 161 SW 9 Street, and 195 SW 9 Street. in unincorporated Miami-Dade County, Florida (the "Property").

II. **APPLICATION REQUEST:**
The application is requesting approval of the following:
- Special Exception designation to Metromover Subzone/RTZ

COMMENTS/RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) has no objections to this application, subject to the following conditions:

I. **Infrastructure Planning Division:**

1. The applicant shall ensure that the sidewalk along SW 8th St., SW 9th St., and SW 2nd Ave. be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impede public access to the existing bus stops mentioned in Project Description.
2. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all transit options available is provided.

3. The applicant must provide an analysis that shows the drop-off area along SW 2nd Avenue is sufficient and that cars will not stack into the street so as to not delay northbound public transit services along SW 2nd Avenue.
4. The applicant should promote enhanced pedestrian and bicycle accessibility within the project to improve connections to the nearby Metrorail, Metrobus, Underline, and M-Path facilities:
    a. The applicant is encouraged to provide 10-15-foot sidewalks and enhanced bike lanes to allow for the higher than usual bicycle, pedestrian, and micro-mobility demand at this location.
    b. The applicant should provide enhanced crosswalks or additional pavement markings if approved by Traffic Engineering Division (TED) to clearly delineate where pedestrians should be. This will promote walkability to the bus stops mentioned in the Project Description section of this Memo.
5. Due to the proposed density of the project, the applicant should provide dedicated spaces for the addition of bicycle and micro-mobility device parking near the entrances to the building.

B. Additional impacts on Transit Service

As per code Section 33C-15 (D.2), below are additional improvements which DTPW identified as a preliminary review of the subject development. Please note that these improvements may be modified after the review of a detailed site plan is completed or DTPW acquires additional information on improvement costs.

DTPW analyzed the Mode Shares provided by the Miami-Dade County Transportation Planning Organization (TPO) for the years 2015 and 2045. The TPO manages Southeast Florida Regional Planning Model (SERPM) for the County. The SERPM data is provided at the TAZ level. Based on the 2015 and 2045 mode share values for the Metromover area as provided by the TPO, the mode shares for the following modes are expected to increase as follows: transit users will increase their mode share by 1.16%, Bike 4.21%, pedestrian 10.51% and TNC 0.01%. Conversely it is expected that Automobile usage will decrease from a 60.68% mode share to a 44.8% Mode Share. Transit percentages in SERPM include Metrorail, Metromover, and Metrobus services. DTPW facilities like Bicycle lanes and sidewalks within the neighborhood will also see an increase in their mode share as the area continues to grow.

The proposed project will undoubtedly have a higher impact on the Underline than all three transit systems (Metrorail, Metrobus, Metromover) provided by DTPW in the area. The Transportation Enhancements section of DTPW has identified a need to build a natural, oolite stone type of amphitheater that fits within the land contours and can be used for waiting parents and the school. This portion of the site was not improved by The Underline and has potential to provide enhanced amenities to the neighborhood. Another need identified along the Underline is the installation of dividers on top of the green and cast in place curved walls installed at the Brickell Backyard Phase of The Underline.

Possible improvements for the three transit modes includes upgrading bus stops mentioned in this Memo to have covered waiting and loading areas. As noted in the transit projects noted in the Future Transit Needs" section of this Memo, the TDP, the Brickell Metrorail station and Metromover station are both in need of upgraded elevators and safety improvements. DTPW has identified the need for bike improvements along South Miami Avenue from SW 7th Street to SW 3rd Street. Other improvements are identified in the FDOT Bike Connectivity Plan and The Downtown Miami Micro mobility Project.

Since this is a highly pedestrian area, it is recommended that wider sidewalks be instituted throughout the neighborhood as well as mid-block crosswalks where possible. The installation of shade trees throughout the neighborhood will benefit transit users as well as cyclists and pedestrians. Bicycle and Pedestrian usages are expected to increase at a higher rate than transit users in this area of the County.

C. Community Benefits Covenant comments

1. DTPW recommends the following language for the transit station contribution:
   a. Prior to issuance of an ASPR approval, the Owner shall pay $700,000 to the County... improvements to the Brickell Metrorail Station and / or the Brickell Metromover Station and/or the Brickell MetroBus Station Terminal.

Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the comments above.

II. Traffic Engineering Division

A. Traffic Study Review Conditions

1. At the time of ASPR review, the developer shall perform a signal warrant analysis for the intersection of SW 9th Street with SW 1st Avenue and SW 2nd Avenue. If a signal is warranted, then the developer is responsible for design and construction of traffic signal.
2. Please ensure that the typical section SW 2nd Avenue comply with the Highway approval as outlined in the email correspondence dated November 7th, 2024. Note that this approval is contingent on Traffic's review of the pavement markings. Private walks shall be differentiated from the public sidewalk by means of a joint, drain, different color or different material. Any landscaping must comply with sight distance and clear zone requirements and will require a maintenance covenant. Additionally, no trees are allowed within the public sidewalk.
3. The applicant must obtain an FDOT access permit at the time of paving and drainage application.

Please contact Leanne Garcia Fernandez at leanne.garciafernandez@miamidade.gov if you have any questions concerning the comments or wish to discuss this matter further.

If you have any questions concerning the overall review comments, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Tuesday, June 11, 2024 5:16 PM
To: navarrojo@gtlaw.com
Cc: Concurrency Management; Simon, Nathaly; CASTILLO, DENISE; Stillings, Noel (RER); Connally, Ronald (RER); Garcia, Jeannette C.; Ellis, Jacqueline
Subject: FW: Calle 8 Millennium Development (Z2024000021) PH0124022700238
Attachments: Calle 8 Millennium Development (Z2024000021) PH0124022700238.pdf

Please disregard the previously sent email, it had the incorrect email address. This email has the correct address. Thanks! IMR

Ivan M. Rodriguez, Director
Facilities Planning
1450 NE 2 Ave., Suite 523
Miami, Florida 33132
305.995.4501

From: RODRIGUEZ, IVAN M
Sent: Tuesday, June 11, 2024 5:03 PM
To: Guillermo Mazon <gmazon@RELATEDGROUP.COM>; Javier F. Avino <javino@bilzin.com>
Cc: Concurrency Management <concurrency@dadeschools.net>; Simon, Nathaly <NSimon1@dadeschools.net>; CASTILLO, DENISE <Denise.Castillo@dadeschools.net>; Stillings, Noel (RER) <Noel.Stillings@miamidade.gov>; Connally, Ronald (RER) <Ronald.Connally@miamidade.gov>; Garcia, Jeannette C. <jcgarcia1@dadeschools.net>; Ellis, Jacqueline <JEllis@miamigov.com>
Subject: Calle 8 Millennium Development (Z2024000021) PH0124022700238

Calle 8 Millennium Development (Z2024000021)
PH0124022700238 - Z2024000089
Folio No.: 0102050701110, 0141380690020, 0141380690010, 0102050701120

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 464 multifamily residential units, which generate 27 students, 15 at the elementary , 6 at the middle and 6 at the senior high school level. At this time, all school levels have sufficient capacity available to serve the application. Remember that a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-7285.

Best regards,

Ivan M. Rodriguez, Director
Facilities Planning
1450 NE 2 Ave., Suite 523
Miami, Florida 33132
305.995.4501

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Tuesday, June 11, 2024 5:03 PM
To: Guillermo Mazon; Javier F. Avino
Cc: Concurrency Management; Simon, Nathaly; CASTILLO, DENISE; Stillings, Noel (RER); Connally, Ronald (RER); Garcia, Jeannette C.; Ellis, Jacqueline
Subject: Calle 8 Millennium Development (Z2024000021) PH0124022700238
Attachments: Calle 8 Millennium Development (Z2024000021) PH0124022700238.pdf

Calle 8 Millennium Development (Z2024000021)
PH0124022700238 - Z2024000089
Folio No.: 0102050701110, 0141380690020, 0141380690010, 0102050701120

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Should you have any questions, please feel free to contact me at 305-995-7285.

Best regards,

Ivan M. Rodriguez, Director
Facilities Planning
1450 NE 2 Ave., Suite 523
Miami, Florida 33132
305.995.4501

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH0124022700238**	Local Government (LG):	**Miami**
Date Application Received:	**2/27/2024 4:32:24 PM**	LG Application Number:	**Z2024000021**
Type of Application:	**Public Hearing**	Sub Type:	**Public**

Applicant's Name: **Calle 8 Millennium Development (Z2024000021)**
Address/Location: **SE corner of SW 8 St & SW 2 Av**
Master Folio Number: **0102050701110**
Additional Folio Number(s): ***0141380690020, 0141380690010, 0102050701120,***

PROPOSED # OF UNITS **464**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **464**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5321	SOUTHSIDE ELEMENTARY (ELEM COMP)	112	15	15	YES	Current CSA
		-1	6	0	NO	Current CSA
		-1	6	0	NO	Current CSA Five Year Plan
6841	SHENANDOAH MIDDLE	-28	6	0	NO	Current CSA
6841	SHENANDOAH MIDDLE	132	6	6	YES	Current CSA Five Year Plan
7791	BOOKER T WASHINGTON SENIOR	117	6	6	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						

*An Impact reduction of **33.18%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Date: January 7, 2025

Memorandum

MIAMI-DADE COUNTY

To: Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, PROS Master Plan Manager
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Alejandro Zizold

Subject: Z2024000021 Millennium Developments of Brickell LLC (Associated Applications: Z2023P00233). Based on revised plans submitted on February 7th, 2024.

Applicant Name: Jorge Navarro and Carlos Diaz on behalf of Millennium Developments of Brickell, LLC.

Project Location: The property consists of approximately 0.92-Acres and the property is located at 190 SW 8th Street, in the City of Miami (Folio No.: 01-0205-070-1110; 01-0205-070-1120; 01-4138-069-0020, 01-4138-069-0010). The subject property is located within the RTZ Metromover Subzone.

Proposed Development: The applicant seeks a zoning review for the proposed mixed-use development including ground floor retail uses, a performing arts venue or retail complex, and 464 residential units, parking, and other amenity spaces within 65 stories.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 are shown on the attached map in Figure 1.

The subject property is located within 0.5 mile from the completed first phase of the Underline and south of the proposed Miami River Greenway. The Underline will transform 10-miles of land beneath the Metrorail from Dadeland to the Miami River into an iconic greenway, urban trail and living art destination. The Underline and Miami River Greenway are integral segments of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Impact and Demand: The proposed residential component impact does not apply to Miami-Dade County local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. There are several municipal parks larger than 5-acres within the 3-mile application area. Please coordinate with the City of Miami's Park Department regarding their Level of Service impact from the proposed development on park and open space needs.

Community Benefit: While the proposed development is located within the Miami-Dade County RTZ Metromover Subzone, this development has no impact on Miami-Dade County's parks, facilities, or level of service standards. This development, however, may impact programmed recreational improvements at Metromover stations and the Underline. The design of the project resulting from this application should be done in coordination with Miami-Dade County Department of Transportation and Public Works (DTPW) to further understand their requirements for Community Benefit as it pertains to impacts on The Underline and its facilities. In addition, coordinate with nonprofit organization, Friends of the Underline on any positive impact the project may have on the linear park. The applicant should consider the following as it pertains to community benefits:

- Any required trees that might not be able to be planted on site may be donated to Miami-Dade County. See Landscape Plan L-400, under Municipal Landscape Legend. Please contact the department for further details.
- Including a bicycle facility in centralized highly visible areas to encourage non-motorized mobility and micro mobility. A bicycle facility includes but is not limited to bicycle storage room and bicycle repair stations for resident's use, as well as covered bike racks for retail and visitors' use.

- Please provide the total area designated for private recreational space for future residents.
- Contributing wayfinding signage, markings, and safe crossing features directing residents and visitors to The Underline, Metrorail, and Metromover will encourage safe non-motorized access and mobility.

Recommendations: PROS recognizes the comments incorporated into this Zoning application and offers the following additional comments:

- Given the development's location within the RTZ Metromover Subzone, and its proximity to existing transit corridors and stations, the applicant should provide a bicycle facility in centralized highly visible areas to encourage non-motorized mobility. The bicycle facility may include but is not limited to bicycle storage, bicycle repair stations, and water fountains for the residents' use. The development should also include bike racks in centralized highly visible areas for visitors and retail users.
- Given the development's location within the RTZ Metromover Subzone, and its proximity to existing transit corridors and stations, the applicant should provide wayfinding signage directing residents, visitors, and retails users to The Underline.
- Please provide the total area designated for private recreational space for future residents.
- Providing shade trees that are as mature as feasible upon installation along S.W. 2nd Avenue, S.W. 8th Street and S.W. 9th Street will offer immediate shade, aid in mitigation of the urban heat island effect, contribute to cooler public areas within the subject site, act as a natural rainwater filter, and complement the ground level design of the development.
- Solicit input from the City of Miami Parks and Recreation Department.
- Coordinate with DTPW in order to maximize potential mutual benefits and create seamless connections.

These recommendations are based on the following Recreation and Open Space policies and objective in the Comprehensive Development Master Plan (CDMP):

ROS-3B
The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

ROS-4G
The Parks, Recreation and Open spaces Department will collaborate with County agencies that oversee funding programs and accounts related to horticulture, arboriculture, environmental mitigation, hazard mitigation, transportation, crime prevention, tourist development, and community and economic development, which can potentially benefit local residents through the enhancement of parks and recreation programs, should assist with the implementation of the policies in this Element by participating in inter-agency partnerships to address, for example, the following:

v.) Improvements to physical access to parks and recreation facilities and special events through public transportation programs;

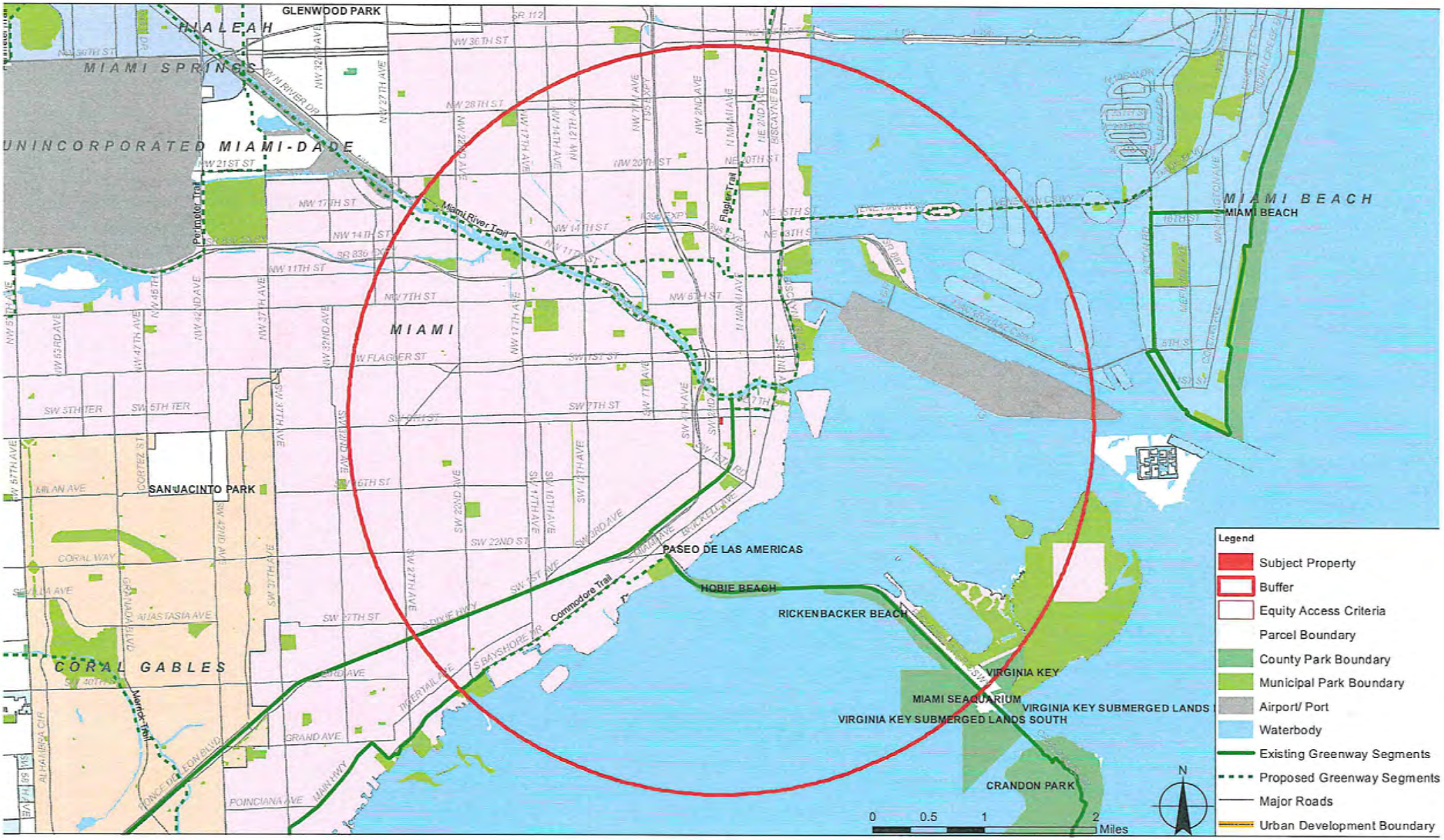
Objective ROS-8
The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings and recommendations described herein, **PROS has no objections to this application.**
Should you need additional information or clarification on this review, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at irene.cambeyrogonzalez@miamidade.gov

AZ: mds icg MDS

Attachment

FIGURE 1: Z2024000021 MILLENNIUM DEVELOPMENTS OF BRICKELL LLC
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

MIAMI-DADE COUNTY

Date: September 18, 2024

To: Eric Silva, Assistant Director
RER Development Services

From: Ammad Riaz, P.E.
Chief of Aviation Planning
Aviation Department

Ammad Riaz Digitally signed by Ammad Riaz Date: 2024.09.18 16:00:03 -04'00'

Subject: DIC Application Z24-021
Millennium Developments of Brickell, LLC
MDAD DN-24-09-4503

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has performed a cursory review of DIC Application Z24-021. The applicant, Millenium Developments of Brickell, LLC, is requesting a Special Exception for site plan approval to develop a mixed-use project with applicable RTZ regulations. The approximate .92-acre site is located at 190 SW 8th Street, 161 SW 9th Street and 195 SW 9th Street in Miami-Dade County, Florida and is further identified by Folio Numbers 01-0205-070-1110; 01-0205-070-1120; 01-4138-069-0020 and 01-4138-069-0010.

Please be advised that an MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). **As such, the applicant is required to obtain an MDAD-issued Airspace / Land Use Letter of Determination prior to administrative site plan review.** In addition, an MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: https://www.miami-airport.com/facilities_development.asp. The checklist explains the airspace review process and requirements.

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure reaching or exceeding 200 feet AGL. The applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (https://oeaaa.faa.gov). **Please note, FAA determinations are a pre-requisite for MDAD-issued determinations. It can take the FAA up to 4 months to issue determinations.**

All uses on the property are required to comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning.

AR/rb

C: J. Ramos
James Byers, RER
Carlos Diaz, Greenberg Traurig

Memorandum

MIAMI-DADE COUNTY

Date: April 2, 2024

To: Eric Silva, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: Stephanie V. Daniels, Director
Miami-Dade Police Department

Subject: Review – Zoning Application – Case: No. Z2024000021
Millennium Developments of Brickell, LLC.

APPLICATION:

The applicant, Millennium Developments of Brickell, LLC., is requesting to develop the property with ground floor retail uses, a performing arts venue or retail complex, 464 residential unit, and amenity space.

The 0.92 acre property is located at 190 SW 8 Street in incorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The project is in the city of Miami and serviced by the Miami Police Department (MPD). Incidents that occur requiring law enforcement services on the neighboring Metrorail will be handled by the Miami-Dade Police Department (MDPD), Police Operations Section, located at 601 NW 1 Court, Miami, Florida. Current staffing allows for an average emergency response time of eight minutes or less.

APPLICATION REVIEW:

A review of the application and related documents was conducted to predict its impact on the MDPD's resources, and the impact the project could have on any zoning modification changes.

Current data of police staffing, and population was examined to project any increase in calls for service. Current staffing should accommodate any slight increase in the volume of calls for service. Should demand for police services increase beyond projected levels, additional sworn personnel, support staff, and equipment will be required.

The MDPD does not have any further comments to the proposed zoning modifications to complete this project currently.

Should you require any further assistance, please contact Executive Senior Bureau Commander Lisette Reyes-Wilcox, of our Fiscal Administration Bureau, at 305-471-2520, or via e-mail at lisi@mdpd.com.

SVD/jhb
Attachment

Memorandum

MIAMI-DADE COUNTY

Date: 02/13/2024

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: Olga Espinosa-Anderson, Interim Director
Department of Solid Waste Management

Subject: Calle 8 RTZ – (Z2024000021)

The Department of Solid Waste Management's review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

Application: The applicant, Calle 8, is requesting approval for a mixed-use development consisting of ground floor retail uses, a performing arts venue or retail complex, and 464 residential units and amenity spaces. In this application, the applicant is requesting a special exception. As the property is located in the City of Miami, in the Metro-mover subzone of the Rapid Transit Zone ("RTZ"), jurisdiction over land development-related requests is retained by the County pursuant to Chapter 33C of the County Code.

Size: The subject property is approximately 0.929 acres in size.

Location: The property is located at 190 SW 8th Street, 161 SW 9th Street, and 195 SW 9th Street in the City of Miami.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2023, which is valid through September 30, 2024, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There are no solid waste facilities within the established distance parameters (Collections: 0.25 miles, Transfer: 1.5 miles, or Disposal: 2.5 miles of this property).

2. Garbage and Trash Collection Services

Should the request be approved and built as proposed, the resulting development would meet the definition of a combination "commercial establishment" / "multi-family establishment", as described in Chapter 15 of the Code of Miami-Dade County. Per the Code, the following is required of this type of development located in areas under the County's jurisdiction:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services and multi-family and commercial establishments located outside the DSWM service area most typically work with either a municipal hauler (if applicable) or a permitted private hauler to provide both (waste and recycling) in one contract.

3. Recycling

Commercial Establishments

Section 15-2.3a of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency". The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

1) High grade office paper
2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (cans, scrap)
6) Steel (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored)
9) Textiles
10) Wood

Section 15-2.3b of the Code states that the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable. Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for commercial properties may be found on the website at https://www.miamidade.gov/solidwaste/business-recycling.asp

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents / tenants to store their recycling carts or bins, or in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles).

Multi-family Establishments

Regarding multi-family units, **Section 15-2.2(a)** of the Code requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

1) Newspaper

2) Glass (flint, emerald, amber)
3) Aluminum cans
4) Steel cans
5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2(b) of the Code states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents / tenants to store their recycling carts or bins, or in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles).

Sec. 15-4(2)(a) Before building permits may be issued for construction of commercial establishments, multi-family residential establishments, and residential units located in the unincorporated area, building plans for storage and collection of recyclable materials must be approved by the Director as to location, accessibility, number or adequacy. (b) For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs may be found on the website at http://www.miamidade.gov/solidwaste/business-recycling.asp.

4. Recycling and Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of recyclables and solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of recycling and solid waste collection and storage facilities.

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of

Memorandum

MIAMI-DADE COUNTY

Date: April 16, 2024

To: Eric Silva, Assistant Director for Development Services
Regulatory and Economic Resources Department

From: Jeff Ransom, Historic Preservation Specialist
Department of Regulatory and Economic Resources

Subject: Lower DIC Application Z2024-000021 Millenium Developments of Brickell, LLC.

The Office of Historic Preservation (OHP) has reviewed the above referenced application and offers the following comments:

Miami-Dade County has planning, zoning and permitting jurisdiction for the site through an Interlocal Agreement and County Code 33C. Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

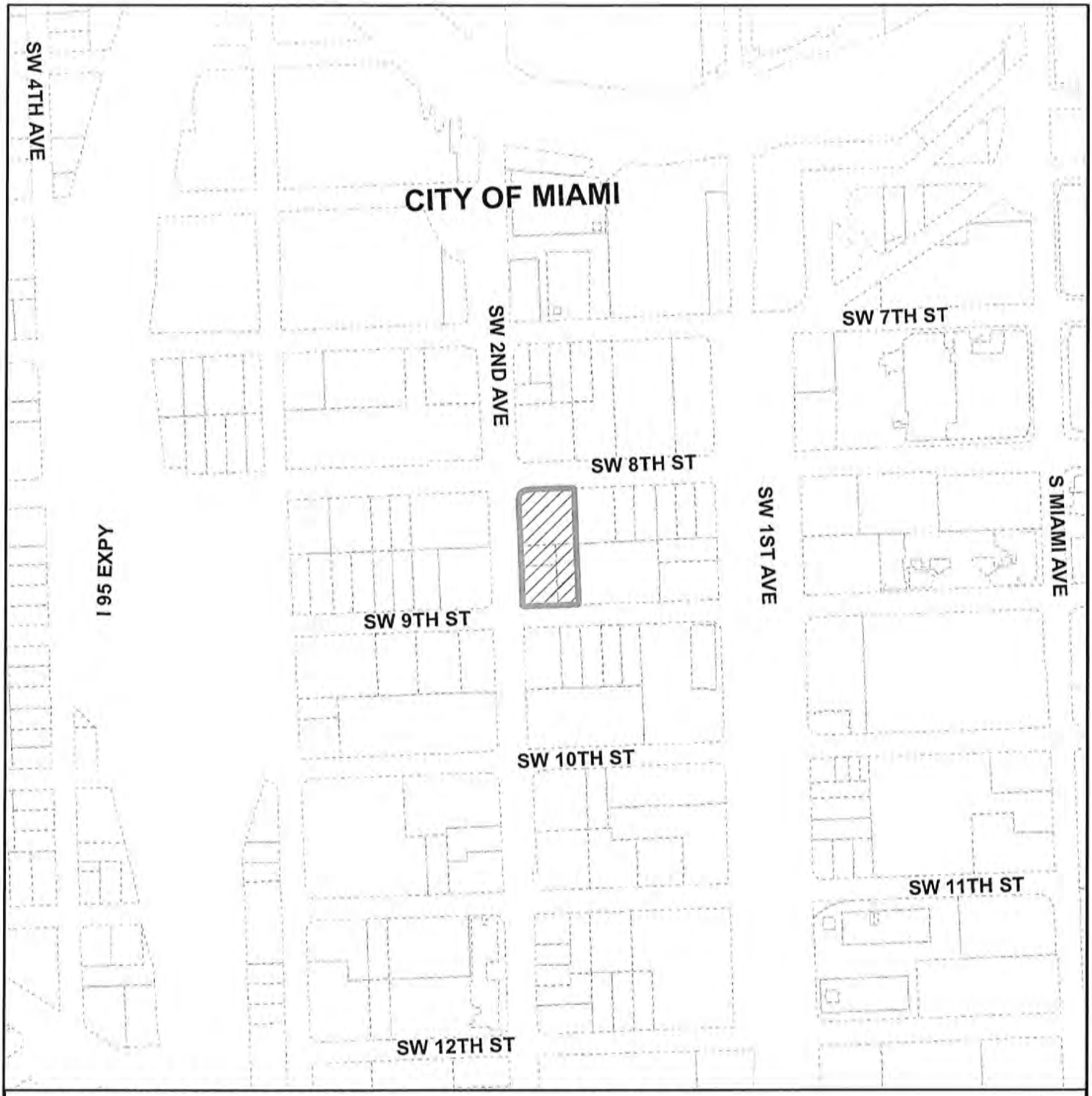
The OHP has identified one structure from 1970 associated with folio 01-4138-069-0010 that meets the 50-year or older benchmark for historic resource eligibility. If slated to be demolished now or in the future, the applicant shall complete and submit a Florida Master Site File Historical Structure Form prior to demolition of the historic structure within the application area.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. https://dos.fl.gov/historical/preservation/master-site-file/"

The OHP has further identified that the application area is located within an area evaluated as moderate probability for archaeological significance and shall require a Certificate to Dig (CTD) permit. The CTD will require that an archaeological consultant shall conduct a Phase I archaeological survey prior to any ground disturbing work and that archaeological monitoring shall be undertaken during construction activities. A survey and monitoring report shall be submitted to the OHP within 30

For questions regarding the historic structure, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.

For archaeological inquiries and to obtain a CTD application, please contact Jeff Ransom at (305) 375-3412 or via email at jeff.ransom@miamidade.gov.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000021

Section: 12 Township: 54 Range: 41
Applicant: Greenberg Traurig, P.A.
Zoning Board: Board of County Commissioners
Commission District: 5
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

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Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, February 8, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2024000021

Legend

Subject Property

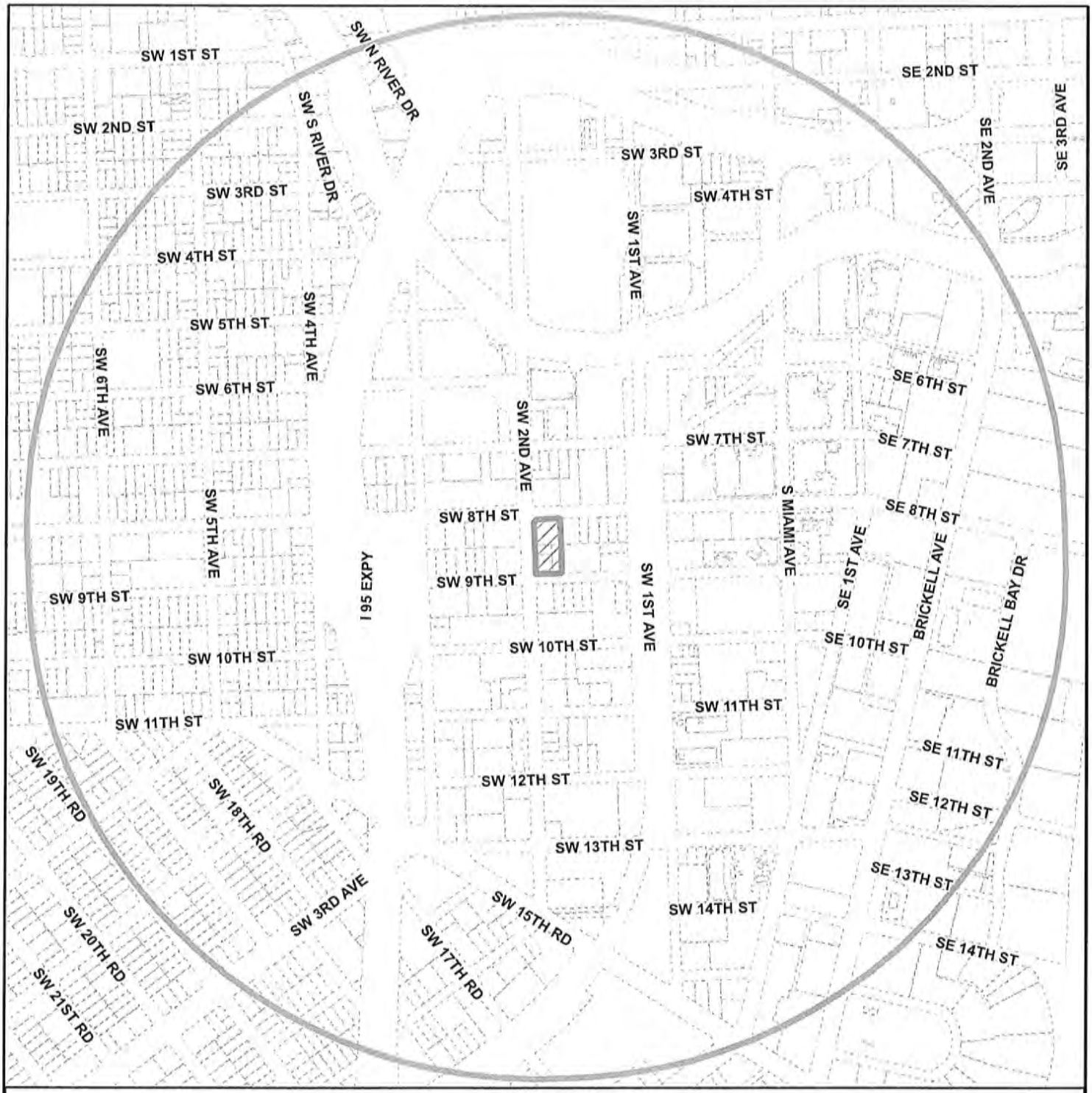
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Section: 12 Township: 54 Range: 41
Applicant: Greenberg Traurig, P.A.
Zoning Board: Board of County Commissioners
Commission District: 5
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, February 8, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000021

RADIUS: 2640

Section: 12 Township: 54 Range: 41
Applicant: Greenberg Traurig, P.A.
Zoning Board: Board of County Commissioners
Commission District: 5
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

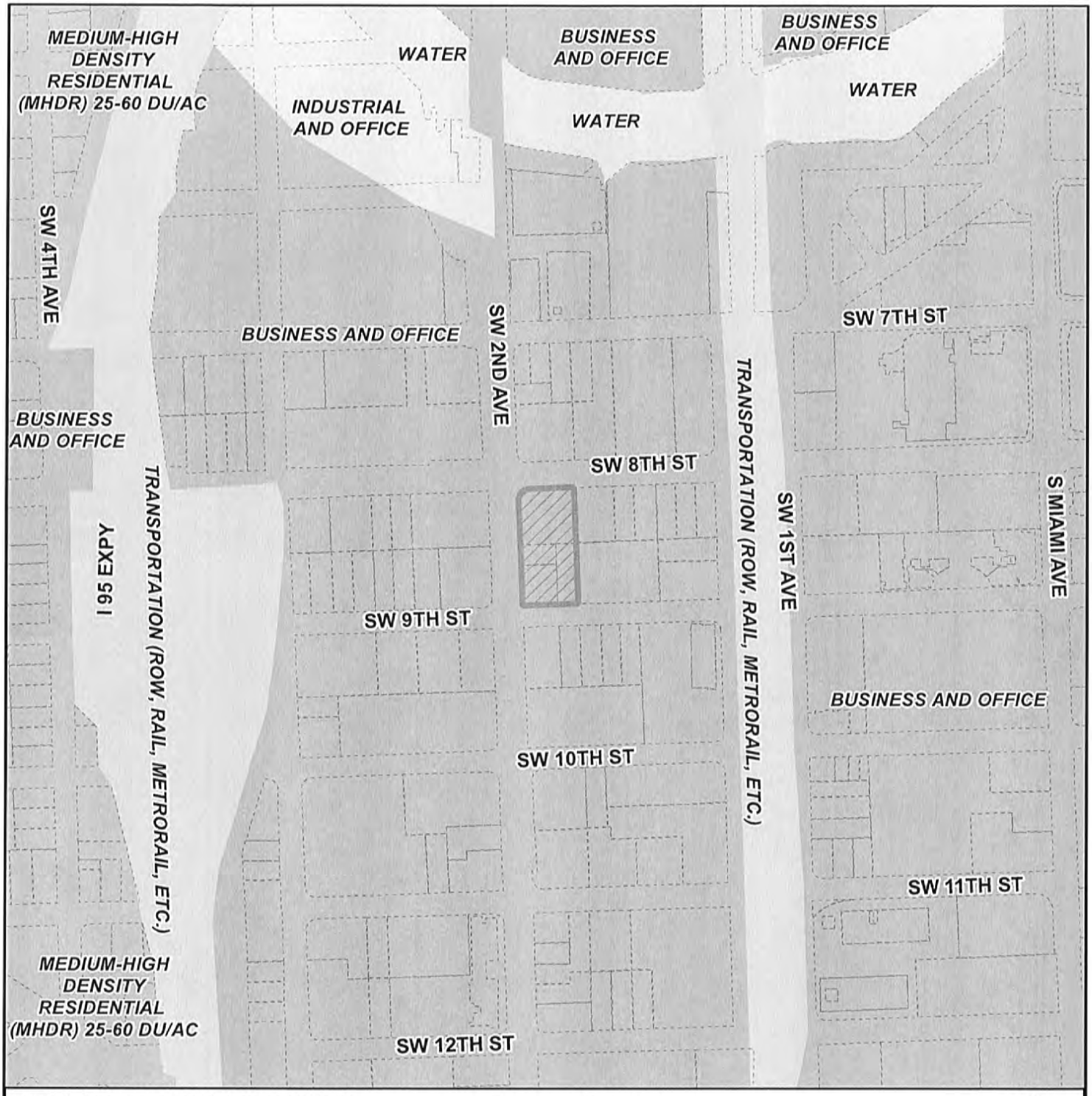
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, February 8, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000021

Section: 12 Township: 54 Range: 41
Applicant: Greenberg Traurig, P.A.
Zoning Board: Board of County Commissioners
Commission District: 5
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, February 8, 2024

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-021
DATE: AUG 27 2024
BY: GONGOL



SHEET No.: 002

JANUARY 19, 2024

RENDERING

BMA - *CALLE 8*

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-021
DATE: AUG 27 2024
BY: GONGOL



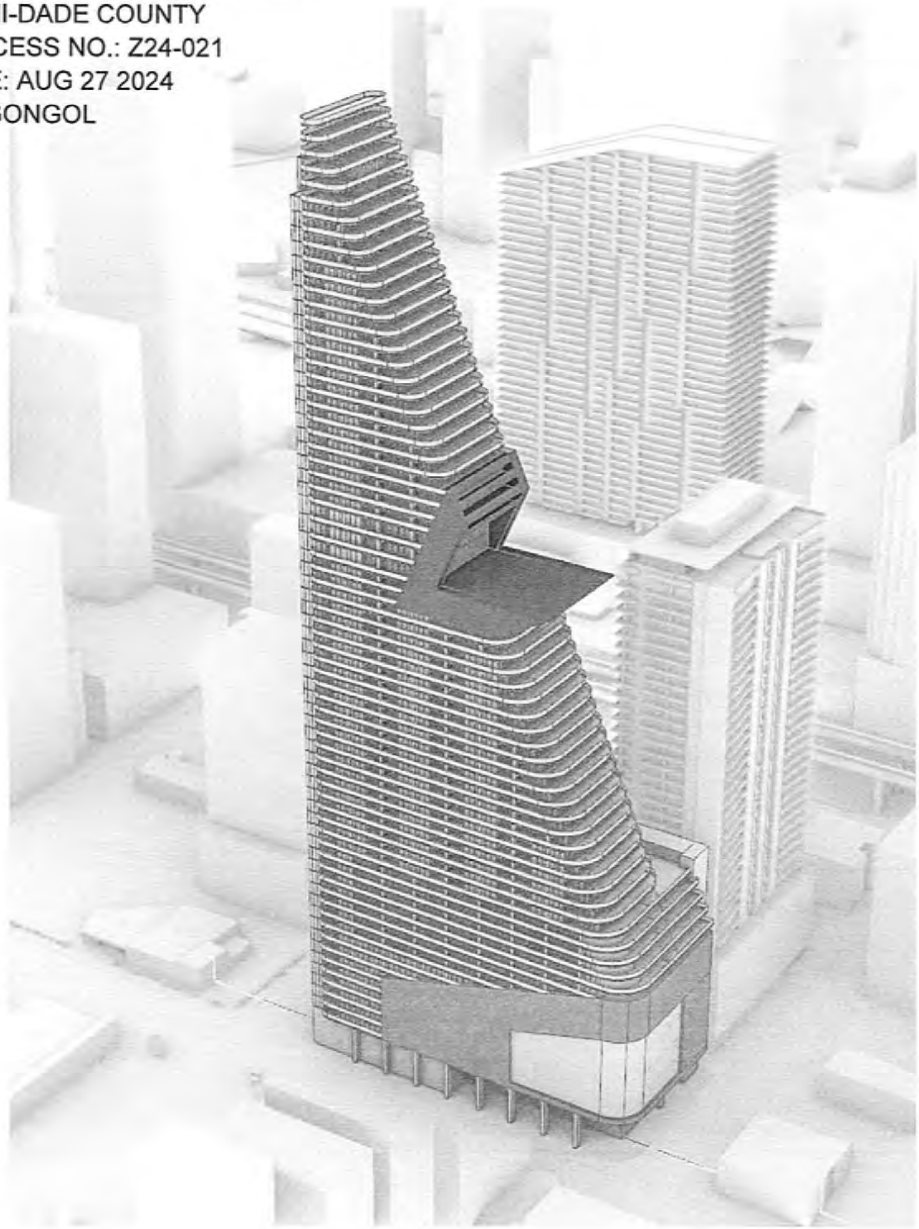
SHEET No.: 003

JANUARY 19, 2024

RENDERING

BMA - *CALLE 8*

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-021
DATE: AUG 27 2024
BY: GONGOL





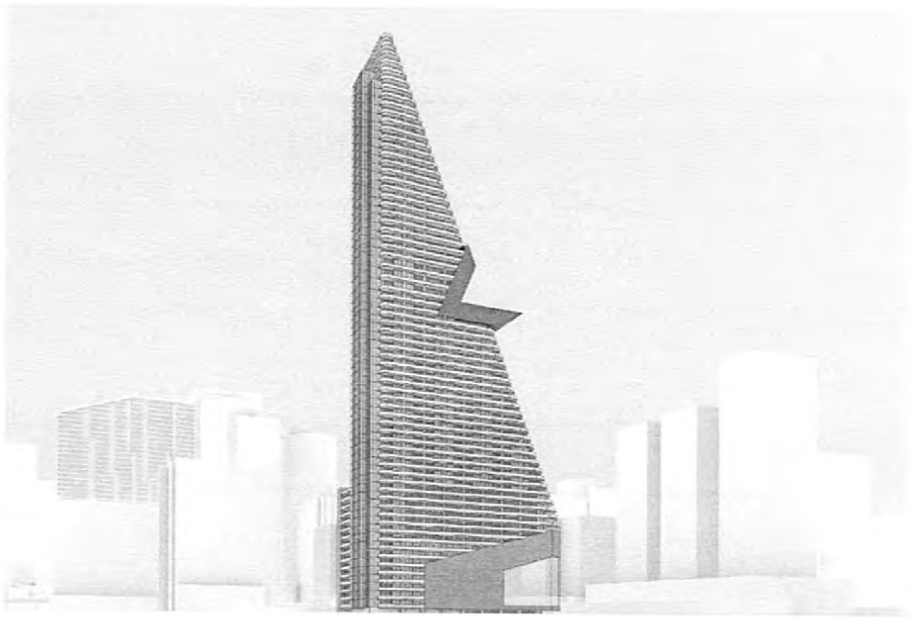
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MIAMI-DADE COUNTY
PROCESS NO.: Z24-021
DATE: AUG 27 2024
BY: GONGOL

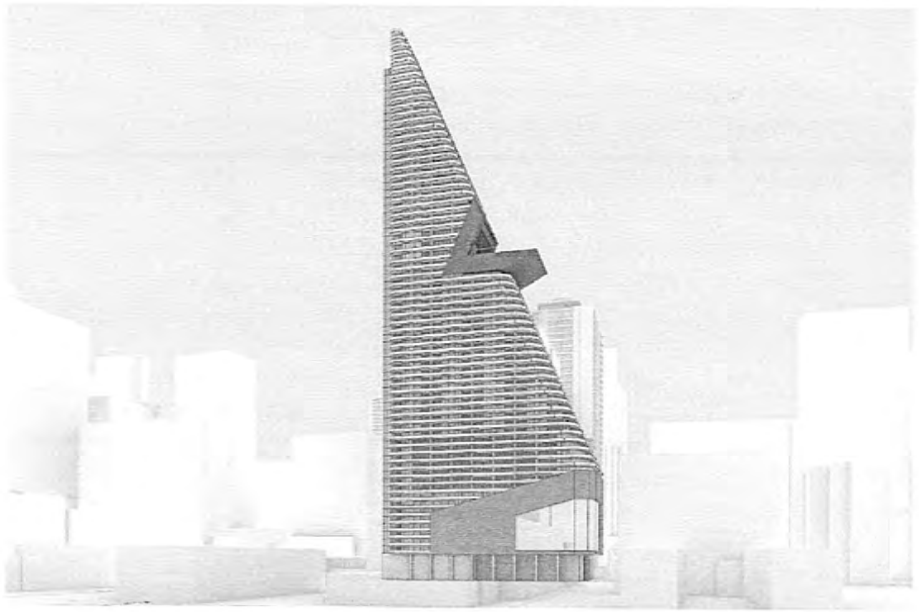


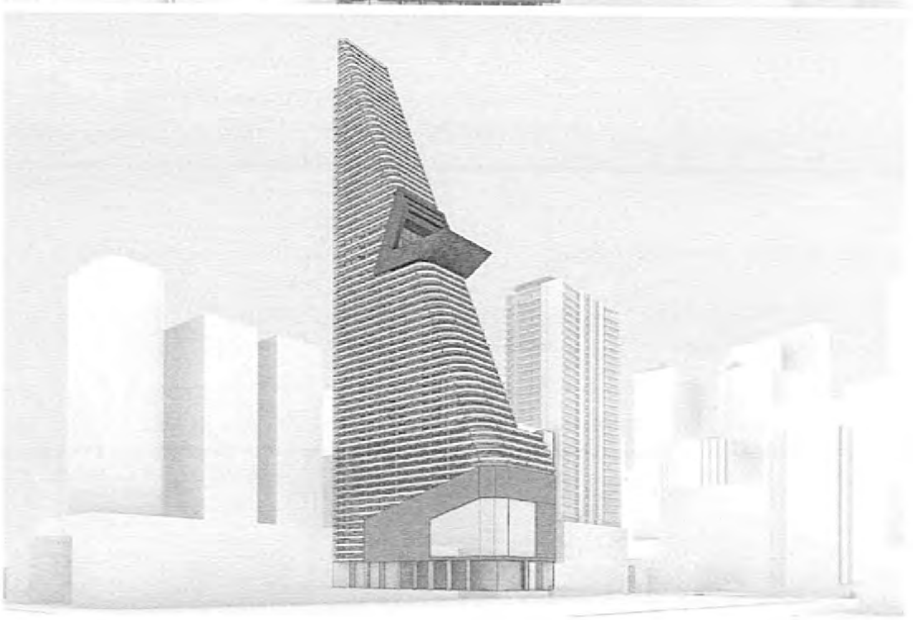


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MIAMI-DADE COUNTY
PROCESS NO.: Z24-021
DATE: AUG 27 2024
BY: GONGOL









SHEET No.: 006

JANUARY 19, 2024

CONCEPT DIAGRAMS

BMA - *CALLE 8*

After recording, return to:

Jorge L. Navarro, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue, Suite 4400
Miami, FL 33131

Folio Numbers: 01-0205-070-1110, 01-0205-070-1120
01-4138-069-0020 & 01-4138-069-0010 (Space reserved for the Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, MILLENNIUM DEVELOPMENTS OF BRICKELL, LLC, a Florida limited liability company (the "**Owner**"), holds the fee simple title to those certain parcels of land located in the City of Miami and under the building and zoning jurisdiction of Miami-Dade County (the "**County**"), which is legally described in **Exhibit "A"** (the "Property") to this Declaration of Restrictions; and

WHEREAS, the Owner has filed an application with the County's Department of Regulatory and Economic Resources ("**RER**"), which application is currently pending under Public Hearing Application No. Z2024000021 (the "**Application**"), for the purpose of seeking a Special Exception approval to facilitate the future development of the Property in accordance with the Metromover Subzone of the Miami-Dade County Rapid Transit Zone; and

WHEREAS, because the Property is located within the Metromover Subzone of the Rapid Transit Zone, pursuant to Miami-Dade County Code Section 33C-15(D)(3), approval of such public hearing application may be conditioned on the provision of public benefits that the Board of County Commissioners deems appropriate to address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area; and

WHEREAS, in support of this evaluation, the Owner has proffered certain public benefits in connection with the Application; and

WHEREAS, the public benefits set forth herein address development impacts beyond minimum concurrency requirements pursuant to Chapter 33G, and the minimum subdivision requirements pursuant to Chapter 28, of the Miami-Dade County Code.

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the Owner during its consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, hereby makes the following Declaration of Restrictions (the "**Declaration**") covering and running with the Property:

1. **Transit Improvement Contribution**. Prior to issuance of the building permit for development of the Property pertaining to the Application, Owner shall pay the County $700,000 Seven Hundred Thousand Dollars) for the County to do maintenance or to make repairs, upgrades and improvements to the Metrorail Stations (such as the Brickell Metrorail Station, Brickell MetroBus Station and/or the Brickell Metromover Station) (including but not limited to signalization, mechanical systems, restrooms, painting, signage, and accessibility features), to be allocated and used in any manner the County deems appropriate (the "Transit Improvement Contribution"). The Transit Improvement Contribution shall be made in addition to any permitting and/or impact fees due to the County in relation to the application or the development of the Property. Upon the Owner's request, the Director of RER shall provide written confirmation of the payment in the form of a recordable document that confirms the satisfaction of the Transit Improvement Contribution set forth in this Section 1.

2. **Roadway Segment Improvements.** Prior to the issuance of a Certificate of Occupancy,

the Owner shall install a traffic signal, including a scramble crosswalk if required by the Department of Transportation and Public Works, at intersection of SW 9 Street and SW 2 Avenue (the "Roadway Segment Improvements"). Pursuant to extent allowable under Section 33E-10 of the Miami-Dade County Code, as may be amended, and as legally permissible, the Owner shall be entitled to a dollar-for-dollar credit against any multimodal mobility impact fees that the County assesses in connection with the development of the Property for the costs associated with the construction of the Roadway Segment Improvements. The County acknowledges and agrees that the County Public Works Director has accepted the Owner's offer to provide for the construction of the Roadway Segment Improvements as a contribution in-lieu-of-fee in accordance with Section 33E-10 of the Miami-Dade County Code. The Developer may allocate such credit to the development of the Property pursuant to Section 33E-14 of the Code. In no event shall the Owner be entitled to a credit in excess of the actual cost of constructing the Roadway Segment Improvements, and if the cost of the Roadway Segment Improvements exceeds the road impact fees owed, the Owner shall not be entitled to a refund for any such excess, but will be entitled to credit.

Miscellaneous

A. **County Inspection**. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed are being complied with.

B. **Covenant Running with the Land**. This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors, and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owner, its heirs, successors, and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. **Term**. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County. Notwithstanding the foregoing, the Transit Station Contribution provision, as required under Paragraph 1 of this Declaration, shall automatically be terminated upon Owner's payment to the County.

D. **Modification, Amendment, Release**. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then- owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. Notwithstanding the foregoing, the requirement to provide a Transit Improvements Contribution, as per Paragraph 1 of this Declaration,

shall automatically be released upon Owner's payment to the County.

E. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. **Authorization for Miami-Dade County to Withhold Permits and Inspections**. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold, in connection with the particular parcel which is in default, any further permits, and refuse to make any inspections or grant any approvals with respect to the particular parcel which is in default, until such time as this Declaration is complied with.

G. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

H. **Presumption of Compliance**. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection, and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. **Severability**. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the

invalidated provision.

J. **Recording**. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. **Acceptance of Declaration**. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

L. **Owner**. The term "Owner" shall include MILLENNIUM DEVELOPMENTS OF BRICKELL, LLC, and its heirs, successors, and assigns.

[Signature Pages to Follow]

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this __ day of _____, 2024.

WITNESSES:

Signature:_____
Printed Name:_____

Signature:_____
Printed Name:_____

Millennium Developments of Brickell, LLC,
a Florida limited liability company
By: **Super Holdings, LLC,**
a Florida limited liability company,
its managing member

By:_____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization by _____, as _____ of Millennium Developments of Brickell, LLC, a Florida limited liability company, as the managing member of Super Holdings, LLC, a Florida limited liability company, on behalf of said company. She/He □ is personally known to me or □ has produced _____ as identification.

Witness my signature and official seal this ___ day of _____, 2024, in the County and State aforesaid.

Signature
Notary Public, State of _____

_____
Print Name
[SEAL]

My Commission Expires:

Public Hearing Application No. Z2024000021
Folio Numbers: 01-0205-070-1110, 01-0205-070-1120
01-4138-069-0020 & 01-4138-069-0010

EXHIBIT "A"

THE SOUTH 100 FEET OF LOTS 11 AND 12, LESS THE WEST 10 FEET OF LOT 11, IN BLOCK 57 SOUTH, CITY OF MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", AT PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

AND

LOT 13, OF BLOCK 57 SOUTH, CITY OF MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", AT PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

TRACTS "A" AND "B", OF CHEVRON MIAMI TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z24-027 **January 30, 2025**
Item No. 8C4

Recommendation Summary	
Commission District	3
Applicant	The Diocese of Southeast Florida, Inc.
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Adrienne Arsht Metromover Station, and assign to it the permitted uses and development regulations applicable under Section 33C-15 of the County Code for the "Metromover Station Subzone".
Location	515 NE 15 Street and 464 NE 16 Street, City of Miami, Miami-Dade County, Florida.
Property Size	±2.41-gross (±1.77-net) Acres
Existing Zoning	T6-36B-O (Miami21)
Existing Land Use	Church, vacant land
2030-2040 CDMP Land Use Designation	Regional Urban Center *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the urban center interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33C-15(D)(1) Procedures for approval and development standards, Section 33C-11(G)(1) Initial Review, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses (*see attached Zoning Recommendation Addendum*)
Recommendation	**Approval with conditions.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(20) which states that the BCC shall hear and decide "Applications for development in the RTZ District, or for review of decisions regarding development in the RTZ District, as provided in Section 33C of this Code."

PROCEDURAL HISTORY:

This application was scheduled for the December 19, 2024 meeting of the Board of County Commissioners (BCC). However, the item was not considered due to the cancellation of that meeting.

The public hearing on this item has not been held.

REQUEST:

SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "Metromover Subzone of the Rapid Transit Zone", the applicable

permitted uses and development regulations for the subzone in accordance with Section 33C-15 of the County Code.

BACKGROUND AND ANALYSIS:

The approximately ±2.41-gross (±1.77-net) acre subject property, under folios 01-3231-010-0010, and 01-3231-006-0210, is located fronting along N Bayshore Drive, between NE 16 Street and NE 15 Street, and is situated in very close proximity to the Adrienne Arsht Metromover Station. The subject site currently includes a smaller, southern vacant lot and the Trinity Episcopal Cathedral on the larger, northern parcel that has been at this location since 1923. Previous structures on this southern vacant portion of the property had included a parish hall and offices for the Episcopal Diocese, which were in disrepair and were recently demolished. The applicant intends to preserve the historic cathedral structure while improving the overall site with the proposed development. Staff notes that the current conditions on the site do not provide any street front activation or connections to mass transit, and do not provide the highest levels of development density and intensity that is ideal for the urban core. The other properties surrounding the subject site are zoned for intense urban development under the terms of City of Miami's zoning regulations.

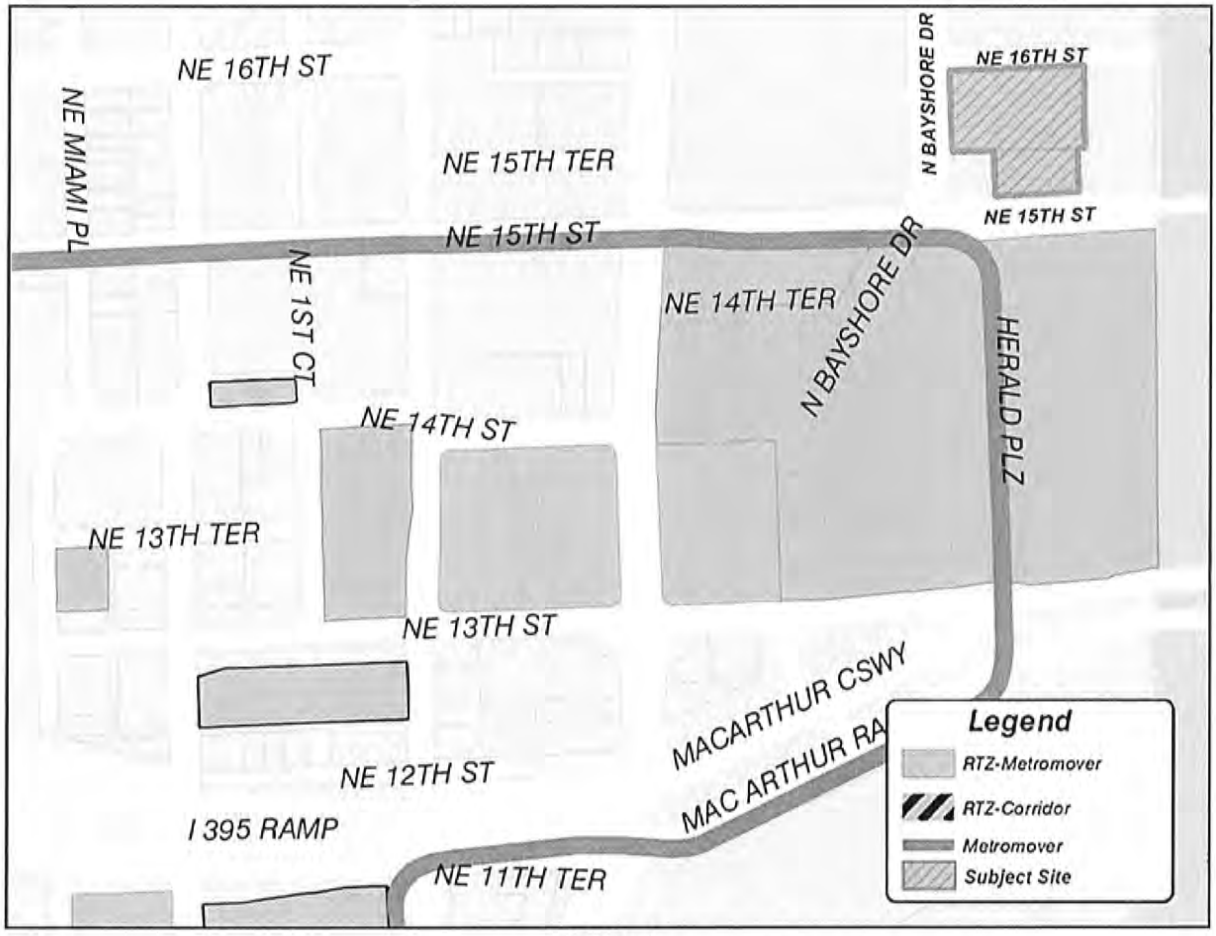


Figure 1

On April 20, 2021, the Board of County Commissioners (BCC) had adopted Ordinance No. 21-33 establishing the "Metromover Subzone" of the Rapid Transit System – Development Zone (RTZ), codified in Section 33C-15 of the County Code. Subsequently, on October 3, 2023, the Board adopted Ordinance No. 23-86, related to the Rapid Transit System- Development Zone (RTZ), which amended section 33C-2 of the Code, and expanded the jurisdictional boundaries of the Metromover Subzone of the Rapid Transit Zone to encompass certain private properties. Ordinance No. 23-86 provided Exhibit 22(A) to include, among other things, the subject property, as shown in Figure 1 on the previous page. Staff notes that prior to its addition to the Metromover Subzone of the Rapid Transit Zone, the subject property was under the City of Miami's zoning jurisdiction. Pursuant to section 33C-5(B), "*Until a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District.*" The Metromover Subzone regulations under Section 33C-15 require a two-step development approval process. This first step, or "Initial Review", requires the Board to hold a public hearing and decide the application after the property has been added to the Metromover Subzone of the Rapid Transit Zone. The second step, or "Final Review", consists of an administrative review by the Department of Regulatory and Economic Resources (RER) of a site plan for the subject property at a future point in time. As per the request, this application consists of the initial review of the subject property.

The County's RTZ primarily consists of properties located within and along the County's Rapid Transit System/Metrorail and Metromover Systems. Properties within the RTZ include the Metrorail Stations, the fixed-guideway path linking the Metrorail and Metromover Stations, the Stations' accessory facilities, and certain developable land. The Metromover Subzone of the RTZ was primarily expanded (pursuant to Ordinance No. 23-86) to include properties owned by private parties located at 127 NE 11 Street, 101 NE 14 Street, 115 NE 14 Street, 119 NE 14 Street, 121 NE 14 Street, 125 NE 14 Street, 464 NE 16 Street, 1540 N Bayshore Drive, and 515 NE 15 Street, and Miami-Dade County owned property identified by folio number of 01-3136-046-0025. These developable parcels that are privately-owned property such as the subject site (515 NE 15 Street), and other parcels identified as located within the Metromover Subzone, may be developed with transit-supportive uses in accordance with Chapter 33C of the County Code. Sections of Chapter 33C ("the Chapter"), includes the standards for development of properties surrounding the Metromover Stations with a variety of land uses, residential densities and building intensities consistent with and in conformance with the thresholds of the Miami-Dade County adopted Comprehensive Development Master Plan (CDMP) Urban Center text. Since 1996, the CDMP has provided that "all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the [CDMP's] Urban Center policies". Since the inception of the RTZ in 1978, the Board has gradually expanded its boundaries to accommodate additional transit-supportive development along the various RTZs. As provided in Section 33C-2 and Section 33C-5 (see addendum), jurisdiction over zoning and other development orders and development permits within the RTZ is vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary, and *"[u]ntil a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District."*

Staff research for similar approvals indicates that in March 2023, pursuant to Resolution #Z-8-23, the Board of County Commissioners (BCC) approved the general development plans for a subject site, lying on the southwest corner of NE 14 Street and NE 2 Avenue, and located in close proximity to the subject site and the Adrienne Arsht Metromover Station, as the "Metromover

Subzone of the Rapid Transit Zone", assigning to it the applicable permitted uses in accordance with Section 33C-15 of the County Code. Similarly, the general development plans for five properties located in close proximity to the Brickell Metromover station (and the Brickell Metrorail Station), were also granted approvals by the BCC pursuant to Resolutions #Z-23-22, #Z-34-23, #Z-35-23, #Z-36-23, and #Z-36-24. Staff also notes that more recently, three other properties were the subject of similar zoning hearing applications (#Z2023000355, #Z2023000404 and #Z2023000423), and were granted approvals by the BCC for their general development plans at their June 20, 2024, October 23, 2024, and November 21, 2024 meetings respectively, and were assigned the permitted uses and development regulations applicable under the County Code for the "Metromover Station Subzone".

Pursuant to Chapter 33C of the County Code, the subject property could potentially be developed with a wide variety of mix of uses including residential, commercial, institutional, retail, office, and other such uses intended to enhance and support the County's existing mass transit system and to provide for transit-oriented development to promote ridership. Staff notes that the subject parcel is currently developed with the historic Trinity Episcopal Cathedral and a vacant lot, and is located just north-east from the Adrienne Arsht Center Metromover station, which makes the site easily accessible to the entire urban core of Miami and beyond via Metrorail. Additionally, the Metromover Subzone designation would effectively allow the site for additional housing opportunities in this highly urbanized neighborhood in close proximity to transit, improve the pedestrian environment and promote walkability within that area providing convenient access for future residents to use the Metromover. Based on the submitted letter of intent and general development plans, the applicant intends to preserve the historic Trinity Episcopal Cathedral structure while enhancing and redeveloping the subject site with a 42-story high mixed-use building consisting of a total of 462 residential units, +/-14,000 sq. ft. of ground-floor space for church use (office and parish hall), +/-49,533 sq. ft. (47%) of open space, and would also include 552 parking spaces within an internalized parking garage. There would be two (2)-ingress/egress points of direct vehicular access to the proposed development from NE 16 Street; one for the existing Trinity Episcopal Cathedral and the other access for the parking garage. Additionally, there would be multiple points of direct pedestrian access to the site provided from N Bayshore Drive, NE 16 Street and NE 15 Street roadways. The accompanying master plan generally depicts a preliminary general development program for the subject parcel and includes site plans; floor plans; building elevations; landscape plans; lot coverage and open space diagrams; aerials; and renderings for the proposed mixed-use development at the subject site (see Figure 2 on the next page). Attached Exhibit A consists of the subject property's general development plan depicting the location of the proposed uses and provides a potential concept plan for the subject property which would be further detailed through the final review process.

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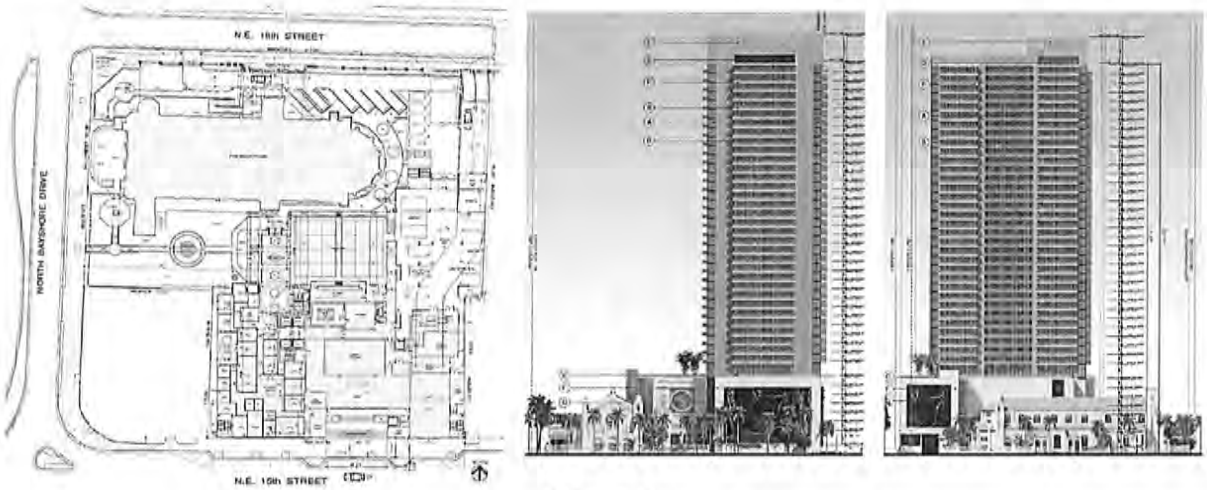


Figure 2

Properties within the Metromover Subzone will be subject to similar development standards as those within the Downtown Intermodal District Corridor, Brickell Station Subzones, and the recently-established Historic Overtown/Lyric Theater Station and Santa Clara Station Subzones in the City of Miami. The regulatory framework adopted by this Board for these subzones calls for mixed-use development, with a maximum residential density of 500 units/per acre and a maximum height determined by that allowed by the Miami International Airport zoning regulations. Said regulations are consistent with the County's designation of the area as the County's only "Regional Urban Center" on the Comprehensive Development Master Plan (CDMP) - Land Use Plan Map, the CDMP's urban center policies, and related interpretative text (see addendum). Those Urban Center policies further provide for mixed-use development at a minimum floor-area ratio of 4.0 in the designated core and of 2.0 in the designated edge, and at a maximum density of 500 dwelling units per acre. Staff notes that the proposed mixed-use building with a height of 42-stories, and a floor area ratio of +/-7.29 (+/-561,022 sq. ft.), would be within the density, massing and floor area ratio threshold that would be allowed under aforementioned regulations. Staff also notes that the Miami-Dade Aviation Department (MDAD) indicate in their memorandum, dated March 22, 2024, that the maximum elevation for the proposed structure conforms to the requirements of the Section 33-333(B)Height/Airspace regulations. Since it is the goal of this application to include the ±2.41-gross acre subject property within the Metromover Subzone and to assign permitted uses and development regulations, **staff finds the application consistent with the CDMP**.

Staff opines that pertaining to the subject property (see Figure 2), approval of this application would enable the development/redevelopment of the subject parcel in a manner that is **compatible** with that of other development in the balance of the Metromover Subzone and the surrounding area. Staff notes that approval of the request would also authorize for the site all of the applicable permitted uses identified under Section 33C-15(C), subject to the development standards set forth in Section 33C-15 (D) (see Addendum).

Staff notes that both the Traffic Engineering Division (TED) as well as the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) have indicated no objection to the application subject to conditions as specified in their combined memorandum, dated September 16, 2024. Staff also notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application

pursuant to standard conditions, and indicate in their memorandum, dated March 5, 2024, that the application lies within the urban infill area and in a municipality where traffic concurrency does not apply, but that the application will generate an additional 152 PM peak hour vehicle trips. Further, memoranda submitted by other departments reviewing the application, including the Division of Environmental Resources Management (DERM) of the RER, the Office of Historic Preservation (OHP) of the RER, the Miami-Dade Police Department (MDPD), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not indicate that any potential impacts would preclude development in accordance with the Metromover Subzone regulations but note that a final determination of traffic, environmental, or other impacts on County resources, will be determined during the Final Review process for specific development approvals.

Additionally, staff notes that pursuant to Section 33C-15(D)(3), approval of a project within the Metromover Subzone may be conditioned on public benefits improvements as the Board may determine to be appropriate to *address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area*. Under Section 33C-15(D)(2), it is further provided that, when undertaking this public benefits analysis, each reviewing agency shall provide a statement as to the proposed development's impact on public facilities and services. Based on the memoranda issued by DERM, MDPROS, DTPW Traffic Engineering, and DTPW Transit, staff notes that each of these reviewing agencies have recommended additional improvements relevant to this public benefit review in order to address the proposed development's impact on public facilities and services. As such, and in accordance with the aforementioned provision, the applicant has voluntarily proffered a covenant that provides certain public benefits in connection with this application in order to develop the subject property. Staff notes that the Public Benefit Contribution proffers that prior to issuance of the building permit for the development of the subject property, owner shall pay the County two hundred and fifty thousand dollars ($250,000) for repairs and upgrades to the Adrienne Arsht Metromover Station (such as mechanical systems, restrooms, painting, signage, and accessibility features), to be allocated and used in any manner the County deems appropriate. Additionally, this covenant also includes pedestrian mobility improvements which provides that prior to issuance of the final certificate of occupancy (CO) for the proposed development, and in coordination with the specific improvements at each intersection to be consistent with the requirements of the County's DTPW Traffic Engineering Division, owner shall construct 2 enhanced crosswalks with upgraded safety features for pedestrians having a total estimated cost of seven hundred and fifty thousand dollars ($750,000). Specifically, (i) an enhanced crosswalk with rapid rectangular flashing beacons (RRFB) at the existing location on the south side of North Bayshore Drive intersection with NE 16th Street (current estimated cost of $150,000); and (ii) an enhanced crosswalk with a fully signalized crosswalk at the existing location on the south side of North Bayshore Drive intersection with NE 17th Terrace Street (current estimated cost of $600,000). Furthermore, these benefits also include historic preservation and housing assistance provisions that provide that prior to issuance of the final CO for the proposed development, the owner shall submit an application to seek local designation of the Trinity Episcopal Cathedral, which is currently listed on the National Register of Historic Places, as an individual historic site, which would impose regulatory protections; and, shall provide at least two million dollars ($2,000,000) in rental assistance for residents leasing apartments in the project, allocated in the sole discretion of a fund established and administered by the Episcopal Diocese of Southeast Florida to make housing at the subject property more

attainable. The full rental assistance fund shall be distributed to renters within ten (10) years of Project opening.

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate two (2)-ingress/egress points of direct vehicular and pedestrian access provided along NE 16 Street to facilitate the flow of traffic for the proposed development and the existing church use on the subject site. Parking for the project has been provided within an internalized structured parking garage. The proposed development provides for a total of 552 parking garage spaces, and complies with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Based on the aforementioned analysis, staff recommends approval of this application with conditions.

CONDITIONS:

1. That the final site plan must conform to the general development plans dated stamped received 2/8/2024 and 8/20/2024 as approved pursuant to this Special Exception.

2. That the applicant shall submit a recordable covenant on the proffered public benefits improvements and opinion of title in legally sufficient and recordable form before obtaining any subsequent development approvals. The applicant has voluntarily proffered public benefits that provide that prior to issuance of the building permit for development of the subject property and issuance of the final CO, the applicant shall pay to the County a total of $250,000 for maintenance, repairs and upgrades to the transit station, a total of $750,000 for enhanced offsite pedestrian crosswalks, and traffic signal improvements, and provide at least $2,000,000 in rental assistance for residents leasing apartments in the project.

3. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Aviation Department (MDAD) as indicated in the memorandum dated March 22, 2024.

4. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Office of Historic Preservation (OHP) as indicated in the memorandum dated April 16, 2024.

5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated March 5, 2024.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) and the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) as indicated in their combined memorandum dated September 16, 2024.

ES:JB:SS

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

The Diocese of Southeast Florida, Inc.
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NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	*No objection*
Platting and Traffic Review Section (RER)	*No objection**
Department of Transportation and Public Works (DTPW)	*No objection**
Miami-Dade Fire Rescue (MDFR)	*No objection*
Miami-Dade Aviation Department (MDAD)	*No objection**
Office of Historic Preservation (OHP)	*No objection**
Water and Sewer Department (WASD)	*No objection*
Parks, Recreation and Open Spaces Department (PROS)	*No objection*
Miami-Dade County Public Schools	*No objection*
Miami-Dade Police Department	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Urban Centers (Page I-46)	*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These* ***Urban Centers*** *are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and* ***Community Centers*** *which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.* *The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high*

	level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. *Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.* ***Uses and Activities.** Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in **Urban Centers** may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. **Residential** uses may be required in areas of the County and along **rapid transit lines** where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.* ***Streets and Public Spaces.** Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.*

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Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.
Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.
Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.
<table>
<tr><td></td><td>Average Floor Area Ratios (FAR)</td><td>Max. Densities /Gross Acre</td></tr>
<tr><td>Regional Activity Centers</td><td>greater than 4.0 in the core
not less than 2.0 in the edge</td><td>500</td></tr>
<tr><td>Metropolitan Urban Centers</td><td>greater than 3.0 in the core
not less than 0.75 in the edge</td><td>250</td></tr>
<tr><td>Community Urban Centers</td><td>greater than 1.5 in the core
not less than 0.5 in the edge</td><td>125</td></tr>
</table>
In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.
As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.
</td>
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<tr>
<td>Policy LU-4A (Page. I-11)</td>
<td>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</td>
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<tr>
<td>Objective LU-7 (Page. I-13)</td>
<td>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services.</td>
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</table>

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Policy LU-7A (Page. I-13)	*Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.*
Policy LU-7B (Page. I-14)	*It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.*
Policy LU-7D (Page. I-13)	*Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable environment for pedestrians.*
Policy LU-7F (Page. I-14)	*Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and a minimum of 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.*
Policy LU-8A (Page. I-15)	*Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.*

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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33C-2 Rapid Transit Zone	*(A) Definition- The "Rapid Transit Zone" consists of all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed-guideway portion of the Stage 1 Rapid Transit System,* ***including all station sites,*** *parking areas and yard and maintenance shop facilities.* *(B) Designation of land included- The Board of County Commissioners hereby designates all land areas (including surface, subsurface, and appurtenant airspace) shown on Exhibits 1 through 16, bearing the following effective dates: Exhibit 1, July 31, 1998, Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979 and Exhibit 10, May 26, 1983, certified by the Clerk of the Board as a portion of this chapter, incorporated hereby by reference, and transmitted to the custody of the Department of Planning and Zoning, as the Rapid Transit Zone for the Stage 1 Fixed-Guideway Rapid Transit System. The Director of the Department of Planning and Zoning shall submit to each affected municipality an official map or maps designating the Rapid Transit Zone which may from time to time be altered, enlarged, added to, amended or deleted by ordinance, after a public hearing within each municipality affected.* *(C)* ***Jurisdiction of County****- Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary. Where a* ***municipality*** *continues to provide other services to a property in the Rapid Transit Zone, the municipality shall be responsible for ensuring that all matters relating to enforcement of land use, zoning, or building code requirements that may arise in the course of providing municipal services are referred to the County's Building Official, and the municipality shall coordinate with the County to ensure that affected property owners and tenants are also informed as to these jurisdictional matters.* *(D) Permitted land uses- The following land uses are permitted within the Rapid Transit Zone and no others:* *(1) Fixed guideways for the Rapid Transit System.* *(2) Stations for the Rapid Transit System, including such uses as passenger platforms and waiting areas, ticket and information booths, restrooms, utility rooms, in-station advertising displays, stairs, elevators, walkways, concessions, vending machines, and other service-related businesses offering goods and services for sale to passengers, and other similar uses as are necessary for or ancillary to the proper functioning of a rapid transit station.* *(3) Parking lots and parking structures.* *(4) Bus stops and shelters.* *(5) Streets and sidewalks.* *(6) Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.*

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The Diocese of Southeast Florida, Inc.
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	(7) Landscaping. *(8) Bikeways, parks, community gardening, playgrounds, power substations and other uses necessary for the construction, operation and maintenance of the Rapid Transit System.* *(9) (a) Such other uses, including commercial, office and residential uses, as may be appropriate to and **compatible** with the operation of the **Rapid Transit System** and the convenience of the ridership thereof.* *(b) **Subzones**; development regulations, standards and criteria. In the unincorporated areas of the Rapid Transit Zone, subzones shall be created by separate ordinances which shall become part of this chapter. Said ordinances shall identify the boundaries of the individual subzones and shall establish development regulations and site plan review standards and criteria for those land uses permitted pursuant to subsection (9)(a) herein and approved pursuant to subsection (9)(c) herein.* *(c) Requests for approval of development of those land uses permitted pursuant to subsection (9)(a) herein within a subzone created pursuant to subsection (9)(b) herein shall be made by filing an application in accordance with the provisions of Section 33-304. Said application shall be considered a special exception for site plan approval to be considered and acted upon directly by the Board of County Commissioners pursuant to the criteria established in Section 33-311(d) and the provisions of the applicable subzone.* *E) Effect on existing land uses. All land areas included by this section within the Rapid Transit Zone upon which uses other than those specified in subsection (D) of this section were authorized or permitted prior to October 27, 1978 may be used as follows:* *(1) Existing structures. All existing buildings or structures and all uses for which building permits have already been issued prior to the effective date of this article and which have complied with the applicable provisions of the South Florida Building Code, may be continued or constructed in accordance with the approved plans and specifications therefore. Alterations, improvements, or expansions of existing structures shall be subject to the provisions of paragraph (2) hereof.* *(2) All other lands. No applications for site or plan approvals and/or building permits shall be issued for new facilities within the Rapid Transit Zone except in the following circumstances:* *(a) The estimated construction costs does not exceed ten thousand dollars ($10,000.00) in any consecutive two-year period; or* *(b) The Miami-Dade Transit Agency certifies that approval of the application will not have an adverse impact upon a material element of the Stage I System. The Miami-Dade Transit Agency shall, with respect to any application for which certification is refused, provide a detailed written explanation supporting the refusal to certify and specifying the corrective actions, if any, which would lead to certification. The decision of the Agency may be appealed to the Board of County Commissioners within thirty (30) days from the date of the written explanation by filing a notice of appeal with the Clerk of the Board of County Commissioners. The Board of County Commissioners, after giving public notice as required by Chapter 33 of the Code, shall hear the appeal and either affirm, deny or modify the decision of the Agency. Appeals from the Board of County Commissioners' action shall be in accordance with Section 33-316 of this Code.*
Section 33C-5 Rapid Transit Zone ("RTZ") District	*(B) Existing zoning designations; administrative site plan review required. Until a **special exception** or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District.*

ZONING RECOMMENDATION ADDENDUM

The Diocese of Southeast Florida, Inc.
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Section 33C-15.- Metromover Subzone.	*(A) Purpose and Intent. The following development review standards and criteria shall govern applications for initial plan approval of the general site development plan, and applications for final site plan review, for all development to be located within the boundaries of the* ***Metromover Subzone*** *established in this section. These standards are consistent with, and support the County's and the City's commitment to, principles of urban planning, including improved mobility, enhanced pedestrian environment, and the reduction of urban sprawl. They are also consistent with the need to provide for the public service and public infrastructure needs of this area, which is within the County's only* ***regional urban center*** *and, as such, is designated for the highest level of development density and intensity in the County.* *(B) Boundaries. The* ***Metromover Subzone*** *of the* ***Rapid Transit Zone*** *is hereby established; the boundaries of the subzone are identified in* ***Exhibits 22(A)*** *and* ***22(B)*** *of* ***Section 33C-2****. The legal description and a full-scale map of the boundaries are on file with the Department.* *(C) Permitted Uses. Permitted uses shall be in accordance with Section 33C-11(C) relating to the Government Center Subzone, which are incorporated by reference herein.* *(D) Procedures for approval and development standards.* *(1) Applications for development in the subzone shall be governed by the pre-application and application procedures and development standards relating to the Government Center Subzone, as set forth in Section 33C-11(D), (E), (F), and (G), which are incorporated by reference herein, except as follows:* *(a) Parking shall be governed by Section 33C-8.* *(b) Plan review standards regarding public open space may be satisfied with private open space that is open to the public.* *(c) Development along the Biscayne Bay and Miami River shorelines shall be subject to the following:* *(i) Purpose and intent. In furtherance of CDMP objectives and policies regarding shoreline management, Chapter 33D, and municipal codes and plans addressing development along these shorelines, it is the intent of the criteria contained herein to promote connectivity and accessibility to bayfront and riverfront properties within this subzone and to maintain pedestrian connectivity along the existing and planned public walkway along the shoreline, referred to as the Miami Baywalk.* *(ii) Shoreline setback. The setback from the shoreline shall be a minimum of 50 feet as measured from the mean highwater line provided along the applicable water frontage, except that on lots with a depth of less than 200 feet, the setback shall be a minimum of 25 percent of the lot depth.* *(iii) Visual corridors. To allow visual corridors to open from ground to sky and to allow public access to the waterfront, side setbacks shall be equal in aggregate to a minimum of 25 percent of the water frontage of each lot based on average lot width.* *(iv) Public shoreline walkway. To maintain pedestrian connectivity along the shoreline, a publicly accessible walkway shall be provided within the shoreline setback. Walkway design and connections to adjacent existing or planned walkway segments shall be consistent with the County's Shoreline Development Review Manual and, if adjacent to properties under the City of Miami's jurisdiction, with the City of Miami's Waterfront Walkway Design Standards.*

ZONING RECOMMENDATION ADDENDUM

The Diocese of Southeast Florida, Inc.
PH: Z24-027

	(2) It is further provided that, in the review of an application for public hearing other than for a governmental facility, each reviewing agency shall provide a statement as to the proposed development's impact on public facilities and services, including assessment of impacts beyond minimum concurrency requirements pursuant to Chapter 33G and minimum subdivision requirements pursuant to Chapter 28. The reviewing agency may recommend additional improvements to address such identified impacts. *(3) Approval of such public hearing application may be conditioned on the provision of improvements recommended by a reviewing agency and of such other public service, public infrastructure, or* ***public benefits improvements*** *as the Board may determine to be appropriate to address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area. Such improvements may include, without limitation: improvements to rapid transit infrastructure or surrounding roadways; mobility connections to the Rapid Transit System or other buildings or facilities in the surrounding area; emergency services facilities; educational facilities; public parks or public open spaces; tree canopy enhancements; public water and sewer infrastructure; or affordable housing.* *(4) Notwithstanding any other provision to the contrary, for any privately-owned property added to this subzone after April 20, 2021, unless an application for initial review for development approval for such property has been filed in accordance with this section within two years from the effective date of its inclusion in the subzone, the inclusion of such property in the subzone, and the corresponding assertion of County regulatory jurisdiction over it, shall sunset.* *(E) Platting. Separate parcels located within the subzone and made subject to a unity of title or covenant in lieu of unity of title shall not be deemed a subdivision and shall be exempt from the platting requirements of Chapter 28.* *(F) Conflicts. The development review procedures, standards, and criteria set forth in this section shall govern in the event of a conflict with other zoning, subdivision, or landscape regulations of this code or with the Miami-Dade County Public Works Manual.*
Section 33-311(A)(3) Special Exception, Unusual and New Uses.	***Special exceptions*** *(for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

THE DIOCESE OF SOUTHEAST FLORIDA, INC/ROBERSON, JASON	515 NE 15 ST 1540 N BAYSHORE DR **MIAMI-DADE COUNTY, FLORIDA.**
APPLICANT	**ADDRESS**
Pending	Z2024000027
DATE	**HEARING NUMBER**

FOLIO: 01-3231-010-0010/01-3231-006-0210

REVIEW DTE OF CURRENT ENFORCEMENT HISTORY:
November 15, 2024

NEIGHBORHOOD REGULATIONS:
Folio No.s: 01-3231-010-0010/01-3231-006-0210
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
Folio No.s: 01-3231-010-0010/01-3231-006-0210
There are no open/closed cases in BSS.

VIOLATOR:
THE DIOCESE OF SOUTHEAST FLORIDA, INC/ROBERSON, JASON

OUTSTANDING LIENS AND FINES:
There are no outstanding Liens, Fines, or Fees.

Memorandum

MIAMI-DADE COUNTY

Date: November 14, 2024

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2024000027-3rd Review
The Diocese of Southeast Florida Inc
515 NE 15th Street and 464 NE 16th Street
Special exception for a general development plan with the purpose of designating the property as part of the Metromover Subzone of the Rapid Transit Zone and assigning applicable permitted for a mixed-use development that includes the preservation of an existing cathedral on the north side of the properties.
(Metromover Subzone RTZ) (1.858 acres)
31-53-42

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, the existing church to remain is connected to public water and sanitary sewers. Pursuant to the Code and based on the proposed site plan, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sew er moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent

Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review
Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

Conditions of Approval: None

Tree Preservation Review
An aerial review of the subject parcels indicates the presence of tree resources. The subject parcels are within the boundaries of the City of Miami. The City of Miami tree removal permits BD22-006626-001-L007 and BD22-006625-001-L001 were issued on November 09, 2022, for the subject parcels. All approved work shall be performed in accordance with these permits. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with tree permits BD22-006626-001-L007 and BD22-006625-001-L001, a new permit will be required. The applicant is advised to contact the Tree and Forest Resources Section of DERM at (305) 372-6574 or tfrs@miamidade.gov with any questions regarding their permitting procedures and requirements.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall meet the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

DERM Enforcement History Review
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: January 10, 2025

To: Eric Silva, AICP, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: ***UPDATED*** Zoning Application Comments - Trinity Cathedral Project
Application No. Z2024000027 - (Pre-App. No. Z23P-305)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: Trinity Cathedral Project.

Location: The proposed project is located on approximately 1.86 acres at 515 NE 15 St and 464 NE 16th Street with Folios Nos. 01-3231-010-0010 and 01-3231-006-0210, in the City of Miami.

Proposed Development: The proposed project with this application consists of a mixed-use development which includes a new 42-story "L" shaped building with 462 apartment units (high density) and the ground floor will house over 14,000 square feet of space for the church, including offices and a modernized parish hall for a growing Trinity congregation. The existing Cathedral building will remain.

The estimated total water demand for the proposed project will be 63,770 gallons per day (gpd).

Water: The subject development is within WASD's service area. The water supply for this application is provided by the Hialeah-Preston Water Treatment Plant (WTP). At the present time, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2A(1) of the CDMP.

The existing property is connected to water. If a new connection is required, the developer may connect to an existing 16-inch water main (E9895-1) in North Bayshore Drive, abutting the western boundary of the property.

Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.

Any public water main extension within the property shall be a minimum of 12-inch in diameter. If two (2) or more fire services are to be connected to a public water main, then the water system shall be looped with two (2) points of connection.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The existing property is connected to a sewer. If a new connection is required, the developer may connect to any of the following:

1. Connect to an existing 10-inch gravity sewer system (ES3629-1) in NE 15th Street, abutting the southern boundary of the property.

2. Connect to an existing 8-inch gravity sewer in NE 16th Street, abutting the northern boundary of the property.

Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.

If Unity of Title does not apply, then any gravity sewer within the property shall be public and eight (8) inches minimum in diameter.

The subject application is located within the Biscayne Basin which has a sanitary sewer special connection charge of $ 4.24 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Biscayne Basin Area.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 2. The projected sanitary sewer flows from this development will increase the projected Nominal Average Pump Operating Time (NAPOT) operating hours from 6.20 hrs. to 6.23 hrs. Said Pump Station is in OK Moratorium Code status.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

In addition, below please find links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: March 5, 2024

To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department

From: Raul A. Pino, PLS
Chief
Regulatory and Economic Resource Department

Subject: DIC 24-027
Name: The Diocese of Southeast Florida, Inc.
Section 31 Township 53 South Range 42 East

I. PROJECT LOCATION:

The property is located at 515 NE 15 Street and 464 NE 16 Street.

II. APPLICATION REQUEST:

This application is requesting the approval of a 42-story building with 462 residential units and internalized parking.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from east to west is provided by NE 15 Street and from north to south is provided by N Bayshore Drive.

IV. RECOMMENDATION:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

152 PM Peak Hour trips are generated by this application.

Please note that this application meets the traffic concurrency criteria because it lies within the urban infill area and a municipality where traffic concurrency does not apply.

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

B. Cardinal Distribution

North	32 %	East	7 %
South	18 %	West	43 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F-5058 located on US 1 north of NE 29 Street, has a maximum LOS **"E+50"** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,957** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5058** with its PHP and assigned vehicles is at LOS **"E"**. The **47** vehicle trips generated by this development when combined with the **2,957** and those previously approved through Development Orders, **0**, equal **3,004** and will cause this segment to remain at LOS **"E"** whose range is from 2,921 to 3040.

Station F-5053 located on US 1 north of NE 13 Street, has a maximum LOS **"E+50"** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,209** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5053** with its PHP and assigned vehicles is at LOS **"D"**. The **27** vehicle trips generated by this development when combined with the **2,209** and those previously approved through Development Orders, **0**, equal **2,236** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

Station F-2506 located on SR 836/I 395 east of NW 2 Avenue, has a maximum LOS **"D"** of **13,620** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **12,870** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2506** with its PHP and assigned vehicles is at LOS **"D"**. The **30** vehicle trips generated by this development when combined with the **12,870** and those previously approved through Development Orders, **0**, equal **12,900** and will cause this segment to remain at LOS **"D"** whose range is from 10,961 to 13,620.

Station 9276 located on NE 2 Avenue south of NE 20 Street, has a maximum LOS **"E+20"** of **3,283** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,889** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9276** with its PHP and assigned vehicles is at LOS **"D"**. The **22** vehicle trips generated by this development when combined with the **1,889** and those previously approved through Development Orders, **0**, equal **1,911** and will cause this segment to remain at LOS **"D"** whose range is from 1,180 to 2,628.

Station 9974 located on Venetian Causeway/NE 15 Street east of N Bayshore Drive, has a maximum LOS **"E"** of **1,269** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **871** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9974** with its PHP and assigned vehicles is at LOS **"D"**. The **26** vehicle trips generated by this development when combined with the **871** and those previously approved through Development Orders, **0**, equal **897** and will cause this segment to remain at LOS **"D"** whose range is from 1,198 to 1,269.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

VII. SITE PLAN CRITIQUE:

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

Memorandum

MIAMI-DADE COUNTY

Date: August 29, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2024000027

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in EnerGov on 8/20/2024. Note this projection is situated within the City of Miami Fire Department's response area. Therefore, kindly coordinate fire department access and apparatus set-up site requirements with their Fire Prevention Division. For your reference and convenience, the main number to their Fire Prevention Division is 305-416-1600.

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum

MIAMI-DADE COUNTY

Date: September 16, 2024

To: Eric Silva, AICP
Assistant Director, Zoning Division
Department of Regulatory and Economic Resources (RER)

From: Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Infrastructure Planning Division
Department of Transportation and Public Works (DTPW)

Subject: Review of DIC Project No. Z2024000027
The Diocese of Southeast Florida, Inc.
DTPW Project No. OSP 173

PROJECT DESCRIPTION:

According to the Letter of Intent (LOI), the applicant seeks approval of a general development plan with multifamily residential and religious facility uses. This proposal involves historic preservation of the existing cathedral on the north side of the Property and development of a new 42-story "L" shaped building on the vacant land, which includes 462 residential units and internalized parking to serve both parishioners and residents. The house floor of the new building will house over 14,000 square feet for the church, including offices and a modernized parish hall for a growing Trinity congregation. The property is in the "Metromover Subzone" of Miami-Dade County's Rapid Transit Zone (RTZ).

I. **PROJECT LOCATION:**
The property is located at 515 NE 15th Street in Miami, Florida in the City of Miami, Miami-Dade County, Florida, within the Urban Development Boundary and the Urban Infill Area.

II. **APPLICATION REQUEST:**
The application is requesting approval of the following:
- Special Exception of General Development Plan RTZ

COMMENTS/RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the following conditions:

I. <u>Infrastructure Planning Division:</u>

1. The applicant shall work with DTPW to identify and provide the improvements needed to encourage transit use in the proposed project area. Improvements may include but not limited to provision of enhanced bike/walk/micro-mobility

connections to the nearby existing and future planned Metromover station(s) and bus stops.

2. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all transit options available is provided.
3. The Applicant shall ensure that the sidewalks along NE 15th St and N Bayshore Dr. be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impede public access to the nearby Metromover Station and bus stops.
4. The applicant shall provide enhanced crosswalks or additional pavement markings at NE 15th St and N Bayshore Dr. to clearly delineate where pedestrians should be within the proposed project. This will promote walkability to the transit stops mentioned in this Memo.
5. The applicant shall provide connections to transit by adding to the existing bicycle and pedestrian network where possible.
6. Due to the proximity of this project to the Adrienne Arsht Metromover Station, DTPW recommends that the existing on-street parking be retained.
7. The application shall provide updated plans reflecting the most current roadway configuration.
    a. As presented, there is an installed bicycle facility, not represented on your plans.
    b. These bike lanes present the transition from the Venetian causeway trail to the 15th Street roadway network.

Additional Impacts on Transit Service

As per code Section 33C-15 (D.2), below are additional improvements which DTPW identified as a preliminary review of the subject development. Please note that these improvements may be modified after the review of a detailed site plan is completed or DTPW acquires additional information on improvement costs.

DTPW's suggests that any traffic study for this project include averages for Weekday trips for the same land use codes to be used in the traffic methodology or traffic study. The applicant has not provided an expected project completion date for this application site. DTPW analyzed the Mode Shares provided by the Miami-Dade County Transportation Planning Organization (TPO) for the years 2015 and 2045. The TPO manages Southeast Florida Regional Planning Model (SERPM) for the County. The SERPM data is provided at the TAZ level. TAZ521 is the subject TAZ to be analyzed in this in this section.

According to the SERPM Mode Shares for 2015 and 2045 it is expected that bicycle and pedestrian usage will nearly increase during the time above. This memo will be updated to include increase by mode upon next submittal. These increases represent a shift away from the single driver automobile. Transit percentages in SERPM include Metrorail, Metromover, and Metrobus services. DTPW facilities like Bicycle lanes

and sidewalks within the neighborhood will also see an increase in their mode share as the area continues to grow. The proposed project will undoubtedly have a higher impact on bicycle and pedestrian facilities than all three transit systems (Metrorail, Metrobus, Metromover) provided by DTPW in the area.

Possible improvements for the three transit modes includes, upgrading bus stops mentioned above in this Memo to have covered waiting and loading areas. The TDP currently has the following transit projects programmed, The Metromover system seeks to provide extensions to both the Brickell loop and the Omni loop. The Design District Extension Metromover Expansion Project will seek to extend the Metromover from The School Board Station to NW 40th Street. Additionally, there are several bicycle projects that have been developed within DTPW, such as green painted bike lanes along NE 15th Street from N. Bayshore Drive to the Venetian Causeway entrance at an estimated Design and construction cost of $175,000, which has been implemented and need to be reflected in the plans as not above in this memo. DTPW has identified the need for the intersection of 15th street and Bayshore to be reconstructed in a manner that would allow the bicycle facility to traverse the intersection. DTPW is contemplating a roundabout for the new intersection, traffic study and roadway design of the intersection are currently unfunded. Buffered bike lanes on Miami Avenue from NE 13th Street to NE 17th Street at an estimated cost of $500,000. DTPW has also identified the need for bike improvements along NE 20th Street from NE 2nd Avenue to Biscayne Blvd. DTPW has identified Sidewalk Gaps along North Miami Avenue from NE 15th Street to NE 16th Street at a cost of $46,000 and at NE 6th Street at a cost of $28,000. Other improvements are identified in the FDOT Bike Connectivity Plan and The Downtown Miami Micro mobility Project.

Since this TAZ is projected to be a highly pedestrian area, it is recommended that wider sidewalks be instituted throughout the neighborhood as well as mid-block crosswalks where possible. The installation of shade trees throughout the neighborhood will benefit transit users as well as cyclists and pedestrians. Bicycle and Pedestrian usages are expected to increase at a higher rate than transit users in this area of the County.

Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the comments above.

II. **Traffic Engineering Division**

CONDITIONS:

Additional Impacts on Public Facilities and Services:

- Prior to issuance of the final certificate of occupancy (CO) for the subject development, owner shall design and construct the following crosswalk enhancements: (i) an enhanced crosswalk with rectangular rapid flashing beacons (RRFB) at the existing crosswalk on the south side of North Bayshore Drive intersection with NE 16 Street; and (ii) enhance existing crosswalk with a full signalized crosswalk at the existing location on the south side of North Bayshore Drive intersection with NE 17th Terrace.

Site Plan:

The following site plan comments must be addressed under a separate Administrative Site Plan Review (ASPR) process.

1. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements. Additionally, on-street parking must comply with Section 3.3

SPEED LIMIT (MPH)	D_l (FT)		D_r (FT)	
	MINIMUM	DESIRABLE	MINIMUM	DESIRABLE
30	35	70	20	40
35	50	95	30	50
40	70	130	40	70
45	95	160	50	85
50	125	400	70	215
MEASUREMENTS TAKEN FROM CENTER OF ROADWAY				

   of the MDC Traffic Operations Manual (see highway distances below).
2. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance).
3. A minimum of a 6' sidewalk must be kept within public right-of-way.
4. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
5. Driveways must be designed as per FDOT standard 515.
6. Site plan must show all necessary roadways to complete the roadway network. Site plan must show required right-of-way dedications and show which roadways will be public/privat
7. Please provide written approval from Leandro Ona (Leandro.Ona@miamidade.gov) for the proposed typical section on NE 15 Street.

8. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from property line to driveway.

Please contact Anamersy Arce at Anamersy.Arce@miamidade.gov if you have any questions on the comments above.

If you have any questions concerning the overall review comments, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.

cc: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Gabriella Serrado, Chief, Infrastructure Planning, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Tuesday, May 21, 2024 10:21 AM
To: nicholas.barshel@akerman.com
Cc: Concurrency Management; Simon, Nathaly; CASTILLO, DENISE; Stillings, Noel (RER); Connally, Ronald (RER); Garcia, Jeannette C.; Ellis, Jacqueline; Angleton, Kathryn; CASTILLO, DENISE
Subject: Diocese of SE Fl _RTZ- Z2024000027 (PH01240502004590) County
Attachments: Diocese of SE Fl _RTZ- Z2024000027 (PH01240502004590) County.pdf

Diocese of SE Fl _RTZ- Z2024000027
PH0124050200459 - Z2024000060
Folio Nos.: 0132310100010, 0132310060210

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 462 multifamily residential units, which generate 34 students, 19 at the elementary , 7 at the middle and 8 at the senior high school level. At this time, all school levels have sufficient capacity available to serve the application. Remember that a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-7285.

Best regards,

Ivan M. Rodriguez, Director
Facilities Planning
1450 NE 2 Ave., Suite 523
Miami, Florida 33132
305.995.4501

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH0124050200459**	Local Government (LG):	**Miami**
Date Application Received:	**5/2/2024 12:31:58 PM**	LG Application Number:	**Z2024000027**
Type of Application:	**Public Hearing**	Sub Type:	**Public**

Applicant's Name: **Diocese of SE Fl RTZ- Z2024000027**
Address/Location: **1540 N Bayshore Dr**
Master Folio Number: **0132310100010**
Additional Folio Number(s): ***0132310060210,***

PROPOSED # OF UNITS **462**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **462**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA ID	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5931	PHILLIS WHEATLEY ELEMENTARY	143	19	19	YES	Current CSA
6361	JOSE DE DIEGO MIDDLE	0	7	0	NO	Current CSA
6361	JOSE DE DIEGO MIDDLE	-37	7	0	NO	Current CSA Five Year Plan
7791	BOOKER T WASHINGTON SENIOR	70	8	8	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
6011	GEORGIA JONES-AYERS MIDDLE	403	7	7	YES	Adjacent CSA
*An Impact reduction of **33.18%** included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum

MIAMI-DADE COUNTY

Date:	February 27, 2024
To:	Eric Silva, Assistant Director Development Services Division Regulatory and Economic Resources Department (RER)
From:	Alejandro Zizold, Chief of Planning and Research Planning, Design and Construction Excellence Division Parks, Recreation and Open Spaces Department (PROS)
Subject:	Z2024000027– Trinity Cathedral Project RTZ (Associated Pre-app.: Z2023P00305)

Alejandro Zizold

Applicant Name: Nicholas Barshel on behalf of The Diocese of Southeast Florida, Inc.

Project Location: The proposed development is located on ±1.86 acres located at 515 NE 1st Street and 464 NE 16th Street north of NE 16th Street and east of N Bayshore Drive, in Miami, Florida (Folios: 01-3231-010-0010, 01-3231-006-0210).

Proposed Development: The applicant seeks a special exception for a general development plan in the RTZ Metromover Subzone to develop 462 multi-family residential units.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 1 (PBD 1) are shown in Figure 1. Although there are no County-owned local parks within three miles of the subject application, there are several municipal parks which are 5 acres or greater, as shown in Figure 1.

Impact and Demand: The proposed residential component impact does not apply to Miami-Dade County local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. There are several municipal parks that are 5 acres or larger within the 3-mile application area. Please coordinate with the City of Miami's Parks Department Level of Service impact from the proposed development on park and open space needs.

Community Benefit: While the proposed development is located within the Miami-Dade County RTZ subzone, this development has no impact on Miami-Dade County's parks facilities or level of service standards. The applicant should consider the following as it pertains to community benefits:

- Provide shade trees that are as mature as feasible upon installation to offer immediate shade, aid in mitigation of the urban heat island effect, contribute to cooler public areas within the subject site, act as a natural rainwater filter, and complement the ground level design of the development.
- Contributing wayfinding, markings, and safe crossing features directing residents and visitors to public transit options to encourage safe non-motorized mobility.
- Including a bike storage room, covered bike parking areas and a bike repair station to support non-motorized mobility and micro mobility.

Recommendations: PROS has no pertinent comments for this application concerning impact or demand on existing County Parks, proposed or budgeted service expansion, nor does PROS perform a concurrency review. PROS offers the following recommendations:

- PROS recommends that the applicant include additional shade trees along N. Bayshore Drive in the proposed landscape plan in order to create a more shaded and walkable pathway for pedestrians as per the Great Streets Vision identified in the Miami- Dade County OSMP.
- Include bicycle storage racks for use by visitors of the residential and church components in highly visible areas.
- Coordinate with and solicit input from the City of Miami Parks and Recreation Department.

- Coordinate with Department of Transportation and Public Works to maximize potential mutual benefits and create seamless connections.

These recommendations are based on the following Recreation and Open Space policy and objectives in the Comprehensive Development Master Plan (CDMP):

Policy ROS-3B
The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Policy ROS-4G
The Parks, Recreation and Open spaces Department will collaborate with County agencies that oversee funding programs and accounts related to horticulture, arboriculture, environmental mitigation, hazard mitigation, transportation, crime prevention, tourist development, and community and economic development, which can potentially benefit local residents through the enhancement of parks and recreation programs, should assist with the implementation of the policies in this Element by participating in inter-agency partnerships to address, for example, the following:

v.) Improvements to physical access to parks and recreation facilities and special events through public transportation programs;

Objective ROS-8
The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international community.

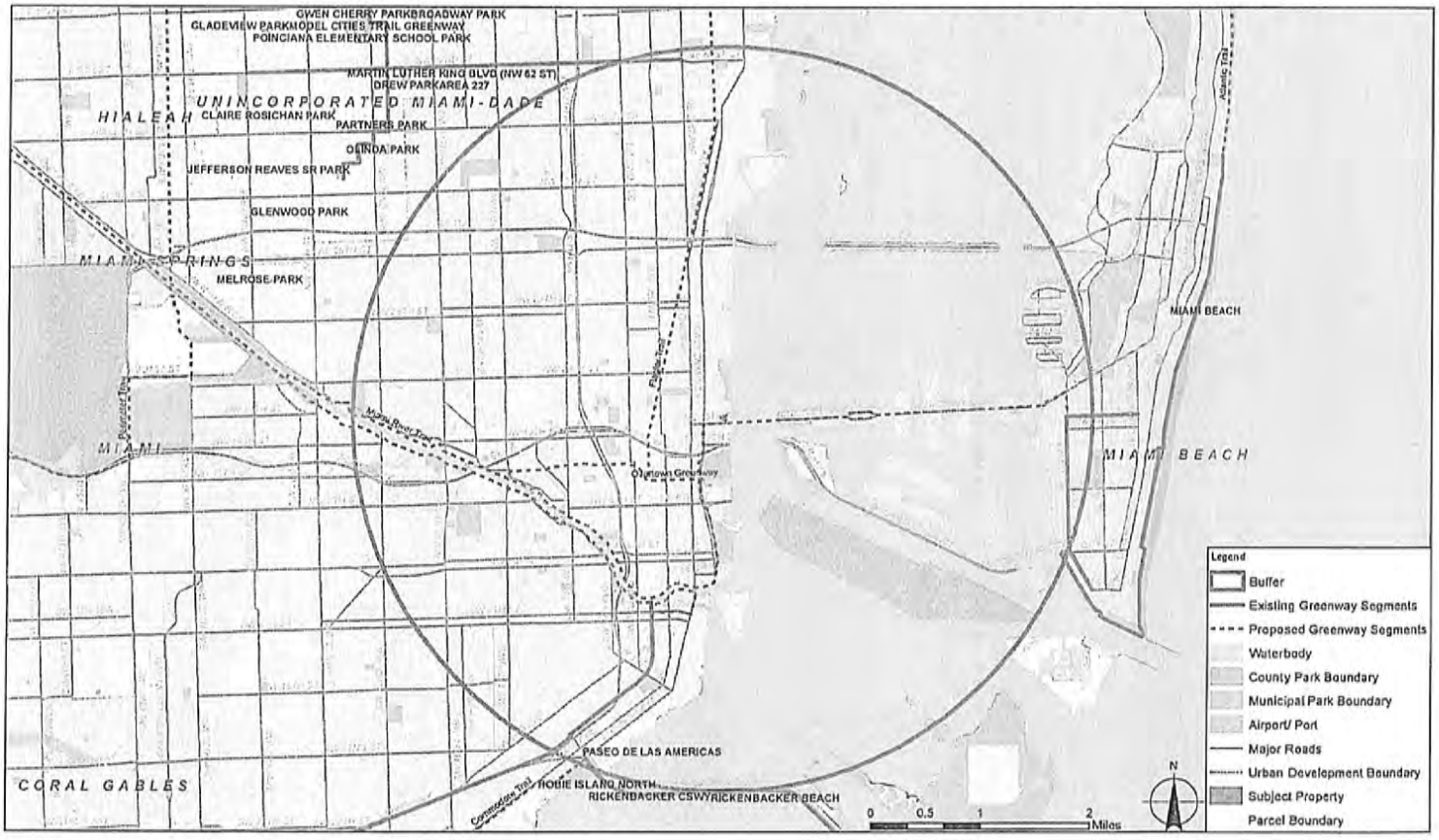
Policy ROS-8C
Miami-Dade County shall utilize the Parks and Open Space Design Criteria or "Pattern Book", to guide the development of the public realm. The public realm includes new and existing parks, public spaces, natural and cultural areas, greenways, trails, street corridors, and private spaces that are open to the public. The criteria shall promote beauty, community character and connectivity and include standards to assure compatibility with adjoining uses, conservation, and energy efficiency, as well as signage and way-finding requirements.

Based on our findings described herein, **PROS has no objection to this application.** Should you need additional information or clarification on this matter, please contact Alexandra Dreybus, Park Planner 2, by email at alexandra.dreybus@miamidade.gov.

AZ: at ad

Attachment

FIGURE 1: Z2024000027 - TRINITY CATHEDRAL PROJECT RTZ
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

MIAMI-DADE COUNTY

Date: March 22, 2024

To: Eric Silva, Assistant Director
RER Development Services

From: Ammad Riaz, P.E.
Chief of Aviation Planning
Aviation Department

Subject: DIC Z2024000027
The Diocese of Southeast Florida, Inc.
MDAD DN-24-03-4382

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has performed a cursory review of DIC application Z2024000027, the Diocese of Southeast Florida, Inc. The applicant is requesting a Special Exception for a general development plan within the Rapid Transit Zone (RTZ) for a proposed 42-story multifamily and religious facility use. The +/- 1.86 acre property is located at 515 NE 15th Street and 464 NE 16th Street in Miami-Dade County, Florida (Folio Nos. 01-3231-010-0010 and 01-3231-006-0210).

Please be advised that an MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). As such, the applicant is required to coordinate with MDAD to request an MDAD Airspace / Land Use Letter of Determination prior to administrative site plan review. A MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed by using the following link: https://www.miami-airport.com/facilities_development.asp.

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and/or permanent structure on this property reaching or exceeding 200 feet AGL. If this is the case, the applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (https://oeaaa.faa.gov).

All uses on the property are required to comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning.

AR/rb

C: J. Ramos
James Byers, RER

Memorandum

MIAMI-DADE COUNTY

Date: 11/07/2024

To: Eric Silva, AICP Assistant Director
Regulatory and Economic Resources Department

From: Aneisha Daniel, PhD, Director
Department of Solid Waste Management

Subject: Trinity Cathedral Project RTZ – (Z2024000027) UPDATE

The Department of Solid Waste Management's review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

Application: The applicant, Trinity Episcopal Cathedral, Inc. and the Diocese of Southeast Florida, Inc., is requesting approval for a transit and pedestrian-oriented mixed-use development. In this application, the applicant is requesting a special exception. As the property is located in the City of Miami, in the Metro-mover subzone of the Rapid Transit Zone ("RTZ"), jurisdiction over land development-related requests is retained by the County pursuant to Chapter 33C of the County Code.

Size: The subject property is approximately 1.86 acres in size.

Location: The property is located at 515 NE 15 Street and 464 NE 16 Street in the City of Miami.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 20, 2024, which is valid through September 30, 2025, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There are no solid waste facilities within the established distance parameters (Collections: 0.25 miles, Transfer: 1.5 miles, or Disposal: 2.5 miles of this property).

2. Garbage and Trash Collection Services

Should the request be approved and built as proposed, the resulting development would meet the definition of a combination "commercial establishment" / "multi-family establishment", as described in Chapter 15 of the Code of Miami-Dade County. Per the Code, the following is required of this type of development located in areas under the County's jurisdiction:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services and multi-family and commercial establishments located outside the DSWM service area most typically work with either a municipal hauler (if applicable) or a permitted private hauler to provide both (waste and recycling) in one contract.

3. Recycling

Commercial Establishments

Section 15-2.3a of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency". The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

1) High grade office paper
2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (cans, scrap)
6) Steel (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored)
9) Textiles
10) Wood

Section 15-2.3b of the Code states that the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable. Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for commercial properties may be found on the website at https://www.miamidade.gov/solidwaste/business-recycling.asp

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents / tenants to store their recycling carts or bins, or in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles).

Multi-family Establishments

Regarding multi-family units, **Section 15-2.2(a)** of the Code requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

1) Newspaper

2) Glass (flint, emerald, amber)
3) Aluminum cans
4) Steel cans
5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2(b) of the Code states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents / tenants to store their recycling carts or bins, or in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles).

Sec. 15-4(2)(a) Before building permits may be issued for construction of commercial establishments, multi-family residential establishments, and residential units located in the unincorporated area, building plans for storage and collection of recyclable materials must be approved by the Director as to location, accessibility, number or adequacy. (b) For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs may be found on the website at http://www.miamidade.gov/solidwaste/business-recycling.asp.

4. Recycling and Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of recyclables and solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of recycling and solid waste collection and storage facilities.

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of

the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.

Memorandum

MIAMI-DADE COUNTY

Date: June 28, 2024

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From: Jerry Bell, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

Subject: Z2024000027 – The Diocese of Southeast Florida, Inc

Location:	515 NE 15 ST and 464 NE 16 ST in Downtown Miami, and identified by folio 01-3231-010-0010 and 01-3231-006-0210
Acreage	±1.86 gross acres
Current Land Use/ Proposed Land Use/	CDMP: Buisness and Office
Existing Zoning / Zoning Request:	City of Miami Zoning: T6-36B-O RTZ: Metromover Subzone
Project Description	42-story building 462 residential units 4,000 square foot grand ballroom/parish hall for the Trinity Episcopal congregation
Previous CDMP Applications	N/A
CDMP Covenant	Yes
CDMP Letter of Interpretation (LOI)	N/A
Concurrent CDMP Application	N/A

Staff Comments:

The Planning Division has reviewed the subject zoning application for consistency with the Comprehensive Development Master Plan (CDMP) and offers the following comments:

- The site is in the City of Miami and is located within the Rapid Transit Zone – Metromover Subzone, where the CDMP Regional Urban Center maximum density of 500 units per gross acre applies.
- At a density of 500 units per acre, the ±1.86-gross acre site could be developed with a total of 930 residential units.
- The Zoning application is seeking to obtain site plan approval for a 462-unit residential development with 4,000 square foot grand ballroom/parish hall, which is well below the allowable density and consistent with the CDMP density requirements.

- Although the City of Miami Zoning District T6-36B-O allows a density of 150-1000 units per acre, the applicant is requesting to be processed as a RTZ since the applicant states that the city's zoning regulations related to parking and loading do not allow for feasible redevelopment due to the configuration, limited size, and existing uses on the site.
- The proposed project is compatible with development in the surrounding area as there are multiple mixed-use high-rise developments similar to the proposed development.

Based on the above review, it is determined that the zoning application is consistent with the CDMP. If you have any questions, please contact me or Garett Rowe, Chief, in the Department's Metropolitan Planning Section at 305-375-2835.

JB:GAR:RD:CD

Memorandum

MIAMI-DADE COUNTY

Date: April 16, 2024

To: Eric Silva, Assistant Director for Development Services
Regulatory and Economic Resources Department

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Lower DIC Application Z2024-000027 The Diocese of Southeast Florida, Inc.

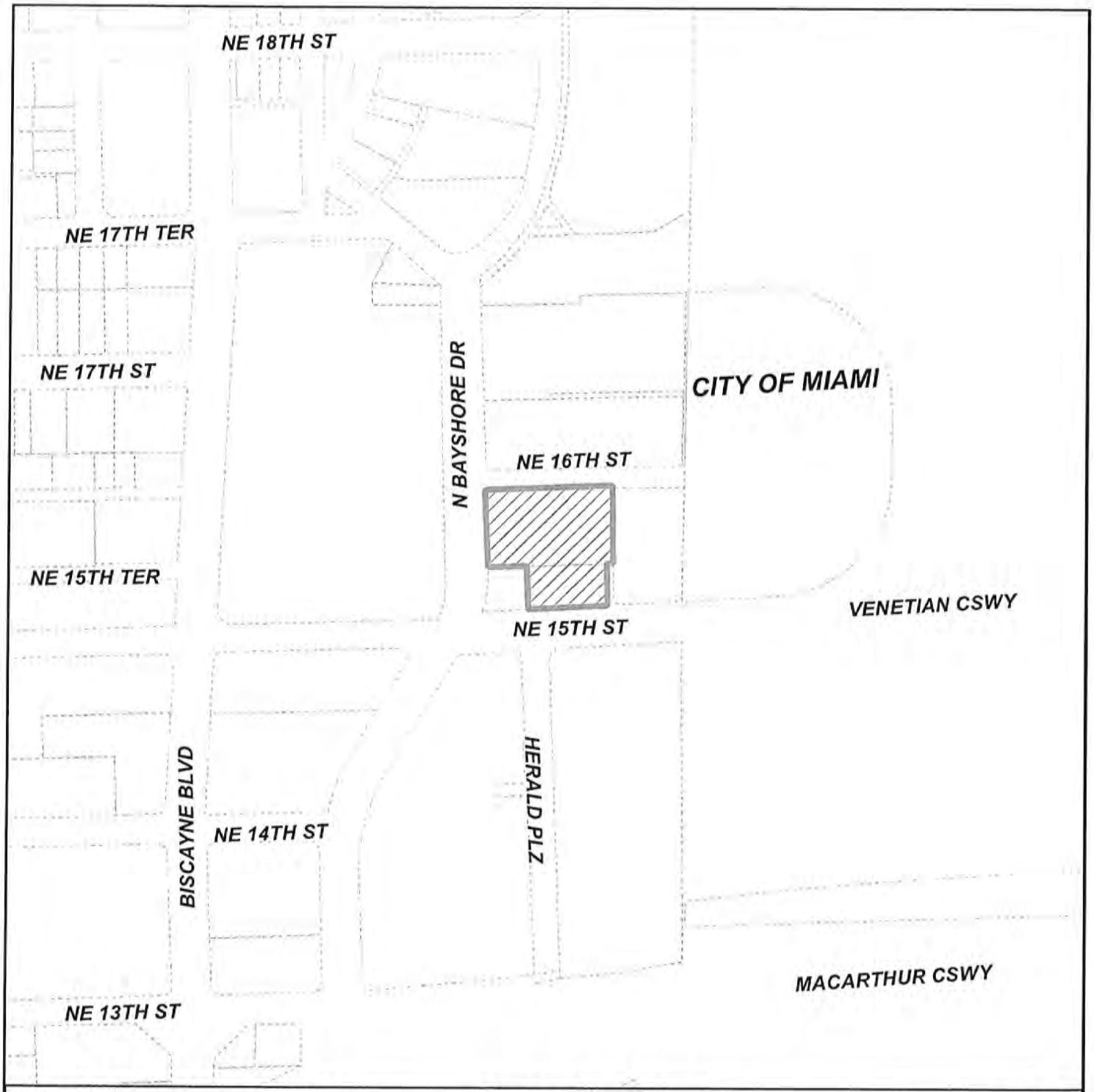
The Office of Historic Preservation (OHP) has reviewed the above referenced application and offers the following comments:

Miami-Dade County has planning, zoning and permitting jurisdiction for the site through an Interlocal Agreement and County Code 33C. Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The OHP has identified one structure associated with folio 01-3231-006-0210 that meets the 50-year or older benchmark for historic resource eligibility. Dating to 1925, the Trinity Episcopal Cathedral is nearing its centennial and is listed on the National Register of Historic Places for its architectural and historical significance.

The applicant has submitted a Letter of Intent committing to preserving the Trinity Episcopal Cathedral and pursuing local designation as an individual historic site. The OHP finds that the Cathedral is eligible for local designation and strongly recommends proceeding with the designation process prior to commencement of development activities.

For any questions and to discuss the designation process, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000027

Section: 31 Township: 53 Range: 42
Applicant: The Diocese of Southeast Florida, Inc.
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, February 9, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2024000027

Legend

Subject Property

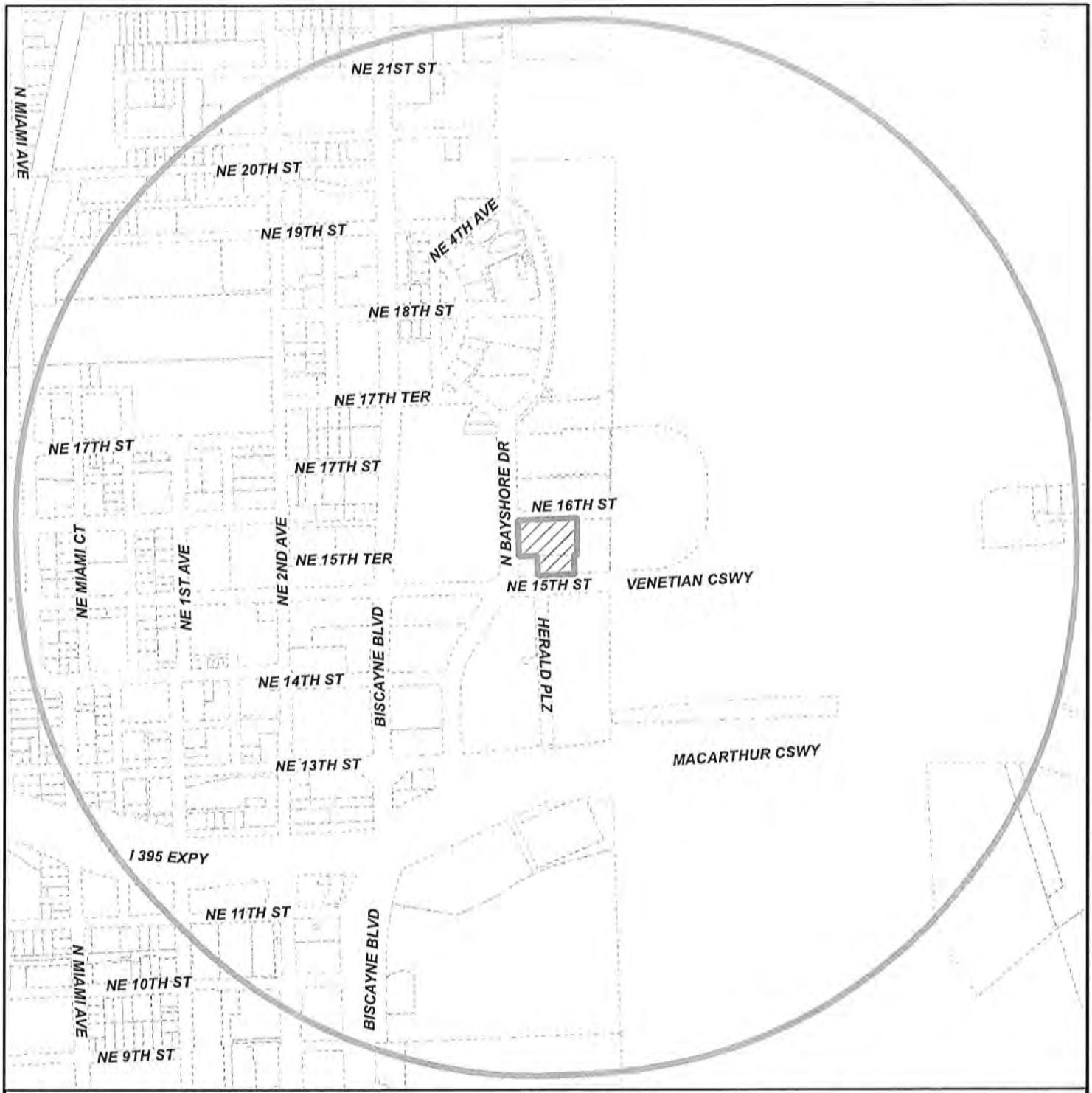
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W E
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Section: 31 Township: 53 Range: 42
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Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, February 9, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000027

RADIUS: 2640

Section: 31 Township: 53 Range: 42
Applicant: The Diocese of Southeast Florida, Inc.
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

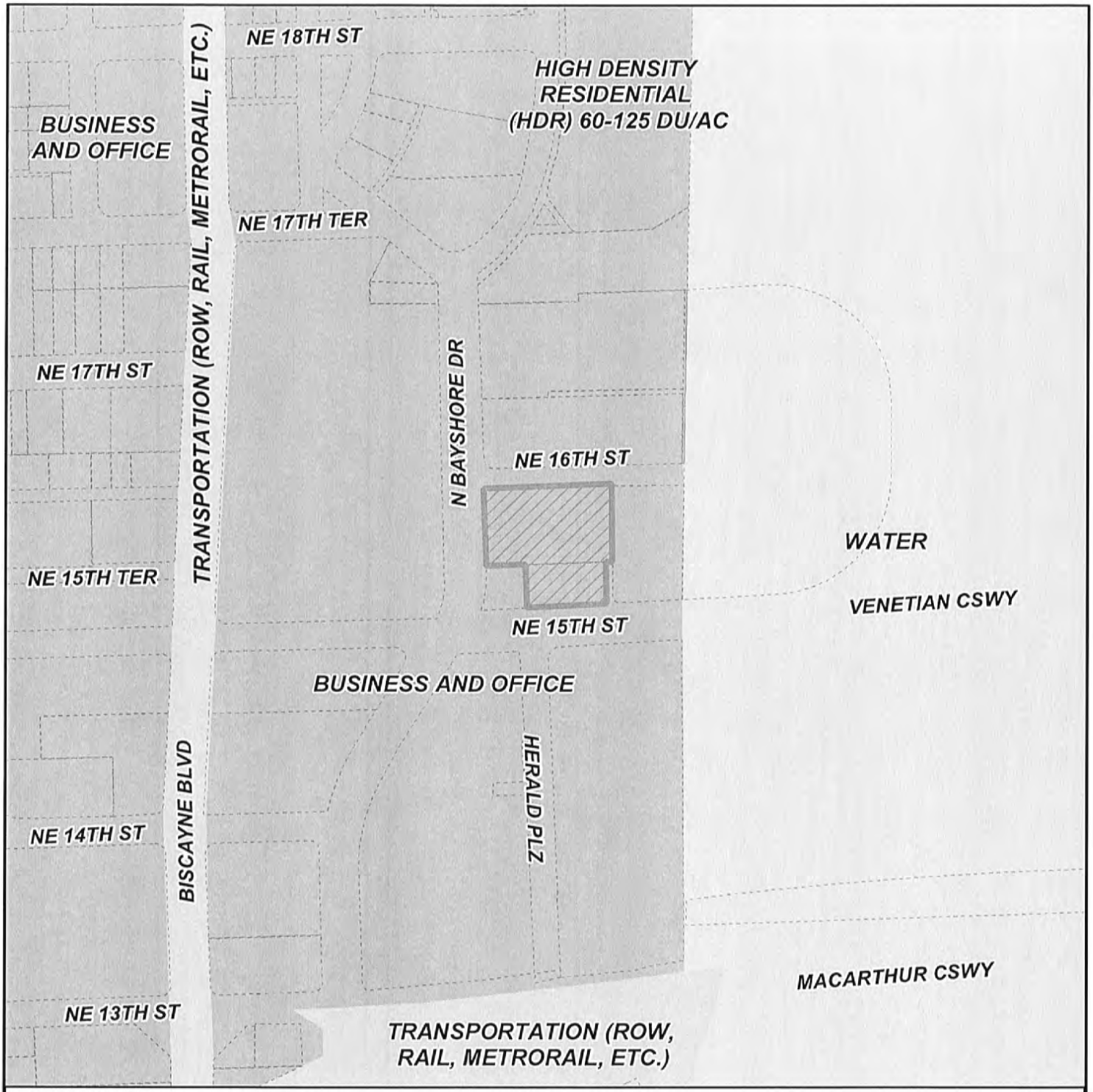
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, February 9, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000027

Section: 31 Township: 53 Range: 42
Applicant: The Diocese of Southeast Florida, Inc.
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, February 9, 2024

REVISION	DATE	BY

This instrument was prepared by:

Name: Nicholas J Barshel, Esq.
Address: Akerman LLP
98 SE 7th Street, Suite 1100
Miami, FL 33131

DECLARATION OF RESTRICTIONS

WHEREAS, THE DIOCESE OF SOUTHEAST FLORIDA, INC., a Florida not for profit corporation (the "Owner"), holds the fee simple title to that certain parcel of land in the City of Miami that is under the building and zoning jurisdiction of Miami-Dade County (the "County"), which is legally described in **Exhibit "A"** to this Declaration (the "Property"); and

WHEREAS, the Owner has filed an application with the County's Department of Regulatory and Economic Resources that is currently pending under Public Hearing Application No. Z2024000027 (the "Application"), under which the main request is a SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "Metromover Subzone of the Rapid Transit Zone," the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.1(B) of the Miami-Dade County Code of Ordinances; and

WHEREAS, because the Property is located within the Metromover Subzone of the Rapid Transit Zone, pursuant to Miami-Dade County Code Subsection 33C-15(D)(3), approval of such public hearing application may be conditioned on the provision of public benefits the Board of County Commissioners deems appropriate to address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area; and

WHEREAS, in support of approval of the Application, Owner has proffered certain public benefit contributions as set forth herein; and

WHEREAS, such public benefit contributions address development impacts beyond the minimum concurrency requirements pursuant to Chapter 33G, and the minimum subdivision requirements pursuant to Chapter 28, of the Miami-Dade County Code.

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the Owner during its consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, hereby makes the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

1) **Workforce Housing.** After completion of the development of the Property set forth in the Application (the "Project"), Owner shall provide at least $2,000,000.00 (Two Million Dollars) in rental assistance for residents leasing apartments in the Project, allocated in the sole discretion of a fund established and administered by the Episcopal Diocese of Southeast Florida to make housing at the Property more attainable. The full rental assistance fund shall be distributed to renters within ten (10) years of Project opening.

2) **Public Benefit Contribution.** Prior to issuance of a building permit for vertical construction for the Project, Owner shall pay the County $250,000.00 (Two Hundred and Fifty Thousand Dollars) (the "Public Benefit Contribution"), to be used in any manner the County deems appropriate for maintenance, repairs, and upgrades to the Adrienne Arsht Metromover Station (including but not limited to mechanical systems, restrooms, painting, signage, and accessibility features, lighting, and landscaping), and/or pedestrian improvements located underneath, adjacent to, or in the area being served by the Adrienne Arsht Metromover Station. To the extent legally permissible, the Public Benefit Contribution shall be made in addition to any permitting and/or

impact fees due to the County in relation to the Application or the development of the Property as set forth in the Application. Upon the Owner's request, after payment of the Public Benefit Contribution, the Director of the Department of Transportation and Public Works or successor department or their designee ("DTPW Director") shall provide written confirmation of the payment in the form of a recordable document that confirms the satisfaction of the Public Benefit Contribution set forth in this Section 2.

3) **Off-Site Pedestrian Improvements**. Prior to issuance of a final/permanent certificate of occupancy for the Project (the "Certificate of Occupancy"), Owner shall construct or cause to be constructed: (i) an enhanced crosswalk with rapid rectangular flashing beacons (RRFB) at the existing location on the south side of North Bayshore Drive intersection with NE 16th Street (current estimated cost of $150,000); and (ii) an enhanced crosswalk with a fully signalized crosswalk at the existing location on the south side of North Bayshore Drive intersection with NE 17th Terrace Street (current estimated cost of $600,000) (collectively, the "Off-Site Pedestrian Improvements"). For such Off-Site Pedestrian Improvements, the Owner shall apply for and obtain, or cause to be applied for and obtained, any and all necessary approvals and permits from the City and the County, as may be required for the installation of the Off-Site Pedestrian Improvements. Upon the Owner's request, after completion of the installation of the Off-Site Improvements, the DTPW Director shall provide written confirmation in the form of a recordable document of the satisfaction of the obligations set forth in this Section 3. As set forth above, the Off-Site Pedestrian Improvements shall be installed prior to issuance of the Certificate of Occupancy. The DTPW Director, however, may approve extensions of time for the installation of any Off-Site Pedestrian Improvements for up to one (1) year beyond the issuance of the Certificate of Occupancy (in which case shall not delay the issuance of the Certificate of Occupancy), based

on diligent efforts to obtain necessary approvals, provided that any such extension is approved in writing by the DTPW Director. It shall be the obligation of the Owner to demonstrate and provide documentation as to its diligent efforts. If the Owner demonstrates and provides documentation that the City will not grant any necessary approvals or permits for any of the Off-Site Pedestrian Improvements, the DTPW Director shall, in lieu of such Off-Site Pedestrian Improvements, accept alternative pedestrian improvements of an equivalent value installed or caused to be installed by the Owner. To the extent legally permissible, the Off-Site Pedestrian Improvements shall be satisfied in accordance with the terms of this Declaration in addition to any permitting and/or impact fees due to the County in relation to the Application or the Project. If the DTPW Director determines in writing that any or all the construction and installation of any of the Off-Site Pedestrian Improvements would qualify as a contribution in-lieu-of impact fees, then the Owner or the Applicant, as applicable, shall be entitled to a credit against the applicable impact fee as determined by the DTPW Director in accordance with applicable law (including, without limitation, Section 33E-10 of the Miami-Dade County Code).

4) **Historic Preservation.** Prior to issuance of the Certificate of Occupancy, Owner shall submit an application to seek local designation of the Trinity Episcopal Cathedral, which is currently listed on the National Register of Historic Places, as an individual historic site.

Collectively, the obligations set forth above in Sections 1-4 shall be referred to as the "Public Benefits" for the Application.

5) **Compliance with County Code and CDMP.** Notwithstanding anything stated herein to the contrary, nothing in this Declaration shall relieve the Application from complying with any and all applicable Miami-Dade County Code ("County Code") and Comprehensive Development Master Plan ("CDMP") requirements. Except for those specific contributions and improvements

identified as Public Benefits in this Declaration, the Owner shall not be obligated to make additional off-site roadway, transportation, pedestrian, historic preservation, and/or workforce housing contributions or improvements as a condition of any subsequent approval or permit for this Application, unless required by the County Code or CDMP or other legal authority.

Miscellaneous

A. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors, and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owner, its heirs, successors, and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

B. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County. Notwithstanding the foregoing or anything to the contrary herein, this Declaration shall automatically be released upon satisfaction of the Public Benefits.

C. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. Notwithstanding the foregoing or anything to the contrary herein, this Declaration shall be automatically released upon satisfaction of the Public Benefits.

D. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

E. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

F. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection, and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

G. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

H. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

I. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

J. Owner. The term "Owner" shall mean The Diocese of Southeast Florida, Inc., and its heirs, successors, and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this ____ day of _____, 2024.

WITNESSES:

The Diocese of Southeast Florida, Inc.,
a Florida not for profit corporation

_____
Signature

_____
Printed Name

_____
Address

By: _____
Name: _____
Title: _____

_____
Signature

_____
Printed Name

_____
Address

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by _____, as _____ of THE DIOCESE OF SOUTHEAST FLORIDA, INC., a Florida not for profit corporation, on behalf of said corporation.

She/he is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____day of _____, 2024, in the County and State aforesaid.

_____
Signature

Notary Public-State of _____

_____
Print Name

My Commission Expires:

Section-Township-Range: 31 - 53 South - 42 East
Folio Number: 01-3231-010-0010
77575593;3

EXHIBIT "A"

LEGAL DESCRIPTION:

Lots 4 through 11, Block 1, of "AMENDED PLAT OF LOTS 4 TO 16 INCLUSIVE BLOCK 1 AND LOTS 4 TO 20 INCLUSIVE, BLOCK 2 OF A RESUBDIVISION OF LOTS 25, 26 & 70 NELSON VILLA SUBDIVISION AND LOTS 1 & 2, BLOCK 1, GARDEN OF EDEN SUBDIVISION", according to the plat thereof as recorded in Plat Book 30 at Page 20 of the Public Records of Miami-Dade County, Florida.

Folio No. 01-3231-010-0010

Section-Township-Range: 31 - 53 South - 42 East
Folio Number: 01-3231-010-0010
77575593;3

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z24-124 **January 30, 2024**
Item No. 8C5

Recommendation Summary	
Commission District	4
Applicant	19640 WDH, LLC
Summary of Requests	The applicant is requesting a variance of the Ojus Urban Area District (OUAD) regulations, to permit a proposed building with a floorplate of 27,222 sq. ft. (maximum 20,000 sq. ft. permitted) above eight (8) stories.
Location	19640 Harriet Tubman Highway (formerly W. Dixie Highway), Miami-Dade County, Florida
Property Size	±2.62 gross acres
Existing Zoning	Ojus Urban Area District (OUAD)
Existing Land Use	Vacant
2030-2040 CDMP Land Use Designation	Metropolitan Urban Center *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variance From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

The Board has jurisdiction over this application pursuant to Section 33-314(A)(5) which states "Applications which would normally be heard by a Community Zoning Appeals Board, but which have been postponed due to lack of quorum of the applicable Community Zoning Appeals Board on at least two consecutive occasions. Such jurisdiction by the County Commission shall be at the option of the applicant, and under these circumstances the cost of providing notice of an application before the County Commission shall be borne by the County."

PROCEDURAL HISTORY:

This application was scheduled for the November 4, 2024 and December 2, 2024 meetings of the Community Zoning Appeals Board (CZAB) 2 but not heard due to a lack of quorum. Subsequently, the applicant requested that the application be heard by the Board of County Commissioners (BCC) pursuant to Section 33-314(A)(5).

The public hearing on this item has not been held.

REQUEST:

NON-USE VARIANCE of the standard urban center district regulations, to permit the proposed building with a floorplate of 27,222 square feet (maximum 20,000 square feet permitted) above eight (8) stories.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources

entitled "Aventana," as prepared by Baker Barrios, consisting of 13 sheets dated stamped received 7/3/2024, and 7 sheets dated stamped received 8/29/2024, and civil plans as prepared by Ford Engineers Inc., consisting of 2 sheets dated stamped received 7/3/2024 and 2 sheets dated

stamped received 8/29/2024, for a total of 24 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The approximately ±2.62 gross-acre subject property is located within the area designated on the Comprehensive Development master Plan (CDMP) Land Use Plan (LUP) map as a Metropolitan Urban Center. In March 2007, pursuant to Resolution #Z-3-07, the subject property was part of an area wide district boundary change that rezoned multiple properties to the Ojus Urban Area District (OUAD). All of the parcels within the boundaries of the OUAD are regulated by the urban district and sub-district regulating plans and descriptive standards described in Ordinance No. 06-86. The OUAD regulations have subsequently been amended in 2007, 2014, 2015 and 2016. Prior to the OUAD rezoning the subject property was zoned RU-3M, Minimum Apartment House.

In April 2023, pursuant to Resolution #Z-13-23, the Board of County Commissioners approved the redesignation of a portion of the Residential (R) to Mixed-Use Corridor (MC); and the redesignation of a portion of the Center Sub-district to Core Sub-district and a portion of the Edge Sub-district to the Center Sub-district. The purpose of this request was to maximize the residential development of the property along the US-1 Corridor. As part of these approvals, the applicant proffered a Declaration of Restrictions, which, among other provisions, limited the height of the western 114-feet portion of the development (designated as R and MC) to four (4) stories. This restriction was implemented to maintain a transitional development between the less intensive uses located west of NE 26 Avenue, which are primarily single-family homes. Staff notes that to the east, the portion of the subject property designated as the Center subdistrict, is permitted a maximum height of twelve (12) stories, followed by the Core subdistrict, which allows a maximum height of fifteen (15) stories. This zoning approach allocates the highest density and intensity to the Core Subdistrict, with a gradual decrease in the density and intensity moving from the Center to the Edge Subdistrict. In addition, the proffered covenant also included a workforce housing condition that a minimum of ten (10%) percent of the proposed units will be designated as workforce housing units whose income range is established at 60 percent up to 140 percent of the most recent area median income for the County, adjusted for household size, as reported by the U.S. HUD and as maintained by the Miami-Dade County Department of Regulatory and Economic Resources, or its successor department.

In March 2024, as part of the Administrative Site Plan Review (ASPR) process, the applicant submitted application #A2024000040 which is currently under review by the Development Services Division Department of Regulatory and Economic Resources. The submitted site plan for the ASPR indicated the development of the site as a mixed-use project consisting of **334 units**, structured parking, related amenities, and 3,821 square feet of ground floor commercial uses. The subject application was reviewed by the Department for compliance with the Standard Urban Center Ordinance (SUCO) standards, at which time, the Department issued deficiency comments that included, but were not limited to, that the approval of the ASPR application was contingent on the approval of a public hearing application request to vary the size of the floorplate above the eighth (8)-story. Staff further notes that all the deficiencies have been addressed, with the exception of the floorplate variance. Therefore, final ASPR approval is contingent upon the approval of this application.

The applicant now seeks to permit the proposed building floorplates to measure 27,222 sq. ft. (maximum 20,000 sq. ft. permitted) above the eighth (8) floor. Floorplate is defined as the total indoor and outdoor area of any given story of a building, measured to the exterior of the wall.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	OUAD –R & MC; vacant	Metropolitan Urban Center
North	OUAD – R & MC; vacant	Metropolitan Urban Center
South	OUAD – R & MC; multi-family residences	Metropolitan Urban Center
East	City of Aventura; commercial and office	Business and Office
West	OUAD – R; single-family residences	Metropolitan Urban Center

NEIGHBORHOOD COMPATIBILITY:

The ±2.62 gross-acre currently vacant subject site is located at 19640 Harriet Tubman Highway (formerly W. Dixie Highway). The surrounding area is characterized by properties to the north, south and west that are also located within the Ojus Urban Area District (OUAD). The parcel to the north of the subject site is vacant land, multifamily residential to the south, and single-family residences are located to the west of the subject site. The properties to the east are within the City of Aventura and consist of commercial and office uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the parcel to be developed within the permitted density and intensity thresholds in the Comprehensive Development Master Plan and zoning code. Based on memoranda from the departments reviewing this application, staff opines that approval of the application will not create any significant impacts on the surrounding area, as it will remain within the allowable levels of service for this area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application lies within the urban infill area and an urban center, where traffic concurrency does not apply, but that the application will generate approximately **115 PM** peak hour vehicle trips. Staff notes that the additional floorplate of 27,222 sq. ft. requested non-use variance is essential due to the covenant restriction limiting the development height to four (4)-stories for the 114 feet in the western portion of the property in order to continue the transitional development between the less intensive uses located west of NE 26 Avenue, characterized by single-family. Furthermore, staff opines that the proposed project design enhances how the building is perceived along the west facade with the proposed garden-like environment for the westernmost 114 feet of the Property creating a buffer between the one (1)-story residential parcels.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±2.62 gross-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the subject property as "Business and Office" and "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre). The property is also within the ½ mile radius of a CDMP designated Metropolitan Urban Center and is within the area planned Ojus Urban Area District that implements the urban center policies and interpretative text of the County's Comprehensive Development Master Plan (CDMP) for the referenced adopted urban center. The Land Use Element states; *"[d]iversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate-to high-intensity design-unified areas which will contain a concentration of different urban functions integrated*

both horizontally and vertically." Furthermore, the CDMP text states; *"where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern."*

Below is a brief overview of the Metropolitan Urban Center average floor area ratio (FAR) and maximum allowed residential density of development:

	Average Floor Area Ratios (FAR)	***Max. Densities Dwellings per Gross Acre***
Metropolitan Urban Centers	*greater than* 3.0 *in the core not less than* 0.75 *in the edge*	*250*

Further, the subject property is located within a designated Metropolitan Urban Center with an existing transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes and premium transit corridor (Biscayne Boulevard). In addition, the subject parcel is within the Core, Center and Edge Sub-Districts and is designated MC, Mixed Use Corridor and R, Residential on the regulating plans for the OUAD. **Objective LU-7** of the CDMP requires *"all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes* ***mobility for people of all ages and abilities through*** *the use of* ***rapid*** *transit services."* Additionally, the CDMP Land Use Element interpretative text for urban centers states; *"in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F."*

All of the parcels within the boundaries of the approved OUAD are regulated by plans and descriptive standards described in Ordinance #06-86, which is consistent with the **CDMP Land Use Element** interpretative text for Urban Centers. OUAD regulating plans as well as the Standard Urban Center District Regulations provide the regulatory framework for all development within the urban center, including building placement, building heights, fenestration, setbacks, scale and massing.

The applicant seeks to develop the subject property with a mixed-use development, including a minimum of ten (10%) percent of the proposed units will be workforce housing units as required by the proffered covenant. In order to implement the proposed development, the applicant is requesting a non-use variance to permit the floorplates on levels above the eighth (8) story to measure 27,222 sq. ft., inclusive of balconies (maximum 20,000 sq. ft. permitted). Staff notes that the submitted plans indicate that the proposed mixed-use development would meet all other requirements such as building placement, building height, setbacks, scale, glazing, and massing as prescribed under the OUAD regulations. Furthermore, since the non-use variance request for additional floor area above the eighth (8) story sought under this application does not propose to change the allowable uses on the subject property, staff opines that approval with conditions of the application would be **consistent** with the CDMP Land Use Element interpretative text for properties designated **Ojus Urban Area District** on the CDMP LUP map.

ZONING ANALYSIS:

The subject property is a ±2.62 gross-acre vacant parcel located within the Edge, Center and Core Sub-district of the OUAD. The western portion of the property is designated Residential (R)

which provides a buffer between the one (1) story residential parcels located to the west and the Mixed-use Corridor, MC located to the east of the subject parcel within the OUAD.

The applicant seeks approval of a request to permit the proposed mixed-use building with a floorplate of 27,222 sq. ft. (maximum 20,000 sq. ft. permitted) above eight (8) stories, as required by the Standard Urban Center Regulations outlined in Section 33-284.86 of the Code. When this request is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff supports the aforementioned request and opines that approval of this request with conditions would be **compatible** with the neighborhood, would not visually impact the stability and appearance of the adjacent properties, and would be in harmony with the basic intent and purpose of the Urban Center District.

Pursuant to Section 33-284.86(B)(17) of the SUCO regulations, *floorplates above eight (8) stories shall not exceed twenty thousand (20,000) square feet, cantilever balconies shall not count towards floorplate calculation. The primary purpose of the regulation restricting the floorplate is to ensure that building towers are not perceived as being too massive and to create pedestrian scale corridors.* When reviewing the existing conditions of the site, staff opines that the requested variance will not result in the building being perceived as too massive and will maintain pedestrian scale corridors. The property is long and narrow which means that pedestrian scale shall be provided from the west and east which is depicted on the site plan provided. The proposed site plan illustrates that the front property line (east) property line will setback 12 feet and that the setbacks will increase to 15 feet above the four (4) story as required by the SUCO regulations to regulate building bulk and massing. In addition, the proposed 12 feet setback along the front property line will be designed as a pedestrian-friendly walkway in front of the principal structure and along the roadway, established by bike lane, parallel parking, decorative concrete, landscape elements, or similar, integrated landscape and hardscape elements that define and shape the pedestrian area. In addition, pursuant to the Department of Transportation and Public Works (DTPW) memo which is a condition in this recommendation, the applicant will have to ensure the project public/private required right-of-way dedication and sidewalks. Staff also notes that the Urban Center allows for the subject property to be developed with zero (0) setbacks along interior side property lines (north and south) of the subject property. Staff research also indicates that the property immediately to the north located at 19680 Harriet Tubman Highway is under review for the development of a 16-story height tower under application #A2023000022 and south of the property lies an existing multifamily apartment building. Furthermore, as indicated in the site plan, the requested variance is the result of a commitment by the applicant to address impacts to the neighbors located west of NE 26 Avenue, characterized by single-family, by prioritizing greenspace and enhancing the experience environment. In addition, the proposed mixed-use development complies with all of the other standards of both the OUAD and SUCO found in the Code.

Staff notes that approval of the request will not adversely impact the County's adopted Level of Service (LOS) standards for non-transportation County services. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated September 9, 2024, states that they have no objections to the application and that the property lies within the urban infill area and an urban center, where traffic concurrency does not apply, but that the application will generate approximately 115 PM peak hour vehicle trips. Also, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum dated September 19, 2024, indicated that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that the request will not generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, or other such facilities which have been constructed or which are planned and budgeted for construction.

For the reasons stated above, staff opines that the request to permit the proposed building with a floorplate of 27,222 square feet above the eighth (8) story for the subject property would be **consistent** with the CDMP and **compatible** with the surrounding area. **Based on the aforementioned analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts a point of direct vehicular ingress/egress located along Harriet Tubman Highway (formerly W. Dixie Highway) and a second point of direct vehicular ingress/egress located along NW 26 Avenue with pedestrian access points located along southmost main drive. The proposed development provides for 426 parking spaces where 419 are required by code, therefore, the parking complies with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Aventana" as prepared by Baker Barrios, consisting of 16 sheets dated stamped received 7/3/2024, and 7 sheets dated stamped received 8/29/2024, and civil plans as prepared by Ford Engineers Inc., consisting of 2 sheets dated stamped received 7/3/2024 and 2 sheets dated stamped received 8/29/2024, for a total of 27 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW) as indicated in their memorandum dated September 9, 2024.

ES:JB:SS:PM:EA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

19640 WDH, LLC
Z24-124

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Building and Neighborhood Compliance (BNC	No objection
Division of Environmental Resources Management (RER)	No objection*
Platting and Traffic Review Section (RER)	No objection
Water and Sewer Department (WASD)	No objection*
Department of Transportation and Public Works (DTPW)	No objection*
Fire Rescue	No objection
Miami-Dade County Public Schools	No objection
Public Housing and Community Development	No objection
Department of Solid Waste Management	No objection
*Subject to conditions in the Department's attached memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Land Use Element Urban Centers pg. I-47	*Urban Centers Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate-to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.* *The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. Separately* ***Policies for Development of Urban Centers*** *Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development*

ZONING RECOMMENDATION ADDENDUM

19640 WDH, LLC
Z24-124

intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. *Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.*

Radius. *The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.*
Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Density and Intensity. *The range of average floor area ratios (FARs) and the maximum*

ZONING RECOMMENDATION ADDENDUM

19640 WDH, LLC
Z24-124

<table>
<tr><td></td><td>
allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.
Average Floor Area Ratios (FAR)
<table>
<tr><th></th><th>Average Floor Area Ratios (FAR)</th><th>Max. Densities Dwellings per Gross Acre</th></tr>
<tr><td>Regional Activity Centers</td><td>greater than 4.0 in the core not less than 2.0 in the edge</td><td>500</td></tr>
<tr><td>Metropolitan Activity Centers</td><td>greater than 3.0 in the core not less than 0.75 in the edge</td><td>250</td></tr>
<tr><td>Community Urban Centers</td><td>greater than 1.5 in the core not less than 0.5 in the edge</td><td>125</td></tr>
</table>
In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.
</td></tr>
<tr><td>Policy LU-7F (Page I-13)</td><td>Residential development around existing and proposed rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station.</td></tr>
</table>

PERTINENT ZONING REQUIREMENTS/STANDARDS

19640 WDH, LLC
Z24-124

Section 33-284.86(B)(17) - General Requirements	*Sec. 33-284.86. - General Requirements* *B. Buildings.* *17. Floorplates above eight (8) stories shall not exceed twenty thousand (20,000) square feet. Cantilever balconies shall not count towards floorplate calculation.*
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

19640 WDH LLC/MARTOS, EDWARD	19640 W DIXIE HWY MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000124
DATE	**HEARING NUMBER**

FOLIO: 30-2203-005-0040

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
January 6, 2025

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
There are no open/closed cases in BSS.

VIOLATOR:
19640 WDH LLC/MARTOS, EDWARD

OUTSTANDING LIENS AND FINES:
There are no outstanding liens or fines.

Memorandum

MIAMI-DADE COUNTY

Date: September 19, 2024

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2024000124-2nd Review
19640 WDH, LLC
19640 W. Harriet Tubman Highway (aka W. Dixie Highway)
Non-use variance of floor plate requirements under section 33-284.86(B)(17) of the Code.
(OUAD) (2.62 Acres)
03-52-42

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, public water and public sanitary sewers are currently abutting the subject property. Pursuant to the Code and based on the site plan submitted in support of this application, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. Public water and sewer services are provided by the City of North Miami Beach and Miami Dade County Water and Sewer Department, respectively. Please note, only the utilities can provide points of connection to the public water and sewer systems.

Please note that this development will need to obtain sanitary sewer extension permit prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Civil drawing for the sewer extension permit required for connection to the abutting force main will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to approval of final development orders.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Please contact Glennys.Fernandez@miamidade.gov or Ninfa.Rincon@miamidade.gov for information regarding this covenant.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: That the owner submits a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.

Water Control

Any development/ redevelopment involving 2 acres or more of impervious area shall require a RER DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section (305) 372-6681 for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for collection of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Pursuant to section 24-48.1(1)(f) of the Code, a Class VI Permit shall be required for the construction of the proposed surface water management system. The applicant is advised to contact the DERM Water

Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Pollution Remediation

DERM has records of current contamination issues on the subject site tracked under 19640 Green Reuse (DERM file no.HWR-1224). All construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division (EMRD) of DERM as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux at Thomas.Kux@miamidade.gov if you have any questions.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. Additionally, Tree Permit #2214140 is associated with the subject property, however the permit expired on January 23, 2024. The applicant is required to adhere to all the conditions and requirements of this permit. Any additional tree(s) proposed for removal and/or relocation that are subject to the tree preservation and protection provisions of the Code, including tree removals and/or relocations that were approved under Tree Permit #2214140 but were not completed prior to permit expiration, will require a new Tree Removal/Relocation Permit.

Section 24-49 of the Code provides for the preservation and protection of tree resources. The applicant is advised that a tree survey that includes a tree disposition table will be required prior to reviewing the tree removal permit application. Projects and permits shall meet the requirements of sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: July 9, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: Zoning Application Comments - Aventana
Application No. Z2024000124 - (Pre-App. # Z24P-033)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Aventana

Location: The proposed project is located on approximately 2.62 gross acres at 19640 West Harriet Tubman Highway, with Folio No. 30-2203-005-0040, within the Ojus Urban Area District (OUAD), in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non-Use Variance in order to permit the construction of a mixed-use project consisting of 334 apartment units and 3,821 sq. ft. of retail through the Workforce Housing Program, as per site plan submitted.

The estimated total water demand for the proposed project will be 45,472 gallons per day (gpd).

Water: The proposed development is located within the City of North Miami Beach's water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami Beach's water service area and the water supply will be provided by the North Miami Beach Utility.

Water Conservation: All future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. The NDWWTP is currently operating under a permit from the

Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Per P.O.C. dated January 17, 2024, with active WASD Agreement No. 31465, a private pump station is acceptable for this project. The developer shall connect to an existing 12-inch force main (ES10089-7) along NE 26th Avenue, abutting the western boundary of the property and extend an 8-inch force main easterly to a point as required to provide service to this development.

The developer shall connect to the sewer system as indicated in the points of connection issued with WASD Agreement No. 31465.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: September 9, 2024

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2024000124
Name: Edward Martos on behalf of 19640 WDH, LLC
Location: 19640 W. Harriet Tubman Highway
Section 03 Township 52 South Range 42 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application meets the traffic concurrency criteria because it lies within the urban infill area and an Urban Center where traffic concurrency does not apply. It will generate approximately **115 PM** peak hour vehicle trips.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

MIAMI-DADE COUNTY

Date: August 30, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2024000124

The Miami-Dade Fire Rescue Department has **no objection** to request for non-use variance uploaded to "EnerGov" on 8/29/2024.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum

MIAMI-DADE COUNTY

Date: September 9, 2024

To: Eric Silva, AICP
Assistant Director, Zoning Division
Department of Regulatory and Economic Resources (RER)

From: Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Infrastructure Planning Division
Department of Transportation and Public Works (DTPW)

Subject: Review of DIC Project No. Z2024000124
19640 WDH, LLC.
DTPW Project No. OSP 173

I. **PROJECT LOCATION:**
The property is located at 19640 West Harriet Tubman Highway (formerly West Dixie Highway) in the City of Miami, Miami-Dade County, Florida, within the Urban Development Boundary and the Urban Infill Area.

II. **APPLICATION REQUEST:**
The application is requesting approval of the following:
- Non-Use Variance for floor plate requirements

COMMENTS/RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) has reviewed the subject application and provides the following conditions:

I. **Infrastructure Planning Division:**

1. The applicant shall provide 10 ft.-12 ft. sidewalks along W. Harriet Tubman Hwy. to connect to the Aventura train station. The applicant is strongly encouraged to develop this as a shared use path connecting residents to the existing/future rail and transit services. The applicant shall also provide sidewalks along NE 26th Avenue. The applicant should provide all appropriate signing and pavement markings and curb ramps to accommodate the shared use path.
2. The applicant shall meet with DTPW's staff as the project advances to discuss sidewalk improvements in the surrounding area. The applicant shall work closely with DTPW's staff to ensure the proposed development harmonizes with and is aligned to the County's vision for the Northeast Corridor of the Strategic Miami Area Rapid Transit (SMART) plan/program.
3. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all transit options available is provided.
4. The applicant shall coordinate with DTPW on the proposed solutions to provide adequate space for Transit on-demand services. Additionally, the Applicant

should provide an ADA compliant Drop-off/Pickup Zone within the site that can accommodate passenger vans.

5. The applicant shall provide connections to transit by adding to the existing bicycle and pedestrian network where possible.
6. Due to the proposed density of the project and proximity to the Northeast Corridor Station at Aventura, the applicant is strongly encouraged to provide more dedicated spaces for the addition of bicycle and micro-mobility device parking near the entrances to the residential buildings. Concrete embedded Inverted-U racks with weather protection are recommended over wave-style racks.

Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the comments above.

II. Traffic Engineering Division

Conditions

1. A two-way left-turn lane must be provided along NE 26 Avenue within the limits of the subject development.

Please contact Anamersy Arce at Anamersy.Arce@miamidade.gov if you have any questions on the comments above.

If you have any questions concerning the overall review comments, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Gabriella Serrado, Chief, Infrastructure Planning, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3024080900586**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**8/9/2024 1:03:58 PM**	LG Application Number:	**Z2024000124**
Type of Application:	**Public Hearing**	Sub Type:	**Land Use**

Applicant's Name:	**19640 W Dixie Hwy**
Address/Location:	**19640 W Dixie Highway**
Master Folio Number:	**3022030050040**
Additional Folio Number(s):	

PROPOSED # OF UNITS	**334**
SINGLE-FAMILY DETACHED UNITS:	**0**
SINGLE-FAMILY ATTACHED UNITS:	**0**
MULTIFAMILY UNITS:	**334**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
2441	VIRGINIA A BOONE/HIGHLAND OAKS ELEMENTARY	-102	23	0	NO	Current CSA
2441	VIRGINIA A BOONE/HIGHLAND OAKS ELEMENTARY	0	23	0	NO	Current CSA Five Year Plan
6241	HIGHLAND OAKS MIDDLE	-18	11	0	NO	Current CSA
6241	HIGHLAND OAKS MIDDLE	0	11	0	NO	Current CSA Five Year Plan
7141	DR MICHAEL M KROP SENIOR	-3	13	0	NO	Current CSA
7141	DR MICHAEL M KROP SENIOR	0	13	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
2581	MADIE IVES K-8 PREPARATORY ACADEMY (ELEM COMP)	82	23	23	YES	Adjacent CSA
6023	ANDOVER MIDDLE	771	11	11	YES	Adjacent CSA
7541	NORTH MIAMI BEACH SENIOR	1264	13	13	YES	Adjacent CSA
*An Impact reduction of **33.18%** included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum

MIAMI-DADE COUNTY

Date: July 10, 2024

To: Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, PROS Chief of Planning and Research
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

FOR AT

Subject: Z2024000124 – Aventana (Pre-App Z2024P00033)

Applicant Name: Edward Martos on behalf of 19640 WDH, LLC.

Project Location: The applicant site is located on ±2.62 acres located at 19640 W. Dixie Hwy, in unincorporated Miami-Dade County (Folio: 30-2203-005-0040).

Proposed Development: The applicant seeks a non-use variance of the maximum floorplate requirement to allow 27,222 square feet beyond the eighth story, where 20,000 square feet are allowed for a proposed mixed-use development featuring 334 residential units.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 1 (PBD 1) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

Table A - County Parks (Local) Within a 3 Mile Radius of Application Area.

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
Highland Oaks Park	20300 NE 24 Ave	Community Park	44.99	Local
Ives Estates Tennis Center	1475 Ives Dairy Rd	Single Purpose Park	5	Local
Ives Estates Tot Lot	NE 196 St and 12 Ave	Mini-Park	0.25	Local
Ojus Park	18995 W Dixie Hwy	Community Park	1.63	Local
Sabal Palm Park	17101 NE 7 Ave	Neighborhood Park	<Null>	Local

Impact and Demand: The proposed 334 multi-family dwelling units would generate a population of 705 and an impact of 1.94 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The applicant site is in PBD 1, which currently meets park concurrency requirements. As shown in Table A, there are two Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area.

The subject property is located near the proposed Lehman Link, a protected pedestrian and bicycle facility along SR 856/ William Lehman Causeway, and the proposed Flagler Trail, a greenway envisioned to occupy the east and west portions of the FEC Railroad right-of-way between downtown Miami and the Miami-Dade and Broward County line, and is part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County.

Recommendation: PROS offers the following recommendations:

- Given the parkland impact of 1.94 acres, PROS recommends that the applicant consider a total or partial public conveyance in-lieu of park impact fees. PROS requests that the applicant coordinate with the Department to explore this recommendation further.
- Given the proposed development's adjacency to Miami-Dade County's proposed Lehman Link and Flagler Trail; as well as it's location within the OUAD, the applicant should provide bicycle storage facilities including bicycle racks, bicycle repair stations, and wayfinding signage directing users to nearby trails to encourage non-motorized mobility.
- Please provide bicycle parking for all building users, including visitors to the proposed development.
- Please provide specifications for playground equipment and include fall zones around all equipment.
- Please provide shaded canopies within the children's play area and dog park area. Additionally, PROS recommends that the applicant provide dog waste stations throughout the development site.

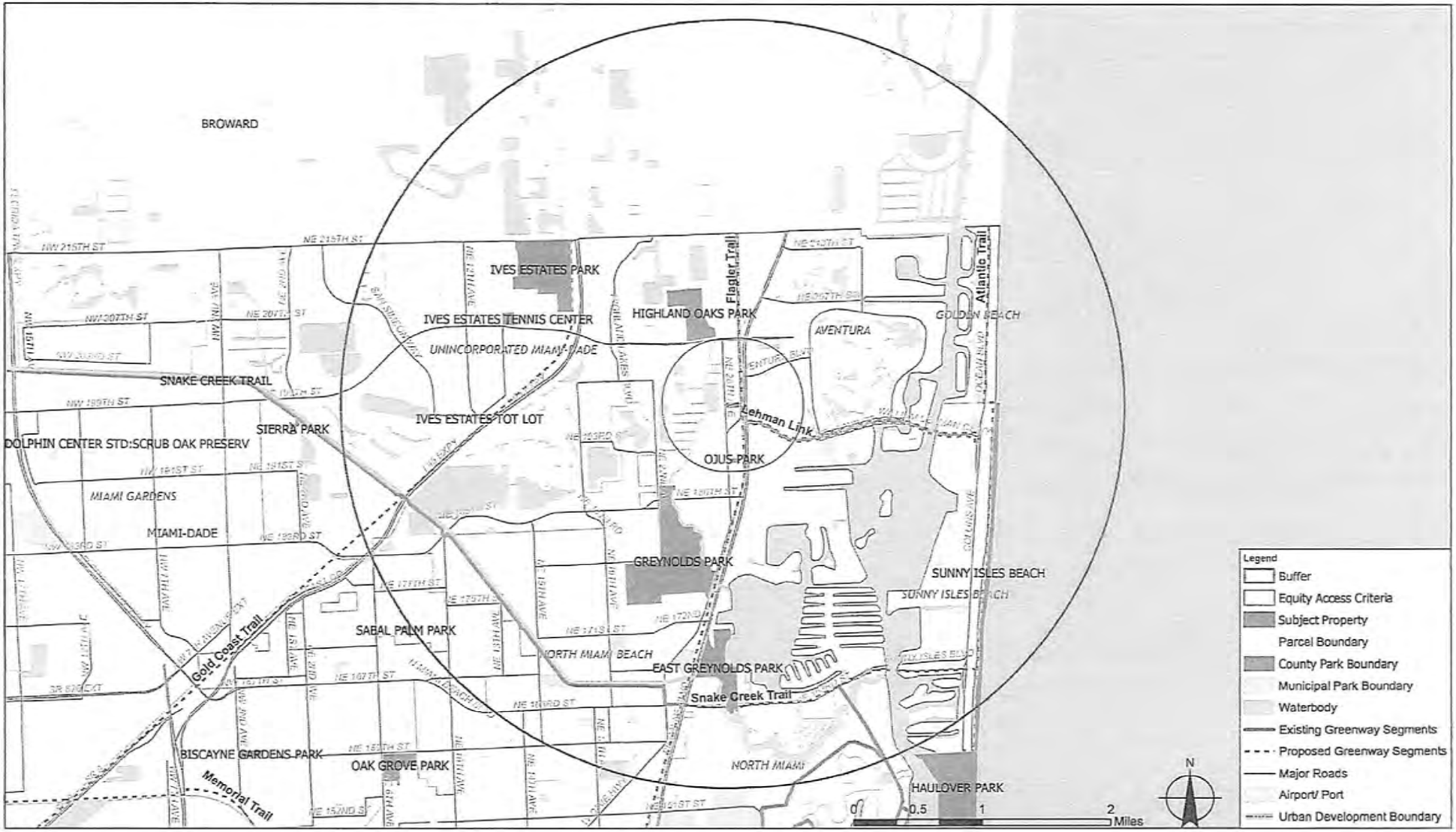
These recommendations are based on the following Recreation and Open Space policies and objectives in the CDMP:

> Objective ROS-1 Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.
>
> Policy ROS-2 Require the availability of adequate local recreation open space as a condition for the approval of residential development orders and maintain an adequate inventory of recreational areas and facilities.
>
> Policy ROS-3B The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.
>
> Policy ROS-3E The Parks, Recreation and Open Spaces Department shall seek to increase public awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.
>
> Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings described herein, **PROS has no objection to the application.** Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, at carlos.lopez6@miamidade.gov.

AZ: ad cl
Attachment

FIGURE 1: Z2024000124- WDH 19640
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS


BROWARD
IVES ESTATES PARK
IVES ESTATES TENNIS CENTER
HIGHLAND OAKS PARK
UNINCORPORATED MIAMI-DADE
AVENTURA
GOLDEN BEACH
SNAKE CREEK TRAIL
IVES ESTATES TOT LOT
SIERRA PARK
DOLPHIN CENTER STD:SCRUB OAK PRESERV
OJUS PARK
MIAMI GARDENS
MIAMI-DADE
GREYNOLDS PARK
SUNNY ISLES BEACH
SABAL PALM PARK
NORTH MIAMI BEACH
EAST GREYNOLDS PARK
Gold Coast Trail
Snake Creek Trail
BISCAYNE GARDENS PARK
OAK GROVE PARK
NORTH MIAMI
HAULOVER PARK
Memorial Trail
Flagler Trail
Atlantic Trail
Lehman Link
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Signature:

Email: alexandra.davis@miamidade.gov

Signature:

Email: alissa.turtletaub@miamidade.gov

Z2024-124 19640 WDH, LLC

Final Audit Report 2024-07-11

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Memorandum

MIAMI-DADE COUNTY

Date: August 8, 2024

To: Eric Silva, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: Stephanie V. Daniels, Director
Miami-Dade Police Department

Subject: Review – Zoning Application – Case: No. Z2024000124
19640 WDH, LLC.

APPLICATION:

The applicant, 19640 WDH, LLC., is requesting a Non-Use Variance in order to permit the construction of a mixed-use project consisting of 334 apartment units and retail space through the Workforce Housing Program.

The 2.62 acre property is located at the 19640 W. Harriet Tubman Highway, in unincorporated, Miami-Dade County, Florida

CURRENT POLICE SERVICES:

The project would be serviced by our Intracoastal District, located at 15665 Biscayne Boulevard, Miami, Florida. This fiscal year, Intracoastal has received a total of 11 zoning requests to increase the residential, commercial, and educational institution development within the district. With the total accumulation of development, there will be a need for an increase in police services.

APPLICATION REVIEW:

A review of the application and related documents was conducted to predict its impact on the Miami-Dade Police Department's resources, and the impact the project could have on any zoning modification changes.

Current data of police staffing, and population was examined to project any increase in calls-for-service. Current staffing should accommodate any slight increase in the volume of calls-for-service. Should demand for police services increase beyond projected levels, additional sworn personnel, support staff, and equipment will be required.

The Miami-Dade Police Department does not have any further comments to the proposed zoning modifications to complete this project currently.

Should you require any further assistance, please contact Executive Senior Bureau Commander Lisette Reyes-Wilcox, of our Fiscal Administration Bureau, at 305-471-2520, or via e-mail at lisi@mdpd.com.

SVD/jhb
Attachment

Memorandum

MIAMI-DADE COUNTY

Date: 07/26/2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources Department

From: Dr. Aneisha Daniel, Director
Department of Solid Waste Management

Subject: Residences of Aventana (Z2024000124)

The Department of Solid Waste Management's review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

Application: The applicant, 19640 WDH, LLC is requesting a review of its application for a non-use variance pursuant to Code Section 33.311(A)(4)(b) to allow building floor plates above the eighth floor to measure 27,222 square feet.

Size: The subject property is approximately 2.62 acres (net) in size.

Location: The property is located at 19640 W. Harriet Tubman Highway (formerly W. Dixie Highway) Miami, FL 33180, in unincorporated Miami-Dade County.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2023, which is valid through September 30, 2024, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There are no solid waste disposal facilities within 2.5 miles of this property, no transfer facilities within 1.5 miles and no Collection facilities within a quarter mile.

2. Garbage and Trash Collection Services

Should the referenced request be approved, and the anticipated development subsequently constructed, it would meet the definition of both "multi-family establishment" and "commercial establishment", as described in Chapter 15 of the Code of Miami-Dade County. Per the Code, the

following is required of both multi-family and commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services. While the DSWM can provide waste collection services, multi-family and commercial establishments most typically work with a permitted private hauler to provide both (waste and recycling) in one contract.

Should any units developed as a part of this project be similar to a townhome, villa or rowhouse (and which are then more likely meet the definition of "residential unit" as provided in the Code) will receive waste collection service from the DSWM, in a manner best suited to the layout and configuration of the development.

3. Recycling: Multi-Family and Commercial Establishments

Section 15-2.2(b) of the Code states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents to store their recycling carts or bins, or in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles). Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for multi-family properties may be found on the website at http://www.miamidade.gov/solidwaste/multifamily-recycling.asp.

Section 15-2.3a of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

1) High grade office paper
2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (cans, scrap)
6) Steel (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored)
9) Textiles
10) Wood

Section 15-2.3b of the Code states that the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner and the owner(s) and operator(s)

of the commercial establishment shall be jointly and severally liable. Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for commercial properties may be found on the website at https://www.miamidade.gov/solidwaste/business-recycling.asp

4. Recycling and Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of recyclables and solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of recycling and solid waste collection and storage facilities.

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.

Memorandum

MIAMI-DADE COUNTY

Date: September 12, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
Regulatory and Economic Resources (RER)

From: Xavier Vega, Interim HCD Manager
Public Housing & Community Development (PHCD)

Subject: Zoning Application Comments – 19640 W. Harriet Tubman Highway TOD
Application No. Z2024000124

Public Housing and Community Development (PHCD) has reviewed the proposed development for the subject Zoning application.

Application Name
19640 W. Harriet Tubman Highway – TOD Multifamily

Location
19640 W. Harriet Tubman Highway, Miami, FL 33180
Folio # 30-2204-013-0170

Proposed Development

The applicant intends to develop the property as follows:

60% to 140% AMI	Up to 80% AMI	Up to 110% AMI	Up to 140% AMI	Unrestricted
		6	6	

PHCD Review Process

PHCD reviews workforce housing, affordable housing and infill housing projects. To qualify as workforce housing the project must provide housing within 60% to 140% of the Area Median Income (AMI) and must designate the AMI percentage for the potential buyers/renters of the development. Applicants must indicate the total number of units for each AMI percentage within the Letter of Intent. Or as an alternative, indicate the intent to provide a contribution-in-lieu of construction fee to the Affordable Housing Trust Fund within the Letter of Intent.

Requirements

The applicant must execute the rental regulatory agreement or equivalent for the income restricted units prior to the issuance of the building permits. The applicant must follow up with Phyllis Tynes on the Workforce Housing/Rental Regulatory Agreement requirement. For more information about this process, call (786) 469-4167 or e-mail Phyllis Tynes Phyllis.TynesSaunders@miamidade.gov

Recommendation

The application is approved for affordable housing, based on the developer's statement in the letter of intent (version 2) that they will develop 6 rental units at or below 110% 6 rental units at or below 140% of the Area Median Income (AMI).

Please contact the following persons for questions about PHCD reviews:

- Workforce Housing or Affordable Housing reviews and program requirements – Call (786) 469-4141 or email Mohammed Rasheduzzaman Mohammed.Rasheduzzaman@miamidade.gov
- Workforce Housing agreements/Rental regulatory agreements/compliance – Call (786) 469-4167 or email Phyllis Tynes Phyllis.TynesSaunders@miamidade.gov
- Contribution-in-lieu fee requests and Acknowledgment of payment – Call (786) 469-2209 or email Shawn Topps Shawn.Topps@miamidade.gov
- Impact fee waiver requests – Call (786) 469-2185 or email Leyani Sosa Leyani.Sosa@miamidade.gov or Mayra Diaz Mayra.Diaz2@miamidade.gov
- Infill Housing Reviews: Call (786) 469-4112 or email Coralee Taylor Coralee.Taylor@miamidade.gov

Cc: Gilberto Blanco, Planning Development Manager, RER
Susan Furney, Development Services Intake Manager, RER

Memorandum

Date: July 18, 2024

To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Application Z2024-000124 19640 WDH, LLC

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000124

Section: 03 Township: 52 Range: 42
Applicant: Weiss Serota Helfman
Zoning Board: C2
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

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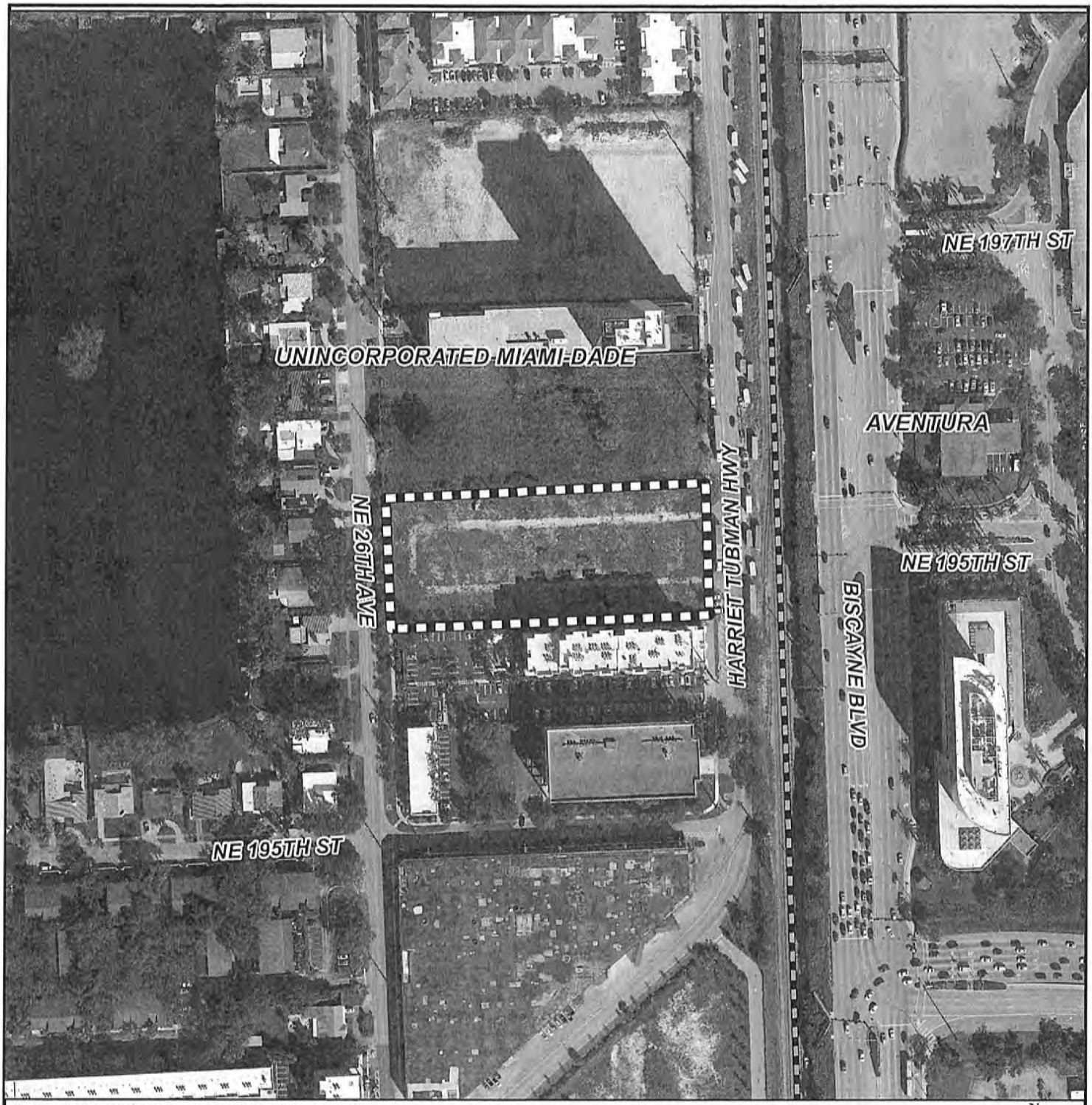
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, July 5, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2024000124

Legend

Subject Property

Municipalities

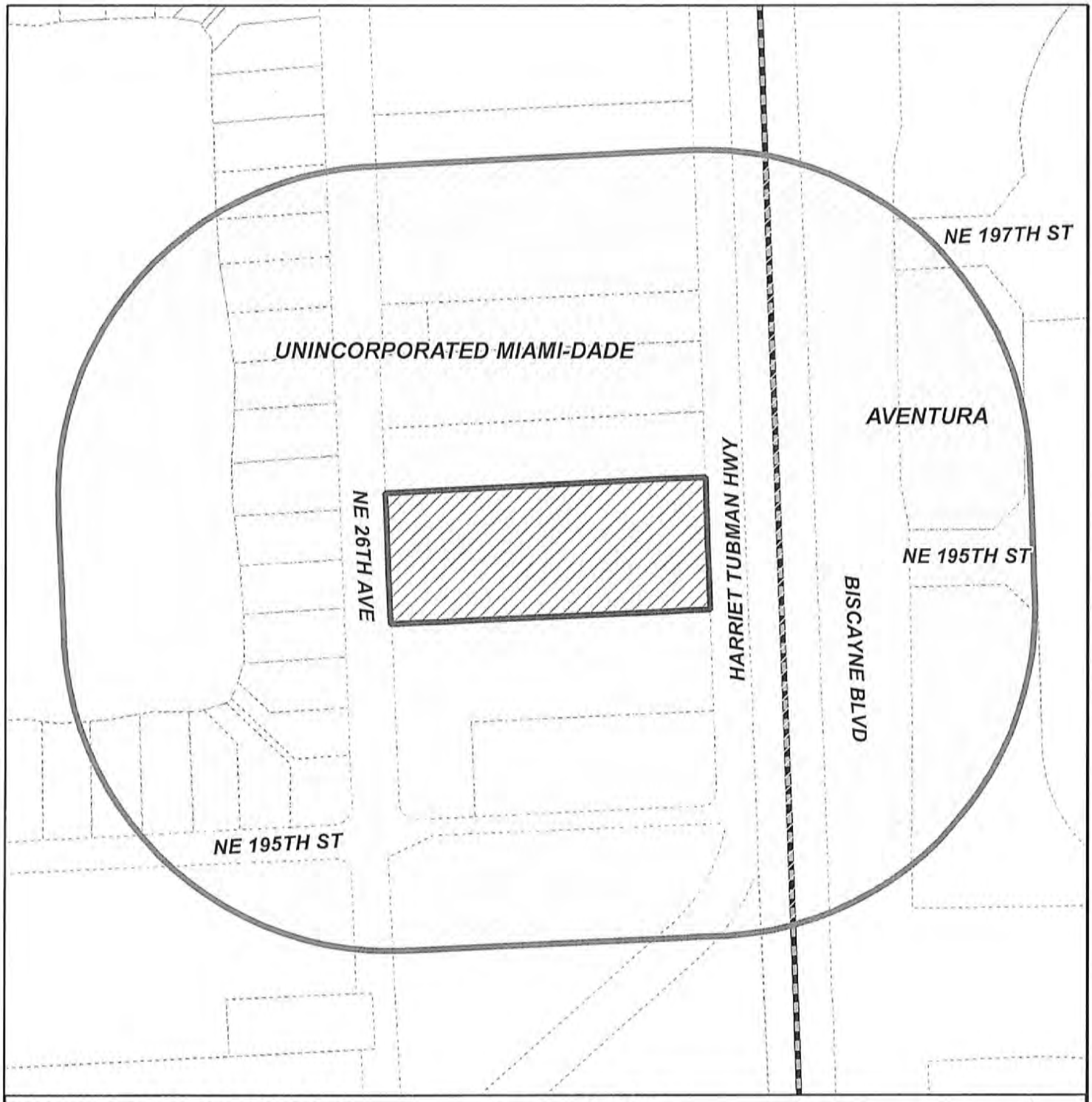
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Section: 03 Township: 52 Range: 42
Applicant: Weiss Serota Helfman
Zoning Board: C2
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, July 5, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 03 Township: 52 Range: 42
Applicant: Weiss Serota Helfman
Zoning Board: C2
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2024000124

RADIUS: 500

Legend

- Subject Property
- Buffer
- Municipalities
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, July 5, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000124

Section: 03 Township: 52 Range: 42
Applicant: Weiss Serota Helfman
Zoning Board: C2
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, July 5, 2024

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESSED 24-4604
DATE: JUL 3 2024
BY: DONGUL

PROJECT DATA

1. PROJECT INFORMATION

ZONING CLASSIFICATION:	OUAD OJUS URBAN AREA DISTRICT
BUILDING USE:	MULTI-FAMILY APARTMENTS
GROSS SITE AREA:	+/- 111,684 SF (or 2.54 AC)
NET SITE AREA:	+/- 97,965 SF (or 2.333 AC)

2. DENSITY CALCULATION

MIXED-USE CORRIDOR DISTRICT:	
GROSS LAND AREA = 1.79 ac (75,414) @ 125 DUAC OR 15 STORIES = 217 UNITS	
RESIDENTIAL (EDGE) DISTRICT:	
GROSS LAND AREA = 0.535 ac (22,493 SF) @ 13 DUAC OR 4 STORIES = 9 UNITS	
*DENSITIES AND HEIGHTS ABOVE DO NOT ACCOUNT FOR 50%U BONUS ON UNITS IMPOSED BY THE 2023 COVENANT	
TOTAL DENSITY PERMITTED:	= 334 UNITS (AFTER MAX. 50%U BONUSES)
TOTAL DENSITY PROPOSED:	= 334 UNITS

3. GLAZING & FENESTRATION

	REQUIRED
	30% OF FACADE on EA. STORY/FRONT
	MIN. 30% OF STREETWALLS MUST BE FENESTRATED WITH WINDOWS

4. SETBACKS

		REQUIRED	PROPOSED
	HARRIET TUBMAN HIGHWAY	12'-0" TO BUILD-TO LINE *COLONNADE REQUIRED	12'-0" TO BUILD-TO LINE *COLONNADE REQUIRED
		15'-0" MIN. ABOVE 4-STORIES	
	NE 26TH AVE	10'-0" OR 15'-0"	15'-0" TO BUILD-TO LINE
	SIDE YARDS	0'-0"	39'-0" @ 9-STORY BUILDING 39'-0" @ 16-STORY BUILDING 5'-0" @ PARKING GARAGE

5. BUILDING HEIGHT

	DISTRICT	MAX PERMITTED	PROPOSED
	MIXED-USE CORRIDOR DISTRICT	170 FT. MAX	16 STORIES AT 170 FT. MAX.
	RESIDENTIAL (EDGE) DISTRICT	4 STORIES	4 STORIES

6. MINIMUM OPEN SPACE

	DISTRICT	MAX PERMITTED	PROPOSED
	REQUIRED	20% OF PROPERTY	22,224 SF.

PROJECT ADDRESS:
19640 HARRIET TUBMAN HWY. (FKA: WEST DIXIE HWY.)
MIAMI-DADE, FL 33180



Site Location Plan

7. MINIMUM F.A.R. CALCULATION

	MIXED-USE CORRIDOR DISTRICT HOL:	N/A	
	RESIDENTIAL (EDGE) DISTRICT HOL: 6.5 X 22,493 SF.	21,724 SF.	
	HOL RETAIL AREA =	# OF UNITS X 10 SF. OR 1,740 SF.	
	RETAIL AREA PROVIDED =	3,831 SF. (NOT INCLUDING LEASING)	
	TOTAL AREA OF BLDG. FLOOR PLATE ABOVE 8 STORIES =	17,222 SF.	(INCLUDING BALCONIES

8. BUILDING AREAS

TOTAL RESIDENTIAL GROSS AREA (EXCLUDING BALCONIES) =	467,919 SF. ±
PARKING GARAGE GROSS TOTAL AREA =	133,971 SF. ±
GROUND LEVEL GROSS FLOOR AREA =	56,106 SF. ±
TOTAL GROSS BUILDING AREA (INCLUDING DECKS & BALCONIES) =	610,618 SF. ±
IMPERVIOUS SITE AREA =	21,793 SF. ±
PERVIOUS SITE AREA =	19,400 SF. ±

9. APARTMENT DATA

A. APARTMENT UNIT MIX

UNIT NAME C	UNIT TYPES	A/C AREA	# UNITS
S1	STUDIO	570/000	570/000
S2	STUDIO	570/000	570/000
		SUBTOTAL STUDIO UNITS:	23 UNITS (7.0%)
A1	1BF 1B	1BF 1B	1BF 1B
A2	1BF 1B	1BF 1B	1BF 1B
A3	1BF 1B	1BF 1B	1BF 1B
		SUBTOTAL 1 BR UNITS:	127 UNITS (38%)
B1	2BF 2B	2BF 2B	2BF 2B
B1A	2BF 2B	2BF 2B	2BF 2B
B1B	2BF 2B	2BF 2B	2BF 2B
B2A	2BF 2B + DEN	2BF 2B + DEN	2BF 2B + DEN
B3	2BF 2B + DEN	2BF 2B + DEN	2BF 2B + DEN
B4	2BF 2B	2BF 2B	2BF 2B
		SUBTOTAL 2 BR UNITS:	173 UNITS (52%)
C1	3BF 2.5B	3BF 2.5B	3BF 2.5B
C1	3BF 2B	3BF 2B	3BF 2B
C3	3BF 2B + DEN	3BF 2B + DEN	3BF 2B + DEN
C4	3BF 3B	3BF 3B	3BF 3B
		SUBTOTAL 3 BR UNITS:	28 UNITS (8.3%)
		TOTAL UNITS:	334

B. GROSS RESIDENTIAL AREA CALCULATIONS

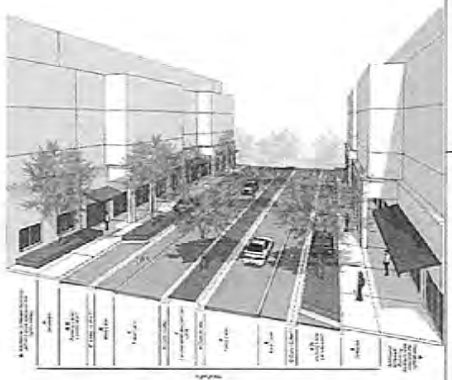
GROSS RENTABLE AREA	353,808 SF.	
AVG. UNIT SIZE	940 SF.	
COMM. BALCONY AREA	45,400 SF.	
TOTAL GROSS RESIDENTIAL AREA	467,919 SF.	

C. LEASING OFFICE & AMENITY AREA CALCULATIONS (NET USABLE AREA)

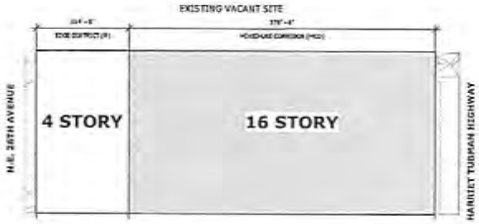
LEASING	896 SF.
CO-WORKING	3,621 SF.
MAIL ROOM	411 SF.
PARCEL ROOM	720 SF.
RESIDENTIAL HOUR-IN	234 SF.
DOG WASH	668 SF.
RESIDENTIAL BIKE STORAGE	498 SF.
TENANT STORAGE	3,470 SF.
FITNESS + LOCKERS	3,443 SF.
CLUB ROOM	2,684 SF.
BILLIARDS	898 SF.
PRIVATE DINING	293 SF.
GOLF SIMULATOR	393 SF.
POOL DECK	APPROX. 10,000 SF.
OUTDOOR AMENITY AREA	APPROX. 14,750 SF.

10. PARKING

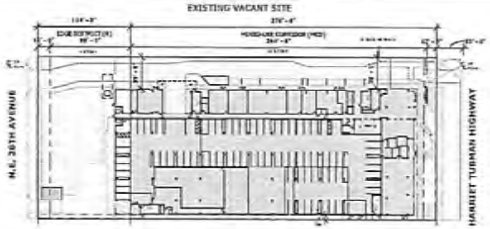
A.	REQUIRED PARKING		MIAMI-DADE - SECTION 61 3.3C
	OFFICE	1/300 GROSS SF	13 SPACES
	UNITS:		
	STUDIO	0/UNIT	15 SPACES
	1 BEDROOM	1/UNIT	127 SPACES
	2 BEDROOM	1.5/UNIT	195 SPACES
	3 BEDROOM	1.75/UNIT	98 SPACES
	ADA	401 - 500 TOTAL SPACES	9 SPACES
	EV	20%	86 SPACES (EV READY)
	TOTAL		465 TOTAL
	NOTES: Additional Parking Requirements***		
	• If tram station is within 500 ft, 100% reduction for Center and Core subdistricts		
	• 10% for tax-exe		
	• 25% for MMTs		
	• ABOVE REDUCTIONS ARE CUMULATIVE		
B.	PROVIDED PARKING		
	STANDARD		319 SPACES
	ADA		9 SPACES
	EV		99 SPACES
	ON-STREET PARKING		4 SPACES
	LOADING SPACES		4 SPACES
	TOTAL		435 TOTAL
C.	BIKE PARKING		
		100 - 500 TOTAL SPACES	15 RACKS
	TOTAL		30 BIKES TOTAL



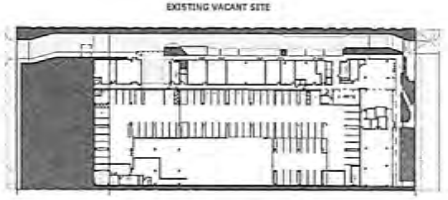
OUAD Main Street Requirements - Harriet Tubman HWY



OJUS URBAN AREA - SUB-DISTRICTS



OJUS URBAN AREA - BUILDING HEIGHTS



OJUS URBAN AREA - OPEN SPACE



Street Types



Sub-Districts



BUILDING HEIGHT



Open space



New Streets



Bike Routes

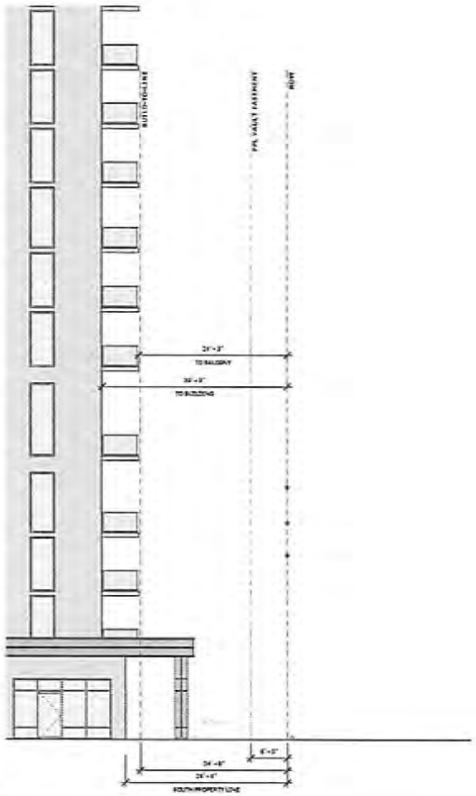
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PROJECT DATA SHEET

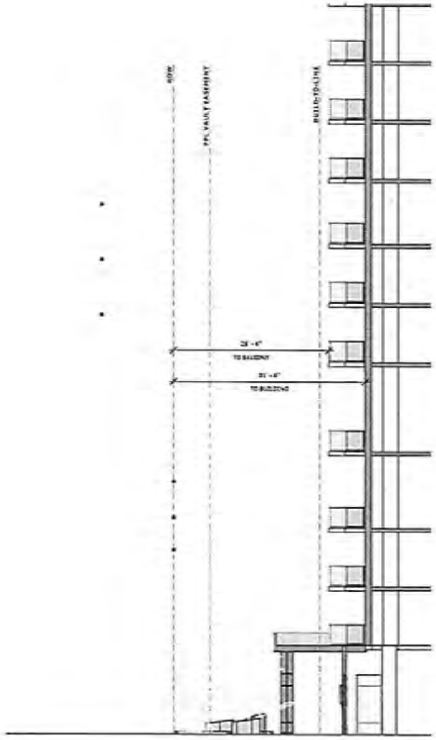
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Baker Barrios

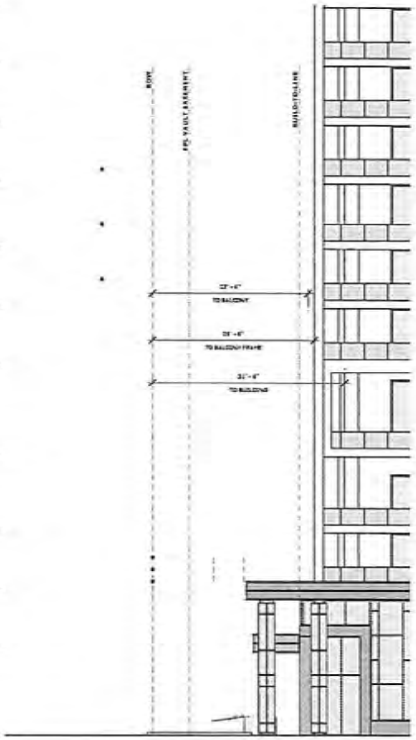
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DATE: JUL 3 2024
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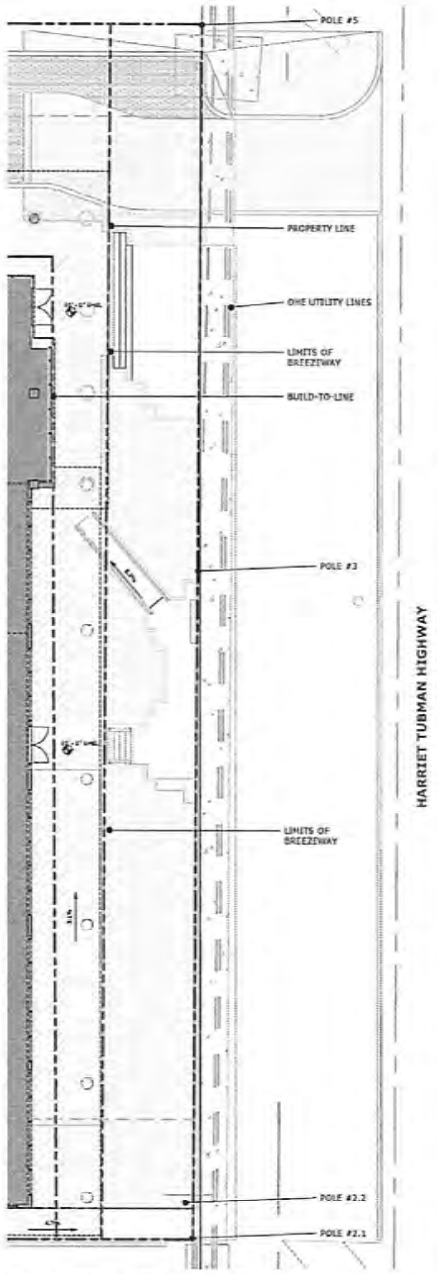
SOUTH BUILDING ELEVATION - POLE #2



MID BUILDING SECTION - POLE #3



NORTH BUILDING ELEVATION - POLE #5

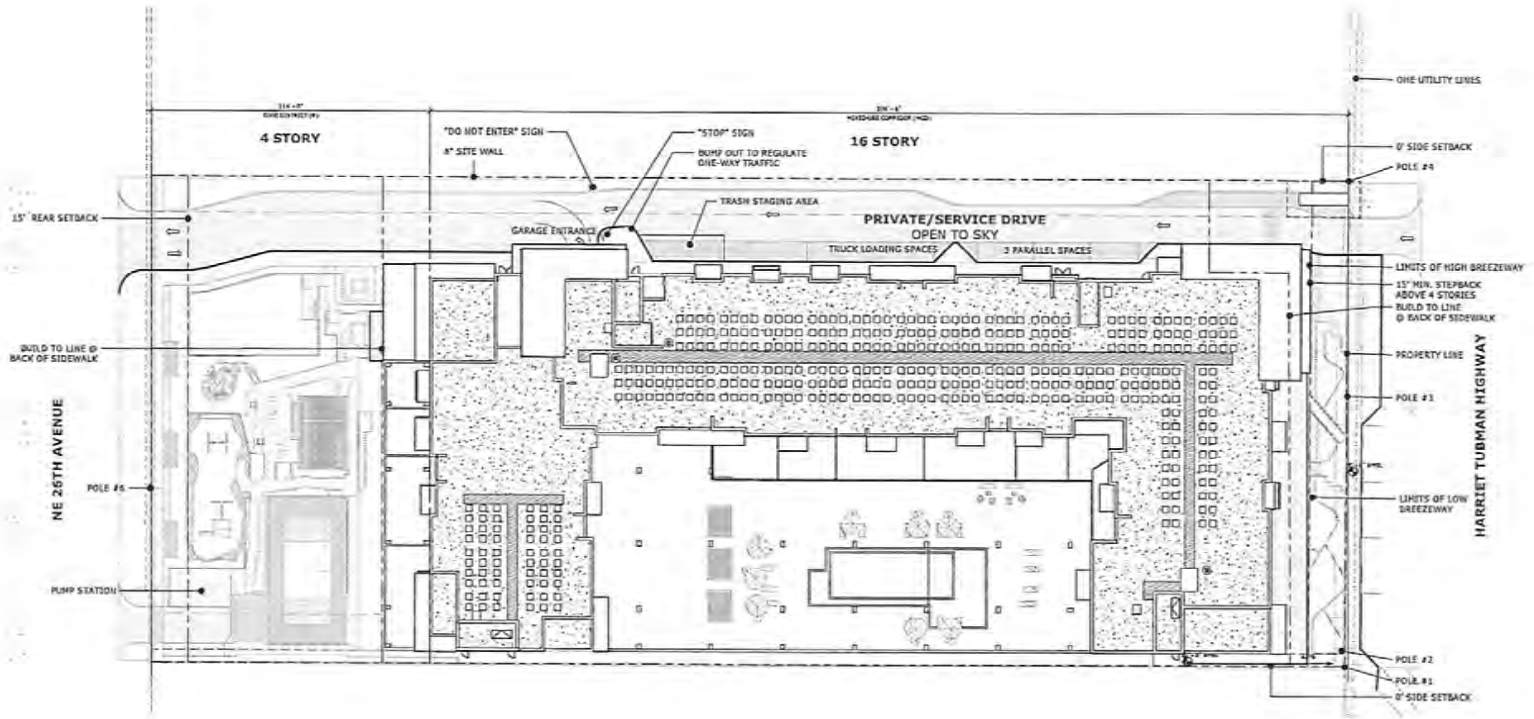


GROUND LEVEL EAST FLOOR PLAN Copy 1

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OUTDOOR AMENITIES HARDSCAPE AREAS
- (1) 33'x61' PICKLE BALL COURTS (+/- 2,034 SF)
- (1) 19'x30' COVERED PAVILION (+/- 570 SF)
- (1) BBQ GRILL AREA (+/- 460 SF)
- (1) 9'x18' DOG PARK SEATING AREA (+/- 162 SF)
- +/- 2,482 SF OF CONCRETE PATH
TOTAL APPROXIMATE HARDSCAPE SURFACES: +/- 5,708 SF

BUILDING SITE HARDSCAPE AREAS
- CONCRETE PATH (+/- 5,186 SF)
- DRIVE AISLE / SURFACE PARKING (+/- 10,899 SF)
TOTAL APPROXIMATE HARDSCAPE SURFACES: +/- 16,085 SF
- BUILDING FOOTPRINT (+/- 55,880 SF)



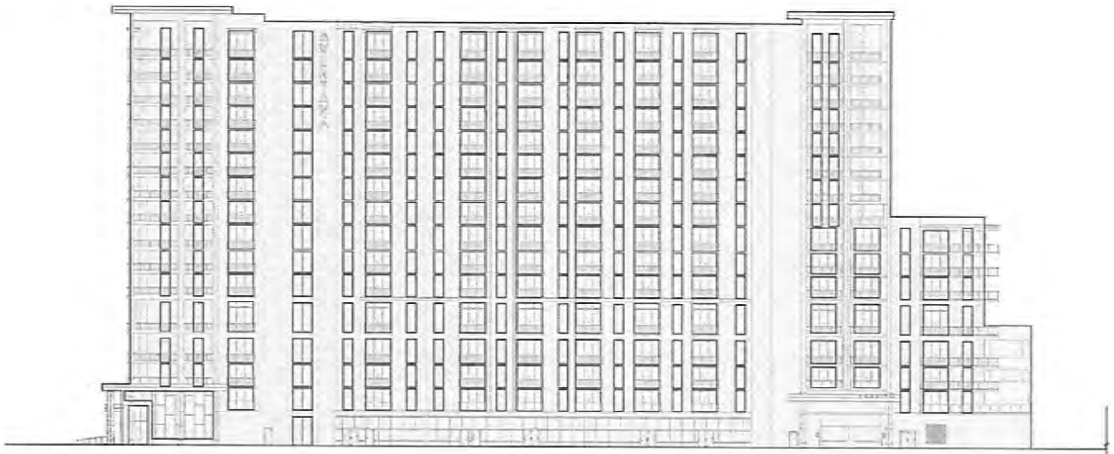
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ARCHITECTURAL SITE PLAN

N | SCALE: 1" = 20' | A001

Baker Barrios

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NORTH BUILDING ELEVATION

NORTH GLAZING RATIOS

TOTAL BUILDING FACADE AREA:	59,415 SF	
TOTAL GLAZING AREA:	20,790 SF	[35%]



SOUTH BUILDING ELEVATION

SOUTH GLAZING RATIOS

TOTAL BUILDING FACADE AREA:	38,855 SF	
TOTAL GLAZING AREA:	16,210 SF	[37%]

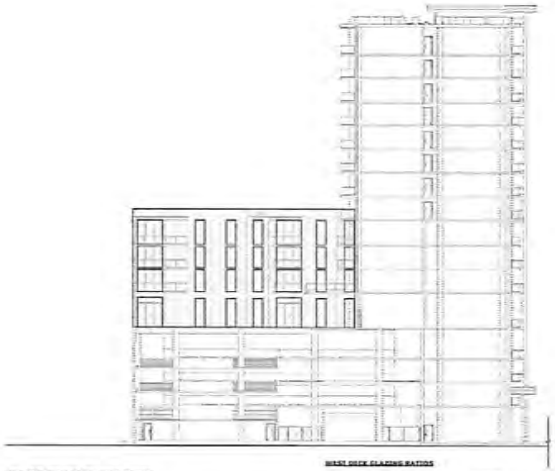
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DATE: JUL 3 2024
BY: GONGOL



EAST BUILDING ELEVATION

EAST GLAZING RATIOS

TOTAL BUILDING FACADE AREA:	29,150 SF	
TOTAL GLAZING AREA:	12,396 SF	[42%]



WEST DECK ELEVATION

WEST DECK GLAZING RATIOS

TOTAL BUILDING FACADE AREA:	9,435 SF	
TOTAL GLAZING AREA:	1,835 SF	[19%]



WEST BUILDING ELEVATION

WEST GLAZING RATIOS

TOTAL BUILDING FACADE AREA:	28,300 SF	
TOTAL GLAZING AREA:	5,163 SF	[18%]

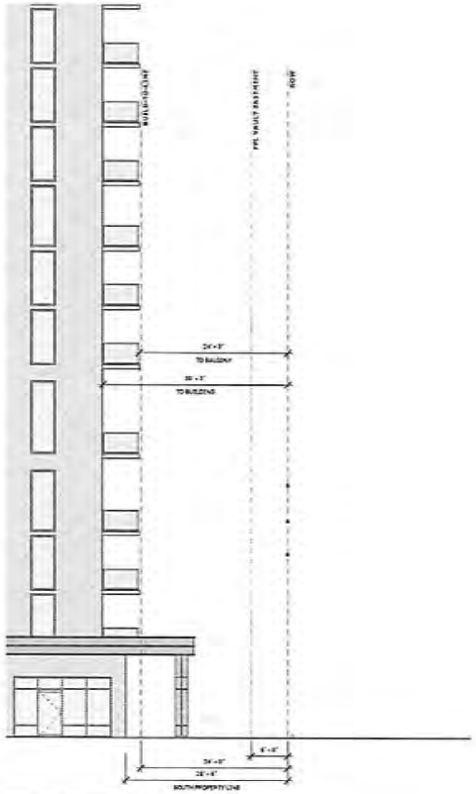


EAST DECK ELEVATION

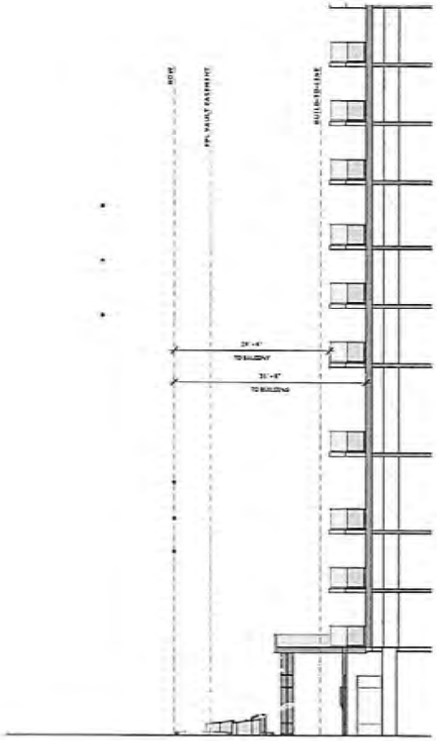
EAST DECK GLAZING RATIOS

TOTAL BUILDING FACADE AREA:	11,600 SF	
TOTAL GLAZING AREA:	4,570 SF	[39%]

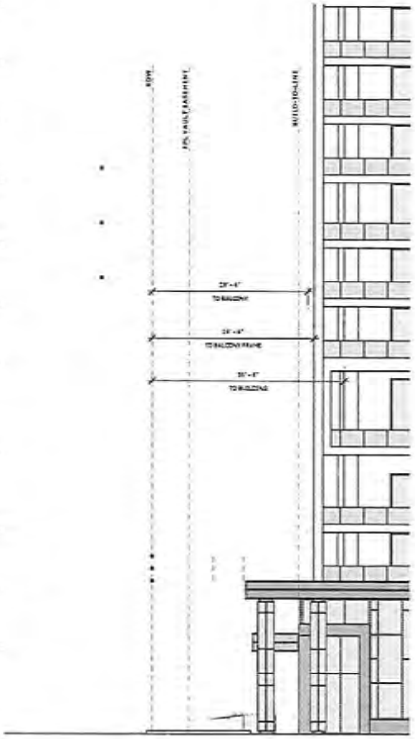
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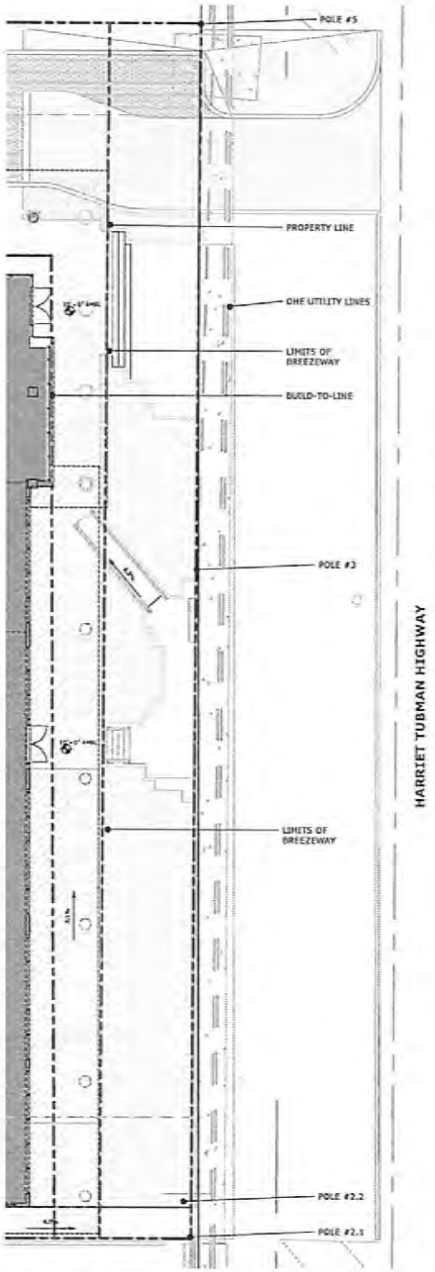
SOUTH BUILDING ELEVATION - POLE #2



MID BUILDING SECTION - POLE #3

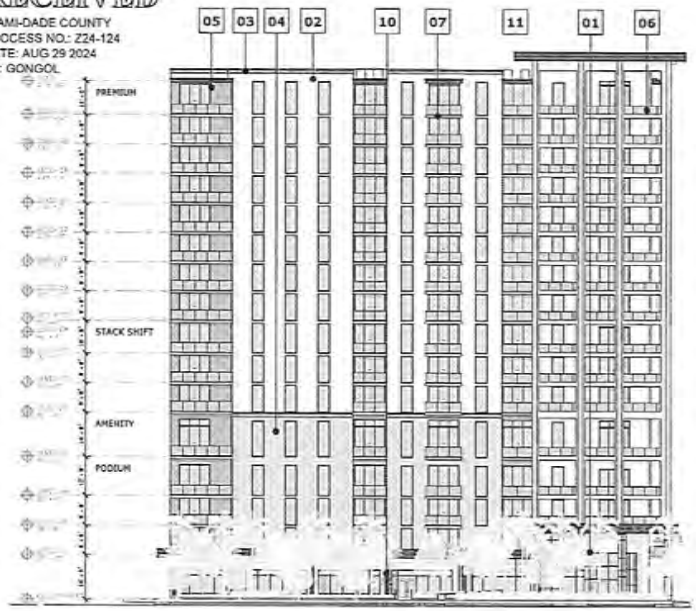


NORTH BUILDING ELEVATION - POLE #5

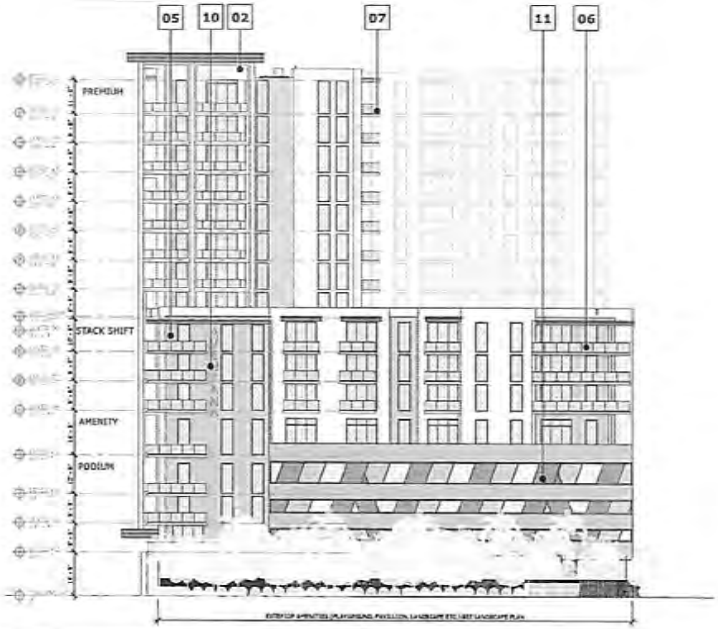


GROUND LEVEL EAST FLOOR PLAN Copy 1

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PROCESS NO.: Z24-124
DATE: AUG 29 2024
BY: GONGOL



EAST BUILDING ELEVATION



WEST BUILDING ELEVATION

ELEVATION KEYNOTES	
MARK	DESCRIPTION
01	WINDOW WALL SYSTEM, FRAME FINISH: TBD, GLAZING: 1/4"+6, LOW REFLECTIVITY GREEN IGU
02	DIRECT-APPLIED STUCCO, FINISH: FP-1 SW7008 ALABASTER
03	DIRECT-APPLIED STUCCO, FINISH: FP-2 SW7490 TOWNHALL TAN
04	DIRECT-APPLIED STUCCO, FINISH: FP-3 #SW7006, WHITE
05	DIRECT-APPLIED STUCCO, FINISH: FP-4 SW7645 COLONNADE GRAY
06	POWDER-COATED ALUMINUM BALCONY RAIL WITH CLEAR GLASS INSERT, HEIGHT: 42", COLOR: TBD
07	BALCONY FLOOR WITH PROVIDED 2500158 COATING TYP, SLOPE 1/4" PER FOOT TO DRAIN
08	GARAGE ENTRY WITH VEHICLE CLEARANCE BARS
09	EGRESS DOOR
10	ILLUMINATED ALUMINUM CHANNEL LETTER SIGNAGE
11	METAL-FRAMED FABRIC SCREENING

EXTERIOR MATERIAL PALETTE:

PT - 1

PT - 3

PT - 2

PT - 4

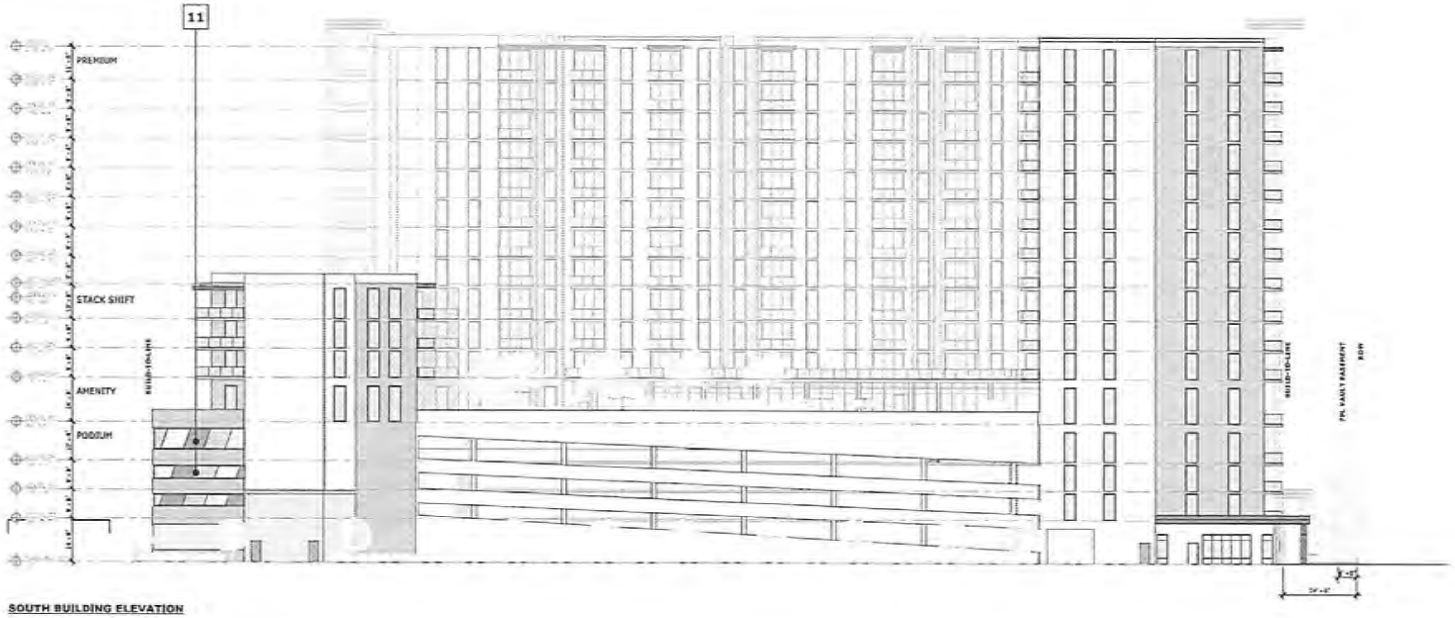
DARK BRONZE RAILING

ANODIZED ALUMINUM RAILING

RECEIVED
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PROCESS NO.: Z24-124
DATE: AUG 29 2024
BY: GONGOL



NORTH BUILDING ELEVATION



SOUTH BUILDING ELEVATION

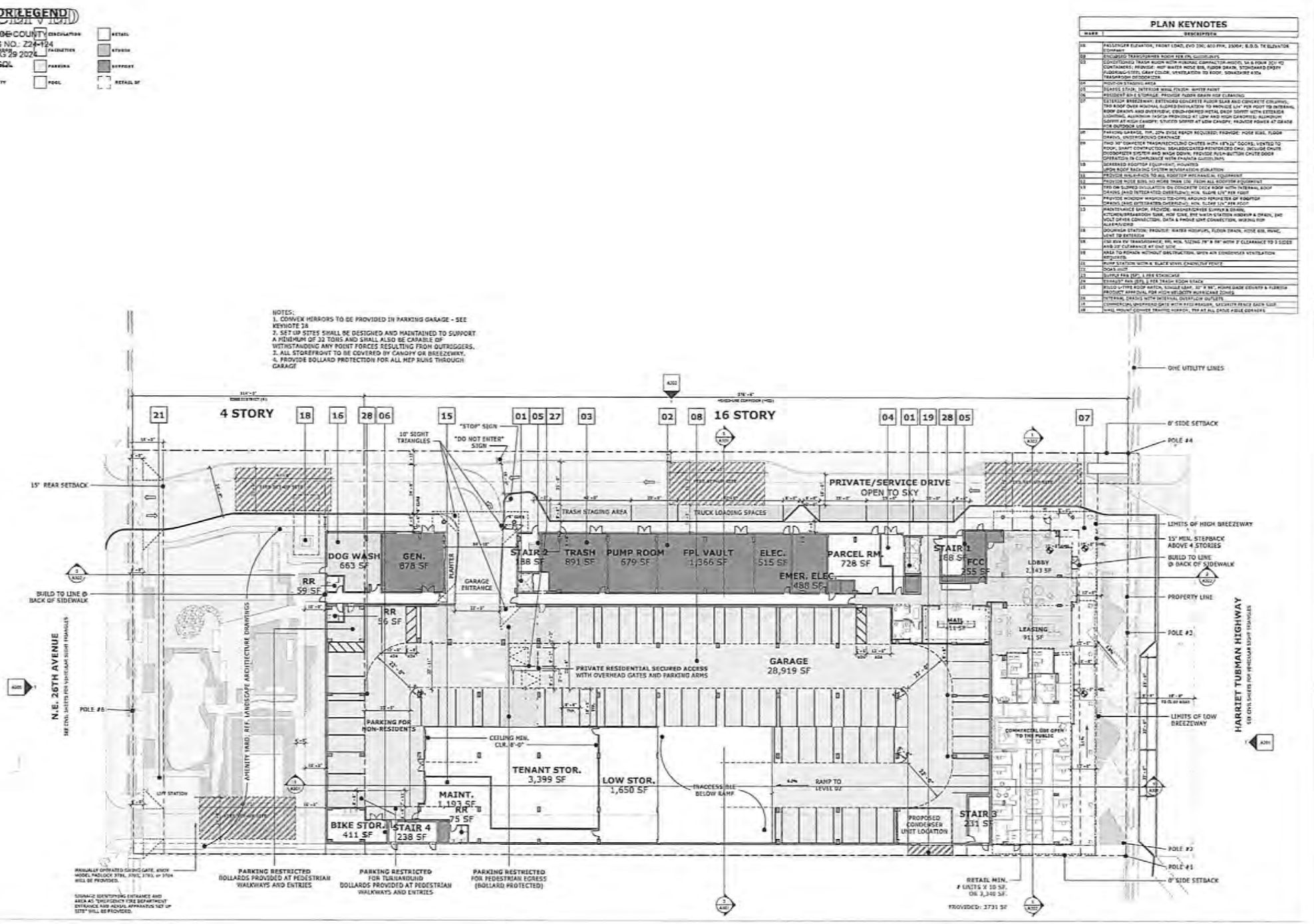
ELEVATION KEYNOTES	
MARK	DESCRIPTION
FL	WINDOW WALL SYSTEM; FRAME FINISH: TBD; GLAZING: 1/4IN-C, LOW REFLECTIVITY GREEN 1GU
EP1	DIRECT-APPLIED STUCCO; FINISH: PT-1 SHERWIN-WILLIAMS SW 7035 ALABASTER
EP2	DIRECT-APPLIED STUCCO; FINISH: PT-2 SHERWIN-WILLIAMS SW 7038 TOWNHALL TAN
EP4	DIRECT-APPLIED STUCCO; FINISH: PT-4 SHERWIN-WILLIAMS SW 7004 SNOWBOUND
EP5	DIRECT-APPLIED STUCCO; FINISH: PT-5 SHERWIN-WILLIAMS SW 7029 COLONNADE GRAY
GR	POWDER-COATED ALUMINUM BALCONY RAIL WITH CLEAR GLASS INSERTS; HEIGHT: 48"; COLOR: TBD
EP	BALCONY FLOOR WITH TREMCO 230/231 COATING SYS.; SLOPE 1/4" PER FOOT TO DRAIN
GR	GARAGE ENTRY WITH VEHICLE CLEARANCE BARS
CN	CONCRETE CANOPY
SGN	ILLUMINATED ALUMINUM CHANNEL LETTER SIGNAGE
SS	METAL-FRAMED FABRIC SCREENING

EXTERIOR MATERIAL PALETTE:

PT - 1
PT - 3
PT - 2
PT - 4

DARK BRONZE RAILING

ANODIZED ALUMINUM RAILING


COLOR LEGEND
CIRCULATION
RETAIL
FACILITIES
STUDIO
PARKING
SUPPORT
AMENITY
POOL
RETAIL SF
MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: AUG 29 2024
BY: CWGDL
PLAN KEYNOTES
NOTES:
1. CONVEX MIRRORS TO BE PROVIDED IN PARKING GARAGE - SEE KEYNOTE 28
2. SET UP SITES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT A MINIMUM OF 32 TONS AND SHALL ALSO BE CAPABLE OF WITHSTANDING ANY POINT FORCES RESULTING FROM OUTRIGGERS.
3. ALL STOREFRONT TO BE COVERED BY CANOPY OR BREEZEWAY.
4. PROVIDE BOLLARD PROTECTION FOR ALL MEP RUNS THROUGH GARAGE
4 STORY
16 STORY
ONE UTILITY LINES
0' SIDE SETBACK
POLE #4
15' REAR SETBACK
"STOP" SIGN
"DO NOT ENTER" SIGN
10' SIGHT TRIANGLES
PRIVATE/SERVICE DRIVE OPEN TO SKY
TRASH STAGING AREA
TRUCK LOADING SPACES
LIMITS OF HIGH BREEZEWAY
15' MIN. STEPBACK ABOVE 4 STORIES
BUILD TO LINE @ BACK OF SIDEWALK
PROPERTY LINE
POLE #3
LIMITS OF LOW BREEZEWAY
DOG WASH 663 SF
GEN. 878 SF
RR 59 SF
RR 56 SF
GARAGE ENTRANCE
PLANTER
STAIR 2 238 SF
TRASH 891 SF
PUMP ROOM 679 SF
FPL VAULT 1,366 SF
ELEC. 515 SF
EMER. ELEC. 488 SF
PARCEL RM. 728 SF
STAIR 1 238 SF
FCC 355 SF
LOBBY 2,143 SF
LEASING 911 SF
MAIL
GARAGE 28,919 SF
PRIVATE RESIDENTIAL SECURED ACCESS WITH OVERHEAD GATES AND PARKING ARMS
N.E. 26TH AVENUE
SEE CIVIL SHEETS FOR VEHICULAR SIGHT TRIANGLES
HARRIET TUBMAN HIGHWAY
SEE CIVIL SHEETS FOR VEHICULAR SIGHT TRIANGLES
POLE #5
AMENITY HARD. REF. LANDSCAPE ARCHITECTURE DRAWINGS
PARKING FOR NON-RESIDENTS
CEILING MIN. CLR. 8'-0"
TENANT STOR. 3,399 SF
LOW STOR. 1,650 SF
MAINT. 1,193 SF
RR 75 SF
BIKE STOR. 411 SF
STAIR 4 238 SF
LIFT STATION
ACCESS AISLE BELOW RAMP
RAMP TO LEVEL 02
PROPOSED CONDENSER UNIT LOCATION
STAIR 3 231 SF
COMMERCIAL USE OPEN TO THE PUBLIC
POLE #2
POLE #1
0' SIDE SETBACK
PARKING RESTRICTED BOLLARDS PROVIDED AT PEDESTRIAN WALKWAYS AND ENTRIES
PARKING RESTRICTED FOR TURNAROUND BOLLARDS PROVIDED AT PEDESTRIAN WALKWAYS AND ENTRIES
PARKING RESTRICTED FOR PEDESTRIAN EGRESS (BOLLARD PROTECTED)
RETAIL MIN.
PROVIDED: 3731 SF
ram
ASPR
PROJ. #230095.00
RAM REALTY | AVENTANA
2024.08.21
OVERALL FLOOR PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"
A101
Baker Barrios

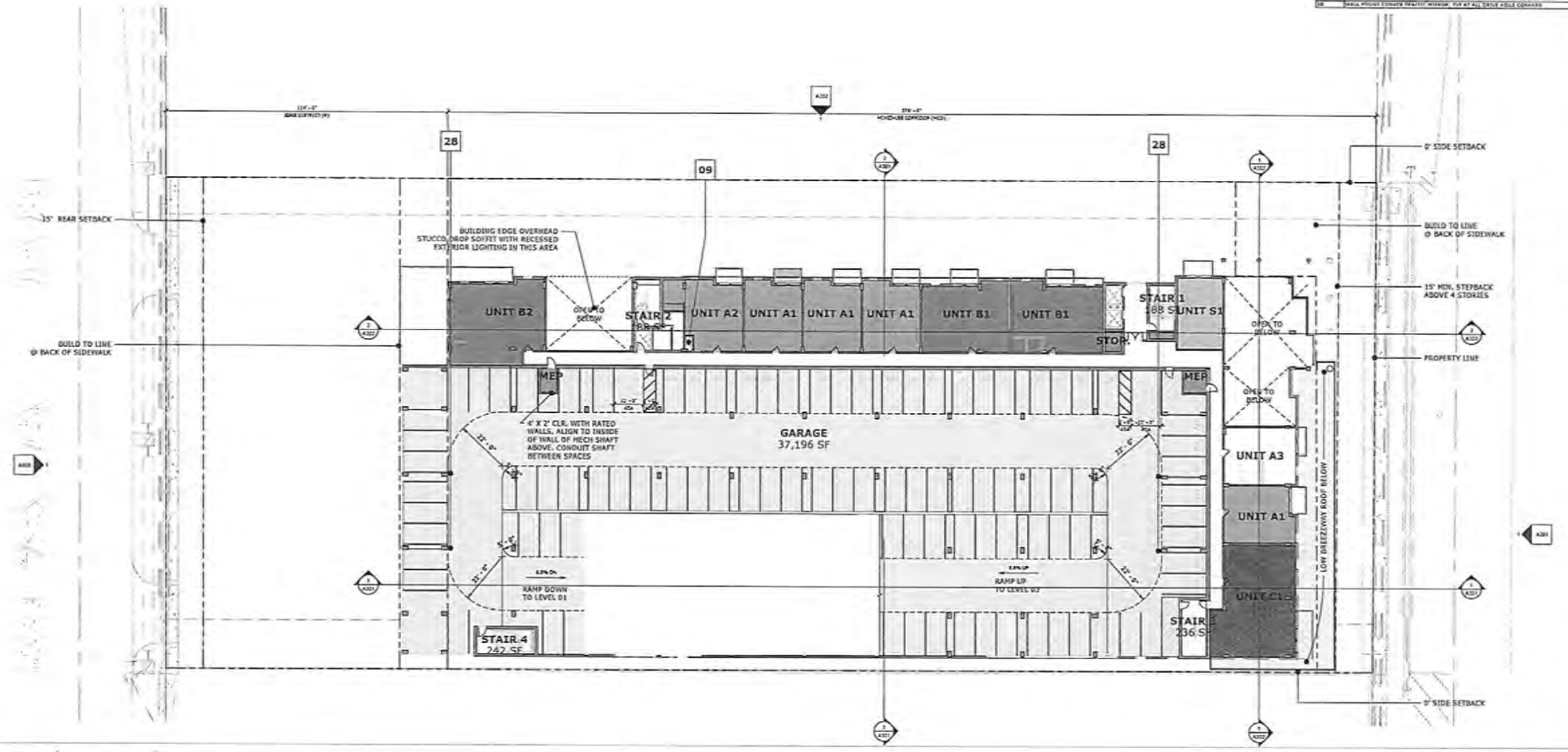
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 224124
DATE: AUG 29 2024
ZONING

COLOR LEGEND

	CIRCULATION		RETAIL
	FACILITIES		STUCCO
	PARKING		SUPPORT
	POOL		

PLAN KEYNOTES

MARK	DESCRIPTION
01	PASSENGER ELEVATOR; FRONT LOAD, EVO 200; 800 FPM, 200FT, 8-0.0. TF ELEVATOR COMPANY
02	ENCLOSED TRANSFORMER ROOM PER EPL GUIDELINES
03	CONDITIONED TRASH ROOM WITH MINIMAC COMPACTOR MODEL SA 6 FOUR 2CU YD CONTAINERS. PROVIDE: HOT WATER HOSE BIB, FLOOR DRAIN, STAINEARD EPOXY FLOORING-STEEL GRAY COLOR, VENTILATION TO ROOF, SONIATAIRE ECOX TRASHROOM DEODORIZER
04	MOVE-IN STAGING AREA
05	EGRESS STAIR, INTERIOR WALL FINISH: WHITE PAINT
06	RESIDENT BIKE STORAGE, PROVIDE FLOOR DRAIN FOR CLEANING
07	EXTERIOR BREEZEWAY, EXTENDED CONCRETE FLOOR SLAB AND CONCRETE COLUMNS; TPO ROOF OVER INSULAR SLOPED INSULATION TO PROVIDE 1/4" PER FOOT TO INTERNAL ROOF DRAINS AND OVERFLOW. COLD-FORMED METAL SOFFIT WITH EXTERIOR LIGHTING. ALUMINUM FASCIA PROVIDED AT LOW AND HIGH EAVES; ALUMINUM SOFFIT AT HIGH CANOPY; STUCCO SOFFIT AT LOW CANOPY. PROVIDE POWER AT CANOPY FOR OUTDOOR USE
08	PARKING GARAGE, TYP. 10% EVSE READY REQUIRED, PROVIDE: HOSE BIBS, FLOOR DRAINS, UNDERGROUND DRAINAGE
09	TWO 30" DIAMETER TRASH/RECYCLING CHUTES WITH 18"X21" DOORS, VENTED TO ROOF; SHAFT CONSTRUCTION: SEALED/DATED REINFORCED CMU. INCLUDE CHUTE DEODORIZER SYSTEM AND WASH DOWN. PROVIDE PUSH-BUTTON CHUTE DOOR OPERATION IN COMPLIANCE WITH MIAMI-DADE GUIDELINES.
10	SCREENED ROOFTOP EQUIPMENT, POINTED
11	OVEN ROOF RACKING SYSTEM W/VENTILATION ISOLATION
12	PENETRATE WALL/ROOFS TO ALL ROOFTOP MECHANICAL EQUIPMENT
13	PROVIDE HOSE BIBS NO MORE THAN 100' FROM ALL ROOFTOP EQUIPMENT
14	TPO 045 SLOPED INSULATION ON CONCRETE DECK ROOF WITH INTERNAL ROOF DRAINS (AND INTEGRATED OVERFLOW). MIN. SLOPE 1/4" PER FOOT
15	PROVIDE WINDOW WASHING TIE-OFFS AROUND PERIMETER OF ROOFTOP DRAINS (AND INTEGRATED OVERFLOW). MIN. SLOPE 1/4" PER FOOT
16	MAINTENANCE SHOP, PROVIDE: WASHER/DRYER SUPPLY & DRAIN, KITCHEN/BREAKROOM SINK, MOP SINK, EYE WASH STATION HOOKUP & DRAIN, 240 VOLT DRYER CONNECTION, DATA & PHONE LINE CONNECTION, WIRING FOR ALARM/VIDEO
17	DECHAGIN STATION; PROVIDE: WATER HOOKUPS, FLOOR DRAIN, HOSE BIB, HVAC VENT TO EXTERIOR
18	750 KVA DY TRANSFORMER, EPL MIN. SIZING 78" X 78" WITH 3' CLEARANCE TO 2 SIDES AND 25' CLEARANCE AT GAP SIDE
19	AREA TO REMAIN WITHOUT OBSTRUCTION, OPEN AIR CONDENSER VENTILATION REQUIRED.
21	PUMP STATION WITH 6' BLACK VINYL CHAINLINK FENCE
22	DOAS UNIT
23	SUPPLY FAN (SF), 1 PER STAIRCASE
24	EXHAUST FAN (EF), 1 PER TRASH ROOM STACK
25	BILGE L-TYPE ROOF HATCH, SINGLE LEAF, 30" X 96", MIAMI DADE COUNTY & FLORIDA PRODUCT APPROVAL FOR HIGH VELOCITY HURRICANE ZONES
26	INTERNAL DRAINS WITH INTERNAL OVERFLOW OUTLETS
27	COMMERCIAL OVERHEAD GATE WITH RFID READER, SECURITY FENCE EACH SIDE
28	WALL MOUNT CONVEX TRAFFIC MIRROR, TYP AT ALL DRIVE AISLE CORNERS



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OVERALL FLOOR PLAN - LEVEL 02

SCALE: 1/16" = 1'-0"

A102

Baker Barrios

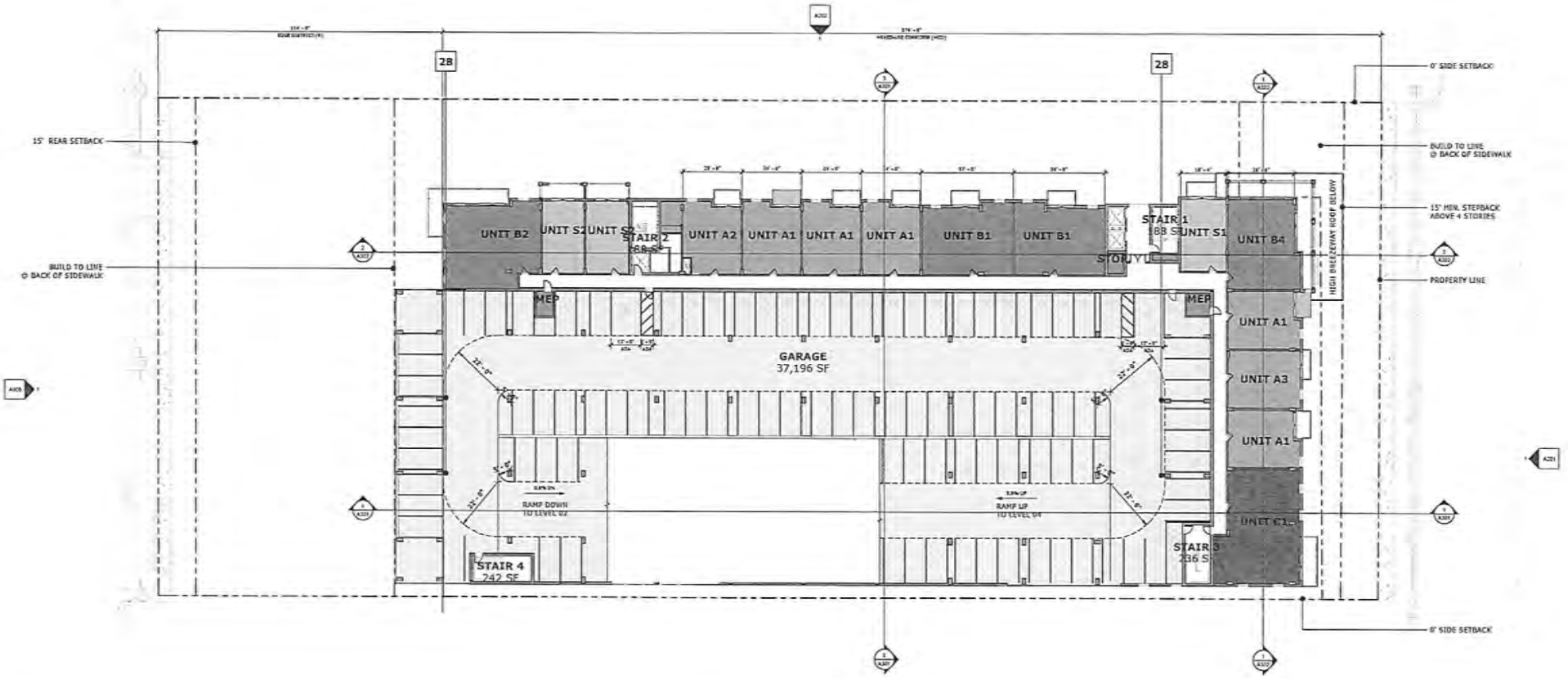
MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: MAR 29 2024
BY: GONGOL

ROOF LEGEND

- CIRCULATION
- FACILITIES
- PARKING
- POOL
- RETAIL
- STUDIO
- SUPPORT
- 3 BEDROOM
- AMENITY

PLAN KEYNOTES

MARK	DESCRIPTION
01	PASSENGER ELEVATOR; FRONT LOAD; OVD 20K; 600 FPM; 2000#; 8.0.0. TK ELEVATOR COMPANY
02	ENCLOSED TRANSFORMER ROOM PER FPL GUIDELINES
03	CONDITIONED TRASH ROOM WITH ROLLING COMPACTOR-MODEL 34 & FOUR 2CU YD CONTAINERS; PROVIDE: HOT WATER HOSE BIB, FLOOR DRAIN, STONEHARD-EPOXY FLOORING-STEEL GRAY COLOR, VENTILATION TO ROOF; SONAZAIRE ECO4 TRASHROOM DEODORIZER
04	MOVE-IN STAGING AREA
05	FIREPROOF STAIR, INTERIOR WALL FINISH: WHITE PAINT
06	RESIDENT BIKE STORAGE - PROVIDE FLOOR DRAIN FOR CLEANING
07	EXTERIOR BREEZEWAY, EXTENDED CONCRETE FLOOR SLAB AND CONCRETE COLUMNS; TPO ROOF OVER NOMINAL SLOPED INSULATION TO PROVIDE 1/4" PER FOOT TO INTERNAL ROOF DRAINS AND OVERFLOW; CBUR-FORMED METAL DROP SOFFIT WITH EXTERIOR LIGHTING; ALUMINUM FASCIA PROVIDED AT LOW AND HIGH CANOPIES; ALUMINUM SOFFIT AT HIGH CANOPY; STUCCO SOFFIT AT LOW CANOPY; PROVIDE POWER AT GRADE FOR OUTDOOR USE
08	PARKING GARAGE, TYP. 10% EVSE READY REQUIRED; PROVIDE: HOSE BIBS, FLOOR DRAINS, SHOP/GROUND DRAINAGE
09	TWO 30" DIAMETER TRASH/RECYCLING CHUTES WITH 18"x21" DOORS, HOOD TO ROOF; SHAFT CONSTRUCTION: SEMI-ENCASED REINFORCED CMU; INCLUDE CHUTE DEODORIZER SYSTEM AND WASH BOWL; PROVIDE PUSH-BUTTON CHUTE DOOR OPERATION IN COMPLIANCE WITH FFA/NFPA GUIDELINES
10	SCREENED ROOFTOP EQUIPMENT, MOUNTED UPON ROOF RACKING SYSTEM W/VIBRATION ISOLATION
11	PROVIDE WALK-PADS TO ALL ROOFTOP MECHANICAL EQUIPMENT
12	PROVIDE HOSE BIBS NO MORE THAN 100' FROM ALL ROOFTOP EQUIPMENT
13	TPO ON SLOPED INSULATION ON CONCRETE DECK ROOF WITH INTERNAL ROOF DRAINS (AND INTEGRATED OVERFLOW); MIN. SLOPE 1/4" PER FOOT
14	PROVIDE WINDOW WASHING TIE-OFFS AROUND PERIMETER OF ROOFTOP DRAINS (AND INTEGRATED OVERFLOW); MIN. SLOPE 1/4" PER FOOT
15	MAINTENANCE SHOP; PROVIDE: WASHER/DRYER SUPPLY & DRAIN; KITCHEN/BREAKROOM SINK, MOP SINK, EYE WASH STATION W/DRAIN & DRAIN, 240 VOLT DRYER CONNECTION, DATA & PHONE LINE CONNECTION, WIRING FOR FLATWORKING
16	JANITOR'S STATION; PROVIDE: WATER HOOKUPS, FLOOR DRAIN, HOSE BIB, HVAC, MEAT TO EXTERIOR
17	1700 BTU/H TRANE UNIT, 6FL MIN, SIZING 28" X 78" WITH 2' CLEARANCE TO 2 SIDES AND 20' CLEARANCE AT ONE SIDE
18	AREA TO REMAIN WITHOUT OBSTRUCTION, OPEN AIR CONDENSER VENTILATION REQUIRED.
21	PUMP STATION WITH 6' BLACK VINYL CHAINLINK FENCE
22	DOMES UNIT
23	SUPPLY FAN (SF), 5 PER STAIRCASE
24	EXHAUST FAN (EF), 1 PER TRASH ROOM STACK
25	RIGID U-TYPE ROOF MATCH, SINGLE LEAF, 60" X 96", MIAMI DADE COUNTY & FLORIDA PRODUCT APPROVAL FOR HIGH VELOCITY HURRICANE ZONES
26	OVERFLOW DRAINS WITH INTERNAL GUTTER OUTLETS
27	COMMERCIAL OVERSIZED GATE WITH WIND READY, SEE LOUVRE FENCE EACH SIDE
28	WALL MOUNT CONVEX TRAFFIC MIRROR, TYP AT ALL DRIVE AISLE CORNERS



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OVERALL FLOOR PLAN - LEVEL 03

SCALE: 1/16" = 1'

A103

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MIAMI-DADE COUNTY
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BY: GONGOL

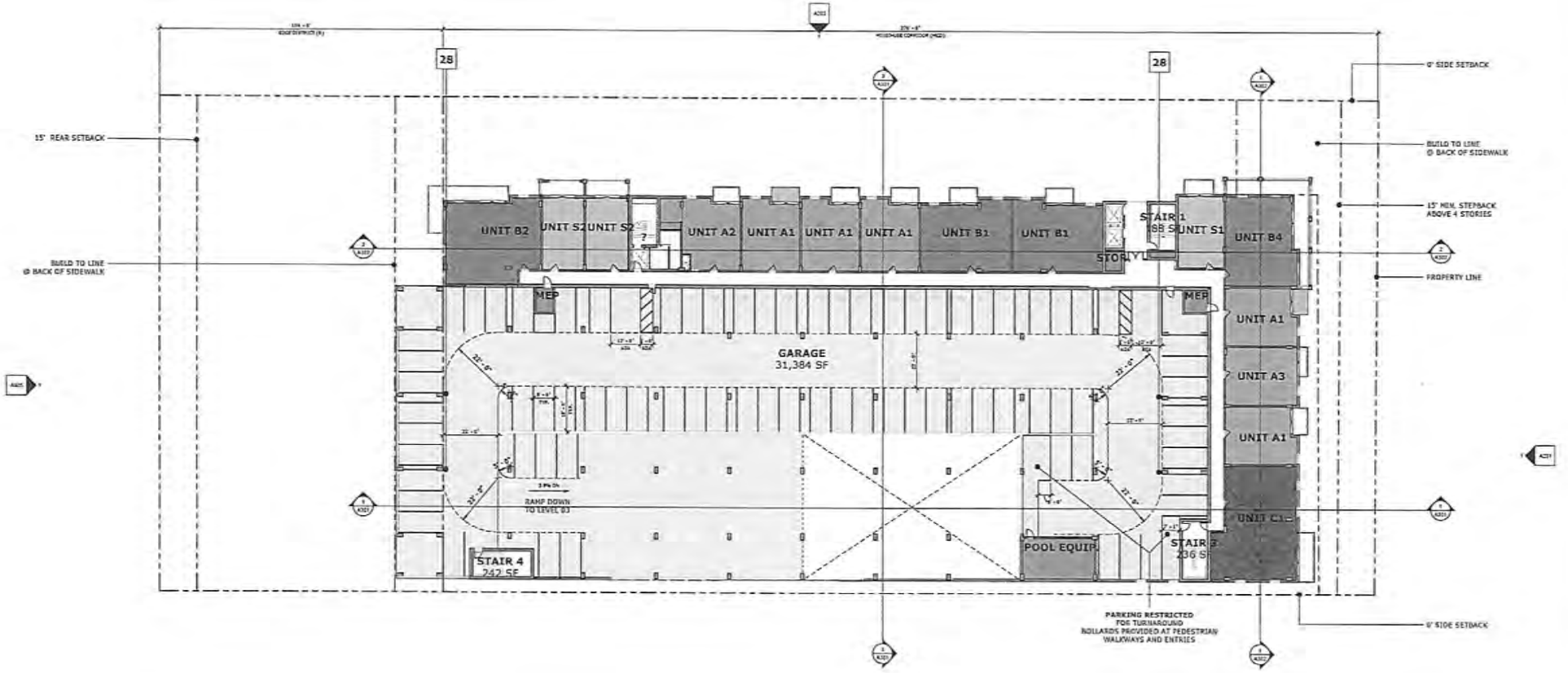
COLOR LEGEND

- CIRCULATION
- FACILITIES
- PARKING
- POOL
- RETAIL
- STUDIO
- SUPPORT

PROCESS NO.: 224124

PLAN KEYNOTES

MARK	DESCRIPTION
01	PASSENGER ELEVATOR, FRONT LOAD: 6'x9 1/2"; 600 FPM; 3500#; 8.0 SEC TO ELEVATOR COMPANY
02	ENCLOSED TRANSFORMER ROOM PER YPL GUIDELINES
03	CONDITIONED TRASH ROOM WITH MOHAWC COMPACTOR-MODEL DA & FOUR 2CU YD CONTAINERS, PROVIDE: HOT WATER HOSE BIB, FLOOR DRAIN, STONEHARD EPOXY FLOORING-STEEL GRAY COLOR, VENTILATION TO ROOF, DONAGHEY ECO4 TRASHROOM DEODORIZER
04	MOVE-IN STAGING AREA
05	BUSKEL ERASE, INTERIOR WALL FINISH: WHITE PAINT
06	RESIDENT BIKE STORAGE, PROVIDE FLOOR DRAIN FOR CLEANING
07	EXTERIOR WALL SYSTEMS: EXTENDED CONCRETE FLOOR SLAB AND CONCRETE COLUMNS, TPO ROOF OVER MINIMAL SLOPED INSULATION TO PROVIDE 1/4" PER FOOT TO INTERNAL ROOF DRAINS AND OVERFLOW, COLD-FORMED METAL DROP SOFFIT WITH EXTERIOR LIGHTING, ALUMINUM FASCIA PROVIDED AT 10FF AND HIGH CANOPIES, ALUMINUM SOFFIT AT HIGH CANOPY, STUCCO SOFFIT AT LOW CANOPY, PROVIDE POWER AT GRADE FOR OUTDOOR USE
08	PARKING GARAGE, TYP. 20% EVSE READY REQUIRED, PROVIDE: HOSE BIBS, FLOOR DRAINS, UNDERGROUND DRAINAGE
09	TWO 30" DOMESTIC TRASH/RECYCLING CHUTES WITH 18"X36" DOORS, VENTED TO ROOF, SHAFT CONSTRUCTION: 10HR/2HR RATED REINFORCED CMU, INCLUDE CHUTE DEODORIZER SYSTEM AND WASH DOWN, PROVIDE PUSH-BUTTON CHUTE DOOR OPERATION IN COMPLIANCE WITH FRANCA GUIDELINES
10	SCREENED ROOFTOP EQUIPMENT; MOUNTED
	GREEN ROOF RACKING SYSTEM WATERPROOF ISOLATION
11	PROVIDE WALKPATH TO ALL ROOFTOP MECHANICAL EQUIPMENT
12	PROVIDE HOSE BIBS NO HOSE THAN 100' FROM ALL ROOFTOP EQUIPMENT
13	TPO ON SLOPED INSULATION ON CONCRETE DECK ROOF WITH INTERNAL ROOF DRAINS (AND INTEGRATED OVERFLOW), MIN. SLOPE 1/4" PER FOOT
14	PROVIDE WINDOW WASHING TIE-OFFS AROUND PERIMETER OF ROOFTOP CANOPY (AND INTEGRATED OVERFLOW), MIN. SLOPE 1/4" PER FOOT
15	MAINTENANCE SHOP, PROVIDE: WASHER/DRYER SUPPLY & DRAIN, KITCHEN/BREAKROOM SINK, MOP SINK, EYE WASH STATION HOOKUP & DRAIN, 240 VOLT DRYER CONNECTION, BATH & PHONE LINE CONNECTION, WORKING FOR MAINTENANCE
16	DOG WASH STATION, PROVIDE: WATER HOOKUPS, FLOOR DRAIN, MOLD RES, HVAC, VENT TO EXTERIOR
17	750 KVA DJ TRANSFORMER, TPL-M36, SIZING 76" & 78" WIDTH 2' CLEARANCE TO 3 SIDES AND 10' CLEARANCE AT ONE SIDE
18	AREA TO REMAIN WITHOUT OBSTRUCTION, OPEN AIR CONDENSER VENTILATION REQUIRED.
21	HVAC UNIT
22	SUPPLY FAN (SF), 1 PER STAIRCASE
23	EXHAUST FAN (EF), 1 PER TRASH ROOM SPACE
24	ROOF HATCH
25	BUILT-UP ROOF HATCH, SINGLE LEAF, 30" X 96", MIAMI-DADE COUNTY & FLORIDA PRODUCT APPROVAL PER HIGH VELOCITY HURRICANE ZONES
26	INTERNAL DRAINS WITH OVERFLOW SCUPPER
27	COMMERCIAL UNDERYARD GATE WITH RFID READER, SECURITY FENCE EACH SIDE
28	WALL MOUNT CONVEX TRAFFIC MIRROR, TYP AT ALL DRIVE AISLE JOGS



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OVERALL FLOOR PLAN - LEVEL 04

N | SCALE: 1/16" = 1'-0" | A104

Baker Barrios

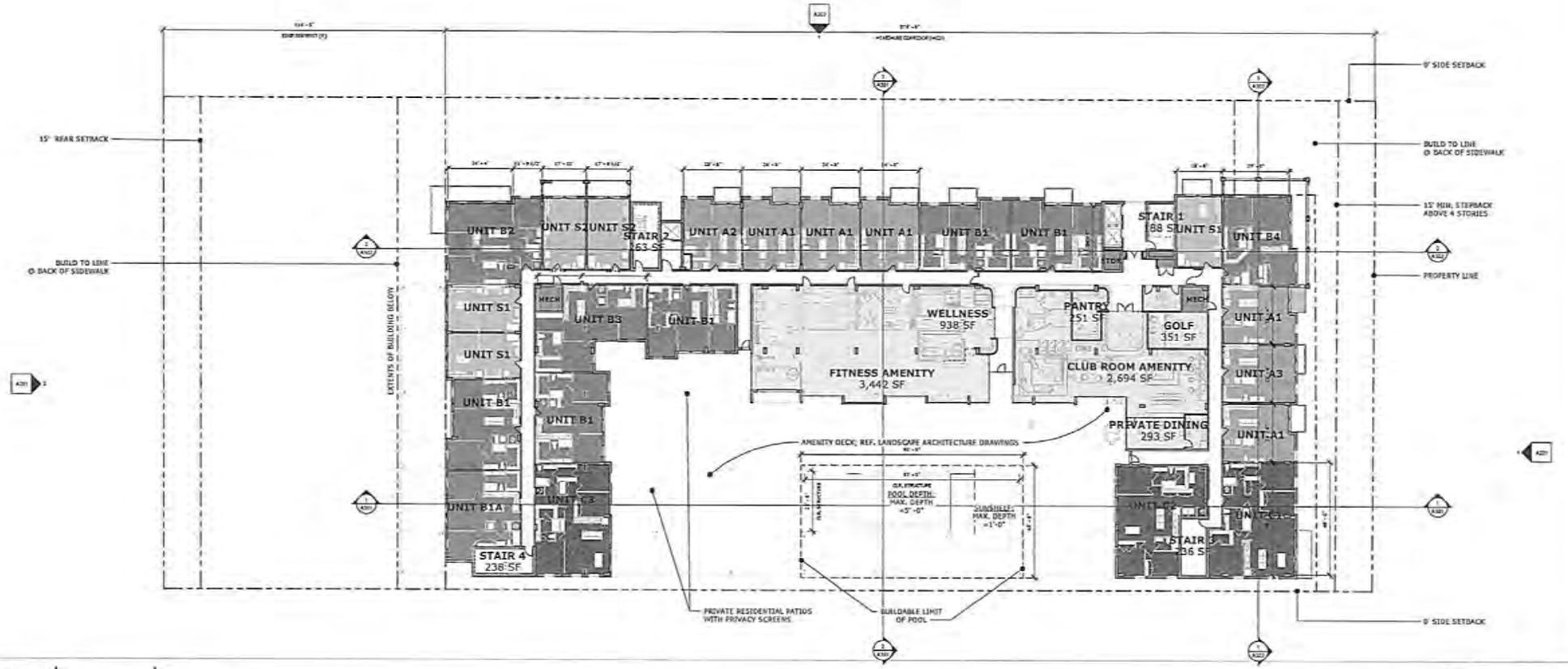
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: 10/8/2024
BY: SONGOL

COLOR LEGEND

CIRCULATION
FACILITIES
PARKING
POOL
RETAIL
RESIDENTIAL
SUPPORT
AMENITY

PLAN KEYNOTES

MARK	DESCRIPTION
01	PASSENGER ELEVATOR; FREIGHT LOAD, EVO 200, 600 FPM, 200LBS, 8.0.0, TE ELEVATOR COMPANY
02	ENCLOSED TRANSFORMER ROOM PER TPL GUIDELINES
03	CONDITIONED TRASH ROOM WITH VOLUMIZ COMPACTOR-MODEL 34 & ROOM 20X 10' CONTAINERS, PROVIDE: HOT WATER HOSE BIB, FLOOR DRAIN, STONEHARD EPOXY FLOORING-STEEL GRAY COLOR, VENTILATION TO ROOF. SOMFY/ASE 433A TRANSMISSION RECEIVER/TX
04	MOVE-IN STAGING AREA
05	GUARDS STAIR, INTERIOR WALL FINISH: WHITE PAINT
06	RESIDENT BIKE STORAGE: PROVIDE FLOOR DRAIN FOR CLEANING
07	COVERED BREEZEWAY: EXTERIOR CONCRETE FLOOR SLAB AND CONCRETE EQUIVALENT, TPO R-30MF OVER ADDITIONAL SLOPED INSULATION TO PROVIDE 1/4" PER FOOT TO INTERNAL ROOF DRAINS AND OVERFLOW, COLD-FORMED METAL SOFFIT WITH EXTERIOR LIGHTING, ALUMINUM FASCIA PROVIDED AT LOW AND HIGH CANOPIES, ALUMINUM SOFFIT AT HIGH CANOPY, STUCCO SOFFIT AT LOW CANOPY; PROVIDE PIPING AT GRADE FOR OUTDOOR USE
08	PARKING GARAGE, TYP, 20% EVSE READY REQUIRED; PROVIDE: HOSE BIBS, FLOOR DRAINS, UNDERGROUND DRAINAGE
09	TWO 30" DIAMETER TRASH/RECYCLING CHUTES WITH 48"x26" DOORS, VENTED TO ROOF; SHAFT CONSTRUCTION: SEALED/COATED REINFORCED CMU; INCLUDE CHUTE DEODORIZER SYSTEM AND WASH SINK; PROVIDE PUSH-BUTTON CHUTE DOOR OPERATION IN COMPLIANCE WITH FIRANDA GUIDELINES
10	SCREENED ROOFTOP EQUIPMENT, MOUNTED
11	GREEN ROOF RACKING SYSTEM INSTALLATION (SIMILAR)
12	PROVIDE WALK-PADS TO ALL ROOFTOP MECHANICAL EQUIPMENT
13	PROVIDE HOSE BIBS, NO MORE THAN 50' FROM ALL ROOFTOP EQUIPMENT
14	TPO ON SLOPED INSULATION ON CONCRETE DECK ROOF WITH INTERNAL ROOF DRAINS (W/O INTEGRATED OVERFLOW): MIN. SLOPE 1/4" PER FOOT
15	PROVIDE WOODEN WASHING TIE-DOWN AROUND REPORTER OF ROOFTOP DRAINS (W/O INTEGRATED OVERFLOW): MIN. SLOPE 1/4" PER FOOT
16	MAINTENANCE SHOP; PROVIDE: WASHER/DRYER SUPPLY & DRAIN, KITCHEN/BREAKROOM SINK, HOT 120V, EYE WASH STATION HOOKUP & DRAIN, 240 VOLT DRYER CONNECTION, DATA & PHONE LINE CONNECTION, WIRING FOR ALARM/LIGHTING
17	JANITORIAN STATION; PROVIDE: WATER HOOKUPS, FLOOR DRAIN, HOSE BIB, HVAC, VENT TO EXTERIOR
18	750 KVA 3Ø TRANSFORMER; TPL MIN. SIZING 78" X 70" WITH 3' CLEARANCE TO 8 SIDES AND 24' CLEARANCE AT ONE SIDE
19	AREA TO REMAIN WITHOUT OBSTRUCTION; OPEN AIR CONDENSER VENTILATION REQUIRED.
20	PUMP STATION WITH 8' BLACK VINYL CHAINLINK FENCE
21	25KW GENSET
22	SUPPLY FAN (SF), 1 PER STAIRCASE
23	TERMINATE FAN (EF), 1 PER TRASH ROOM STACK
24	ROLLED L-TYPE ROOF MATCH, SINGLE LEAF, 30" X 96", MIAMI DADE COUNTY & FLORIDA PRODUCT APPROVAL FOR HIGH VELOCITY HURRICANE ZONES
25	DETENTION DRAINS WITH EXTERNAL OVERFLOW OUTLETS
27	HIGH PERFORMANCE COMMERCIAL OUTDOOR FOLDING DOOR WITH CRASHLINE SECURITY FENCE, RITO KRATOS



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OVERALL FLOOR PLAN - LEVEL 05

A105

Baker Barrios

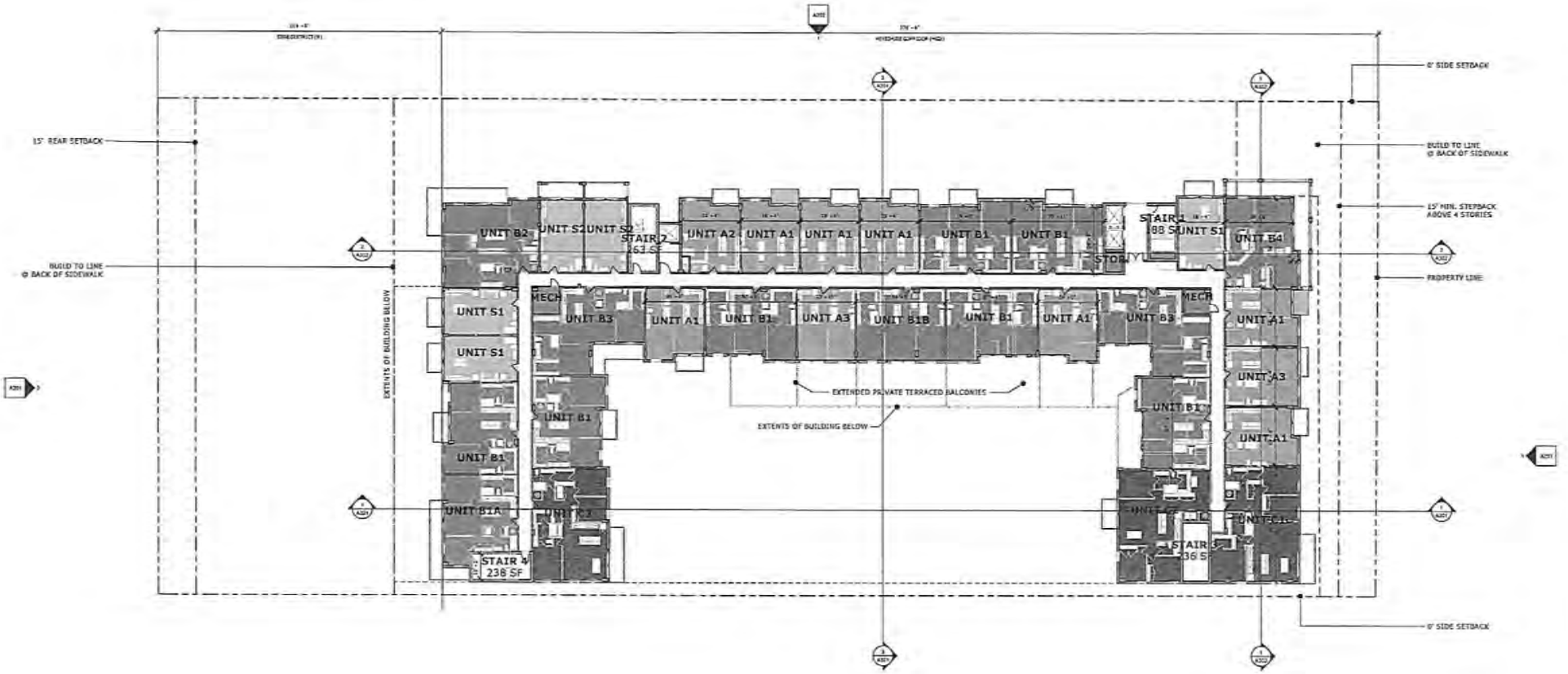
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: JUL 3 2024

COLOR LEGEND

CIRCULATION | RETAIL
FACILITIES | STUDIO
PARKING | SUPPORT
AMENITY | POOL

PLAN KEYNOTES

MARK	DESCRIPTION
01	PASSENGER ELEVATOR; FRONT LOAD; TWO 3500, 400 FPM; 3500-#, R.O.D. 78" ELEVATOR STOPS/WAY
02	ENCLOSED TRANSFORMER ROOM FOR FPL GUIDELINES
03	CONDITIONED TRASH ROOM WITH MINIMUM COMPACTOR MODEL SA 6 (MIN 22") TO CONTAINERS, PROVIDE: HOT WATER HOSE BIB, FLOOR DRAIN, STORMWATER ENERGY FLOODING-STEEL GRAY COLOR, VENTILATION TO ROOF; NON-CHLORINE ACID TRASHROOM DEODORIZER
04	PODIUM STACKING AREA
05	FORTEX STAIR, EXTERIOR HAND FINISH: WHITE PAINT
06	PRECAST KNEE STORAGE, PROVIDE FLOOR DRAIN FOR CLEANING
07	EXTERIOR BREEZEWAY, EXTENDED CONCRETE FLOOR SLAB AND EXPOSED COLUMNS; TPO EQUIP OVER INSIDAL SLOPED INSULATION TO PROVIDE 1/4" PER FOOT TO INTERNAL ROOF DRAINS AND OVERFLOW, ENCLOSED METAL DROP SOFFIT WITH EXTERIOR LIGHTING, ALUMINUM FASCIA PROVIDED AT LOW AND HIGH CANOPIES; ALUMINUM SOFFIT AT HIGH CANOPY; STUCCO SOFFIT AT LOW CANOPY, PROVIDE POWER AT GRADE FOR OUTDOOR USE
08	PARKING GARAGE, TYP. 20% EV32 READY REQUIRED; PROVIDE: HOSE BIBS, FLOOR DRAINS, UNDERGROUND CONDUIT
09	TWO 30" DIAMETER TRASH/RECYCLING CHUTES WITH 28"X21" DOORS (1 VENTED TO ROOF, SHAFT CONSTRUCTION: REINFORCED CMU; INCLUDE CHUTE DEODORIZER SYSTEM AND WASH DOWN, PROVIDE PUSH-BUTTON CHUTE DOOR OPERATION IN COMPLIANCE WITH FIRASTA GUIDELINES
10	SCREENED ROOFTOP EQUIPMENT, PROVIDED UNDER ROOF RAISING SYSTEM W/VIBRATION ISOLATION
11	PROVIDE RAILPOSTS TO ALL ROOFTOP MECHANICAL EQUIPMENT
12	PROVIDE HOSE BIBS NO MORE THAN 100' FROM ALL ROOFTOP EQUIPMENT
13	TPO ON RIGIDIC INSULATION ON CONCRETE DECK ROOF WITH INTERNAL ROOF DRAINS AND INTEGRATED OVERFLOWS; MIN. SLOPE 1/4" PER FOOT
14	PROVIDE MINIMUM WEARING TOPPING AROUND PERIMETER OF ROOFTOP DRAINS (AND INTEGRATED OVERFLOW); MIN. SLOPE 1/4" PER FOOT
15	MAINTENANCE SHOP, PROVIDE: HOT/COLD WATER SUPPLY & DRAIN; KITCHEN/BREAKROOM SINK, MOP SINK, EYE WASH STATION W/DRAIN; 240-VOLT/240VER CONNECTION, DATA & PHONE LINE CONNECTION, WIRING FOR ALARM/SIGNS
16	GROOMING STATION; PROVIDE: WATER HOOKUPS, FLOOR DRAIN, HOSE BIB, HVAC, VENT TO EXTERIOR
17	750 KVA EV TRANSFORMER; FPL PAD, SIZING 78" X 78" WITH 3' CLEARANCE TO 3 SIDES AND 10' CLEARANCE AT ONE SIDE
18	AREA TO FLOWED WITHOUT OBSTRUCTION; OPEN AIR CONDENSER VENTILATION REQUIRED;
19	PUMP STATION WITH 6' BLACK VINYL CHAINLINK FENCE
20	SIGNS WHIT
21	SUPPLY FAN (SF), 1 PER STAIRCASE
22	EXHAUST FAN (EF), 1 PER TRASH ROOM STACK
23	SLOPED U-TYPE ROOF HATCH, SINGLE LEAF, 32" X 66", MIAMI DADE COUNTY & FLORIDA PRODUCT APPROVAL FOR HIGH VELOCITY HURRICANE ZONES
24	INTERNAL DRAINS WITH INTERNAL OVERFLOW OUTLETS
27	HIGH PERFORMANCE COMMERCIAL OVERHEAD COILING DOOR WITH CHAINLINK SECURITY FENCE, WITH READER



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OVERALL FLOOR PLAN - LEVEL 06

SCALE: 1/16" = 1'-0"

A106

Baker Barrios

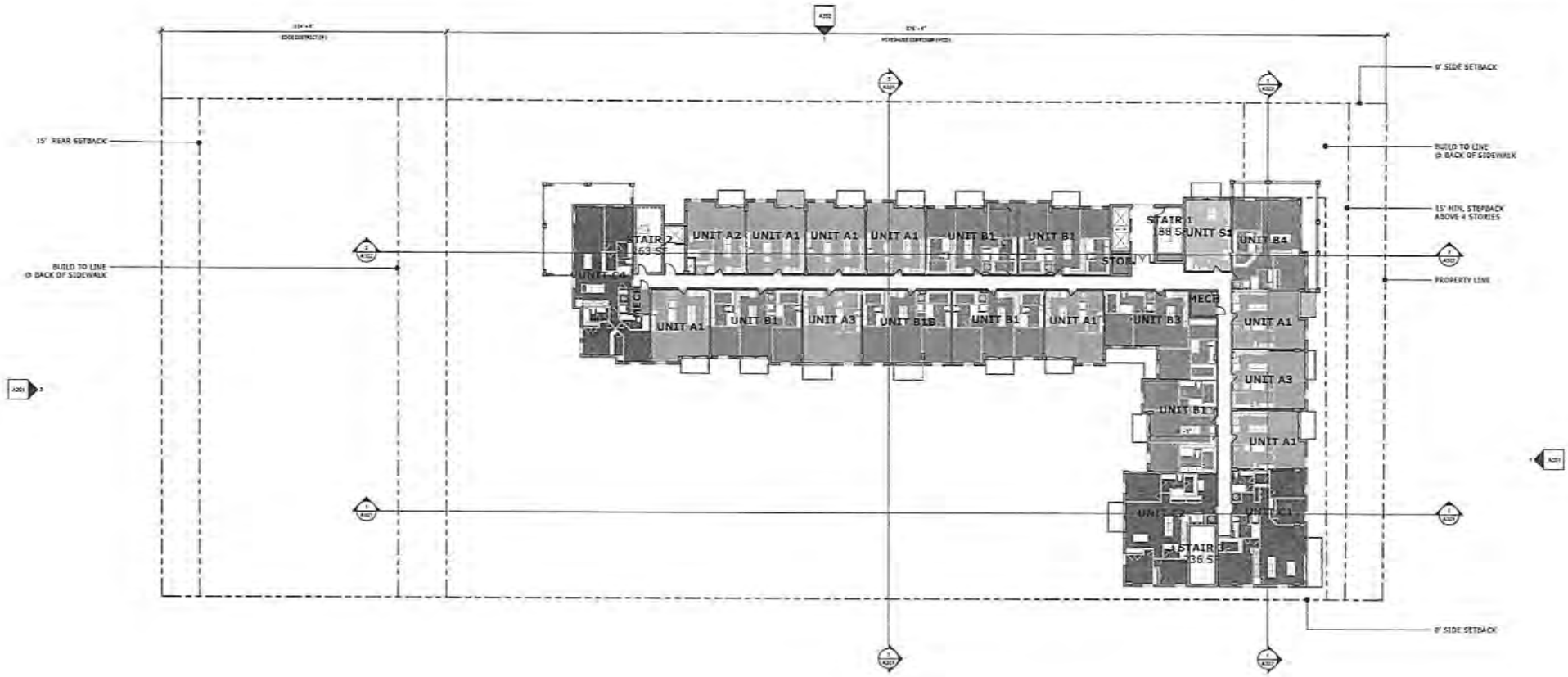
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: 08/14/2024
BY: CONGOL

COLOR LEGEND

RESIDENTIAL	CIRCULATION	RETAIL	
2 STORY	FACILITIES	STUDIO	
3 STORY	PARKING	SUPPORT	
AMENITY	POOL		

PLAN KEYNOTES

MARK	DESCRIPTION
01	PASSENGER ELEVATOR; FRONT LOAD, BHD 3500 @50 FPM; 3500#; R.O.D. 14' ELEVATOR CONSIDER
02	ENCLOSED TRANSFORMER ROOM PER FPL GUIDELINES
03	CONDITIONED TRASH ROOM WITH MINIMAC COMPACTOR-MODEL SR-4 FOUR 300 HD CONTAINERS; PROVIDE: HOT WATER HOSE BIB, FLOOR DRAIN, STAINLESS STEEL FLOORING-STEEL GRAY COLOR, VENTILATION TO ROOF; SIGNAGE #'ON TRASHROOM DOOR/ENTRY
04	HOSE-IN STAGING AREA
05	SUCTION STAIR; INTERIOR WALL STAIR- WHITE PAINT
06	RESIDENT BIKE STORAGE; PROVIDE FLOOR DRAIN FOR CLEANING
07	EXTERIOR BREEZEWAY; EXTENDED CONCRETE FLOOR SLAB AND CONCRETE EQUITTED; TPO ROOF OVER; MINIMAL SLOPED INSULATION TO PROVIDE 1/4" PER FOOT TO INTERNAL ROOF DRAINS AND OVERFLOW; COLD-FORMED METAL DROP SOFFIT WITH EXTERIOR LIGHTING, ALUMINUM FASCIA PROVIDED AT LOW AND HIGH CANOPIES; ALUMINUM SOFFIT AT HIGH CANOPY, STUCCO SOFFIT AT LOW CANOPY; PROVIDE POWER AT CANOPY FOR OUTDOOR USE
08	PARKING GARAGE, TYP. 20%, EVSE STAMP REQUIRED; PROVIDE: WYSE WELL, FLOOR DRAINS, UNDERGROUND DRAINAGE
09	TWO 32" DIAMETER TRASH/RECYCLING CHUTES, WITH 18 X32" DOORS; VENTED TO ROOF; SHAFT CONSTRUCTION: SEALED/RATED WITH FIRESTOP CAULK; INCLUDE CHUTE DEODORIZER SYSTEM AND WASH DOWN; PROVIDE PUSH-BUTTON CHUTE DOOR SEPARATION IN COMPLIANCE WITH FIAMFA GUIDELINES
10	SCREENED ROOFTOP EQUIPMENT, MOUNTED UPON ROOF RACKING SYSTEM W/VIBRATION ISOLATION
11	PROVIDE WALK-PADS TO ALL ROOFTOP MECHANICAL EQUIPMENT
12	PROVIDE HOSE BIBS WITHIN 50' FROM ALL ROOFTOP EQUIPMENT
13	TPO ON SLOPED INSULATION ON CONCRETE DECK WITH INTERNAL ROOF DRAINS AND INTEGRATED OVERFLOWS; MIN. SLOPE 1/4" PER FOOT
14	PROVIDE WINDOW WASHING TIE-OFFS AROUND PERIMETER OF ROOFTOP DEADYS (AND INTEGRATED OVERFLOW); MIN. SLOPE 1/4" PER FOOT
15	MAINTENANCE SHOP; PROVIDE: WASHER/DRYER SUPPLY & DRAIN, KITCHENETTE/STATION: SINK, MINI SINK, EYE WASH STATION HOOKUP & DRAIN, 240 VOLT DRYER CONNECTION, DATA & PHONE LINE CONNECTION, HORNS FOR ALARM/STROBE
16	JANITORIAL STATION; PROVIDE: WATER HOOKUPS, FLOOR DRAIN, HOSE BIB, MVAC VENT TO EXTERIOR
18	750 KVA TV TRANSFORMER, FPL MIN. SIZING 78" X 78" WITH 3' CLEARANCE TO 3 SIDES AND 10' CLEARANCE AT ONE SIDE
19	AREA TO REMAIN WITHOUT OBSTRUCTION, WITH AIR CONDENSER VENTILATION REQUIRED
21	PUMP STATION WITH 6' BLACK VINYL CHAINLINK FENCE
22	30kW GenT
23	SUMP PAN (SP), 3 PER STAIRCASE
24	EXHAUST FAN (EF), 1 PER TRASH ROOM STACK
25	ROLLED LAYER ROOF MATCH, SINGLE LEAF, 30' X 80', MIAMI DADE COUNTY & FLORIDA PRODUCT APPROVAL FOR HIGH VELOCITY HURRICANE ZONES
26	INTERNAL GRADES NOW INTERNAL SUBSTRUM OUTLETS
27	HIGH PERFORMANCE COMMERCIAL OVERHEAD COILING DOOR WITH CAROLINE SECURITY FENCE, AFFD #16056



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OVERALL FLOOR PLAN - LEVEL 14 - 16

N | SCALE: 1/16" = 1'-0" | A114

Baker Barrios

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: JUL 3 2024
BY: GONGOL

GENERAL NOTES FOR LANDSCAPE PLANTING

1. ALL BASE INFORMATION PROVIDED BY OWNER. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION.
2. CONTRACTOR SHALL NOTIFY ALL PERTINENT UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES. PLANS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BEGINNING INSTALLATION. ALL EXISTING SITE IMPROVEMENTS, PAVING, LANDSCAPE, LIGHTING, AND OTHER SITE ELEMENTS TO REMAIN SHALL BE PROTECTED FROM DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE PLANS.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, SPECIFICATIONS, PLANT LIST AND PLANS FOR FURTHER AND COMPLETE PLANTING INSTALLATION INSTRUCTIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING GROUND COVERS FOR ALL NEW PLANTING BEDS BY APPROVED MEANS PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING PLANTING OR LAWN AREAS INDICATED TO REMAIN WHILE COMPLETING NEW PLANTING INSTALLATION WORK WITH SAME KIND OF PLANTS OR GRASS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
8. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH SOIL TESTING AND SOIL AMENDMENTS AS REQUIRED AS A RESULT OF THE SOIL TESTING LABORATORY'S RECOMMENDATIONS. PRIOR TO INITIATING INSTALLATION, THE CONTRACTOR SHALL PROVIDE SOIL TEST FOR AT LEAST TWO ON-SITE LOCATIONS.
9. ALL PLANT CONTAINER SIZES NOTED ON THE PLANT LIST ARE MINIMUM. INCREASE SIZE OF CONTAINERS IF NECESSARY TO CONFORM TO THE PLANT SIZE AND SPECIFICATIONS.
10. LANDSCAPE CONTRACTOR SHALL MAKE AN INITIAL SELECTION AND TAG THE TREES, MUSHE PROPOSES TO FURNISH THAT MEET ALL THE SPECIFICATIONS REQUIREMENTS. LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL WITH MEASUREMENTS INDICATING TREE CALIPER, TREE OVERALL HEIGHT AND SPREAD, AND CONTAINER SIZE. TREE TAGS TO BE REMOVED AFTER FINAL PLANTING IS COMPLETE.
11. TREES SHALL BE HEALTHY, VIGOROUS, FULL-BRANCHED ON ALL SIDES, WELL-SHAPED, SPECIMEN QUALITY, AND SYMMETRICAL. SINGLE TRUNK TREES SHALL HAVE A STRAIGHT TRUNK. TREE TRUNK WITH A "V" SHAPED CROTCH SHALL BE REJECTED. BOLLS SHALL BE FIRM, HEATH, SLIGHTLY TAPERED AND WELL BURLAPPED. ANY TREE LOOSE IN THE BALL OR WITH BROKEN BALL AT THE TIME OF PLANTING WILL BE REJECTED. ALL TREE CALIPER (CAL.) SIZES NOTED ON THE PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO SPECIFIED PLANT SIZE IN THE PLANT LIST.
12. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SWALE AND GROUND COVER PLANTING AREAS AS PER THE DETAILS AND/OR SPECIFICATIONS FOR ALL SLOPES THAT ARE GREATER THAN 3:1 (SLOPES 1' VERTICAL FOR EVERY 3' HORIZONTAL). SEE PLANS FOR LOCATIONS WHERE SLOPES ARE GREATER THAN 3:1.
13. SHRUB AND GROUND COVER PLANTINGS ARE TYPICALLY SHOWN ON THE PLANS IN TRUE PLANTING BEDS. PLANTS SHALL BE SET IN A TRIANGULAR SPACING PATTERN (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE INDICATED IN THE PLANT LIST. THE CONTRACTOR SHALL LAYOUT PLANT MATERIAL AND SET ADEQUATE MARKERS AND STAKES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING.
14. LANDSCAPE CONTRACTOR SHALL MAKE AN INITIAL SELECTION FOR SHRUBS AND GROUND COVERS THAT HE/SHE PROPOSES TO FURNISH THAT MEET ALL THE SPECIFICATIONS REQUIREMENTS. LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL WITH MEASUREMENTS INDICATING OVERALL PLANTER MATERIAL HEIGHT AND SPREAD, AND CONTAINER SIZE.
15. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST THE LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING TREES AND WINDMASTON VEGETATION TO REMAIN, UNDERGROUND AND ABOVE GROUND UTILITIES AND ALL OTHER ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO INITIATING ANY CHANGES.
16. ANY SUBSTITUTIONS TO PLANT MATERIAL SIZE OR TYPE MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR ALTERATIONS TO THE LANDSCAPE PLANTING PLANS OR PLANT LIST & MATERIALS WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. ANY LANDSCAPE PLANTING INSTALLED THAT DOES NOT CONFORM TO THE PLANS, PLANT LIST AND SPECIFICATIONS SHALL BE REPLACED IMMEDIATELY TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING AS REQUIRED TO MAINTAIN AND ESTABLISH ALL PLANTING (NEW, EXISTING TO BE RELOCATED, AND EXISTING PLANTINGS TO REMAIN) WHILE IRRIGATION SYSTEM IS BEING INSTALLED OR REPAIRED) TO SUPPLEMENT IRRIGATION AND RAINFALL. THE IRRIGATION SYSTEM IS DESIGNED TO MAINTAIN THE LANDSCAPE PLANTINGS AND NOT ESTABLISH THEM. THE CONTRACTOR IS RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION SYSTEMS.
18. CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR FROM INSTALLATION WORK. THE CONTRACTOR SHALL REPLACE BY EQUAL SIZE AND QUALITY ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANTING REMOVAL, RELOCATION, AND/OR INSTALLATION.
19. EXISTING TREES OR OTHER PLANT MATERIAL INDICATED ON THE PLANS TO BE RELOCATED SHALL BE HANDLED, CARED FOR, AND MAINTAINED AS NEW PLANTINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED ROOT PRUNING, WRAPPING, TREE SHADING OR BALL AND BURLAPPING, ADDITIONAL SUPPLEMENTAL HAND WATERING, IRRIGATION MISTERS INSTALLED AT THE TREE CANOPY, OR ANY OTHER SOUND HORTICULTURAL PRACTICE REQUIRED TO ENSURE THE SURVIVAL OF ALL RELOCATED PLANT MATERIAL.
20. FOR SITE GRADING AND CONTOUR INFORMATION, EXISTING VEGETATION TO REMAIN, BUILDINGS AND OTHER SITE FEATURE LOCATIONS AND THE LOCATION OF ALL ABOVE AND BELOW GROUND UTILITIES SEE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL, CIVIL, ELECTRICAL, STRUCTURAL AND MECHANICAL ENGINEERING DRAWINGS AS PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD LOCATE ALL UNDERGROUND UTILITIES, EXISTING VEGETATION TO REMAIN AND ANY OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING ANY LANDSCAPE PLANTING OR IRRIGATION INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE COMMITTED TO EXISTING OR PROPOSED ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER AND OWNER'S REPRESENTATIVE.
21. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES AS REQUIRED.

LANDSCAPE NOTES

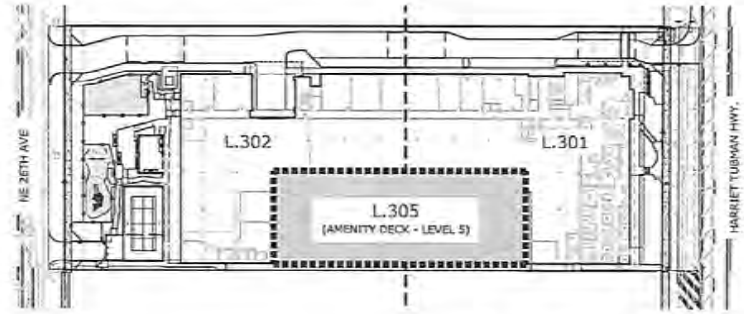
1. STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
2. SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. IN THE EVENT THAT PLANT MATERIALS SPECIFIED ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTIONS FOR PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
3. VERIFY THAT ALL PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS.
4. PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTION AND HEALTH OF PLANT MATERIAL STORED ON SITE. IMAGE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VIGOROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUNSCALD, WINDBURN, LEAF DISCOLORATION, IRREGULAR BRANCHING OR INJURIES.
6. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK".
7. ALL PLANT MATERIAL SHALL CONFORM TO STANDARDS SET FORTH IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY, GAINESVILLE, FLORIDA.
8. ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
9. PROVIDE PLANT SAMPLES OR PHOTOGRAPHS OF EACH PLANT SPECIFIED TO THE LANDSCAPE ARCHITECT FOR COMPLIANCE REVIEW PRIOR TO INSTALLATION.
10. TEST FILL ALL TREE AND PLANTING PITS WITH WATER, PRIOR TO PLANTING, TO ASSURE PROPER SOIL PERCOLATION. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER ENGRAVED TO A DEPTH SUFFICIENT FOR DRAINAGE TO OCCUR AND/OR BACKFILLED WITH EXTERIOR DRAINAGE GRAVEL. NO ALLOWANCES SHALL BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL REPLACE LOST PLANT MATERIAL WITH SAME SIZE AND SPECIES AT NO ADDITIONAL COST TO OWNER.
11. ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED BY A PROFESSIONAL NURSERY TYPICAL TO THE INDUSTRY STANDARDS OF THIS AREA TO ASSURE COMPLETE GUARANTEE OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GRADE AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
12. ALL PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION.
13. REMOVE ALL PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.
14. NO SOIL DISTURBANCE OR DEMARCATION, CONSTRUCTION MATERIALS, TRAFFIC OR BURNE PITS ARE ALLOWED IN THE TREE PROTECTION ZONE OF EXISTING TREES.
15. TREE BARRICADES MUST BE INSTALLED AROUND EXISTING TREES BEFORE ANY GRADING OR CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL ACCEPTANCE OF THE JOB.
16. ALL PLANT BEDS TO BE MULCHED WITH 3" OF PINE BARK.

PLANTER POT NOTES

1. DELIVER ALL MATERIALS WITH MANUFACTURER'S TAGS AND LABELS INTACT.
2. STORE AND HANDLE SO AS TO AVOID DAMAGE.
3. ALL LANDSCAPE WORK SHALL BE PROVIDED BY THE CONTRACTOR INCLUDING GROWING, SHIPPING, DELIVERY, UNPACKING AND INSTALLING ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS DETAILED ON THE DRAWINGS.
4. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE THE DELIVERY OF ALL LANDSCAPE POTS AND SHALL BE COMPLETELY RESPONSIBLE FOR SHIPPING, UNPACKING, REMOVAL OF PACKAGING, DISCARDING PALLETS AND PACKING MATERIALS, AND ALL HANDLING AFTER DELIVERY TO PLACING LANDSCAPE POTS IN THE LOCATIONS DESIGNATED ON THE PLANS.
5. ALL LANDSCAPE POT LOCATIONS ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO FINAL PLACEMENT.
6. ALL LANDSCAPE POTS SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE OF DEFECTS, CRACKS, STAINS, STAINS, AND SHALL BE COMPLETELY CLEAN AND FREE OF DAMAGE UPON FINAL PLACEMENT AND APPROVAL.

IRRIGATION NOTES

1. ALL PLANTING MATERIAL TO BE SERVICED BY A FULLY AUTOMATIC IRRIGATION SYSTEM, THE REQUIREMENTS SET FORTH IN CHAPTER CHAPTER 18A OF MIAMI-DADE LANDSCAPE ORDINANCE.
2. ALL NEWLY PLANTED AND RELOCATED PLANT MATERIAL SHALL BE WATERED BY A TEMPORARY OR PERMANENT IRRIGATION SYSTEMS UNTIL SUCH TIME AS THEY ARE ESTABLISHED AND SURVIVE ONLY ON ESTABLISHED BASIS TO PREVENT STRESS AND DIE-OFF IN COMPLIANCE WITH EXISTING WATER USE RESTRICTIONS.
3. IRRIGATION SHALL BE PROHIBITED WITHIN NATIVE PLANT COMMUNITIES AND NATURAL FOREST COMMUNITIES, EXCEPT FOR TEMPORARY SYSTEMS NEEDED TO ESTABLISH NEWLY PLANTED MATERIAL. TEMPORARY IRRIGATION SYSTEMS SHALL BE DISCONNECTED IMMEDIATELY AFTER ESTABLISHMENT OF PLANT COMMUNITIES.
4. WHERE FEASIBLE, DRIP IRRIGATION OR MICRO-SPRINKLERS SHALL BE USED.



KEY PLAN

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: JUL 3 2024
BY: GONGOL

TREE REMOVAL PERMIT

PREVIOUS TREE REMOVAL PERMITTED UNDER PERMIT NUMBER TREE-2314140 FOR FOLLOWING WORK APPROVED:

- AFTER-THE FACT REMOVAL OF THE FOLLOWING NON-SPECIMEN TREES:
  - 9 AGONIDIA MERRILLII, 2 COCCOLOBA UVIFERA, 2 COCOS NUCIFERA, 2 PLATYCLADUS ORIENTALIS, 1
  - QUERCUS VIRGINIANA, 1 PITHECELLOBIUM UNGUIS-CATI, 1 PERSEA AMERICANA, 1 SABAL PALMETTO
- REMOVAL OF THE FOLLOWING NON-SPECIMEN TREES: 1 BURSERA SIMARUBA, 4 SABAL PALMETTO
- REMOVAL OF THE FOLLOWING SPECIMEN TREES: 1 QUERCUS VIRGINIANA
- TOTAL CANOPY APPROVED FOR REMOVAL IS 4,117 SQUARE FEET.
- TOTAL CANOPY APPROVED FOR RELOCATION IS 0 SQUARE FEET.

TREE MITIGATION PROVIDED

TREE CANOPY: 4,500 SQUARE FEET PROVIDED (9 TREES @ 12' HT. X 500 SF)

LANDSCAPE REQUIREMENTS

ZONING DISTRICT: QUAD GUS URBAN AREA DISTRICT

GROSS SITE AREA: 97,999SF = 2.25AC

TREE REQUIREMENTS

MC DISTRICT: 1.72AC
REQUIRED 10 LOT TREES PER ACRE
LOT TREES:
1.72AC X 10 TREES = 28 REQUIRED TREES/ 28 PROVIDED
(30% NATIVE TREES PROVIDED @ 8' HT., 2.5" CAL.)
- 7 NATIVE TREES COUNTED TOWARDS REQUIREMENTS
(30% MAX. PALM TREES OR A BASIS OF TWO (2) 10' HT. PALMS = 1 TREE)
- 8 PALM TREES COUNTED TOWARDS REQUIREMENTS
(50% MIN. LOW MAINTENANCE AND DROUGHT TOLERANT TREES)
- 18 TREES PROVIDED

STREET TREES:
260LF @ 25' O.C.(PALM TREES) = 8 REQUIRED PALM TREES/ 8 PROVIDED
(NOTE: ALL STREET TREES LOCATED UNDER FPL OVERHEAD LINES ARE SPACED AT 25'O.C.)

EDGE DISTRICT: 0.52AC
REQUIRED 10 TREES PER ACRE
LOT TREES:
0.52AC X 28 TREES = 15 REQUIRED TREES/ 15 PROVIDED
(20% NATIVE TREES PROVIDED @ 8' HT., 2.5" CAL.)
- 3 NATIVE TREES COUNTED TOWARDS REQUIREMENTS
(30% MAX. PALM TREES OR A BASIS OF TWO (2) 10' HT. PALMS = 1 TREE)
- 2 PALM TREES COUNTED TOWARDS REQUIREMENTS
(50% MIN. LOW MAINTENANCE AND DROUGHT TOLERANT TREES)
- 12 TREES PROVIDED

STREET TREES (UNDER POWERLINES):
200LF @ 25' O.C. = 8 REQUIRED TREES/ 8 PROVIDED
(NOTE: ALL STREET TREES LOCATED UNDER FPL OVERHEAD LINES ARE SPACED AT 25'O.C.)

TOTAL NUMBER OF TREES REQUIRED 43 / PROVIDED 44

SHRUB REQUIREMENTS
NUMBER OF REQUIRED TREES: 43 X 10 SHRUBS = REQUIRED 430 / PROVIDED 520
(30% MIN. NATIVE SHRUBS)
- 323 SHRUBS PROVIDED
(50% MIN. LOW MAINTENANCE AND DROUGHT TOLERANT SHRUBS)
- 327 SHRUBS PROVIDED

IRRIGATION PLAN:

ALL LANDSCAPE AREAS ARE TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM WITH 100% COVERAGE AND 50% OVERLAP. A RAIN SENSOR DEVICE SHALL BE INSTALLED AT THE CONTROL STATION. WATER SOURCE IS A 2" WATER METER.

PLANT SCHEDULE - MC DISTRICT

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	NATIVE	DROUGHT TOL.		REMARKS
TREES									
CD	3	Coccoloba diversifolia	Pigeon Plum	to spec	12' Ht. x 6' spd., 2" D.B.H.	Yes	High		
CE	7	Cassia surattensis	Glossy Shower Tree	to spec	12' Ht. x 6' spd., 2" D.B.H.	No	Medium		
CES	15	Conocarpus erectus f. sericeus	Silver buttonwood	to spec	12' Ht. x 6' spd., 2" D.B.H.	Yes	High		
MF	6	Myrcianthes fragrans	Simpson's Stopper	to spec	8' Ht. x 6' spr., 1.5" D.B.H.	Yes	High		multi-trunk, 3 trunks min.
PALM TREES									
AR	8	Roystonea regia	Royal Palm	to spec	15' O.A., 3" Min. D.B.H.	Yes	High		
STREET TREES									
VW	9	Veitchia winin	Winin Palm	to spec	16' O.A., 4" Min. D.B.H.	No	Medium		
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	NATIVE	DROUGHT TOL.	SPACING	REMARKS
SHRUBS									
CES	48	Conocarpus erectus f. sericeus	Silver buttonwood	to spec	36" Ht. x 24" spd.	Yes	High	42" o.c.	
CHT	8	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	to spec	30" Ht. x 24" spd.	Yes	High	36" o.c.	
CLU	27	Clusia guttifera	Small Leaf Clusia	to spec	48" Ht. x 36" spd.	Yes	High	48" o.c.	
PMA	87	Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus	to spec	36" ht. x 24" spd.	No	Medium	36" o.c.	
SC	5	Ephemeranthis cooperi	Australian Tree Fern	to spec	6' Hgt.	No	Low	72" o.c.	
GROUND COVERS									
ARG	198	Arachis glabrata	Perennial Peanut	1 gal.	12" long runners	Yes	High	24" o.c.	Full.
FMG	371	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	to spec	18" spd. full pot	No	High	24" o.c.	
FNM	134	Philodendron x 'Burle Marx'	Burle Marx Philodendron	to spec	8"-12" Hgt.	No	Medium	24" o.c.	Full.
TRA	551	Trachelospermum asiaticum	Asiatic Jasmine	to spec	12" Ht x 12" spread, full	No	Medium	18" o.c.	

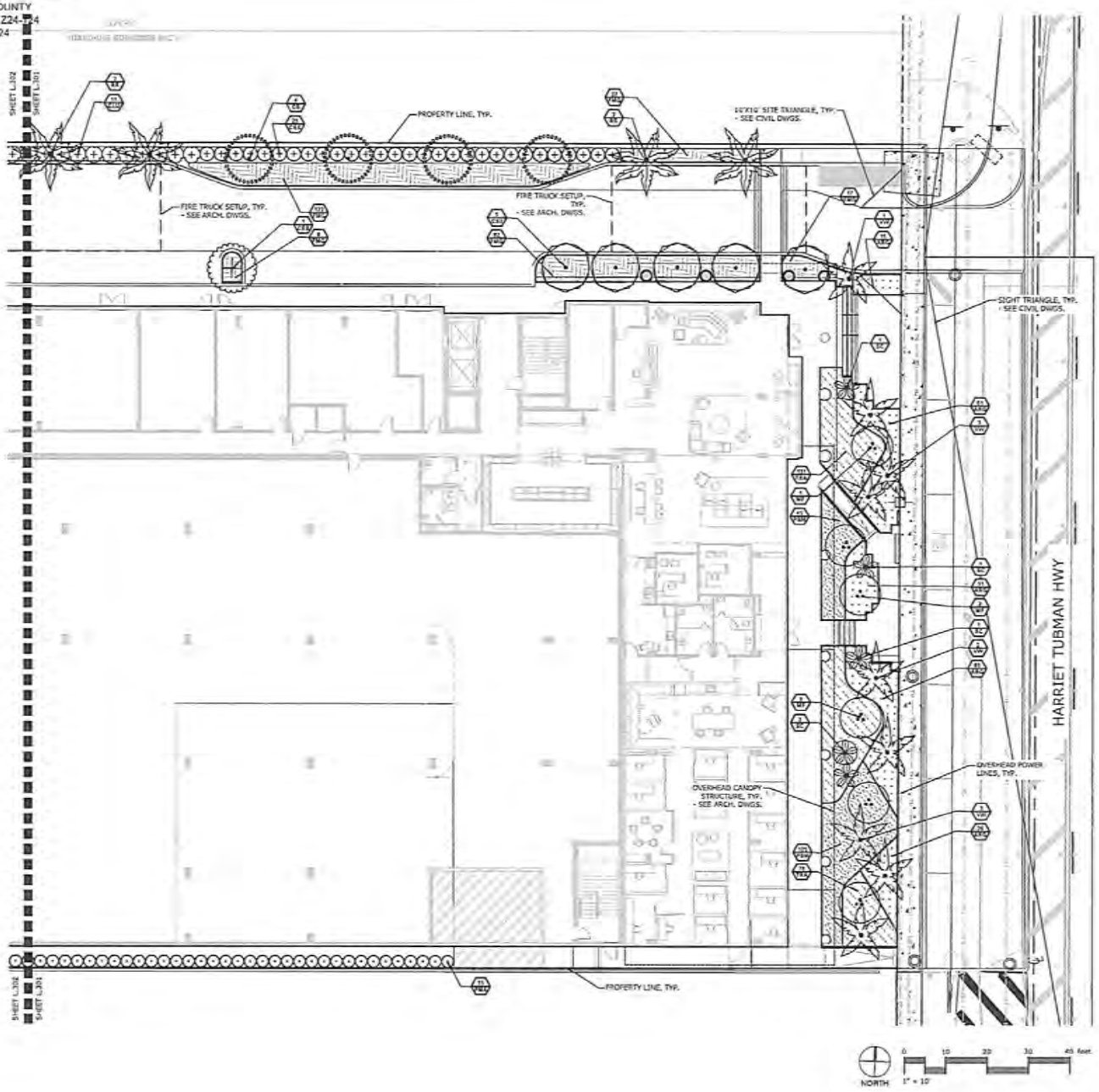
PLANT SCHEDULE - EDGE DISTRICT

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	NATIVE	DROUGHT TOL.		REMARKS
TREES									
CD	3	Coccoloba diversifolia	Pigeon Plum	to spec	12' Ht. x 6' spd., 2" D.B.H.	Yes	High		
CE	1	Cassia surattensis	Glossy Shower Tree	to spec	12' Ht. x 6' spd., 2" D.B.H.	No	Medium		
MF	1	Myrcianthes fragrans	Simpson's Stopper	to spec	8' Ht. x 6' spr., 1.5" D.B.H.	Yes	High		multi-trunk, 3 trunks min.
PE	6	Pinus elliottii	Slash Pine	to spec	14' Ht. x 7' spd.	Yes	High		
SG	2	Simarouba glauca	Paradise Tree	to spec	14' Ht. x 8' spd.	Yes	High		
PALM TREES									
PT	118	Ptychosperma elegans	Alexander Palm	to spec	16' O.A., 4" Min. D.B.H.	No	Medium		
RR	3	Roystonea regia	Royal Palm	to spec	16' O.A., 4" Min. D.B.H.	Yes	High		
WW2	11	Veitchia winin	Winin Palm	to spec	Overall height as shown on plans	No	Medium		
STREET TREES (UNDER POWER LINES)									
CS	8	Cordia sebestena	Orange Geiger Tree	to spec	8' Ht. x 3' spd., 1.5" D.B.H.	Yes	High		
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	NATIVE	DROUGHT TOL.	SPACING	REMARKS
SHRUBS									
AEB	23	Aechmea blanchetiana	Orange Bromeliad	to spec	24" Ht. x spd.	No	High	30" o.c.	
CES	10	Conocarpus erectus f. sericeus	Silver Buttonwood	to spec	36" Ht. x 24" spd.	Yes	High	42" o.c.	
CHI	75	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	to spec	30" Ht. x 24" spd.	Yes	High	36" o.c.	
CLU	98	Clusia guttifera	Small Leaf Clusia	to spec	48" Ht. x 36" spd.	Yes	High	48" o.c.	
DUR	36	Duranta repens	Gold Mound	to spec	18" Ht. x spd.	No	Medium	30" o.c.	
GAL	21	Galphimia gracilis	Rain of Gold	to spec	18" Ht. x spd.	No	Medium	36" o.c.	
PMA	42	Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus	to spec	36" Ht. x 24" spd.	No	Medium	36" o.c.	
SER	35	Serenoa repens	Saw Palmetto	to spec	24" Ht. x spd.	Yes	High	48" o.c.	Full.
GROUND COVERS									
ARG	142	Arachis glabrata	Perennial Peanut	1 gal	12" long runners	Yes	High	24" o.c.	Full.
FMG	27	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	to spec	18" spd. full pot	No	High	24" o.c.	
HOO	52	Hemionitis dolichosa	Split-leaf Philodendron	to spec	24" Ht. x spd.	No	Medium	30" o.c.	Full.
PBH	146	Philodendron x 'Burle Marx'	Burle Marx Philodendron	to spec	8"-12" Hgt.	No	Medium	24" o.c.	Full.
ZAZ	78	Zamia integrifolia	Coontie	to spec	18"-12" O.A.	Yes	High	30" o.c.	Full.
SOD/SEED									
SOD	861 sf	Stenotaphrum secundatum	St. Augustine Grass	sod	Solid sod from pallet				

PLANT SCHEDULE AMENITY DECK - MC DISTRICT

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	NATIVE	DROUGHT TOL.		REMARKS
TREES									
MF	1	Myrcianthes fragrans	Simpson's Stopper	to spec	8' Ht. x 6' spr., 1.5" D.B.H.	Yes	High		multi-trunk, 3 trunks min.
MITIGATION TREES									
CE2	4	Cassia surattensis	Glossy Shower Tree	to spec	12' Ht. x 6' spd., 2" D.B.H.	No	Medium		
CS2	5	Cordia sebestena	Orange Geiger Tree	to spec	12' Ht. x 6' spd., 2" D.B.H.	Yes	High		
PALM TREES									
CN	6	Cocos nucifera	Coconut Palm	to spec	C.T. as shown on plans	No	High		
PT	12	Ptychosperma elegans	Alexander Palm	to spec	16' O.A., 4" Min. D.B.H.	No	Medium		
STREET TREES									
VW	7	Veitchia winin	Winin Palm	to spec	16' O.A., 4" Min. D.B.H.	No	Medium		
SHRUBS									
AEB	19	Aechmea blanchetiana	Orange Bromeliad	to spec	24" Ht. x spd.	No	High		
AII	13	Alcantarea imperialis	Imperial Bromeliad	to spec	24" Ht. x spd.	No	Medium		
ALZ	13	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	to spec	24" Ht. x spd.	No	Medium		
CLU2	13	Clusia guttifera	Small Leaf Clusia	to spec	30" Ht. x 24" spd.	Yes	High		
RHE	4	Rhapis excelsa	Lady Palm	to spec	48" Ht. x 24" spd.	No	High		
TAO	10	Taberdemontana divaricata 'Kelly'	Kelly Pinwheel Jasmine	to spec	18" Ht. x spd.	No	Medium		
TIU	4	Tibouchina urvilleana	Princess Flower	to spec	48" Ht. full	No	Low		Standard
ORNAMENTAL GRASS									
MUC	49	Muhlenbergia capillaris	Pink Muhly Grass	to spec	18" Hgt. full	Yes	High		
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	NATIVE	DROUGHT TOL.	SPACING	REMARKS
GROUND COVERS									
ARG	10	Arachis glabrata	Perennial Peanut	1 gal	12" long runners	Yes	High	24" o.c.	Full.
FMG	33	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	to spec	18" spd. full pot	No	High	24" o.c.	
LAM	177	Lantana montevidensis	Purple Trailing Lantana	to spec	12"-15" spd.	Yes	High	24" o.c.	
MOS	41	Monstera deliciosa	Split-leaf Philodendron	to spec	24" Ht. x spd.	No	Medium	30" o.c.	Full.
SVI	57	Stachytarpheta jamaicensis	Blue Porterweed	3 gal	12" Hgt. Full	Yes	High	24" o.c.	

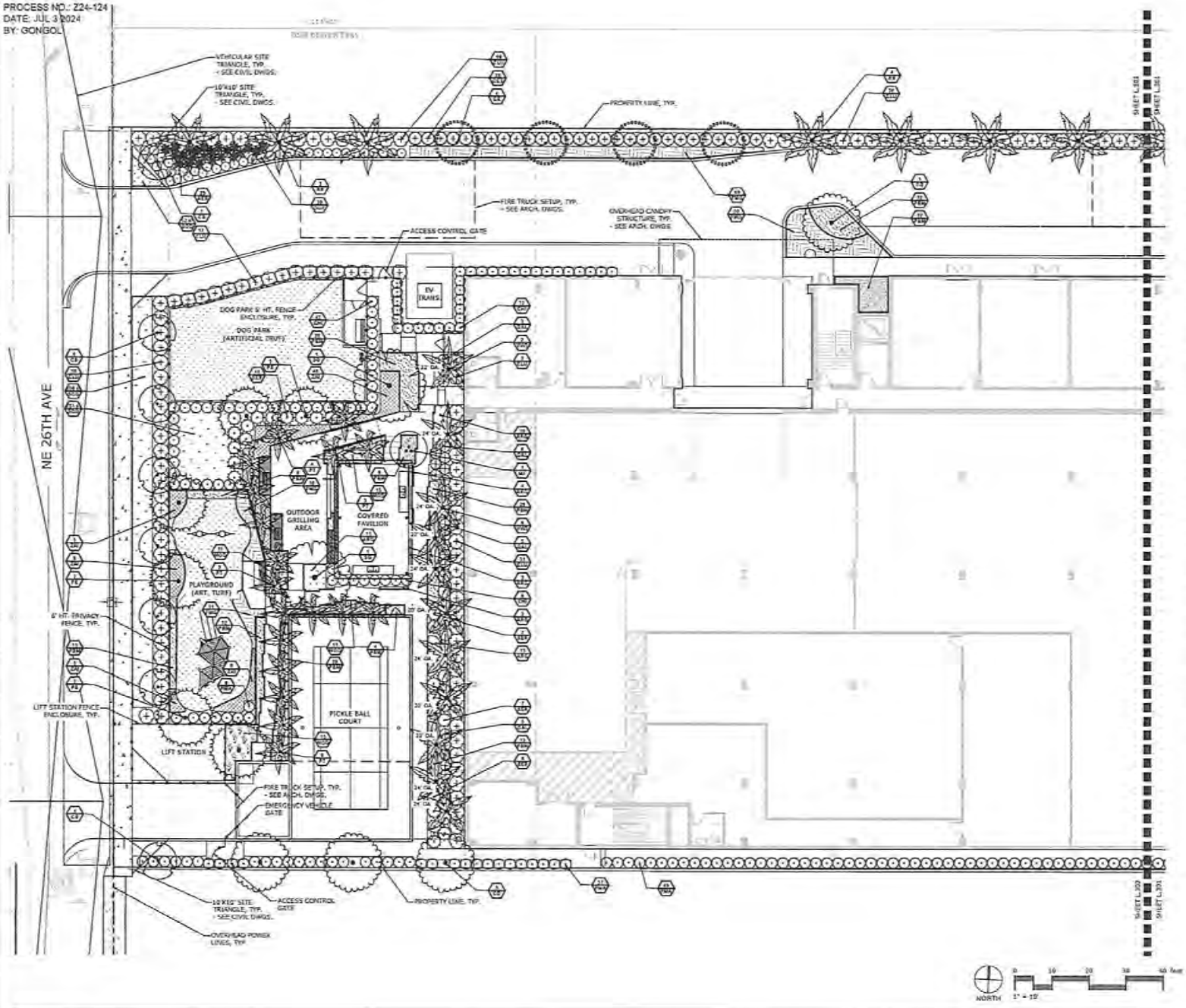
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PLANT SCHEDULE - MC DISTRICT

CODE	BOTANICAL NAME	COMMON NAME
TREES		
CD	Coccoloba diversifolia	Pigeon Plum
CE	Cassia surattensis	Glossy Shower Tree
CS3	Conocarpus erectus f. sericeus	Silver Buttonwood
MF	Myoctanthes fragrans	Simpson's Stopper
PALM TREES		
RR	Roystonea regia	Royal Palm
STREET TREES		
Vw	Veitchia winin	Winin Palm
SHRUBS		
CES	Conocarpus erectus f. sericeus	Silver Buttonwood
Chl	Chrysobalanus icaca 'Red Tip'	Red Tip Coco Plum
CLU	Clusia guttifera	Small Leaf Clusia
PMA	Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus
SC	Sphaeropteris cooperi	Australian Tree Fern
GROUND COVERS		
ANG	Arachis glabrata	Perennial Peanut
FMG	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig
PSH	Philodendron x 'Burle Marx'	Burle Marx Philodendron
TAA	Trachelospermum asiaticum	Asiatic Jasmine

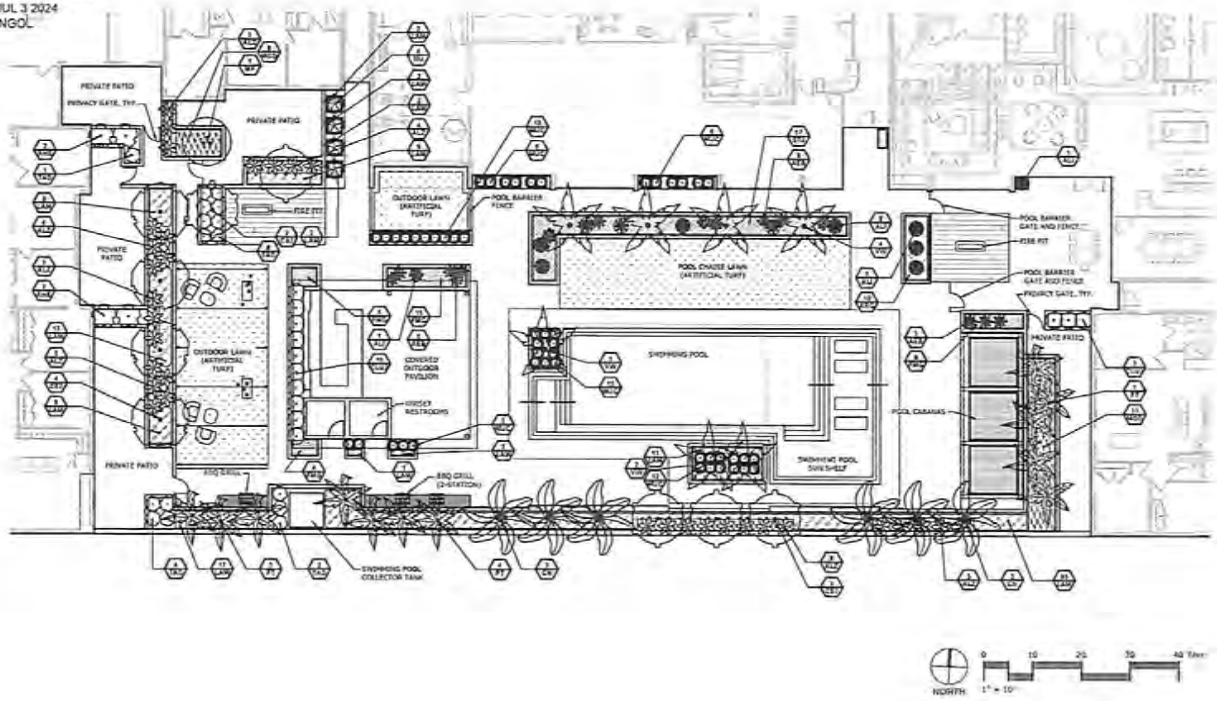
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PLANT SCHEDULE - MC DISTRICT		
CODE	BOTANICAL NAME	COMMON NAME
TREES		
CD	Citerrofolia diversifolia	Pigeon Plum
CE	Cassia surattensis	Glossy Shower Tree
CSS	Conocarpus erectus f. sericeus	Silver Buttonwood
MF	Myrcianthes fragrans	Simpson's Stopper
PALM TREES		
RR	Roystonea regia	Royal Palm
STREET TREES		
VW	Veitchia winin	Winin Palm
SHRUBS		
CES	Conocarpus erectus f. sericeus	Silver Buttonwood
CHJ	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoi Plum
CLU	Clusia guttifera	Small Leaf Clusia
PMA	Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus
SC	Schefflera/Heptapleurum	Australian Tree Fern
GROUND COVERS		
ARG	Arachis glabrata	Perennial Peanut
FMD	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig
PGH	Philodendron x 'Burle Marx'	Burle Marx Philodendron
TRA	Trachelospermum asiaticum	Asiatic Jasmine

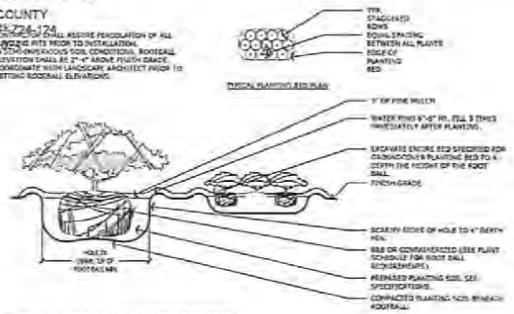
PLANT SCHEDULE - EDGE DISTRICT		
CODE	BOTANICAL NAME	COMMON NAME
TREES		
CD	Coccoloba diversifolia	Pigeon Plum
CE	Cassia surattensis	Glossy Shower Tree
MF	Myrcianthes fragrans	Simpson's Stopper
PE	Pinus elliottii	Slash Pine
SG	Simarouba glauca	Paradise Tree
PALM TREES		
PT	Ptychosperma elegans	Alexander Palm
RR	Roystonea regia	Royal Palm
VW2	Veitchia winin	White Palm
STREET TREES (UNDER POWER LINES)		
CV	Cordia sebestena	Orange Geiger Tree
SHRUBS		
ADB	Archontophoenix alexandrae	Dwarf Alexandra Palm
CES	Conocarpus erectus f. sericeus	Silver Buttonwood
CHJ	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoi Plum
CLU	Clusia guttifera	Small Leaf Clusia
DUR	Duranta repens	Gold Mouna
GAL	Galphimia gracilis	Rain of Gold
MYR	Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus
SLR	Serenoa repens	Saw Palmetto
GROUND COVERS		
ARG	Arachis glabrata	Perennial Peanut
FMG	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig
HOD	Hamelaea deltoidea	Split-leaf Philodendron
PGH	Philodendron x 'Burle Marx'	Burle Marx Philodendron
ZAI	Zamia integrifolia	Coontie
SOD/SEED		
SOD	Stenotaphrum secundatum	St. Augustine Grass

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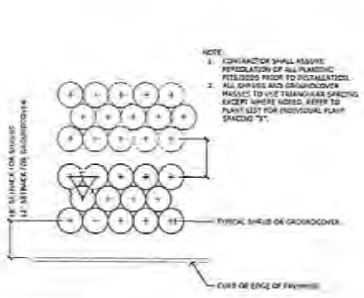


PLANT SCHEDULE - MC DISTRICT			
CODE	BOTANICAL NAME	COMMON NAME	REMARKS
TREES			
HT	Myrcianthes fragrans	Simpson's Stopper	Multi-trunk; 3 trunks min.
MITIGATION TREES			
CE1	Cassia siraitsensis	Glossy Shower Tree	
CS2	Cassia spectabilis	Orange Geiger Tree	
PALM TREES			
CN	Cocos nucifera	Coconut Palm	
PT	Ptychosperma elegans	Alexander Palm	
STREET TREES			
VW	Veitchia winin	White Palm	
SHRUBS			
AEB	Aechmea blanchetiana	Orange Bromeliad	
AU	Alcantarea imperialis	Imperial Bromeliad	
AZ	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	
CLU2	Clusia guttifera	Small Leaf Clusia	
RHE	Rhapis excelsa	Lady Palm	
TAD	Tabernaemontana divaricata 'Holly'	Holly Pinwheel Jasmine	
TRU	Tibouchina urvilleana	Princess Flower	Standard
ORNAMENTAL GRASS			
MUC	Muhlenbergia capillaris	Pink Muhly Grass	
GROUND COVERS			
ARD	Arachis glabrata	Perennial Peanut	Full.
FMG	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	
LAM	Lantana montevidensis	Purple Trailing Lantana	
RDO	Honckenya peltata	Split-leaf Philodendron	Full.
STJ	Stachytarpheta jamaicensis	Blue Porterweed	

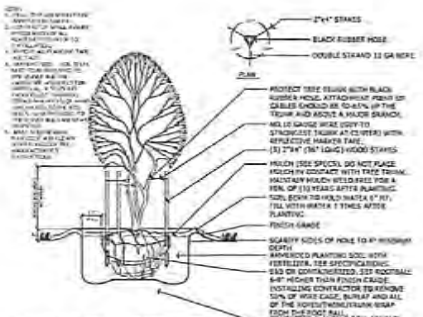
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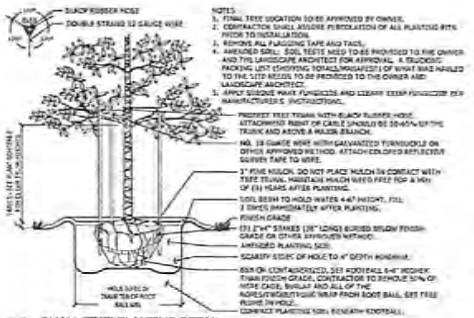
1 SHRUB AND GROUNDCOVER DETAIL



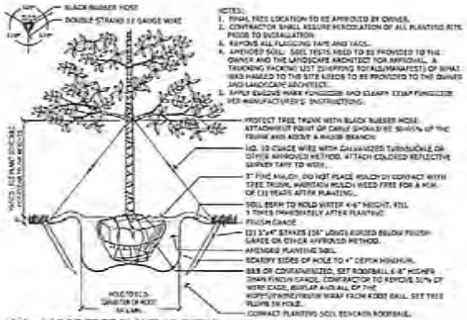
2 TYPICAL GROUNDCOVER SPACING



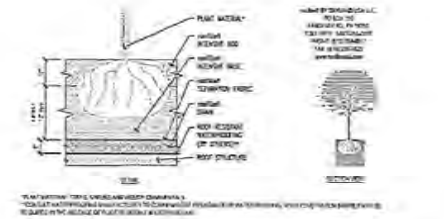
3 MULTI TRUNK TREE PLANTING DETAIL



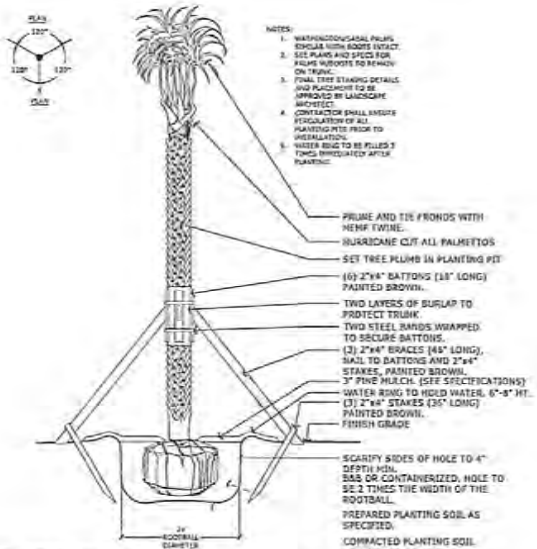
4 SMALL TREE PLANTING DETAIL



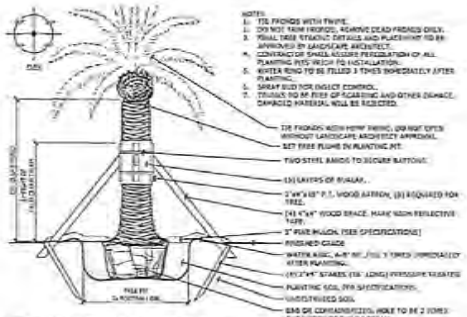
5 LARGE TREE PLANTING DETAIL



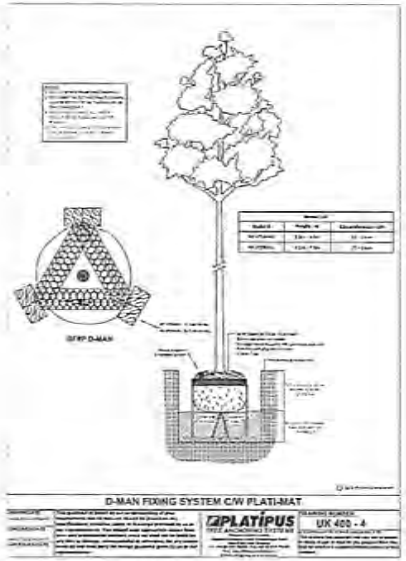
8 ROOFTOP SOILS DETAIL



7 TYPICAL PALM PLANTING DETAIL



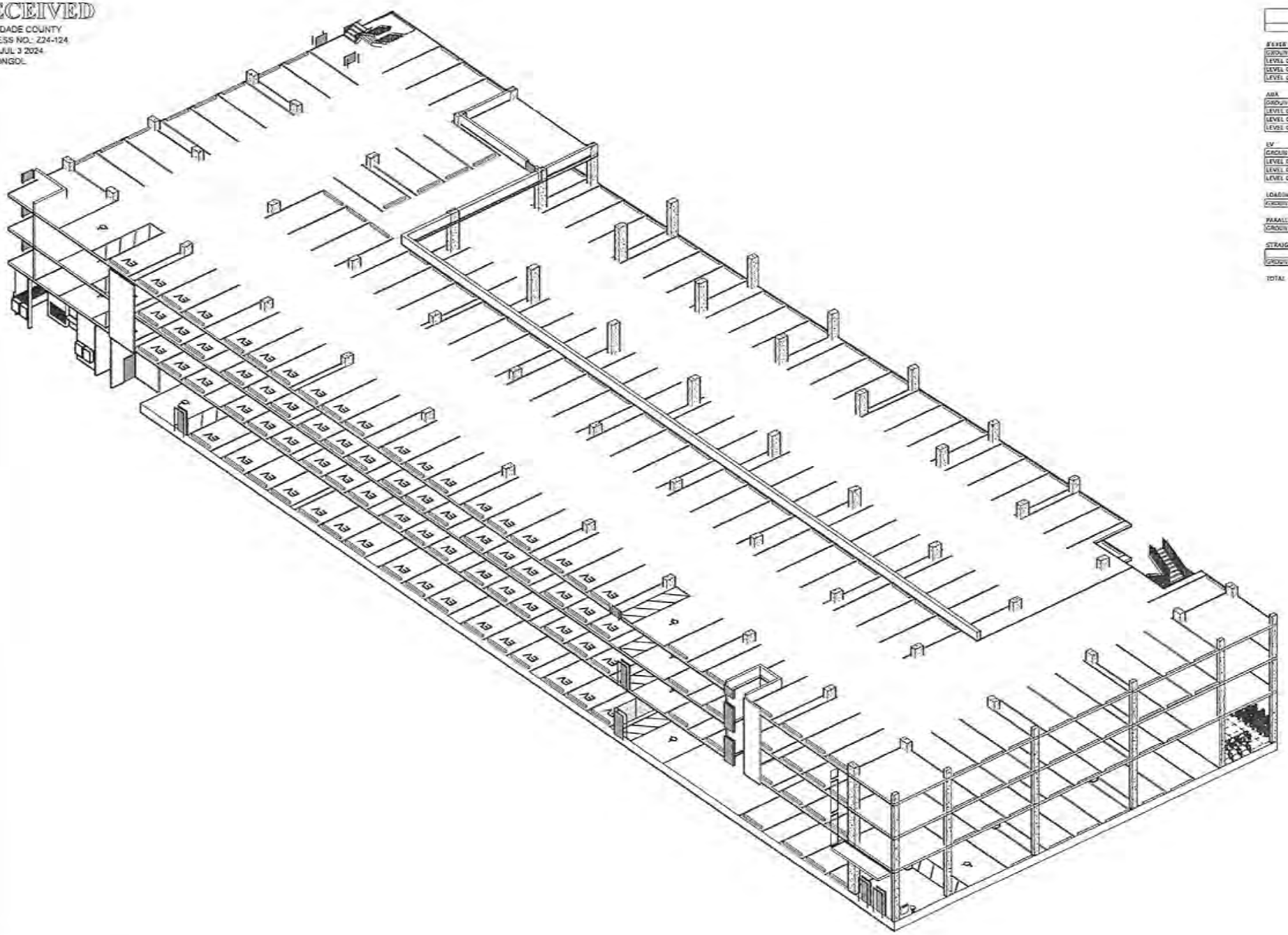
8 LARGE PALM PLANTING DETAIL



D-MAN FIXING SYSTEM C/W PLATI-MAT

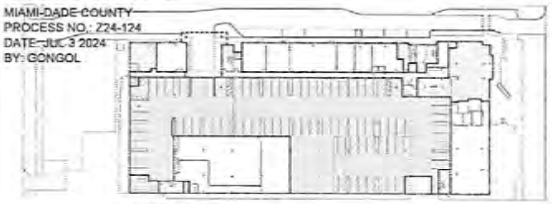
9 ROOFTOP TREE ANCHOR

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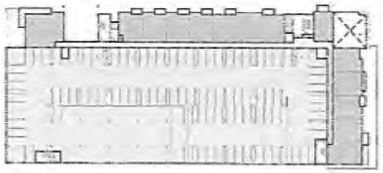


PARKING - TOTAL	
LEVEL	COUNT
8'X18'	
GROUND LEVEL	107
LEVEL 02	89
LEVEL 03	99
LEVEL 04	55
	323
ADA	
GROUND LEVEL	3
LEVEL 02	2
LEVEL 03	2
LEVEL 04	2
	9
EV	
GROUND LEVEL	16
LEVEL 02	27
LEVEL 03	27
LEVEL 04	19
	89
LOADING	
GROUND LEVEL	1
	1
PARALLEL	
GROUND LEVEL	4
	4
STRAIGHT	
	2
GROUND LEVEL	3
	5
TOTAL	431

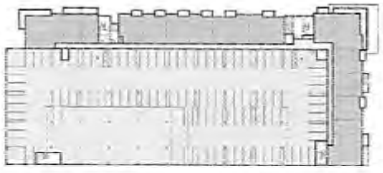
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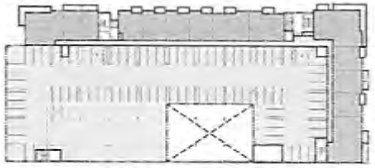
GROUND LEVEL



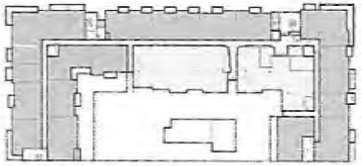
LEVEL 02



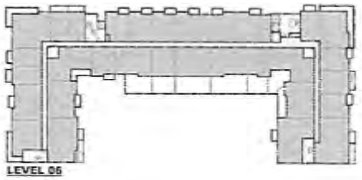
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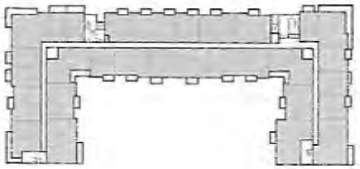
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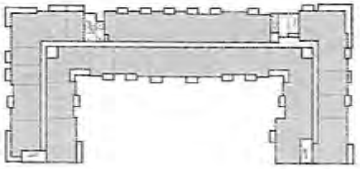
LEVEL 05



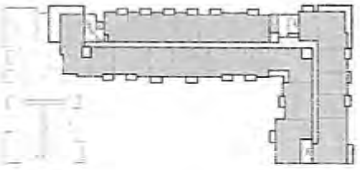
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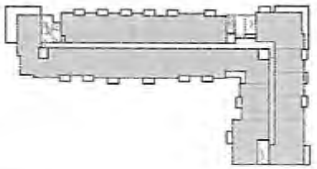
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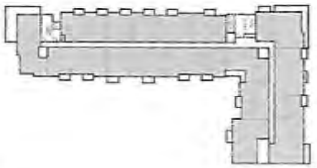
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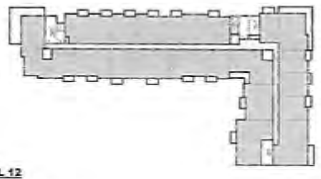
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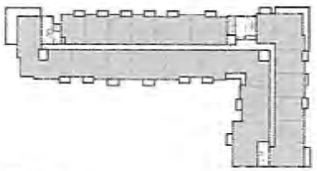
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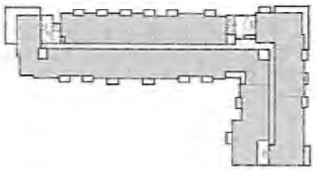
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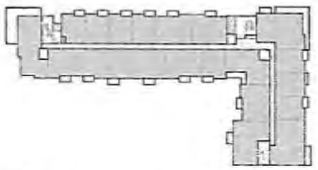
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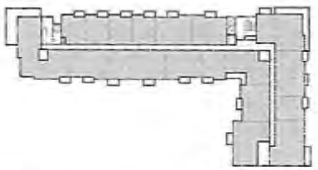
LEVEL 13



LEVEL 14



LEVEL 15



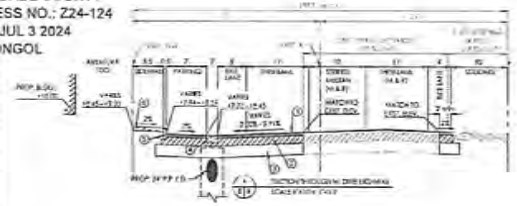
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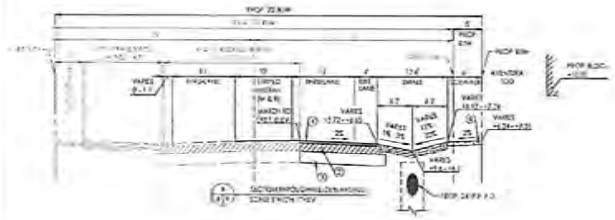
COLOR LEGEND

- AMENITY
- CIRCULATION
- COWORK
- GARAGE
- RESIDENTIAL

AHJ GROSS AREA	
Name	Area
GROUND LEVEL	
AMENITY	8,863 SF
CIRCULATION	8,635 SF
COWORK	1,821 SF
GARAGE	26,558 SF
	45,881 SF
LEVEL 02	
CIRCULATION	2,537 SF
GARAGE	18,427 SF
RESIDENTIAL	10,379 SF
	31,343 SF
LEVEL 03	
CIRCULATION	1,330 SF
GARAGE	20,306 SF
RESIDENTIAL	12,734 SF
	34,370 SF
LEVEL 04	
CIRCULATION	2,120 SF
GARAGE	22,608 SF
RESIDENTIAL	22,718 SF
	47,446 SF
LEVEL 05	
AMENITY	8,701 SF
CIRCULATION	1,432 SF
RESIDENTIAL	22,277 SF
	34,429 SF
LEVEL 06	
CIRCULATION	2,672 SF
RESIDENTIAL	28,983 SF
	31,656 SF
LEVEL 07	
CIRCULATION	2,672 SF
RESIDENTIAL	29,029 SF
	31,702 SF
LEVEL 08	
CIRCULATION	2,672 SF
RESIDENTIAL	29,029 SF
	31,702 SF
LEVEL 09	
CIRCULATION	1,899 SF
RESIDENTIAL	21,127 SF
	23,026 SF
LEVEL 10	
CIRCULATION	1,899 SF
RESIDENTIAL	21,127 SF
	23,026 SF
LEVEL 11	
CIRCULATION	1,899 SF
RESIDENTIAL	21,127 SF
	23,026 SF
LEVEL 12	
CIRCULATION	1,899 SF
RESIDENTIAL	21,127 SF
	23,026 SF
LEVEL 13	
CIRCULATION	1,899 SF
RESIDENTIAL	21,127 SF
	23,026 SF
LEVEL 14	
CIRCULATION	1,899 SF
RESIDENTIAL	21,127 SF
	23,026 SF
LEVEL 15	
CIRCULATION	1,899 SF
RESIDENTIAL	21,127 SF
	23,026 SF
LEVEL 16	
CIRCULATION	1,899 SF
RESIDENTIAL	21,127 SF
	23,026 SF
	507,619 SF

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: JUL 3 2024
BY: GONGOL





① 2" ASPHALT
- 1" OF 12.5 TYPE SP PER FDOT STANDARD SPEC. FOR ROAD & BRIDGE CONSTRUCTION SECTION 334.
- 1" OF 9.5 TYPE SP PER FDOT STANDARD SPEC. FOR ROAD & BRIDGE CONSTRUCTION SECTION 337.

② 8" LIMEROCK BASE, #7 BSG, 100 LBS MIN. LBR OF 100, COMPACTED TO 98% OF THE MAX DENSITY AS DETERMINED BY AASHTO T-180, SEE CROSS SECTIONS FOR THICKNESS.

③ 12" STABILIZED SUBGRADE, 40 LBS MIN. LBR OF 40, COMPACTED TO 98% OF THE MAX DENSITY AS DETERMINED BY AASHTO T-180.

④ PROP. VALLEY GUTTER

⑤ PROP. S" CURB

⑥ PROP. 4" THICK CONCRETE SIDEWALK (6" THICK AT DRIVEWAYS)

FORD ENGINEERS, INC.
1950 NW 94th AVENUE,
2nd FLOOR
DORAL, FLORIDA 33172
PH (305) 477-6472
FAX (305) 470-2804

INSTRUMENTS OF SERVICE AND ARE AND SHALL REMAIN THE PROPERTY OF FORD ENGINEERS, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PROJECT, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD ENGINEERS, INC.

RECORD OF REVISION

NO.	DATE	BY	DESCRIPTION

AVENTURA TOD
SECTION 03
TOWNSHIP 52
RANGE 42
RAM REALTY ADVISORS

ROADWAY
CROSS SECTIONS

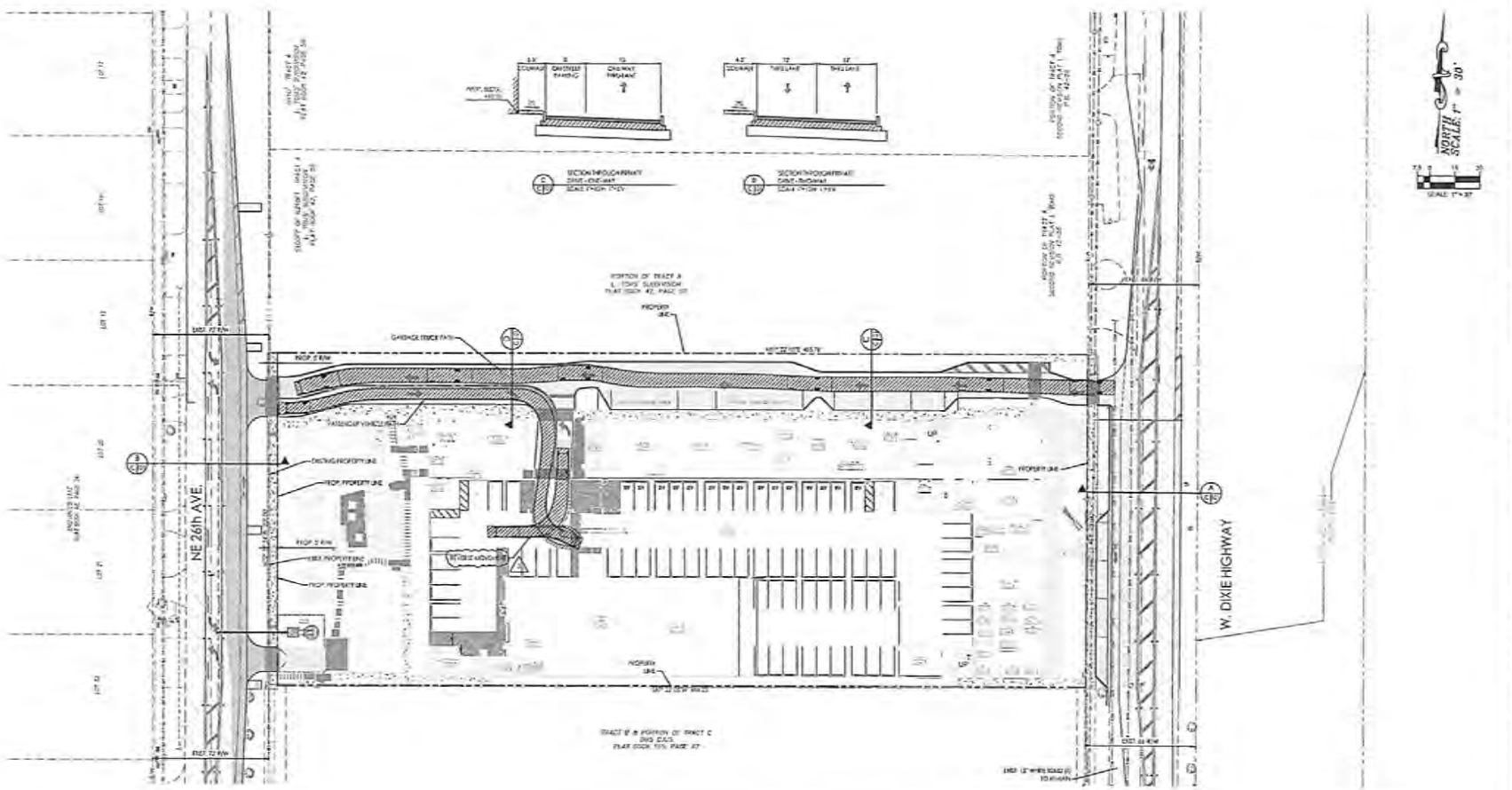
EDWIN F. RAMOS
LICENSE
No. 77079
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
4/23/24

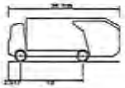
This item has been digitally signed and sealed by Edwin F. Ramos, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

EDWIN F. RAMOS
LICENSED ENGINEER # 77079
STATE OF FLORIDA

DESIGNED: EI
DRAWN: DR
CHECKED: EI
SCALE: 1" = 30'
DATE: 04-23-24
PROJ. NO.
23-004
SHEET:
C-101
2 OF 2 SHEET

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: AUG 29 2024
BY: GONGOL





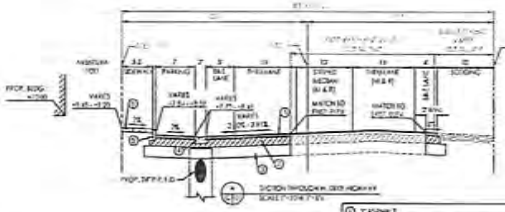
Mack Granite Axle Forward 4x2 GU712 + Blaine

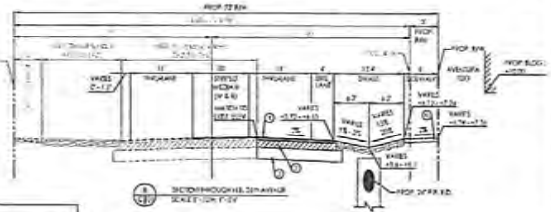
Overall Length	26.250ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.116ft
Track Width	8.375ft
Lock-to-lock time	8.00s
Curb to Curb Turning Radius	29.300ft



P – Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	5.101ft
Min Body Ground Clearance	1.116ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	24.000ft





- 2" ASPHALT
  - 2 LIFTS OF 1" TYPE SP 12.5 PER FDOT STANDARD SPEC. FOR ROAD & BRIDGE CONSTRUCTION SECTION 334.
  - 1 LIFT OF 1" TYPE PG 82 PER FDOT STANDARD SPEC. FOR ROAD & BRIDGE CONSTRUCTION SECTION 337.
- 6" LIMEROCK BASE, (FBV, A-1-A MIN. LBR OF 100, COMPACTED TO 100% OF THE MAX DENSITY AS DETERMINED BY AASHTO T-180, METHOD D, (NOTE: STONE MUST BE PAVED).
- 12" STABILIZED SUBGRADE, (A-4 MIN. LBR OF 40, COMPACTED TO 98% OF THE MAX DENSITY AS DETERMINED BY AASHTO T-180).
- PROP. VALLEY GUTTER
- PROP. 6" CURB
- PROP. 4" THICK CONCRETE SIDEWALK (5" ACROSS DRIVEWAYS)

FORD ENGINEERS, INC.
1050 NW 94th AVENUE,
2nd FLOOR
DORAL, FLORIDA 33172
PH (305) 477-6472
FAX (305) 470-2804

RECORD OF REVISION

NO.	DATE	DESCRIPTION	BY	CK
3	08/21/2024		EB	ED
2	07/15/2024		BR	ED
1	06/24/2024		BR	ED

AVENTANA

SECTION 3
TOWNSHIP 52
RANGE 42

RAM REALTY ADVISORS

CIVIL SITE PLAN
VEHICLE MANUEVERS

CROSS SECTIONS

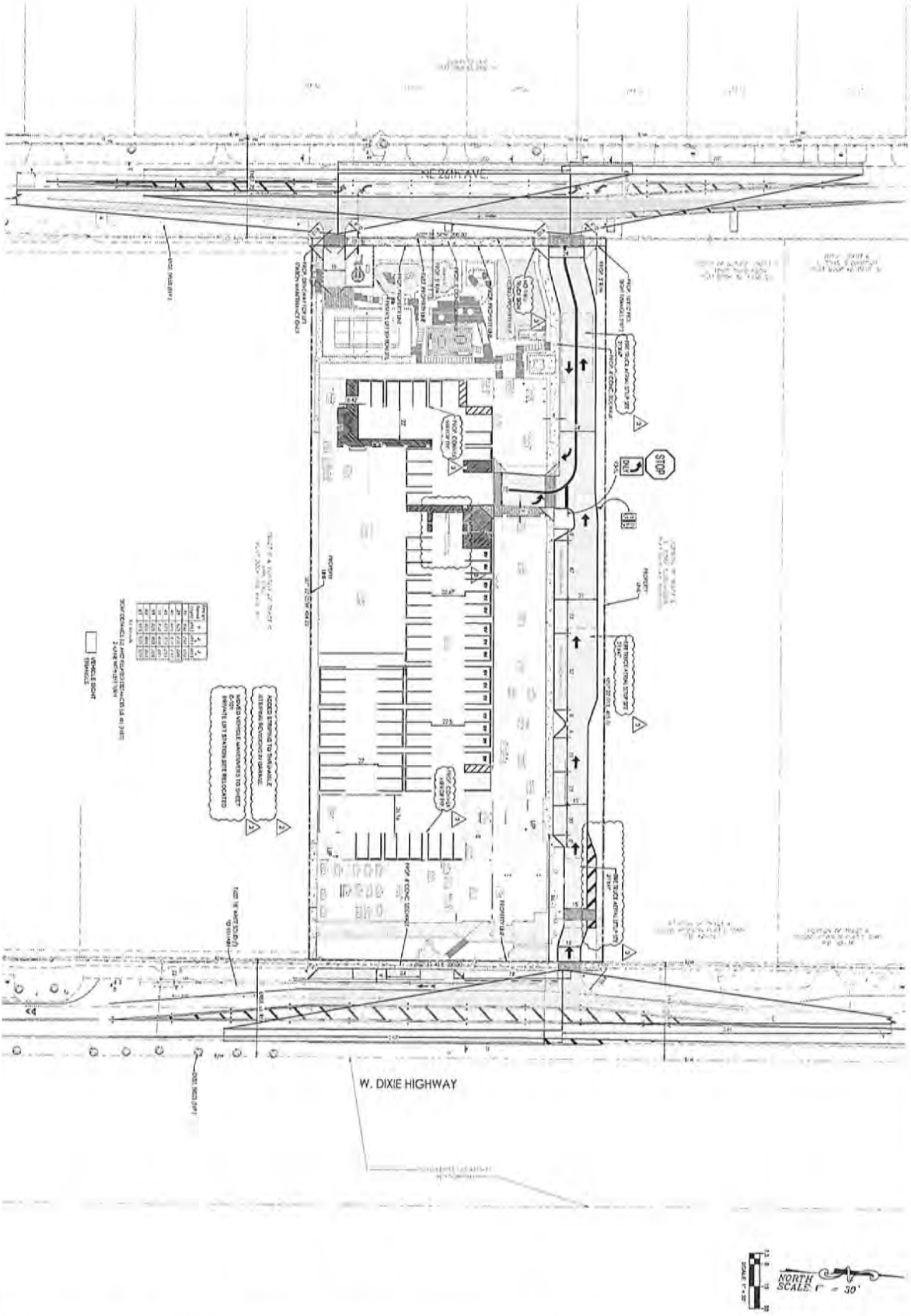
EDWIN F. IBARRA
LICENSE No. 72075
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Edwin F. Ibarra
2024.08.21
13:40:15-04'00'

EDWIN F. IBARRA
LICENSED ENGINEER & PE
STATE OF FLORIDA

DESIGNED: ED
DRAWN: BR
CHECKED: ED
SCALE: 1" = 30'
DATE: 6/24/24
PROJ. NO.
23-004
SHEET:
C-101
2 OF 2 SHEET

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: AUG 29 2024
BY: GDNGOL



AVENTANA		
CIVIL SITE	SECTION 3 TOWNSHIP 52 RANGE 42	
PLAN	RAM REALTY ADVISORS	

NO.	DATE	DESCRIPTION	BY	APP.
1	4/15/2024	ASPR	BH	D
2	7/03/2024	ASPR	BH	D
3	8/5/2024	ASPR	FI	FI

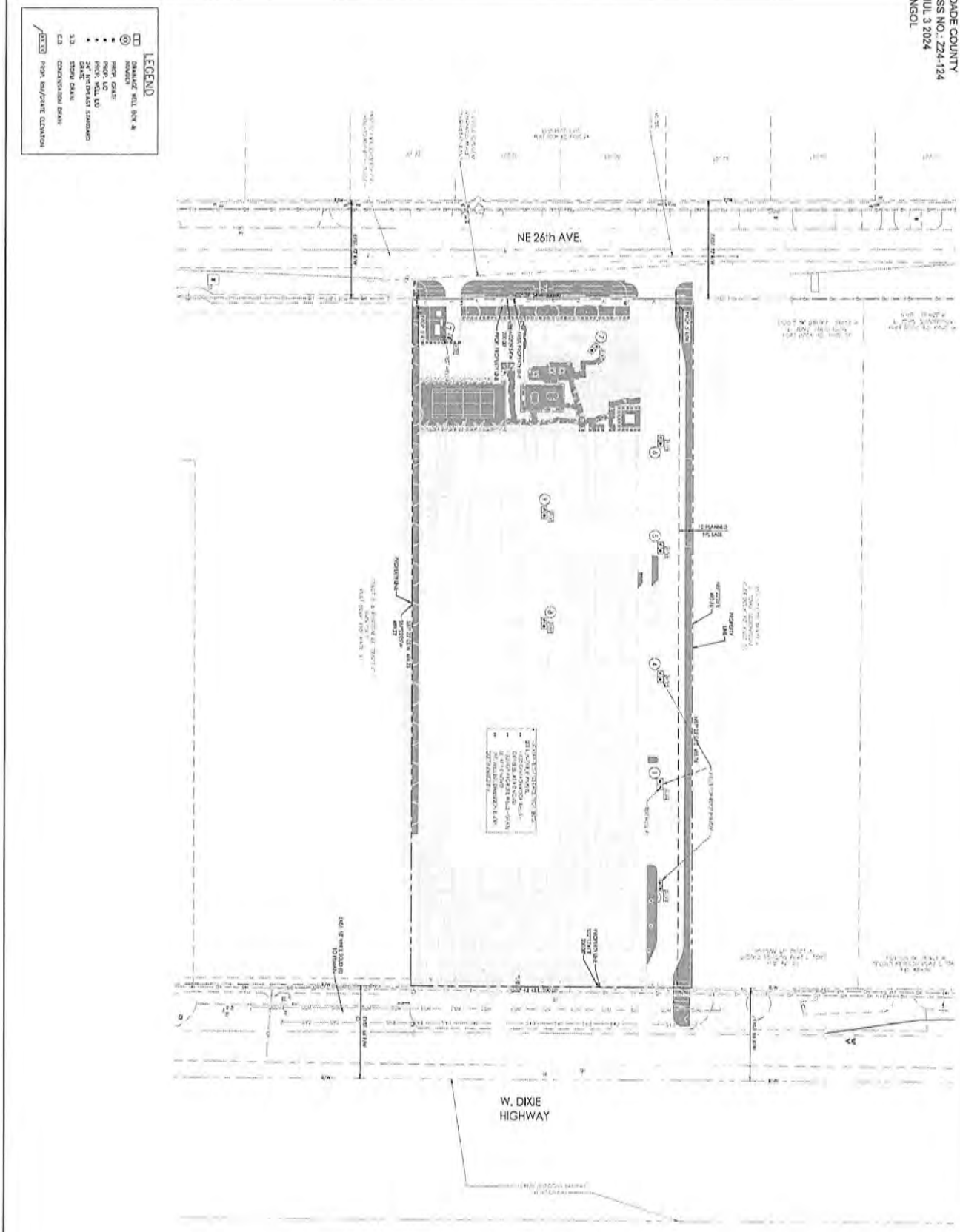
RECORD OF REVISION

FORD ENGINEERS, INC.
1550 NW 84th AVENUE,
2nd FLOOR
DORAL, FL 33172
PH. (305) 477-6472
FAX (305) 470-2804

C-100
1 OF 2 SHEET

DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: 1" = 30'
DATE: 8/29/24
TASK NO.
23-004

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: JUL 3 2024
BY: GDNGOL



AVENTURA TOD V2	
PRELIMINARY DRAINAGE WELL	SECTION 03 TOWNSHIP 52 RANGE 42
LOCATION SKETCH	RAM REALTY

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION

FORD ENGINEERS, INC.
1950 NW 94th AVENUE
2nd FLOOR
DORAL, FLORIDA 33172
PH: (305) 477-4227
FAX (305) 470-2804

DESIGNED BY
DRAWN BY
CHECKED BY
SCALE: 1" = 30'
DATE: 02-08-24
PROJ. NO.
XXXX-XX
SHEET
DW-1
XX OF XX SHEETS

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. 724-124
DATE: JUL 9, 2024
BY: GONGOL

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: 19640 WDH, LLC

NAME AND ADDRESS	Percentage of Stock
SEE ATTACHED.	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: 3 2024
BY: GONGOL

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Edmund Mantin
(Applicant)
ON BEHALF OF 19640 WDH LLC

Sworn to and subscribed before me this 11 day of MARCH, 2024. Affiant is personally known to me or has produced _____ as identification.

Stephanie Herbello
(Notary Public)

My commission expires 5/14/2027

STEPHANIE HERBELLO
Commission # HH 360130
Expires May 14, 2027

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: JUL 3 2024
BY: GONGOL

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF FLORIDA **Public Hearing No.** _____

COUNTY OF PALM BEACH

Before me, the undersigned authority, personally appeared Karen D. Geller _____, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the **19640 WDH, LLC** Corporation, with the following address: **4801 PGA BOULEVARD**
   PALM BEACH GARDENS, FL 33418
2. The Corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as:
   The South 200 feet of the North 410 feet of Tract "A" of SECOND REVISED PLAT OF AMENDED PLAT OF ALL OF BLOCKS 1 AND 2, OF L. TOMS' SUBDIVISION, according to the Plat thereof as recorded in Plat Book 42, Page 56, of the Public Records of Miami-Dade County, Florida.
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

_____
Signature
Theodore Lodigensky
Print Name

Heidi Hughes
Signature
Heidi Hughes
Print Name

Karen D. Geller
Affiant's signature
Karen D. Geller, Vice President
Print Name

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: JUL 3 2024
(Space reserved for Clerk) BY: GONGOL

Sworn to and subscribed before me on the 11th day of **March**, **2024**.

Affiant is personally known to me or has produced _____ as identification.

ANN E. COLAZANTTI
Notary Public - State of Florida
Commission # HH 307528
My Comm. Expires Oct 28, 2026
Bonded through National Notary Assn.

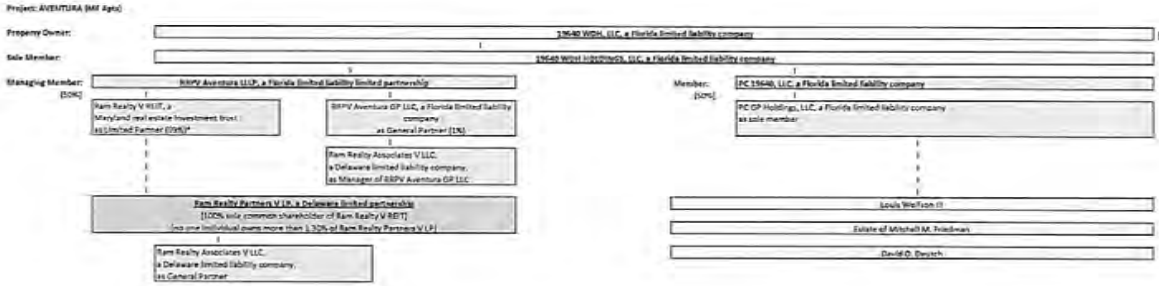
Notary Public Signature

Ann E. Colazantti
Print Name

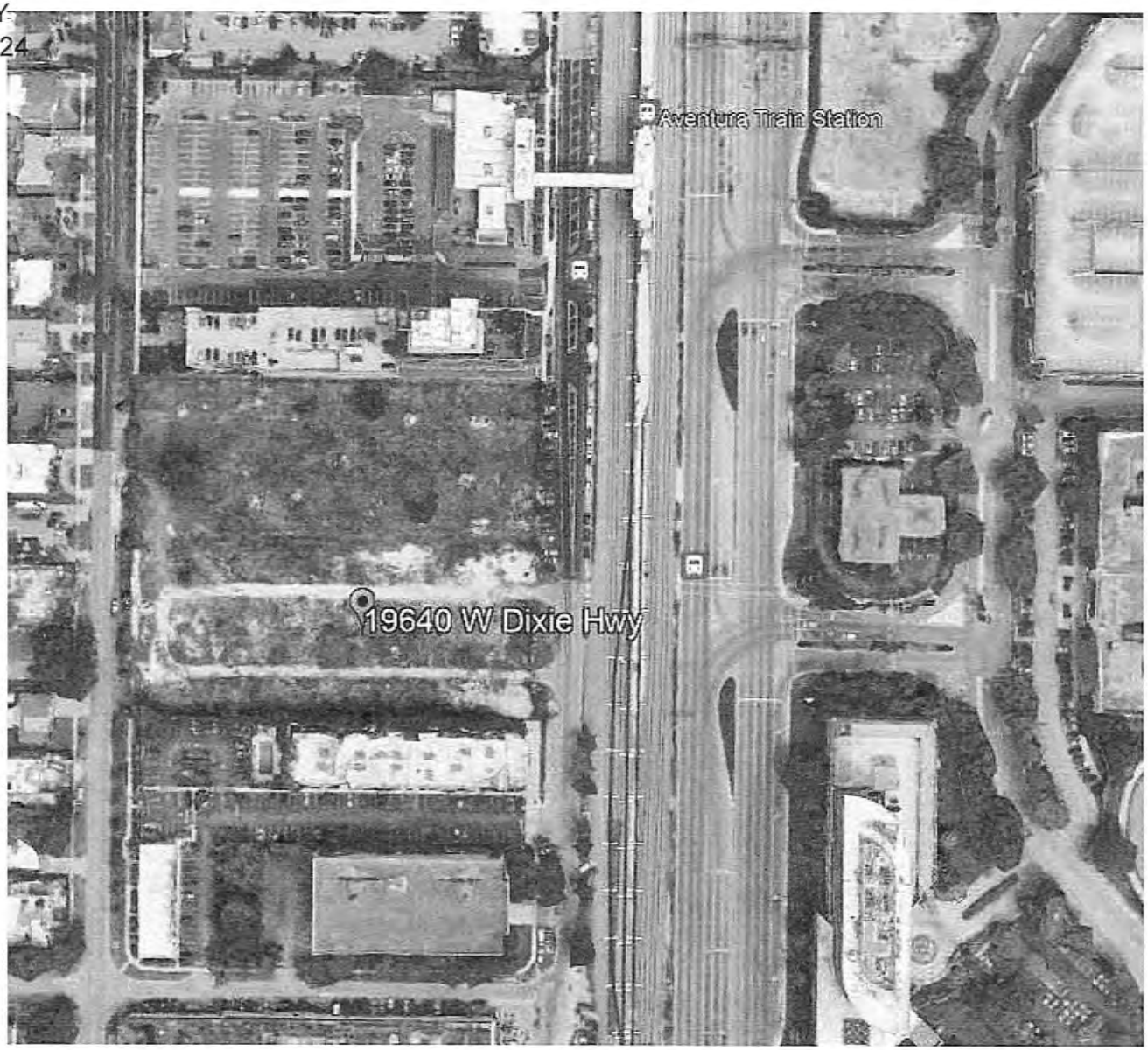
State of **Florida**

My Commission Expires: 10/28/26

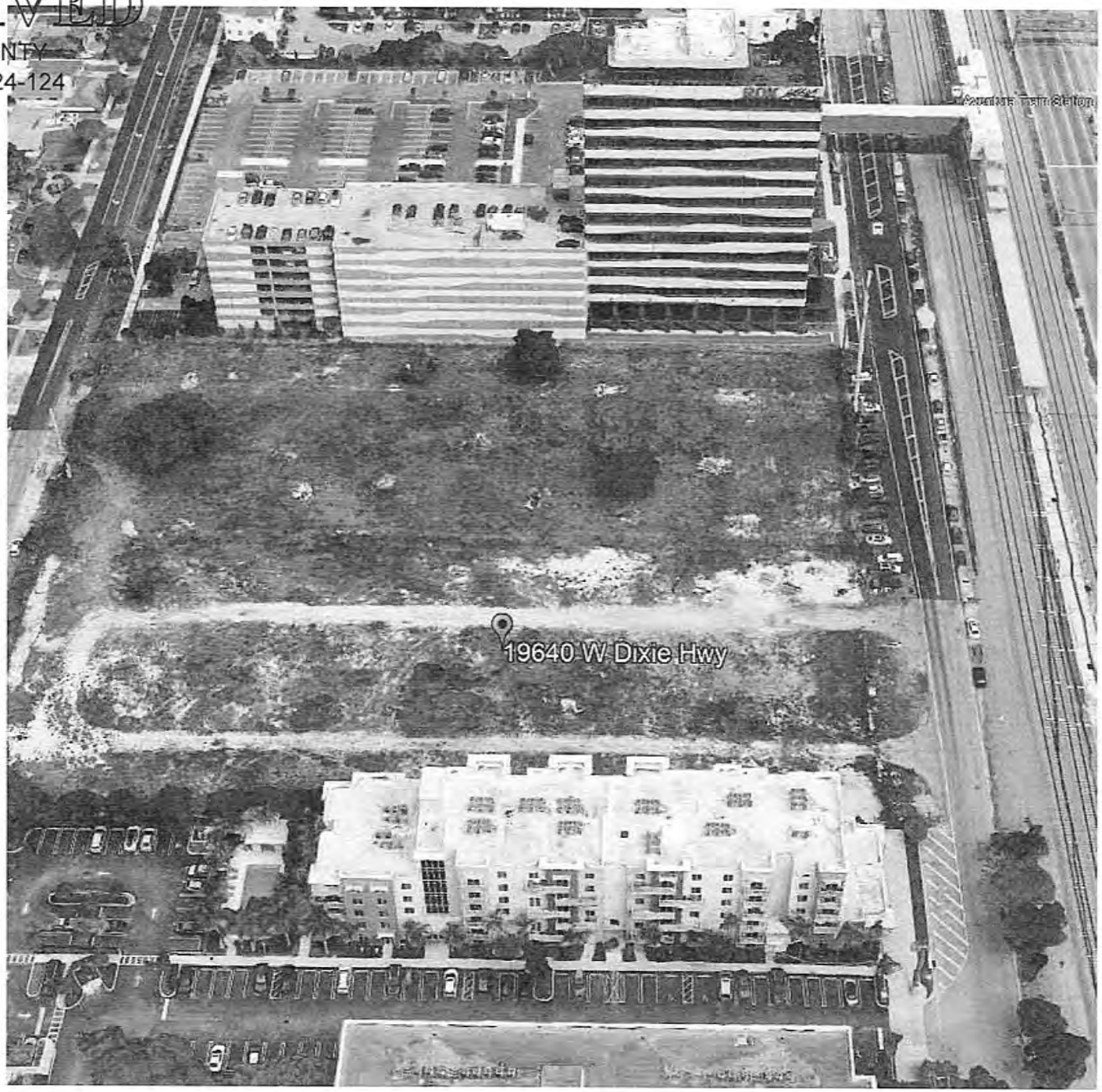
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MIAMI-DADE COUNTY
PROCESS NO.: Z24-124
DATE: JUL 3 2024
BY: GONGOL



RECEIVED
MIAMI-DADE COUNTY
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