02-07-25 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: FEBRUARY 20, 2025
TIME OF MEETING: 9:30 AM

DEFERRED ITEM	**8A1** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
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 RU-1 (minimum 7,500 sq. ft. lots) **[modified request*]**, 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** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2023000450**
Applicant	**NORTH AT BRICKELL 4, 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 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	221 & 229-231 SW 11 Street, City of Miami, Miami-Dade County, Florida

CURRENT ITEM	**8C2** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2023000508**
Applicant	**CORTEGUERA 14424, LLC.**
District	**11**
Summary of Requests	The applicant seeks to rezone the subject property from RU-1M(a) (minimum 5,000 sq. ft. lots) to RU-4L (23-units per net acre) on Parcel "A", and from RU-1M(a) to MCD (multi-family residential, mixed-use district) on Parcel "B". Additionally, the applicant seeks to allow a wall that is higher than permitted along its rear and interior side property lines, and to allow the deletion of a prior covenant that restricts the property to a maximum number of residential units, in order to be able to build on the site under the proposed zoning districts with a new mixed-use development.
Location	Lying on the northwest corner of SW 26 Street and SW 144 Avenue, Miami-Dade County, Florida

CURRENT ITEM	**8C3** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2024000089**
Applicant	**RESIDENCES AT PALM COURT, LLC.**
District	**02**
Summary of Requests	The applicant seeks to allow deletion of a prior covenant that runs with the land and restricts the subject property to a previously approved site plan, in order to be able to redevelop the site under the currently applicable Urban Center Standards. Additionally, the applicant seeks to allow the proposed multi-family residential building to be located towards the rear of the property with no street frontage or having its main access from a designated open space, which is required by the urban center regulations.
Location	950 NW 95 Street, Miami-Dade County, Florida.

CURRENT ITEM	**8C4** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2024000107**
Applicant	**278 ST DEVELOPMENT, LLC.**
District	**08**
Summary of Requests	The applicant seeks approval of a district boundary change from AU, Agricultural District to RMD, Residential Modified District, in order to develop the parcel with a maximum of 66 residential dwelling units. In addition, the applicant also seeks to allow the proposed rowhouses to be located further than required from the build to line and to permit the proposed internal rowhouses to front on a common open space, which is otherwise not permitted by code
Location	Lying on the southeast corner of SW 154 Avenue and SW 278 Street, Miami-Dade, FL.

Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF FEBRUARY 20, 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
(The public hearing has not been held. The public hearing is subject to the rules of procedure.)
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: 89 Waivers: 14
DENIAL OF APPEAL (SUSTAIN C.Z.A.B.): _____

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

DEFERRED: _____

CURRENT ITEM
(The public hearing has not been held. The public hearing is subject to the rules of procedure.)
NORTH AT BRICKELL 4, LLC. Z2023000450 **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: 221 & 229-231 SW 11 Street, City of Miami, Miami-Dade County, Florida.
SIZE OF PROPERTY: ±0.51 Acre

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 public hearing has not been held. The public hearing is subject to the rules of procedure.)
CORTEGUERA 14424, LLC. Z2023000508 **BCC/District 11**
The application is to permit a rezoning of the subject property from RU-1M(a) (minimum 5,000 sq. ft. lots) to RU-4L (23-units per net acre) on Parcel "A", and from RU-1M(a) to MCD (multi-family residential, mixed-use district) on Parcel "B". Additionally, the application seeks to allow a wall that is higher than permitted along its rear and interior side property lines, and to allow the deletion of a prior covenant that restricts the property to a maximum number of residential units, in order to be able to build on the site under the proposed zoning districts with a new mixed-use development.

REQUEST #1 ON PARCEL "A"

1) DISTRICT BOUNDARY CHANGE from RU-1M(a), Modified Single-Family Residential District, to RU-4L, Limited Apartment House District.

REQUEST #1 ON PARCEL "B"

2) DISTRICT BOUNDARY CHANGE from RU-1M(a), Modified Single-Family Residential District, to MCD, Mixed-Used Corridor District.

REQUESTS #3 & #4 ON PARCELS "A" & "B"

3) DELETION of a Declaration of Restrictions recorded in Official Records Book 22146, Pages 1193 – 1199.

The purpose of request #3 is to allow the applicant to delete of a prior covenant that runs with the land and restricts the subject property to a maximum number of residential units, in order to be able to build on the site under the proposed zoning districts with a new residential and commercial development.

4) NON-USE VARIANCE to permit an 8' high wall (6' permitted) along the rear (north) and interior side (west) property lines.

LOCATION: Lying on the northwest corner of SW 26 Street and SW 144 Avenue, Miami-Dade County, Florida.
SIZE OF PROPERTY: ±6.72-gross (±6.42-net) Acres

Department of Regulatory and Economic Resources Recommendation: **Approval of request #1 and #2, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #3 and #4. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230028 and it becoming effective) ***

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

CURRENT ITEM
(The public hearing has not been held. The public hearing is subject to the rules of procedure.)
RESIDENCES AT PALM COURT, LLC. Z2024000089 **BCC/District 02**
The application seeks the deletion of a prior recorded Declaration of Restrictions that restricts the property to a previously approved site plan. Additionally, the application seeks to permit the proposed multi- family residential building to be located further than required from the front property line, which is not permitted. The applicant is proposing to develop the subject property pursuant to Senate Bill 102 (Live Local Act) which would allow the property to be developed as multi-family apartments with more residential units than currently allowed.

(1) DELETION of a Declaration of Restrictions recorded in Official Records Book 8997, Page 1183, referencing the 1974 Site Plan, of the Public Records of Miami-Dade County Florida.

The purpose of request #1 is to delete the prior Declaration of Restrictions on the Subject property to allow the submittal of a new site plan for the property.

(2) NON-USE VARIANCE of the Standard Urban Center District Regulations requiring all buildings to have a street frontage and for the primary entrance to provide access to a street or a designated open space; to waive same, to permit the proposed multi-family development with no street frontage or primary access to a street or a designated open space.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Residences at Palm Court" as prepared by Mold Architects, consisting of 24 sheets, together with Landscape Plans as prepared by David O. Landscape Architecture, consisting of 15 sheets, and Civil Plans as prepared by Schwebke- Shiskin & Associates Inc, consisting of 9 sheets, all dated stamped received 10/23/2024, for a total of 48 sheets. Plans may be modified at public hearing.

LOCATION: 950 NW 95 Street, Miami-Dade County, Florida
SIZE OF PROPERTY: ±4.13-gross (±3.82-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 public hearing has not been held. The public hearing is subject to the rules of procedure.)
278 ST DEVELOPMENT, LLC. Z2024000107 **BCC/District 08**
The application is to permit a rezoning of the subject parcel from Agricultural (1 residence per 5 acres) to RMD (Residential Modified District) which would allow the subject property to be developed with more residential units than currently allowed. Additionally, the application seeks to allow the proposed rowhouses to be located further than required from the build to line and to permit the proposed internal rowhouses to front on common open space, not permitted.

(1) DISTRICT BOUNDARY CHANGE from AU, Agricultural to RMD, Residential Modified District.

(2) NON-USE VARIANCE of the zoning regulations requiring buildings to be located within the 15' building frontage zone; to waive same to permit the buildings along SW 154 Avenue to setback 20'.

(3) NON-USE VARIANCE of the Mixed-Use Corridor District Regulations requiring all buildings, except accessory buildings, to have frontage along or within the building frontage zone; to waive same, to permit the proposed internal rowhouses to front on common open space.

LOCATION: Lying on the southeast corner of SW 154 Avenue and SW 278 Street, Miami-Dade County, Florida
SIZE OF PROPERTY: ±2.67-gross (±2.60 -net) 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 and #3. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240006 and it becoming effective) *

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: Z24-029 **February 20, 2025**
Item No. 8A1

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 RU-1 (minimum 7,500 sq. ft. lots) **[modified request*]**, 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, and 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. Subsequently, this application was deferred at the January 30, 2025 meeting of the BCC due to the transcript of the CZAB 14 September 9, 2024 hearing not having been included in the file. As outlined in this staff recommendation, the applicants have **modified**

request #1, and now seek a rezoning from EU-M to **RU-1** (minimum 7,500 sq. ft. lots), in lieu of the request to rezone the subject property to RU-1M(b) (minimum 6,000 sq. ft. lots) as was 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. 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 (minimum 7,500 sq. ft. lots), in lieu of a rezoning to RU-1M(b), Modified Single-Family Residential District. (minimum 6,000 sq. ft. lots), that was sought under the original application that was submitted for the September 9, 2024, the CZAB 14 hearing.

5. 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.

6. This item was subsequently placed on the January 30, 2025 meeting of the BCC. However, the item was deferred at that meeting due to the transcript of the CZAB 14 September 9, 2024 hearing not having been included in the file.

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 Low 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, and 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, and 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*

ZONING RECOMMENDATION ADDENDUM

PM2 Group, LLC and Homestead MB Partners, LLC
PH: Z24-029

	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

Date: November 7, 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 - PM2 Group & Homestead MB Partners
Application No. Z2024000029

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: PM2 Group & Homestead MB Partners

Location: The proposed project is located on approximately 9.18 acres at 18900 SW 304th Street and 30450 SW 189th Avenue, with Folio Nos. 30-7811-000-0480 and 30-7811-000-0510, respectively, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking a district boundary change from EU-M (Single-Family Estate Modified Use District) to RU-1Mb (Modified Single-Family Residential District) in order to develop the subject property as a single-family home community. In addition, the applicant is requesting a Non-Use Variance to allow residential lots to front on private driveways. It appears from the submitted survey plan that the existing structures will be demolished for the construction of forty (40) new single-family residences.

A site plan was not submitted with this application depicting the gross floor area for the future single-family residences. Therefore, the total water demand cannot be calculated at this time.

Water: The proposed development is located within the City of Homestead's water service area. Please consult with their Utility Department for infrastructure available to serve the proposed development.

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.

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 Homestead's sewer service area. Please consult with their Utility Department for infrastructure available to serve the proposed development.

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

Date: February 11, 2025

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.

From:	Garcia, Jeannette C.
To:	Connally, Ronald (RER)
Cc:	Acosta, Felix (RER); Gomez, Thomas R. (RER); Thompson, Cleveland (RER); Bello, Marielena (RER); Furney, Susan (RER); RODRIGUEZ, IVAN M; Simon, Nathaly; Concurrency Management
Subject:	RE: Standard School memo stating all are good for 1 year from original date (PH3024022000145)
Date:	Tuesday, February 11, 2025 12:06:31 PM
Attachments:	image003.png

EMAIL RECEIVED FROM EXTERNAL SOURCE

Good morning, Ron,

Per our conversation, the PH (Preliminary Concurrency Analysis) dated 2/20/24 is good for one year.

Please note 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, not withstanding 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.

Best regards,

Jeannette C. Garcia
Executive Director
Growth Management
Office of Governmental Affairs & Land Use
Facilities Design and Construction
Miami-Dade County Public Schools

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Tuesday, April 2, 2024 11:00 AM
To: masood.hajali@gmail.com; myanopoulos@brzoninglaw.com
Cc: Concurrency Management; Simon, Nathaly; CASTILLO, DENISE; Stillings, Noel (RER); Garcia, Jeannette C.; Connally, Ronald (RER); RODRIGUEZ, IVAN M
Subject: PM2 Group & Homestead MB Partners Z2024000029 (PH3024022000145)
Attachments: PM2 Group & Homestead MB Partners Z2024000029 (PH3024022000145).pdf

PM2 Group & Homestead MB Partners
PH3024022000145 - Z2024000029
Folio: 3078110000480

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 40 single-family residential units, which generate 18 students, 8 at the elementary , 4 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

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

MIAMI-DADE COUNTY

Date: February 10, 2025

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:

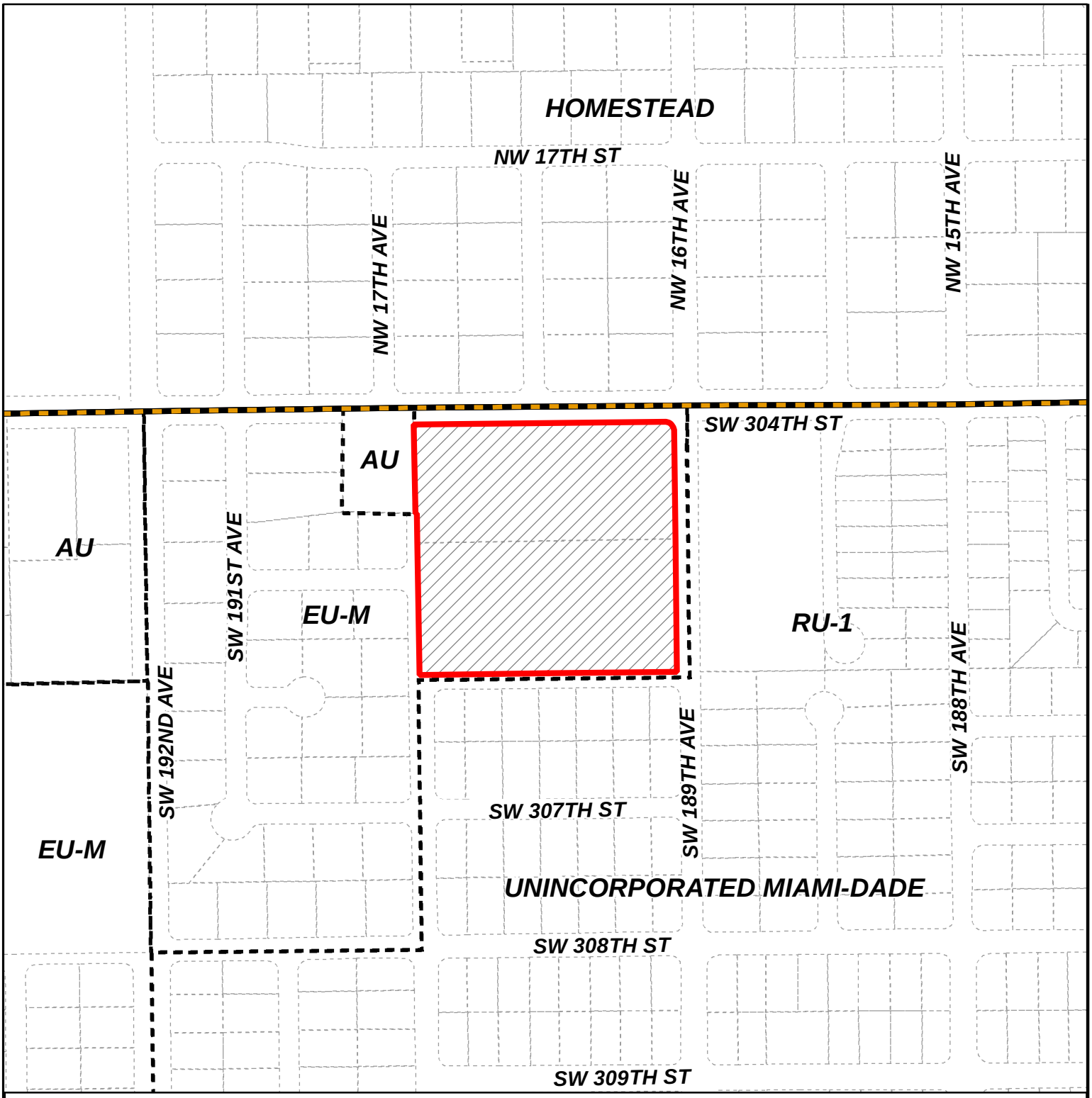
Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

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: BCC
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

Zoning

N
W E
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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

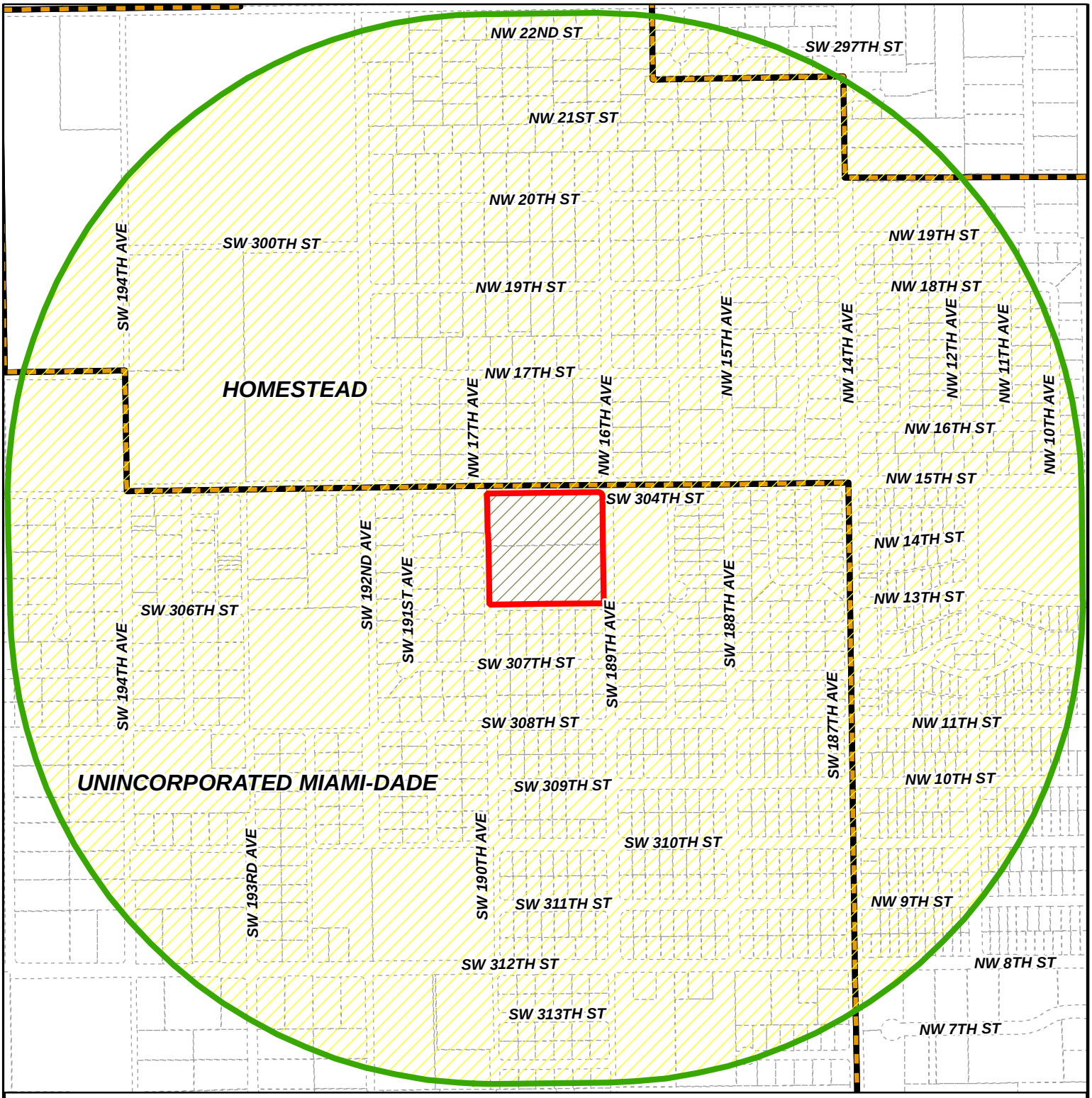
N W E S

Section: 11 Township: 57 Range: 38
Applicant: PM2 GROUP LLC Zoning
Board: BCC
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: BCC
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2024000029

RADIUS: 2640

Legend

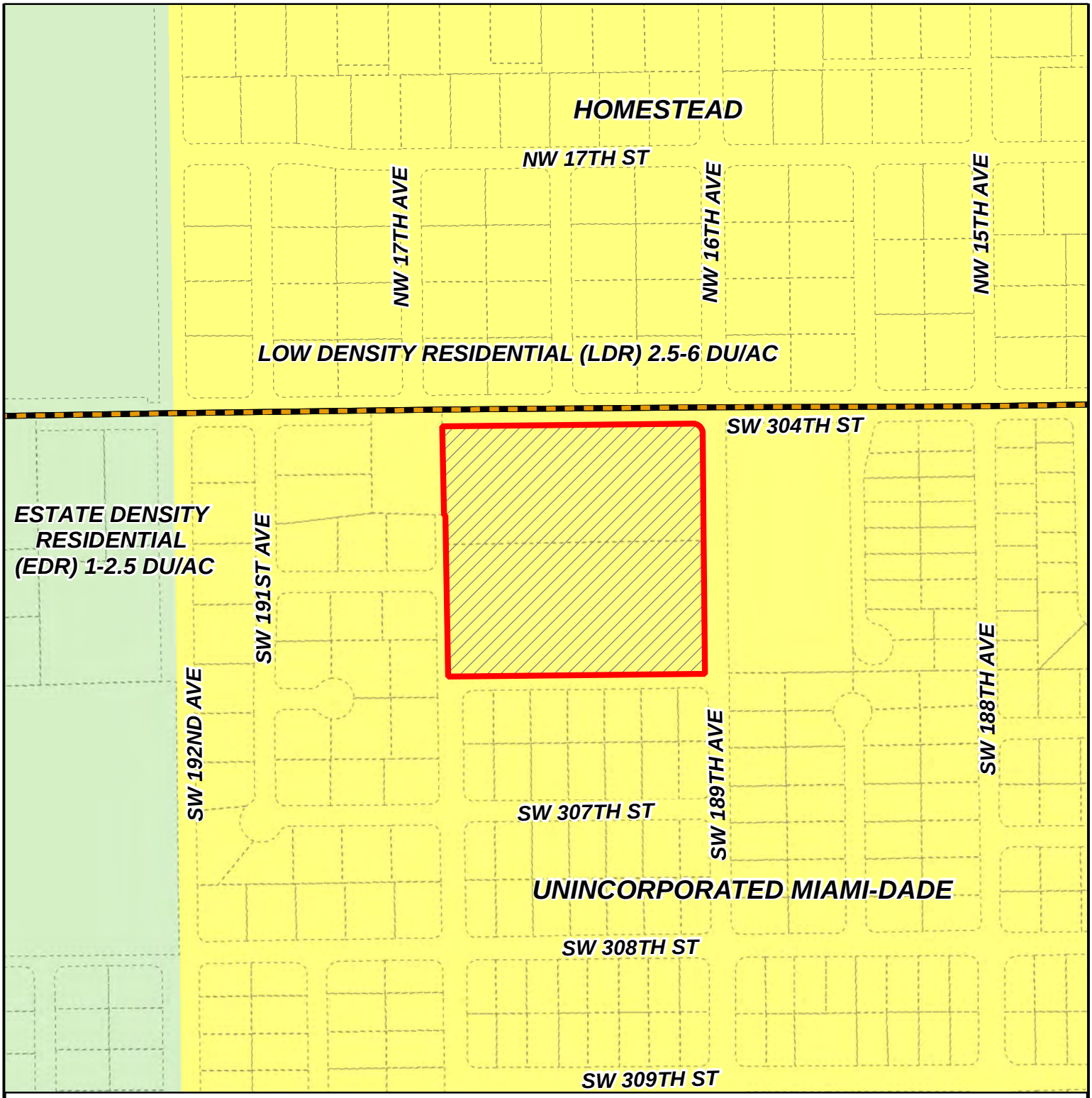
- Subject Property
- Buffer
- Municipalities
- Property Boundaries

N
W E
S

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: BCC
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

N
W E
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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

RECEIVED
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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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.*

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PROCESS NO.: 724-029
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]

RECEIVED
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

RECEIVED
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

RECEIVED
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:

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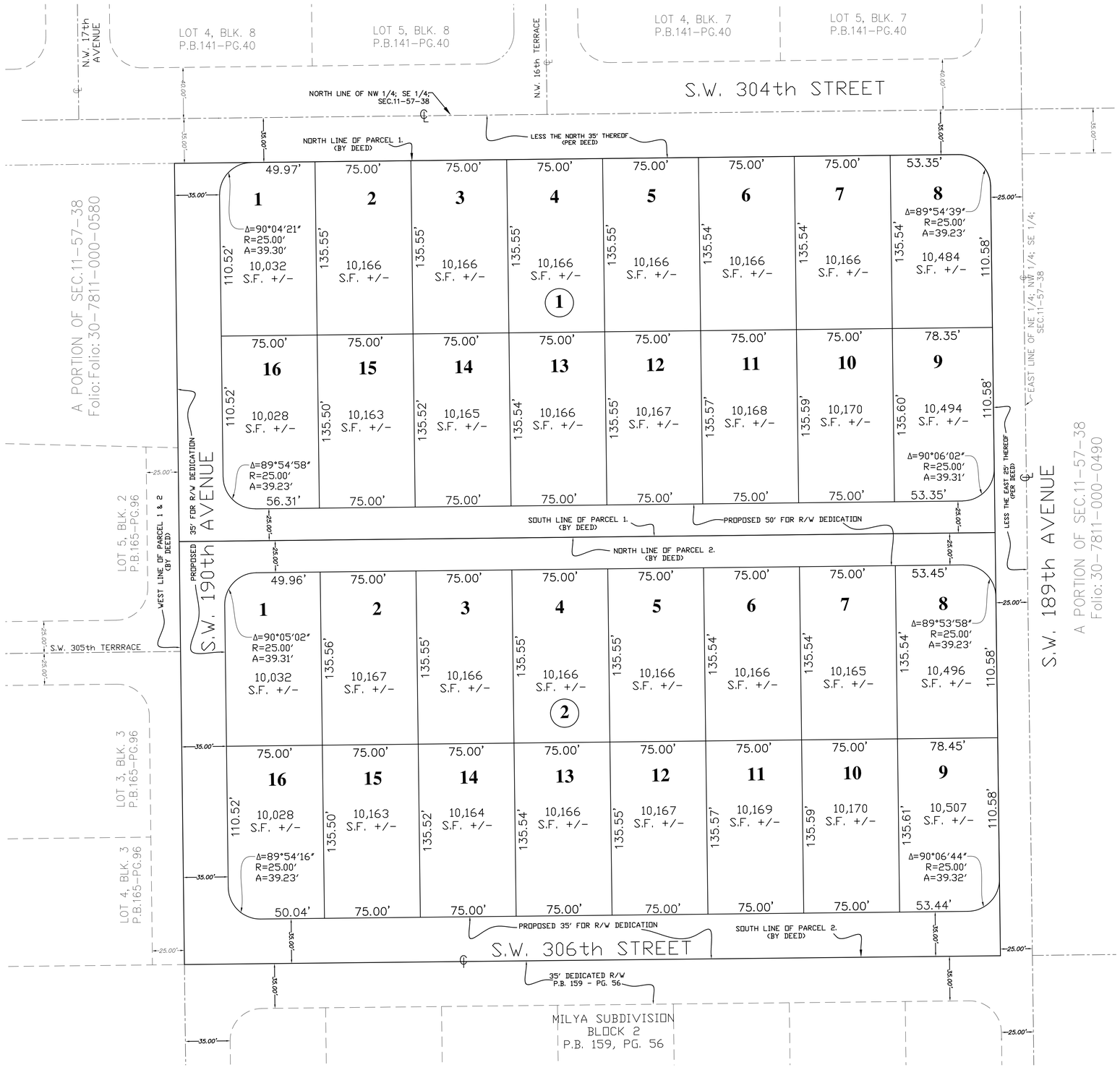
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LOCALLY KNOWN AS 30450 SOUTHWEST 189TH AVENUE, HOMESTEAD, FL 33030

RECEIVED
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:

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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

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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

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-029
DATE: MAR 26 2024
BY: GONGOL

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COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF MONDAY, SEPTEMBER 9, 2024

SOUTH DADE REGIONAL LIBRARY

10750 N.W. 211 Street, Miami, Florida

ITEM A

PM2 GROUP, LLC and

HOMESTEAD MB PARTNERS, LLC

(24-29)

MEMBERS OF THE BOARD

Present

Curtis Lawrence, Chair
Lucia Echauri
Wilbur Bell
Stanley Thompkins

COUNTY ATTORNEY'S OFFICE

Veronica Sanchez, Assistant County Attorney

REGULATORY & ECONOMIC RESOURCES

Pierina Mirabal, Zoning Representative

I N D E X

ON BEHALF OF THE APPLICANT

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BERCOW RADELL FERNANDEZ LARKIN + TAPANES BY: Ben Fernandez, Esq. and Michael Yanopoulos, Esq. 200 S. Biscayne Boulevard, Suite 300 Miami, FL 33131	7, 31

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Gus Deribeaux	11
Masood Hajali	35, 46

OBJECTORS

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Tony Berrios	14
Jennifer Helms-Shelley	15
James Hamilton	17
Ernie Echauri	19
Mary Waters	20
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Miriam Rodriguez	26
Eusebio Rodriguez	27
Kenneth Meury	28
Amy Mitchell	30

(Thereupon, the following proceedings were had:)

CHAIRMAN LAWRENCE: Would you stand for the pledge, please.

(Thereupon, the Pledge of Allegiance was had, after which the following transpired:)

CHAIRMAN LAWRENCE: Thank you, and welcome to Community Council 14's Zoning Hearing this 9th day of September, 2024.

Is there anyone here for any withdrawals or deferrals?

(Thereupon, other matters were heard not related to this item, after which the following proceedings were had:)

CHAIRMAN LAWRENCE: Staff, would you read your opening statement.

MS. MIRABAL: Sure.

Introductory statement at zoning hearing.

"In accordance with the Code of Miami-Dade County, all items to be heard this evening have been legally advertised in the newspaper. Notices have been

mailed, and the properties have been posted.

"Additional copies of the agenda are available here at the meeting.

"Items will be called up to be heard by agenda number, and name of the applicant. The record of the hearing on each application will include the records of the Department of Regulatory and Economic Resources.

"All these items are physically present this evening, available to all interested parties, and available to the members of the Board who examine items from the record during the hearing.

"Parties have the right of cross-examination.

"This statement, along with the fact that all the witnesses have been sworn, shall be included in any transcript of all or any of these proceedings.

"In addition, the following departments have representatives present here at the meeting to address any

questions. The Zoning Evaluations and Platting and Traffic Review sections of the Department of Regulatory and Economic Resources, the County Attorney's Office.

"All exhibits used in presentation before the Board become part of the public record, and will not be returned unless an identical letter-sized copy is submitted for the file.

"Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Community Zoning Appeals Board, shall be barred from further audience before the Community Zoning Appeals Board by the presiding officer unless permission to continue, or again address the Board be granted by the majority vote of the Board Members present.

"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."

CHAIRMAN LAWRENCE: Thank you.

(Thereupon, other matters were heard not related to this item, after which the following proceedings were had:)

CHAIRMAN LAWRENCE: Now, we have about 35 minutes left here to deal with this next item, and hopefully we can get through it.

Please limit your -- the people that are here to object, please limit your comments to a couple of minutes. It's perfectly fine to step up to the mic and say I agree with the previous speaker.

MS. MIRABAL: The next item is Item Number A, Hearing Number Z2024000029. The Applicant is PM2 Group, LLC and Homestead MB Partners, LLC.

There are zero protestors and zero waivers.

CHAIRMAN LAWRENCE: Zero protestors and zero waivers?

MS. MIRABAL: In Zoom -- through Zoom. I'm sorry. Through Zoom.

CHAIRMAN LAWRENCE: Okay.

MR. FERNANDEZ: Good evening, Members of the Board.

Ben Fernandez, 200 South Biscayne Boulevard, here on behalf of the Applicant, PM2 Group, LLC.

I know you're time is short, so I will be brief with my comments. I'm joined by Mr. Masood Hajali, and Mr. Ezriel Dzialoszynski, the Principals of PM2, as well as my partner here, Michael Yanopoulos.

We're here requesting a rezoning from EU-M to RU-1(M)(b), and we have a favorable staff recommendation. The application is consistent with the Comprehensive Plan, which designates this area for low density residential development, which allows a range of units from 2.5 dwelling unit to up to six dwelling units.

We have a surrounding zoning that is primary RU-1 zoning, and we have some EU-M to the west. We have the City of Homestead across the street.

And we -- what we're proposing is essentially an application that is very consistent with the trend of development in the area.

As you all know, there is a lack of housing that's countywide. In fact, the housing supply will deplete this year, according to the most recent studies.

Your various departments have chimed in on this application. The Department of Environmental Resource Management has no objections. We've proffered a covenant to them that we will connect to sewer at the right time prior to permit.

The Public Works Department also has no objection. We're creating a street configuration that's consistent with the surrounding roadway network.

We really are not aware of any objections to the application. I think

some came in this evening, but prior to that, we had no notice of any objections to the application.

We are requesting an associated non-use variance in order to allow frontage on private streets, but that's only because we're creating a private street network. But our lots will be greater than RU-1 sized lots. As you all know, the minimum lot size for RU-1 is 7,500 square feet, and our lots are all a minimum of 8,100 square feet ranging up to over 8,200 square feet.

So, the reason for that is just that when you take into account the roadway alignment in the area, you end up with deeper lots just because of the way the roadway is lined up. And if you look at the survey that we submitted with the application, you'll see that.

So our lots are actually bigger than many of the 7,500 square foot typical lots that are 75 by 100 feet deep, because our lots range between 125 to 135 feet in depth.

So I think that we're consistent in terms of the size of the lots, and we're proposing a number of units that is considerably less than what could be developed under the Comprehensive Plan, which allows up to six. If you were to take the acreage, that gives you 55 units. We're not proposing anywhere near that through this application. We're down below 41. We're at 40. So considerably less than the Comprehensive Plan calls for.

A rezoning district that is an RU-1 district, that's compatible with what we have around, really, two sides. And I think also on the Homestead side as well.

And, clearly, there's a need for housing countywide. So we think our application should be approved. You should support your professional staff's recommendation. There aren't any objections from any of the departments, and we're here to answer any questions that you have about it.

CHAIRMAN LAWRENCE: Thank you.

MR. FERNANDEZ: Thank you.

CHAIRMAN LAWRENCE: Is there anyone here to support this application? Any supporters? Objectors?

Oh, sorry.

MR. DERIBEAUX: Hello.

My name is Gus Deribeaux, 4904 Southwest 72 Avenue, Miami, Florida 33155. I'm the owner of the property adjacent to this one, and I'm in favor of this application. I believe that the affordability crisis that we have in Dade County warrants an increase in supply. And I believe that this project does that appropriately for the area.

Thank you.

CHAIRMAN LAWRENCE: Thank you.

Anyone else to support this application?

Objectors -- I'm, sorry. You have people on Zoom. Is there -- no?

MS. MIRABAL: Through the Chair, there is nobody on Zoom.

CHAIRMAN LAWRENCE: All right.

Objectors?

MS. ZOCCO: Good evening, Council 14. I am objecting to the following effective application.

Neighbors were not contacted by the Applicant to discuss the proposed development.

THE COURT REPORTER: Your name?

MS. ZOCCO: We request the application be denied based on the following:

CHAIRMAN LAWRENCE: Excuse me. Did you give your name and address? Would you do that, please.

MS. ZOCCO: Oh, I'm sorry.

Francis Zocco, 18912 Southwest 308 Street, Unincorporated Dade.

CHAIRMAN LAWRENCE: Thank you.

MS. ZOCCO: The application states the lot sizes will be a 8,100 square feet which would include 53 single-family homes with 65 foot frontage, and 135 foot depth. This was not stated in the covenant. If the Council does approve the application, we ask that there be a stipulation that the houses must be built

on a minimum 8,100 square foot lots.

Without this, the applicant can go back to the use of 6,000 square foot lot lots.

Number 2. The applicant is requesting a non-use variance of zero feet on the right-of-way, yet the County requires 60 feet. This means the homes can be built facing the street. They will most likely have a driveway backing out in the street with no possibility of a circular driveway.

The reason they want the zero feet, is because there is room for more houses to be build. Houses should be built with the back of the houses to the street, not the front of the house.

Number 3. Zoning in the area includes EU-M and AU to the west, southwest including a new development of 7,000,000 plus estate houses on 15,000 square foot lots. There are RU-1 zoning, 7,500 square foot lots to the east and south. The City of Homestead is on the north, which is half-acre lots. The area

includes a good portion of older homes with 10,000 plus square foot lots.

The trend in the area is not smaller lot sizes. The trend is EU-M zoning and above. The proposed houses are adjacent to new construction with EU-M zoning, which is further proof the trend is not compatible.

We ask that this be denied.

CHAIRMAN LAWRENCE: Thank you.

Next objector?

MR. BERRIOS: How you doing. My name is Tony Berrios or Anthony Berrios, 1577 Northwest 16th Avenue.

I'm in the City of Homestead side just across from the property. I'm in an actual 15,000 square foot lot. And if this gets approved, there will be 77 new homes there compared to 17, okay.

We're already going ahead and getting some traffic from the overpopulation of Homestead. I moved down to Homestead in the agriculture area to go ahead and get away from all that, and it just seems like it's going to

build back up, you know what I mean. I felt comfortable in the neighborhood that I live because I don't have cars rushing up and down my property or anything like that.

If we have this multiple housing facility, it would be a lot more traffic, a lot more congestion. Plus, it's going to bring my home value down. You know, nobody wants their home value to go down. So if you pack everybody in, it just makes everything worse.

I'm opposed of this build or this -- I'm in opposition.

CHAIRMAN LAWRENCE: Thank you.

MR. BERRIOS: Thank you.

CHAIRMAN LAWRENCE: Next objector?

MS. HELMS-SHELLEY: Good evening.

My name is Jennifer Helms-Shelley. I live at 1751 Northwest 17th Street in Homestead. Thank you for letting me speak tonight.

I live also on the north side of where this project is going to be. I live on a half-acre piece of property.

The development that this is going into, what used to be there before it was demolished, was a single-family home. I did look on Miamidade.gov today, on the property search. To the south of this property, I believe there's about a 10,000 square foot lots. To the east was a minimum of eight. And to the west, a little further than that gentleman's property, and then also on our side on 15th Street, 20,000 square foot plus lots.

This does not fit in the area.

Another concern that I have, as a resident of my home for over 12 years now, roadways. The roadways in South Dade are riddled with potholes. Resurfacing has not been done. Bandages are being put on it for us to drive on our roads.

By adding a higher density residential development in our neighborhood, that is already inundated with poor roadways, and again, doesn't conform, is just not something that, as

a homeowner, I would like to see there.

I'm asking that you please deny this request, and allow them to continue with what's currently approved at 15,000 square feet lots.

Thank you.

CHAIRMAN LAWRENCE: Thank you.

Next objector?

MR. HAMILTON: Good evening.

James Hamilton, 1620 Northwest 19 Street, Homestead, Florida.

So I've lived in that house since 2005. I actually came from Kendall. I got away from Kendall because I didn't want to live the way people were living in Kendall. When I moved there, I researched how things were developed. That's why I moved there. Now the way we develop things, we're changing everything to appease the people who want to build.

And in my eyes, most of the time they go in, and they want to cram as many homes as they can. Because one of reasons why is because they're paying a

lot of money for land, and they want to get their investment back, and they want to make as much money as they can on their piece of property.

I've lived there since 2005. The last thing I want is more homes being built. I don't have a problem with homes being built. Like she said, it was zoned a certain way. We keep it that way, and we build.

Right now just getting to and from the main thoroughfare, I've had -- when I leave my house -- if I'm going to be at work, I've got to almost leave my house at 5:30 to be at Quail Roost Drive at my work. It takes me almost an hour. And it's just all this traffic going. And the County, the City has not done anything to alleviate the traffic. It's like we do things backwards. What we do is we come in, we build the homes, and then we look at infrastructure, how we're going to get traffic, how we're going to move things.

I just want things to stay the way

they were zoned, and don't give the variance. They knew when they bought the property to build on, they knew exactly what it was, right. And now they come, and they want to get variances. And I say we don't give them variances. They build on whatever they can, and whatever it was designed for.

Thank you.

CHAIRMAN LAWRENCE: Thank you.

Next objector?

MR. ECHAURI: Good evening.

My name is Ernie Echauri, and I reside at 27610 Southwest 153rd Court.

It is to my knowledge that not all the neighbors were notified, first of all.

Also, when you hear about this housing depletion, I've been in real estate since 1998. No such a thing. It's all stipulations. These are created news. No such thing as house being depleted this year or next year or the year after that. Let's start off with that.

Second of all, in the application, they're stating the 8,100 square foot lot. However, it says here on this paper that they could go a minimum of 6,000 square foot lot. And to make matters worse, they want to do away with the right-of-way of an easement to zero. That means that they can cover as many property as they want, and push these properties all the way down to the road. So we shouldn't allow that.

I object to this application.

MS. WATERS: Time is getting short.

Mary Waters. 13600 Southwest 229 Street.

CHAIRMAN LAWRENCE: We'll give you three minutes, okay, Mary?

MS. WATERS: Okay, I shall do my very best.

As someone who is in agriculture, I understand agriculture. This property is agriculture. It's surrounded by agriculture. I've also been a property appraiser for 30 plus years, so I understand the needs here and there.

As far as a shortage, are we running out of housing? No. That's a fabricated lie that is being told so that people such as yourselves and anyone else voting to approve these developments will believe. People are coming. We have to have them ready to have for them to move into.

It's a given that homes are going to be built on this 9.1 acre property, but the idea of building them in a non-trended way that the homes in the area are -- adjacent to this property, there are homes that are currently under construction, and have actually closed that have sold for over $700,000 on an EU-M lot. If I were someone like that, that bought a home for almost three quarters of a million dollars, I would not be very happy to know that there were smaller homes coming in on smaller lots.

One of the ideas that the lot size -- you're giving the impression that the people with an 8,100 square foot lot

are getting a great deal, but what they're actually doing is a typical 7,500 square foot RU-1 lot, which is 75 foot frontage, 100 foot deep. And in this case, they're only going to have 65 feet of frontage. That means neighbors are going to be closer to one another, less area to park their cars, but you'll have the depth of an extra 35 feet. Unless you're planning to put in a soccer field, I'm not quite sure why you would want such a deep lot.

The other idea too, every -- all the non-use variances that are giving away the rights of way on the street, there will come a day that, as we populate, these streets are going to need to be widened, and there won't be any possibility of doing that. You've got a home so close to the asphalt that they can't do that.

Look at Kendall Drive as an example. They desperately need to be able to do something with that six lane divided median highway, but they can't.

Everything is built right up to it. There's no setback.

So, I would suggest that you keep this an EU-M zoned property, build whatever the amount of homes is on that. The fact that we don't have to have the smaller homes and the quantity in that area, and violate everybody else -- it's just like what we're talking about. Everybody's rights are being violated, and it's because we're allowing these things to happen.

I think people really need to start realizing that the people that are coming aren't even using up all of the homes that are being built, yet they're building them as fast as they can.

So, I would ask that, Number 1, you first and foremost deny the application. Or at the very least, condition it to having the EU-M lots. And if you can't see your way to do that, then I would suggest that you have the attorney meet with the neighbors. That should be first and foremost, and should always, always

be done where you guys meet with the neighbors.

Thank you.

CHAIRMAN LAWRENCE: Next objector?

MS. FERNANDEZ: Hello. My name is Anita Fernandez. I live at 1573 Northwest 17th Avenue, Homestead, Florida. I have lived there for 25 years, and my grandfather purchased that home from the builder.

Right now in my neighborhood just west of us, they've cleared out an entire lot that I've seen there since I was a child, and they're building houses. And now when you exit my property, they want to build more houses, and they want to build them closer to the street.

And, again, we were not informed about this meeting. I found out about it through social media. That's how I'm, here.

I am asking that you deny this. It is not compatible with the area. I sit on half an acre, 20,000 square feet. This application says they can go to

6,000. That's less than half of what is right across the street. It's not compatible.

And I understand there were no rejections from all the County departments, but there are rejections from the people sitting here that are going to have to live across from this, who are also adjusting to living across from -- right now what is flat. It is going to be -- we don't even know, because we're not being told about these zoning hearings.

Everything around us is changing.

And, again, like what Ms. Jennifer said, there are potholes. You have to bounce your way through the road directly in front of this property. I cannot imagine what it's going to be like when these houses and these people move in. We're just -- it's not built tough. It's not built tough enough for them, unfortunately.

So, I'm asking that you do deny this. And this is coming from someone

who's lived there longer than, I think, everyone who's spoken, and who might plan to live there, because I'm looking at houses in that same neighborhood.

Again, we have to deal with what's to the west of us. And now to have to deal with this, you're asking a lot of us.

And I really ask that you deny this.

Thank you.

CHAIRMAN LAWRENCE: Thank you.

Anyone else?

MS. RODRIGUEZ: Good evening.

My name is Miriam Rodriguez. My address is 1726 Northwest 19 Street in Westbury Estates. We are on the Homestead side just like they are. We have half an acre on our lots.

The traffic.

Right now crossing on 304 and 187th is terrible. And we still have some other builders. DR Horton, they just cleaned up that lot that she was just talking about. They're going to build

another 70 something homes. They are homes that are going to be on 15,000 square feet lots.

I do believe that, yes, they're entitled to build, but on a 15,000 square feet lot, not an a 6,000.

So deny it, please.

Thank you.

CHAIRMAN LAWRENCE: Thank you.

Next objector?

MR. RODRIGUEZ: My name is Eusebio Rodriguez. I live at 1635 Northwest 19 Street, also in the Homestead area.

We have a company now like theirs that is a building an additional 75 houses behind my house, which is only a half a block away. Now we're getting them to build an additional -- they asked for 17 houses. Now they're asking for a certain amount more of houses. How much longer do we have to live with these companies that come in?

I accomplished my American dream by buying that house with all the money that I was able to put together. For them to

come in here and do all this, and not even asking the people for permission. Okay, just -- they'll tell you they want 17 houses, and then they'll come back around a few months later and ask for an additional variance on the property to build more houses.

So, actually, what they're doing, they're faking the people out of the area by telling them a lie, and then coming back if we don't show up. But I promise you, that if this meeting does go to another meeting, I will go around and collect from all the people who are opposed to this.

I hope you deny this.

Thank you.

CHAIRMAN LAWRENCE: Thank you.

MR. MEURY: Good evening.

My name is Kenneth Meury. I live at 1624 Northwest 20th Street in Westbury Estates in Homestead.

We've got a lot of building around there. And one place that this gentlemen, Mr. Rodriguez, said, they're

building 74 or 77 homes. Bigger lots. 6,000 square foot, you're neighbor on top of neighbor. That's not what this area is. Everybody -- it can't handle -- the infrastructure can't handle this. Too many people.

The traffic is ridiculous as it is. If I go out at eight o'clock in the morning to go up to Redland Road, on my street I cannot turn left, because there's so much traffic. I would have to go south, and then try an make my way back around. There's just too much traffic. The infrastructure, the roadways, they can't handle this.

Plus all the rest of the neighborhoods, the lots are a lot bigger. And they want to put basically apartments or side-by-side condos there. Pretty much what it's going to end up being.

We can't handle that.

And then there's not going to be enough parking, where are they going to start parking? We already have complexes that have been built just north of us

where the people, they're parking all over on the side of the road. At 272 and Old Dixie, people that live in that complex, they're parking on the grass swale where the cemetery is.

You're cramming too many people into one little area, and these roads can't handle it.

CHAIRMAN LAWRENCE: All right. Thank you.

Anyone else?

MS. MITCHELL: Good evening. I promise I'll be short.

All of the major concerns have already been spoken.

My name is Amy Mitchell, and I live at 29700 Southwest 209 Ave in Homestead. And I concur with the previous speakers. I think that the lot should maintain at the 15,000 square feet. It's not preserving the rural character. There's, obviously, an infrastructure strain. It will have an environmental impact. It's not consistent with the area, and it definitely has a concern for our

community and quality of life.

I'm a local real estate agent in the area. I'm born and raised four generations deep here in this area, and a daughter of a farmer.

People move to our area for a quality of life that is being -- deteriorating by the hour.

So please object this motion.

Thank you.

CHAIRMAN LAWRENCE: Thank you.

Okay.

MR. FERNANDEZ: Very brief rebuttal, if I may.

I think that there's a fundamental misconception about our application. We're not requesting 77 lots. That's not what the staff analysis says. The Comprehensive Plan at it's maximum allows 55 lots on this site, and our request for RU-1M(b) is considerably below that at 40.

Also, the non-use variance that is described, is not a variance to reduce anything, any kind of lot width or

anything. It's a variance because the drives are private drives, and it's a variance to allow the frontage of these lots on a private drive. That's why it says zero feet on a public street, because they're not public streets.

So it's really -- it's a meaningless variance. It's only because of the type of access that's being provided to the lots. So those are fundamental misconceptions.

I can certainly understand why the community, when they read this, they may have that impression, but your professional staff can backup what I'm saying, that both the density understanding, and the understanding of the variance are misplaced in this case.

And we certainly can understand some of the points raised by the neighbors, but, again, this is not an estate density designated area. The Land Use Plan, the Master Plan that we're supposed to follow, that the planners and the Zoning Department are supposed to

follow recommends a range of density here up to six units per acre, and we are below that. We're consistent with the Comprehensive Plan, which is the overarching law of the land.

We are asking for a rezoning, but that's because the area is developed. Yes, it's been farmed in the past. It's been agriculture in the past. I disagree with Ms. Waters' representation -- this isn't agricultural around it anymore. There is no agricultural around it anymore.

The one lot to the east --

AUDIENCE MEMBERS: (Inaudible).

MR. FERNANDEZ: Well, I mean immediately abutting the property.

AUDIENCE MEMBERS: (Inaudible).

MR. FERNANDEZ: That's been --

CHAIRMAN LAWRENCE: Excuse me. Turn around. Talk to us.

MR. FERNANDEZ: That has been rezoned to RU-1. That is no longer -- that is not zoned for agricultural use. There may be some trees on it, but that

was rezoned in 2017 to RU-1. And that's in your staff recommendation as well. There is only agriculture to the northwest.

So we think that you should support the staff's recommendation. We think it's very reasonable, and we think it's going to be consistent. It's an RU-1 single-family zoning district that is not incompatible with the area.

And we're here to answer any questions that you have.

Thank you.

CHAIRMAN LAWRENCE: Thank you.

BOARD MEMBER ECHAURI: I have a few questions.

CHAIRMAN LAWRENCE: The public hearing is closed by the way.

BOARD MEMBER ECHAURI: You mentioned earlier, and I see something different here, that all the lots would be 8,100 square feet.

MR. FERNANDEZ: Yes.

BOARD MEMBER ECHAURI: But when I look at this, on the corners here, when

I multiply, just basic multiplication, I come up with 3,960 on one of the lots, 3,960 on another, 4,860 on another, and 4,860 on another, 6,600 on one, and 6,710 on one. Those are approximates.

MR. FERNANDEZ: Can I see what you're looking at?

BOARD MEMBER ECHAURI: Come here and take it. Bring it back, because I have my questions there. So this top corner one says 110 by 61. So if you pull out a calculator --

CHAIRMAN LAWRENCE: State your name and address for the record.

MR. HAJALI: My name is Masood Hajali, I'm the owner of the property. I think she's reading the wrong number. I am the owner of the property.

CHAIRMAN LAWRENCE: Give your address.

MR. HAJALI: 6505 Southwest 131 Street, Pinecrest, Florida.

CHAIRMAN LAWRENCE: Thank you.

MR. HAJALI: The last one is 8,237 square feet. Lot 20 underneath is 8,219

square feet. All of them is above 8,100 square feet.

And what I want to mention to everyone here is the five acres, our neighbor who supported our case, he is already RU-1. RU-1 minimum lot size is 7,500. All the lots that we have are above 8,100 square feet.

MR. FERNANDEZ: Ma'am, I can explain why you're seeing that number. The reason you're seeing that number is because at the corner, they only measure the width up to where the corner begins to turn. They don't measure to the intersection of the streets. So if -- but if you look at the rear of the lot, it gives you the dimension, 61.69 feet. So that's the actual width of the lot by 110. Just to give you an example.

BOARD MEMBER ECHAURI: I understand what you're saying.

MR. FERNANDEZ: You see what I'm saying?

BOARD MEMBER ECHAURI: Yes, I do. Thank you.

MR. FERNANDEZ: There is the number.

BOARD MEMBER ECHAURI: Fair enough. Thank you.

MR. FERNANDEZ: My pleasure.

BOARD MEMBER ECHAURI: Can we put in a covenant where it's 8,100 square feet, because, to my knowledge, it could be 6,600. So can we include in the covenant that it will be no less than 8,100 square feet?

MR. FERNANDEZ: Yes, we can.

BOARD MEMBER ECHAURI: And there's another thing. Where in this picture is the two historical buildings that is in this application?

MR. FERNANDEZ: There are no historical buildings on the application.

BOARD MEMBER ECHAURI: Here it says they were built in 1935.

MR. FERNANDEZ: It doesn't mean they're historic. A lot of things built in 1930 --

BOARD MEMBER ECHAURI: So there are two identified structures dated 1935 --

this is on the memorandum.

MR. FERNANDEZ: Yes.

BOARD MEMBER ECHAURI: -- from 1935 -- it has a folio that meets the 50 year or older benchmark for historic resource eligibility.

So, have you not been contacted by the office of Historic Preservation?

MR. FERNANDEZ: Yes, we were. And we provided them with photographic evidence of the property. And they've chosen not to seek designation for it. Just because it's old, means it's eligible, but doesn't mean that it is historic. It's not a historically designated site, otherwise it would say that it is. It's eligible because of its age. They did a site visit as well to the site.

BOARD MEMBER ECHAURI: And they weren't interested in it being an historic -- historically -- do we have anything from them that they were not interested? Do we have any record of that? I didn't find that hear.

MS. MIRABAL: In order for the application to be presented to you, all the departments have to clear it green. This application was delayed because of the Historic Department, but they determined that they were okay to move forward with the application, so they turned it green.

So, yes, they met at some point with the applicant, and they concluded that the land was not historic. That's why they were able to come here.

BOARD MEMBER ECHAURI: Is that in this application?

BOARD MEMBER BELL: It wasn't designated historic.

BOARD MEMBER ECHAURI: I'd like to see that in writing.

MR. FERNANDEZ: We'll pull it up.

MS. MIRABAL: The memo should say that they are okay for them to develop the lot.

BOARD MEMBER ECHAURI: Yes, but I want to see it in writing.

MS. MIRABAL: The memo is dated

July 12, 2024. If you look at the memo, it says, the Office of Historic Preservation has reviewed the above --

BOARD MEMBER ECHAURI: The memo I just looked at?

MS. MIRABAL: Yes.

BOARD MEMBER ECHAURI: All right.

CHAIRMAN LAWRENCE: While she's looking for that, I have a brief comment. I have a problem when a developer buys a piece of property, and it has this type of designation on it, and then you come here to try and maximize your profits by just squeezing everything you can on the lot.

MR. FERNANDEZ: What type of designation is that? You mean the zoning?

CHAIRMAN LAWRENCE: Well, it already has EU-M here, doesn't it?

MR. FERNANDEZ: Well, yes. As did the property next door and many others.

CHAIRMAN LAWRENCE: So why can't you just build houses on the EU-M?

MR. FERNANDEZ: Because that --

well, nobody says that we can't.

CHAIRMAN LAWRENCE: I mean, the whole point is --

MR. FERNANDEZ: If you want to sell houses that cost $800,000, that's not --

AUDIENCE MEMBERS: (Inaudible).

CHAIRMAN LAWRENCE: Excuse me. Excuse me.

But you knew that when you bought the piece of property.

MR. FERNANDEZ: Well, we knew that there was a Comprehensive Plan designation for the property that allowed us to seek a zoning that is as consistent with the Comprehensive Plan as the EU-M is.

CHAIRMAN LAWRENCE: But you come in and you literally tear up the neighborhood trying to make a few extra dollars.

MR. FERNANDEZ: I mean that's not the case, Mr. Lawrence.

CHAIRMAN LAWRENCE: Well, that's the way it appears.

MR. FERNANDEZ: Well, I'll tell you

why. The zoning on two sides of this property are 7,500 square foot lots, and our project proposes lots in excess of that. There is one side that's estate density. The other side is in a --

CHAIRMAN LAWRENCE: That still does not negate the fact that you have EU-M already.

MR. FERNANDEZ: Yes, we do.

CHAIRMAN LAWRENCE: It's different if you come in with agriculture zoning, and you wanted to, you know, change it to an EU-M or RU-1 or something like that, but then you come in with EU-M already --

MR. FERNANDEZ: EU-M -- it was rezoned in 1974 to EU-M. In 1974 -- it has not redeveloped since 1974.

CHAIRMAN LAWRENCE: But those type --

MR. FERNANDEZ: I think it's reasonable to ask for an RU-1.

CHAIRMAN LAWRENCE: Those type designations were put in because of the proximity -- one of the reason is the

proximity to the Urban Development Boundary Line. The more dense these applications get, the more pressure it puts on the UDB.

So, you know, that's the reason that you got the EU-M and the five-acre zoning. So gradually as it gets closer to the boundary -- you know this.

MR. FERNANDEZ: I understand.

May I ask a question to the Chair? If we were to amend our request in lieu of RU-1(M)(b) to just RU-1 zoning, which is what you have on two sides, would that be something that would be more acceptable to the Board?

CHAIRMAN LAWRENCE: No.

AN AUDIENCE MEMBER: That's making it worse.

BOARD MEMBER BELL: My suggestion is to keep it --

MR. FERNANDEZ: How could that make it worse?

CHAIRMAN LAWRENCE: I, myself, would want EU-M.

AN AUDIENCE MEMBER: (Inaudible).

CHAIRMAN LAWRENCE: Come on. Come on. Talk to us. Mary, you know better.

MR. FERNANDEZ: Just trying to make it better. That's all.

CHAIRMAN LAWRENCE: Did you get the answer to your question?

BOARD MEMBER ECHAURI: I did. It looks like you chose not to -- you just wanted to demolish the historic building. They gave you the option, and you said, yes from what I can understand here, correct, for the historic building?

MS. MIRABAL: Yes. The last paragraph states that:

On initial review, OHP Department 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.

So that's explaining that they are okay with the demolition.

BOARD MEMBER ECHAURI: I don't know about my co-members here, I'm not okay with the demolition of a home that's been --

THE COURT REPORTER: I'm sorry. I cannot hear you. Can you speak in the mic?

BOARD MEMBER ECHAURI: I'm not okay with the demolition of a home from 1935. It kind of represents the Redland community as what it is. I haven't seen it. I can imagine what it might look

like. Is there any way you can preserve that property, that home? Move it from it's location is fine to somewhere else on the property, but preserve it? Would that be a possibility?

AN AUDIENCE MEMBER: It's only 800 square feet.

BOARD MEMBER ECHAURI: Then it's easy, you can put it in a corner somewhere?

AN AUDIENCE MEMBER: How can you -- (inaudible).

BOARD MEMBER ECHAURI: We've seen it done.

AN AUDIENCE MEMBER: How can you move a house that has -- (inaudible).

THE COURT REPORTER: I can't hear you, sir. You need to be on the mic.

CHAIRMAN LAWRENCE: Actually -- well, you wanted --

BOARD MEMBER ECHAURI: Yes.

CHAIRMAN LAWRENCE: Go ahead.

MR. HAJALI: I'm a licensed structural engineer in the State of Florida, and 10 other states in the

United States. You can't move a structure that has cracked foundation on that location. The structure has termite, has cracked foundation. It's only 800, 900 square feet. It's no more than that. We are not talking about a two-story 5,000 square feet home in the middle of this land. It's a very small structure. It has one bathroom, very tiny kitchen, and everything is --

BOARD MEMBER ECHAURI: It sounds very old and beautiful to me, honestly.

MR. HAJALI: It is cracked -- the foundation is cracked, so it's impossible to move the structure.

CHAIRMAN LAWRENCE: All right. Thank you.

MR. HAJALI: Thank you.

CHAIRMAN LAWRENCE: We have five minutes.

AN AUDIENCE MEMBER: (Inaudible).

CHAIRMAN LAWRENCE: Mary, not from the audience.

BOARD MEMBER ECHAURI: I move to deny the application.

BOARD MEMBER BELL: Second.

CHAIRMAN LAWRENCE: All right. There is a motion to deny the application, and it has a second here.

MR. FERNANDEZ: If I may, before you vote. I was asking my client if he would consider the designation just leaving the house as it is since the foundation is problematic.

CHAIRMAN LAWRENCE: I don't think the motion is based on that little house.

MR. FERNANDEZ: All right.

Just for the record, you know, if it's that meaningful --

BOARD MEMBER ECHAURI: It would be great if you had met with the neighbors also and had an agreement as to what they could live with too.

MR. FERNANDEZ: Well, I'll tell you, you know, the neighbors that are here, some -- most of them are not from the area. Some are from Homestead, but many are from far away in the letters.

AUDIENCE MEMBERS: (Inaudible).

CHAIRMAN LAWRENCE: There's a motion on the floor.

MS. MIRABAL: I have a motion by Ms. Echauri, to deny the Application Number Z2024000029. The Applicant is PM2 Group, LLC and Homestead MB Partners, LLC. Seconded by Mr. Bell.

Mr. Thompkins?

BOARD MEMBER THOMPKINS: Deny.

MS. MIRABAL: Mr. Lawrence?

CHAIRMAN LAWRENCE: No -- I'm sorry. I'm voting for the motion to deny the application.

MS. MIRABAL: So yes?

CHAIRMAN LAWRENCE: Yes. I'm sorry.

MS. MIRABAL: Okay.

Mr. Bell?

BOARD MEMBER BELL: Yes.

MS. MIRABAL: Ms. Echauri?

BOARD MEMBER ECHAURI: Yes, to deny.

MS. MIRABAL: Motion passes four to zero.

MR. FERNANDEZ: Thank you.

(Thereupon, the proceeding was concluded:)

CERTIFICATE OF OATH

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

I, Jannett Taylor-Brown, Court Reporter and Notary Public in the State of Florida, do hereby certify that all witnesses personally appeared before me on this 9th day of September 2024, and were duly sworn.



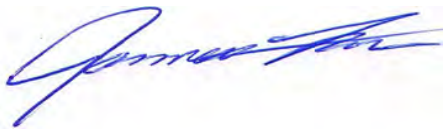
JANNETT TAYLOR-BROWN,
Court Reporter
Notary Public, State of Florida
My Commission #HH 214013
My Commission Expires: 1-5-2026

CERTIFICATE OF REPORTER

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

I, Jannett Taylor-Brown, Court Reporter and Notary Public in the State of Florida, do hereby certify that a meeting was held before Community Zoning Appeals Board 14 on September 9, 2024; and that Item Number (24-29), PM2 GROUP, LLC, and HOMESTEAD MB PARTNERS, LLC was heard; and that the foregoing pages, Numbered 1 to 52, inclusive, constitute a true and correct transcript of my stenographic notes.

WITNESS my hand in the City of Miami, County of Miami-Dade, State of Florida, this 4th day of February 2025.



JANNETT TAYLOR-BROWN
COURT REPORTER

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

PH: Z23-450 **February 20, 2025**
Item No. 8C1

Recommendation Summary	
Commission District	5
Applicant	North at Brickell 4, 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	221 & 229-231 SW 11 Street, City of Miami, Miami-Dade County, Florida.
Property Size	±0.51 Acres
Existing Zoning	T6-24A-O-Urban Core Zone (Miami21)
Existing Land Use	Single-family & duplex residences, 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 22,237 sq. ft. (±0.511-gross) acre subject property, under folios 01-4138-051-0090 and 01-4138-051-0070, is a corner lot that is located on the west side of SW 2 Avenue and immediately north of SW 11 Street, 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 existing 1-or-2 story single-family and duplex residences, as well as vacant land. 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, three properties located to the north and in close proximity of the subject site 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. Another property, located in close proximity to the subject site, was heard by the BCC at their January 30, 2025 meeting, and the initial review of its general development plans was approved by the board at that hearing.

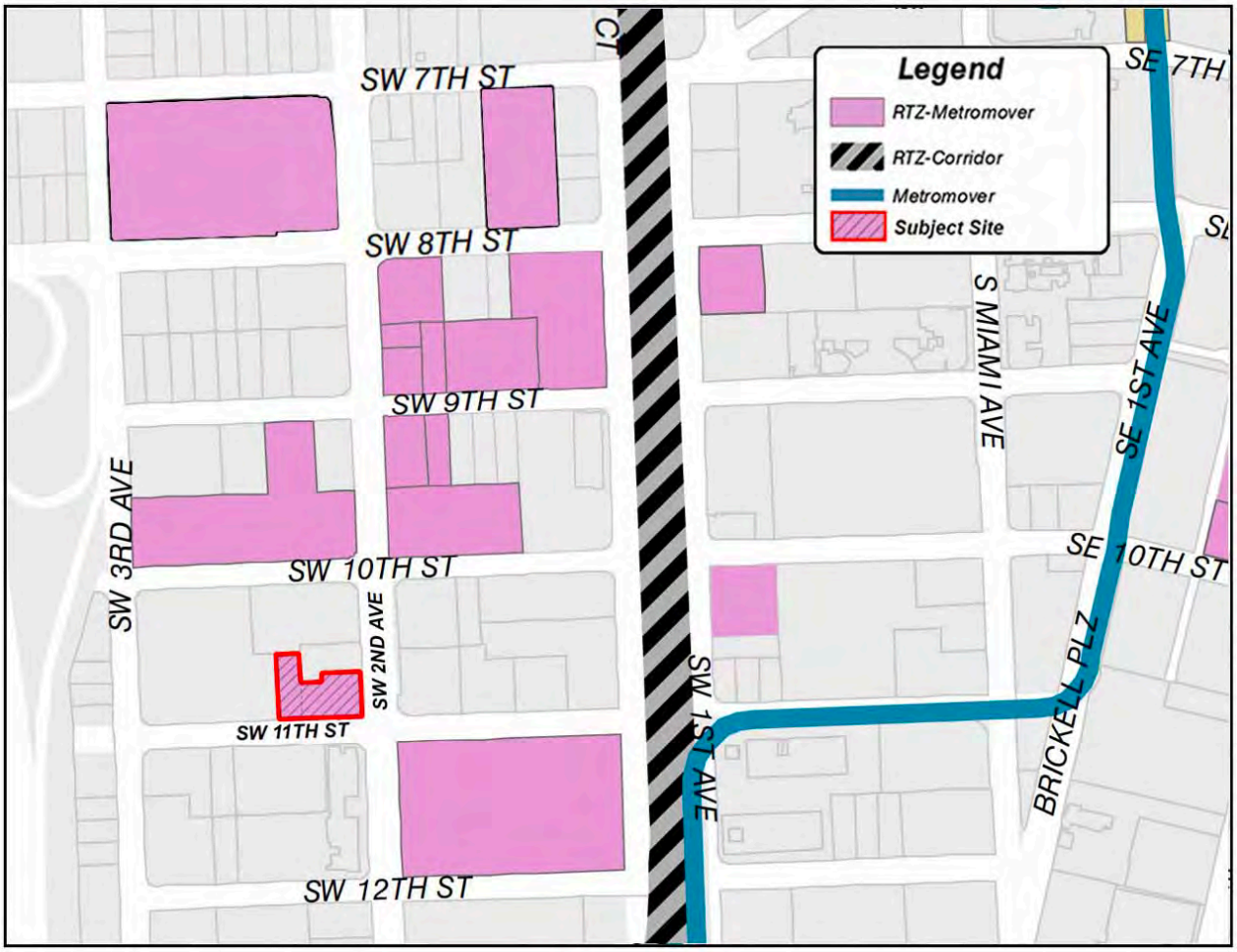


Figure 1

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 July 6, 2023, the Board adopted Ordinance No. 23-50, 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. 23-50 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 expanded to include certain private properties located at 128, 250, and 296 SW 7 Street, 201 SW 8 Street, 720 SW 2 Avenue, 74, 78, 84, and 88 SW 10 Street, 221, 229, and 231 SW 11 Street, 1013, 1015, and 1021 SW 1 Avenue, 848 Brickell Avenue, 2150 and 1260 Brickell Bay Drive. These developable parcels that are privately-owned property such as the subject site (221, 229, and 231 SW 11 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. Staff notes that Chapter 33C 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 in the area indicates that in September 2023, three properties (under applications #Z2022000222, #Z2022000291 and #Z2022000292) located in close proximity to the site were granted approvals by the Board of County Commissioners (BCC) pursuant to Resolutions #Z-34-23, #Z-35-23 and #Z-36-23 respectively. Similarly, the initial review of 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. Additionally, three more similar zoning applications (#Z2023000355, #Z2023000404 and #Z2023000423), were granted approvals by

the BCC on the initial review of their general development plans at the June 20, 2024, October 23, 2024, and November 21, 2024 meetings respectively. Additionally, a property in close proximity to the subject site, located on the northeast corner of SW 9 Street and SW 2 Avenue (application #Z2024000021), was heard by the BCC at their January 30, 2025 meeting, and the initial review of its general development plans approved by the board assigning to it 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 and mix of uses including residential, commercial, recreational, 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 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 hotel rooms and business opportunities in close proximity to transit and a highly urbanized Brickell neighborhood, would 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 ±0.51-acre site as a 35-story high mixed-use building with 580 hotel rooms, +/-10,816 sq. ft. of retail uses, and 4,678 sq. ft. of roof-top recreational area. The proposed development shall also provide for 163 parking spaces within an internalized parking garage, and have an ingress only and an egress only points of direct vehicular and pedestrian access to the proposed development from SW 11 Street 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.

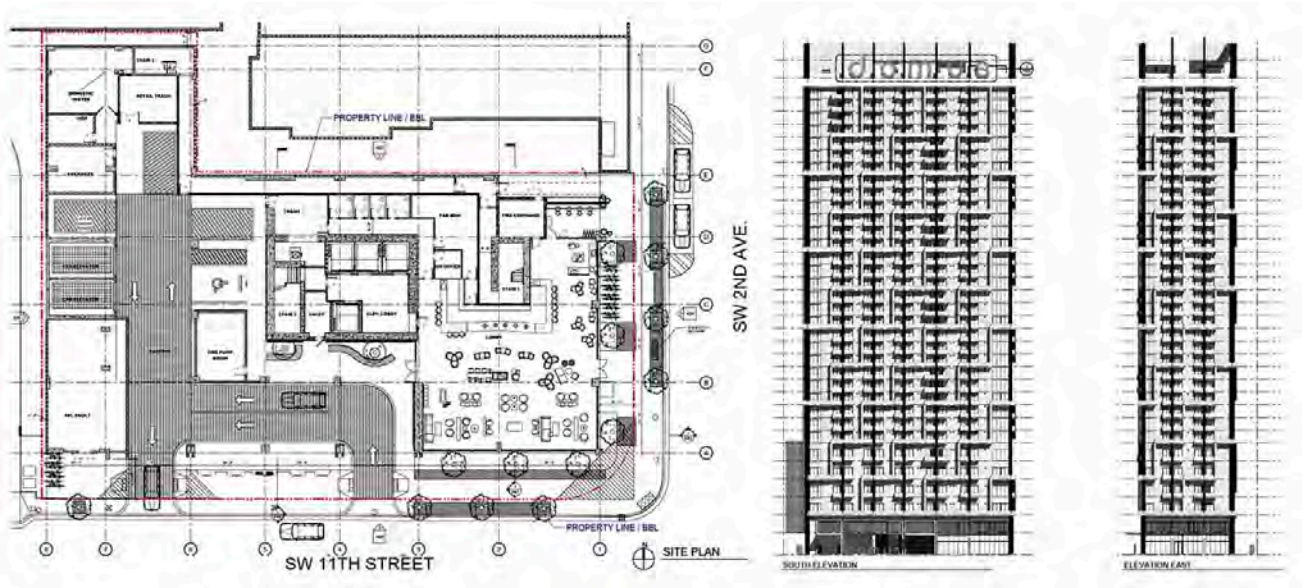


Figure 2

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 35-stories, and a floor area ratio of +/-15.48 (+/-341,763 sq. ft.), would be within the density, massing and floor area ratio threshold that would be allowed under aforementioned regulations. Since it is the goal of this application to include the ±0.51-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 15, 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 February 3, 2025, 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 382 PM peak hour vehicle trips. Staff further notes that the Miami-Dade Aviation Department (MDAD), subject to the conditions specified in their memorandum, dated October 22, 2024, had no objection to the application. 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 in accordance with the application, the owner shall pay the County five hundred thousand dollars ($500,000) for the County to make repairs and upgrades to the Brickell Metrorail Station and/or to the Brickell Metromover Station (such as mechanical systems, restrooms, painting, signage, and accessibility features), to be allocated and used in any manner the County deems appropriate. Furthermore, these benefits also include a traffic signal that provide that prior to the issuance of a temporary or permanent Certificate of Occupancy for the project developed in accordance with the application, the owner shall pay for the installation of a traffic signal on SW 2 Avenue as required by the Traffic Engineering Division of the Department of Transportation and Public Works. The covenant further indicates that the estimated cost of the traffic signal is approximately six hundred thousand dollars ($600,000).

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate one (1)-ingress only and one (1)-egress only points of direct vehicular and pedestrian access to the proposed development from SW 11 Street 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 163 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 6/20/2024, 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 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 $500,000 as transit improvement contribution for the repairs and upgrades to the Brickell Metrorail Station and/or to the Brickell Metromover Station; and pay for the installation of a traffic signal on 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 October 22, 2024.

4. 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 January 29, 2025.

5. 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 December 19, 2023.

6. 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 February 3, 2025.

7. 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 15, 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

North at Brickell 4, LLC
PH: Z23-450

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.*

ZONING RECOMMENDATION ADDENDUM

North at Brickell 4, LLC
PH: Z23-450

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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>
</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>
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ZONING RECOMMENDATION ADDENDUM

North at Brickell 4, LLC
PH: Z23-450

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.*

ZONING RECOMMENDATION ADDENDUM

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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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	(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

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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.*

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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

DONALD M & SOPHIE SCHRAGER TRUST/FORMICA, PETER	221 SW 11 ST 229 SW 11 ST MIAMI-DADE COUNTY, FLORIDA.

APPLICANT	**ADDRESS**
Pending	Z2023000450

DATE	**HEARING NUMBER**

FOLIO: 01-4138-051-0090/01-4138-051-0070

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
February 10, 2025

NEIGHBORHOOD REGULATIONS:
Folio No.s: 01-4138-051-0090/01-4138-051-0070
There are no open/closed cases in CMS

BUILDING SUPPORT REGULATIONS:
Folio No.s: 01-4138-051-0090/01-4138-051-0070
There are no open/closed cases in BSS.

VIOLATOR:
DONALD M & SOPHIE SCHRAGER TRUST/FORMICA, PETER

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

Memorandum

Date: October 15, 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: Z2023000450-3rd Review
North at Brickell 4 LLC
221 SW 11th Street and 229-231 SW 11th Street
Domus Flats II: Special Exception for General Development Plan within the Rapid Transit Metromover Station Sub-Zone (RTZ) (0.51 Acres)
38-54-41

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 public water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records the existing building is connected to public water and sanitary sewers. Pursuant to the Code and based on the proposed site plan showing new construction, the proposed development is within feasible distance to connect to the abutting public water main and abutting public sanitary sewer mains. 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.

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.

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 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.

Conditions of Approval: That the property owner submit a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.

Stormwater Management

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

An aerial review of the subject properties indicates the presence of tree resources. Tree Permits #2400067 and #2400069 were issued on April 03, 2024 for the subject site. 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 #2400067 and #2400069, a new tree removal permit will be required.

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

Air Quality Preservation

the following advisory information is included in case demolition, or renovation activities will take place as part of the proposed development: 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: January 29, 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 and Sewer Department (WASD)

Subject: *(**Updated**)* Zoning Application Comments - North at Brickell 4, LLC / Domus Brickell Center. Application No. Z2023000450 - (Zoning App. No. Z24-130)

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. *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: North at Brickell 4, LLC / Domus Brickell Center

Location: The proposed project is located on approximately 0.51 acres at 221 SW 11th Street and 229 & 231 SW 11th Street, with Folio Nos. 01-4138-051-0090 and 01-4138-051-0070, respectively, within the City of Miami.

Proposed Development: The Applicant is seeking approval for a mixed-use project, which consists of the development of a thirty three-story Hotel with 527 lodging units and 1,499 sq. ft. of Retail as per data sheet and floor plan submitted. It appears from the submitted site plan that the existing structures will be demolished for the construction of the new building.

The estimated total water demand for the proposed project will be 60,755 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.

Please note that there is a WASD Agreement No. 32805 that was requested for the subject property for the development of 579 apartments units. Said Agreement has expired, and the applicant must re-active the Agreement and revise the proposed development to be consistent with the subject application.

The subject property is connected to water. If a new connection is required, there is an existing 12-inch water main (E1695-1 and E12013-1) abutting the property along SW 11th Street and another 12-inch water main (E13075-1) abutting the property along SW 2nd Avenue, 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 water hydraulic modeling analysis is performed, and WASD Agreement No. 32805 is re-offered.*

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.

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, there is an existing 8-inch gravity sewer system (ES5963-4) abutting the property along SW 11th Street and another 8-inch gravity sewer system (ES5937-1) abutting the property along SW 2nd Avenue, to where the developer may connect to provide sewer service to the proposed development. ***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 to determine capacity and potential improvements to the sanitary sewer gravity system and WASD Agreement No. 32805 is re-offered.***

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 4.63 hrs. to 4.72 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: February 3, 2025

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

From: Raul A. Pino, PLS
Chief
Regulatory and Economic Resource Department

Subject: DIC 23-450
Name: North at Brickell 4, LLC
Section 38 Township 54 South Range 41 East

I. PROJECT LOCATION:

The property is located at 221 SW 11 Street and 229-231 SW 11 Street.

II. APPLICATION REQUEST:

This application is to develop a hotel with 538 lodging units, retail space and a rooftop recreational area.

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 11 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)

382 PM Peak Hour trips are generated by this application.

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 **80** vehicle trips generated by this development when combined with the **1,663** and those previously approved through Development Orders, **0**, equal **1,743** 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 **85** vehicle trips generated by this development when combined with the **715** and those previously approved through Development Orders, **0**, equal **800** 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 **117** vehicle trips generated by this development when combined with the **11,676** and those previously approved through Development Orders, **0**, equal **11,793** 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 **0** 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 **13** vehicle trips generated by this development when combined with the **1,375** and those previously approved through Development Orders, **0**, equal **1,388** 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 **10** vehicle trips generated by this development when combined with the **1,057** and those previously approved through Development Orders, **0**, equal **1,067** 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 **0** 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 77 vehicle trips generated by this development when combined with the **1,714** and those previously approved through Development Orders, 0, equal **1,791** 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

Date: January 27, 2025

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2023000450

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in EnerGov on 06/20/2024. Note: the proposed development 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: Friday, November 15, 2024

Subject: Review Type: Z2023000450
Applicant Name: North at Brickell 4, LLC

PROJECT DESCRIPTION:

The applicant intends to redevelop the Property with a modern hotel with 538 lodging units, 1,485 square feet of retail area and 5,389 square feet rooftop recreational area.

PROJECT LOCATION:

The property is located at 221 SW 11th Street and 229-231 SW 11th Street in the City of Miami.

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:

1. Installation of a traffic signal at the intersection of SW 2nd Avenue and SW 11th Street.
2. Installation of a midblock crossing equipped with Rectangular Rapid Flashing Beacons (RRFBs) along SW 2nd Avenue adjacent to SW 12th Street.
3. Please ensure that the typical section on SW 2nd Avenue complies with the Highway approval requirements outlined in the email correspondence dated August 23, 2024.

Additionally, the following comments must be addressed at the time of Administrative Site Plan Review (ASPR):

Site plan Review Comments

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.
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/private.

7. 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 Leanne Garcia Fernandez at leanne.garciafernandez@miamidade.gov if you have any questions concerning the comments or wish to discuss this matter further.

Memorandum

Date: Friday, November 15, 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. Z2023000450
North at Brickell 4, LLC.
DTPW Project No. OSP 173

PROJECT DESCRIPTION:

The Project is within the Metromover Subzone of the County's Rapid Transit Zone. The Applicant is proposing to redevelop the Property with a thirty-three (33) stories hotel. The project consists of 538 lodging units, 1485 square feet of retail area and 5389 square feet rooftop recreational area. The Project also includes approximately one hundred and thirty-eight (138) fully screened parking spaces.

I. PROJECT LOCATION:

The Property is located at 221 SW 11th Street, 229-231 SW 11th Street, Miami, Florida, on the west side of SW 2nd Avenue and the north side of SW 11th Street. The Property is a block and a half away from the Brickell Metrorail Station and Brickell Metromover Station. The subject property is in the City of Miami, Miami-Dade County, Florida, and is within the Urban Development Boundary and the Urban Infill Area.

II. APPLICATION REQUEST:

The application is requesting approval of the following:

- Special exception for a RTZ General Development Plan

Miami-Dade County Department of Transportation and Public Works (DTPW) has no objections to this application, subject to the following conditions:

I. <u>Infrastructure Planning Division:</u>

1. The applicant shall ensure that the sidewalks along SW 11th Street and SW 2nd Avenue 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 bus stops mentioned in this memo.
2. The Applicant shall ensure larger sidewalks 6 to 10 feet in width is appropriate along SW 11th Street to allow for safe access to transit stops.
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 the Innovation and Mobility Services section of DTPW on the proposed solutions to provide micro-mobility options. Since this is a highly pedestrian area, Bicycle, Pedestrian, and micro-mobility demand usages are expected to increase at a higher rate than transit users in this area.
5. The following recommendations are strongly encouraged and consistent with the Downtown Miami Pedestrian Priority Zone resolution and will improve accessibility to transit options:
    a. Crosswalk at SW 11th Street and SW 2nd Avenue should be high-emphasis crosswalks or enhanced crosswalks to ensure high visibility of pedestrians.
    b. Sidewalks along SW 11th Street being intersected by vehicles at the parking entry and loading area should be enhanced using highly visible surfaces and materials, improving the pedestrian experience.
    c. The applicant should provide pedestrian level signage indicating indoor and outdoor transit users, the best path to Brickell Metrorail Station and Brickell Metromover Station entrances.
6. Pick-up and drop-off areas may be used for ridesharing services and transit on demand services. Valet service should have a designated area and not be occurring within the public right-of-way of SW 2nd Avenue or SW 11th Street.

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 Agreement Comments

1. DTPW recommend the following language for the pedestrian experience contribution:
   a. Prior to issuance of the ASPR approval, the Owner shall pay $150,000 to the County. The County shall use the Transit Station Contribution for Repairs and upgrades to the Brickell Metrorail Station/Metromover Station and Bus terminal**.**
2. DTPW recommend the following language for the public transportation contribution:
   a. Prior to the issuance of a temporary or permanent Certificate of Occupancy, the applicant shall provide space for a new, relocated bus stop shelter with a bench and shelter or pay the county $55,000 for transit improvements.

Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the comments above.

II. Traffic Engineering Division

1. Installation of a traffic signal at the intersection of SW 2nd Avenue and SW 11th Street.
2. Installation of a midblock crossing equipped with Rectangular Rapid Flashing Beacons (RRFBs) along SW 2nd Avenue adjacent to SW 12th Street.
3. Please ensure that the typical section on SW 2nd Avenue complies with the Highway approval requirements outlined in the email correspondence dated August 23, 2024.

Additionally, the following comments must be addressed at the time of Administrative Site Plan Review (ASPR):

Site plan Review Comments

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.
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/private.

7. 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 Leanne Garcia Fernandez at leanne.garciafernandez@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

Memorandum

MIAMI-DADE COUNTY

Date: January 28, 2025

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

From: Alejandro Zizold, Chief, Planning and Research *Alejandro Zizold*
Planning and Design Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2023000450 – Domus II (associated pre-app.: Z2023P00153)

Applicant Name: North at Brickell 4, LLC

Project Location: The property consists of approximately 0.51-Acres and the property is located at 221 SW 11th Street and 229-231 SW 11th Street, in the City of Miami (Folio Nos.: 01-4138-051-0070, 01-4138-051-0090). The subject property is zoned RTZ- Development Zone. The current land use is Multi-Family, Low-Density.

Proposed Development: The applicant seeks a Special Exception for a general development plan with the purpose of designating the Property, located in the proximity of the Metromover Station, as part of the Metromover Subzone of the Rapid Transit Zone", and assigning to it the applicable permitted uses in accordance with Section 33C-12 of the County's Code of Ordinances "County Code").

The applicant seeks to redevelop the Property with a 33-story hotel featuring 538 hotel units, 1,485 SF of retail area, 5389 SF of rooftop recreational amenities, 138 parking spaces, and upper-level green spaces.

Current Park Benefit District Area Conditions:
The development will be within close proximity to the Underline which serves the local community, and allows for pedestrian and bicycle friendly pathways for commuting and recreational purposes.

There are no Miami-Dade local parks within a 3-mile radius of the application area.

Municipal-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- Municipal Parks located within a 3 Mile Radius of the application area:

NAME	ADDRESS	CLASS	TOTAL ACRE	TYPE
1814 Brickell Park	1814 Brickell Ave	Community/Neighborhood	0.840485	Local
Allapattah Mini Park (Unity Hall Park)	2175 NW N River Dr	Mini-Park	0.313532	Local
Allapattah Mini Residential	1500 NW 16th Ave	Mini-Park	0.338143	Local
Bicentennial Park	1095 Biscayne Blvd	Special Activity	30.056452	Local
Brickell Park (Burial Ground)	501 Brickell Ave	Nature	2.232773	Local
Brickell Plaza Mini Park	25 SE 10th St	Mini-Park	0.267274	Local
Broward Circle Mini Park	NW 15th St & NW 8th Ave	Mini-Park	0.11345	Local
Bryan Park	2240 SW 12th St	Community/Neighborhood	2.092665	Local
Cuban Memorial Blvd Park	SW 13th Ave & SW 8th St	Liner Mini-Park	4.729437	Local
David T. Kennedy Park	2400 S Bayshore Dr	Specialized	22.508847	Local

Dorsey Park	1775 NW 1st Ave	Community/Neighborhood	2.419635	Local
E.G. Sewell Park	1801 NW S River Dr	Nature	10.420372	Local
Elizabeth Steele Park	3525 Hiawatha Ave	Mini-Park	0.44264	Local
Ernesto Lecuona Park	900 SW 1st St	Mini-Park	1.919409	Local
Fern Isle Park / South Fork Park	2201 NW 11th St	Community/Neighborhood	8.856765	Local
Fort Dallas Mini Park	64 SE 4th St	Mini-Park	0.249736	Local
Glen Royal Mini Park Triangle	NW 23rd Ave & NW Flagler Ter	Mini-Park	0.184203	Local
Grove Mini Park	NW 15th Ave & NW 8th St	Open Space	0.46494	Mini Park
Grove Park (Median Strip)	NW S River Dr & NW 16th Ave	Mini-Park-Median Strip	0.235871	Local
Henderson Park	971 NW 2nd St	Community/Neighborhood	3.395412	Local
Henry Reeves Park	528 NW 10th St	Community/Neighborhood	3.538111	Local
Highland Circle Mini Park	NW 8th Ave & NW 13th St	Mini-Park	0.254298	Local
Ichimura Miami Japan Garden	1101 Macarthur Cswy	Special Activity	1.089832	Local
Jose Marti Gymnasium	434 SW 3rd Ave	Community/Neighborhood	0.241488	Local
Jose Marti Park	362 SW 4th St	Mini-Park	0.154054	Local
Jose Marti Park - Pool	380 SW 3rd St	Community/Neighborhood	3.726649	Local
Jose Marti Park Baseball Field	330 SW 5th St	Baseball Field	1.148907	Local
Lummus Park - City of Miami	360 NW 3rd St	Community/Neighborhood	6.211119	Local
Margaret Pace Park	498 NE 20th St	Community/Neighborhood	11.126424	Local
MAST Academy Field	3979 Rickenbacker CSWy	Community/Neighborhood	11.131095	Local
Maximo Gomez Park	1444 SW 8th St	Mini-Park	0.13529	Local
Miami River Walk	401 Brickell Ave	Single Purpose	2.441605	Local
Miami Rowing Center- Virginia Key Park	3861 Rickenbacker Cswy	District	646.198407	Local
Miami Tridents RFC Park	1680 NW 5th St	Community/Neighborhood	2.623982	Local
Palm Island Park	159 Palm Ave	Community/Neighborhood	2.067703	Local
Paul S Walker Mini Park	46 W Flagler St	Special Activity	0.088231	Local
Pine Heights Mini Park	801 NW 15th St	Mini-Park	0.317585	Local
Rainbow Village Mini Park	2001 NW 4th Ct	Mini-Park	1.525139	Local
Riverside Park	342 SW 7th Ave	Community/Neighborhood	3.403053	Local
Shenandoah Park/Pool	2111 SW 19th St	Community/Neighborhood	9.08726	Local
Silver Bluff Mini Park	2901 SW 22nd Ave	Mini-Park	0.42132	Local
Southside Park	140 SW 11th St	Community/Neighborhood	1.829011	Local
Spring Garden Point Park	601 NW 7th St Rd	Community/Neighborhood	1.418579	Local
Theodore Gibson Park Recreation	380 NW 14th St	Community/Neighborhood	9.530509	Local
Town Park	1600 NW 3rd Ave	Mini-Park	7.705587	Local
Triangle Park Miami	420 SW 11th St	Mini-Park	0.706962	Local
Unnamed Park (NW 16th Ave)	1600 NW 7 St	Mini-Park	1.524563	Local
Unnamed Park (NW 4th Ave)	1686 NW 4th Ave	Mini-Park	0.840501	Local
Williams Park	1717 NW 5th Ave	Community/Neighborhood	4.763165	Local

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 county and municipal parks 5-acres or larger within the 3-mile application area. Please coordinate with the City of Miami's Park Department's Level of Service impact from the proposed development on park and open space needs.

Additional Impacts on Public Facilities and Services: While the proposed development is located within the Miami-Dade County's RTZ Metro-Mover Subzone, this particular development has no impact on Miami-Dade County's park facilities, and therefore PROS has no additional considerations for community benefit. Contact the 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.

Recommendations: PROS offers the following recommendations:

- PROS recommends the applicant provide a detailed landscape plan that includes shade trees along sidewalks in order to provide a more shaded and walkable area per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP). This recommendation is based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (CDMP)
- PROS recommends that the applicant add traffic signals, markings, and/or flashers to announce the entrance and exit of vehicular traffic along SW 11th Street, and to announce the bus-stop along SW 2nd Avenue.
- Please detail Site Plan to include proposed elements on "Public Benefit Diagrams"; including details of the proposed "Bike Parking", "Enhanced Bus Stop", and "Public Art Mural".
- PROS recommends landscape buffers for proposed "Corner Plaza"; as well as, cantilevered shade awnings.
- Please consider expanding the corner plaza to also include the frontage along SW 2nd Avenue.
- Page 3 of 9 on "Floor Plan" and page 1 of 2 on "Site Plan" depict contradicting indoor uses for the lobby and food and beverage areas, please clarify which version is authoritative.
- PROS recommends that the applicant provide wayfinding signage, in highly visible areas, to Brickell Metrorail Station and the Underline.

These recommendations are based on the following Recreation and Open Space objective 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.

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.

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.

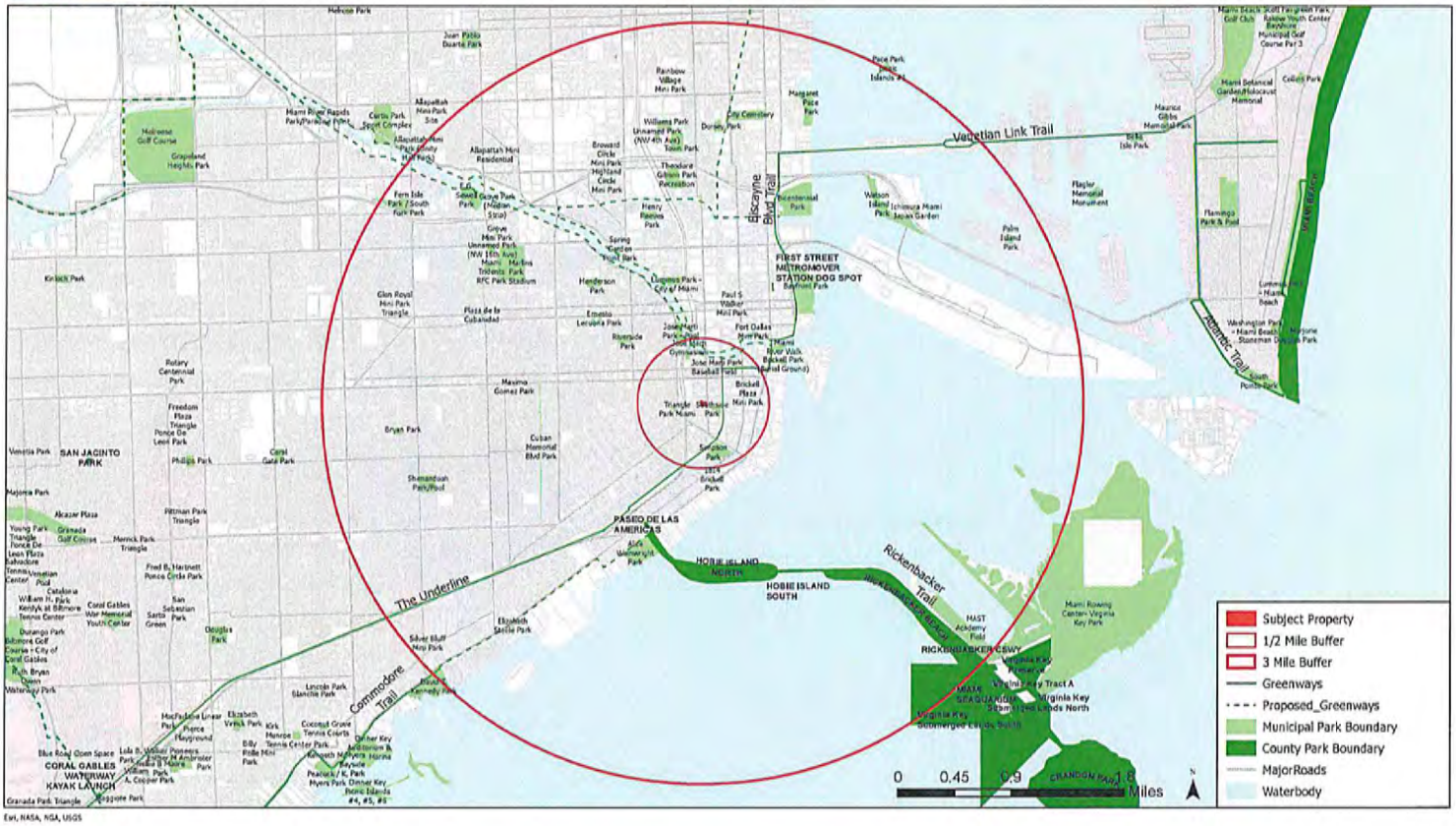
Based on our findings and recommendations described herein **PROS has no objections to this application**. Should you have any questions, or if you need any additional information or clarification on this review, please contact Alexandra Dreybus, Park Planner II, by e-mail at alexandra.dreybus@miamidade.gov.

AZ: at ad

MIAMI-DADE COUNTY

PARKS, RECREATION, & OPEN SPACES

FIGURE 1: Z20232023000450-DOMUS II



Memorandum

MIAMI-DADE COUNTY

Date: October 22, 2024

To: Eric Silva, Assistant Director
RER Development Services

From: Ammad Riaz, P.E.
Chief of Aviation Planning
Aviation Department

Subject: DIC Z23-450
North at Brickell 4, LLC (DOMUS)
MDAD DN-24-10-4538

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 Z23-450. The applicant, North at Brickell 4, LLC, is requesting a Special Exception to develop a 35-story hotel with applicable RTZ regulations. The approximate .51-acre site is located at 221 SW 11 Street and 229-231 SW 11 Street in Miami-Dade County, Florida and is further identified by Folio Numbers 01-4138-051-0090 and 01-4138-051-0070.

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

Memorandum

Date: January 30, 2025

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

From: Aneisha Daniel, PhD, Director
Department of Solid Waste Management

Subject: Domus Flats II RTZ (Z2023000450) Updated Review #2

In its previous responses to this application, (dated November 16 and December 6, 2023), the Department of Solid Waste Management (DSWM) stated that it had no objections to the proposed application.

To review, the applicant is requesting a Special Exception for a general development plan with the purpose of designating the Property, located in the proximity of the Metromover Station, as part of the "Metromover Subzone of the Rapid Transit Zone", and assigning to it the applicable permitted uses in accordance with Section 33C-15 of the County's Code of Ordinances ("County Code"). The applicant is making this request in order to develop a new hotel property.

Additionally, for your information the DSWM has updated its Concurrency Status Determination since the earlier comments provided. The most recent analysis 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. **The DSWM continues to have no objections to the proposed application.**

Memorandum

Date: January 28, 2025

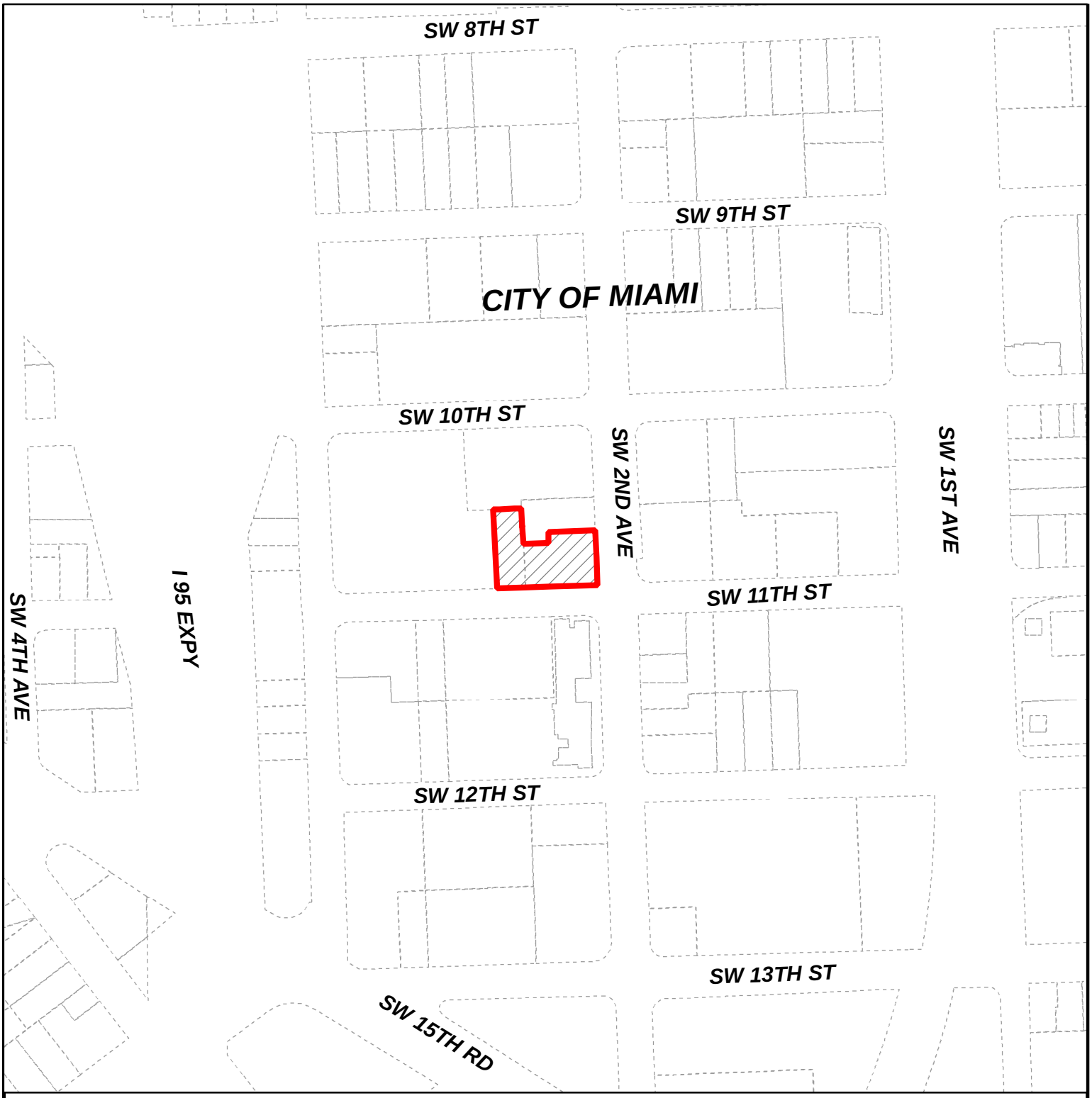
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Review Z2023-000508 Corteguera 14424, 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

Z2023000450

Section: 12 Township: 54 Range: 41
Applicant: North at Brickell 4, LLC
Zoning Board: Board of County Commissioners
Commission District: 5
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

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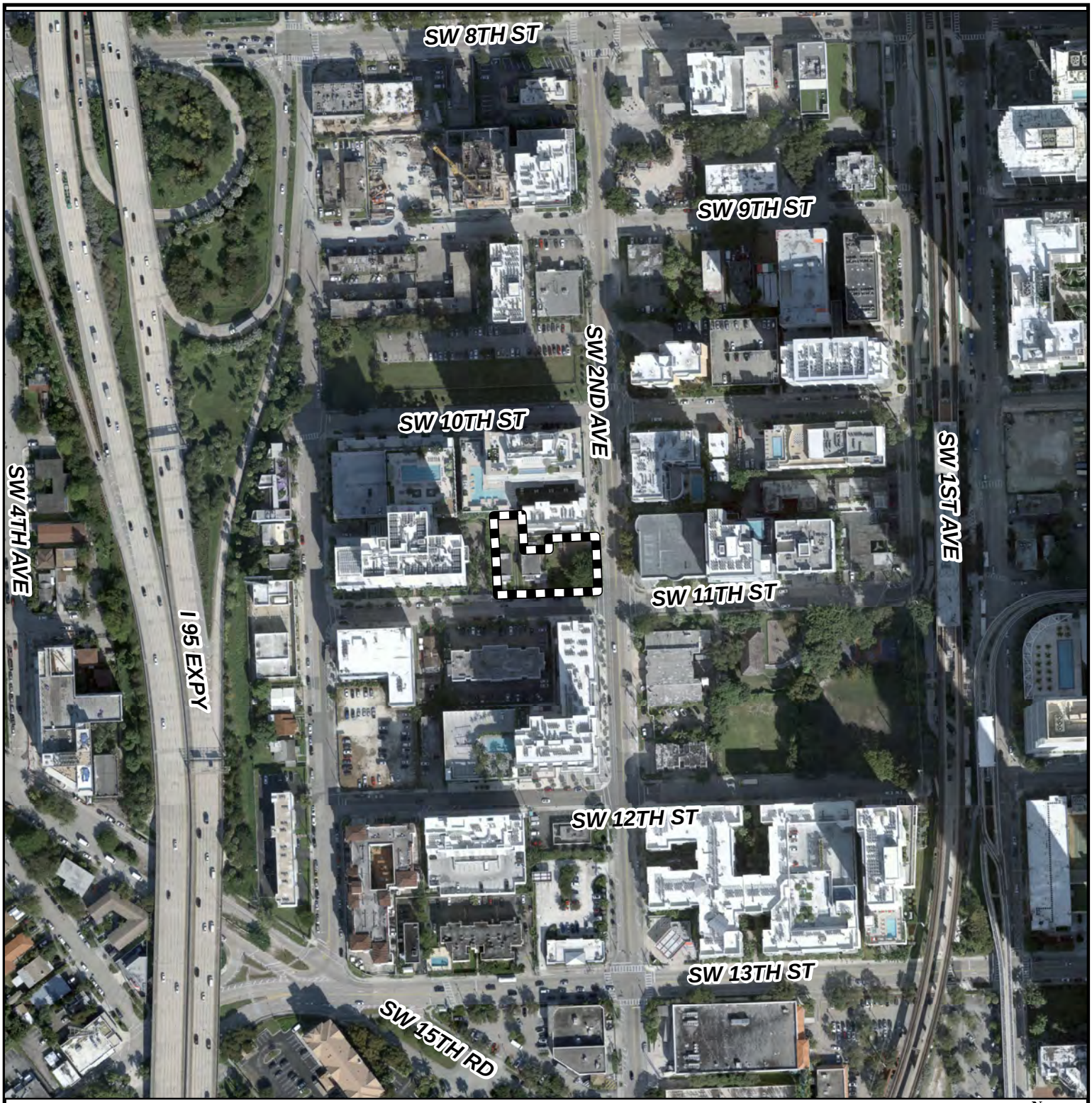
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 13, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2023000450

Legend

Subject Property

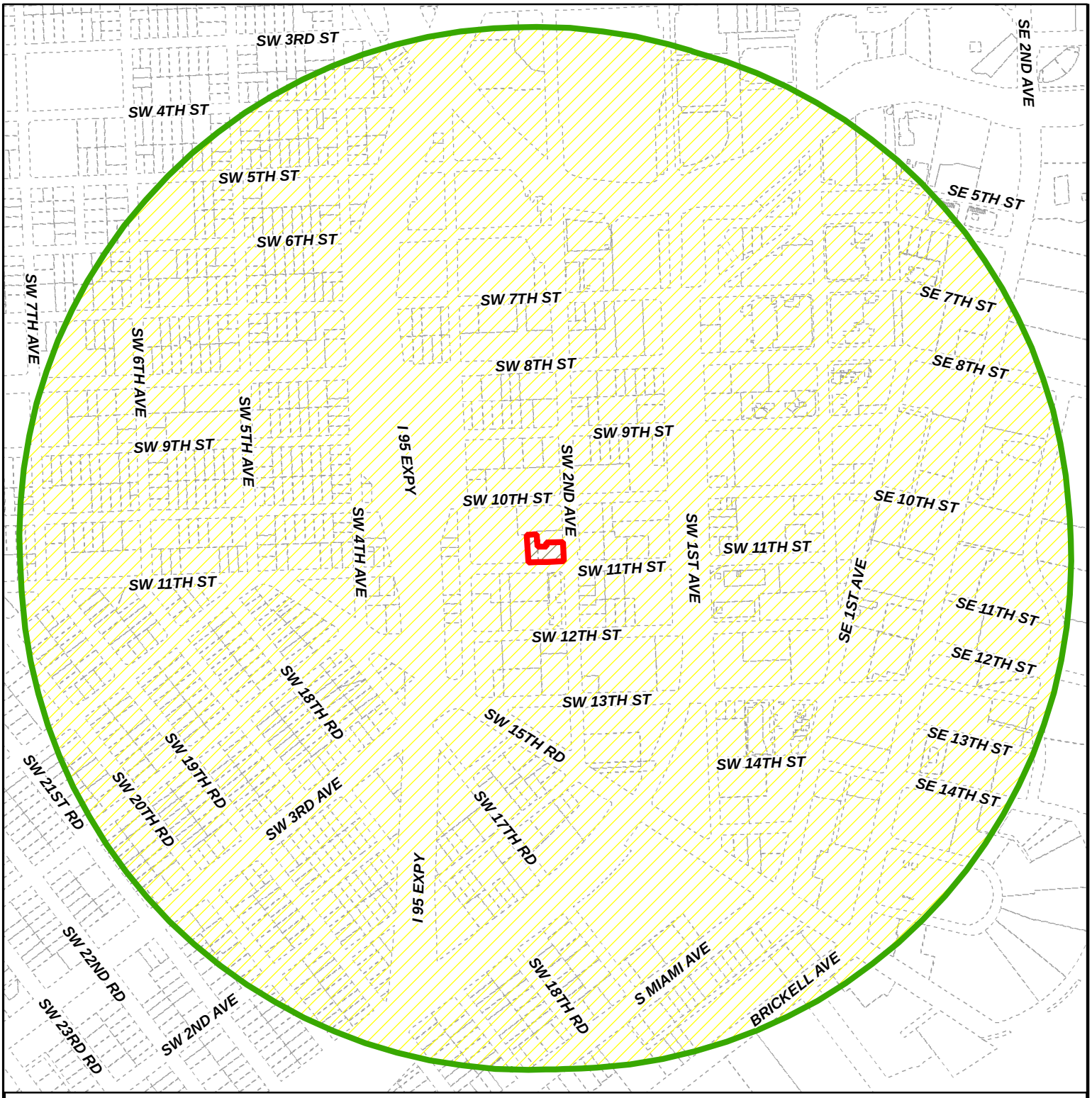
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Section: 12 Township: 54 Range: 41
Applicant: North at Brickell 4, LLC
Zoning Board: Board of County Commissioners
Commission District: 5
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 13, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 12 Township: 54 Range: 41
Applicant: North at Brickell 4, LLC
Zoning Board: Board of County Commissioners
Commission District: 5
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2023000450

RADIUS: 2640

Legend

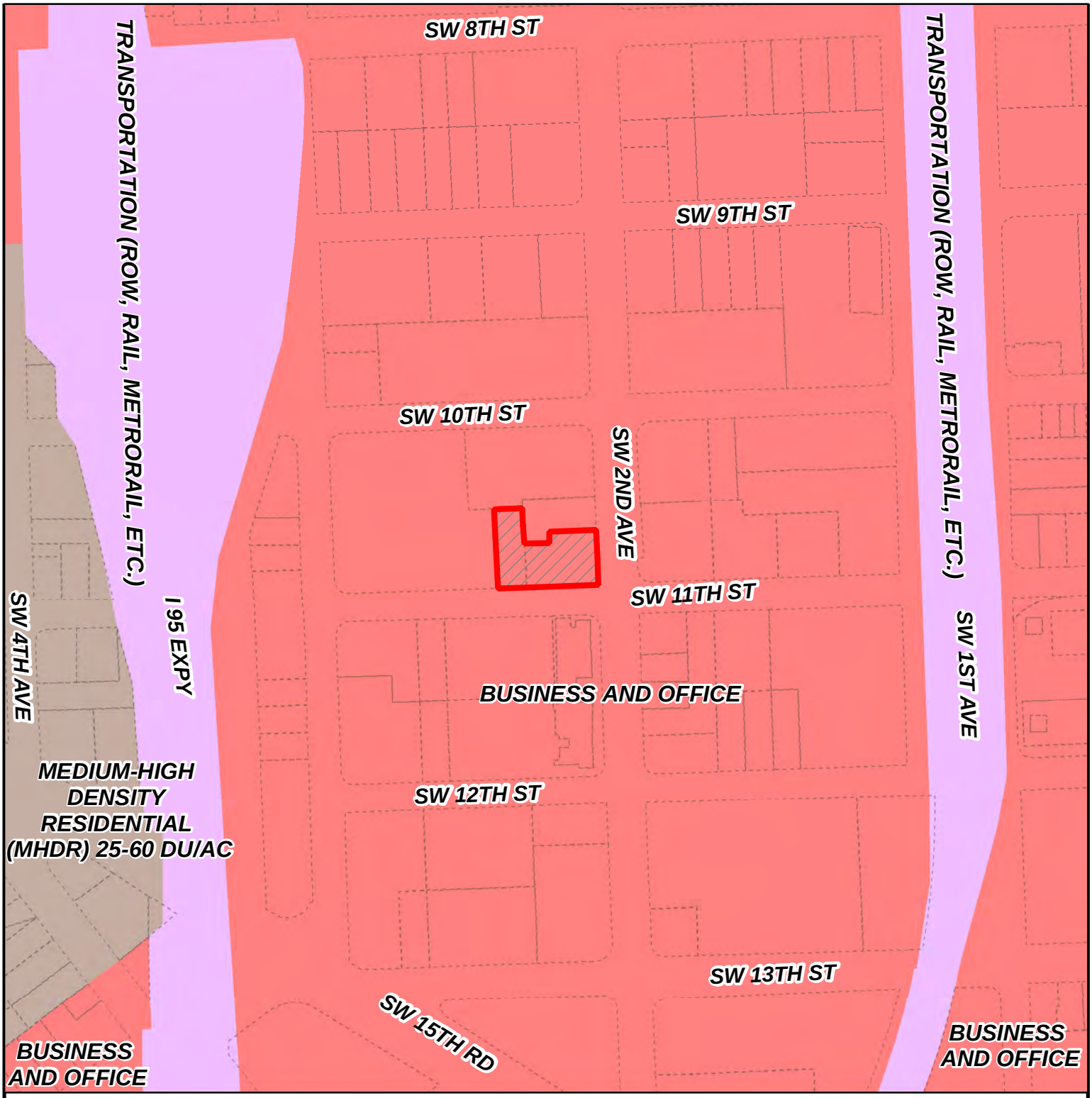
- Subject Property
- Buffer
- Property Boundaries

N
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 13, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000450

Section: 12 Township: 54 Range: 41
Applicant: North at Brickell 4, LLC
Zoning Board: Board of County Commissioners
Commission District: 5
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

N
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 13, 2023

REVISION	DATE	BY

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO. Z23-450
DATE: JUN 20 2024
BY: ISA

ZONING DATA

PROJECT INFORMATION			
PROJECT NAME	DOMUS BRICKELL CENTER		
PROJECT ADDRESS	331 SW 13th Terrace AKA 1034 SW 2nd Avenue, Miami, FL 33130		
ZONING:	~~DOWNTOWN DISTRICT/DOWNTOWN SUBZONE AND GOVERNMENT CENTER SUBZONE~~ APPLIED		
Folio Number:	01-4138-051-0090		
BUILDING DISPOSITION LOT OCCUPATION			
SITE REQUIREMENTS	ALLOWED/REQUIRED		PROPOSED
NET LOT AREA (after dedication)	22,077 sf (0.506)		
Gross LOT AREA (before dedication)	22,237 sf (0.511 acres)		
FLOOR AREA RATIO	N/A		
LOT COVERAGE	NOT LIMITED		
OPEN SPACE REQUIREMENT	15% LOT AREA MIN. OPEN SPACE SHALL INCLUDE PARKS, PLAZAS, BALCONIES, TERRACES, COURTYARDS, ARCADES/COLONNADES, PEDESTRIAN PATHS, ROOFTOP GREEN SPACES ABOVE BUILDINGS AND PARKING GARAGES, AND TRANSIT PLATFORM AREAS IMPROVED FOR PEDESTRIAN COMFORT		48,228 sf
BUILDING SETBACK			
SETBACKS	ALLOWED/REQUIRED		PROPOSED
A. PRINCIPAL FRONT (SW 2ND AVE)	0 FT MIN		10'-11"
B. SECONDARY FRONT (SW 11TH STREET)	0 FT MIN		12'-10"
C. ABUTTING SIDE	0 FT MIN		1'-5", 5", 8"
D. REAR	0 FT MIN		4'-5", 6"
DENSITY			
DENSITY	N/A		580 UNITS
BUILDING HEIGHT PER MIAMI-DADE AVIATION DEPT.			
HEIGHT	ALLOWED/REQUIRED		PROPOSED
A. MIN HEIGHT	2 STORIES		25 Stories
B. MAX HEIGHT	UNLIMITED		35 Stories + Mech. PH
PARKING REQUIREMENTS			
	PARKING RATE	REQUIRED	PROVIDED
PS/UNIT			
PRINCIPAL LODGING UNIT	NO MINIMUM	NO MINIMUM	127
ADA PARKING SPACES (EV)			3
EV CAPABLE PARKING SPACES	20% OF ALL NEWLY CONSTUCTED PARKING SPACES MUST BE EV CAPABLE	0	33
TOTAL			163
OTHER PARKING			
		REQUIRED	PROPOSED
BICYCLE PARKING	12 BICYCLE PARKING SPACES PER 101 TO 500 PARKING SPACES	12	12

AREAS

THESE AREAS ARE APPROXIMATE & NOT FOR COST ESTIMATING. ESTIMATOR IS RESPONSIBLE FOR THEIR COST ESTIMATING

GSF PER FLOOR

Level	Area
LEVEL 1	17795 SF
LEVEL 2	18020 SF
LEVEL 3	18188 SF
LEVEL 4	18187 SF
LEVEL 5	16390 SF
LEVEL 6	16068 SF
LEVEL 7	16564 SF
LEVEL 8	11829 SF
LEVEL 9	11643 SF
LEVEL 10	12338 SF
LEVEL 11	11667 SF
LEVEL 12	11667 SF
LEVEL 13	12213 SF
LEVEL 14	11630 SF
LEVEL 15	11639 SF
LEVEL 16	12208 SF
LEVEL 17	11667 SF
LEVEL 18	11667 SF
LEVEL 19	12213 SF
LEVEL 20	11630 SF
LEVEL 21	11633 SF
LEVEL 22	12338 SF
LEVEL 23	11667 SF
LEVEL 24	11667 SF
LEVEL 25	12213 SF
LEVEL 26	11630 SF
LEVEL 27	11440 SF
LEVEL 28	12338 SF
LEVEL 29	11667 SF
LEVEL 30	11667 SF
LEVEL 31	12213 SF
LEVEL 32	11828 SF
LEVEL 33	11667 SF
LEVEL 34	11828 SF
LEVEL 35	12589 SF
ROOF	4878 SF
	455978 SF

NON-FAR AREAS

Comments	Area
EXTERIOR	45228 SF
PARKING	47228 SF
SHAFT	18759 SF
	114215 SF

PROJECT BUILDING DATA

USE AND OCCUPANCY CLASSIFICATION PER FBC 2023, 310, 402, 420, 1-420.6

NEW 35-STORY LODGING DUAL-TYPE (R-1 OCCUPANCY)

LEVEL 1 - GROUND FLOOR:
- A-3 ASSEMBLY OCCUPANCY (LOBBY & AMENITY SPACES)
- M MERCANTILE OCCUPANCY
- S-1 MODERATE-HAZARD STORAGE OCCUPANCY (LOADING DOCK)
- S-2 LOW-HAZARD STORAGE OCCUPANCY (PARKING GARAGE, MEP SUPPORT ROOMS)

LEVEL 2
- A-3 ASSEMBLY OCCUPANCY (LOBBY & AMENITY SPACES)
- S-2 LOW-HAZARD STORAGE OCCUPANCY (PARKING GARAGE)

LEVEL 3-5
- R-2 RESIDENTIAL OCCUPANCY (LODGING HOUSING)
- S-2 LOW-HAZARD STORAGE OCCUPANCY (MEP/FP SUPPORT ROOMS)
- S-2 LOW-HAZARD STORAGE OCCUPANCY (PARKING GARAGE)

LEVELS 6-33
- R-2 RESIDENTIAL OCCUPANCY (LODGING HOUSING)
- S-2 LOW-HAZARD STORAGE OCCUPANCY (MEP/ SUPPORT ROOMS)

LEVEL 34 - POOL DECK:
- A-3 ASSEMBLY OCCUPANCY (SWIMMING POOL & POOL DECK & AMENITY SPACES)
- S-2 LOW-HAZARD STORAGE OCCUPANCY (MECHANICAL ROOF DECK & GENERAL STORAGE ROOM)

CONSTRUCTION TYPE

- ALL CONCRETE BUILDING - CONSTRUCTION TYPE 1A
- BUILDING IS PROTECTED FULLY THROUGHOUT WITH FIRE ALARM SYSTEM PER NFPA 72, 2022 - 43RD EDITION

ALLOWABLE HEIGHT AND BUILDING AREA (F.B.C. TABLE 504.3, TABLE 504.4 & TABLE 506.2)

GROUP	TYPE	ALLOWED HEIGHT (STORIES)	ALLOWED HEIGHT (FEET)	ALLOWED AREA (SQ. FT.)	PROVIDED (MAX.) HEIGHT (STORIES)	PROVIDED (MAX.) HEIGHT (FEET)
M	1A	UL	UL	UNLIMITED		
A-2				UNLIMITED	20	294'-0"
R-1				UNLIMITED		

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (F.B.C. TABLE 601)

TYPE 1A

PRIMARY STRUCTURAL FRAME	3 HR
BEARING WALLS (EXTERIOR & INTERIOR)	3 HR
NON-BEARING WALLS & PARTITIONS	0 HR
FLOOR CONSTRUCTION	2 HR
ROOF CONSTRUCTION	1 1/2 HR

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (F.B.C. TABLE 602)

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H	OCCUPANCY GROUP F-1, M, S-1	OCCUPANCY GROUP A, B, E, F-2, (R, S-2, U
X < 5	ALL	3	2	1
5 ≤ X < 10	1A	2	2	1
	OTHERS	2	1	1
10 ≤ X < 30	1A, 2B	2	1	1
	2A, 3A	1	0	0
	OTHERS	1	1	1
X ≥ 30	ALL	0	0	0

SCOPE OF WORK

NEW CONSTRUCTION OF A 34 STORY CONDOMOTEL BUILDING FOR 553 UNITS WITH PARKING GARAGE AND RETAIL SPACE ON THE GROUND FLOOR. REFER TO SHEETS A004 FOR AREA DIAGRAMS

CODE REQUIREMENTS

TO THE BEST OF THE ARCHITECTS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE/SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FS 553.73 AND CHAPTER 633 OF THE FLORIDA STATUTES.

- FLORIDA BUILDING CODE (FBC) 2023, 8TH EDITION
- NFPA 1 & 101 LIFE SAFETY CODE 2023 EDITION
- FLORIDA FIRE PREVENTION CODE 2023, 8TH EDITION
- FLORIDA ENERGY CODE (FEC) 2023, 8TH EDITION
- FLORIDA PLUMBING CODE (FPC) 2023, 8TH EDITION
- FLORIDA FUEL GAS CODE (FFGC) 2023, 8TH EDITION
- FLORIDA MECHANICAL CODE (FMC) 2023, 8TH EDITION
- ASHRAE STANDARDS FOR VENTILATION AND BUILDING ENVELOPE EFFICIENCY
- SMACNA GUIDELINES
- NATIONAL ELECTRICAL CODE 2023
- NFPA STANDARDS REFERENCED BY FBC, FMC, FEC
- REQUIREMENTS OF HTE AUTHORITIES HAVING JUSTIFICATION (AHJ)
- ADA REQUIREMENTS BASED ON AMERICANS WITH DISABILITY ACT
- FHA DESIGN GUIDELINES (UNITS) BASED ON CLIENT REQUEST

The proposed work has been designed in accordance with all applicable Federal, State, County and City Codes and regulations having jurisdiction. If any discrepancies exist between the plans/specifications prepared by the designer and the City Code and/or the City standard details, the latter shall govern or the most stringent.

PROJECT LOCATION



LOCATION OF PROJECT

FEMA FLOOD ZONE

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0314 L, COMMUNITY NUMBER 120635, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, MAP EFFECTIVE DATE: SEPTEMBER 11, 2009. LOWEST ADJACENT FLOOD ZONE IS AE 9' NGVD / 10.55 NAVD

PROJECT ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON A MIAMI-DADE COUNTY BENCHMARK "F-330" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS AN NGS BRASS DISC SET IN ROCK OUTCROPPING LOCATED 171 FEET SOUTH OF THE CENTERLINE OF S.W. 7TH STREET AND 24 FEET EAST OF THE CENTERLINE OF S.W. 3RD AVENUE. ELEVATION = 13.45'.
THE CONVERSION FACTOR FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) FOR THIS SITE IS (+) 1.55 FEET. (NOTES FROM SURVEY)

PROJECT BASE 0'-0"

BUILDING LEVELS Name	Elevation
CROWN OF ROAD	13' - 4 3/4"
ELEVATOR PIT	8' - 6"
LEVEL 1	13' - 9"
LEVEL 2	20' - 9"
LEVEL 3	44' - 9"
LEVEL 4	58' - 9"
LEVEL 5	72' - 8"
LEVEL 6	87' - 2"
LEVEL 7	101' - 2"
LEVEL 8	111' - 2"
LEVEL 9	121' - 2"
LEVEL 10	131' - 2"
LEVEL 11	141' - 2"
LEVEL 12	151' - 2"
LEVEL 13	161' - 2"
LEVEL 14	171' - 2"
LEVEL 15	181' - 2"
LEVEL 16	191' - 2"
LEVEL 17	201' - 2"

BUILDING LEVELS Name	Elevation
LEVEL 18	211' - 2"
LEVEL 19	221' - 2"
LEVEL 20	231' - 2"
LEVEL 21	241' - 2"
LEVEL 22	251' - 2"
LEVEL 23	261' - 2"
LEVEL 24	271' - 2"
LEVEL 25	281' - 2"
LEVEL 26	291' - 2"
LEVEL 27	301' - 2"
LEVEL 28	311' - 2"
LEVEL 29	321' - 2"
LEVEL 30	331' - 2"
LEVEL 31	341' - 2"
LEVEL 32	351' - 2"
LEVEL 33	361' - 2"
LEVEL 34	371' - 2"
LEVEL 35	381' - 2"
PARAPET	421' - 2"
ROOF	401' - 2"

PLUMBING SCHEDULE

ASSEMBLY A-3 OCCUPANCY
(1,000 = ASSEMBLY WITH FIXED SEATING) = x TOTAL OCCUPANTS @ = x

	WATER CLOSET MALE	WATER CLOSET FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	DRINKING FOUNTAIN
	1 PER 75	1 PER 75	1 PER 200		1 PER 500
REQUIRED	3	3	1	1	
PROVIDED	3	3	3	3	

ASSEMBLY A-2 OCCUP. (LEVEL 2 AMENITIES) = (OM) = x TOTAL OCCUP./2 = x

	WATER CLOSET MALE	WATER CLOSET FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	DRINKING FOUNTAIN
	1 PER 125	1 PER 65	1 PER 200		1 PER 500
REQUIRED	4	4	4	4	
PROVIDED	4	4	4	4	

ASSEMBLY A-3 OCCUPANCY (POOL & POOL DECK) = REFER TO EXCEPTION #2.6

	WATER CLOSET MALE	WATER CLOSET FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	DRINKING FOUNTAIN
					1 PER 500
REQUIRED	-	-	-	-	
PROVIDED	1	1	1	1	

DEFERRED SUBMITTALS

- DIVISION 03 30 00 - CONCRETE REINFORCING
- DIVISION 03 40 00 - PRECAST CONCRETE MATERIALS
- DIVISION 05 50 00 - METAL FABRICATIONS - GUARDRAILS / RAILINGS
- DIVISION 05 51 00 - METAL FABRICATIONS - EXTERIOR LADDERS AND STAIRS
- DIVISION 05 73 00 - DECORATIVE METAL - SCREENS
- DIVISION 05 75 00 - DECORATIVE METAL - EXTERIOR METAL CANOPIES AND TRELLIS
- DIVISION 06 25 00 - FINISH CARPENTRY - CABINETS SHOP DRAWINGS
- DIVISION 07 10 00 - DAMPPROOFING AND WATERPROOFING
- DIVISION 07 20 00 - THERMAL PROTECTION - INSULATION MATERIALS
- DIVISION 07 50 00 - MEMBRANE ROOFING
- DIVISION 07 60 00 - FIRE AND SMOKE PROTECTION - FIRE CAULKING & FIRE PENETRATIONS
- DIVISION 08 30 00 - SPECIALTY DOORS & FRAMES - OVERHEAD DOORS
- DIVISION 08 40 00 - ENTRANCES, STOREFRONTS & CURTAINWALLS
- DIVISION 08 50 00 - WINDOWS
- DIVISION 08 90 00 - LOUVERS AND VENTS
- DIVISION 09 29 00 - PLASTER AND GYPSUM BOARD, EXTERIOR STUCCO
- DIVISION 09 30 00 - TILING
- DIVISION 09 50 00 - CEILINGS
- DIVISION 09 60 00 - FLOORING
- DIVISION 09 70 00 - WALL FINISHES
- DIVISION 09 80 00 - ACOUSTIC TREATMENT
- DIVISION 09 90 00 - PAINTING AND COATING
- DIVISION 10 10 00 - INFORMATION SPECIALTIES - SIGNAGE
- DIVISION 10 28 00 - INTERIOR SPECIALTIES
- DIVISION 10 40 00 - SAFETY SPECIALTIES - FIRE PROTECTION SPECIALTIES
- DIVISION 10 15 00 - EXTERIOR SPECIALTIES - METAL SAMPLES
- DIVISION 11 30 00 - RESIDENTIAL UNITS APPLIANCES
- DIVISION 13 10 00 - SPECIAL CONSTRUCTION - POOL AND POOL EQUIPMENT
- DIVISION 14 20 00 - ELEVATORS
- DIVISION 14 30 00 - TRASH CHUTES
- DIVISION 21 10 00 - WATER-BASED FIRE-SUPPRESSION SYSTEMS - FIRE PUMPS
- DIVISION 22 14 00 - FACILITY STORM DRAINAGE - ROOF DRAINS - SUMP PUMPS
- DIVISION 22 40 00 - PLUMBING FIXTURES (ADA) & (TAS) COMPLIANCE
- DIVISION 22 50 00 - POOL AND FOUNTAIN PLUMBING SYSTEMS
- DIVISION 23 00 00 - HVAC EQUIPMENT
- DIVISION 26 10 00 - ELECTRICAL EQUIPMENT
- DIVISION 26 28 00 - LOW-VOLTAGE
- DIVISION 26 30 00 - GENERATOR EQUIPMENT
- DIVISION 26 50 00 - LIGHTING - INTERIOR AND EXTERIOR, EMERGENCY
- DIVISION 27 30 00 - D.A.S. DISTRIBUTED ANTENNA SYSTEM SDA
- DIVISION 31 40 00 - SHORING AND UNDERPINNING
- DIVISION 33 80 00 - IRRIGATION SYSTEMS

PARKING

PARKING SCHEDULE

Count	Comments
1	ADA
1	ADA - VAN - EV
1	ADA-EV
127	STACKER
33	STACKER-EV

Grand total: 163

20% REQUIRED TO BE EV = 33

PARKING PER LEVEL

Level	Comments
LEVEL 1	ADA - VAN - EV
LEVEL 2	ADA-EV
LEVEL 2	STACKER
LEVEL 2	STACKER-EV
LEVEL 3	ADA
LEVEL 3	STACKER
LEVEL 3	STACKER-EV
LEVEL 4	STACKER
LEVEL 4	STACKER-EV
LEVEL 5	STACKER
LEVEL 5	STACKER-EV
LEVEL 6	STACKER
LEVEL 6	STACKER-EV

Grand total: 163

AREA CALCULATIONS

BLDG SALEABLE

Level	Area
LEVEL 3	4123 SF
LEVEL 4	4123 SF
LEVEL 5	4123 SF
LEVEL 6	4123 SF
LEVEL 7	8177 SF
LEVEL 8	8177 SF
LEVEL 9	8179 SF
LEVEL 10	8177 SF
LEVEL 11	8177 SF
LEVEL 12	8177 SF
LEVEL 13	8166 SF
LEVEL 14	8177 SF
LEVEL 15	8180 SF
LEVEL 16	8177 SF
LEVEL 17	8177 SF
LEVEL 18	8177 SF
LEVEL 19	8168 SF
LEVEL 20	8177 SF
LEVEL 21	8180 SF
LEVEL 22	8177 SF
LEVEL 23	8177 SF
LEVEL 24	8177 SF
LEVEL 25	8168 SF
LEVEL 26	8177 SF
LEVEL 27	8109 SF
LEVEL 28	8177 SF
LEVEL 29	8177 SF
LEVEL 30	8177 SF
LEVEL 31	8166 SF
LEVEL 32	8177 SF
LEVEL 33	8177 SF
LEVEL 34	8177 SF
	245352 SF

FAR

Level	Area
LEVEL 1	10819 SF
LEVEL 2	7999 SF
LEVEL 3	8405 SF
LEVEL 4	8392 SF
LEVEL 5	8405 SF
LEVEL 6	8406 SF
LEVEL 7	10889 SF
LEVEL 8	10893 SF
LEVEL 9	10482 SF
LEVEL 10	10494 SF
LEVEL 11	10493 SF
LEVEL 12	10493 SF
LEVEL 13	10474 SF
LEVEL 14	10484 SF
LEVEL 15	10482 SF
LEVEL 16	10484 SF
LEVEL 17	10493 SF
LEVEL 18	10493 SF
LEVEL 19	10474 SF
LEVEL 20	10494 SF
LEVEL 21	10482 SF
LEVEL 22	10494 SF
LEVEL 23	10493 SF
LEVEL 24	10493 SF
LEVEL 25	10474 SF
LEVEL 26	10494 SF
LEVEL 27	10353 SF
LEVEL 28	10494 SF
LEVEL 29	10493 SF
LEVEL 30	10483 SF
LEVEL 31	10474 SF
LEVEL 32	10482 SF
LEVEL 33	10493 SF
LEVEL 34	10482 SF
LEVEL 35	3134 SF
ROOF	335 SF
	341763 SF

FAR DOES NOT INCLUDE EXTERIOR SPACES, PARKING AND SHAFTS

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
PROJECT DATA

PHASE
MIAMI DADE SET 4.5.24

SEAL

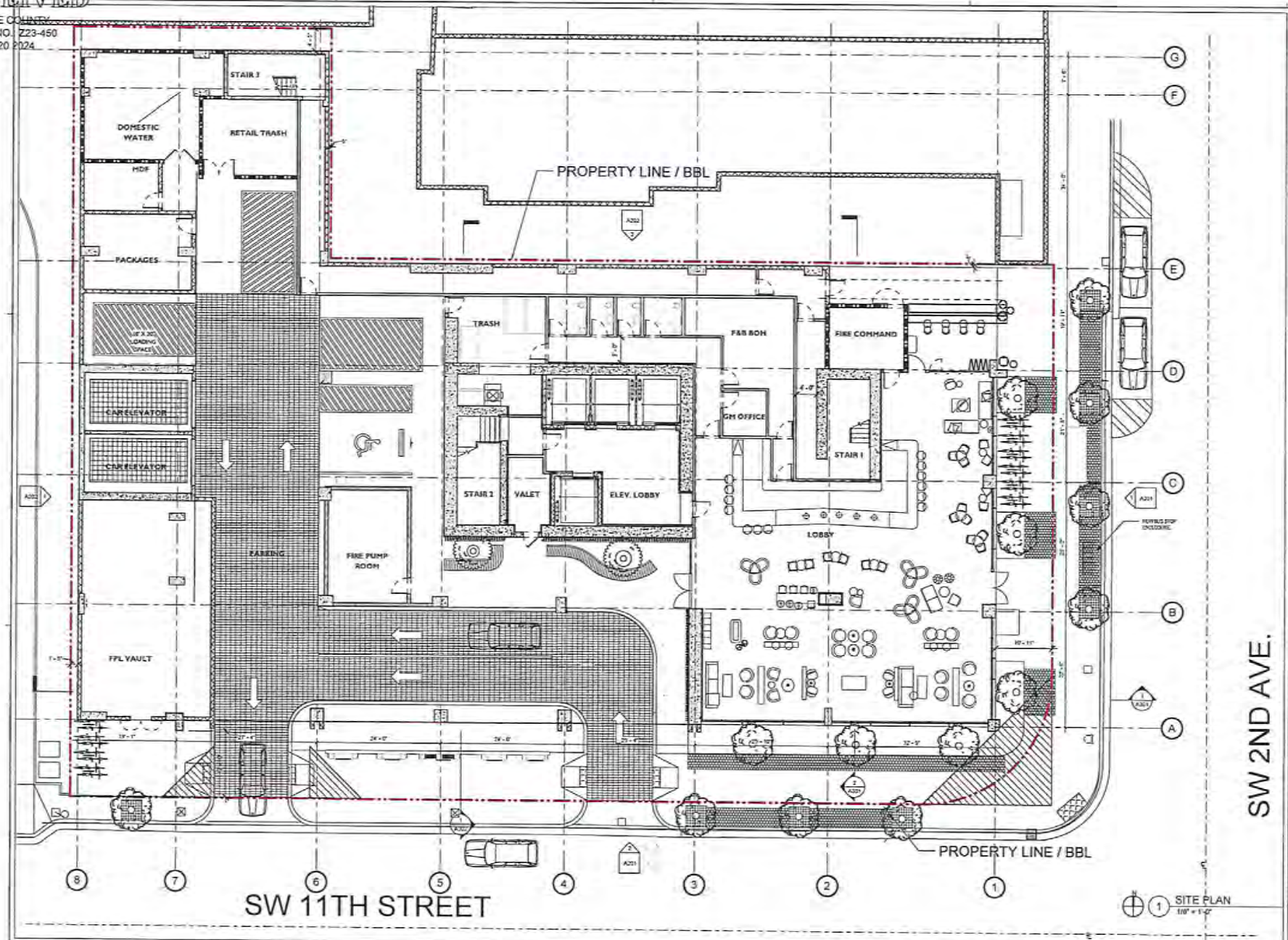
REVISIONS

REV#	DATE	DESCRIPTION

SCALE: As indicated
DRAWN: ACJ
CHECK: JMcG
DATE: 04.05.2024

SHEET NUMBER
G002

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA



STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
SITE PLAN

PHASE
MIAMI DADE
SET 4.5.24

SEAL

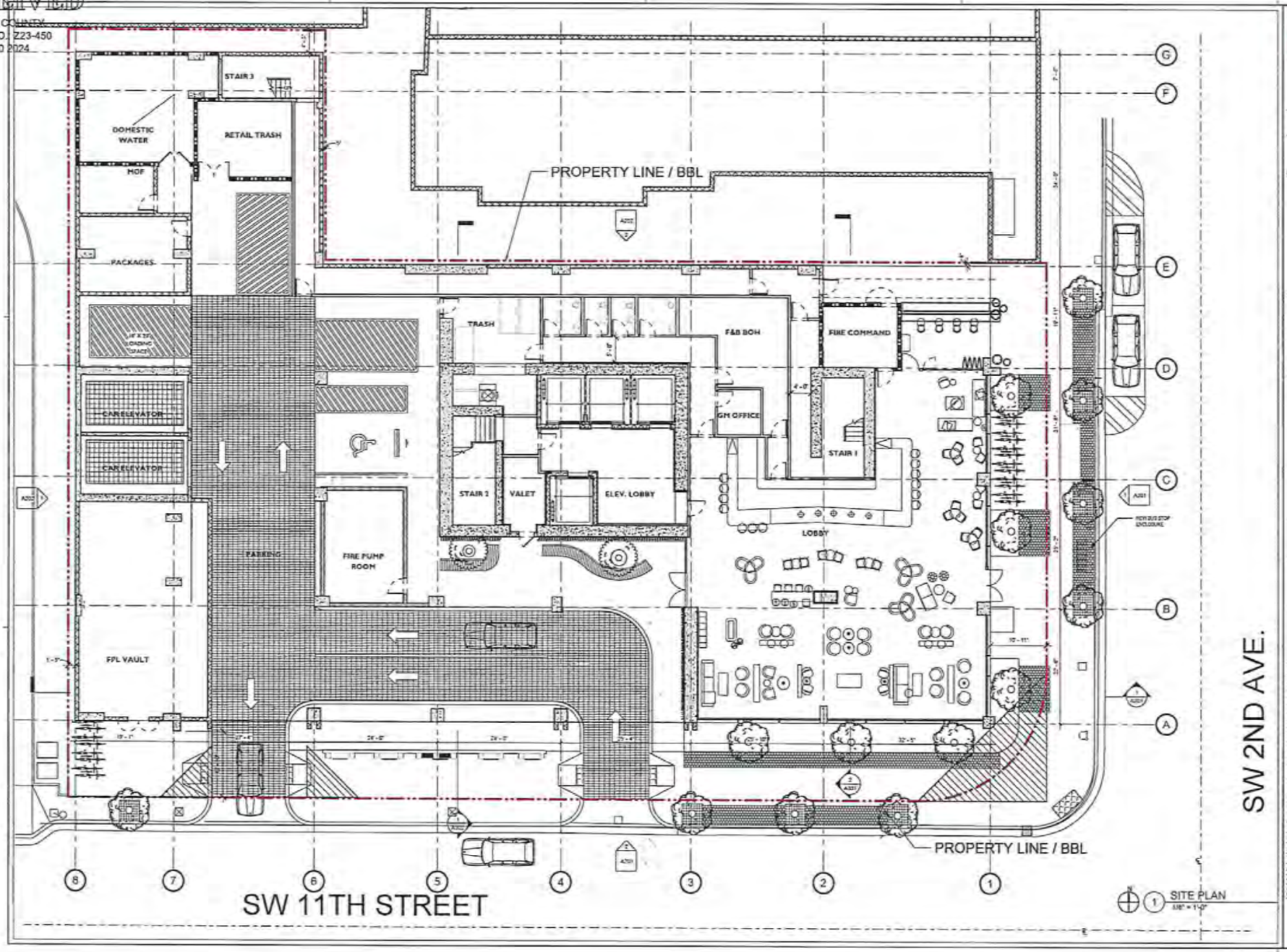
REVISIONS

REVNO	DATE	DESCRIPTION

SCALE	1/8" = 1'-0"
DRAWN	ACJ
CHECK	JMcG
DATE	04.25.2024

SHEET NUMBER
A100

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA



1 SITE PLAN
1/8" = 1'-0"

STUDIO MCG ARCHITECTURE
7300 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
SITE PLAN

PHASE
MIAMI DADE SET 4.5.24

SEAL

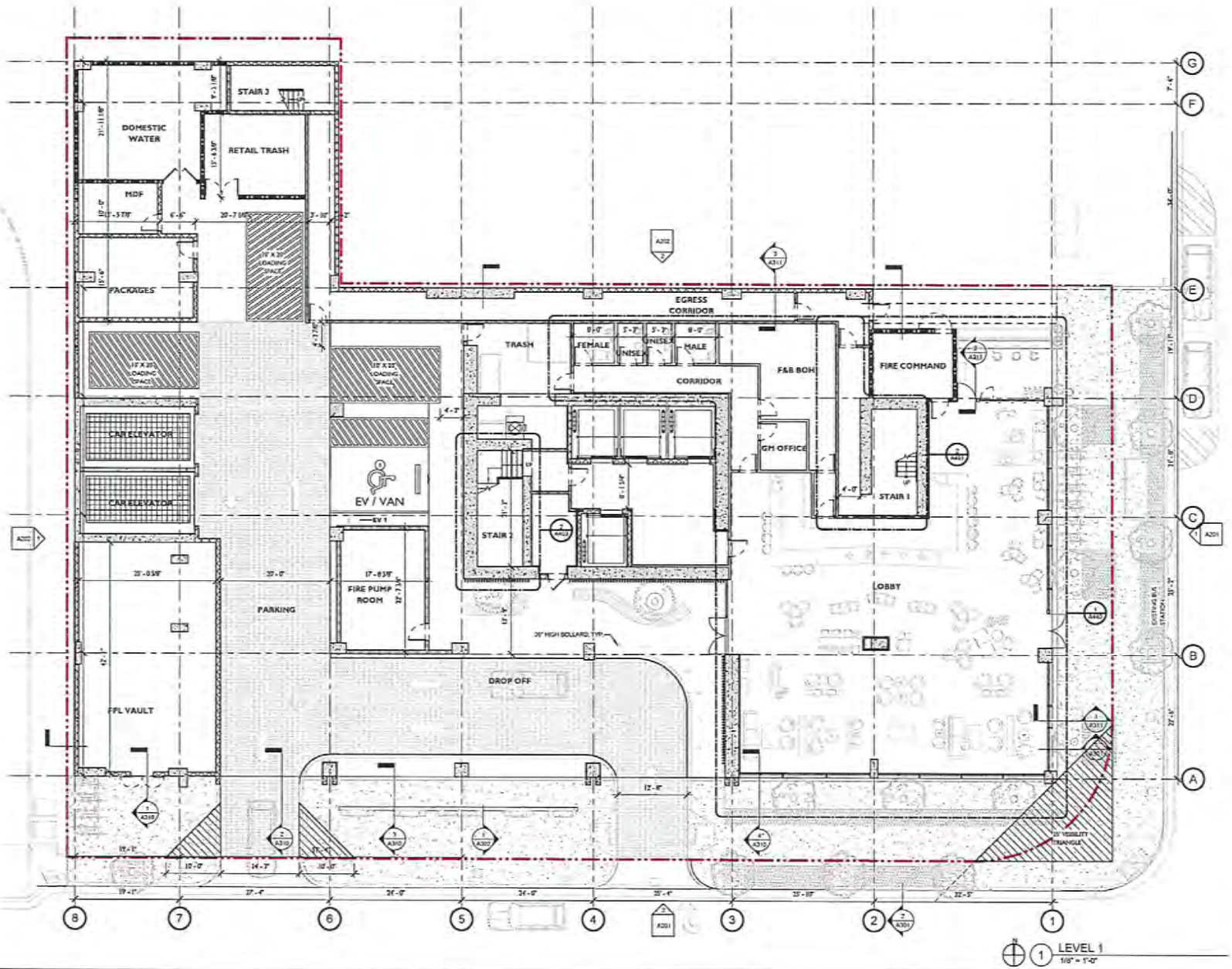
REVISIONS

REV#	DATE	DESCRIPTION

SCALE	1/8" = 1'-0"
DRAWN	ACJ
CHECK	JMcG
DATE	04.05.2024

SHEET NUMBER
A100

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA



STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
LEVEL 1 FLOOR PLAN

PHASE
MIAMI DADE
SET 4.5.24

SEAL

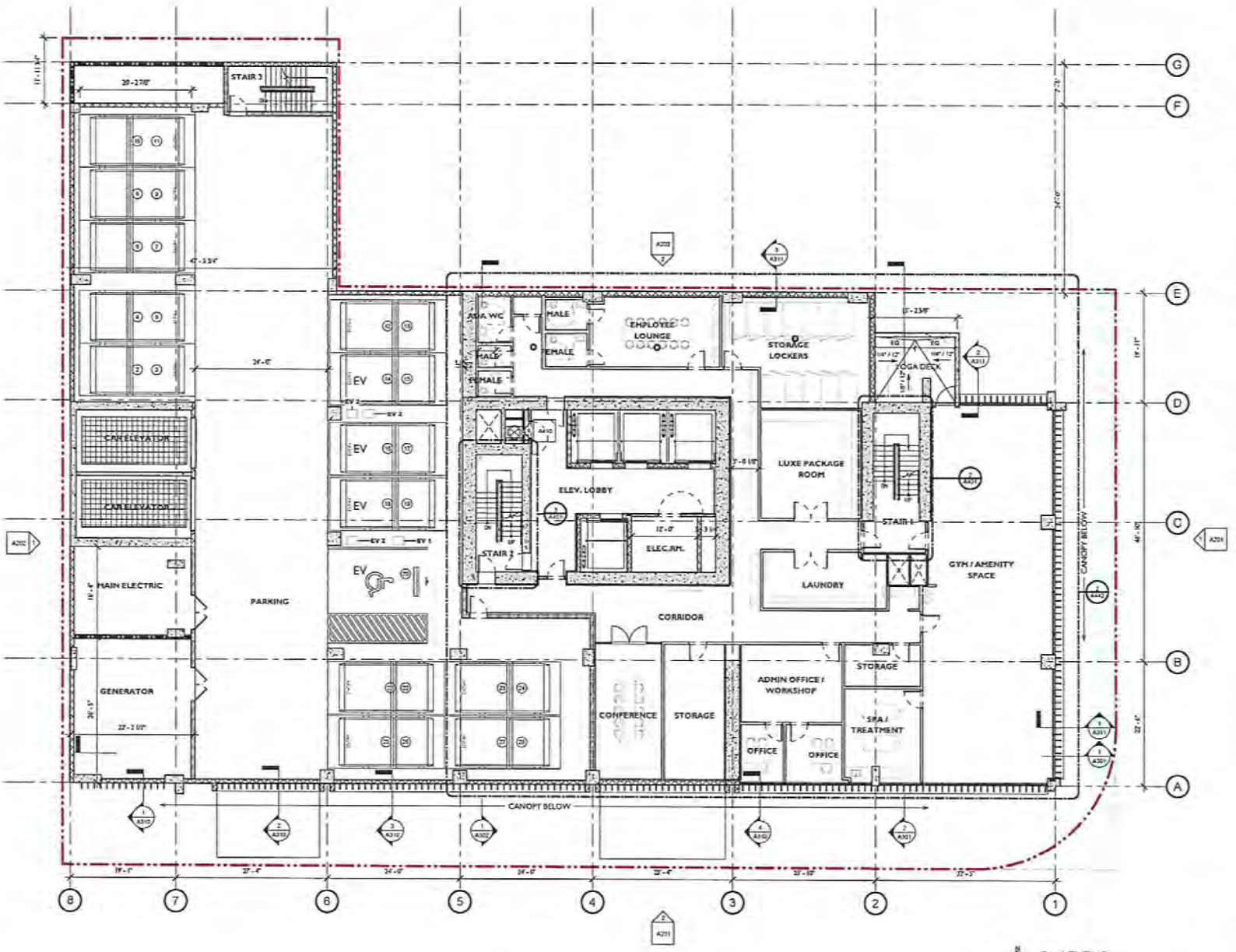
REVISIONS

REV#	DATE	DESCRIPTION

SCALE	1/8" = 1'-0"
DRAWN	ACJ
CHECK	JMcG
DATE	04.05.2024

SHEET NUMBER
A101

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA



1 LEVEL 2
1/8" = 1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
LEVEL 2 FLOOR PLAN

PHASE
MIAMI DADE SET 4.5.24

SEAL

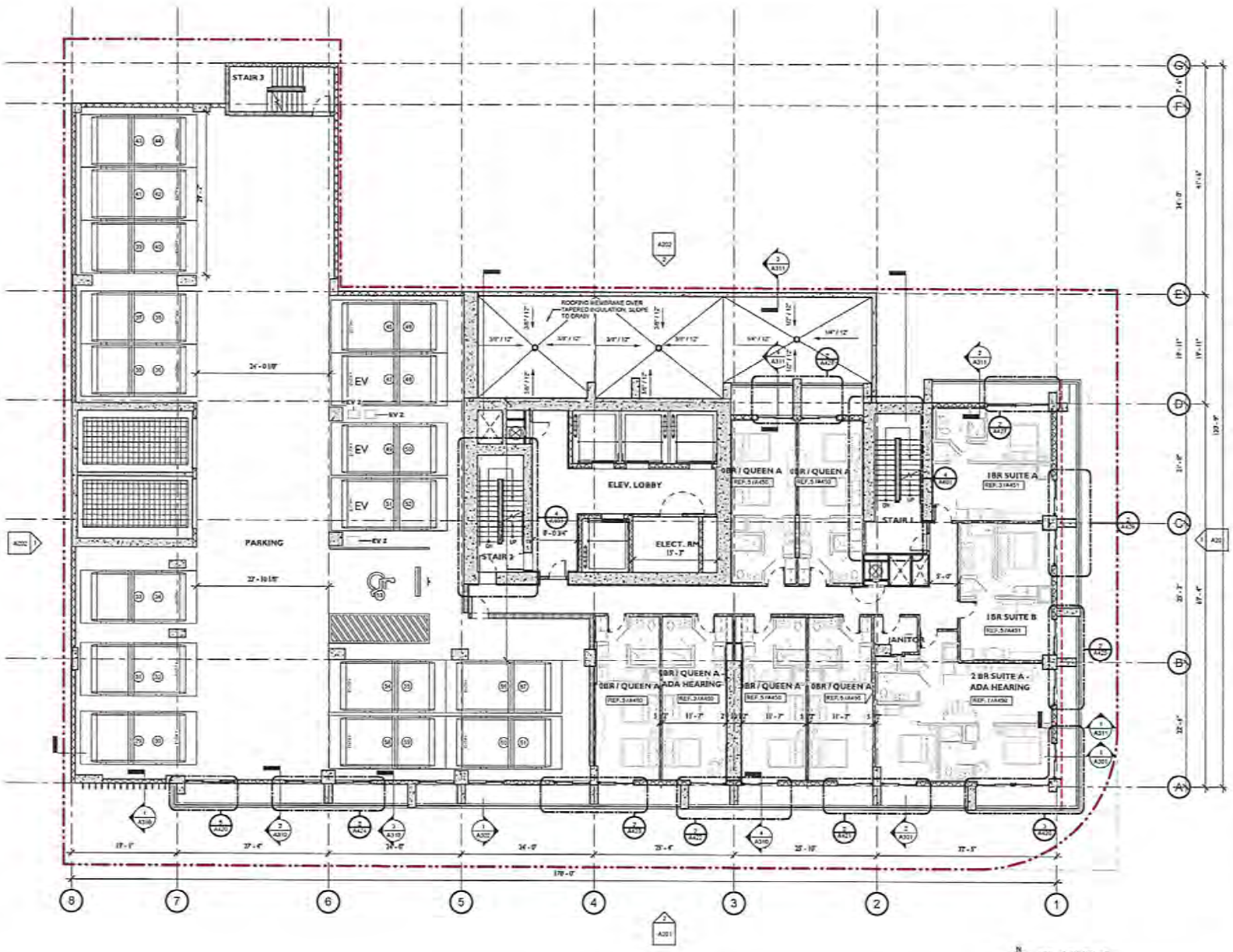
REVISIONS

NUM	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"
DRAWN: ACJ
CHECK: JMcG
DATE: 04.05.2024

SHEET NUMBER
A102

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA



STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
LEVEL 3 FLOOR PLAN

PHASE
MIAMI DADE SET 4.5.24

SEAL

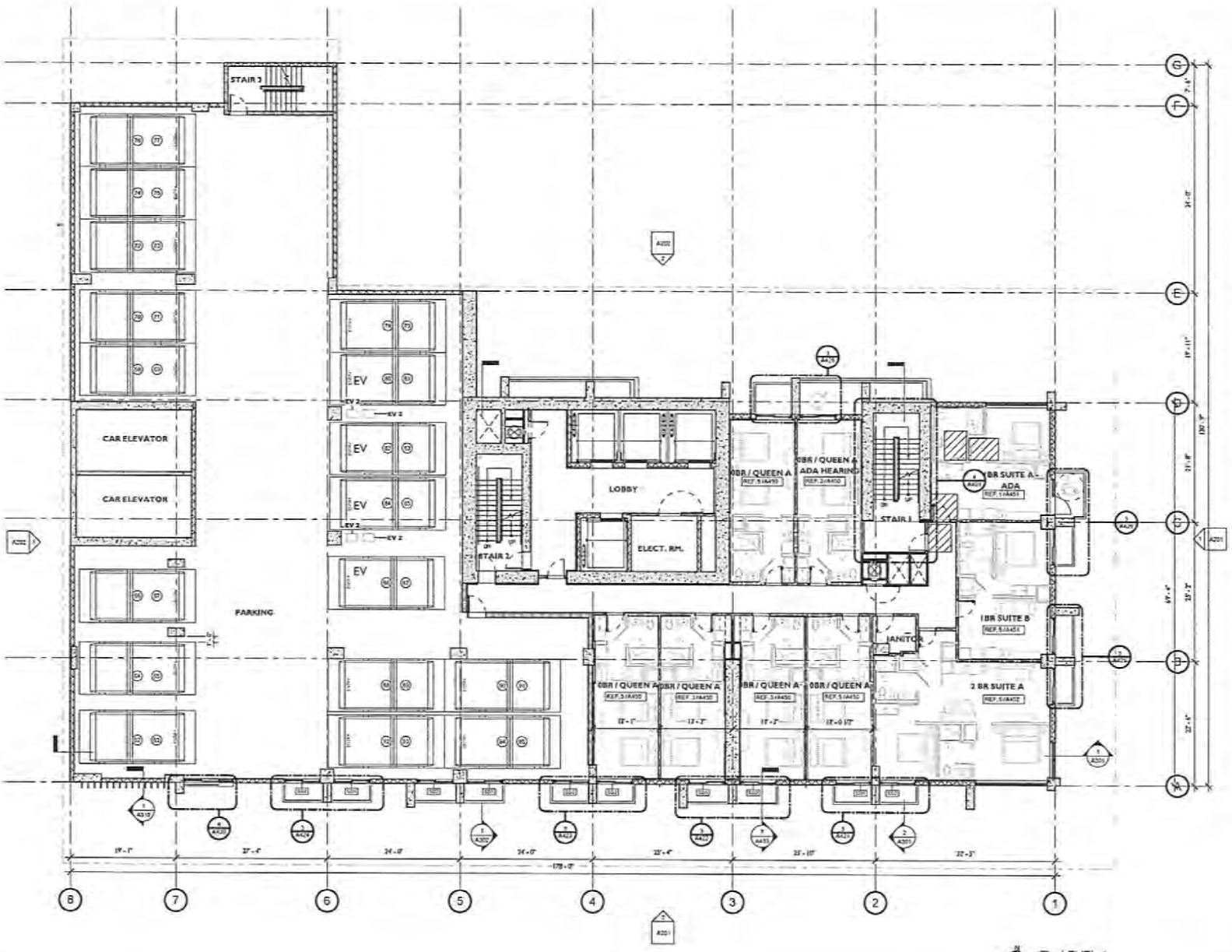
REVISIONS

REV#	DATE	DESCRIPTION

SCALE	1/8" = 1'-0"
DRAWN	ACJ
CHECK	JMcG
DATE	04.05.2024

SHEET NUMBER
A103

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA



STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

Drawing
LEVEL 4 FLOOR PLAN

PHASE
MIAMI DADE SET 4.5.24

SEAL

REVISIONS

REVIS	DATE	DESCRIPTION

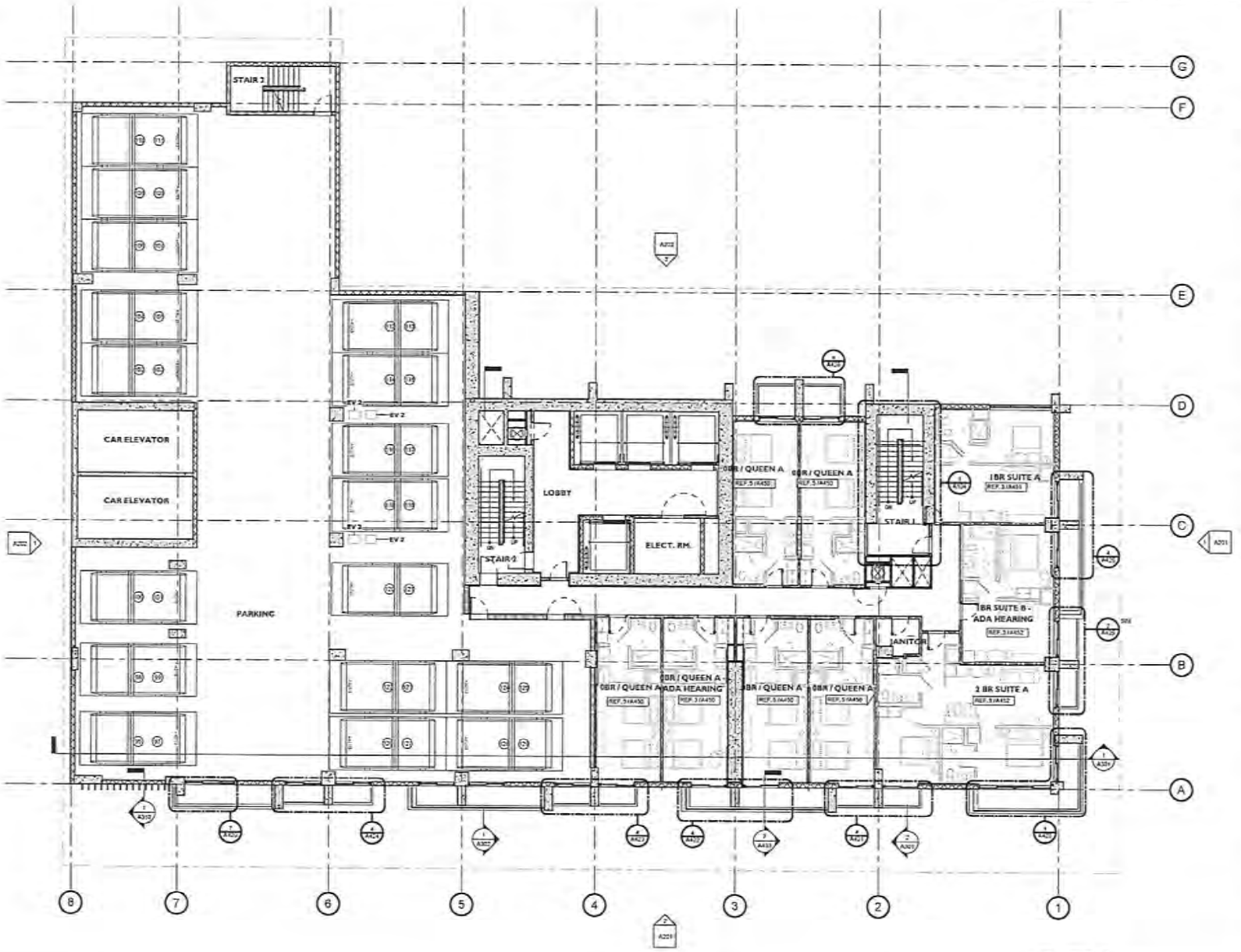
SCALE	1/8" = 1'-0"
DRAWN	ACJ
CHECK	JMcG
DATE	04.05.2024

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SHEET NUMBER
A104

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA

FOR EXTERIOR BALCONIES AND EXTERIOR WALLS ONLY



1 LEVEL 5
1/8" = 1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
LEVEL 5 FLOOR PLAN

PHASE
MIAMI DADE SET 4.5.24

SEAL

REVISIONS

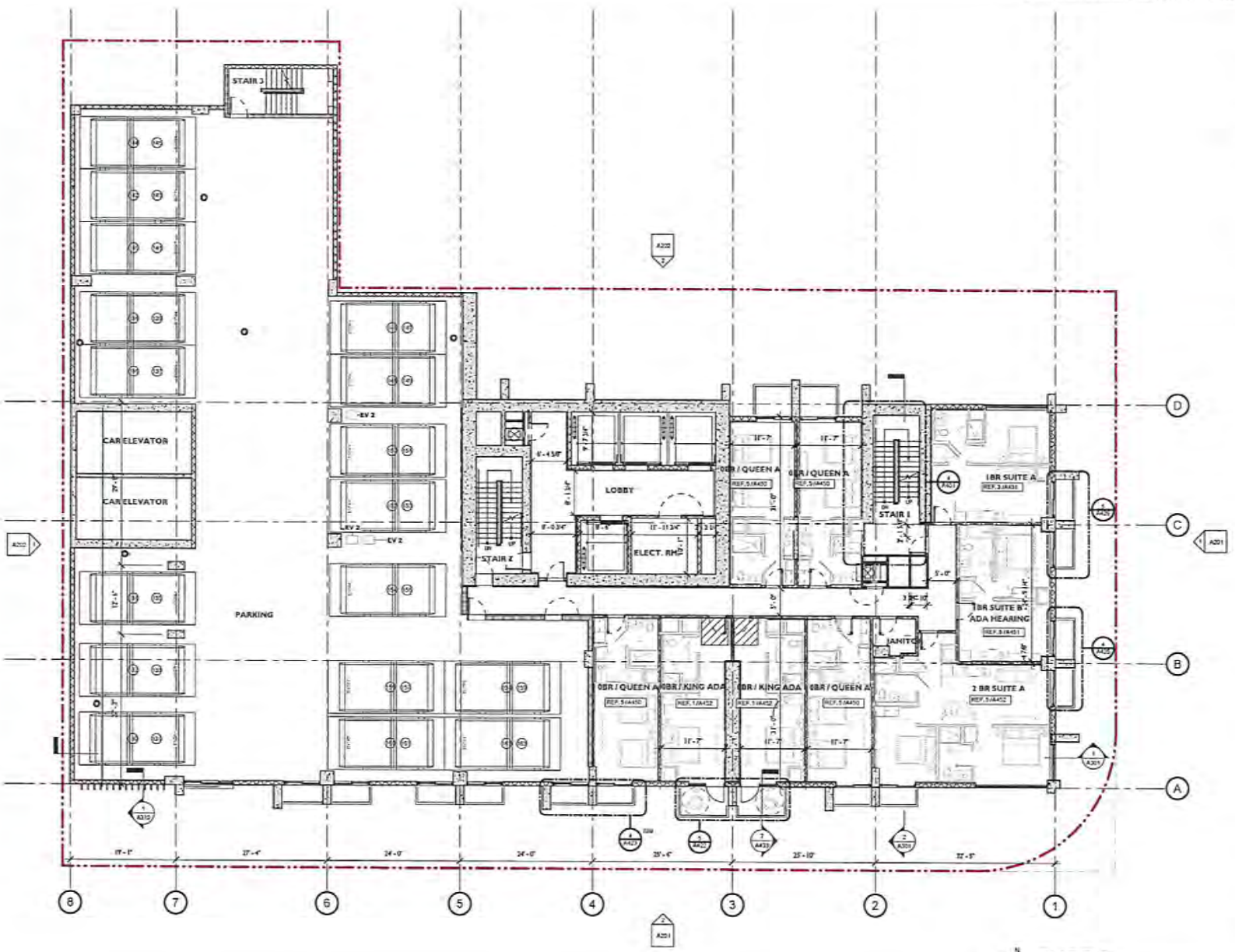
REV#	DATE	DESCRIPTION

SCALE	1/8" = 1'-0"
DRAWN	ACJ
CHECK	JMcG
DATE	04.05.2024

SHEET NUMBER
A105

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA

FOR EXTERIOR BALCONIES AND EXTERIOR WALLS ONLY



1 LEVEL 6
1/8" = 1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
LEVEL 6 FLOOR PLAN

PHASE
MIAMI DADE SET 4.5.24

SEAL

REVISIONS

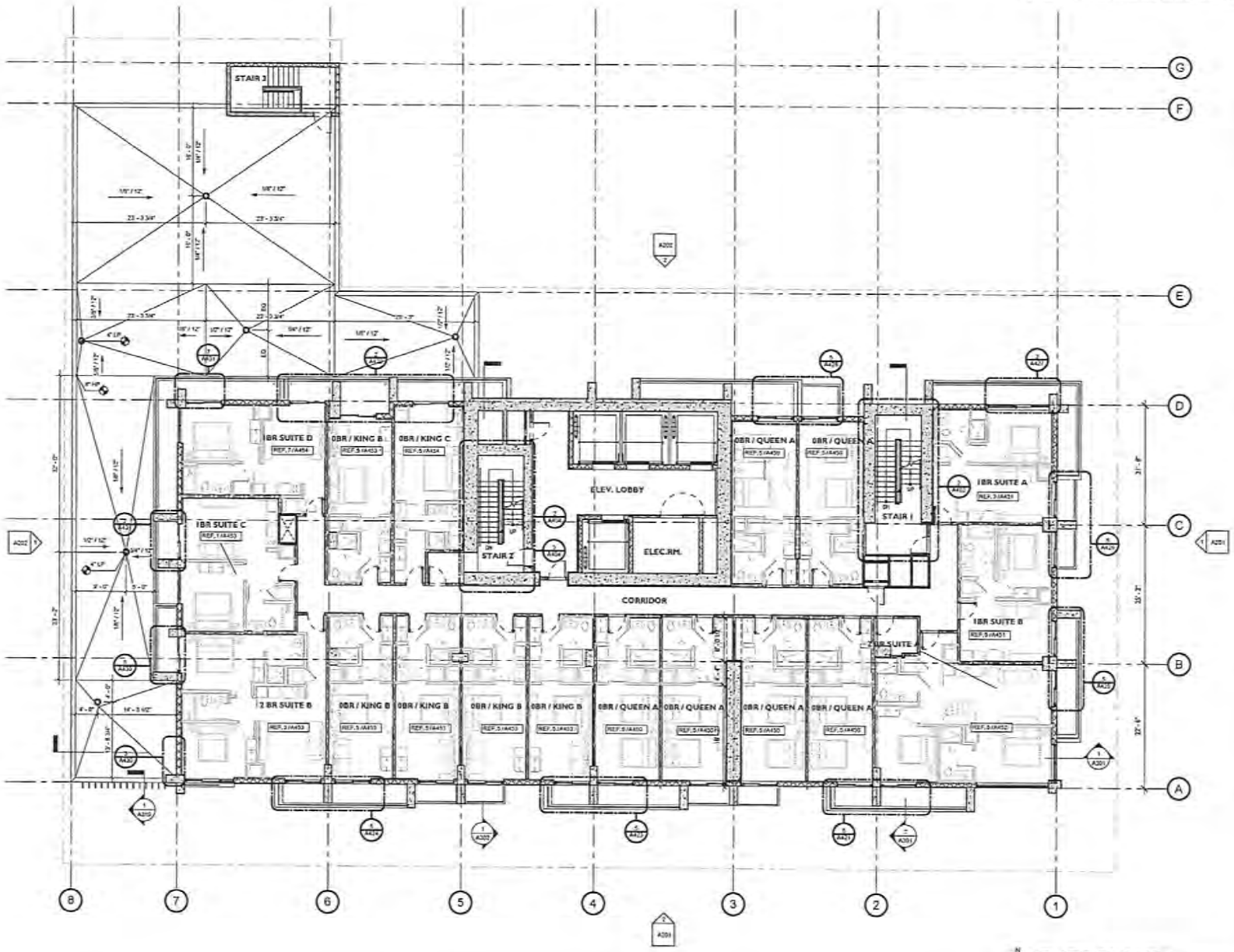
REVN	DATE	DESCRIPTION

SCALE	1/8" = 1'-0"
DRAWN	ACJ
CHECK	JMcG
DATE	04.05.2024

SHEET NUMBER
A106

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA

FOR EXTERIOR BALCONIES AND EXTERIOR WALLS ONLY



1 LEVELS 7,13,1,25,31
1/8" = 1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
LEVELS 7, 13, 19, 25, 31 FLOOR PLAN

PHASE
MIAMI DADE
SET 4.5.24

SEAL

REVISIONS

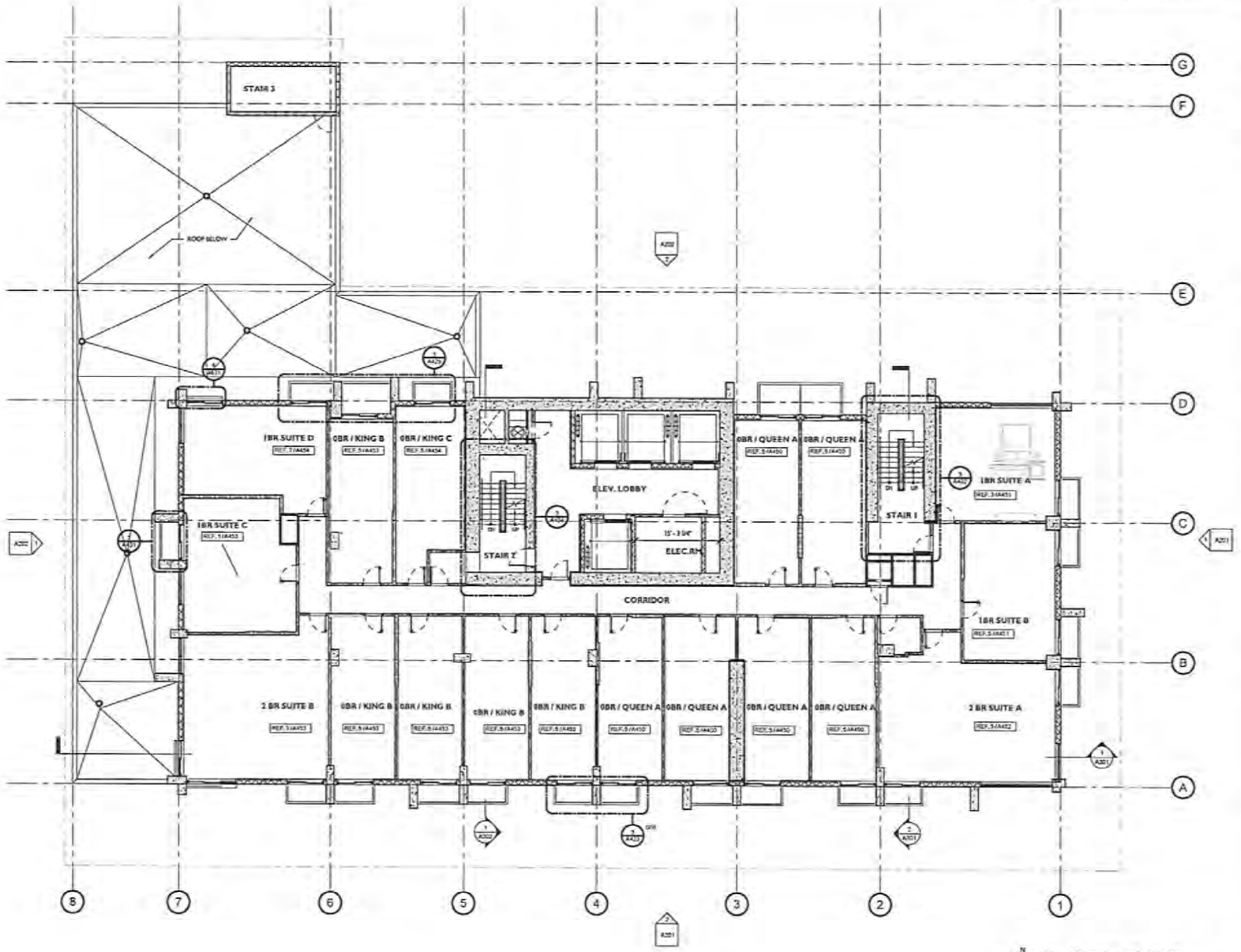
REV#	DATE	DESCRIPTION

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DRAWN	ACJ
CHECK	JMcG
DATE	04.05.2024

SHEET NUMBER
A107

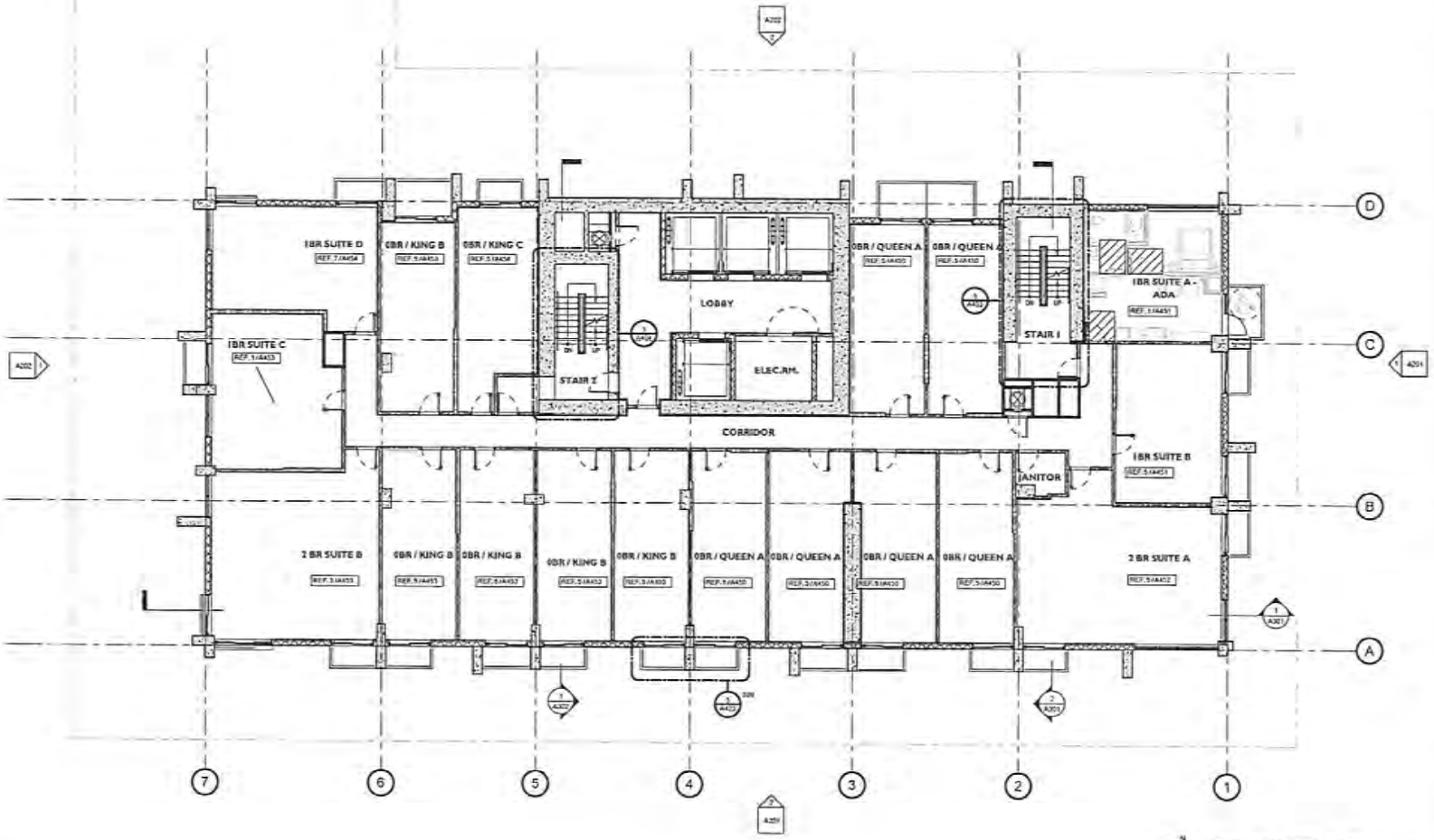
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA

FOR EXTERIOR BALCONIES AND EXTERIOR WALLS ONLY


STAIR 3
ROOF BELOW
1BR SUITE D
REF. 5/A454
OBR / KING B
REF. 5/A453
OBR / KING C
REF. 5/A454
OBR / QUEEN A
REF. 5/A450
OBR / QUEEN A
REF. 5/A450
1BR SUITE A
REF. 5/A451
ELEV. LOBBY
STAIR 1
1BR SUITE C
REF. 5/A453
STAIR 2
15'-3 3/4"
ELEC.RM.
CORRIDOR
1BR SUITE B
REF. 5/A451
2 BR SUITE B
REF. 5/A453
OBR / KING B
REF. 5/A453
OBR / KING B
REF. 5/A453
OBR / KING B
REF. 5/A453
OBR / KING B
REF. 5/A452
OBR / QUEEN A
REF. 5/A450
OBR / QUEEN A
REF. 5/A450
OBR / QUEEN A
REF. 5/A450
OBR / QUEEN A
REF. 5/A450
2 BR SUITE A
REF. 5/A452
A202
A201
A203
A204
A205
A207
A202
A201
A201
A201

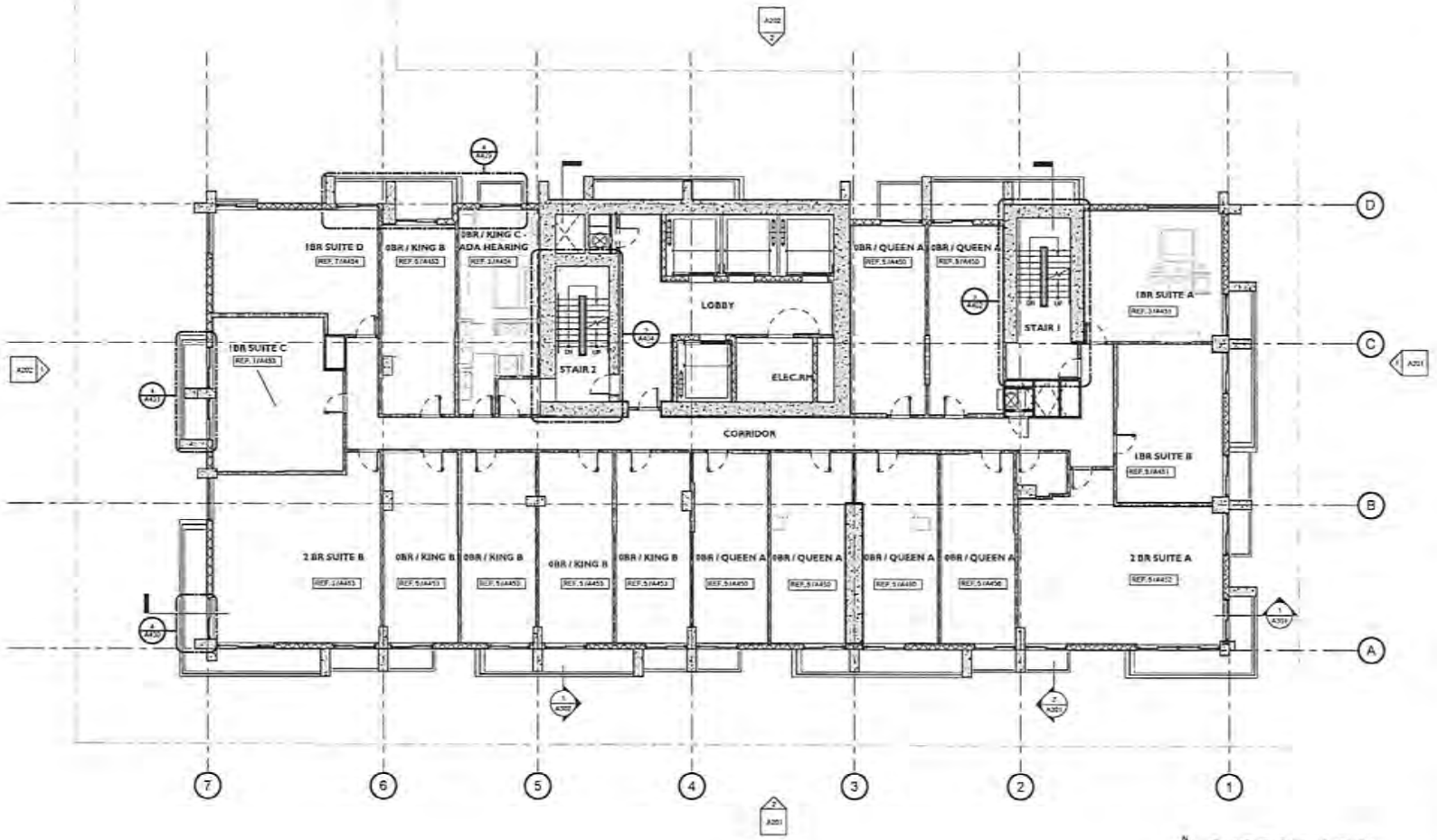
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA

FOR EXTERIOR BALCONIES AND EXTERIOR WALLS ONLY


1BR SUITE D
REF. 7/A454
0BR / KING B
REF. 5/A453
0BR / KING C
REF. 5/A454
0BR / QUEEN A
REF. 5/A455
0BR / QUEEN A
REF. 5/A450
1BR SUITE A - ADA
REF. 5/A451
1BR SUITE C
REF. 5/A453
LOBBY
STAIR 1
ELEC./M.
STAIR 1
CORRIDOR
JANITOR
1BR SUITE B
REF. 5/A451
2 BR SUITE B
REF. 5/A455
0BR / KING B
REF. 5/A455
0BR / KING B
REF. 5/A452
0BR / KING B
REF. 5/A452
0BR / KING B
REF. 5/A450
0BR / QUEEN A
REF. 5/A450
0BR / QUEEN A
REF. 5/A450
0BR / QUEEN A
REF. 5/A450
0BR / QUEEN A
REF. 5/A450
2 BR SUITE A
REF. 5/A452
A202
A202
A201
A201
A201

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA

FOR EXTERIOR BALCONIES AND EXTERIOR WALLS ONLY



1 LEVELS 10, 16, 22, 28
1/8" = 1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 103
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
LEVELS 10,16, 22, 28 FLOOR PLAN

PHASE
MIAMI DADE SET 4.5.24

SEAL

REVISIONS

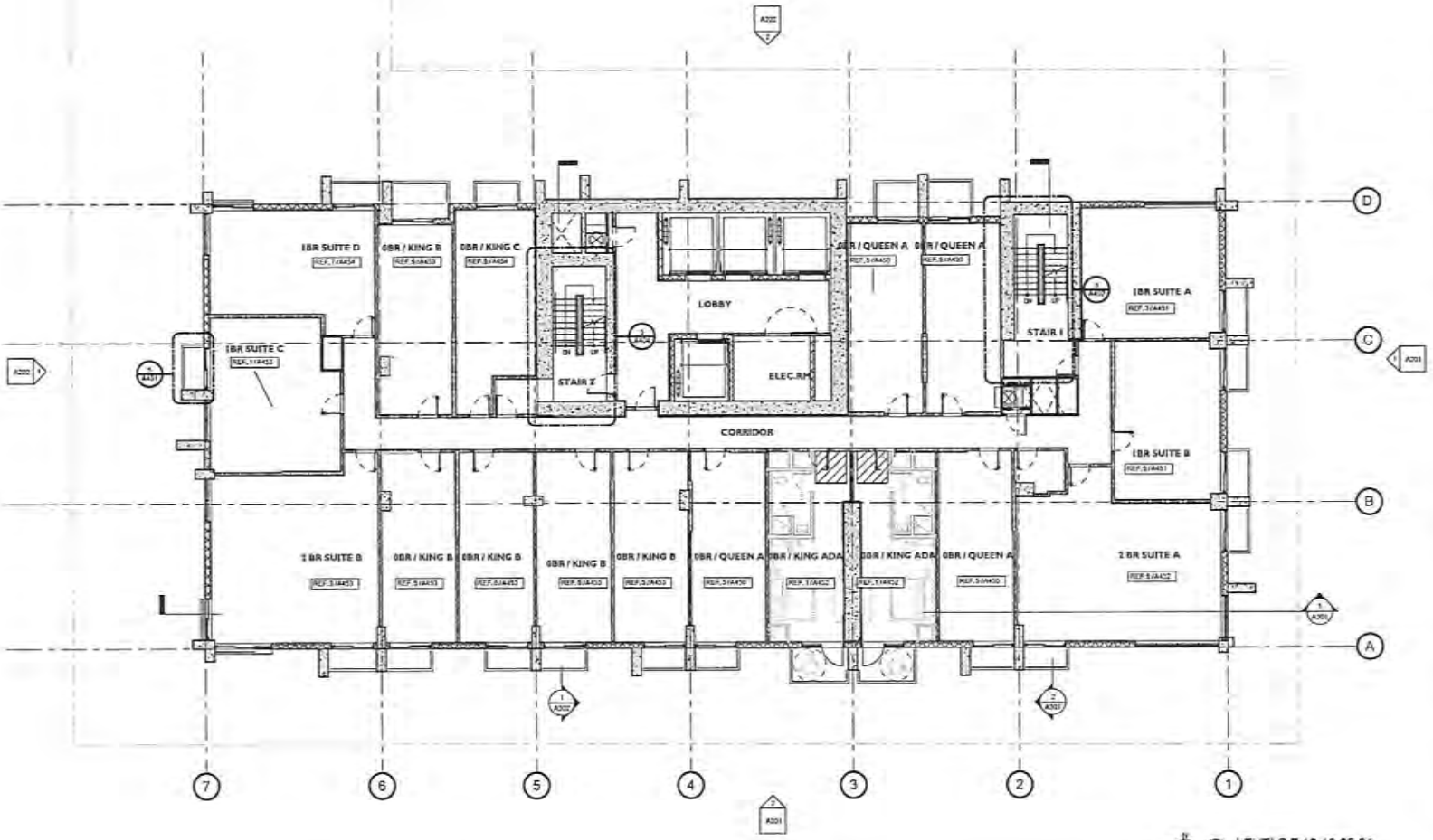
NUM	DATE	DESCRIPTION

SCALE	1/8" = 1'-0"
DRAWN	AC.J
CHECK	JMcG
DATE	04.05.2024

SHEET NUMBER
A110

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA

FOR EXTERIOR BALCONIES AND EXTERIOR WALLS ONLY



1 LEVELS 7,13,19,25,31
1/8" = 1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DESCRIPTION
LEVELS 11, 13, 19, 25, 31 FLOOR PLAN

PHASE
MIAMI DADE SET 4.5.24

SEAL

REVISIONS

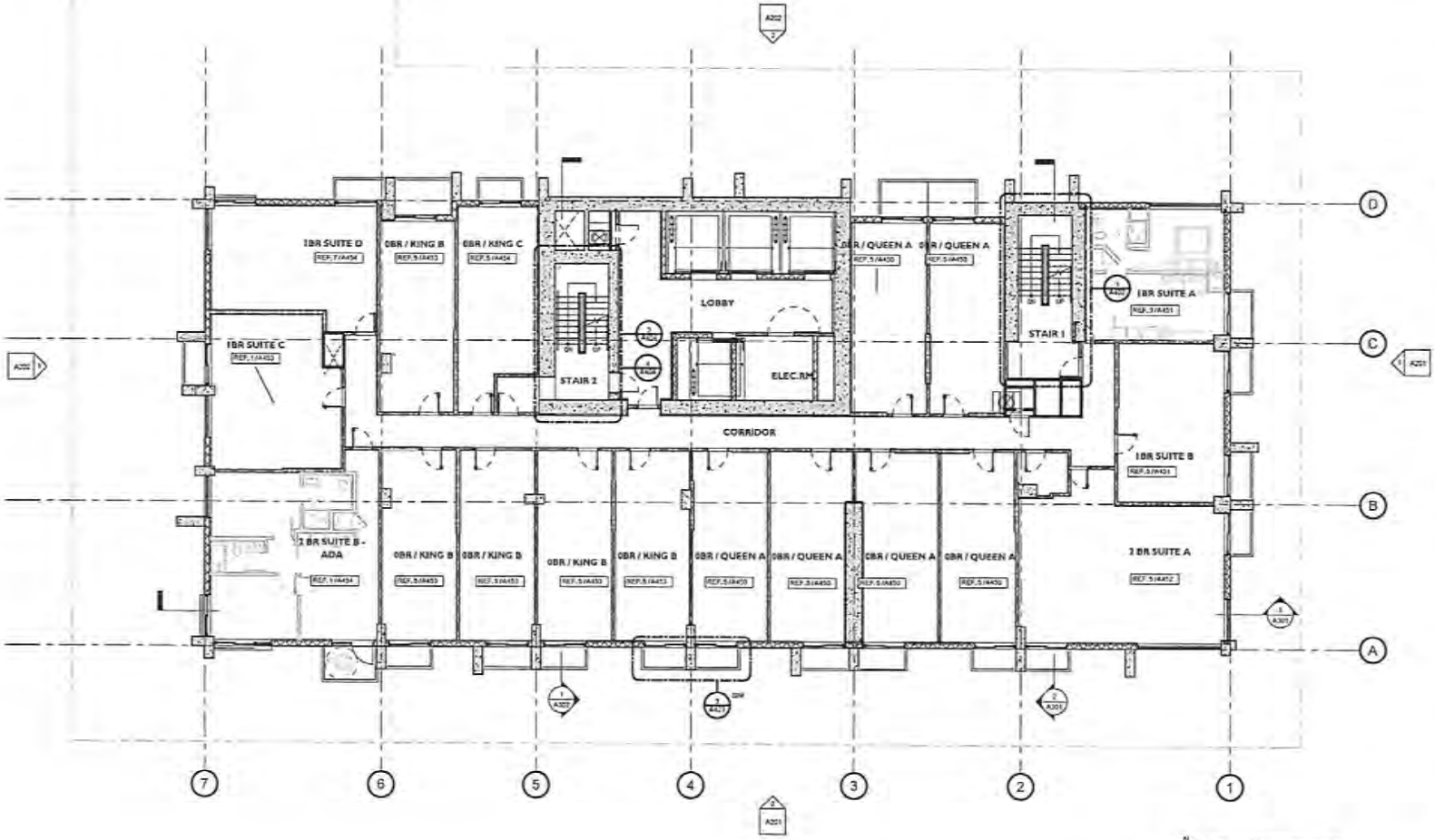
REVI	DATE	DESCRIPTION

SCALE	1/8" = 1'-0"
DRAWN	AC.J
CHECK	JMcG
DATE	04.05.2024

SHEET NUMBER
A111

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
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FOR EXTERIOR BALCONIES AND EXTERIOR WALLS ONLY



1 LEVELS 32 & 34
1/8" = 1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
LEVELS 32 & 34 FLOOR PLAN

PHASE
MIAMI DADE SET 4.5.24

SEAL

REVISIONS

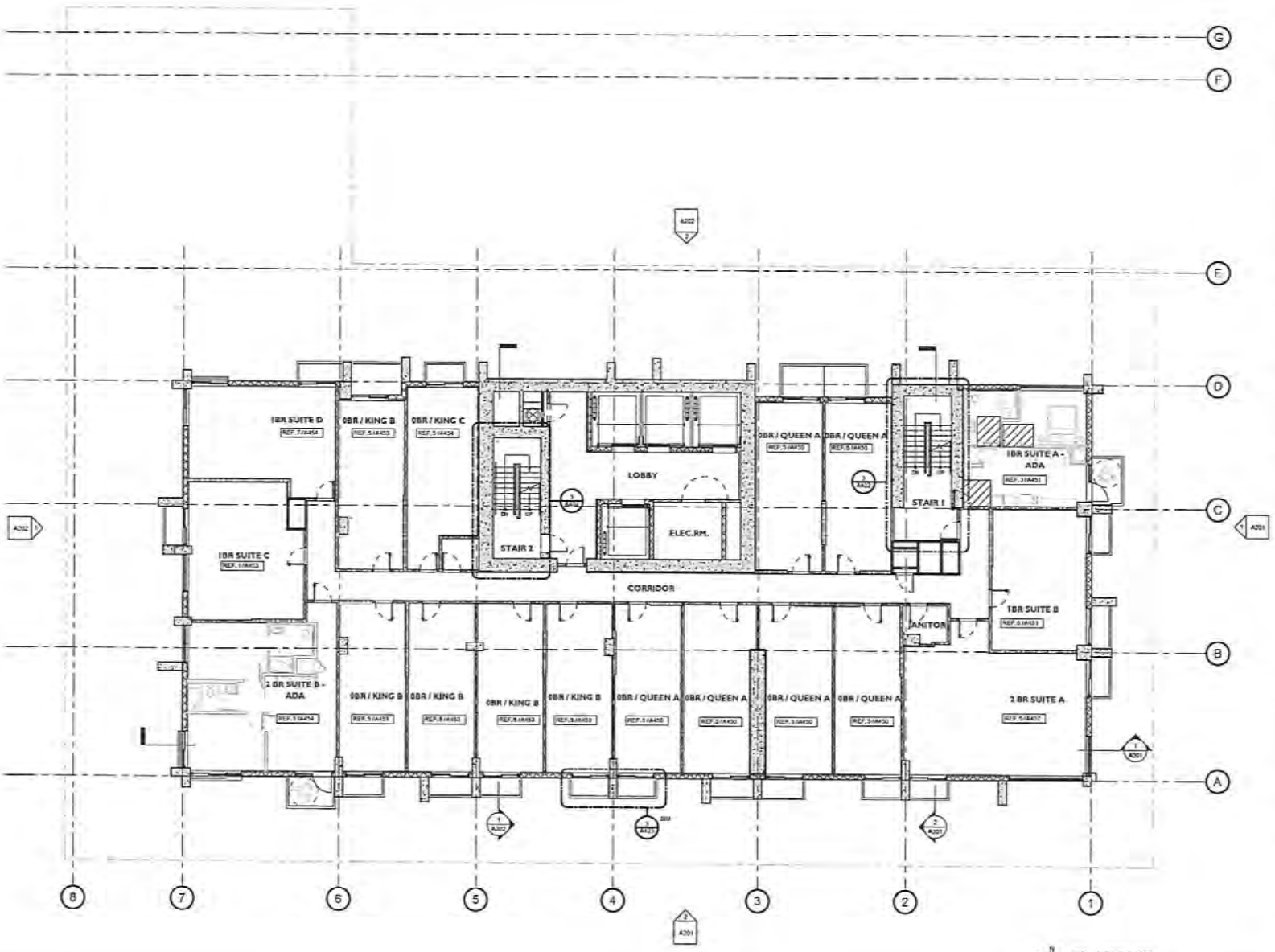
REVS	DATE	DESCRIPTION

SCALE	1/8" = 1'-0"
DRAWN	ACJ
CHECK	JMcG
DATE	04.05.2024

SHEET NUMBER
A132

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA

FOR EXTERIOR BALCONIES AND EXTERIOR WALLS ONLY



1 LEVEL 33
1/8" = 1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
LEVEL 33 FLOOR PLAN

PHASE
MIAMI DADE SET 4.5.24

SEAL

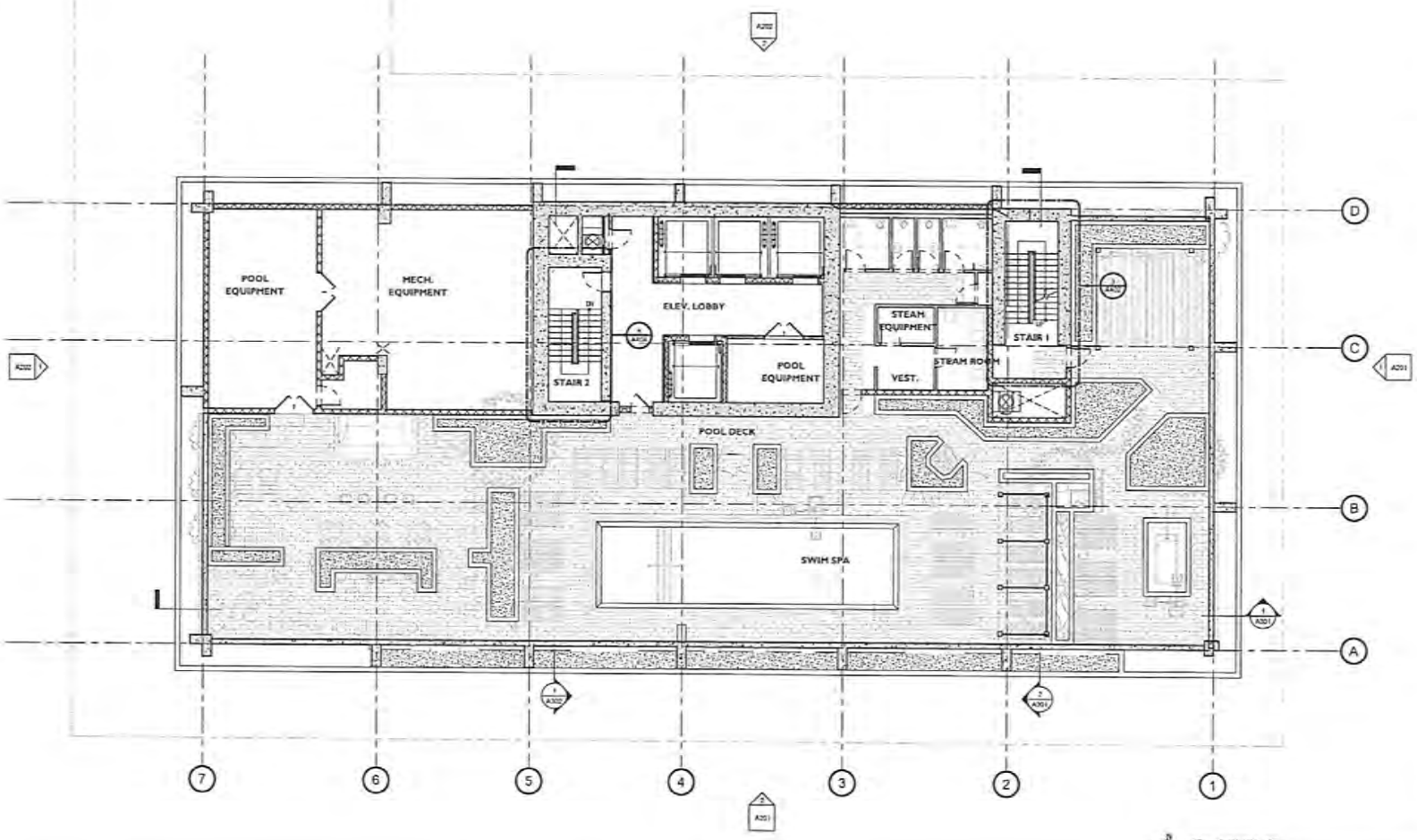
REVISIONS

REV#	DATE	DESCRIPTION

SCALE	1/8" = 1'-0"
DRAWN	ACJ
CHECK	JMcG
DATE	04.05.2024

SHEET NUMBER
A133

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
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1 LEVEL 35
1/8" = 1'-0"

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Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
LEVEL 35 AMENITY ROOF DECK

PHASE
MIAMI DADE SET 4.5.24

SEAL

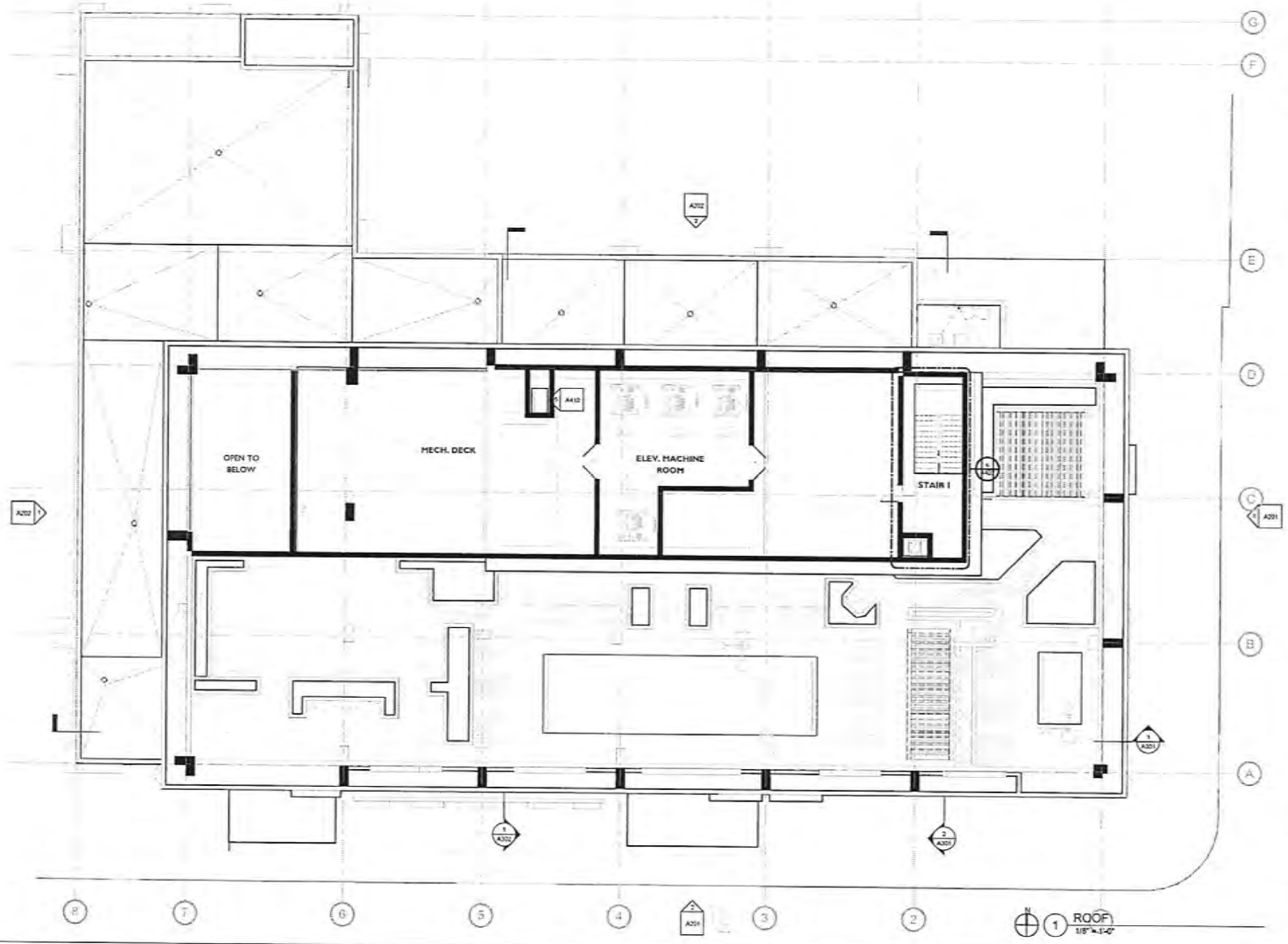
REVISIONS

REVN	DATE	DESCRIPTION

SCALE 1/8" = 1'-0"
DRAWN ACJ
CHECK JMcG
DATE 04.05.2024

SHEET NUMBER
A135

RECEIVED
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DATE: JUN 20 2024
BY: ISA



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Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
ROOF PLAN

PHASE
MIAMI DADE
SET 4.5.24

SEAL

REVISIONS

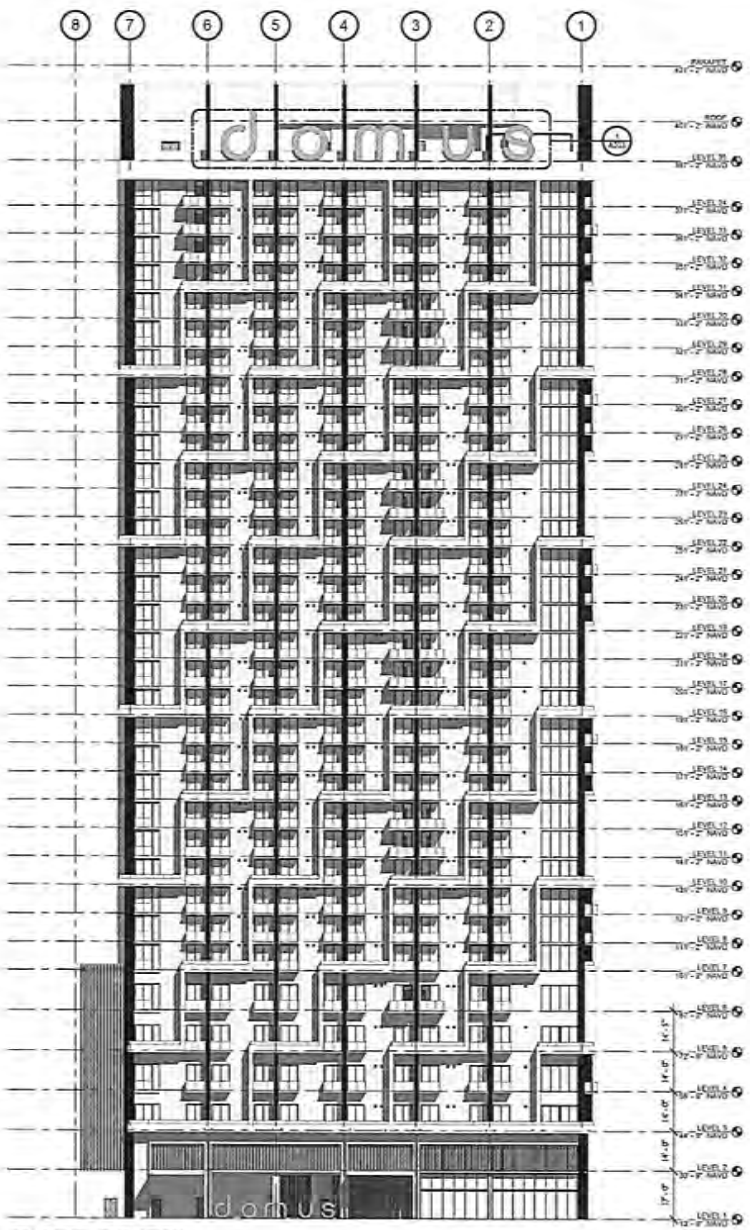
REV#	DATE	DESCRIPTION

SCALE	1/8" = 1'-0"
DRAWN	ACJ
CHECK	JMcG
DATE	04.05.2024

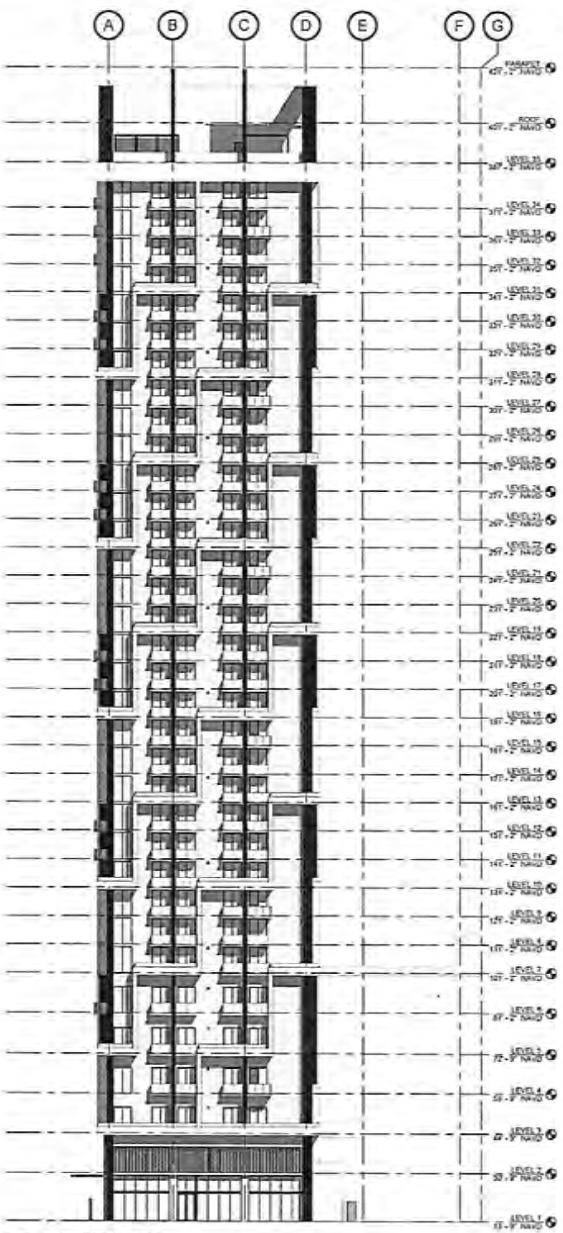
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SHEET NUMBER
A136

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA



2 SOUTH ELEVATION
1" = 20'-0"



1 ELEVATION EAST
1" = 20'-0"

FOR ENHANCED BALCONY CONDITIONS REFER TO A601
FOR ENLARGED WINDOWS REFER TO A601

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
SOUTH & EAST ELEVATIONS

PHASE
MIAMI DADE
SET 4.5.24

SEAL

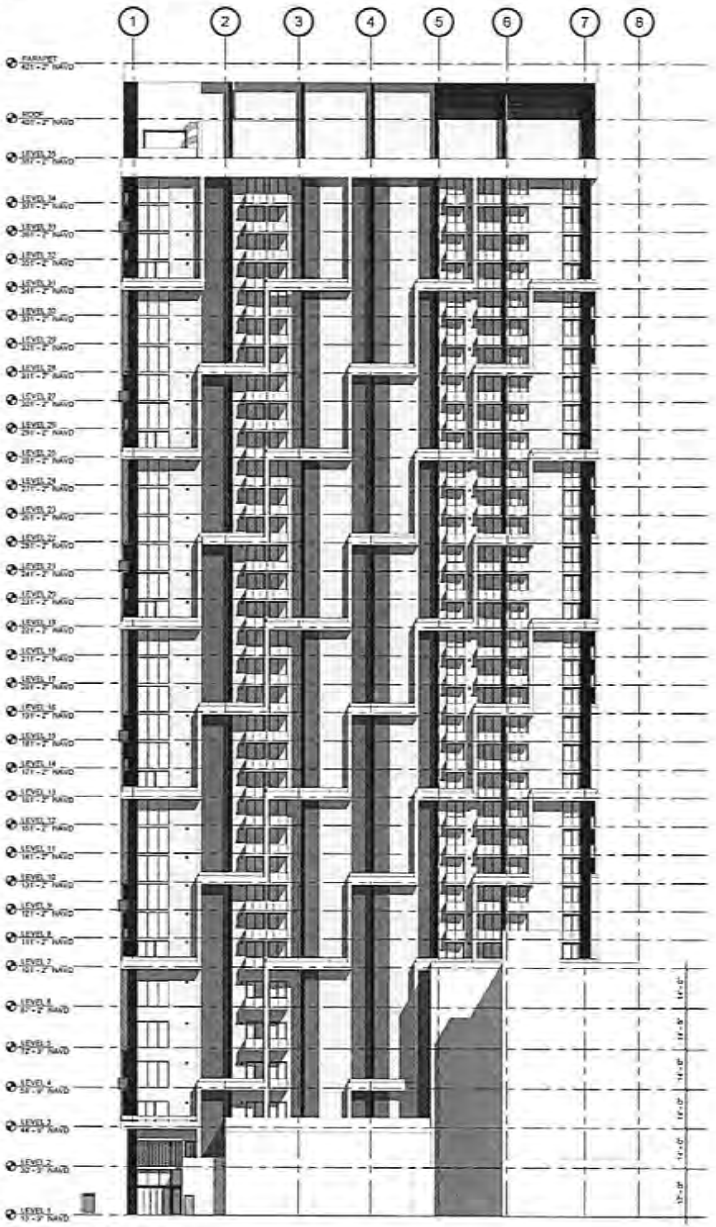
REVISIONS

REVIS	DATE	DESCRIPTION

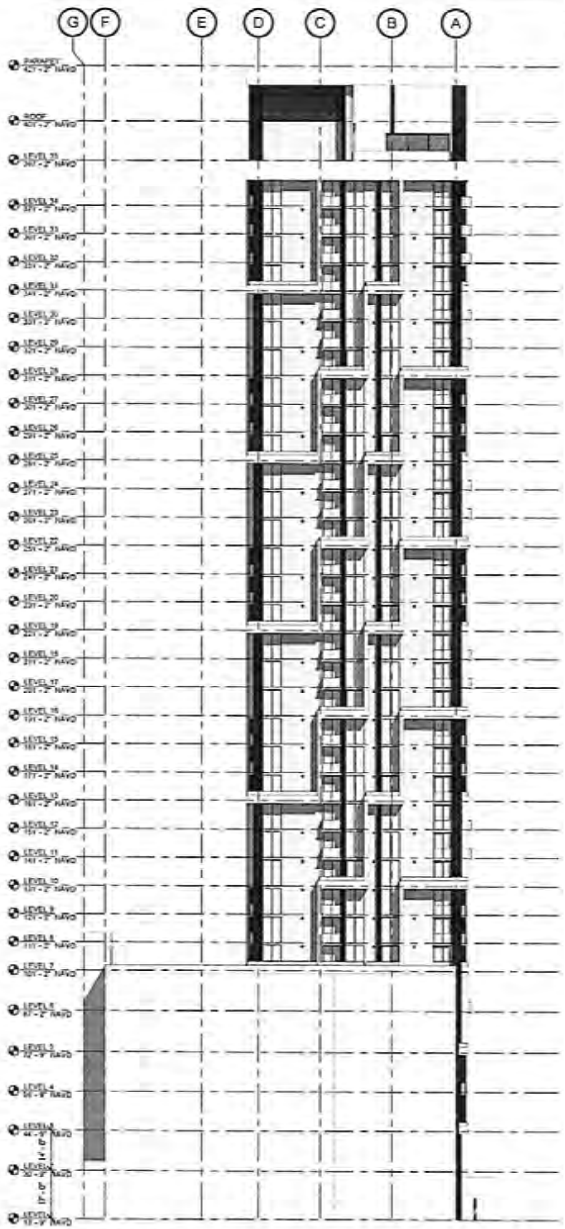
SCALE	1" = 20'-0"
DRAWN	ACU
CHECK	JMcG
DATE	04.05.2024

SHEET NUMBER
A201

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA



2 ELEVATION NORTH
1" = 20'-0"



FOR ENLARGED BALCONY CONDITIONS REFER TO A4.03
FOR ENLARGED WINDOWS REFER TO A4.05

1 ELEVATION WEST
1" = 20'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

DRAWING
NORTH & WEST ELEVATIONS

PHASE
MIAMI DADE
SET 4.5.24

SEAL

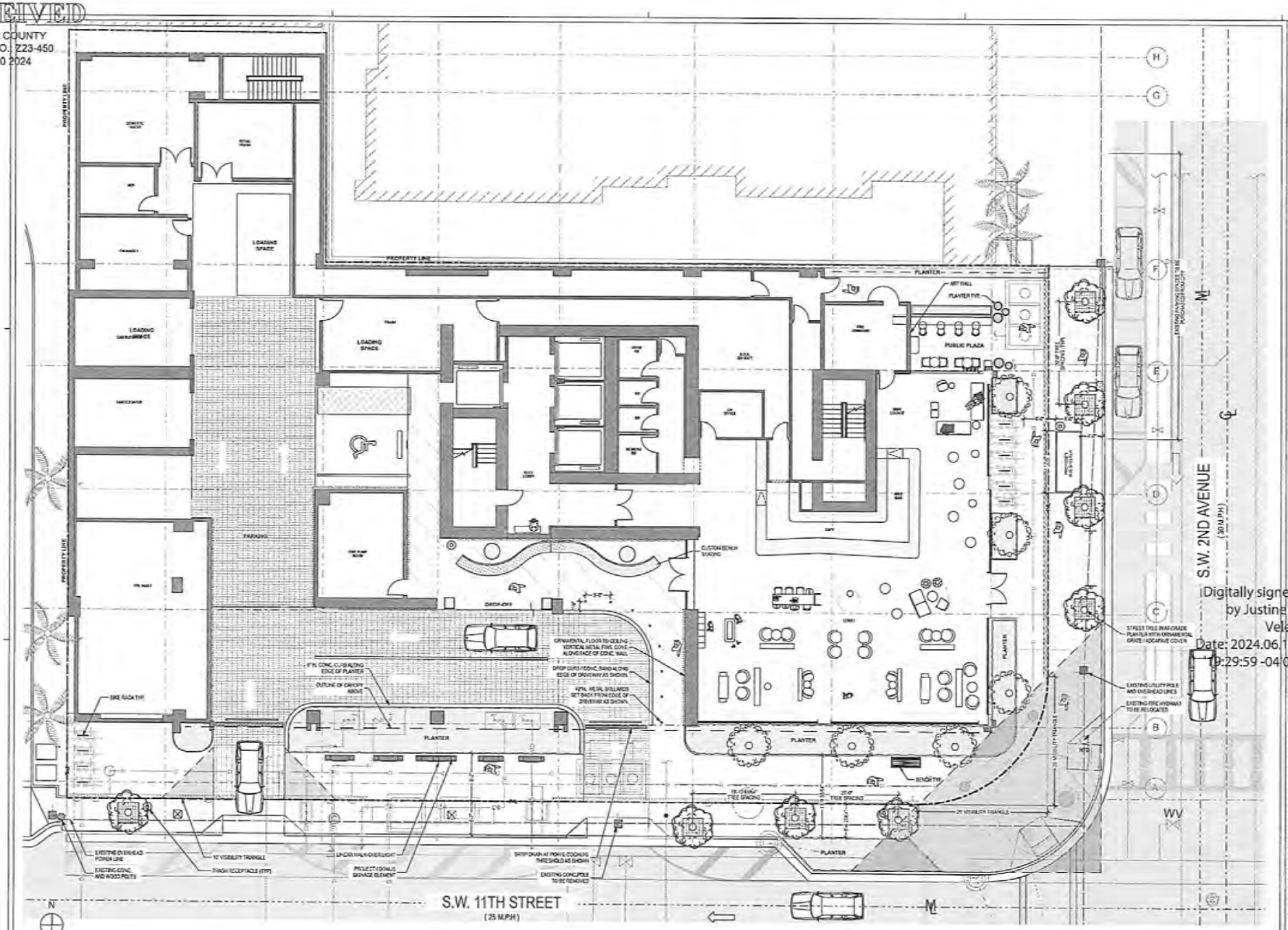
REVISIONS

REVN	DATE	DESCRIPTION

SCALE	1" = 20'-0"
DRAWN	AC-J
CHECK	JMcG
DATE	04.05.2024

SHEET NUMBER
A202

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: JUN 20 2024
BY: ISA



CONCEPTUAL SITE PLAN
SCALE: 1/8" = 1'-0" (1)

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2303

PROJECT NAME
DOMUS BRICKELL CENTER

PROJECT ADDRESS
1034 SW 2ND AVENUE, MIAMI

CLIENT
NORTH AT BRICKELL 4 LLC

URBAN ROBOT LLC

PHASE
CONCEPT
06-12-2024

SEAL
REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA0667344 STATE OF FLORIDA

Digitally signed by Justine K Velez
Date: 2024.06.11 19:29:59 -04'00'

REVISIONS

REVIS	DATE	DESCRIPTION

SCALE: As shown
DRAWN:
CHECK:
DATE: 06.11.2024

SHEET NUMBER
L100

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: NOV 7 2023
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: North at Brickell 4, LLC

NAME AND ADDRESS	PERCENTAGE OF INTEREST
Ricardo Dunin, 1200 Brickell Ave, Suite 1800, Miami, FL 33131	47.5%
Arturo Vidal, 1200 Brickell Ave, Suite 1800, Miami, FL 33131	2.5%
Eduardo Vargas, 1200 Brickell Ave, Suite 1800, Miami, FL 33131	5%
Juan Carlos Tassara, Av República de Colombia 791 Of. 702, Lima, Peru	15%

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

Jorge Ruiz, Av República de Colombia 791 Of. 702, Lima, Peru	15%
Martin Bedoya, Av República de Colombia 791 Of. 702, Lima, Peru	15%

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.

Arturo Vidal — Signature

9/21/2023 — Print Name

The foregoing instrument was acknowledged before me by means of (how the individual appeared check one):

☒ physical presence ☐ online notarization this 21 day of SEPTEMBER, 2023

Affiant identified by: ☒ personal knowledge ☐ satisfactory evidence _____ *(type)*

Notary Public State of Florida
Karla Rooks de Castillo
My Commission HH 323464
Expires 10/19/2026

(Affix Notary Seal above)

Signature of Notary Public · 09/21/2023

KARLA ROOKS — Typed, printed, or stamped name of Notary Public

Notary Public State of Florida
Karla Rooks de Castillo
My Commission HH 323464
Expires 10/19/2026

This form is available online at *www.miamidade.gov/zoning/forms.asp*

FORM REVISION 2020/1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: NOV 7 2023
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: _____

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:

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.

Sophie Schrager
Signature

Sophie Schrager, Trustee of the Donald M. and Sophie Schrager Trust
Print Name

The foregoing instrument was acknowledged before me by means of (how the individual appeared check one):

☑ physical presence ☐ online notarization this _____ day of *September* 29, *2023*

Affiant identified by: ☑ personal knowledge ☐ satisfactory evidence _____ *(type)*

JOHN FRANCIS ZINK
Notary Public - State of Florida
Commission # HH 388915
My Comm. Expires May 6, 2027
Bonded through National Notary Assn.

(Affix Notary Seal above)

Signature of Notary Public

JOHN F. ZINK
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
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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: *N/A*

NAME AND ADDRESS	PERCENTAGE OF STOCK

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: *Donald M. and Sophie Schrager, Trustees*

NAME AND ADDRESS	PERCENTAGE OF INTEREST
Sophie Schrager, 229 SW 11 ST, Miami, FL 33130	*100%*

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.*

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-450
DATE: NOV 7 2023
BY: GONGOL

EXHIBIT C

List of Property Owners

Folio	Address	Owner(s)
04-4138-051-0090	221 SW 11 Street	Angela M. Sharkey Maria A. Sharkey Peter V. Formica
01-4138-051-0070	229-231 SW 11 Street	Donald M. & Sophie Schrager Trust Donald & Sophie Schrager (Beneficiaries)

This instrument was prepared by:
Ben Fernandez, Esq.
Bercow Radell Fernandez Larkin Tapanes, PLLC
200 S. Biscayne Boulevard, Suite 300
Miami, Florida 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, North at Brickell 4, LLC, a Florida limited liability 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," (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, which application is currently pending under Public Hearing Application No. Z2023000450 (the "Application"), for the purpose of seeking a Special Exception with the purpose of assigning to the Property located in the "Metromover Subzone of the Miami-Dade County 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 and 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 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, Applicant has proffered certain public benefits in connection with the Application; and

WHEREAS, the public benefit contributions set forth herein 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 consideration of the Application will be abided by, the Owner freely, voluntarily and without duress 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 in accordance with the Application, Owner shall pay the County $500,000 (five hundred thousand dollars) for improvements to the Transit Station area. The County shall use the contribution to do maintenance or to make repairs, upgrades and improvements to the Brickell Metrorail 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. **Traffic Signal.** Prior to issuance of a temporary or permanent Certificate of Occupancy for the project developed in accordance with the Application, Owner shall pay for the installation of a traffic signal on SW 2 Avenue as required by the Traffic Engineering Division. The current estimated cost of the traffic signal is $600,000. 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 Traffic Signal. 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 Traffic Signal, and if the cost of the Traffic Signal 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, to the extent allowable and permissible.

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 Improvement Contribution provision, as required under Paragraph 1 of this Declaration, shall automatically be released 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 Improvement 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 North at Brickell 4, LLC and its heirs, successors, and assigns.

[Execution Pages Follow]

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this _____ day of _____, 2025.

North at Brickell 4, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____

WITNESS:

_____ _____
Print Name Signature

_____ _____
Print Name Signature

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

The foregoing instrument was acknowledged before me by means of ❑ physical presence or ❑ online notarization, this _____ day of _____, 2025, by _____, as _____ of North at Brickell 4, LLC who is ❑ personally known to me or ❑ has produced _____ as identification.

(SEAL)

_____
NOTARY SIGNATURE
Print, type, or stamp of Notary
Notary Public, State of Florida
My Commission expires: _____

Folio numbers : 01-4138-051-0090 and 01-4138-051-0070

EXHIBIT A

The North 65 Feet of Lot 18, Block 76 South, MIAMI HEIGHTS, according to the Plat thereof, recorded in Plat Book 5 at Page 29 of the Public Records of Dade County, Florida, together with an easement and right of way described as the W. 12 feet of the S. 85 feet of Lot 18, Block 76 South, MIAMI HEIGHTS, according to the Plat thereof, recorded in Plat Book 5 at Page 29, of the Public Records of Dade County, Florida.

And

Lot 19, less the North 45 feet, Block 76 South, MIAMI HEIGHTS, A Restricted Residence District, according to the plat thereof recorded in Plat Book 5, Page 29, Public Records of Miami-Dade County, Florida.

AND

Lot 20, less the East 10 feet, Block 76 South, MIAMI HEIGHTS, A Restricted Residence District, according to the plat thereof recorded in Plat Book 5, Page 29, Public Records of Miami-Dade County, Florida.

AND

Lot 21, less the East 10 feet, Block 76 South, MIAMI HEIGHTS, A Restricted Residence District, according to the plat thereof recorded in Plat Book 5, Page 29, Public Records of Miami-Dade County, Florida.

Also Known As: 221 Southwest 11th Street, Miami, FL 33130

Folio Number: 01-4138-051-0090

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

PH: Z23-508 **February 20, 2025**
Item No. 8C2

Recommendation Summary	
Commission District	11
Applicant	Corteguera 14424, LLC
Summary of Requests	The applicant seeks to rezone the subject property from RU-1M(a) (minimum 5,000 sq. ft. lots) to RU-4L (23-units per net acre) on Parcel "A", and from RU-1M(a) to MCD (multi-family residential, mixed-use district) on Parcel "B". Additionally, the applicant seeks to allow a wall that is higher than permitted along its rear and interior side property lines, and to allow the deletion of a prior covenant that restricts the property to a maximum number of residential units, in order to be able to build on the site under the proposed zoning districts with a new mixed-use development.
Location	Lying on the northwest corner of SW 26 Street and SW 144 Avenue, Miami-Dade County, Florida.
Property Size	±6.72-gross (±6.42-net) Acres
Existing Zoning	RU-1MA, Modified Single-Family Residential District
Existing Land Use	Vacant Land
2030-2040 CDMP Land Use Designation	Office/Residential **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20230028)** (*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)(7), Generalized Modification Standards (see attached Zoning Recommendation Addendum), 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 #2, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #3 and #4. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230028 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20230028 to amend the CDMP, which the Board of County Commissioners (the Board) will 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.

REQUESTS:

REQUEST #1 ON PARCEL "A"

1) DISTRICT BOUNDARY CHANGE from RU-1M(a), Modified Single-Family Residential District, to RU-4L, Limited Apartment House District.

REQUEST #2 ON PARCEL "B"

2) DISTRICT BOUNDARY CHANGE from RU-1M(a), Modified Single-Family Residential District, to MCD, Mixed-Used Corridor District.

REQUESTS #3 & #4 ON PARCELS "A" & "B"

3) DELETION of a Declaration of Restrictions recorded in Official Records Book 22146, Pages 1193 – 1199.

The purpose of request #3 is to allow the applicant to delete of a prior covenant that runs with the land and restricts the subject property to a maximum number of residential units, in order to be able to build on the site under the proposed zoning districts with a new residential and commercial development.

4) NON-USE VARIANCE to permit an 8' wall (6' required) along the rear (north) and interior side (west) property lines.

PROJECT DESCRIPTION AND HISTORY:

The ±6.72-gross (±6.42-net) Acres property is comprised of three (3) parcels, which the applicant plans to combine into two (2)-parcels (Parcels "A" and "B"). In 2004, pursuant to Resolution #CZAB10-7-04, the Community Zoning Appeals Board approved a District Boundary Changed from AU and EU-1 to RU-1M(a), said resolution was accompanied by a declaration of restrictions that restricted the subject property to certain number of residential units, the deletion of that declaration of restrictions is part of the applicant's request.

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20230028) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ±6.72-gross (±6.42-net) Acres subject parcel from "Low Density Residential" to "Office/Residential". The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) restricting the subject site to a mixed-use development program consisting of 27,000 sq. ft. of commercial uses and up to a maximum of 38 townhomes. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20230028 and it becoming effective.

The applicant now seeks to permit a rezoning of the ±6.72-gross (±6.42-net) Acres subject parcel from RU-1M(a), Modified Single-Family Residential District to RU-4L, Limited Apartment House District (on parcel "A"), and to MCD, Mixed-use Corridor District (on parcel "B") in order to build a mixed-use development on the subject property consisting of 27,000 sq. ft. of commercial uses and 38 townhouse units. Additionally, the applicant seeks the deletion of a Declaration of

restrictions recorded in Official Records Book 22146, Pages 1193 -1199, the applicant is also requesting a Non-Use Variance to permit an 8' wall (6' required) along the rear (north) and interior (west) property lines.

Based on the submitted letter of intent the application includes a conceptual site plan for reference, the final site plan will be submitted for consideration subsequent to the approval of an ASPR application. Except for the proposed 8-foot-high privacy wall (where a maximum height of 6 feet is allowed), no other variances are being requested under this application. Staff notes that the applicant has voluntarily submitted a zoning covenant for approval and acceptance, which, restricts the development on the subject parcel to a maximum of 38 units and a maximum of 27,000 sq. ft. of commercial use. The covenant also provides for: the construction of an eight (8') high masonry wall all along the north and west property lines of the site; limits the building height to two (2)-stories; provides that the minimum building setbacks along the west property line of the RU-4L (parcel A) and MCD (parcel B) parcels shall be forty (40)-feet; that the minimum building setbacks along the north property line of the RU-4L parcel shall be thirty (30)-feet; and that the minimum landscape buffer along the west property line of both the MCD and RU-4L parcels shall be twenty-five (25)-feet. Additionally, the proffered covenant provides for traffic signal improvements, and references the conceptual site plan for the subject property.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-1M(a); vacant land	Office/Residential (**Subject to approval of the concurrent CDMP amendment)**
North	RU-1M(a); single-family residences	Low Density Residential (2.5 to 6 dua)
South	RU-1M(a); single-family residences & Charter school	Low Density Residential (2.5 to 6 dua)
East	RU-1Z; single-family residences	Low Density Residential (2.5 to 6 dua)
West	RU-1M(a); single-family residences	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The ±6.72-gross (±6.42-net) acres subject parcel is comprised of three parcels Lying on the southwest corner of SW 26 Street and SW 144 Avenue, and fronts along SW 26 Street (Coral way), which is a designated major corridor. The surrounding area is characterized mostly by existing residential uses, with single-family residences located towards the north and west zoned RU-1M(a), single-family residences located to the east zoned RU-1Z and single-family residences and a school to the south zoned RU-1M(a). Staff notes that further to the west there is a BU-1A zoned mixed use development which is comprised of a Health Care Building (Baptist Urgent Care) and a townhouse residential development. Additionally, the subject property is located inside the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property to RU-4L, Limited Apartment House District (Parcel "A") and MCD, Mixed-Use Corridor District (Parcel "B"), in order to develop the parcel with a mixed-use development which will provide additional retail and

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 will generate an additional 171 PM peak hour vehicle trips. Staff notes that the application will add to the population in the area, impact water and sewer services, and may bring additional noise into the neighborhood. 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 ANALYSIS:

As previously mentioned, this property is the subject of a small-scale CDMP amendment application (CDMP20230028) 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 stated to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the ±6.72-gross (±6.42-net) acres subject parcel from "Low Density Residential" to "Office/Residential". The **Office/Residential** category *uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to largescale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which would be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Within the Office/Residential category, business uses ancillary and to serve the on-site use(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses.*

The subject property is located immediately fronting along SW 26 Street, which is designated as a Major Roadway in the CDMP Transportation Element. On January 24, 2019, the BCC adopted Ordinance No. 19-7 to amend the CDMP to allow vertical and horizontal mixed-use development

with transit-supportive densities and intensities for sites that are located within 660 feet of roadways designated as **Major Roadways** on the CDMP Land Use Plan (LUP) map. As defined under the CDMP, properties eligible for mixed-use development shall be located along a Rapid-Transit Activity Corridor, which includes the SMART Plan Corridors. Specifically, the CDMP Land Use Element text under **Mixed Use Development** states, in part that, "*Vertical and horizontal **mixed-use development** may be allowed within the Urban Development Boundary (UDB), provided that the development is located along the Rapid Transit Activity Corridors which includes the areas within one mile of the proposed SMART Plan Corridor. The maximum intensities and densities shall be the greater of those provided within the CDMP 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."* As previously mentioned, the subject property fronts along SW 26 Street (Coral way), a Major Roadway as identified under the CDMP Transportation Element. As such, the subject site would be eligible to be developed under the Mixed-Use Development provisions of the CDMP. The Major Corridor provisions that were adopted provide that *vertical and horizontal mixed-use projects within 660 feet of this corridor are eligible to be developed at certain densities and intensities*. The maximum residential density allowed for sites within a 'Major Corridor' is 36 units per acre, and the entirety of any proposed development on the subject site must fit within the building envelope established by the Floor Area Ratio (FAR) of up to 1.5 (as indicated on the table below); provided that the development is compatible with the surrounding properties.

Mixed-Use Developments Located Within:	Floor Area Ratio Range (FAR)	Maximum Residential Density (dwelling units)
Major Corridors	from 1.0 to 1.5	36

These provisions allow for 36 units per acre when a property abuts a "Major Roadway" as identified on the adopted Land Use Plan Map within a maximum depth of 660 feet. The subject site directly fronts on SW 26 Street (Coral Way) which is identified as a Major Roadway and may be rezoned for vertical or horizontal mixed-use development at up to 36 dwelling units per acre. Based on the size of the property, allows for the calculation of the lot size, the subject property may be developed with up to 77.28 dwelling units on Parcel "A" and 120.96 dwelling units on Parcel "B". To qualify as a vertical mixed-use development at least 15% of the square footage must be dedicated to retail square footage. Staff notes that the applicant intends to rezone the subject property from RU-1M(a) to RU-4L (Parcel "A") and MCD (Parcel "B"), in order to redevelop the property with a mix use development, consisting of 38 units, the MCD portion will have a maximum of 27,000 square foot of commercial use. The 27,000 sq. ft. of retail/commercial space represents 18.44% of the total square footage of the project and is thus within the requirements of the CDMP that at least 15% of the project's square footage contains retail/commercial use. Staff notes that as part of the hearing for this application, the applicant has voluntarily submitted a zoning covenant for approval and acceptance, which, among other things, restricts the development on the parcel to a maximum of 38 townhouse units and a maximum of 27,000 sq. ft. of commercial use, and references the conceptual site plan.

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.* Additionally, 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*. Further, CDMP Land Use Element, **Policy LU-**

4D states that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements* ***and buffer any potentially incompatible elements****.* Staff opines that the proposed mixed-use development on the subject site will act as a reasonable and well-designed transition between the RU-1M(a) zoned residential properties located towards its rear (north), side (west) and front (south) and the RU-1Z zoned district to the east side. Staff further notes that the proffered declaration of restrictions provides for the construction of an 8-feet-high masonry wall all along the north and west property lines of the subject site; limits the building heights to two (2)-stories; provides a minimum building setback of 30' along the north property line of the RU-4L parcel (parcel A), and a minimum building setback of 40' along the west property line for both A and B parcels. The covenant also provides for a 25' landscape buffer strip along the west property line of both the A and B parcels.

As such, subject to the Board's acceptance of the proffered declaration of restrictions, approval of the proposed rezoning of the property to RU-4L, Limited Apartment House District and MCD, Mixed-Use Corridor District, in order to redevelop the property with a mixed-use building, consisting of a townhome development and retail/commercial development, would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policies LU-4A** and **LU-4D**, would be **consistent** with the Land Use Element interpretative text for **Mixed Use Developments**. 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 RU-1M(a), Modified Single-Family Residential District, to RU-4L, Limited Apartment House District (request #1 on Parcel A) and a district boundary change from RU-1M(a), Modified Single-Family Residential District, to MCD, Mixed-Use Corridor District (request #2 on Parcel B). As previously mentioned, this ±6.72-gross (±6.42-net) Acres site is also the subject of a concurrent CDMP amendment application where the applicant seeks to re-designate the subject parcel from "Low Density Residential" to "Office/Residential". When the aforementioned requests are analyzed under Section 33-311, District Boundary Change, staff opines that approval of the rezoning of the subject parcel would be **compatible** with the existing uses surrounding the application site. 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 changes and opines that for the reasons explained in the Comprehensive Development Master Plan Analysis section, and contingent on the approval of the CDMP amendment to redesignate the parcel to Office/Residential, the request for a zone change on the subject site to RU-4L and MCD would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the natural transition of development trend in the surrounding area.

Staff further notes that as part of the hearing for this application, the applicant has voluntarily submitted a zoning covenant for approval and acceptance, which, among other things, restricts the development on the parcel to a maximum of 38 townhomes units and a maximum of 27,000 sq. ft. of commercial use. Among other things the applicant proffers the construction of a 8-feet-high masonry wall all along the north and west property lines of the subject site; limits the building

heights to two (2)-stories; provides a minimum building setback of 30' along the north property line of the RU-4L parcel (parcel A), and a minimum building setback of 40' along the west property line for both A and B parcels. The covenant also provides for a 25' landscape buffer strip along the west property line of both the A and B parcels, and traffic signal improvements. As designed, the proposed development, would be similar in scale to the surrounding area, as well as with its proposed landscaping, will produce a development that will be compatible with the neighborhood, is consistent with, and complements the overall development trend in the area. Staff notes that the applicant has submitted a general concept site plan for the subject property, that is being referenced in the covenant and that the specific development for each phase of the project would be further detailed through the Administrative Site Plan Review (ASPR) process.

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 the 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 December 12, 2024. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated February 10, 2025, state that they have no objections to the requests subject to conditions in their memorandum, and that the application will generate an additional 171 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 December 2, 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. 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 application requests for zone changes to parcels A and B, and to allow the development of a 38-unit townhouse and commercial mixed use development on the subject property, would be **compatible** with the surrounding area in density and scale, will not detrimentally impact the area and provide a sensitive well-designed transition to the surrounding neighborhood. **Therefore, staff recommends approval of request #1 and #2, subject to the Board's acceptance of the proffered covenant, for a district boundary change to RU-4L and MCD, under Section 33-311, District Boundary Change**. **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20230028 and it becoming effective)**

In order to effectuate that the future development on the site be based on the proposed zoning districts, the applicant also requests the deletion of a prior covenant proviso restricting the subject parcel to a max density of 30 dwelling units (request #3). When the aforementioned request is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff recommends approval of the request. Staff opines that this request to delete the 2004 covenant proviso running with the land from the time of the prior Resolution #CZAB-107-04, is inextricably intertwined with requests #1 and #2, due to the proffering of the new covenant in connection of those requests. The deletion of the covenant is contingent on the approval of the requests to rezone the subject parcel to RU-4L (Parcel "A") and MCD (Parcel "B"), in order to allow the applicant to develop the site in accordance with the proposed district zoning regulations for a Mixed-Use Development and the associated new covenant. As such, staff opines that approval of this request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the

deletion in relation to the present and future development of the area concerned. **Therefore, staff recommends approval with conditions of request #3, deletion of a declaration of restrictions, under Section 33-311(A)(7), Generalized Modification Standards.**

In order to implement the proposed mixed-use development on the subject property, the applicant is requesting an ancillary non-use variance to permit a 8' high wall (maximum 6' allowed) along the rear (north) and interior side (west) property lines (request #4), when this requests is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), 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 to permit an 8' wall (6' required) along the rear (north) and interior side (west) property lines is required in order to buffer the residential building from the future proposed commercial development, and opines that approval with conditions of the aforementioned variance would not result in an intensification of the visual impacts on the surrounding area. Staff notes that the conceptual plan provides that the proposed residential townhomes will be constructed towards the rear (north) of the development with the parking area facing the existing single-family residence to the north and the other portion of the property will be developed with commercial/retail uses towards the front (south).

The zoning code requires buffers between dissimilar land uses, and although the proposed commercial development has not yet been constructed, as a dissimilar use it would need buffering from the residential development. The applicant is proposing an eight (8) foot high CBS wall where a six (6)-foot-high wall or fence is permitted by code. Staff opines that an increase by 2-feet would not be overly intensive and would provide additional privacy and buffering for the two dissimilar uses. Staff notes that the proposed development would comply with all other code requirements for the subject site, would provide the necessary buffers in the form of a continuous row of street trees and shrubs, and that such landscaping elements will mitigate any visual or aural impacts generated by the request by a higher wall. As such, staff opines that approval of request #4 allows for a well-designed mixed-use development that is compatible with the neighborhood and 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 with conditions of request #4 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230028 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: The conceptual site plan depicts that the proposed development will have one (1) main ingress-egress point of direct vehicular and pedestrian access along SW 144 Avenue, whereas a secondary ingress-egress point of access will be provided SW 26 Street. Parking and driveways are internal to the site, with the required parking for the commercial and residential development provided as surface parking

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval of request #1 and #2, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #3 and #4. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230028 and it becoming effective)

CONDITIONS FOR APPROVAL: For requests #3 and #4 only.

1. 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 December 2, 2024.

2. 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 February 10, 2025.

3. 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 December 12, 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

Corteguera 14424 LLC.
PH: Z23-508

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**
Transit Division (DTPW-Transit)	*No objection*
Fire Rescue Department	*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

Office/Residential (Page I-45 to I-46)	*Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to largescale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plandesignated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which would be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Within the Office/Residential category, business uses ancillary and to serve the on-site use(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses. I-46 The plan recognizes existing strip office development along roadways. Ribbons or strips of office use along roadway frontages are identified along one or both block faces fronting certain roadways. Where only one block face is indicated, this specifically provides that only that block face is intended for office use and is not to suggest that the opposite face is also included. The lateral boundary of the ribbon indicates the extent to which office uses may be allowed to expand along the roadway frontage. The depth of the ribbon for office development and other uses permitted by the Office/Residential land use category is more generalized. In general, the depth should be limited to the norm for the strip, but may be approved at such other depth that will provide a logical transition to adjacent uses or accommodate vehicular parking to serve an adjacent use, provided that site planning or design features are used, to furnish compatibility with any adjoining and adjacent residential uses that exist or are designated on the Land Use Plan map, in keeping with the Plan's policies. Extension of the strip depth beyond the mid-block to the frontage of*

	an interior street does not necessarily authorize vehicular access on that interior street, and such access may be prohibited if it would be incompatible with neighboring development. Intervening areas between ribbons along a highway face may be used only for the uses permitted in the designated land use category. Further lateral extension of the ribbon beyond that shown on the Plan map will require a Plan amendment. As indicated in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map", some existing lawful uses and zoning are not specifically depicted on the LUP map. That text, titled Uses and Zoning Not Depicted, applies equally to office uses and zoning. ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20230028)***
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*

ZONING RECOMMENDATION ADDENDUM

Corteguera 14424 LLC
PH: Z23-508

	construction, and if the development is or will be accessible by public or private roads, streets or highways.
Section 33-311(A)(7), Generalized Modification Standards	*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 (a) 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. It is further provided, however, that no zoning application to delete or modify, in a manner inconsistent with Section 33-310.1(A)(I)(B)(7), a common open space or common use amenity within a residential site plan that was previously approved upon public hearing shall be approved except upon a two-thirds vote of the members present at the hearing at which the application is decided; this provision shall not apply to an application to modify or delete a condition or restrictive covenant, or parts thereof, within an urban center district or urban area district.*
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.*
Sec. 18A-6. - Minimum standards.	*(H) Buffers between dissimilar land uses. Where dissimilar land uses exist on adjacent properties, and where such areas will not be entirely visually screened by an intervening building or structure from abutting property, that portion of such area not so screened shall be provided with a buffer consisting of a six (6) foot wall or fence with a life expectancy of at least ten (10) years, or shrubs which normally grow to a minimum height of six (6) feet. Where chain link fencing is used, shrubs shall also be required. Shrubs used as a buffer shall be a minimum of thirty (30) inches in height at time of planting, and shall be planted at a maximum average spacing of thirty-six (36) inches on center, or a minimum of thirty-six (36) inches in height at time of planting and planted at a maximum average spacing of forty-eight (48) inches on center. Said buffer shall form a continuous screen between the dissimilar land uses within one (1) year after planting. Buffers screening dissimilar uses shall include trees planted at a maximum average spacing of thirty-five (35) feet on center within a minimum five (5) foot landscaped strip.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CORTEGUERA 14424 LLC	N/A MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
PENDING	Z2023000508
DATE	**HEARING NUMBER**

FOLIO No: 30-4910-003-0481/30-4910-003-0480/30-4910-003-0460

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
February 10, 2025

NEIGHBORHOOD REGULATIONS:
Folio No.: 30-4910-003-0481/30-4910-003-0480/30-4910-003-0460
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
Folio No.: 30-4910-003-0481/30-4910-003-0480/30-4910-003-0460
There are no open/closed cases in BSS.

VIOLATOR:
CORTEGUERA 14424 LLC

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

Memorandum

Date: December 2, 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: Z2023000508-4th Review
Corteguera 14424 LLC
SW 26th Street between SW 144th Street and SW 145th Street
DBC from RU-1MA to MCD and RU-4L and Nonuse variance to allow for an 8-foot fence along the west and north of the site. Acceptance of a proffered Declaration of Restrictions and release of Declarations of Restrictions.
(RU-1MA) (6.72 Acres)
10-54-39

DERM is currently reviewing concurrent application No. CDMP20230028. 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 zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal and wellfield protection area, respectively.

Water Control Review

The subject properties are located within a special stormwater management basin, Bird Drive Basin, as defined in the Code, which requires compliance with Miami-Dade County requirements for cut and fill or fill encroachment criteria for flood protection and resource conservation as provided in section 24-48 of the Code. Applicable projects are required to obtain DERM Cut and Fill approval within special stormwater management basins.

The applicant has applied for a DERM Cut and Fill review via CF-928 that has not been approved. The engineer of record indicated that the project would provide an off-site stormwater management area within the same stormwater management basin but has not provided the location of the off-site stormwater management area. At this time, DERM cannot determine if the proposed conceptual plan

complies with the special stormwater management basin requirements in the Code. Therefore, all drainage features, including the site plan submitted with this zoning application, are conceptual and subject to a future review and approval of a Cut and Fill application by DERM.

For further information regarding cut and fill review procedures and requirements please contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov.

An Environmental Resource Permit from the South Florida Water Management District 1(800)432-2045 may be required for the construction and operation of the required surface water management system. This permit shall be obtained before any development activity on the properties. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

Condition of Approval: All drainage features are conceptual and are subject to future review and approval of a Cut and Fill application prior to site plan approval by the Miami-Dade County Division of Environmental Resources Management.

Wellfield Protection
The subject properties are located within the West Wellfield Interim Wellfield Protection Area. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

Pursuant to section 24-43(5)(b) of the Code, hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the subject properties within the West Wellfield Interim protection area. The requested use, a residential and commercial use, is not expected to use, generate, handle, discharge, dispose of or store hazardous materials.

Since the subject request involves non-residential land use, the subject properties have properly executed a covenant running with the land in favor of Miami-Dade County recorded in Official Records Book 34180, Page 1566 as required by section 24-43(5)(d) of the Code.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal
Pursuant to the Code, based on the requested district boundary change from RU-1MA to MCD and RU-4L and the conceptual plans 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 a sanitary sewer extension permit prior to DERM approval of future development orders. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas. 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 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.

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.

In accordance with section 24-43.4(2)(b)(iii) of the Code the properties submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the properties 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 34183, Page 2712.

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

Wetlands Review

The subject properties are located within the Bird Drive Wetland Basin and contain wetlands as defined by section 24-5 of the Code. Therefore, a Class IV permit will be required before any work occurs on the subject properties. DERM has no objection to this application provided the applicant acquires all permits prior to the initiation of any work on the subject properties. Further, a Class IV Permit application is currently being processed under CLIV-20230068; however, the permit has not been issued at this time. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biological resources.

The Wetlands Resources Section (305)372-6585 may be contacted for further information concerning the wetland permitting requirements.

The applicant is advised that permits from 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 also be required 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

Tree Preservation Review

An aerial review of the subject properties revealed the presence of wetlands and may contain upland tree resources. Please be advised that tree resources that lie within wetland areas will be regulated through a Class IV Wetland permit; however, any regulated tree resources within areas not designated as wetlands will require a Miami-Dade County Tree Removal Permit prior to removal and/or relocation.

A site plan entitled “Mixed Use Development @ NWC Coral Way & SW 144 Ave” prepared by DTI Associates, INC., and dated as received by Miami-Dade County on October 15, 2024, was submitted in support of the subject application, and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

The subject application, which requests a district boundary change from RU-1MA to MCD and RU-4L could result in tree removal/relocation activity to trees. 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 comply with 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

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 properties.

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

Date: January 17, 2025

Memorandum

MIAMI-DADE COUNTY

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: **Revision No. 1** - Zoning Application Comments - Corteguera 14424 LLC
Application No. Z2023000508 - (Pre-App. No. Z23P-203)

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. *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: Corteguera 14424 LLC

Location: The proposed project is located on approximately 6.72 gross acres at the northwest corner of the intersection of SW 26th Street and SW 144th Avenue, with Folio Nos. 30-4910-003-0460, 30-4910-003-0480, and 30-4910-003-0481, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change for the south 3.66 acres of the property from RU-1MA (Modified Single-Family Residential District) to MCD (Mixed-Use Corridor District) (Parcel B) and for the north 3.06 acres of the property (Parcel A) from RU-1MA (Modified Single Family Residential District) to RU-4L (Limited Apartment House District) for the development of 38 townhomes (Parcel A, north 3.06 acres) and 19,432 sq. ft. of retail and 5,104 sq. ft. of a quick service restaurant (Parcel B, south 3.66 acres), as per submitted conceptual plan. In addition, the Applicant is requesting an Acceptance of a proffered Declaration of Restrictions and a Release of Declaration of Restrictions.

The subject project has a concurrent CMDP application No. CDMP20230028 and seeks to modify the subject property's land use designation on the Land Use Plan map from "Low Density Residential" (2.5 to 6 dwelling units per gross acres) to "Office Residential" (6 to 13 dwelling units per gross acres).

The estimated total water demand for the proposed project will be 11,531 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 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 developer may connect as follows for Parcel A and Parcel B:

1) **Parcel A (38 townhomes):** There is an existing 8-inch water main along SW 144th Avenue to where the developer may connect to provide service to the proposed development.

2) **Parcel B (19,432 sq. ft. of retail and 5,104 sq. ft. of a quick service restaurant):** There is an existing 16-inch water main along SW 24th Street to where the developer may connect to provide service to the proposed development.

Any public water main extension within the property shall be 8-inch minimum diameter for the residential development and 12-inch minimum diameter for the commercial development. 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 (2) points of connection. *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.*

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.

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.

The developer may connect as follows for Parcel A and Parcel B:

1) **Parcel A and Parcel B**: There is an existing 8-inch sanitary gravity sewer system (ES8766-1; MH-2 per As-built) located at the northeast corner of Parcel A to where the developer may connect and extend a minimum 8-inch gravity sewer southerly at **full depth** along SW 144th Avenue to the southeast corner of Parcel B, thus providing frontage to both Parcel A and Parcel B, to provide service to the proposed development as required, provided there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system. *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 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1226 and P.S. No. 536. Both pump stations 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. No. 1226
Existing NAPOT: 2.21 hrs.
Proposed Development: 11,531 gpd
Proposed Projected NAPOT: 2.85 hrs.

P.S. No. 536
Existing NAPOT: 6.16 hrs.
Proposed Development: 11,531 gpd
Proposed Projected NAPOT: 6.16 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 Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: February 10, 2025

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: Z2023000508
Name: Corteguera 14424 LLC
Location: Northwest Corner of SW 26 Street and SW 144 Avenue
Section 10 Township 54 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 **171 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
9134	Coral Way west of SW 137 Avenue	C	C
9135	Coral Way west of SW 147 Avenue	C	C
9110	Bird Road west of SW 137 Avenue	C	C
9825	SW 147 Avenue south of Coral Way	C	C
F-0089	SW 8 Street west of SW 137 Avenue	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."
- 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: October 17, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2023000508

The Miami-Dade Fire Rescue Department has **no objection** to requests noted in the letter of intent uploaded to EnerGov on 10/15/2024. 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

MIAMI-DADE COUNTY

Date: December 12, 2024

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

From: Miguel Soria, P.E. *Miguel Soria*
Assistant Director Highway Engineering
Department of Transportation and Public Works

Subject: Review Type: Z2023000508
Applicant Name: Corteguera 14424 LLC

PROJECT DESCRIPTION:

According to the Amended Letter of Intent (LOI), the applicant is requesting approval to rezone the southern portion of the property from Modified Single Family Residential District (RU-1MA) to Mixed-Use Corridor District (MCD) and the northern portion from Modified Single Family Residential District (RU-1MA) to Limited Apartment House District (RU-4L). This proposed rezoning would allow for the development of 38 residential townhome units on the northern RU-4L-zoned area and approximately 27,000 square feet of commercial space on the southern MCD-zoned area, comprising 20,000 square feet for a supermarket and 7,000 square feet for a fast-food restaurant with a drive-through window.

PROJECT LOCATION:

The property is located at the northwest corner of SW 26th Street and SW 144th Avenue in Unincorporated Miami-Dade County.

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:

The following comments must be addressed at the time of Administrative Site Plan Review (ASPR):

A. Traffic Study Review Comments

1. A preliminary review of the proposed uses reveals that a Traffic Impact Study Level II is required for the subject development. Follow the traffic engineering division's standard methodology as guidance for the development of the study.

2. The study must include a queuing analysis if the proposed entrance (parking lot, garage, or any driveway) will be controlled by gates including in the design the location of the turnaround.
3. A queuing analysis is required for the proposed fast-food restaurant with a drive-through window to ensure that all queues will be contained within the site. The queuing analysis must be performed based on data obtained at a minimum of three (3) similar surrogate sites. The surrogate site locations must be approved by DTPW prior to data collection. The data collection period must be determined based on sales data provided for surrogate sites for a minimum of three weeks (all seven days of the week). This data must be reviewed, analyzed, and summarized to determine the peak hour demand occurrence. Surrogate site queue data must be collected continuously during the peak hour demand period based on sales data provided for surrogate sites.
4. The study must evaluate the need and provide recommendations for dedicated left and right turn lanes at the proposed entrances.
5. The development must include a schematic of a pedestrian trip generation based on its development and surrounding pedestrian generators (this must include transit facilities). Also, the study needs to evaluate the need to upgrade or install pedestrian infrastructure to improve safety and operations within the area of influence.

B. Site plan Review Comments

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.
2. Driveways must be designed as per FDOT standard 515. Please note that the minimum width for a two-way driveway is 24'.
3. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance).
4. A minimum of a 6' sidewalk must be kept within public right-of-way.
5. If the proposed entrances (parking lot, garage, or any driveway) will be controlled by gates, the site plan must include the design the location of a turnaround area before the gate.
6. The site plan shall show the queue length of the drive-thru and illustrate the number of vehicles it can accommodate. Additionally, the site plan must clearly indicate the specific locations of the drive-thru ordering window and the food pick-up window.
7. The 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/private.
8. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
9. Please provide written approval from the Highway Division (Leandro Ona) for the proposed typical section/driveway connections on SW 26th Street.

10. 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 the property line to the driveway.

Please contact Leanne Garcia Fernandez at leanne.garciafernandez@miamidade.gov if you have any questions on the comments above.

12-12-2024_DTPW Traffic Engineering Memorandum_Z2023000508

Final Audit Report 2024-12-16

Created:	2024-12-16 (Eastern Standard Time)
By:	Lisette Morales (lisette.morales@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAD6C5ymvnzYrszvlZ3fYhYjObTDQk1Naj
Documents:	12-12-2024_DTPW Traffic Engineering Memorandum_Z2023000508.pdf (3 pages)
Number of Documents:	1
Document page count:	3
Number of supporting files:	0
Supporting files page count:	0

"12-12-2024_DTPW Traffic Engineering Memorandum_Z2023000508" History

Document created by Lisette Morales (lisette.morales@miamidade.gov)
Documents: 12-12-2024_DTPW Traffic Engineering Memorandum_Z2023000508.pdf
2024-12-16 - 2:33:06 PM EST- IP address: 168.149.137.232

Document emailed to miguel.soria@miamidade.gov for signature
2024-12-16 - 2:33:53 PM EST

Email viewed by miguel.soria@miamidade.gov
2024-12-16 - 2:34:24 PM EST- IP address: 104.47.65.254

Agreement viewed by miguel.soria@miamidade.gov
Documents: 12-12-2024_DTPW Traffic Engineering Memorandum_Z2023000508.pdf
2024-12-16 - 2:34:26 PM EST- IP address: 199.19.248.62

Signer miguel.soria@miamidade.gov entered name at signing as Miguel Soria
2024-12-16 - 2:34:38 PM EST- IP address: 199.19.248.62

Document e-signed by Miguel Soria (miguel.soria@miamidade.gov)
Documents: 12-12-2024_DTPW Traffic Engineering Memorandum_Z2023000508.pdf
Signature Date: 2024-12-16 - 2:34:40 PM EST - Time Source: server- IP address: 199.19.248.62

Agreement completed.
2024-12-16 - 2:34:40 PM EST

Adobe Acrobat Sign

Miami-Dade County Public Schools
giving our students the world

Superintendent of Schools
Dr. Jose L. Dotres

Miami-Dade County School Board
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Dr. Dorothy Bendross-Mindingall
Mary Blanco
Danny Espino
Dr. Steve Gallon III
Luisa Santos

April 23, 2024
Revised December 13, 2024

VIA ELECTRONIC MAIL

Corteguera 14424 LLC
c/o Tracy Slavens, Esquire
LSN Law
3800 NE 1st Avenue, Suite
200 Miami, FL 33137
tslavens@lsnlaw.com

RE: PUBLIC SCHOOL CONCURRENCY ANALYSIS FOR CORTEGUERA 14424, LLC. Z2023000508 LOCATED AT NW CORNER OF SW 26 STREET & SW 144 AVENUE PH3023120800654 - FOLIO NOS: 3049100030481, 3049100030480, 3049100030460

Dear Applicant:

The above-reference application was submitted by Miami-Dade County for a School District's Concurrency Analysis. This letter supersedes the previously submitted analysis. The review revealed that there is a recorded covenant running with the land in favor of the School Board for this property, thus this application would be considered vested from the requirements of public school concurrency upon the satisfaction of the covenant.

This application was reviewed under the 2003 Interlocal Agreement for Public School Facility Planning and pursuant to the District's procedures; the applicant voluntarily proffered a Declaration of Restrictions (Covenant) in favor of the School Board providing for a voluntary monetary donation (donation) over and above educational facilities impact fees (CFN 2004R0650993 – OR BK 225342 Pgs. 1875 -1882). Since the proposed residential units are increasing to 38 units, the donation will be pro-rated to reflect the increase. The Covenant was approved by the School Board at its meeting of April 14, 2004, and the donation is due prior to the final plat approval for the subject development. The County shall not issue any building permits until the covenant is fully satisfied.

Additionally, as you may know, the sign off by the School District is required prior to obtaining final plat approval. Therefore, upon full satisfaction of the Covenant, as set forth herein, the School District will sign off on the final plat.

Best regards,

Ivan M. Rodriguez, R.A.
Director

Enclosure
L-190 (rev.)

cc: Ms. Nathaly Simon
Ms. Jeannette Garcia
Miami-Dade County
School Concurrency Master File

Date: February 3, 2025

Memorandum

MIAMI-DADE COUNTY

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

From: Alejandro Zizold, Chief, Planning and Research For: Alissa Turtletaub
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2023000508 - MMG CORAL WAY (Associated Applications: Z2023P00203). Based on revised plans submitted on December 7th, 2023.

Applicant Name: Tracy R. Slavens on behalf of Corteguera 14424 LLC.

Project Location: The property consists of approximately 6.57-Acres and the property is located on the northwest corner of SW 26th St and SW 144th Ave, in unincorporated Miami-Dade County (Folio No.: 30-4910-003-0460, 30-4910-003-0480, 30-4910-003-0481). The subject property is zoned Modified-Single Family Residential District. The land use is Vacant, Non-Protected, Privately-Owned.

Proposed Development: The applicant seeks a zoning review for the approval of a district boundary change from RU-1MA (Modified Single-Family) to Mixed-Use Corridor District (MCD), in order to develop a 4-story, 200-unit multi-family residential building on the north portion of the Property and approximately 44,619 square feet of commercial use. The applicant also seeks the approval of the following:

- Acceptance of a proffered Declaration of Restrictions limiting building heights that serves to ensure compatibility with the abutting pattern of development surrounding the Property; and
- Release of Declaration of Restrictions recorded at Official Records Book 22146, Page 1193 in the Public Records of Miami Dade County on March 24, 2004.

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. 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
TAMIAMI LAKES PARK	13220 SW 18 ST	NEIGHBORHOOD PARK	4.95	LOCAL
MEDITATION PARK	SW 42 ST AND 120 AVE	MINI-PARK	0.29	LOCAL
TAMIAMI CANAL PARK	SW 122 AVE TO SW 119 AVE ON N SIDE OF SW 8 ST	NEIGHBORHOOD PARK	1.95	LOCAL
BENT TREE PARK	13850 SW 47 ST	NEIGHBORHOOD PARK	5.68	LOCAL
ROYALE GREEN PARK	13000 SW 45 LN	NEIGHBORHOOD PARK	5.09	LOCAL
CENTRAL WEST BASIN PARK	NW 136 AVE AND NW 12 ST	NEIGHBORHOOD PARK	1.45	LOCAL
NORTH TRAIL PARK	780 NW 127 AVE	COMMUNITY PARK	15.30	LOCAL
TAMIAMI TRAIL PARK (NORTH)	12760 SW 6 ST	NEIGHBORHOOD PARK	4.00	LOCAL
INTERNATIONAL GARDENS PARK	12321 SW 18 TERR	NEIGHBORHOOD PARK	5.38	LOCAL
BIRD LAKES PARK	14365 SW 48 LN	COMMUNITY PARK	9.29	LOCAL
WEST KENDALE LAKES PARK	6400 KENDALE LAKES DR	NEIGHBORHOOD PARK	5.02	LOCAL
WESTWIND LAKES PARK	6805 SW 152 AVE	COMMUNITY PARK	20.74	LOCAL
TREE ISLAND PARK AND PRESERVE	14800 SW 10 ST	COMMUNITY PARK	120.00	LOCAL
WESTWIND LAKES SP TX DIST TR G	SW 63 ST AND 152 AVE	NEIGHBORHOOD PARK	4.92	LOCAL
MCMILLAN PARK	6125 SW 133 AVE	COMMUNITY PARK	20.50	LOCAL

WESTWIND LAKES SP TX DIST TR GP1	SW 60 ST AND 151 AVE	NEIGHBORHOOD PARK	5.46	LOCAL
WESTWIND LAKES SP TX DIST TR A	SW 64 ST AND 157 AVE	NEIGHBORHOOD PARK	10.48	LOCAL
EDEN LAKES PARK	4751 SW 162 AVE	NEIGHBORHOOD PARK	10.00	LOCAL
BIRD BASIN PARK	2080 SW 157 AVE	NEIGHBORHOOD PARK	9.88	LOCAL
SOUTHERN ESTATES PARK	12199 SW 34 ST	NEIGHBORHOOD PARK	13.21	LOCAL
CD 10 MINI PARK	12100 CORAL WAY	MINI-PARK	0.13	LOCAL
CENTRAL WEST BASIN LINEAR PARK	NW 12 ST TO SW 6 ST ALONG 136 CT	NEIGHBORHOOD PARK	22.17	LOCAL
MILLERS POND PARK	13350 SW 47 ST	COMMUNITY PARK	13.07	LOCAL
WESTWIND LAKES SP TX DIST TR FP2	SW 148 AVE AND 65 TERR	NEIGHBORHOOD PARK	2.95	LOCAL

Impact and Demand: The proposed development includes a total of 200 multifamily residential dwelling units. The proposed residential units would generate a residential population of 440 people resulting in an estimated impact of 1.21-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 2 (PBD2) which has a surplus of 488.93 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.

Recommendations: Due to the finding mentioned herein PROS emphasizes the following recommendations and requests the applicant to coordinate a meeting with the Department:

- In anticipation of the residential units expected for development that will impact the local park system, PROS requests the applicant to meet with the Department to discuss the option to convey a full or partial 1.21-acre parkland conveyance, in-lieu of park impact fee payment.
- Due to the 1.21-acre impact to local parkland, PROS requests the proposed development includes adequate private recreation open space for the resident's use, 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, amenity deck, gathering spaces, shaded outdoor seating, walking amenities, play area, picnic tables, grills, pet waste bins and or bike racks for the residents, visitors, and retail's use.
- Please indicate and detail the amount of passive and active open space in square feet.
- PROS recommends the applicant provide a detailed landscape plan that includes shade trees along sidewalks to provide a more shaded and walkable area per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP). Especially, please note the walkways next to SW 144th Ave, and SW 26th St.
- PROS recommend the development reduce heat island effects in the parking area by integrating landscape islands, as suggested in Miami-Dade County's Urban Design Manual, Volume I, page 26.
- Given the natural state of the property, please consider using Saw-Grass Marshes plants in the landscape plan. PROS suggests coordinating with the NFC, Tree and Forest Resources Section, for more information on the topic.

These recommendations are based on the following Recreation and Open Space objectives and policy 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.

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.

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.

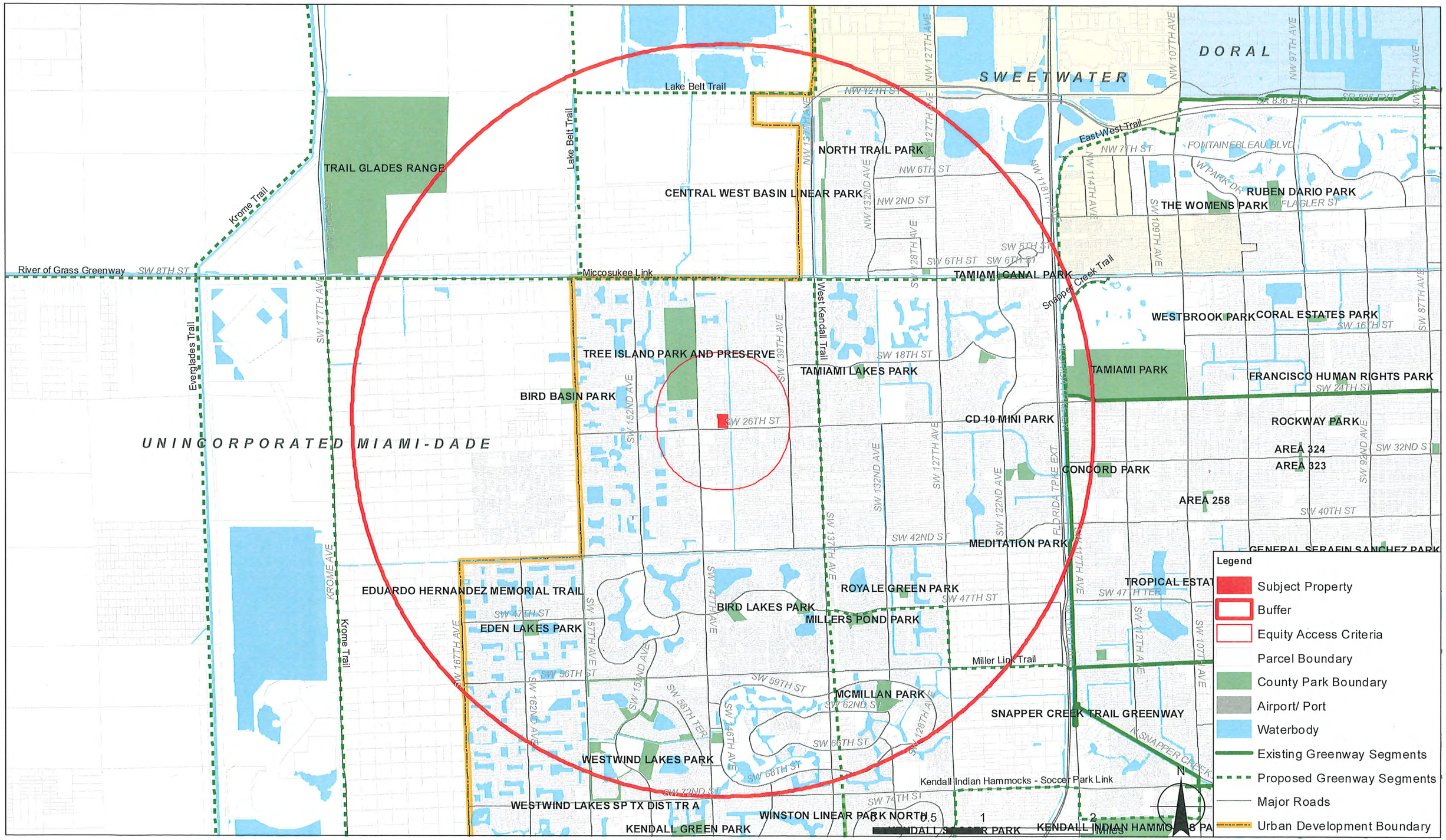
Based on our findings and recommendations described herein, **once the information above has been provided, PROS will offer further review.**

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: Z2023000508 - MMG CORAL WAY
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

Date: February 10, 2025

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: Z2023000508 – Corteguera 14424, LLC

Location/Folio	Northwest Corner of SW 26 Street and SW 144 Avenue, Miami-Dade County Folios 30-4910-003-0480,30-4910-003-0480, 30-4910-003-0481
Acreage	±6.72 gross acres / ±6.42 net acres
Current Land Use	"Low Density Residential" (2.5 to 6 dwelling units per gross acre)
Existing Zoning	RU1-MA (Modified Single-Family Residential District)
Zoning Request	MCD (Mixed Use Corridor District) and RU-4L (Limited Apartment House District)
Project Description	Development of 38 townhomes and 27,000 square feet of commercial space
Concurrent CDMP Application	CDMP20230028 / With a proferred covenant; Seeks "Office/Residential" (36 dwelling units per gross acre)

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:

- Applicant is seeking a district boundary change to rezone the property from RU1-MA (Modified Single-Family Residential District) to MCD (Mixed Use Corridor District) and RU-4L (Limited Apartment House District).
- This zoning application, pursuant to Section 2-116.1(5) of the Miami-Dade County Code, is being processed concurrently with CDMP Application No. CDMP202300028 that proposes to redesignate the site from "Low Density Residential" to "Office/Residential" which under the Mixed Use Development provisions of the CDMP would allow up to 241 residential units (36 units per gross acre) on the site.
- The concurrent CDMP application has a proffered covenant that limits development to 38 townhome units and 27,000 square feet of commercial space. The Zoning application seeks approval for a proposed development of 38 residential units and 27,000 square feet of commercial space, consistent with the CDMP covenant restriction for the site.

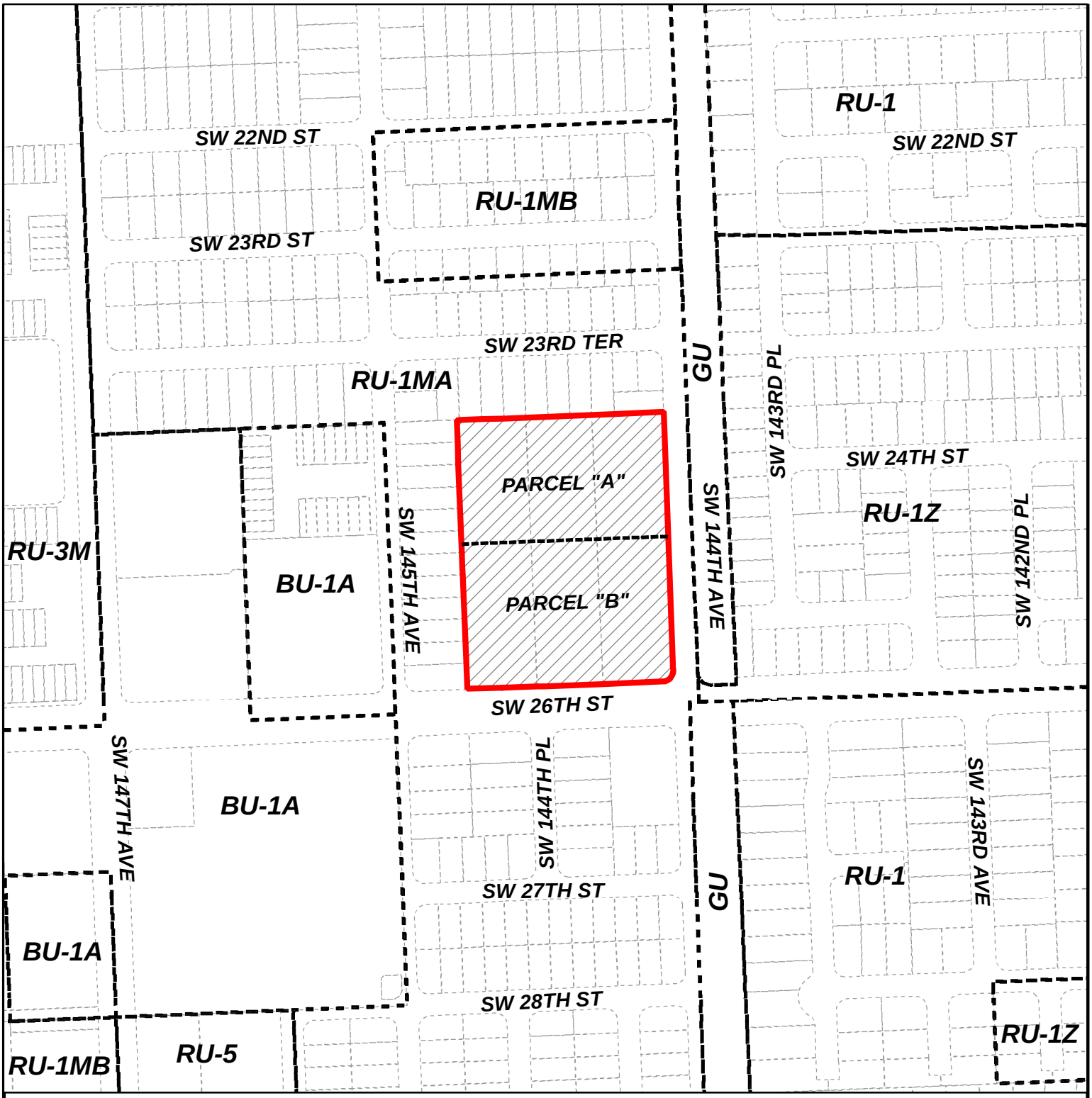
Concurrent CDMP/Zoning Process

- The public hearing for concurrent CDMP/Zoning applications must be scheduled on the same date; therefore, the final hearing for the CDMP application cannot be scheduled until the zoning application is complete.
- Approval of the zoning application shall be contingent upon the CDMP amendment application becoming effective. To become effective, the CDMP application must be adopted by the Board of County Commissioners and the 30-day challenge period expire without a petition being filed to challenge the adopted amendment.
- If timely challenged, the CDMP amendment application would not become effective until the State Land Planning Agency or Administrative Commission issues a Final Order determining the adopted amendment to be in compliance with state law.

The Planning Division has reviewed the subject zoning application and finds it would be consistent with the Comprehensive Development Master Plan (CDMP), subject to the CDMP amendment application being adopted and becoming effective.

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:jam



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2023000508

Section: 10 Township: 54 Range: 39
Applicant: Corteguera 14424, LLC
Zoning Board: Board of County Commissioners
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
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Legend

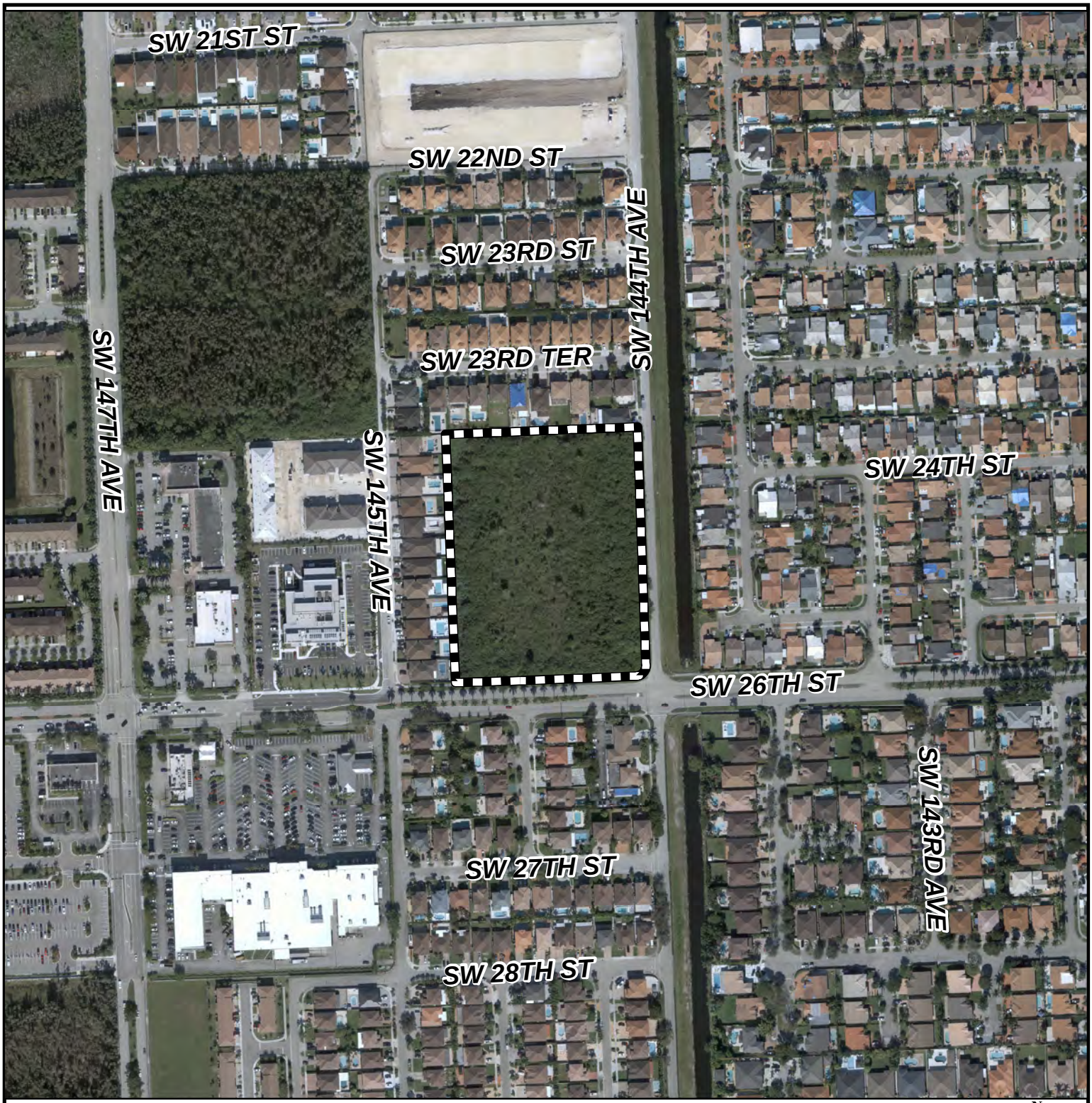
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, December 19, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2023000508

Legend

Subject Property

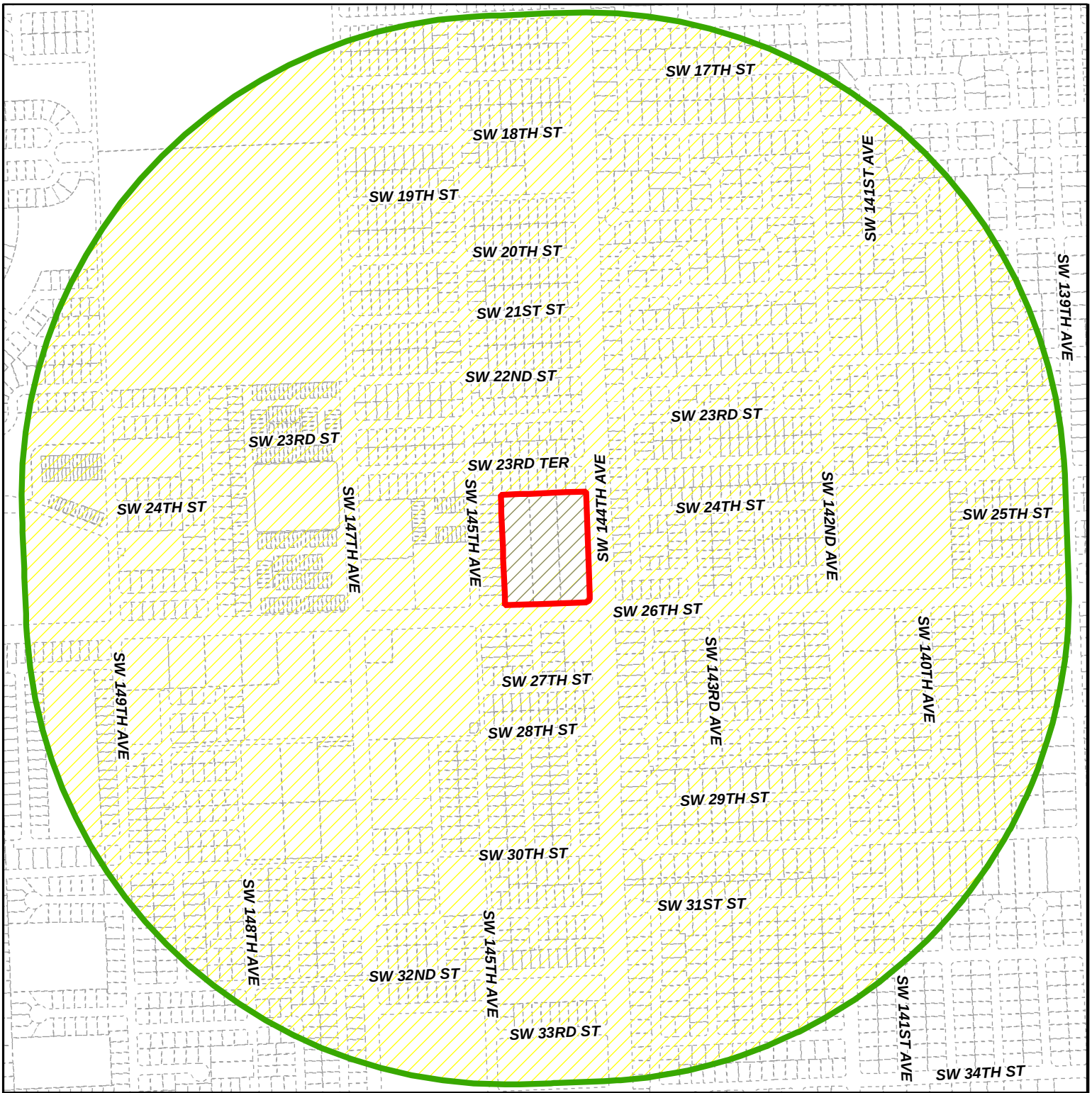
N
W E
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Section: 10 Township: 54 Range: 39
Applicant: Corteguera 14424, LLC
Zoning Board: Board of County Commissioners
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 8, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 10 Township: 54 Range: 39
Applicant: Corteguera 14424, LLC
Zoning Board: Board of County Commissioners
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2023000508

RADIUS: 2640

Legend

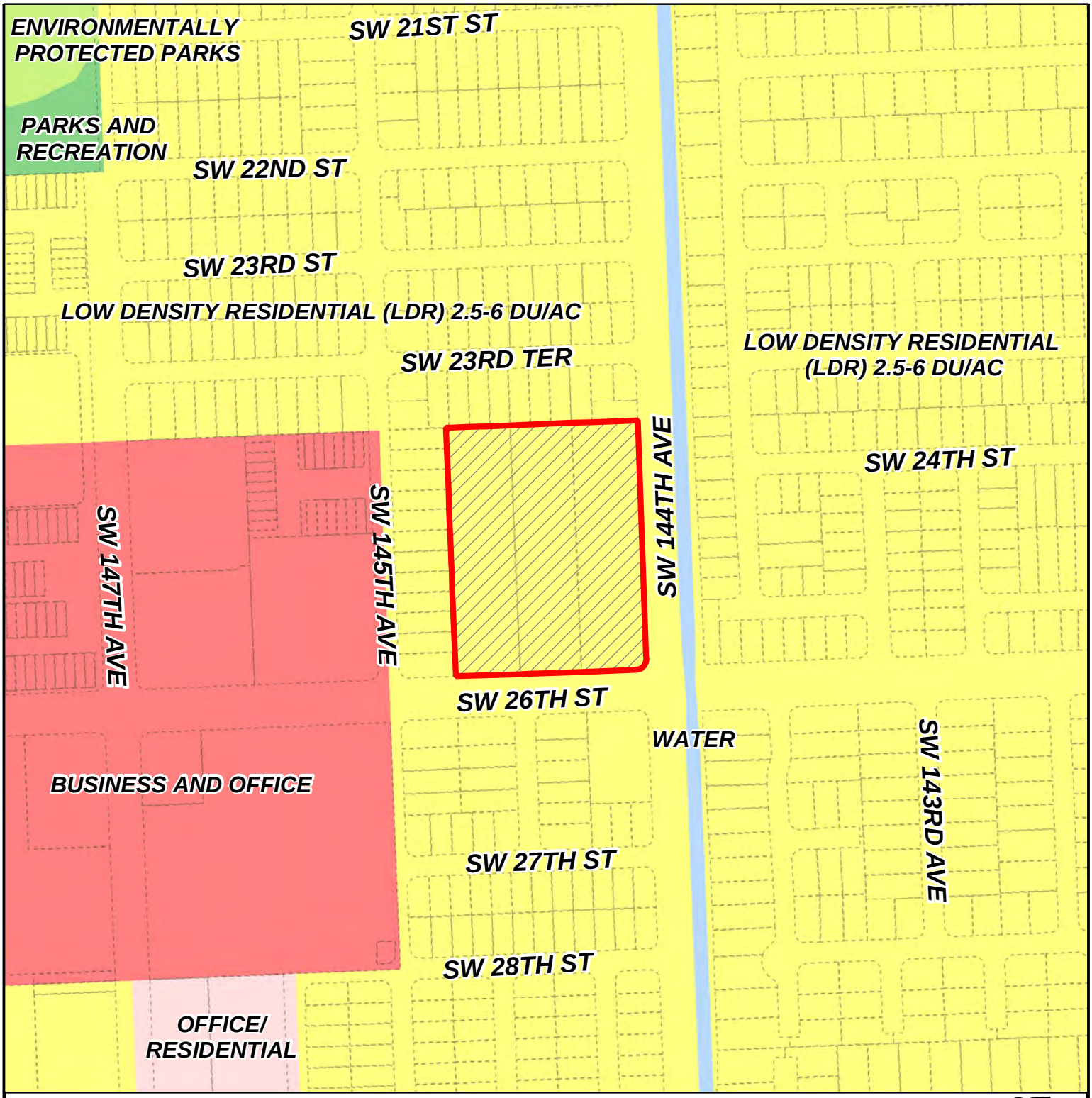
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 8, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000508

Section: 10 Township: 54 Range: 39
Applicant: Corteguera 14424, LLC
Zoning Board: Board of County Commissioners
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 8, 2023

REVISION	DATE	BY

RECEIVED

MI-DADE COUNTY
CESS NO.: Z23-508
TE: OCT 15 2024
: GONGOL

UNITS PROPOSED

UNIT 1600 - (16 UNITS)
3 BEDROOM - 2.5 BATH
TOTAL AREA A/C = 1,615 SF
TOTAL AREA GROSS = 1,885 SF

UNIT 1700 - (14 UNITS)
4 BEDROOM - 2.5 BATH
TOTAL AREA A/C = 1,717 SF
TOTAL AREA GROSS = 1,969 SF

UNIT 1800 - (8 CORNER UNITS)
4 BEDROOM - 3 BATH
TOTAL AREA A/C = 1,826 SF
TOTAL AREA GROSS = 2,039 SF

ZONING DATA:

PROPERTY LOCATION: NW CORNER OF SW 26TH STREET & SW 144TH AVE.	
PROPOSED ZONING DESIGNATION: RU-4L	
LAND USE DESIGNATION: MIX USE	
LOT AREA: 3.06 ACRES	
DENSITY: 23 DU/ACRE - 55 DU MAX. (38 PROVIDED)	

	ALLOWED	PROPOSED
BUILDING HEIGHT	6 STORIES	2 STORIES
LOT COVERAGE	30%	43.02%
OPEN SPACE	25%	56.98%

SETBACKS

	REQUIRED	PROVIDED
FRONT	25'	26'-0"
INT. SIDE	15'	43'-6"
SIDE STREET	25'	23'-7"
REAR	25'	20'-9"

ZONING DATA:

PROPERTY LOCATION: NW CORNER OF SW 26TH STREET & SW 144TH AVE.	
PROPOSED ZONING DESIGNATION: MCD (MIX USE CORRIDOR DISTRICT)	
LAND USE DESIGNATION: MIX USE	
LOT AREA: 3.66 ACRES	

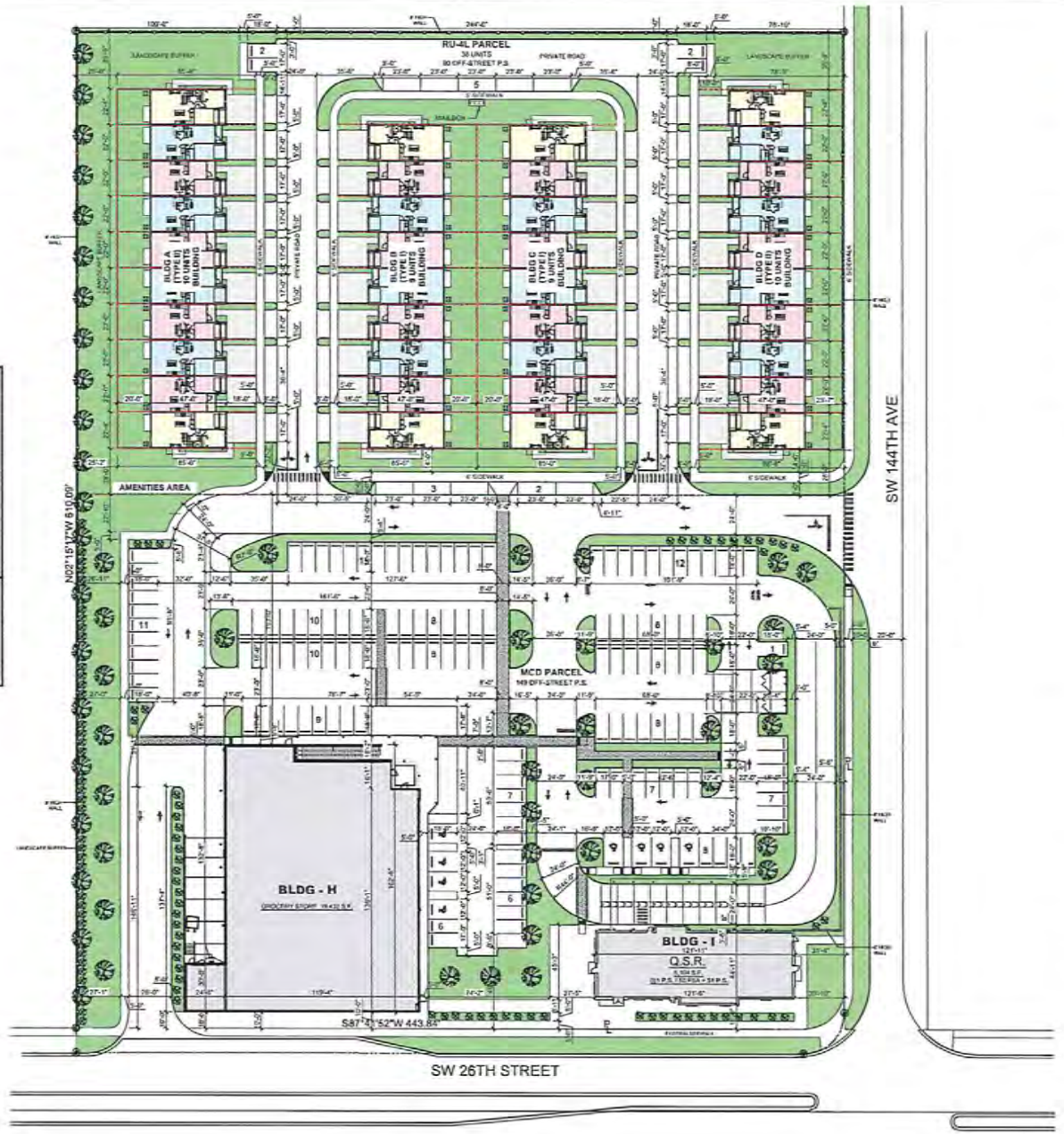
	ALLOWED	PROPOSED
F.A.R.	1.5	0.15
BUILDING HEIGHT	6 STORIES	1 STORIES

SETBACKS

	REQUIRED	PROVIDED
FRONT	10'	10'
INT. SIDE	30'	81'-1"
SIDE STREET	10'	30'-10"
REAR	20'	153'-6"

PARKING REQUIREMENTS

REQUIRED	PROVIDED
BLDG A (TYPE II) - TOWNHOUSES (10 UNITS) @ 2 P.S. X UNIT = 20 P.S. REQUIRED	= 20 P.S.
BLDG B (TYPE I) - TOWNHOUSES (9 UNITS) @ 2 P.S. X UNIT = 18 P.S. REQUIRED	= 18 P.S.
BLDG B (TYPE II) - TOWNHOUSES (9 UNITS) @ 2 P.S. X UNIT = 18 P.S. REQUIRED	= 18 P.S.
BLDG A (TYPE II) - TOWNHOUSES (10 UNITS) @ 2 P.S. X UNIT = 20 P.S. REQUIRED	= 20 P.S.
VISITOR'S 0.25 PER UNIT @ 0.25 P.S. X 38 UNITS = 10 P.S. REQUIRED	= 14 P.S.
SUB TOTAL PARKING (38 TOWNHOUSE UNITS) = 86 P.S.	= 90 P.S.
BLDG H - (GROCERY STORE) AREA= 19,432 S.F. (1 P.S. X 250 S.F.) (19,432 / 250 S.F.) = 78 P.S. TOTAL REQUIRED PER CODE = 78 P.S.	= 80 P.S.
BLDG I - Q.S.R. (RESTAURANT) AREA 5,104 S.F. 1 P.S. / 50 S.F. PATRON AREA (2,552 S.F.) = 51 P.S. TOTAL REQUIRED PER CODE = 51 P.S.	= 59 P.S.
SUB TOTAL PARKING = 129 P.S.	= 149 P.S.
TOTAL REQUIRED BY CODE = 215 P.S.	TOTAL PROVIDED = 239 P.S.
PARKING REDUCTION CALCULATION	
40% ALLOWED PARKING REDUCTION (WITHIN FIVE-HUNDRED (500) FEET OF A BUS STOP) 215 P.S. x 0.6 = 129 P.S. REQUIRED	TOTAL PROVIDED = 239 P.S.



SITE PLAN
SCALE: 1/32" = 1'-0"

DTI
14125 NW 80th Avenue Suite 303
Miami Lakes - Florida - 33016

REVISIONS:

OWNER/DEVELOPER:
MMG EQUITY PARTNERS
9171 SOUTH DIXIE HIGHWAY,
PINECREST, FL 33156

PROJECT:
MIXED USE DEVELOPMENT
@ NWC CORAL WAY
& SW 144 AVE
NORTHWEST CORNER OF CORAL WAY
& SW 144TH AVE, MIAMI, FL 33175

Job Number: 23042.01
File Name:
Issued Date: 09.25.2024
Drawn by: J.A / W.R / E.H
Checked by: C.P / C.C

SHEET NAME:
SITE
PLAN
OPTION 10

SHEET NUMBER
SP-1.0

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 123-5
DATE: DEC 7 20
BY: GONG

ZONING DATA SHEET

ITEM #	ZONING INFORMATION		
1	ADDRESS:		NW CORNER OF SW 26TH STREET & SW 144TH AVE.
2	FOLIO NUMBER:		30-1910-003-0460, 30-4910-003-0480, 30-4910-003-0481
3	SUB-DIVISION:		J C HEADS FARMS
4	LOT AREA		285,871 S.F. (6.56 ACRE)
5	ZONING	EXISTING ZONING:	RU-1MA (LOW DENSITY RESIDENTIAL)
		PROPOSED ZONING:	MCD (MIX USE CORRIDOR DISTRICT)
6	COMP		LOW DENSITY (LDR) 2.5-6 DUs/AC PER FUTURE LAND USE MAP ("FLUM") OF THE COMP- THE LOT IS DESIGNATED " LOW DENSITY RESIDENTIAL", PURSUANT TO THE FLUM, IS WITHIN THE URBAN DEVELOPMENT BOUNDARY (UDB) AND THE URBAN INFILL AREA (UIA).
7	BASE FLOOD ELEVATION:		EL 8 AH, AS PER FLOOD ZONE MAP
8	EXISTING GRADE:		6.65', AS PER FLOOD ZONE MAP
9	LOT DIMENSION	LOT WIDTH	458.84' AT SOUTH, AND 458.76' AT NORTH.
		LOT DEPTH	610.09' AT WEST, AND 610.11' AT EAST.
10	LAND USE	EXISTING	RESIDENTIAL / VACANT LAND
		PROPOSED	MIX USE RESIDENTIAL / COMMERCIAL
11	BOUNDARIES	FROM THE NORTH	BY LAND UNDER RU-1MA ZONING
		FROM THE SOUTH	SW 26TH STREET (CORAL WAY)
		FROM THE EAST	SW 144TH AVENUE
		FROM THE WEST	BY LAND UNDER RU-1MA ZONING

	DENSITY / FAR	MAXIMUM	PROPOSED	DEFICIENCIES
12	FAR	1.5	0.71	
13	FLOOR AREA Square Footage RESIDENTIAL		184,000 S.F.	
14	FLOOR AREA Square Footage COMMERCIAL		44,870 S.F. (PER TRAFFIC STUDY)	
15	DENSITY	36 DU/ACRE - 247 DU MAX.	200 DU	



PERSPECTIVE SITE PLAN LOCATION
SCALE: N.T.S.



SITE PLAN LOCATION MAP
SCALE: N.T.S.

INDEX OF DRAWINGS

SHEET #	DESCRIPTION
ARCHITECTURE	
A-0.0	COVER SHEET / PROJECT DATA
SP-1.0	SITE DIAGRAM
SP-1.1	BUILDING CROSS SECTIONS DIAGRAMS

14125 NW 80th Avenue Suite 303
Miami Lakes - Florida - 33016

NOTE:
THIS DRAWING IS CONCEPTUAL AND PREPARED FOR THE LIMITED SCOPE AS STIPULATED THIS DRAWING SHOWS THE BASIS OF A CONCEPTUAL DESIGN FOR ZONING PURPOSES ONLY. THE ZONING RESTRICTIONS, SETBACKS, PLAT RESTRICTIONS ETC., THIS SITE DESIGN IS NOT INTENDED AS A FINAL LAYOUT AT THIS STAGE AND IS NOT FOR CONSTRUCTION.

REVISIONS:	

OWNER/ DEVELOPER:
MMG EQUITY PARTNERS
9171 SOUTH DIXIE HIGHWAY,
PINECREST, FL 33156

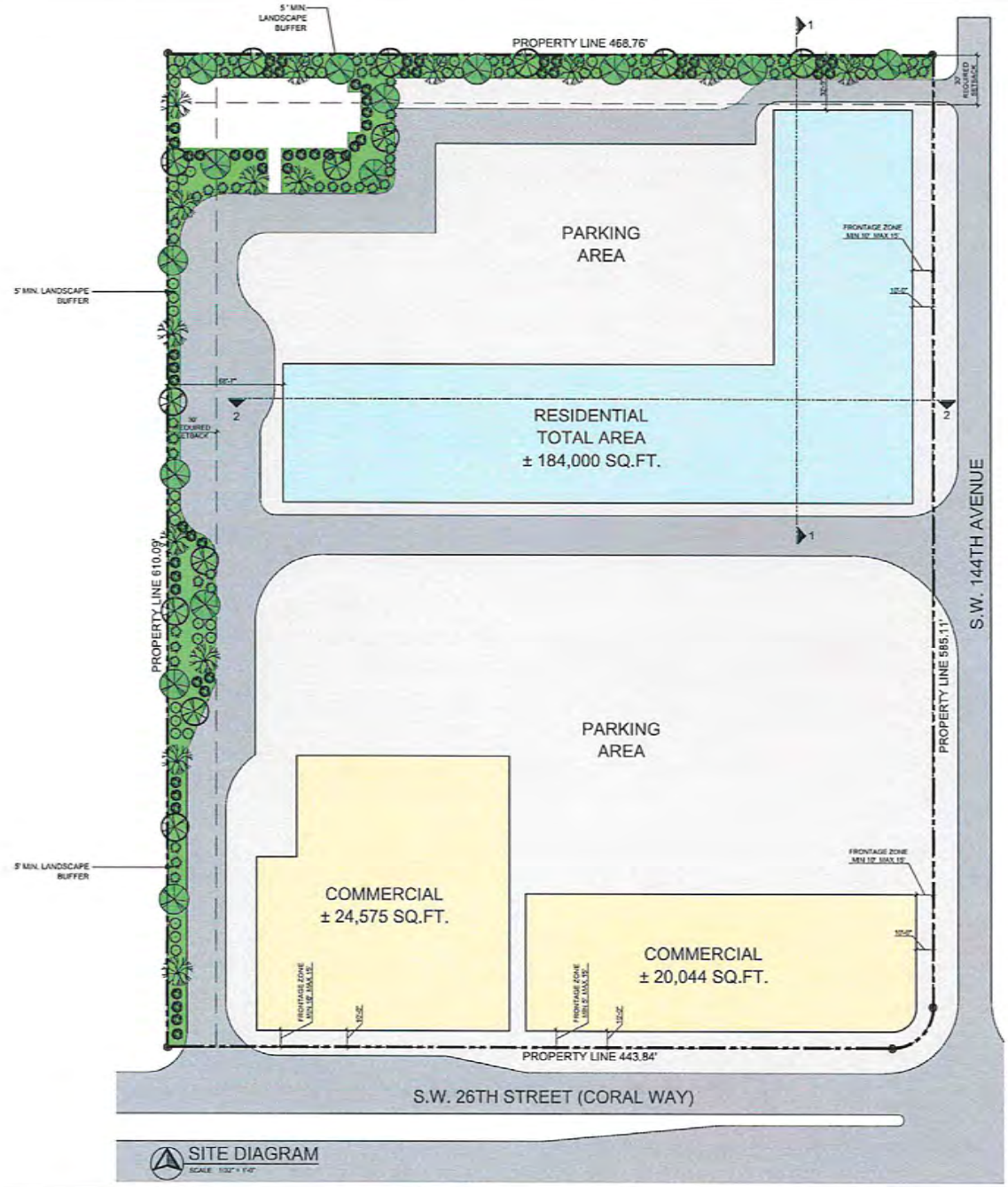
PROJECT:
MIXED USE DEVELOPMENT @ NWC CORAL WAY & SW 144 AVE
NORTHWEST CORNER OF CORAL WAY & SW 144TH AVE, MIAMI, FL 33175

Job Number:	22079.01
File Name:	
Issued Date:	11.01.2023
Drawn by:	W.R. & J.A.
Checked by:	C.P.

SHEET NAME
COVER SHEET/ ZONING DATA

SHEET NUMBER
A0.0

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PROCESS NO.: 1223-5
DATE: DEC 7 20
BY: GONG



SITE DIAGRAM

LEGEND

- ROADS
- PARKING AREAS
- COMMERCIAL DEVELOPABLE AREA ± 44,619 SQ.FT. (TOTAL)
- RESIDENTIAL DEVELOPABLE AREA ± 184,000 SQ.FT. (200 DU)

14125 NW 80th Avenue Suite 303
Miami Lakes - Florida -33016

NOTE:
THIS DRAWING IS CONCEPTUAL AND PREPARED FOR THE ONLY PURPOSE OF PROTECTING THIS ZONING WITHOUT THE BENEFIT OF A CERTIFIED SURVEY(S), SUBJECT TO TRAFFIC IMPACT ANALYSIS, ZONING RESTRICTIONS, UTILITY AVAILABILITY, PLAT AND RE-DIRECTIONAL ETC. THIS SITE DETAILS ARE NOT TO BE USED AS A FINAL LAYOUT AS MINOR CHANGES MAY OCCUR DURING CONSTRUCTION.

REVISIONS:

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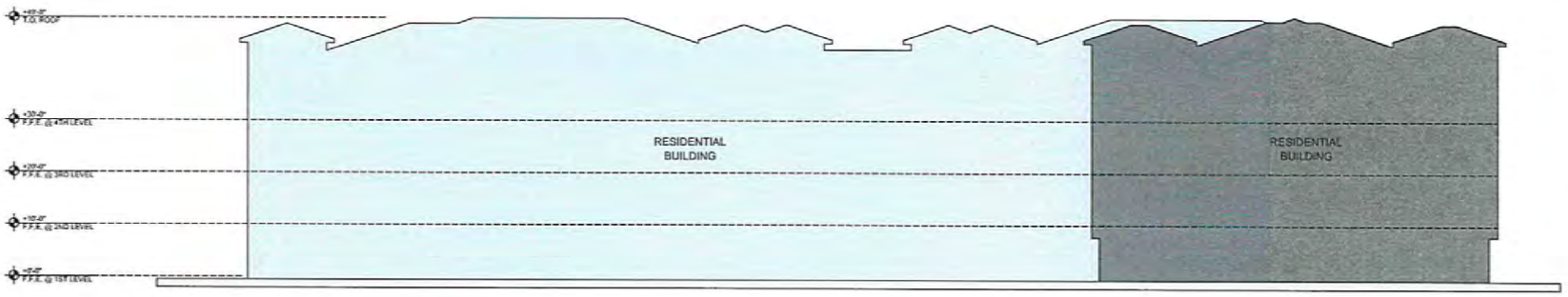
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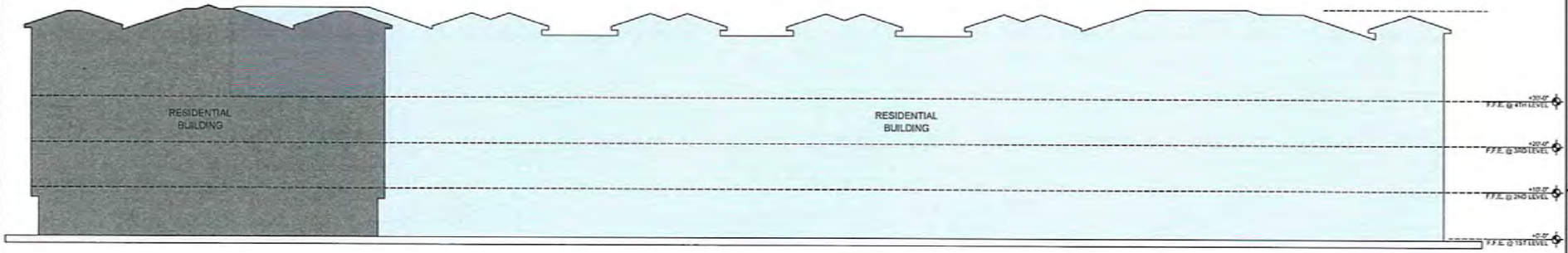
SHEET NAME
SITE DIAGRAM

SHEET NUMBER
SP-1.0

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MIAMI-DADE COUNTY
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DATE: DEC 7 20
BY: GONG



1 ILLUSTRATIVE RESIDENTIAL BUILDING CROSS SECTION DIAGRAM
SCALE: 3/32" = 1'-0"



2 ILLUSTRATIVE RESIDENTIAL BUILDING CROSS SECTION DIAGRAM
SCALE: 3/32" = 1'-0"

14125 NW 80th Avenue Suite 303
Miami Lakes - Florida -33016

REVISIONS:

OWNER/ DEVELOPER:
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PINECREST, FL 33156

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Drawn by:	W.R. & J.A.
Checked by:	C.P.

SHEET NAME
BUILDING CROSS SECTIONS DIAGRAMS

SHEET NUMBER
SP-1.1

SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 223-508
DATE: OCT 15 2024
BY: GONGO

LEGAL DESCRIPTION: COMMERCIAL PARCEL

A PORTION OF TRACT 32 TOGETHER WITH A PORTION OF THE EAST 1/2 OF TRACT 31, IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST OF "**J.G. HEAD'S FARMS**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, **PALMERA AT CORAL WAY**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 6 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 02°15'17" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 31 AND ALONG THE EAST LINE OF SAID BLOCK 1 FOR 325.61 FEET; THENCE NORTH 87°41'50" EAST 468.79 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY 50-FOOT RIGHT-OF-WAY LINE OF SW 144TH AVENUE ALSO BEING THE EAST LINE OF SAID TRACT 32; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID EAST TRACT LINE THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES; (1) SOUTH 02°15'37" EAST 315.62 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (2) SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'21", FOR AN ARC DISTANCE OF 39.25 FEET TO A POINT OF TANGENCY ON THE NORTHERLY 85-FOOT RIGHT-OF-WAY LINE OF SW 26TH STREET (CORAL WAY) ALSO BEING THE SOUTH LINE OF SAID TRACT 32; THENCE SOUTH 87°41'44" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID SOUTH TRACT LINE AND THE SOUTH LINE OF THE EAST 1/2 OF SAID TRACT 31 FOR 443.84 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 31; THENCE NORTH 02°15'17" WEST ALONG SAID WEST LINE 15.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 159,544 SQUARE FEET (3.6626 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF "PALMERA AT CORAL WAY", PLAT BOOK 171, PAGE 6, WITH A REFERENCE BEARING OF N02°15'17"W ALONG THE EAST LINE OF SAID PLAT.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.

CLIENT: MMG EQUITY PARTNERS	
SCALE: N/A	DRAWN: M.M.M.
ORDER NO.: 73004	
DATE: 8/8/24	
COMMERCIAL PARCEL (MCD PARCEL)	
PINECREST, MIAMI-DADE COUNTY, FLORIDA	
FOR: MMG CORAL WAY	

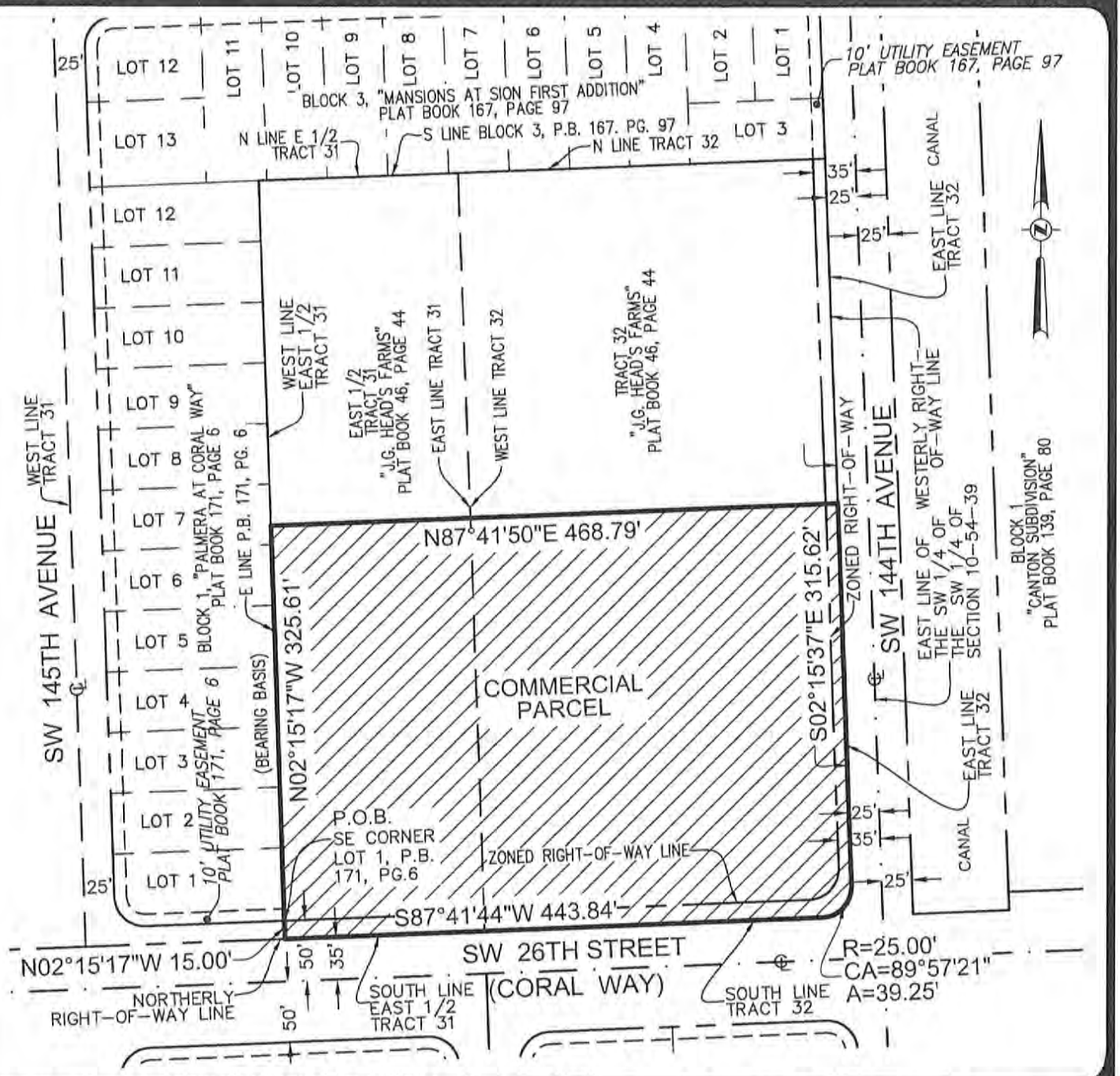
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION
BY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 223-508
DATE: OCT 15 2024
BY: GONGO



CLIENT: MMG EQUITY PARTNERS	
SCALE: 1"=120'	DRAWN: M.M.M.
ORDER NO.: 73004	
DATE: 8/7/24	
COMMERCIAL PARCEL (MCD PARCEL)	
PINECREST, MIAMI-DADE COUNTY, FLORIDA	
FOR: MMG CORAL WAY	

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

℄	CENTERLINE
A	ARC LENGTH
CA	CENTRAL ANGLE
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R	RADIUS

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-508
DATE: OCT 15 2024
BY: GONGOL

EXHIBIT "C"
Legal Description of the RU-4L Parcel

Disclosure of Interest*

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 223-508
DATE: OCT 15 2024
BY: GONGOL

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: Corteguera 14424 LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK
Maria Corteguera 2512 Alhambra Circle, Coral Gables	50 %
Antonia Corteguera, 617 SW 47th Ct, Miami, FL 33134	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.*

Disclosure of Interest

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: 223-508
DATE: OCT 15 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 other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: MMG Coral Way, LLC

NAME AND ADDRESS	PERCENTAGE OF INTEREST
Please see attached Exhibit A	

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 Corteguera 14424 LLC to the best of my knowledge and belief.

Signature

Antonia Corteguera
Print Name

Sworn to and subscribed to before me on the 6th day of November, 2023

Affiant is personally known to me or has produced Florida Driver's License as identification.

IRIS J AMADOR
Notary Public - State of Florida
Commission # HH 274390
My Comm. Expires Jun 9, 2026
Bonded through National Notary Assn.

Notary:

[Stamp/Seal]

Commission expires: June 9, 2026

This form is available online at *www.miamidade.gov/zoning/forms.asp*

FORM REVISION 2019/3

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-508
DATE: OCT 15 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: MMG Coral Way, LLC

NAME AND ADDRESS	PERCENTAGE OF INTEREST
Please see attached Exhibit A	

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 MMG Coral Way, LLC to the best of my knowledge and belief.

Signature

Michael Navarro
Print Name

Sworn to and subscribed to before me on the 9th day of November, 2023

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

Notary: _____

[Stamp/Seal]

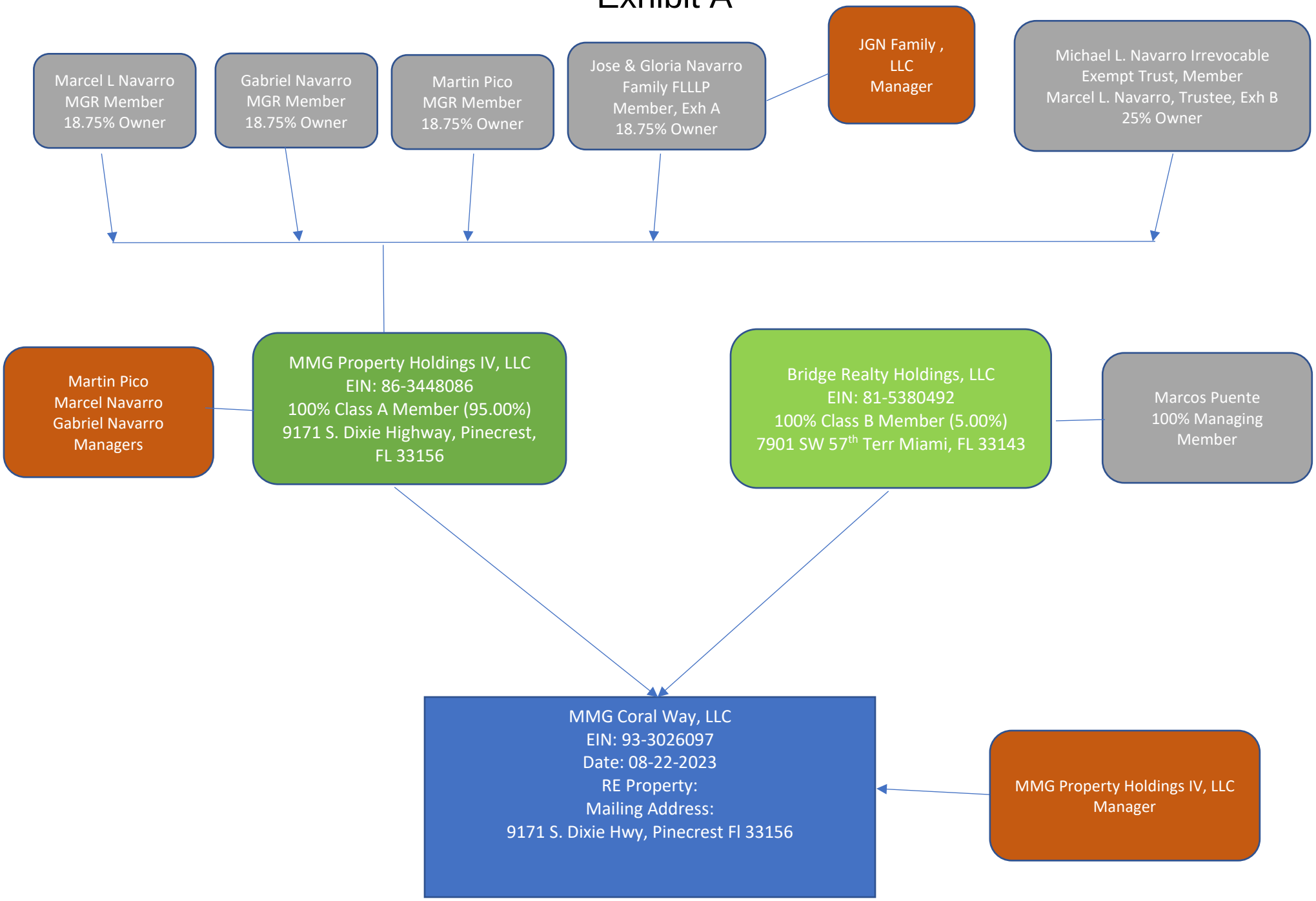
ANA CAROLINA VELAZQUEZ
MY COMMISSION EXPIRES
JUNE 22, 2025
NOTARY PUBLIC - STATE OF FLORIDA
HH 144721
Bonded thru Public Underwriters

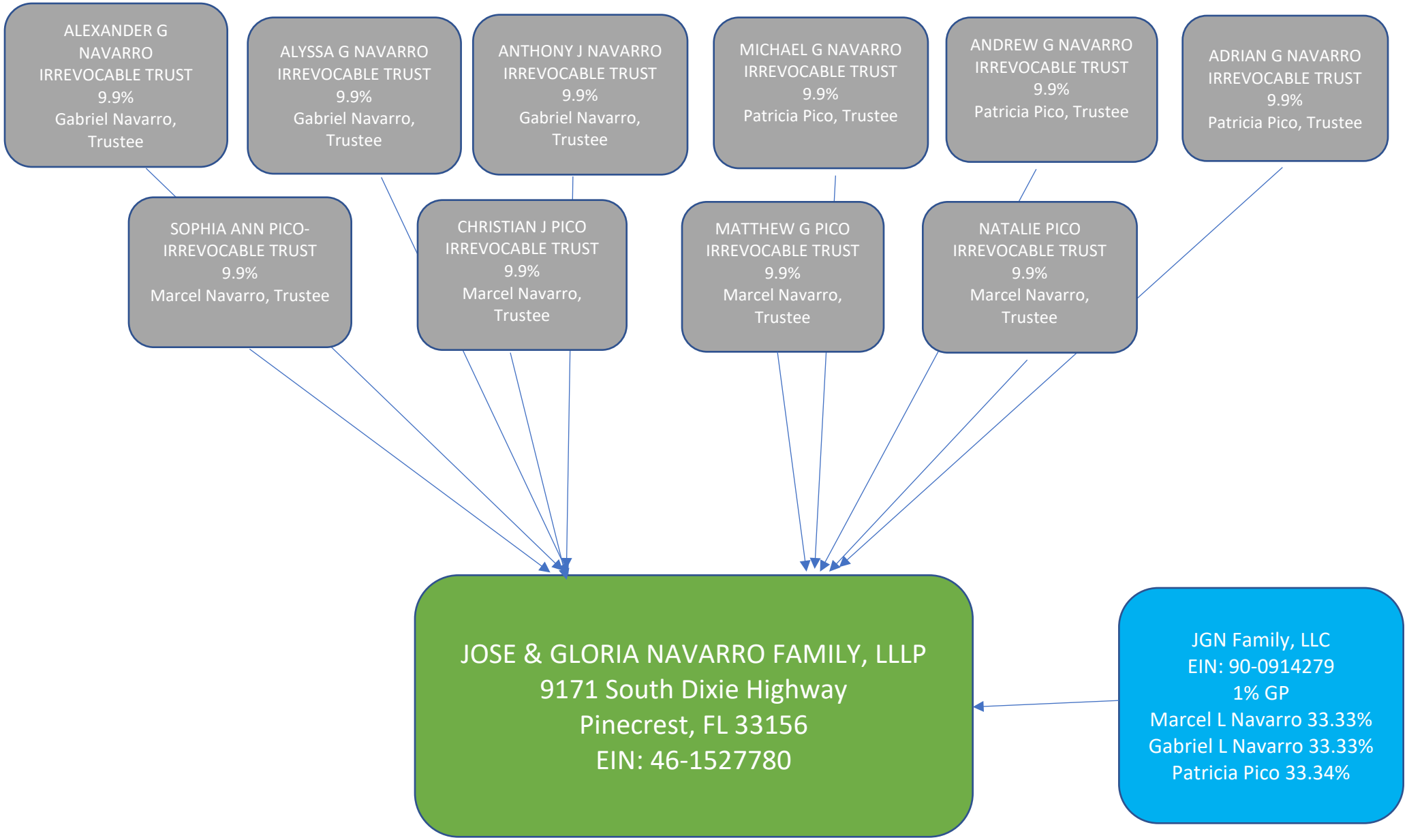
Commission expires: _____

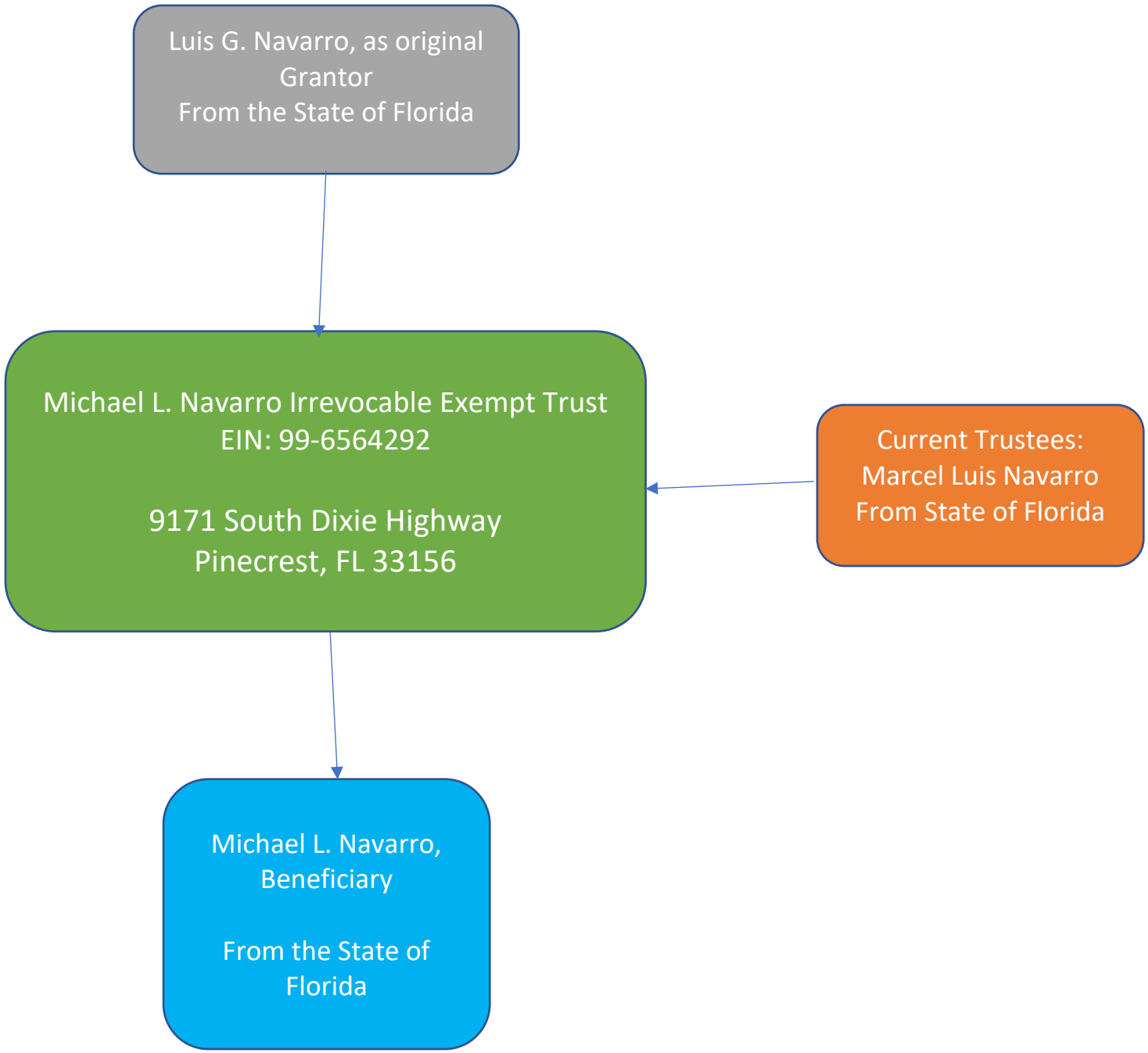
This form is available online at *www.miamidade.gov/zoning/forms.asp*

FORM REVISION 2019/3

Exhibit A


Marcel L Navarro
MGR Member
18.75% Owner
Gabriel Navarro
MGR Member
18.75% Owner
Martin Pico
MGR Member
18.75% Owner
Jose & Gloria Navarro
Family FLLLP
Member, Exh A
18.75% Owner
JGN Family ,
LLC
Manager
Michael L. Navarro Irrevocable
Exempt Trust, Member
Marcel L. Navarro, Trustee, Exh B
25% Owner
Martin Pico
Marcel Navarro
Gabriel Navarro
Managers
MMG Property Holdings IV, LLC
EIN: 86-3448086
100% Class A Member (95.00%)
9171 S. Dixie Highway, Pinecrest,
FL 33156
Bridge Realty Holdings, LLC
EIN: 81-5380492
100% Class B Member (5.00%)
7901 SW 57th Terr Miami, FL 33143
Marcos Puente
100% Managing
Member
MMG Coral Way, LLC
EIN: 93-3026097
Date: 08-22-2023
RE Property:
Mailing Address:
9171 S. Dixie Hwy, Pinecrest Fl 33156
MMG Property Holdings IV, LLC
Manager


ALEXANDER G NAVARRO IRREVOCABLE TRUST 9.9% Gabriel Navarro, Trustee
ALYSSA G NAVARRO IRREVOCABLE TRUST 9.9% Gabriel Navarro, Trustee
ANTHONY J NAVARRO IRREVOCABLE TRUST 9.9% Gabriel Navarro, Trustee
MICHAEL G NAVARRO IRREVOCABLE TRUST 9.9% Patricia Pico, Trustee
ANDREW G NAVARRO IRREVOCABLE TRUST 9.9% Patricia Pico, Trustee
ADRIAN G NAVARRO IRREVOCABLE TRUST 9.9% Patricia Pico, Trustee
SOPHIA ANN PICO-IRREVOCABLE TRUST 9.9% Marcel Navarro, Trustee
CHRISTIAN J PICO IRREVOCABLE TRUST 9.9% Marcel Navarro, Trustee
MATTHEW G PICO IRREVOCABLE TRUST 9.9% Marcel Navarro, Trustee
NATALIE PICO IRREVOCABLE TRUST 9.9% Marcel Navarro, Trustee
JOSE & GLORIA NAVARRO FAMILY, LLLP
9171 South Dixie Highway
Pinecrest, FL 33156
EIN: 46-1527780
JGN Family, LLC
EIN: 90-0914279
1% GP
Marcel L Navarro 33.33%
Gabriel L Navarro 33.33%
Patricia Pico 33.34%


Luis G. Navarro, as original Grantor
From the State of Florida
Michael L. Navarro Irrevocable Exempt Trust
EIN: 99-6564292
9171 South Dixie Highway
Pinecrest, FL 33156
Current Trustees:
Marcel Luis Navarro
From State of Florida
Michael L. Navarro, Beneficiary
From the State of Florida

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-508
DATE: OCT 15 2024
BY: GONGOL

Legal Description

TRACT 32, AND THE EAST ½ OF TRACT 31, OF "J.G. HEAD'S FARMS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORDA, SAID TRACTS BEING LOCATED IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:
Tracy R. Slavens, Esq.
LSN Law, P.A.
3800 NE 1 AVE, STE 200
Miami, FL 33137

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS
AND RELEASE OF DECLARATION OF RESTRICTIONS RECORDED AT OFFICIAL RECORDS BOOK 22146, PAGE 1193

WHEREAS, the undersigned CORTEGUERA 14424 LLC (hereinafter referred to as the "Owner") holds the fee simple title to the land in Miami-Dade County, Florida, of that certain parcel of land located at the northwest corner of SW 26 Street and SW 144 Avenue, in Miami-Dade County, Florida, and identified by folio nos. 30-4910-003-0460, 30-4910-003-0480 and 30-4910-003-0481, more particularly described in Exhibit "A," attached hereto, and hereinafter called the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owner has applied for a Rezoning of the Property from Modified Single Family Residential District (RU-1MA) to Mixed-Use Corridor District (MCD) on the south 3.66 acres of the Property (the "MCD Parcel," as more particularly described in Exhibit "B," attached hereto), and to Limited Apartment House District (RU-4L) on the north 3.06 acres of the Property (the "RU-4L Parcel," as more particularly described in Exhibit "C," attached hereto), and Release of Declaration of Restrictions recorded at Official Records Book 22146, Page 1193, in the Public Records of Miami Dade County, Florida on March 24, 2004, under Application No. Z2023000508 (the "Application");

WHEREAS, the Property is located on the north side of SW 26 Street, also known as Coral Way, a section line road and designated as a "Major Roadway" on the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") adopted 2030 and 2040 Land Use Plan map (the "LUP");

WHEREAS, a companion out-of-cycle amendment to the CDMP to re-designate the Property from "Low Density Residential" to "Office/Residential" on the LUP is being reviewed pursuant to Application No. CDMP20230028;

WHEREAS, Owner seeks to develop the Property with a maximum of 38 residential townhome units on the RU-4L Parcel and a maximum of 27,000 square feet of commercial use on the MCD Parcel in accordance with their respective district regulations.

NOW THEREFORE, in order to assure the County that the representations made by Owner during consideration of Public Hearing No. Z2023000508 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

1. **Release of Declaration of Restrictions**. Miami-Dade County and the Owner hereby release the Declaration of Restrictions recorded at Official Records Book 22146, Page 1193 in the Public Records of Miami-Dade County on March 24, 2004, and replace it with this Declaration of Restrictions.

2. **Permitted Uses**. The development program proposed for the Property shall consist of a maximum of 38 residential townhome units and a maximum of 27,000 square feet of commercial use.

3. **Neighborhood Compatibility and Conceptual Plan**. In accordance with the guiding principles of MCD and RU-4L zoning districts, respectively, and to ensure compatibility with existing adjacent land uses, future development at the Property shall require the following:

    a. Construction of an eight foot (8') tall solid masonry privacy wall along the entire length of the western and northern property lines of the Property;

    b. Building height at the Property shall be limited to two (2) stories;

    c. Minimum building setbacks along the western property line of the RU-4L Parcel and the MCD Parcel, respectively, shall be forty feet (40');

    d. Minimum building setbacks along the northern property line of the RU-4L Parcel shall be thirty feet (30'); and

    e. Minimum landscape buffer along the west property line of both the MCD Parcel and the RU-4L Parcel shall be twenty-five feet (25').

    The Owner has submitted a conceptual plan in connection with the Application entitled, "Mixed Use Development @ NWC Coral Way & SW 144 Ave," consisting of 2 sheets, and dated stamped received on October 15, 2024 (the "Conceptual Plan"). The Property shall be developed generally in accordance with the requirements of this condition and with the Conceptual Plan following the approval of an application for administrative site plan review.

4. **Traffic Signal Improvements**. Prior to the issuance of the first building permit for vertical construction within the Property, Owner shall prepare and submit a traffic signal warrant study to the County for the installation of a traffic signal at the intersection of SW 26 Street and SW 144 Avenue (the "Signal"). If the County determines that the Signal is warranted, Owner hereby voluntarily proffers that it will post an improvement bond in the amount equivalent to the installation of the Signal and, within two years from the latter of the date of the County's approval of the Signal warrant study or the date of the issuance of the first

temporary certificate of occupancy for a building within the Property, will prepare plans and submit a permit application for the Signal. Upon issuance of said permit, Owner shall construct or cause the construction of the Signal. If Miami-Dade County determines that the Signal is not warranted, then the Developer shall have no further obligation to construct or cause the construction of the Signal and the County shall return the bond to the Owner.

It is expressly acknowledged by the parties that the traffic signal constitutes a voluntary off-site improvement. To the 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 Miami-Dade County 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 Signal. 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 Signal, and if the cost of the Signal 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, to the extent allowable and permissible.

5. **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 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.

   b. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, 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. Owner, 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.

   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 the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade 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. 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 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 any further permits, and refuse to make any inspections or grant any approvals, 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 portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

j. 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.

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 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.

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

[Execution Pages Follow]

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions this ____ day of _____, 202__.

WITNESSES:

CORTEGUERA 14424 LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____

_____
Signature
Printed Name: _____

_____
Signature
Printed Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by _____, _____, of CORTEGUERA 14424 LLC, on behalf of said company. They are personally known to me or has produced _____ as identification.

By: _____
Notary Public, State of _____

[Notary Seal]

EXHIBIT "A"
Legal Description of the Property

TRACT 32, AND THE EAST ½ OF TRACT 31, OF "J.G. HEAD'S FARMS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID TRACTS BEING LOCATED IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

EXHIBIT "B"
Legal Description of the MCD Parcel

EXHIBIT "C"
Legal Description of the RU-4L Parcel

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

PH: Z24-089 **February 20, 2025**
Item No. 8C3

Recommendation Summary	
Commission District	2
Applicant	Residences at Palm Court, LLC
Summary of Requests	The applicant seeks to allow deletion of a prior covenant that runs with the land and restricts the subject property to a previously approved site plan, in order to be able to redevelop the site under the currently applicable Urban Center Standards. Additionally, the applicant seeks to allow the proposed multi-family residential building to be located towards the rear of the property with no street frontage and without having its main access from a designated open space, which is required by the urban center regulations.
Location	950 NW 95 Street, Miami-Dade County, Florida
Property Size	±4.13-gross (±3.82-net) acres
Existing Zoning	NCUAD, North Central Urban Area District, MC, Center
Existing Land Use	Multi-family residential, home for the aged
2030-2040 CDMP Land Use Designation	Institutions, Utilities, and Communications and with the North Central Urban Area District, a Community 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)(7), Generalized Modification Standards (see attached Zoning Recommendation Addendum) Section 33-311(A)(4)(b), Non-Use Variance Standards 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 Sec. 33-314(C)(13) which states " The County Commission shall have jurisdiction to directly hear applications to modify or delete declarations of restrictive covenants encumbering property wholly located within any Urban Center or Urban Area zoning district, as defined in this Code, where and to the extent that modification or elimination of the declaration of restrictive covenant or part thereof is necessary to allow development conforming in all respects to the applicable Urban Center or Urban Area District regulations."

REQUESTS:

(1) DELETION of a Declaration of Restrictions recorded in Official Records Book 8997, Page 1183, referencing the 1974 Site Plan, of the Public Records of Miami-Dade County Florida.

The purpose of request #1 is to delete the prior Declaration of Restrictions on the Subject property to allow the submittal of a new site plan for the property.

(2) NON-USE VARIANCE of the Standard Urban Center District Regulations requiring all buildings to have a street frontage and for the primary entrance to provide access to a street or a designated open space; to waive same, to permit the proposed multi-family development with no street frontage or primary access to a street or a designated open space.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Residences at Palm Court" as prepared by MODIS Architects, consisting of 24 sheets, together with Landscape Plans as prepared by David O. Landscape Architecture, consisting of 15 sheets, and Civil Plans as prepared by Schwebke-Shiskin & Associates Inc, consisting of 9 sheets, all dated stamped received 10/23/2024, for a total of 48 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The ±3.82-net acre subject property is comprised of three (3) parcels currently developed with multi-family apartments as part of a Public Housing Development (PHD) project for low-income and elderly residents, and has been the subject of several zoning approvals throughout the years.

In 1971, pursuant to Resolution #4-ZAB-303-71, the Metropolitan Dade County Zoning Appeals Board approved the development of the 11-story multifamily building, comprising 105 units, that is currently located on the subject site. Staff notes that as part of that approval, a parking variance was also granted to permit 55 parking spaces, where 150 spaces were required by code.

In 1974, pursuant to Resolution #Z-361-74, the Board of County Commissioners (BCC) approved a District Boundary Change from RU-3B, Bungalow Court District and RU-4, High Density Apartment House District to RU-4, High Density Apartment House District, on the subject site. This zoning change facilitated the construction of a multiple-family residential apartment development consisting of a seven 7-story building, adding a total of 103 units to the PHD project for low-income and elderly residents. Staff notes that ancillary variances were also granted as part of this application to permit the proposed multi-family apartment development and integrate it with an existing adjacent project. This integration enabled the 11-story building, and the 7-story proposed building, together comprising 203 units, to share access roads, parking areas, landscaped open spaces, a community activity building, and recreational facilities. At the time, the aforementioned approvals were conditioned to the requirement that a recordable agreement be submitted to the effect that the property would be developed substantially in accordance with the plans submitted for the hearing unless at some future date, either the zoning or plan of development were modified by public hearing. As such, a covenant proviso (1974) contained in Resolution #Z-361-74, was submitted requiring that the subject property was developed substantially in accordance with the submitted site plans.

In August 2011, pursuant to Ordinance #11-65, the subject property was part of an area-wide district boundary change that rezoned multiple properties to the North Central Urban Area District (NCUAD). All of the parcels within the boundaries of the NCUAD are regulated by plans and descriptive standards described in Ordinance No. 10-13, for density, building heights, lot standards, setbacks and the urban district and sub-district regulating plans. Staff notes that in addition to the NCUAD standards, the Standard Urban Center District (SUCO) Regulations also provide the regulatory framework for development within the Urban Centers such as the NCUAD. Within the aforementioned NCUAD District, the subject parcel is designated MC, Mixed-Use Corridor, and located within the Center sub-district on the underlying regulating plans.

Under the current zoning application, the applicant now seeks to redevelop the existing multi-family buildings with a new 12-story-high, 316-units residential building with amenities that include a fitness center, game room, a dog park, and an outdoor garden space. Additionally, along the NW 95th Street frontage, the applicant proposes two separate non-residential structures, each 2,500 square feet (totaling 5,000 square feet), intended for use as medical offices. Ultimately, this redevelopment project will provide 316 new senior living and affordable housing units within the

NCUAD, representing an increase of 125 affordable units compared to the current number on the property. Additionally, the application seeks to allow the proposed multi-family residential building to be located towards the rear of the property with no frontage on a street and without having its main access from a designated open space, which is otherwise required for all such developments by the urban center regulations. Furthermore, staff notes that the applicant has voluntarily proffered a covenant which among many things restricts the development of the property to the submitted site plan, and provides that the property will comply with the requirements pursuant to Florida Statute 125.01055 (Live Local) which requires among other things that at least 40 percent of the residential units in a proposed multifamily development are, for a period of at least 30 years, affordable housing, as defined in Section 420.004 of the Florida Statute.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	NCUAD; MC, multi-family residential and home for the aged	Community Urban Center
North	NCUAD; school campus	Community Urban Center
South	RU-4A; health care medical center	Institutions, Utilities and Communication
East	NCUAD and RU-3B; multi-family residential and home for the aged and health care medical center	Community Urban Center
West	RU-4A; health care medical center	Institutions, Utilities and Communication

NEIGHBORHOOD COMPATIBILITY:

The ±4.13-gross (±3.82-net) acre subject property is currently improved with a multi-family residential development for low-income and elderly residents and is located at 950 NW 95 Street. The surrounding area consists of a school campus located to the north, healthcare and medical centers to the south and west, and multi-family residential developments, and a healthcare medical center to the east of the subject site. Additionally, the properties abutting the site to the north and to the east, are located within the North Central Urban Area District (NCUAD) as well.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to delete a prior covenant running with the land restricting it to a much older, 1974 site plan and be able to develop the parcel with affordable housing in accordance with the currently applicable NCUAD zoning regulations and the Live Local Act pursuant to the Florida Statute 125.01055, which requires among other things that at least 40 percent of the residential units in a proposed multifamily development are, for a period of at least 30 years, affordable housing, as defined in Section 420.004 of the Florida Statute. 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 this application will generate approximately 71 PM peak hour vehicle trips. Staff notes that the application requests will add to the population of the area, impact water and sewer services, and may bring additional noise into the neighborhood. However, staff opines that such impacts have been appropriately mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±4.13-gross (±3.82-net) 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 lying within the **North Central Urban Area District (NCUAD)**, a Community Urban Center. The North Central Urban Area District implements the urban center policies and interpretative text of the County's Comprehensive Development Master Plan (CDMP). The CDMP defines urban centers as *encouraged to become hubs for future urban development intensification in Miami-Dade County, with a mix of uses that are characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design*. Emphasis in design and development of these centers and all of their individual components has been created to promote active pedestrian environments through high-quality design of public spaces as well as civic use buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages.

All of the parcels within the boundaries of the approved NCUAD are regulated by plans and descriptive standards described in Ordinance #11-65, which is consistent with the CDMP Land Use Element interpretative text for Urban Centers. NCUAD 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.

Staff notes that the subject property is within the Center sub-district and is designated MC, Mixed-Use Corridor on the regulating plans for the NCUAD District. The MC designation permits multi-family use on the parcel, provided however that such development, among other things, meets the building placement standard, street parameters and minimum building street wall fenestration requirements per the Urban Center Development Standards. The applicant seeks to develop the subject property as a mixed-use project with 316-units multi-family building located on the rear of the property and two separate non-residential structures, each 2,500 square feet (totaling 5,000 square feet), intended for use as medical offices located along the front property line. The proposed development is permitted within the MC, Center sub-district. However, the maximum density and intensity for the subject property pursuant to Sec. 33-284.84.1.- Density, Building Height, and Intensity, is 60 units per acre and 2-8 stories in height. Additionally, the CDMP provides for a 25% density bonus incentive for projects which set aside residential units for workforce housing which would allow for the subject ±4.13 gross acres (±3.82 net acres) site to developed with maximum of 310 residential units while this application provides for a total of 316 units. As such, staff notes that the applicant is proposing to redevelop the subject property pursuant to Senate Bill 102 (Live Local Act). The Live Local Act permits developments to be developed with a density equal to the highest residential density permitted by the CDMP. The County's CDMP designation which would permit the highest density is High Density Residential. The High-Density Residential category allows a range in density from a minimum of 60 to a maximum of 250 dwelling units per gross acre. This would allow the subject property to be developed with a maximum of 1,032 units under the Live Local Act. However, staff notes that the applicant has voluntarily proffered a zoning Declaration of Restrictions which provides that the subject property would be developed in substantial compliance with the submitted plans with a proposed maximum residential density of 316 new senior living and affordable housing units. Additionally, the covenant provides that the proposed development will comply with the requirements of Florida Statute 125.01055, and that at least 40% of the aforementioned residential units (or, 127-units) would be "affordable housing", as defined in Section 420.004 of the Florida Statute.

Staff notes that the submitted plans propose commercial uses fronting NW 95th Street (the front property line) and a single 12-story building to be constructed along the southern rear property line. The plans also include streets designed to promote walkability and vehicular parking areas and driveways screened from the view of the street, aligning with the principles of the Urban Center. Additionally, the plan provides for ample landscaping open space throughout the development in excess of what is required by Code. Furthermore, staff opines that the proposed development is **consistent** with **Policy LU-4A** which states that when evaluating compatibility among proximate land uses, the County shall consider such factors as height, bulk, and scale of architectural elements. As such, staff opines that the approval of the application is **consistent** with the Land Use Element interpretative text for properties designated Community Urban Center on the CDMP LUP map.

ZONING ANALYSIS:

The applicant seeks approval of a request of the deletion of the prior recorded Declaration of Restrictions ORB 8997, page 1183, which restricts the subject parcel to a previously approved set of 1974 site plans (request #1). The deletion of the covenant is sought in order to allow the subject site to be developed according to the proposed site plan included as part of this application and which, except for the non-use variance sought under request #2, meets all its other urban center regulations. When the aforementioned requests are analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of the requests would be **compatible** with the area concerned, when considering the necessity and reasonableness of the requests in relation to the present and future development of the area concerned.

The subject property is currently developed in accordance with the plans that were approved pursuant to the 1974 public hearing, and at which time, a covenant ORB 8997, was proffered and duly recorded that would run with the land, and currently ties the subject property to the 1974 plans. Staff notes that the subject site was rezoned to the North Central Urban Area District (NCUAD) since then, and is within the Center sub-district and designated MC, Mixed-Use Corridor, on the regulating plans. Any proposed development on the property is now intended to be regulated by the plans and descriptive standards described for the NCUAD. The deletion of the aforementioned covenant would allow the applicant to develop the site in accordance with the submitted hearing plans. As such, staff supports request #1 and opines that approval of the request to delete the prior recorded covenant would not be out of character with the area and would be **compatible** with same. The applicant seeks the redevelopment of the site pursuant to the North Central Urban Area District (NCUAD) designation, and proposes a mixed-use project which consists of a 316-units multi-family building located towards the rear (southern portion) of the property, and two (2)-separate commercial use buildings, each 2,500 sq. ft. (totaling 5,000 sq. ft. of commercial space), intended for use as medical offices, to be located fronting along NW 95 Street. Parking is at the rear of the commercial buildings, in the form of an off-street parking lot located towards the center of the parcel screened by the structures of the proposed mixed-use development. As part of this application, the applicant is also dedicating additional right-of-way in order to develop the site in accordance with the Urban Center which required for an 8’ sidewalks; a 6’ wide landscape strip for street trees or 24 sq. ft. tree grates; 2’ curb and valley gutter; and 10’ wide travel lanes. In addition, to further enhance the proposed development, the site plan includes the future construction of a public art installation along the parking entrance, which will serve as a focal point for the community. The plan also features a private open space to the west and a dog park with a landscaped area at the rear of the property. Access to the site and to the parking is by means of an ingress only one-way driveway point of direct vehicular and pedestrian access to the campus has been provided from NW 95 Street. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel as

well as compliance with the buffers between dissimilar land uses that include a six (6)-foot-high retaining wall within a minimum five (5) foot landscaped strip along all property lines. As previously noted, in order to develop the site with the proposed number of units, the applicant is utilizing the density provisions authorized under Florida Statute 125.01055 (Live Local Act- Laws of Florida Chapter 2023-17). As such, and in support of this zoning application, the applicant has voluntarily proffered a covenant which among many things restricts the development of the property to the submitted site plan and provides that the property will comply with the requirements pursuant to FS 125.01055 (Live Local) which requires among other things that 40% of the aforementioned residential units (or, 127-units) would be "affordable housing", as defined in Section 420.004 of the Florida Statute.

As part of this application, the applicant is also requesting a non-use variance from the Standard Urban Center District regulations, which require that all buildings within the urban centers shall have a street frontage where the primary entrance to the structure has access to a street, or, fronts along and has access from a designated open space (request #2). Specifically, pursuant to Section 33-284.86(B)(11) of the SUCO regulations, *the primary entrance of a building shall provide access to a street or a designated open space*. The applicant seeks a waiver of the aforementioned requirement in order to allow the proposed multi-family development to be located towards the rear of the site with its frontage and primary access not aligned towards any public street or designated open space, but a parking lot. This request is, in part, due to the phased approach to the redevelopment, which involves preserving the existing buildings until the completion of the proposed multi-family building. The applicant intends to phase the redevelopment on the property in a manner that ensures existing residents can be relocated to the new multi-family residential building prior to the demolition of the aging structures. Consequently, the existing buildings will remain on-site for much, if not all, of the construction of the new multi-family and commercial buildings, making it particularly challenging to comply with the street frontage requirements for all proposed buildings. In addition, staff notes that the applicant is redeveloping the site a mixed-use project, as required by its Urban Center land use designation, providing commercial/retail spaces and multifamily residential units. While the proposed structure that would house the residential units will not front along a street, the non-residential structures will front on NW 95 Street, thereby satisfying the minimum frontage requirement along the front property line.

Staff notes that approval of the requests will not have a significant 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, dated November 5, 2024, indicates that the application will meet the traffic concurrency criteria for an Initial Development Order and will generate 71 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 November 4, 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 Traffic Engineering Section of the Department of Transportation and Public Works, the Miami-Dade School Board, 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 requested variance on the subject site will not have an unfavorable effect on the economy Miami-Dade County, Florida. Further, approval 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.

As such, staff opines that approval of this application and its requests 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 and provided that the non-use variance will be otherwise **compatible** with the surrounding land uses and would not be detrimental to the other properties in the immediate area in which the subject parcel is situated. **Therefore, staff recommends approval of request #1 under Section 33-311(A)(7), Generalized Modification Standards and 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: The submitted general development plans indicate an ingress/egress point of direct vehicular and pedestrian access located along NW 95th Street. Parking and driveways are internal to the site, with the parking provided using a parking lot. The proposed mixed-use development provides for a total of 279 parking spaces where a maximum of 147 parking spaces are required after the 50% parking reduction permitted by Code, and as such, complies with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

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 "Residences at Palm Court" as prepared by MODIS Architects, consisting of 24 sheets, together with Landscape Plans as prepared by David O. Landscape Architecture, consisting of 15 sheets, and Civil Plans as prepared by Schwebke-Shiskin & Associates Inc, consisting of 9 sheets, all dated stamped received 10/23/2024, for a total of 48 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 submit a recordable covenant and opinion of title in legally sufficient and recordable form to RER and PHCD within 30 days of approval of this application, that provides that the proposed development will comply with the requirements of Section 125.01055, Florida Statues, and that at least 40% of the proposed 316 residential units (or, 127-units) would be “affordable housing”, as defined in Section 420.004, Florida Statutes. Annual monitoring reports shall be submitted to RER and PHCD to confirm compliance with the 30-year affordability period and other requirements of Section 125.01055, Florida Statues.

5. That 191 of the proposed units will be reserved as elderly housing and be offered to the current residents living in the existing buildings on-site.

6. That the proposed 6’ decorative retaining wall along the property lines be maintained, and that if the 6’ retaining wall is destroyed or removed, the applicant shall install a 6’ high cbs wall, opaque fence, or chain link fence with shrubs of thirty (30) inches in height at time of planting, and shall be planted at a maximum average spacing of thirty-six (36) inches on center, or a minimum of thirty-six (36) inches in height at time of planting and planted at a maximum average spacing of forty-eight (48) inches on center, in accordance with Section 18A-6(H) of the County Code.

7. That the applicants submit 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.

8. That the landscaping indicated on the plans be installed prior to the issue of Certificate of Use for the facility.

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

Residences at Palm Court, LLC
PH: Z24-089

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*
Historic Preservation Chief Department of Regulatory and Economic Resources (OHP)	*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.* **Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses**

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<u>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.</u>

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.

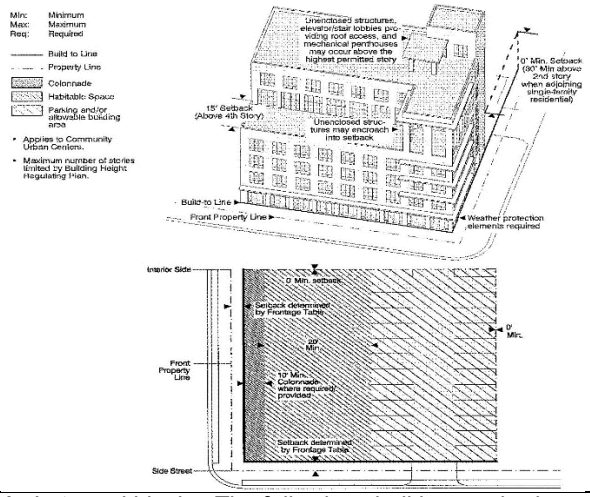
Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.

<table>
<tr><td></td><td>Average Floor Area Ratios (FAR)</td><td>Max. Densities Dwellings per 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.
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<td>Objective LU-4 (Pg. I-8)</td>
<td>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.</td>
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<td>Policy LU-4A (Page I-9)</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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PERTINENT ZONING REQUIREMENTS/STANDARDS

ZONING RECOMMENDATION ADDENDUM

Residences at Palm Court, LLC
PH: Z24-089

Sec. 18A-6. - Minimum standards.	*(H) Buffers between dissimilar land uses. Where dissimilar land uses exist on adjacent properties, and where such areas will not be entirely visually screened by an intervening building or structure from abutting property, that portion of such area not so screened shall be provided with a buffer consisting of a six (6) foot wall or fence with a life expectancy of at least ten (10) years, or shrubs which normally grow to a minimum height of six (6) feet. Where chain link fencing is used, shrubs shall also be required. Shrubs used as a buffer shall be a minimum of thirty (30) inches in height at time of planting, and shall be planted at a maximum average spacing of thirty-six (36) inches on center, or a minimum of thirty-six (36) inches in height at time of planting and planted at a maximum average spacing of forty-eight (48) inches on center. Said buffer shall form a continuous screen between the dissimilar land uses within one (1) year after planting. Buffers screening dissimilar uses shall include trees planted at a maximum average spacing of thirty-five (35) feet on center within a minimum five (5) foot landscaped strip.*
Sec. 33-284.84.1.- Density, Building Height, and Intensity	*A. Maximum Density and Building Height Range Tables. Notwithstanding any other provision to the contrary, the following tables set forth the maximum residential densities and building heights for developments in each urban center or urban area district:* Maximum Density and Building Height Ranges for Land Use Categories RM, RML, MO, MC, MM, MCS, MCL, SD (Marketplace), SD (Stonepoarch), AD, MD (Market), ID, and I Urban Center or Urban Area District | SUB-DISTRICT | CORE | CENTER | EDGE North Central Urban Area District (See Note 1) | 125 units per acre/3—15 stories | Within ½ mile of the SMART Corridor, 90 units per acre/2—12 stories; otherwise 60 units per acre/2—6 stories | 60 units per acre/No minimum height but must meet the minimum floor-area ratio in subsection (B)(2) Maximum Height: 8 stories
Sec. 33-284.85.(G)(2) - Building Placement Standards.	*Mixed Use, Multi-Family:* 
Sec. 33-284.86(A)(11) - General Requirements.	*A. Lots and blocks. The following shall be required:* *11. The primary entrance of a building shall provide access to a street or a designated open space. The primary entrance to the upper levels of a mixed-use building with colonnades shall be through the colonnaded area along the front property line.*
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*

ZONING RECOMMENDATION ADDENDUM

Residences at Palm Court, LLC
PH: Z24-089

Section 33-311(A)(7) Generalized Modification Standards.	*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 (a) 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.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

RESIDENCES AT PALM COURT, LLC	950 NW 95 ST 860 NW 95 ST 930 NW 65 ST MIAMI-DADE COUNTY, FLORIDA.

APPLICANT	**ADDRESS**
PENDING	Z2024000089

DATE	**HEARING NUMBER**

FOLIO:
3031020000250
3031020000340
3031020000240

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
November 13, 2024

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases.

BUILDING SUPPORT REGULATIONS OPEN:
Folio: 3031020000250
Building Support Case 20230224397-B Opened on 09/20/2023. Notice of Violation issued on 09/20/2023 due to failure to maintain parking areas and access thereto in safe condition. Parking Illumination must comply with Miami Dade County Code Section 8C-3. The owner must submit a letter of Illumination Compliance with Section 8C-3 from a professional engineer. as requested by 40/50 Year Recertification Case F2022011005-U. Referred by Electrical section. Notice of Violation Recorded by Clerk of Courts on 09/28/2023 under Book: 33902, Page: 3990, Total Pages: 1. Case Remains Open. There are No Pending Fees.

Building Support Case: A2003000452-X Opened on 07/28/2003. Notice of Violation issued on 07/28/2003 to Contractor due to Expired Building Permit 2001002935 never having received required inspection. Notice of Violation issued to Property Owner on 09/10/2003 and mailed on 09/11/2003. Expired Permit memo sent to County Department Director on 03/01/2005. B.C.C.O. probable cause hearing to be scheduled (memo to BCCO) on 06/17/2005. Hold Harmless uploaded to case on 07/18/2014. Case Remains Open. There are No Pending Fees.

30-3102-000-0340
Building Support Case: A2024003938-X Opened on 07/11/2024. Notice of Violation issued on 03/31/2024 to Contractor due to Expired Building Permit 2022059014 never having received required inspection. Notice of Violation issued and mailed to Property Owner on 07/11/2024. Expired Permit memo sent to County Department Director on 07/22/2024. B.C.C.O. probable cause hearing to be scheduled (memo to BCCO) on 07/23/2024. Case referred to Building Department Director due to Violation not corrected as noted on 2nd Inspection on 09/09/2024. Case Remains Open. There are No Pending Fees.

BUILDING SUPPORT REGULATIONS CLOSED:
Folio: 3031020000250
Building Support Case F2022011005: Opened on November 30,2022 for structure A is a 11-story with 103 living units Assisted Living Facility of 72,035 Sq. Ft. built in 1972 previously recertified for it 40th-year in 2012 under case number F2012112616. Currently, this structure needs to be recertified for the 50th-year for which an initial Engineering report was submitted but rejected. Therefore, a revised engineering report addressing the discrepancies noted in the initial report needs to be resubmitted to assess the electrical and structural integrity of this building. Notice of violation issued on August 31,2023. Notice of violation recorded under book 33902 Page: 4204 Total Pages: 6 on September 28,2023. There are no outstanding fees. The case is closed.

30-3102-000-0340
Building Support Case: 20240230323-B Opened on 05/17/2024 due to Complaint Received by Public. Due to No Access, Case was Closed on 05/28/2024. There are No Pending Fees.

Building Support Case: F2022011005-U Opened on 11/30/2022. Damage Assessment Form issued on 08/28/2023 as such: Structure A is an 11-story with 103 living units Assisted Living Facility of 72,035 Sq. Ft. built in 1972 previously recertified for it 40th-year in 2012 under case number F2012112616. Currently, this structure needs to be recertified for it 50th-year for which an initial Engineering report was submitted but rejected. Therefore, a revised engineering report addressing the discrepancies noted on the initial report needs to be resubmitted to assess the electrical and structural integrity of this building. Notice of Violation Approved on 08/30/2023, Posted on 08/31/2023 and mailed Certified on 09/22/2023. Notice of Violation was Recorded by Clerk of Courts on 09/28/2023 under Book: 33902, Page: 4204, Total Pages: 6. 40-Year Recertification Reports approved on 12/15/2023. Notice of Violation Cancellation Recorded by Clerk of Courts on 12/29/2023 under Book: 34030, Page: 812, Total Pages: 1. Case is Closed. There are no Pending Fees Due.

OUTSTANDING LIENS AND FINES:
There are no outstanding Liens, fines, or fees.

Memorandum

Date: November 4, 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: Z2024000089-4th Review
Miami-Dade County
950 and 860 NW 95th Street and 930 NW 65th Street
Proposing non-use variance of building frontage and open space requirement and release of resolution Z-361-74 and covenant.
(NCUAD) (4.13 Acres)
02-53-41

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 properties are currently connected to public water and public sanitary sewers that abut the subject properties. Pursuant to the Code and based on the site plans submitted, the proposed development shall connect to public water and sanitary sewers in accordance with the Code. Water services are provided by Miami Dade County Water and Sewer Department and sewer services are provided by the City of North Miami. Please note that this development will need a 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 required sewer main extension will need to be approved by the City of North Miami and the Water and Wastewater Division of DERM prior to the 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-Martinez@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.

The sanitary sewer flow from the subject properties is directed to Private Pump stations 99-965A, and then to pump stations 06-A and 30-0346. Currently, Private Pump station 99-965A is under Initial Moratorium, pump stations 06-A and 30-0346 comply. According to DERM records the flow generated by this project (43,660 gallons per day) will place private pump station 99-965A out of compliance with the new USEPA/FDEP Consent Decree (Case: N0. 1:12-cv-24400-FAM, effective December 6, 2013), in which case DERM will not be able to issue Sewer Capacity Certification Letters for this project.

The applicant is advised to coordinate with the DERM Water and Wastewater Division (305) 372-6920 for the necessary upgrades to the sewer system. DERM cannot issue Sewer Capacity Certification Letters for 99-965A under the current Initial Moratorium 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: That the owner submits a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.

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 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.

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

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, specifically the specimen tree standards.

A landscape plan entitled “Residences at Palm Court” prepared by David J. Odishoo, R.L.A., and dated as received by Miami-Dade County on October 23, 2024, shows the proposed removal of non-specimen and specimen tree resources, however, Tree Permit #2400746 has not been issued yet. DERM staff has 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 investigation issues on the subject site tracked under Palm Tower (DERM file nos. HWR-1061 and UT-2695). 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, 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

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

Date: January 10, 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 and Sewer Department (WASD)

Subject: ***UPDATED*** **-** Zoning Application Comments - Residences at Palm Court, LLC
Application No. Application No. Z2024000089 - Revision No.1 - (Pre-App. No. Z23P-177)

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: Residences at Palm Court, LLC

Location: The proposed project is located on approximately 4.3 gross acres at 860, 930, and 950 NW 95th Street with Folios No. 30-3102-000-0240, 30-3102-000-0340 and 30-3102-000-0250, within the North Central Urban Area District (NCUAD), in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting: (1) that the Property be released from the original Palm Court side plan and, in its place, approve the proposed Residences at Palm Court site plan; and (2) that a non-use variance be approved from the street or designated open space frontage requirement of the Section 33-284.86(B)(11) of the Code of Miami-Dade County (the "Code" or "County Code"), in order to develop 316 Apartment units (Hight Density), under the Affordable Housing Development Program and Two (2) separate 2,500 S.F. medical Office (5,000 S.F in total). The existing buildings will be demolished, as per site plan submitted.

The estimated total water demand for the proposed project will be 43,660 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply is provided by the Hialeah-Preston 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 Agreement No .32410 offered July 24, 2024, with approved points of connection (P.O.C.) dated June 21, 2024. Per said points of connection, according to the County's G.I.S., this property is a WASD water customer. However, given that this is a high-density development with proposed commercial use, it must be served by a 12-inch water main. Also, the existing 8-inch water main (E 8659-1) within the property is considered to be an undersized water main and a dead-end water main with more than one fire service connected to it.

Therefore, the developer shall connect to an existing 12-inch water main (E 11698-18) in NW 95th Street, abutting the northern boundary of the property.

AND/OR

Also, as per the conceptual design provided by Schwebke, Shiskin & Associates, the developer may connect to an existing 12-inch water main (E 11698-18) in NW 95th Street and extend the same (12-inch water main) southerly within the property in dedicated public Right-of-Way and/or in WASD easements to a point as required to interconnect to the existing 8-inch water main (E 8659-1) within the property, forming a looped system with no more than one fire service on a dead-end water main.

Note: Proposed connections shall be done to a minimum of a 12-inch water main.

Any public water mains extension shall be 12-inch minimum diameter. If two (2) or more fire hydrants and/or fire lines are to be connected to a public water main, then the water system may be looped with two (2) P.O.C.

There are water mains within this project's area, either in existing dedicated Right-of-Way or easements, which may need to be removed and relocated if in conflict with the proposed project. Easements associated with mains to be removed and relocated shall be closed and vacated entirely within this developer property before starting building Construction. In case of Right-of-Way to be closed and vacated/released within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per Fire Department recommendations. The cutting and plugging of existing water mains shall be done by a licensed contractor under WASD's supervision. Services to existing customers cannot be interrupted.

A Water Supply Certification (WSC) letter from WASD was issued on July 24, 2024, through WASD Agreement No. 32410. 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 Certification is required to assure adequate water supply is available to all water users of the WASD as required by 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.

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

Date: November 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 24-089
Name: Residences at Palm Court, LLC
Section 02 Township 53 South Range 41 East

I. PROJECT LOCATION:

The property is located at 950 NW 95 Street, 860 NW 95 Street and 930 NW 65 Street.

II. APPLICATION REQUEST:

This application is requesting the approval of a non-use variance for building frontage to replace the exiting structures with a new 12-story, 316 unit residential building.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available by NW 95 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)

71 PM Peak Hour trips are generated by the proposed redevelopment for this site.

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.

B. Cardinal Distribution

North	34 %	East	11 %
South	33 %	West	22 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9372 located on NW 17 Avenue north of NW 95 Street, has a maximum LOS **"E+20%"** of **3,866** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,445** vehicles and **225** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9372** with its PHP and assigned vehicles is at LOS **"C"**. The **11** vehicle trips generated by this development when combined with the **1,445** and those previously approved through Development Orders, **225**, equal **1,681** and will cause this segment to remain at LOS **"C"** whose range is up to 3,078.

Station F-0235 located on NW 7 Avenue/SR7/US-441 south of NW 98 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 **2,144** vehicles and **118** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0235** with its PHP and assigned vehicles is at LOS **"D"**. The **25** vehicle trips generated by this development when combined with the **2,144** and those previously approved through Development Orders, **118**, equal **2,287** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

Station 9491 located on NW 95 Street west of I-95, has a maximum LOS **"E"** of **3,222** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,165** vehicles and **2** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9491** with its PHP and assigned vehicles is at LOS **"C"**. The **19** vehicle trips generated by this development when combined with the **2,165** and those previously approved through Development Orders, **2**, equal **2,186** and will cause this segment to remain at LOS **"C"** whose range is up to 3,078.

Station 9492 located on NW 95 Street west of NW 27 Avenue, has a maximum LOS **"E"** of **1,269** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **374** vehicles and **21** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9492** with its PHP and assigned vehicles is at LOS **"C"**. The **28** vehicle trips generated by this development when combined with the **374** and those previously approved through Development Orders, **21**, equal **423** and will cause this segment to remain at LOS **"C"** whose range is up to 594.

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 complies with Chapter 28 of the Miami-Dade County Code. The north parcel property is grandfathered; therefore, platting is not required.

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

Date: October 30, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000089

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 10/23/2024.

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: January 27, 2025

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. Z2024000089
Residences at Palm Court, LLC
DTPW Project No. OSP 173

PROJECT DESCRIPTION:

According to the Letter of Intent (LOI), the applicant proposes to replace the existing structures (11-story, 103-unit high-rise and an 88 unit 6-story mid-rise building) with a new 12-story, 316-unit residential building with residential amenities that include a fitness center, game room, a dog park, and an outdoor garden space. The Property is approximately +/- 4.13 acres

I. PROJECT LOCATION:
The property is located at 860, 830, 950 NW 95 Street, Miami FL, in unincorporated Miami-Dade County, Florida (the "Property").

II. APPLICATION REQUEST:
The application is requesting approval of the following:

- Release of 1974 resolution approving palm court
- Non-Use Variance for buildings fronting NW 95th Ave.

COMMENTS/RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) has no objections to this application, subject to the following conditions:

I. <u>Infrastructure Planning Division:</u>

Currently the property is served by Metro Bus Route 103 at a bus stop located at NW 95th St and NW 10 Ave directly on the site (less than 1-minute walk). The property is also served by route 77 at a bus stop located at NW 7th Ave and NW 95th St approximately 0.2 away (4 min walk). Metrobus Headways for the service mentioned above are listed in the table below.

Route	Service Headways (in minutes)						Type of Service
	Weekday						
	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)	Overnight	Saturday	Sunday	
103	30	60	60	n/a	30	30	L
77	10	15	60	n/a	15	20	L

Notes: *L means Metrobus local route service*
F means Metrobus feeder service to Metrorail or Tri-Rail

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 residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. 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 ensure that sidewalks along NW 95th St will be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impeded public access to the existing 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 provide a covered and secure space for bicycles and micro-mobility device parking near the entrance of each residential building(s).
4. The applicant shall provide enhanced crosswalks or additional pavement markings to clearly delineate where pedestrians should be at the entrance of the project and all intersections within the proposed project, if approved by Transit Enhancements Division (TED).
5. The applicant shall provide connections to transit by adding to the existing bicycle and pedestrian network where possible.
6. The applicant shall provide adequate space for Transit on-demand services.
    a. The Applicant should provide a Drop-off/Pickup Zone within the site that can accommodate passenger vans and package deliveries
    b. Applicant may coordinate with the Multi-Modal Planning or Transit Service Planning divisions of DTPW on proposed solutions to such need.

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

From:	Garcia, Jeannette C.
To:	Furney, Susan (RER); Connally, Ronald (RER)
Cc:	Acosta, Felix (RER); Gomez, Thomas R. (RER); Thompson, Cleveland (RER); Bello, Marielena (RER); RODRIGUEZ, IVAN M; Simon, Nathaly; Concurrency Management
Subject:	RE: Standard School memo stating all are good for 1 year from original date (PH3024052400484)
Date:	Tuesday, February 11, 2025 12:32:01 PM
Attachments:	image002.png

EMAIL RECEIVED FROM EXTERNAL SOURCE

Good morning, Susan,

As requested, the PH (Preliminary Concurrency Analysis) dated 5/24/24 is good for one year.

Please note 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.

Best regards,

Jeannette C. Garcia
Executive Director
Growth Management
Office of Governmental Affairs & Land Use
Facilities Design and Construction
Miami-Dade County Public Schools

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Tuesday, June 11, 2024 4:39 PM
To: Guillermo Mazon; Javier F. Avino
Cc: Concurrency Management; Simon, Nathaly; CASTILLO, DENISE; Stillings, Noel (RER); Connally, Ronald (RER); Garcia, Jeannette C.
Subject: Residences at Palm Court, LLC Z2024000089 (PH3024052400484)
Attachments: Residences at Palm Court, LLC Z2024000089 (PH3024052400484).pdf

Residences at Palm Court, LLC
PH3024052400484 - Z2024000089
Folio No.: 3031020000250, 3031020000240, 3031020000250

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 316 multifamily residential units, which generate 102 students, 50 at the elementary , 22 at the middle and 30 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:	**PH3024052400484**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**5/24/2024 10:14:58 AM**	LG Application Number:	**Z2024000089**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name: **Residences at Palm Court, LLC**
Address/Location: **950 NW 95 ST**
Master Folio Number: **3031020000250**
Additional Folio Number(s): ***3031020000240, 3031020000250,***

PROPOSED # OF UNITS **316**
SINGLE-FAMILY DETACHED UNITS: **316**
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
101	ARCOLA LAKE ELEMENTARY	155	50	50	YES	Current CSA
6391	MADISON MIDDLE	316	22	22	YES	Current CSA
7251	MIAMI CENTRAL SENIOR	731	30	30	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

Memorandum

MIAMI-DADE COUNTY

Date: February 3, 2025

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

From: Alejandro Zizold, Chief, Planning and Research For: Alissa Twitletaub
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2024000089 – Residences at Palm Court (Associated Applications: Z2023P00177). Based on revised plans submitted on May 22nd, 2024.

Applicant Name: Javier Avino on behalf of Residences at Palm Court, LLC

Project Location: The applicant site is located on ±3.83 acres generally located on 860, 930, and 950 NW 95th St., Miami, Florida 33150, in unincorporated Miami-Dade County (Folio: 30-3102-000-0250, 30-3102-000-0240, and 30-3102-000-0340). The project site is located in the North Central Urban Area District (NCUAD).

Proposed Development: The applicant seeks a zoning review to develop a new 12-story, 316 senior living and affordable residential units building with residential amenities that include a fitness center, game room, a dog park, and an outdoor garden space. In addition, along the NW 95th Street frontage, the applicant proposes two separate 2,500 square foot, non-residential structures to be used as medical office. The applicant also seeks approval for the following:

- Release of 1974 Site Plan from Resolution Z-361-74, and in its place, approve the proposed Residences at Palm Court site plan.
- Non-Use Variance from Section 33-284.86(B)(11) – Building Frontage Requirement, for the new residential building to not front NW 95th Street, but for the two new nonresidential buildings to front NW 95th Street instead.

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
AREA 226	875 NW 70 ST	MINI-PARK	0.24	LOCAL
AREA 227	NW 59 ST AND 15 AVE	MINI-PARK	0.12	LOCAL
CLAIRE ROSICHAN PARK	2450 NW 57 ST	MINI-PARK	0.38	LOCAL
NORTHWEST HIGHLANDS PARK	2361 NW 67 AVE	MINI-PARK	0.8	LOCAL
FERNVILLE PARK	8517 NW 14 CT	MINI-PARK	0.48	LOCAL
NORTH SHORECREST PARK	801 NE 88 ST	NEIGHBORHOOD PARK	1.13	LOCAL
OLINDA PARK	2101 NW 51 ST	COMMUNITY PARK	6.4	LOCAL
LITTLE RIVER PARK	10525 NW 24 AVE	COMMUNITY PARK	10.4	LOCAL
MILITARY TRAIL PARK	825 NE 89 ST	NEIGHBORHOOD PARK	1.66	LOCAL
BROADMOOR PARK	8731 NW 35 CT	NEIGHBORHOOD PARK	1.88	LOCAL

GWEN CHERRY PARK	7090 NW 22 AVE	COMMUNITY PARK	38.55	LOCAL
SIDNEY WYNN PARK AT ARCOLA	1680 NW 87 ST	COMMUNITY PARK	4.02	LOCAL
AREA 222	769 NW 73 ST	MINI-PARK	0.61	LOCAL
ARCOLA LAKES PARK	1301 NW 83 ST (PARK) AND 8401 NW 14 AVE (SENIOR CE	COMMUNITY PARK	18.81	LOCAL
SOAR PARK	100 NW 83 ST	COMMUNITY PARK	2.9	LOCAL
ALONZO KELLY PARK	1455 NW 67 ST	MINI-PARK	0.29	LOCAL
DREW PARK	NW 60 ST AND 17 AVE	NEIGHBORHOOD PARK	4.9	LOCAL
PARTNERS PARK	5536 NW 21 AVE	NEIGHBORHOOD PARK	5	LOCAL
AREA 225	3023 NW 58 ST	MINI-PARK	0.39	LOCAL
GLADEVIEW PARK	6815 NW 31 AVE	MINI-PARK	0.92	LOCAL
GRATIGNY PLATEAU PARK	885 NW 117 ST	MINI-PARK	0.96	LOCAL
MIAMI SHORES OPTIMIST CLUB	NW 109 ST AND 14 AVE	SINGLE PURPOSE PARK	9.2	LOCAL
OAK PARK	620 NW 117 ST	MINI-PARK	0.7	LOCAL
27TH AVENUE TEEN CENTER (BOXING)	6940 NW 27 AVE	SINGLE PURPOSE PARK	1.38	LOCAL
LARCHMONT PARK	406 NW 85 ST	NEIGHBORHOOD PARK	4.43	LOCAL
BROADWAY PARK	6920 NW 18 AVE	MINI-PARK	0.5	LOCAL
WEST LITTLE RIVER PARK	2326 NW 84 ST	COMMUNITY PARK	4.46	LOCAL
ARTHUR WOODARD PARK	1220 NW 99 ST	NEIGHBORHOOD PARK	3.71	LOCAL
GOLF ESTATES MINI PARK	13000 NW 22 CT	MINI-PARK	0.12	LOCAL
LIBERTY CITY ELEMENTARY PARK	7100 NW 17 AVE	NEIGHBORHOOD PARK	<Null>	LOCAL

Impact and Demand: The proposed 316 residential dwelling units within Unincorporated Miami-Dade County would generate a residential population of 391 people resulting in an impact of ±1.83 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 space sites consisting of 5 acres or larger within a 3-mile radius from the application area. The project site is in PBD 1, which currently meets park concurrency requirements.

Recommendation: PROS offers the following recommendations and requests additional information regarding this project:

- Given the potential impact of 1.83-acres of local parkland and to provide relief to the Equity Access Criteria, PROS recommends that the applicant consider a full or partial public parkland conveyance, in-lieu of park impact fee payment. **PROS requests that the applicant coordinates a meeting with the Department to explore this recommendation further.**
- Due to the 1.83-acre impact to local parkland, PROS requests the proposed development includes adequate private recreation open space as space allows. Please indicate proposed amenities in all plans and letter of intent. Recreational amenities include but are not limited to, dog waste stations, lighted walking loop, bike racks, water fountain, a play area, etc.

- PROS recommend the development reduce heat island effects and shield the adjacent residential neighborhood from the parking area by incorporating extensive planting of street trees, as suggested in Miami-Dade County's Urban Design Manual, Volume I, page 24-26.
- Please consider replacing palm trees along walkways and parking area with native trees that provide a more substantial shade canopy, reduce heat island effects, and provide a walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP.
- PROS recommends the developer to consider providing 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.

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.

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.

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.

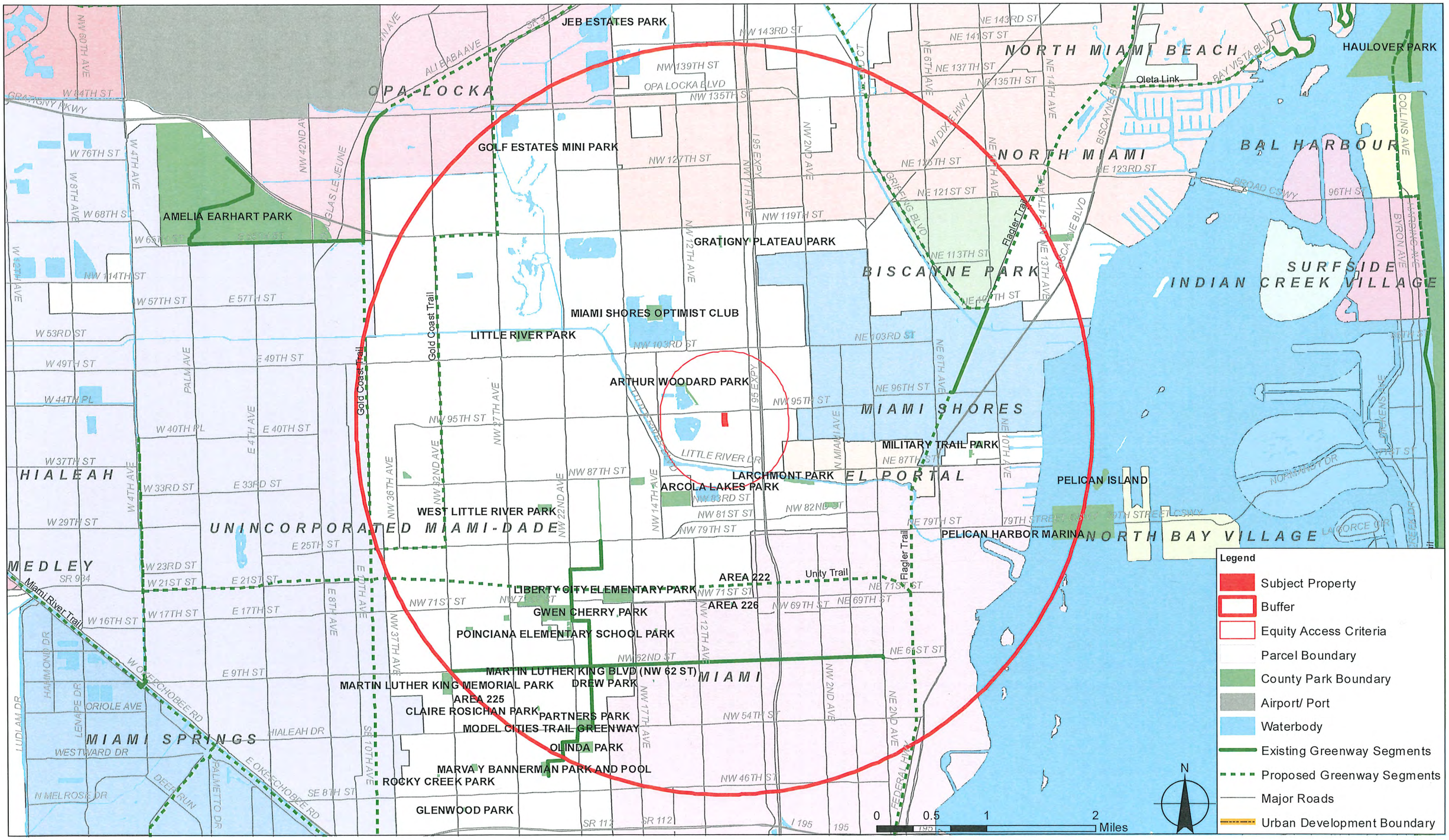
Based on our findings described herein, **PROS has no objections to this application.** PROS looks forward to working with the owners in a collaborative process and in good faith, for the development to help with potential 1.83 - acres of local parkland impact.

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: Z2023P00177 – RESIDENCES AT PALM COURT
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

MIAMI-DADE COUNTY

Date: January 31, 2025

To: Eric Silva, Assistant Director
RER Development Services

From: Ammad Riaz, P.E.
Chief of Aviation Planning
Aviation Department

A. R

Subject: DIC Z2024000089
Residences at Palm Court, LLC
MDAD DN-24-05-4382

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 Z2024000089, the Residences at Palm Court, LLC. The applicant is requesting a non-use variance, a modification of a previous resolution/plan and a modification of a declaration of restriction. The applicant proposes to replace the existing structures with a new 12-story, 316-unit residential building with residential amenities. The 3.83-acre property is located at 860, 930 and 950 NW 95 St. in Miami, Florida (Folio Nos. 30-3102-000-0250 & 30-3102-000-0340 & 30-3102-000-0240).

Please be advised that an MDAD-issued Airspace / Land Use Letter of Determination is required for any proposed permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). 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: http://www.miami-airport.com/planning_forms_maps.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: January 30, 2025

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

From: Aneisha Daniel, PhD, Director
Department of Solid Waste Management

Subject: Residences at Palm Court (Z2024-000089) Updated Review

---

In its previous response to this application, dated June 4, 2024, the Department of Solid Waste Management (DSWM) stated that it had no objections to the proposed application.

To review, the applicant proposing to develop a new 12-story, 316 unit residential building (with amenities) and two 2,500 square foot medical offices on a 3.83 (net) acre parcel located at 860, 930 and 950 NW 95 Street, Miami, FL 33150, in unincorporated Miami-Dade County.

Additionally, for your information the DSWM has updated its Concurrency Status Determination since the earlier comments provided. The most recent analysis 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. **The DSWM continues to have no objections to the proposed application.**

Memorandum

MIAMI-DADE COUNTY

Date: January 28, 2025

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 Z2024-000089 Residences at Palm Court, LLC.

The Office of Historic Preservation (OHP) has reviewed the above referenced application and offers the following comments:

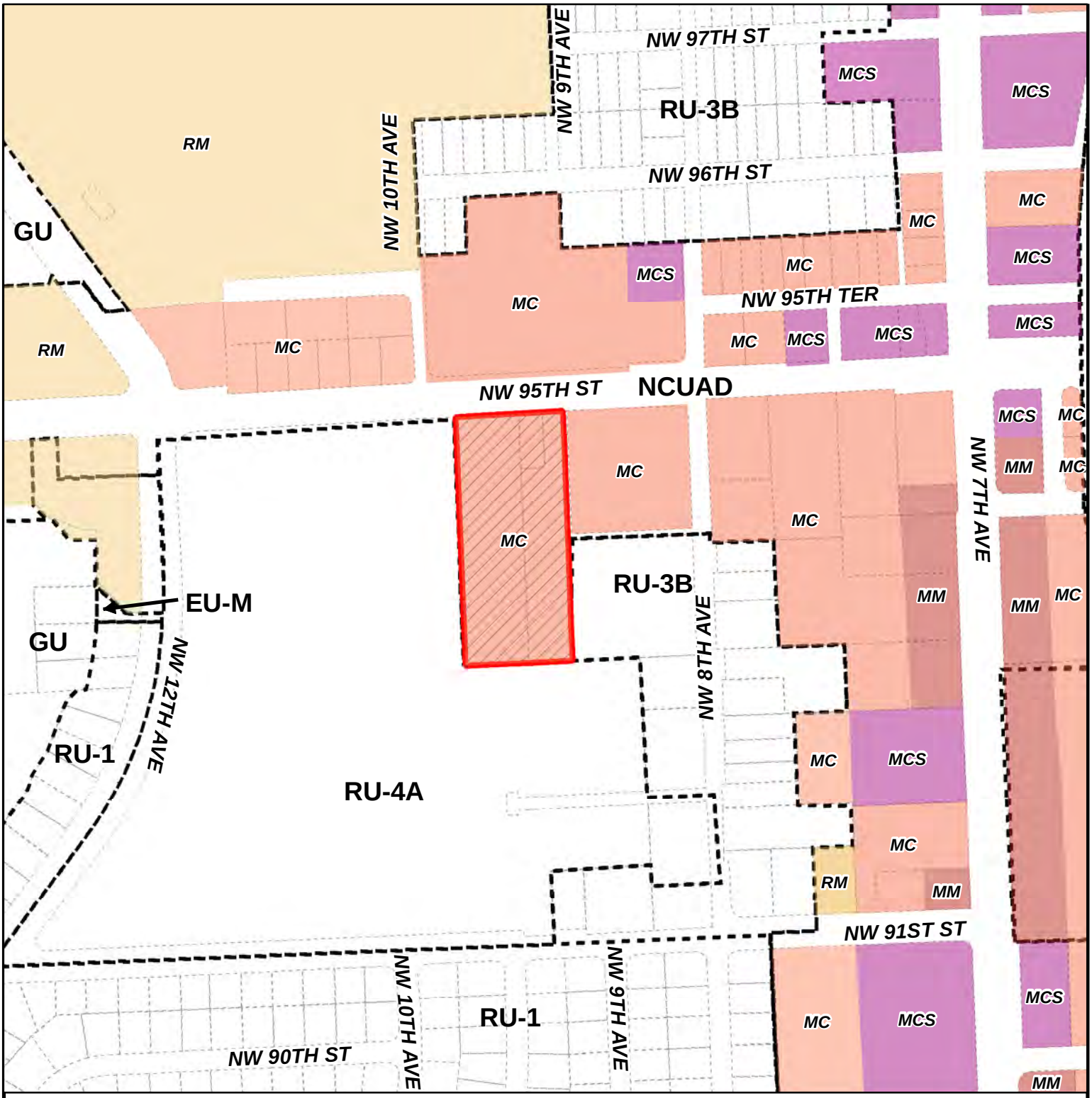
Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

Condition for Approval

The OHP has identified one 1972 structure associated with folio 30-3102-000-0250 and one 1938 structure associated with folio 30-3102-000-0340 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. The OHP has further identified one 1975 structure associated with folio 30-3102-000-0240 that is one year from meeting the 50-year or older benchmark for historic resource eligibility. If slated to be demolished in the future, the applicant shall complete and submit a Florida Master Site File Historical Structure Form prior to demolition of the historic structure.

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

Z2024000089

Section: 02 Township: 53 Range: 41
Applicant: Residences at Palm Court, LLC
Zoning Board: BCC
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

N W E S

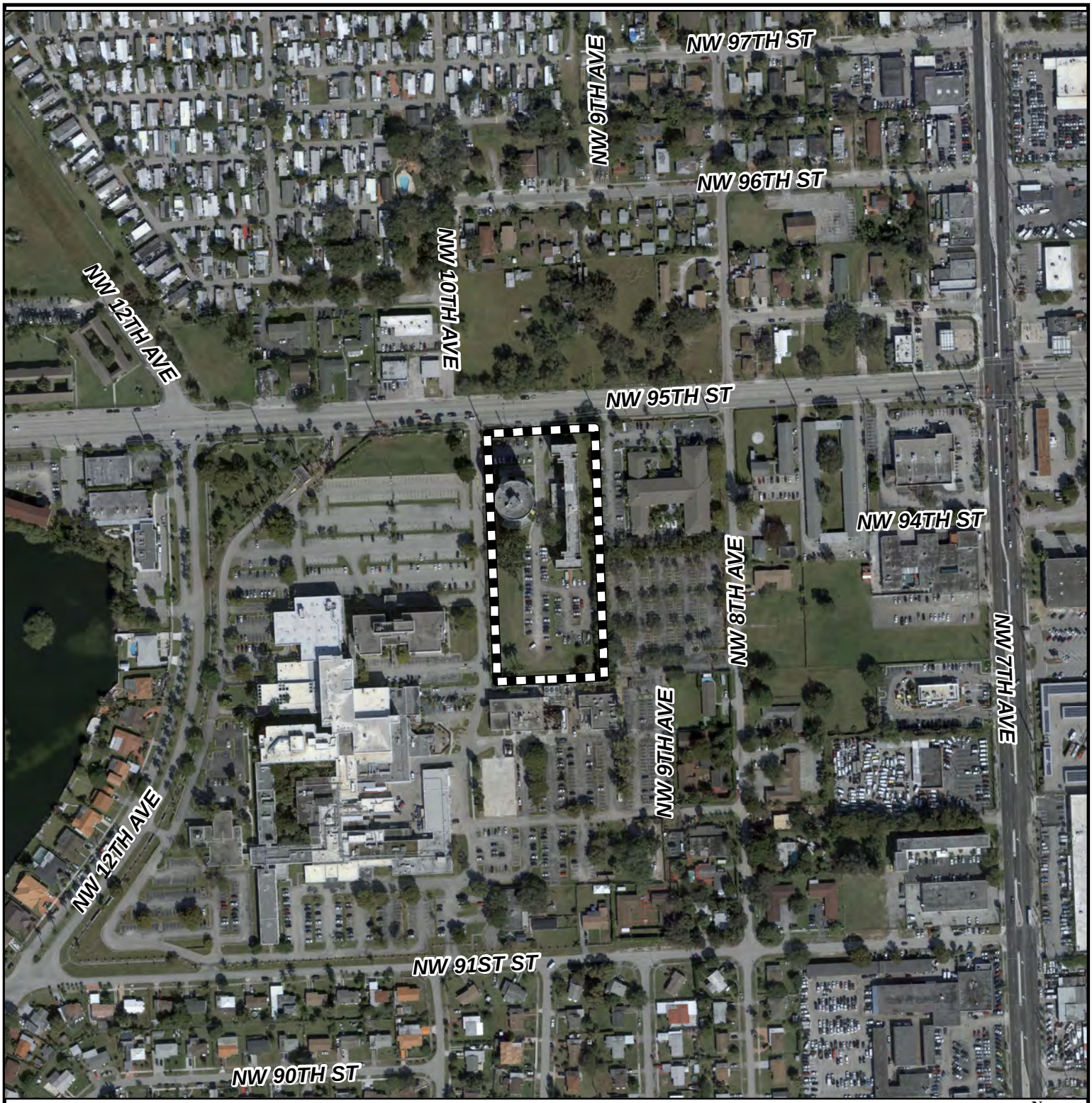
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, November 27, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2024000089

Legend

Subject Property

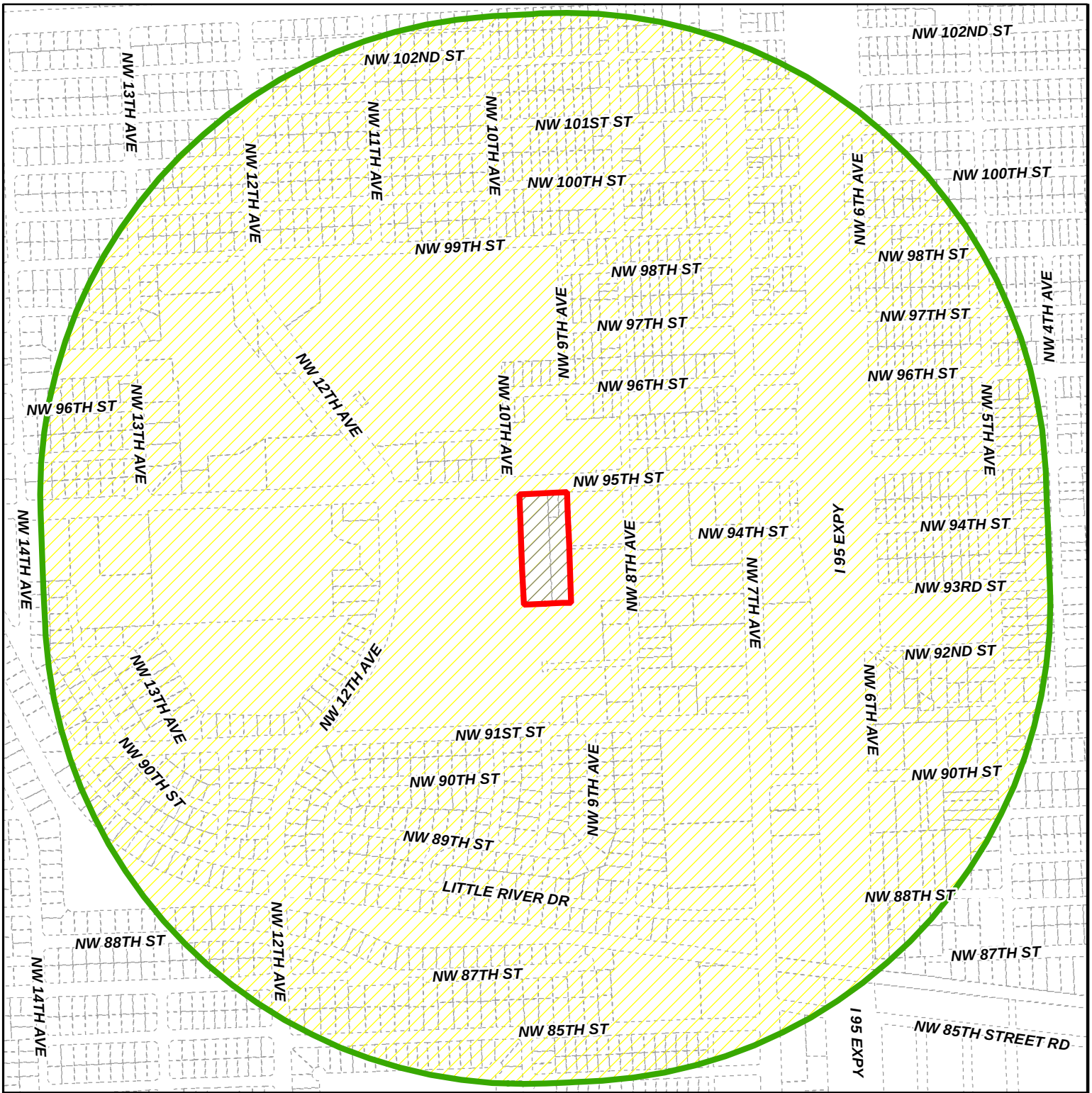
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Section: 02 Township: 53 Range: 41
Applicant: Residences at Palm Court, LLC
Zoning Board: BCC
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 23, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000089

RADIUS: 2640

Section: 02 Township: 53 Range: 41
Applicant: Residences at Palm Court, LLC
Zoning Board: BCC
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

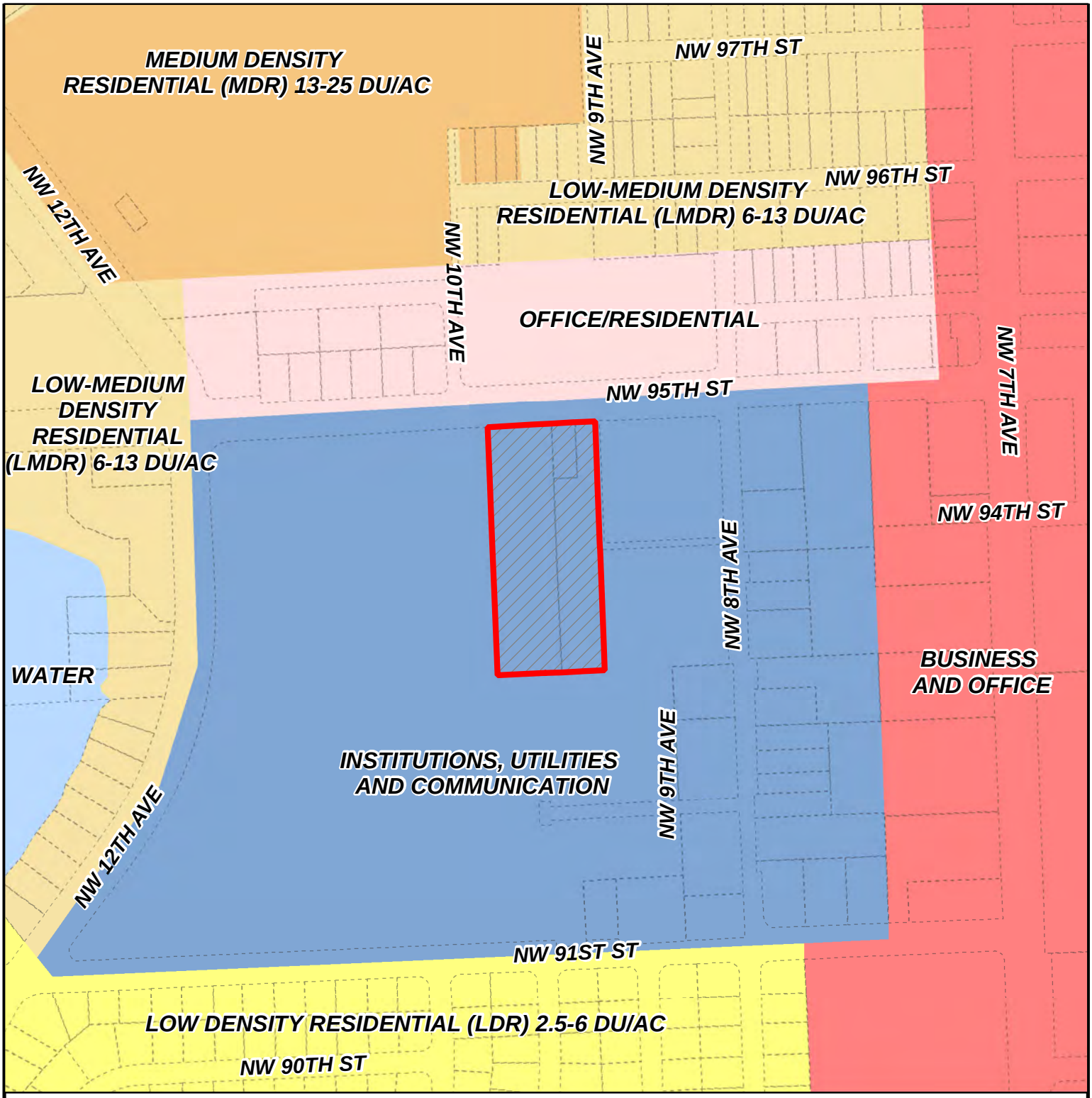
- Subject Property
- Buffer
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 23, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000089

Section: 02 Township: 53 Range: 41
Applicant: Residences at Palm Court, LLC
Zoning Board: BCC
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

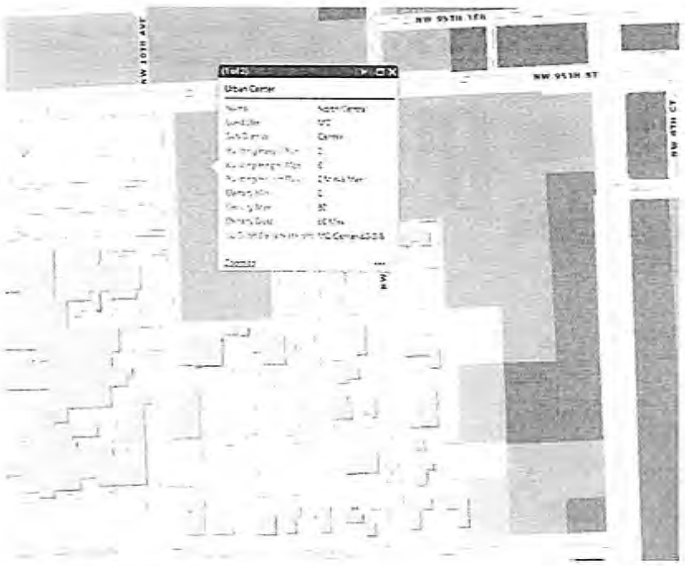
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 23, 2024

REVISION	DATE	BY

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



EXISTING LAND USE



EXISTING LAND USE

ZONING DATA :

ZONING DATA - SB102/Live Local Act Project			
Property Information			
Folio:	30-2103-000-0240, 30-3102-000-0340		
Property Address:	930 NW, 950 NW, 850 NW 95 STREET		
Site Area:	Square Footage (sf)	Acres (ac)	
Net Area	146,518.00 sf	3.82 ac	
Gross Area	179,876.00 sf	4.13 ac	
Existing Zoning:	North Central		
Land Use:	MC		
Sub District:	Center		
Density (Based on gross Area)	Required/Allowed		Proposed
	250 du/ac	1,032 units	316 units
Note 1: Per SB102/Live Local Act	The highest density allowed in unincorporated County, 250 du/ac.		
REGULATORY GUIDELINES			
Building Setbacks	Required		Proposed
Front (North)-NW 95th Street	10'-0"		10'-0"
Interior side (East)	0'-0"		10'-0"
Interior side (west)	0'-0"		10'-0"
Rear (South)	0'-0"		69'-3"
Building Frontage			
Lot Width: (267.03ft - 24 Driveway + 243.03 ft)	70%	170.12 ft	78.66% 191.17 ft
Open Space			
Common/Private	10%	16,652 sf	22.56% 37,573 sf
Building Height			
Bonus Height (6 Additional stories) - Section 33-193.11(D)(2).	8 Stories 14 Stories		12 stories
Retail SF (20sf/unit) of the proposed units	3,160 sf		5,000 sf
REQUIRED PARKING			
Off-Street Parking	# DU or sf		# Spaces
Residential Uses - Elderly			
180 Elderly Units @ 0.5 sp/unit	167 units		83.50 sp
280 Elderly Units @ 0.5 sp/unit	24 units		12.00 sp
Subtotal	191 units		94 sp
Residential Uses - Multifamily Affordable			
180 Units @ 1.0 sp/unit	4 units		4.00 sp
280 Units @ 1.5 sp/unit	121 units		181.50 sp
Subtotal	125 units		186 sp
Totals	316 units		281 sp
Commercial Uses			
Office #1 (1sp/400sf)	2,500 sf		6.25 sp
Office #2 (1sp/400sf)	2,500 sf		6.25 sp
Subtotal	5,000 sf		13 sp
Totals			294 sp
Parking Reduction Sec. 33-284.86. F Parking			
Parcels greater than 20,000 sf 10% + Parcels within 500 feet of bus stop 40% Reduction = 50% Total			-147 sp
Grand Total Required :			147 sp
PROVIDED PARKING			
	Standard		HC
Surface (Off-Street)	242 sp		7 sp
Grand Total Provided :	249 sp		
ELECTRIC VEHICLES & BICYCLE PARKING			
	Required		Providing
Electric Vehicle or EV	N/A per Florida Statute 163 1084		N/A
Bicycle Parking			
10) to 500 pkg spaces in Lot	12 bike pkg sp		20 bike pkg sp

PROPOSED NEW RESIDENT BUILDING UNITS BREAKDOWN :

UNIT BREAKDOWN

Unit Type	SF/Unit Provided	Level 1	Levels 2-12 (Per Level)	Total Units	Leasable Area	% of Totals
1BD						
A1	592 sf	units	6 units	66 units	39,072 sf	54%
A2	575 sf	5 units	7 units	82 units	47,232 sf	
A3	583 sf	units	1 units	11 units	6,413 sf	
A4 UFAS	608 sf	1 units	1 units	12 units	7,296 sf	
Subtotal		6 units	15 units	171 units	100,013 sf	
2BD						
B1	889 sf	units	7 units	77 units	68,453 sf	46%
B2	867 sf	2 units	units	2 units	1,734 sf	
B3	907 sf	units	1 units	11 units	9,977 sf	
B4	964 sf	units	2 units	22 units	21,208 sf	
B5	914 sf	units	1 units	11 units	10,054 sf	
B6	893 sf	units	1 units	11 units	9,889 sf	
B7 UFAS	913 sf	units	1 units	11 units	10,047 sf	
Subtotal		2 units	13 units	145 units	131,362 sf	
Grand Total		8 units	28 units	316 units	231,361 sf	100%
						732 avg sf/unit

modis architects
MODIS Architects, LLC
4955 SW 75th Avenue
Miami, Florida 33155
t. 786.879.8882
f. 786.350.1515
e.MODIS@MODISarchitects.com

project info :

RESIDENCES AT PALM COURT

930 NW 65 ST & 950 NW 95 ST, MIAMI , FL 33150

seal :

Digitally signed by Robert K Manoelle Monsette
Date: 2024.10.17 12:24:29-04'00'

revisions :

Rev. #	Description	Date
1	DIC SUBMITTAL 1	04-12-2024
2	DIC SUBMITTAL 2	09-04-2024
3	DIC SUBMITTAL 3	10-17-2024

drawing data :

PROJECT TABULATION & ZONING MAPS

project number : 23034

drawing scale :

drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : G-002

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR

Agenda Item No. ___
Page ___

A. Land Use Plan



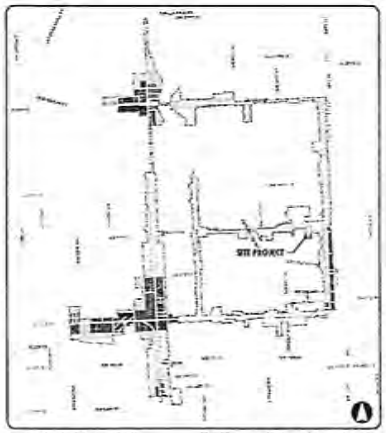
Agenda Item No. ___
Page ___

B. Density Plan



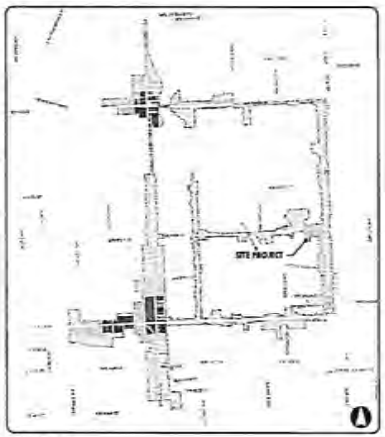
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C. Building Height Plan



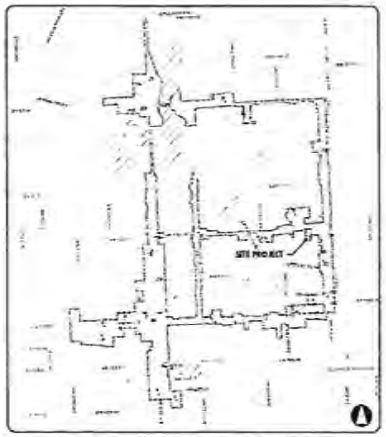
Agenda Item No. ___
Page ___

D. Sub-districts Plan



Agenda Item No. ___
Page ___

E. Designated Open Space Plan



Agenda Item No. ___
Page ___

F. New Streets Plan



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930 NW 65 ST & 950 NW 95 ST, MIAMI , FL 33150

seal :

Digitally signed by Robert M. Rosario Manrique
Date: 2024.10.17 12:24:35-04'00'

revisions :

Item #	Description	Date
1	DIC SUBMITTAL 1	04.22.2024
2	DIC SUBMITTAL 2	08.16.2024
3	DIC SUBMITTAL 3	10.07.2024

drawing data :

ZONING REGULATING PLANS

project number : 23034

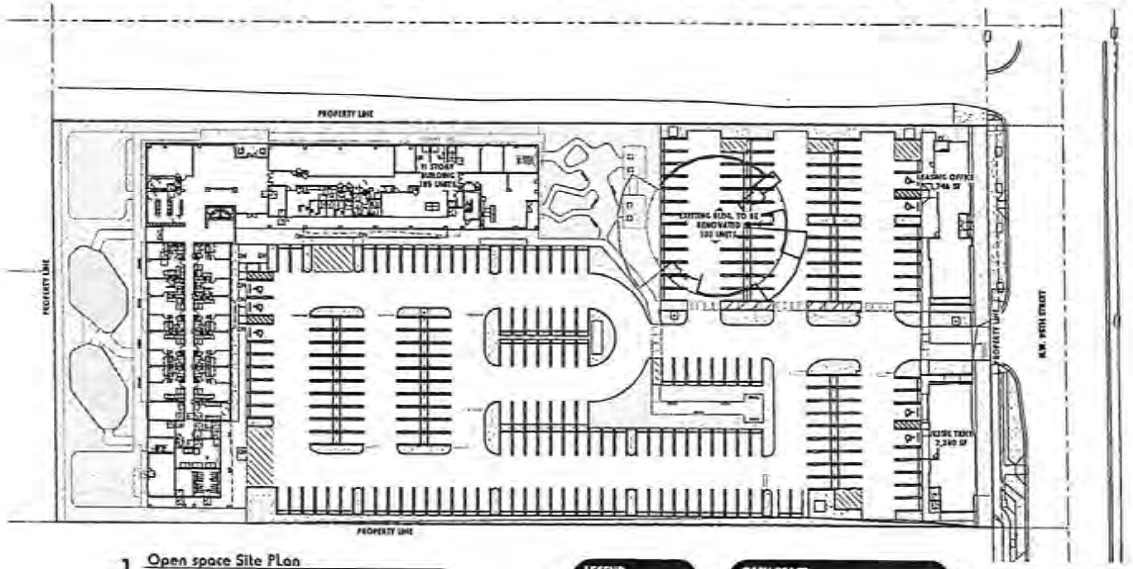
drawing scale :

drawing date : 10-07-2024

phase : DIC SUBMITTAL

sheet number : G-002.1

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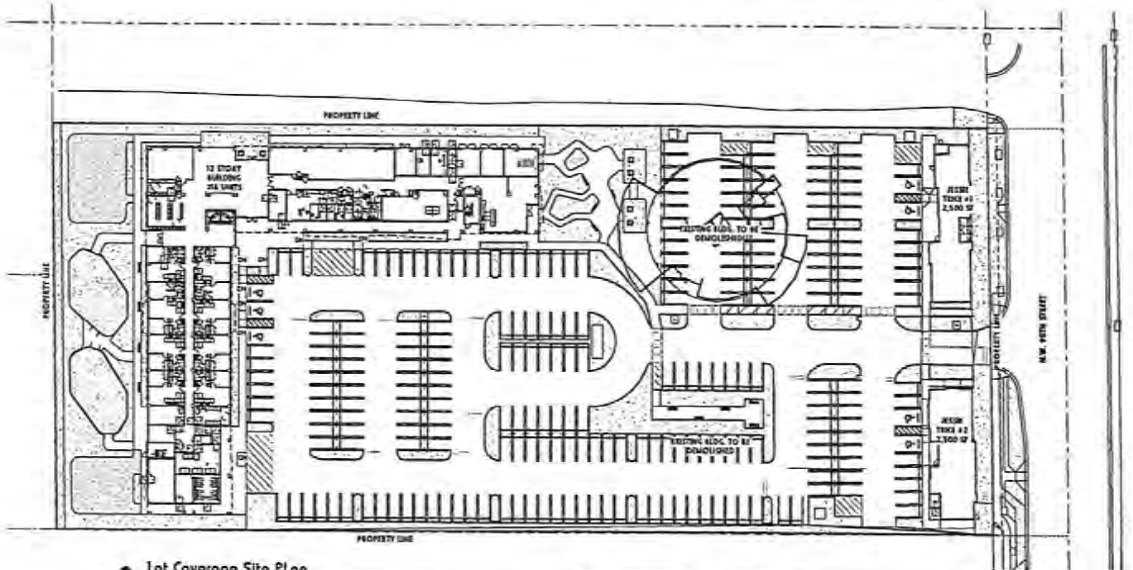


1 Open space Site Plan

LEGEND:

OPEN SPACE:

LOT AREA		
OPEN SPACE REQ. 35%	35%	



2 Lot Coverage Site Plan

LEGEND:

LOT COVERAGE:

LOT AREA		
LOT COVERAGE (BLDG)		
LOT COVERAGE JESSIE TREE #1		
LOT COVERAGE JESSIE TREE #2		
LOT COVERAGE		

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Date: 2024.10.17 12:23:32-04'00'

revisions :

Rev. #	Description	Date
1	DIC SUBMITTAL 1	09/23/2024
2	DIC SUBMITTAL 2	09/26/2024
3	DIC SUBMITTAL 3	10/17/2024

drawing data :

REQUIREMENT DIAGRAMS

project number : 23034

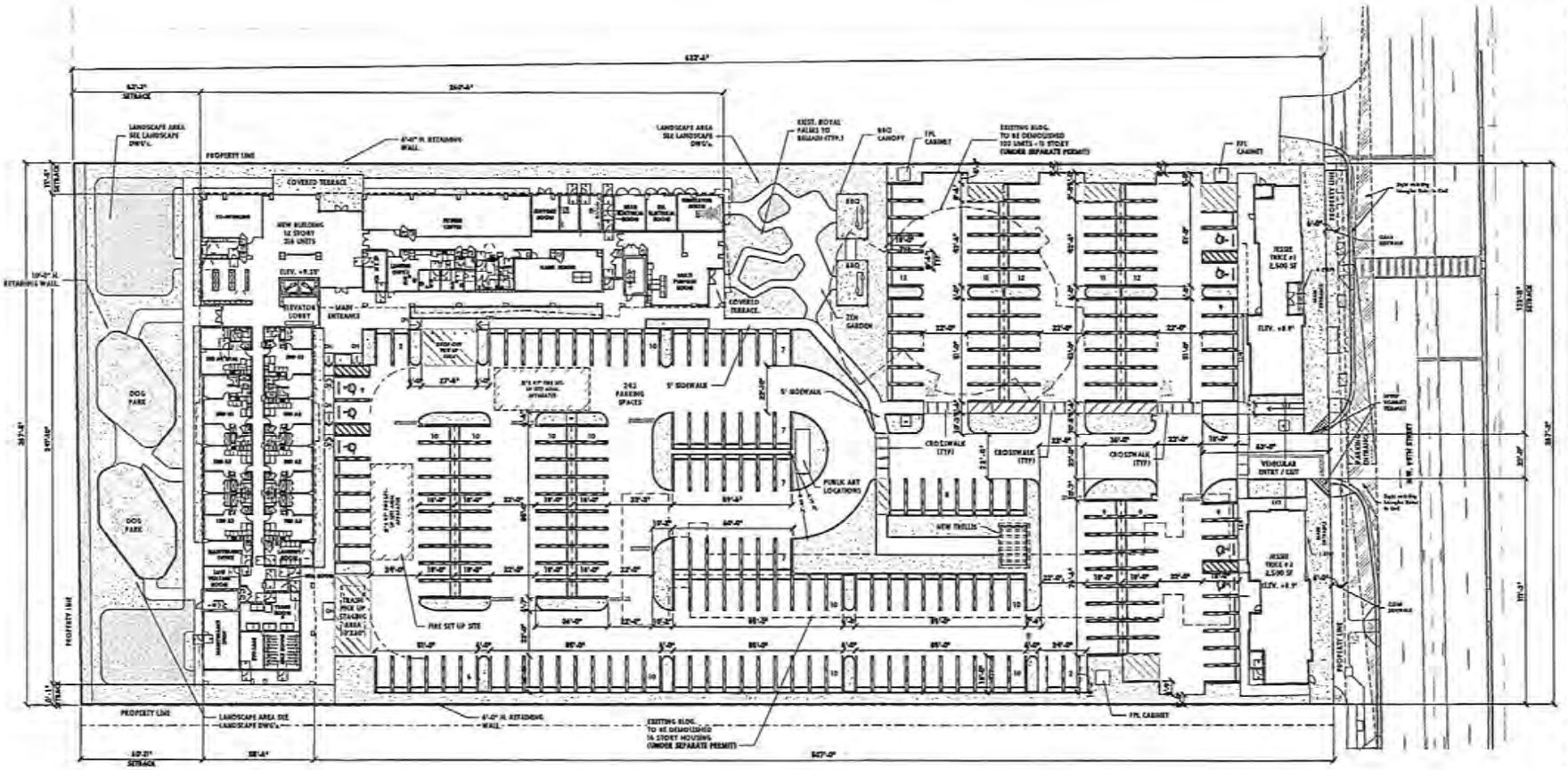
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drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : G-003

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1 Level 1 Site Plan

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seal :

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Date: 2024.10.17 12:24:33-04'00'

revisions :

No.	Description	Date
1	DIC SUBMITTAL 1	08-12-2024
2	DIC SUBMITTAL 2	09-16-2024
3	DIC SUBMITTAL 3	10-17-2024

drawing data :

SITE PLAN

project number : 23034

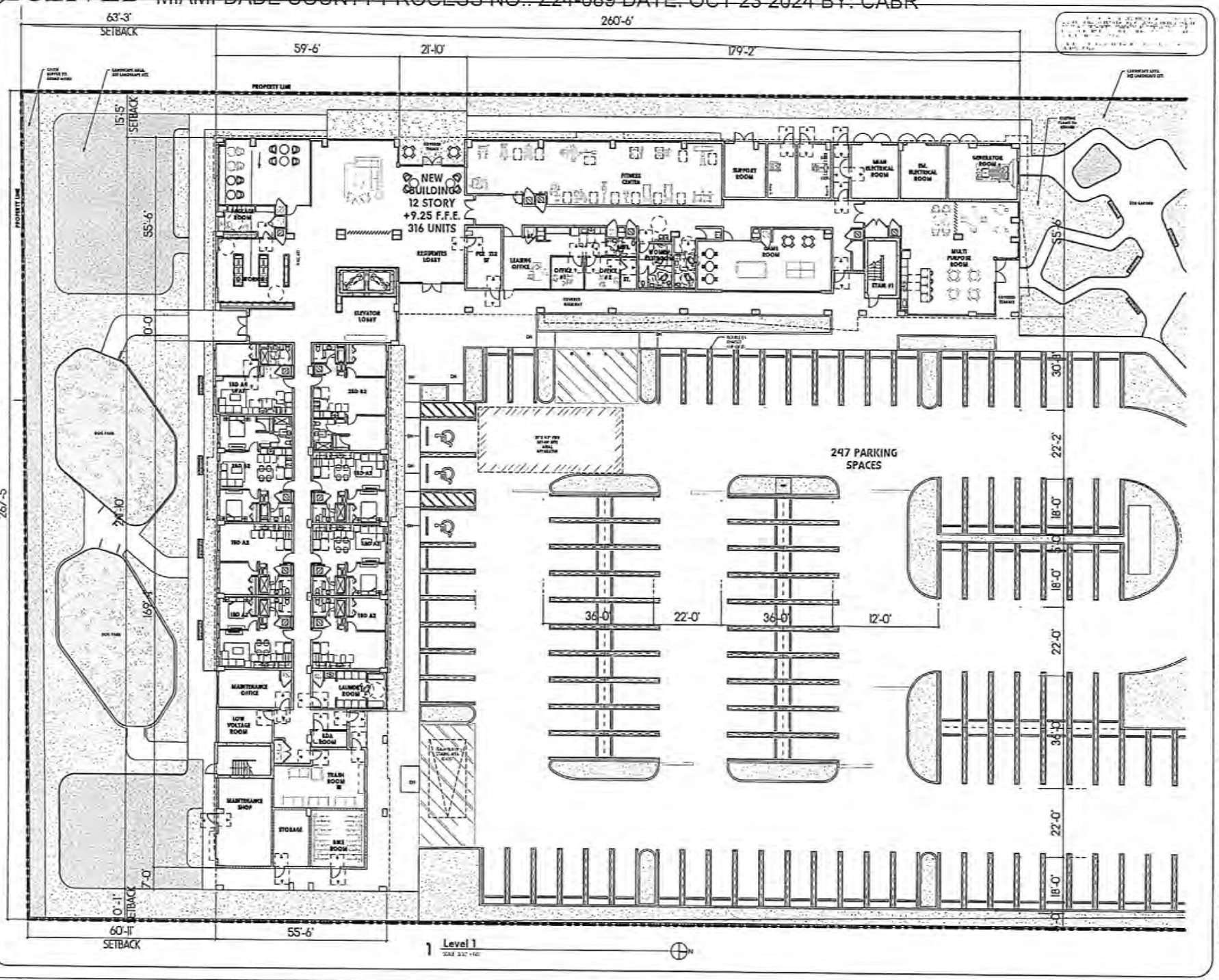
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drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : A-100

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seal :

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Date: 2024.10.17 12:24:35-04'00'

revisions :

Rev. #	Description	Date
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2	DIC SUBMITTAL 2	09-24-2024
3	DIC SUBMITTAL 3	10-17-2024

drawing data :

1ST LEVEL FLOOR PLAN

project number : 23034

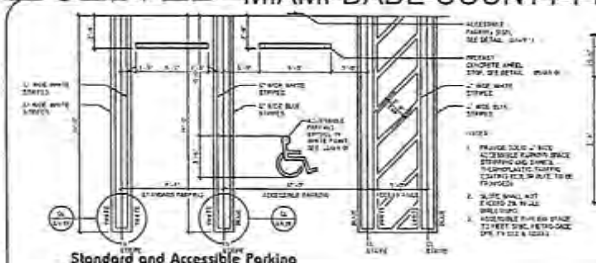
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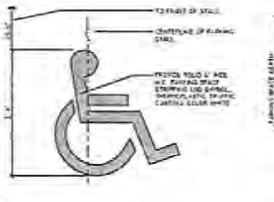
phase : DIC SUBMITTAL

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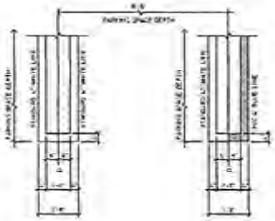
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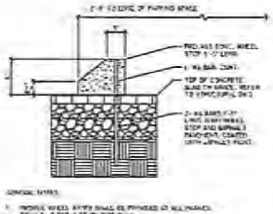
01 Standard and Accessible Parking Stall Detail ZS



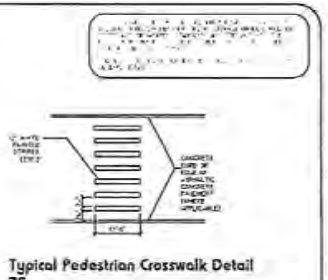
02 H.C. Parking Symbol ZS



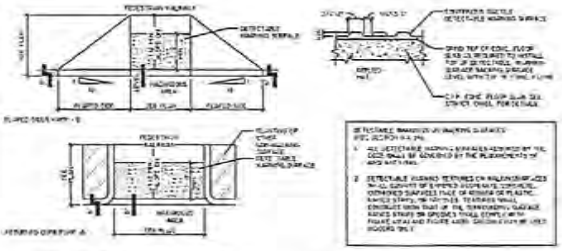
03 Parking Stall Striping ZS



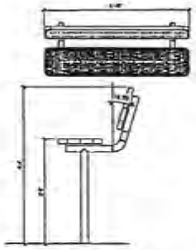
04 Wheel Stop Detail ZS



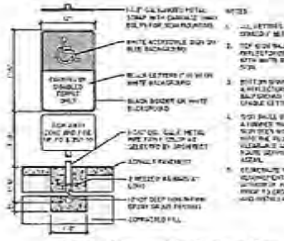
05 Typical Pedestrian Crosswalk Detail ZS



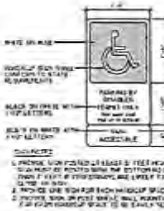
06 Accessible Curb Details ZS



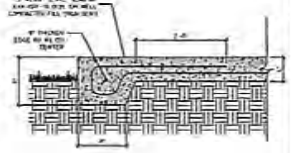
23 Bench Detail ZS



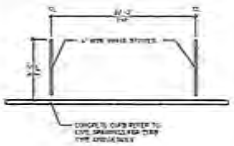
07 Typical Accessible Parking Sign Detail ZS



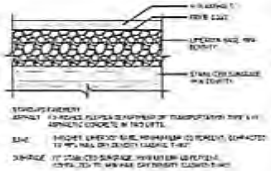
08 Typ. Handicap Sign Van Accesible ZS



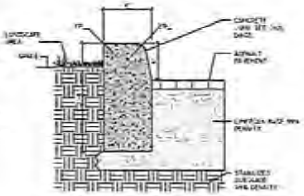
09 Typ. Sidewalk ZS



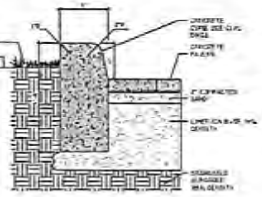
10 Parallel Parking Stall ZS



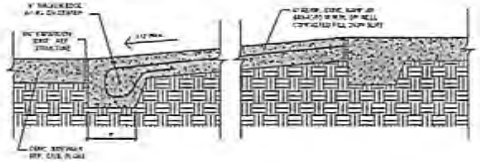
11 Asphalt Pavement Detail ZS



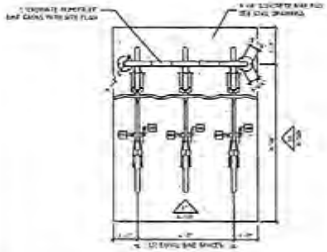
12 6" Curb Detail / Asphalt ZS



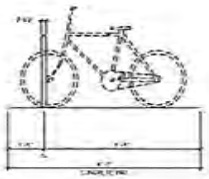
13 6" Curb Detail / Paver ZS



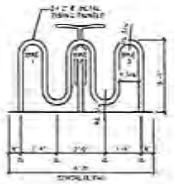
14 Typ. Exterior Ramp Section ZS



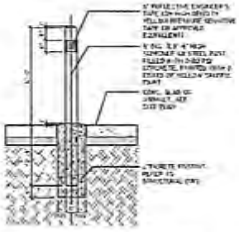
15 Bike Rack Top View ZS



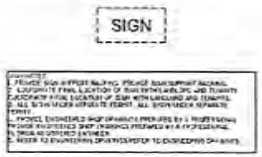
16 Bike Rack Side View ZS



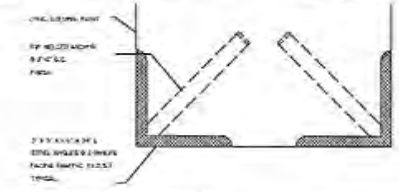
17 Bike Rack Front View ZS



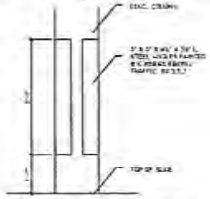
18 Safety Post Detail ZS



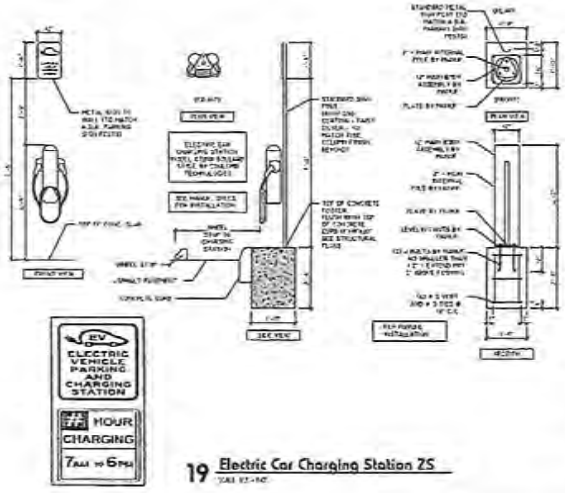
20 Typical Sign Detail ZS



21 Column Guard Section ZS



22 Column Guard Elevation ZS



19 Electric Car Charging Station ZS

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Date: 2024.10.17 12:25:00-04'00'

revisions :

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1	DIC SUBMITTAL 1	04-22-2024
2	DIC SUBMITTAL 2	06-28-2024
3	DIC SUBMITTAL 3	10-07-2024

drawing data :

SITE DETAILS

project number : 23034

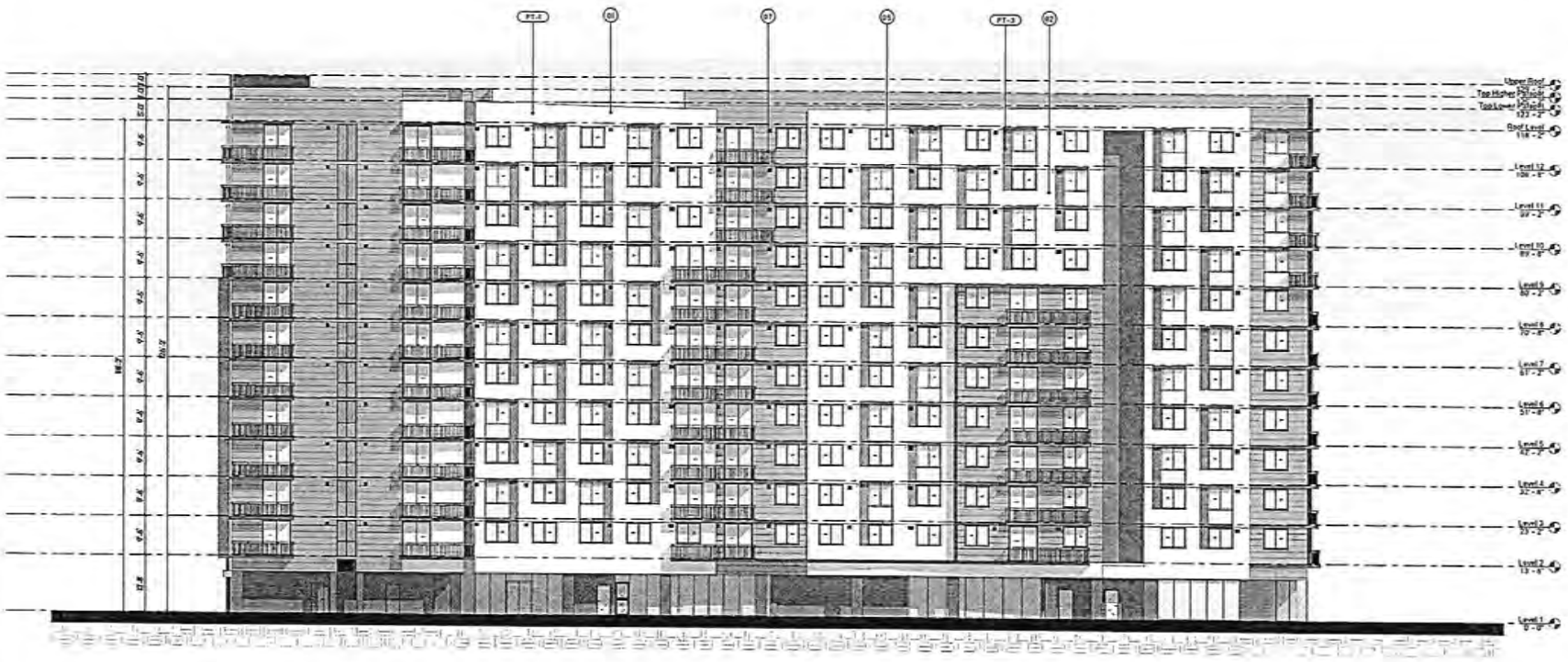
drawing scale : As indicated

drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : A-501

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



1 **Building East Elevation**
SCALE: 3/32" = 1'-0"

elevation keynotes :

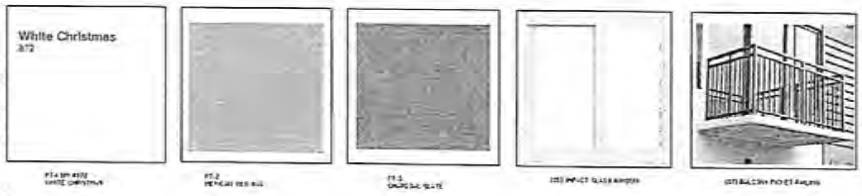
01	5/8" PAINTED "SEMI SMOOTH/FINE SAND TEXTURED" STUCCO FINISH
02	STUCCO SCORE LINES
03	CONCRETE EYEBROW, 1'-0" MIN. PROJECTION
04	IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
05	IMPACT RESISTANT WINDOW / DOOR SYSTEM
06	DECORATIVE METAL PANELS
07	BALCONY POCKET RAILING

notes:

PT-1	BENJAMIN MOORE - WHITE CHRISTMAS OC-57
PT-2	MEXICAN TILE WAL MEXICAN TILE WAL
PT-3	CHARCOAL SLATE

notes:

NOTE:
ALL PROPOSED SIGNAGE IS ILLUSTRATIVE AND WILL BE UNDER SEPARATE PERMIT



PT-1 BM AF-2 WHITE CHRISTMAS | PT-2 MEXICAN TILE WAL | PT-3 CHARCOAL SLATE | IMPACT GLASS WINDOW | BALCONY POCKET RAILING

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revisions :

Rev. #	Description	Date
1	DIC SUBMITTAL 1	04-22-2024
2	DIC SUBMITTAL 2	08-16-2024
3	DIC SUBMITTAL 3	10-17-2024

drawing data :

BUILDING EAST ELEVATIONS

project number : 23034

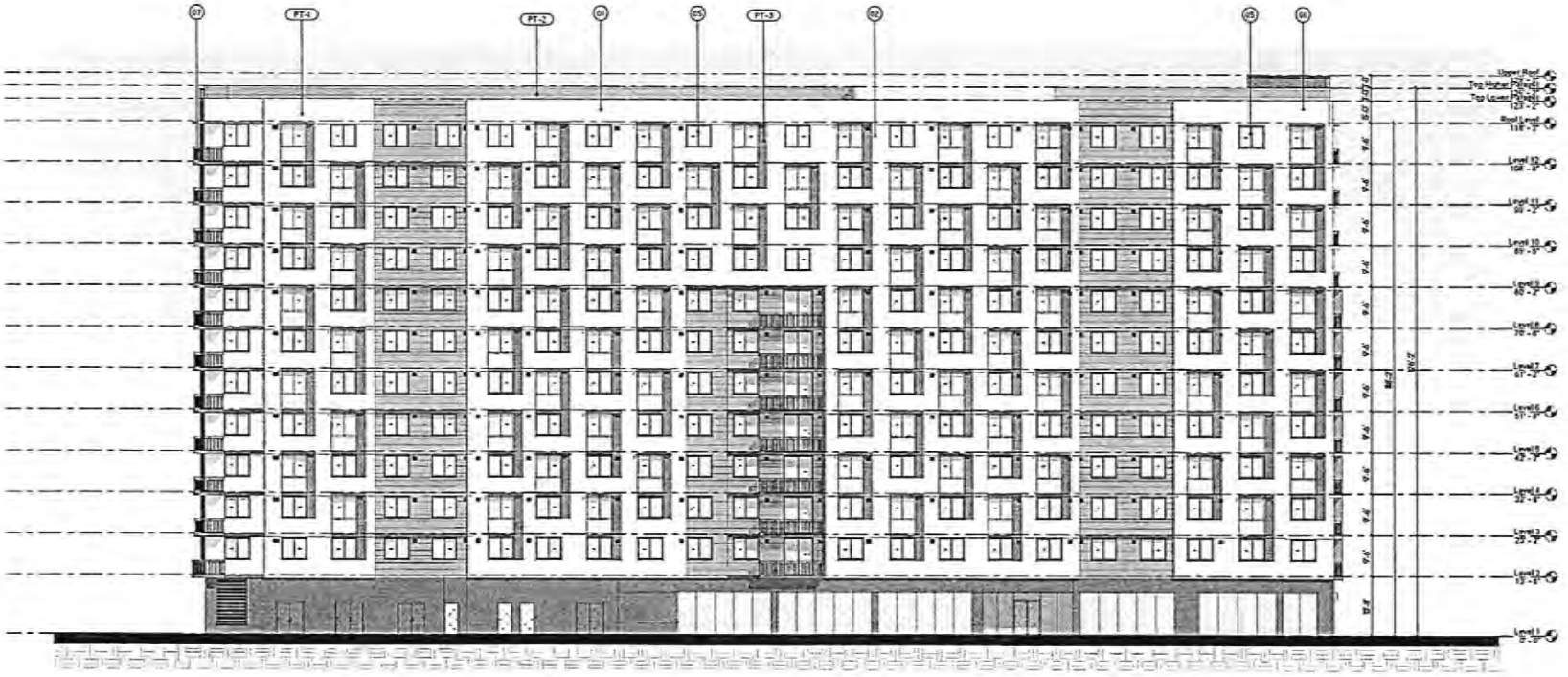
drawing scale : 3/32" = 1'-0"

drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : A-201

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1 **Building West Elevation**
SCALE: 3/32" = 1'-0"

elevation keynotes :

05	SAT PAINTED, SEMI SMOOTH/FINE SAND TEXTURED STUCCO FINISH
02	STUCCO SCORE LINES
03	CONCRETE MASONRY UNIT (CMU) SLOPED SILL
04	IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
06	IMPACT RESISTANT WINDOW/ DOOR SYSTEM
07	SECTIONAL METAL PANELS
08	BALCONY PICKET RAILING

notes:

PT-1	BENJAMIN MOORE - WHITE CHRISTMAS (OC-62)
PT-2	PEARSON TILE 6"x24" PEARSON TILE 6"x...
PT-3	CHARCOAL SLATE

notes:

NOTE:
ALL PROPOSED SIGNAGE IS ILLUSTRATIVE AND WILL BE UNDER SEPARATE PERMIT

White Christmas
OC-62

PT-1 BM #OC-62 WHITE CHRISTMAS

PT-2 PEARSON TILE 6X...

PT-3 CHARCOAL SLATE

IMPACT GLASS WINDOW

DOT BALCONY PICKET RAILING

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project info :

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seal :

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Date: 2024.10.17 12:24:46-04'00'

revisions :

Rev. #	Description	Date
1	DIC SUBMITTAL 1	04-17-2024
2	DIC SUBMITTAL 2	08-14-2024
3	DIC SUBMITTAL 3	10-17-2024

drawing data :

BUILDING WEST ELEVATION

project number : 23034

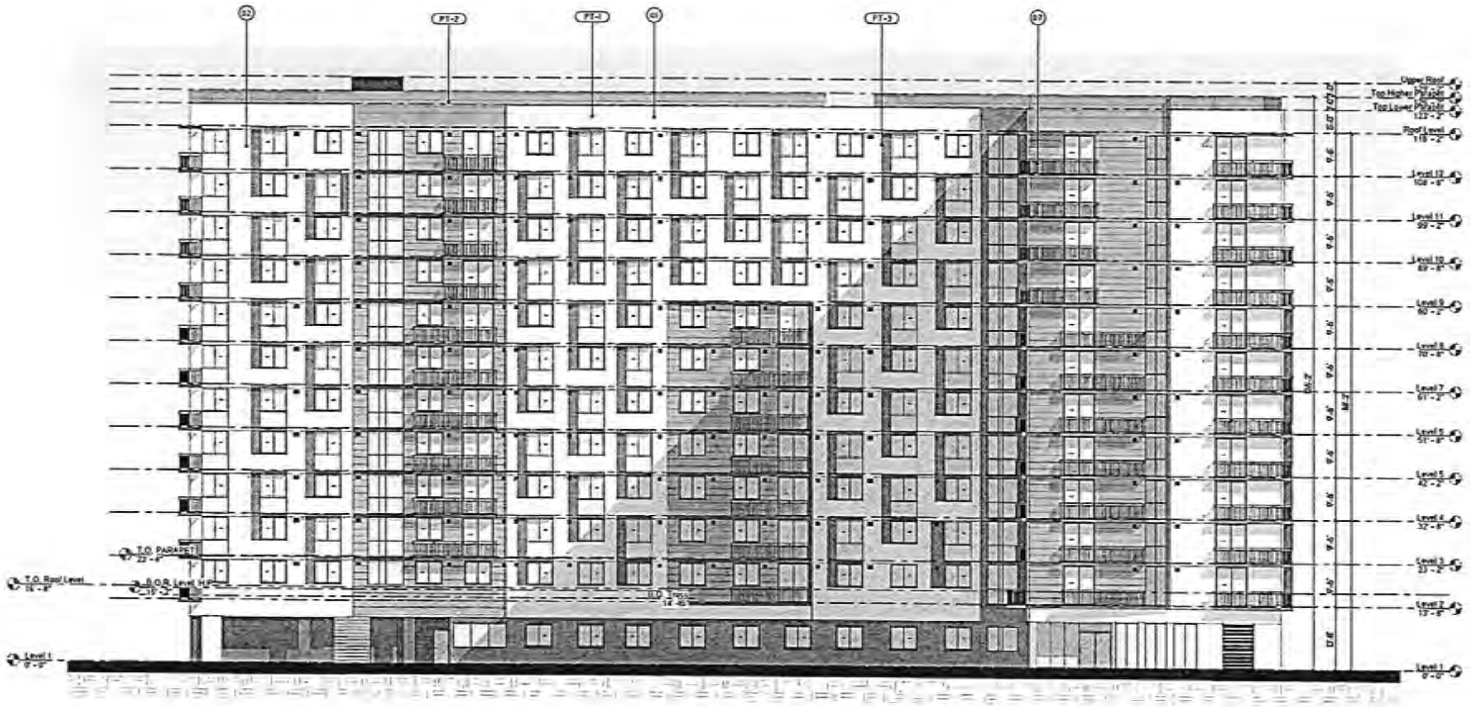
drawing scale : 3/32" = 1'-0"

drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : A-202

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



1 **Building North Elevation**
SCALE: 3/32" = 1'-0"

elevation keynotes :

09	5-8" PAINTED SEMI SMOOTH/FINE SAND TEXTURED STUCCO FINISH
10	ALUMINUM SCREEN RAILINGS
11	CONCRETE OVERHANG 3'-0" MIN. SLOPE MIN.
15	IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
16	IMPACT RESISTANT ALUMINUM DOOR SYSTEM
17	METAL/WOOD PANELS
18	BALCONY PAVER PAVERS

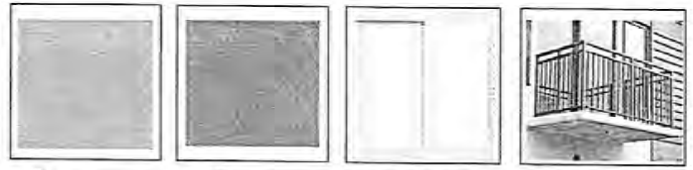
notes:

PT-1	SHERWIN MOORE WHITE CHRISTMAS SW 9712
PT-2	PEARLIN TILE HVL/1 EXCEL TILE HVL
PT-3	CHARCOAL SLATE

notes:

NOTE:
ALL PROPOSED SIGNAGE IS ILLUSTRATIVE AND WILL BE UNDER SEPARATE PERMIT

White Christmas
SW 9712



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project info :

RESIDENCES AT PALM COURT

930 NW 65 ST & 950 NW 95 ST, MIAMI , FL 33150

seal :

Digitally signed by Robert M. Robert M Manuela Manuela
Date: 2024.10.17 12:24:48 -04'00'

revisions :

Rev. #	Description	Date
1	DIC SUBMITTAL 1	04-12-2024
2	DIC SUBMITTAL 2	09-19-2024
3	DIC SUBMITTAL 3	10-17-2024

drawing data :

BUILDING NORTH ELEVATIONS

project number : 23034

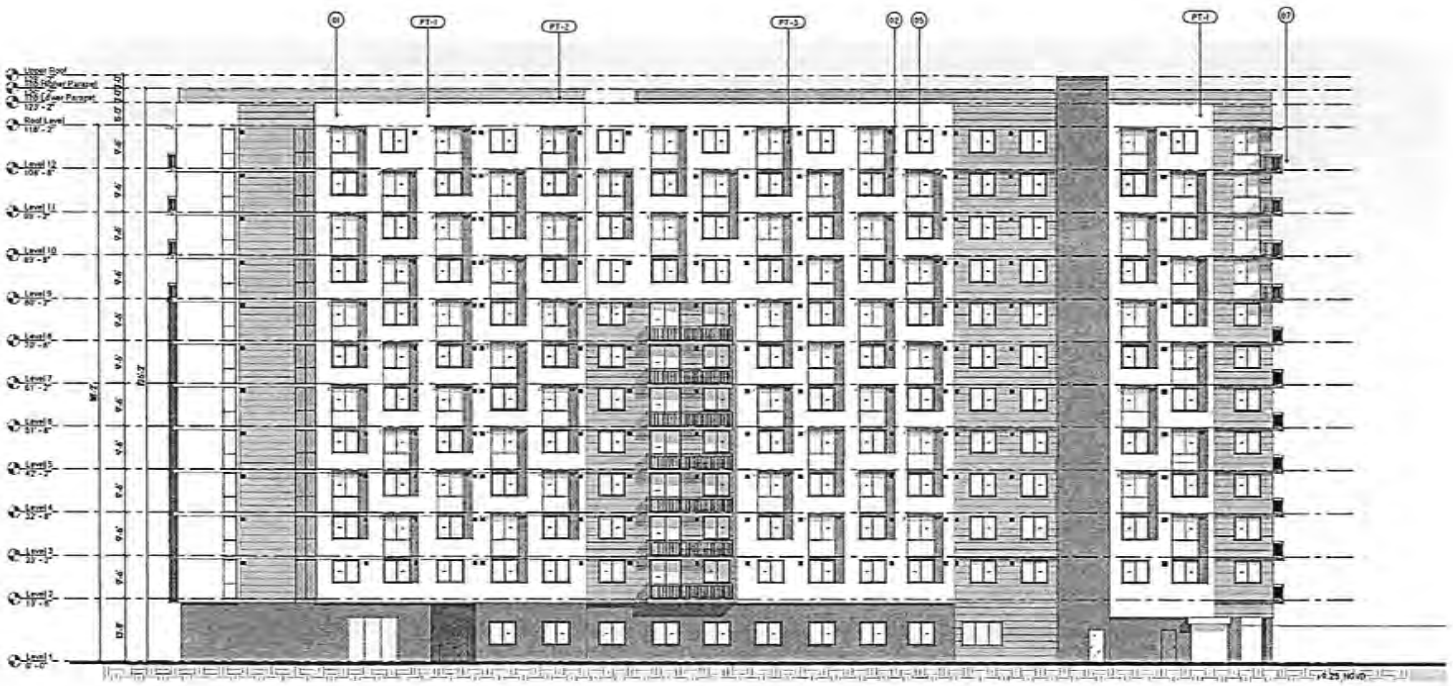
drawing scale : 3/32" = 1'-0"

drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : A-203

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1 **Building South Elevation**
SCALE: 3/32" = 1'-0"

elevation keynotes :

01	5/8" FLUTED TERM SMOOTH/TYPE SAND TEXTURED STUCCO FINISH
02	STUCCO SCORE LINES
05	ALUMINUM & GLASS RAILING SYSTEM
07	IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
08	IMPACT RESISTANT SLIDING DOOR SYSTEM
09	DECORATIVE METAL PANELS
10	BALCONY POCKET RAILING

notes:

PT-1	BENJAMIN MOORE WHITE CHRISTMAS OC-52
PT-2	PEWTER TEE HAS PEWTER TEE HAS
PT-3	CHARCOAL SLATE

notes:

NOTE
ALL PROPOSED SIGNAGE IS ILLUSTRATIVE AND WILL BE UNDER SEPARATE PERMIT

White Christmas
#72

PT-1 BM #OC-52 WHITE CHRISTMAS

PT-2 PEWTER TEE HAS

PT-3 CHARCOAL SLATE

10" IMPACT GLASS WINDOW

10" BALCONY POCKET RAILING

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RESIDENCES AT PALM COURT

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seal :

Digitally signed by Robert K. Robert K Manasseh Klarnette Date: 2024.10.17 12:24:49-04'00'

revisions :

Rev. #	Description	Date
1	DRC SUBMITTAL 1	06-12-2024
2	DRC SUBMITTAL 2	08-14-2024
3	DIC SUBMITTAL 3	10-17-2024

drawing data :

BUILDING SOUTH ELEVATIONS

project number : 23034

drawing scale : 3/32" = 1'-0"

drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : A-204

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1 BUILDING SECTION 1

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RESIDENCES AT PALM COURT

930 NW 65 ST & 950 NW 95 ST, MIAMI , FL 33150

seal :

Digitally signed by Robert K
Date: 2024.10.17 12:24:54-04'00'

revisions :

Rev. #	Description	Date
2	DIC SUBMITTAL 2	04-02-2025
1	DIC SUBMITTAL 2	03-14-2025
0	DIC SUBMITTAL 1	10-17-2024

drawing data :

BUILDING SECTION

project number : 23034

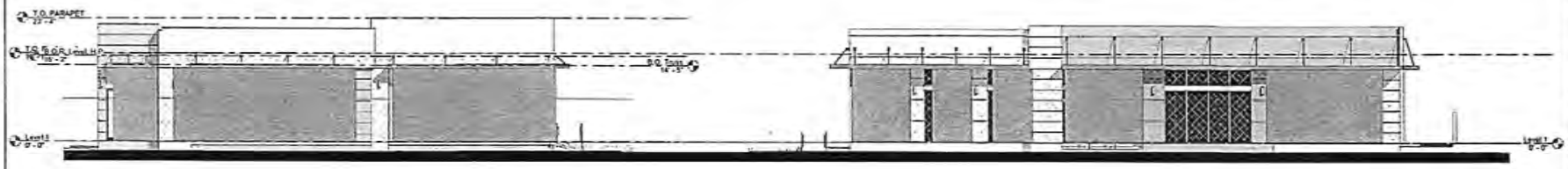
drawing scale : 3/32" = 1'-0"

drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : A-301

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



1 JESSIE TRICE GLAZING PERCENTAGE

elevation legnoles :

	WALL ELEVATION SF	GLAZING OPENING
NORTH ELEVATION	2,505 SF	2,029 SF
	100%	81%

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project info :

RESIDENCES AT PALM COURT

930 NW 65 ST & 950 NW 95 ST, MIAMI , FL 33150

seal :

Digitally signed by Robert K Kenneth Manrustle
Date: 2024.10.17 12:24:53-04'00'

revisions :

Rev. #	Description	Date
1	DIC SUBMITTAL II	04-03-2024
2	DIC SUBMITTAL II	08-14-2024
3	DIC SUBMITTAL II	08-23-2024

drawing data :

PERCENTAGE OF GLAZING

project number : 23034

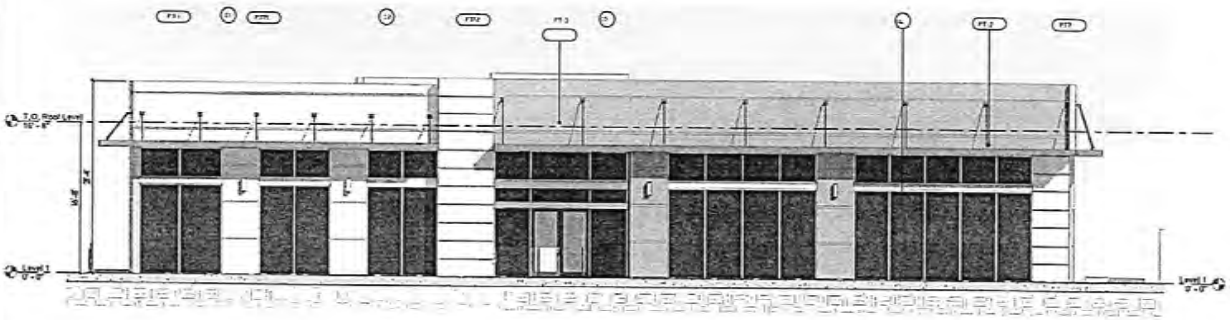
drawing scale : As indicated

drawing date : 10-17-2024

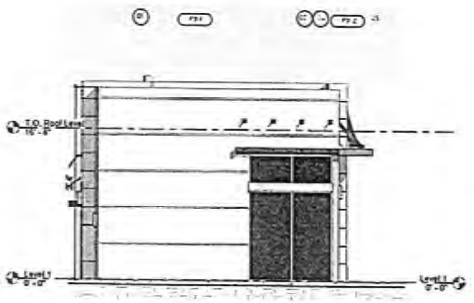
phase : DIC SUBMITTAL

sheet number : A-207

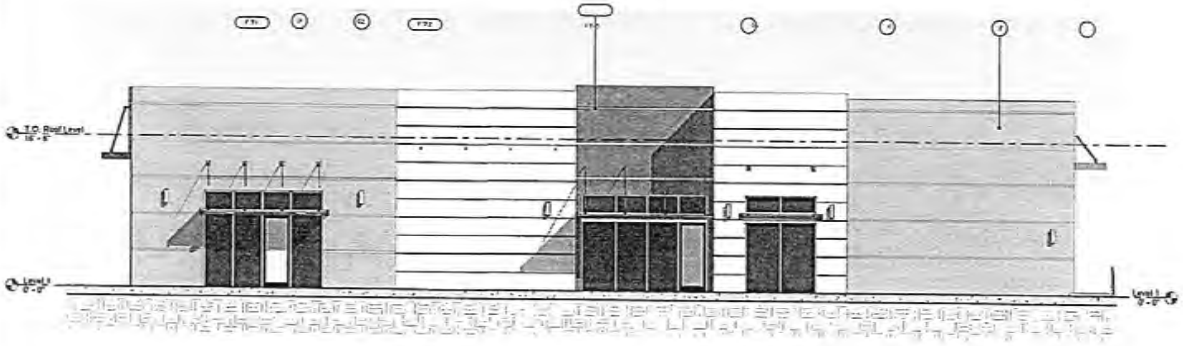
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



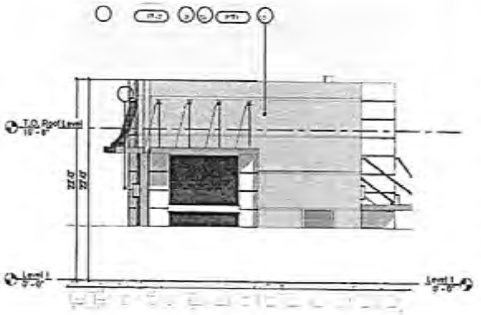
1 Office North Elevation
SCALE: 3/32" = 1'-0"



3 Office East Elevation
SCALE: 3/32" = 1'-0"



2 Office South Elevation
SCALE: 3/32" = 1'-0"



4 Office West Elevation
SCALE: 3/32" = 1'-0"

elevation keynotes :

1	SAP PAINTED SEMI SMOOTH FINE SAND TEXTURED STUCCO FINISH
2	STUCCO SCORE LINES
3	CONCRETE OVERHANG PAINTED SLOPE 1/4"
4	IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
5	IMPACT RESISTANT ROLLDOWN DOOR SYSTEM

notes:

PT-1	BENJAMIN MOORE WHITE CHRISTMAS 872
PT-2	ASPHALT 15 GRAY
PT-3	CHARCOAL SLATE

notes:

NOTE
ALL STOREFRONT SIGNAGE IS ILLUSTRATIVE AND WILL BE UNDER SEPARATE PERMIT

White Christmas
872

PT-1 BM #872 WHITE CHRISTMAS

PT-2 ASPHALT 15 GRAY

PT-3 CHARCOAL SLATE

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RESIDENCES AT PALM COURT

930 NW 65 ST & 950 NW 95 ST, MIAMI , FL 33150

seal :

Digitally signed by Robert K Manzotte Manzotte
Date: 2024.10.17 12:24:50 -04'00'

revisions :

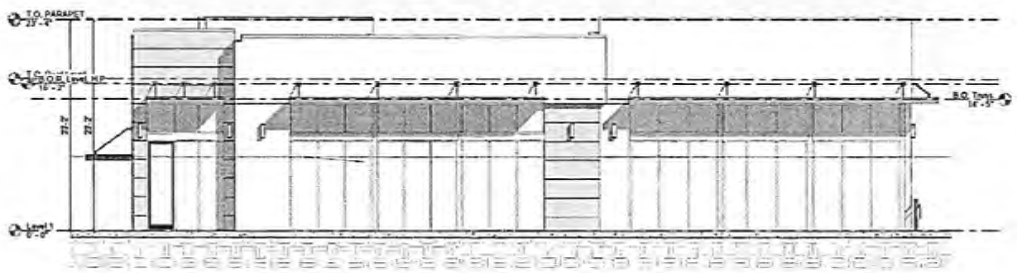
Rev. #	Description	Date
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2	DIC SUBMITTAL 2	05-24-2024
3	DIC SUBMITTAL 3	10-17-2024

drawing data :

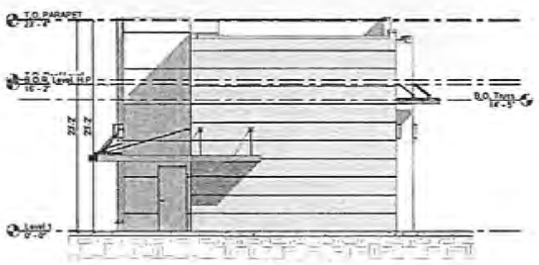
JEASSIE TRICE #1
ELEVATIONS

project number : 23034
drawing scale : As indicated
drawing date : 10-17-2024
phase : DIC SUBMITTAL
sheet number : A-205

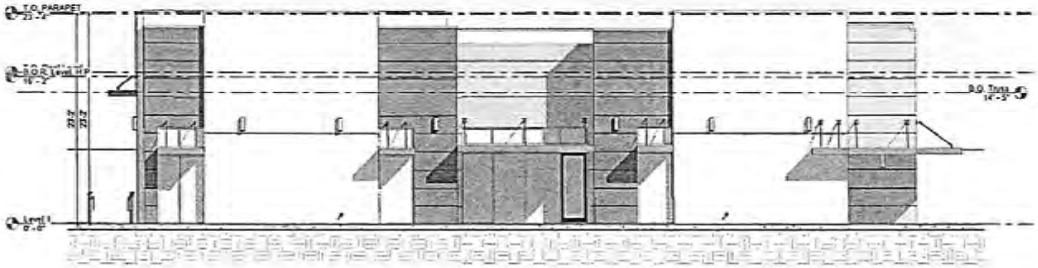
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



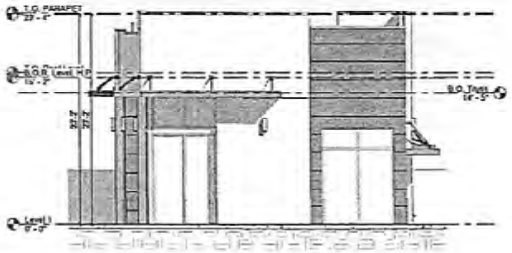
1 Jessie Trice North Elevation



3 Jessie Trice East Elevation



2 Jessie Trice South Elevation



4 Jessie Trice West Elevation

elevation keynotes :

09	STUCCO SCORE LINES
10	CONCRETE EYEBROW
11	IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
12	IMPACT RESISTANT WINDOW DOOR SYSTEM

notes:

PT-1	BENJAMIN MOORE, WHITE CHRISTMAS 2577
PT-2	
PT-3	CHARCOAL SLATE

notes:

NOTE:
ALL PROPOSED SIGNAGE IS ILLUSTRATIVE AND WILL BE UNDER SEPARATE PERMIT

White Christmas
2577

PT-1
WHITE CHRISTMAS

PT-2
GRANITE GRAY

PT-3
CHARCOAL SLATE

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930 NW 65 ST & 950 NW 95 ST, MIAMI , FL 33150

seal :

Digitally signed by Robert K Manrache Manrache
Date: 2024.10.17 12:24:52 -04'00'

revisions :

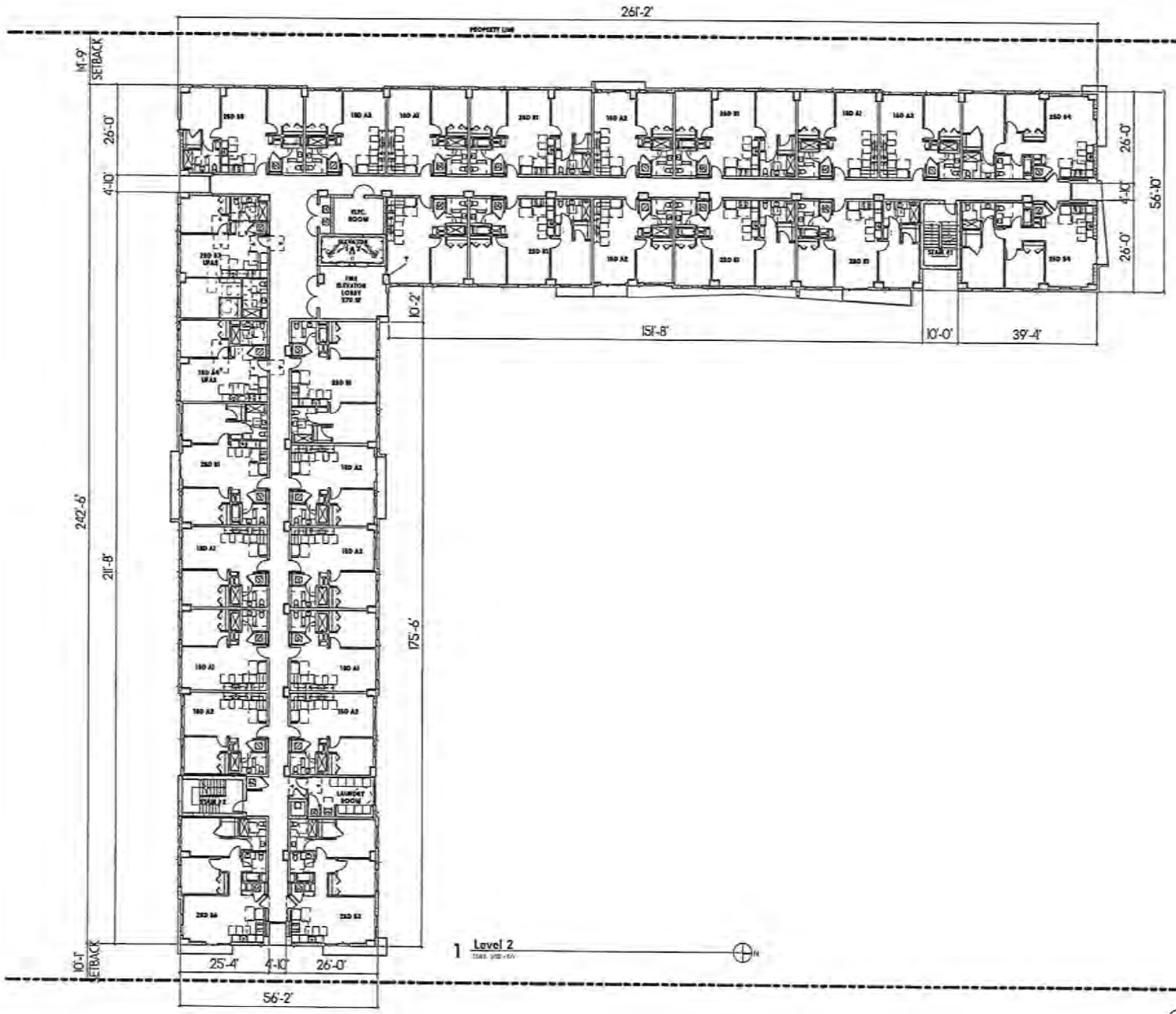
Item #	Description	Date
1	DIC SUBMITTAL 1	04-22-2024
2	DIC SUBMITTAL 2	08-16-2024
3	DIC SUBMITTAL 3	10-17-2024

drawing data :

JESSIE TRICE #2 ELEVATIONS

project number : 23034
drawing scale : As Indicated
drawing date : 10-17-2024
phase : DIC SUBMITTAL
sheet number : A-206

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



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930 NW 65 ST & 950 NW 95 ST, MIAMI , FL 33150

seal :

Digitally signed by Roberto K. Alonso a technical Manager
Date: 2024.10.17 12:24:38-04'00'

revisions :

Num.	Description	Date
1	DIC SUBMITTAL 1	04-05-2024
2	DIC SUBMITTAL 2	08-09-2024
3	DIC SUBMITTAL 3	10-17-2024

drawing data :

2ND LEVEL FLOOR PLAN

project number : Z3034

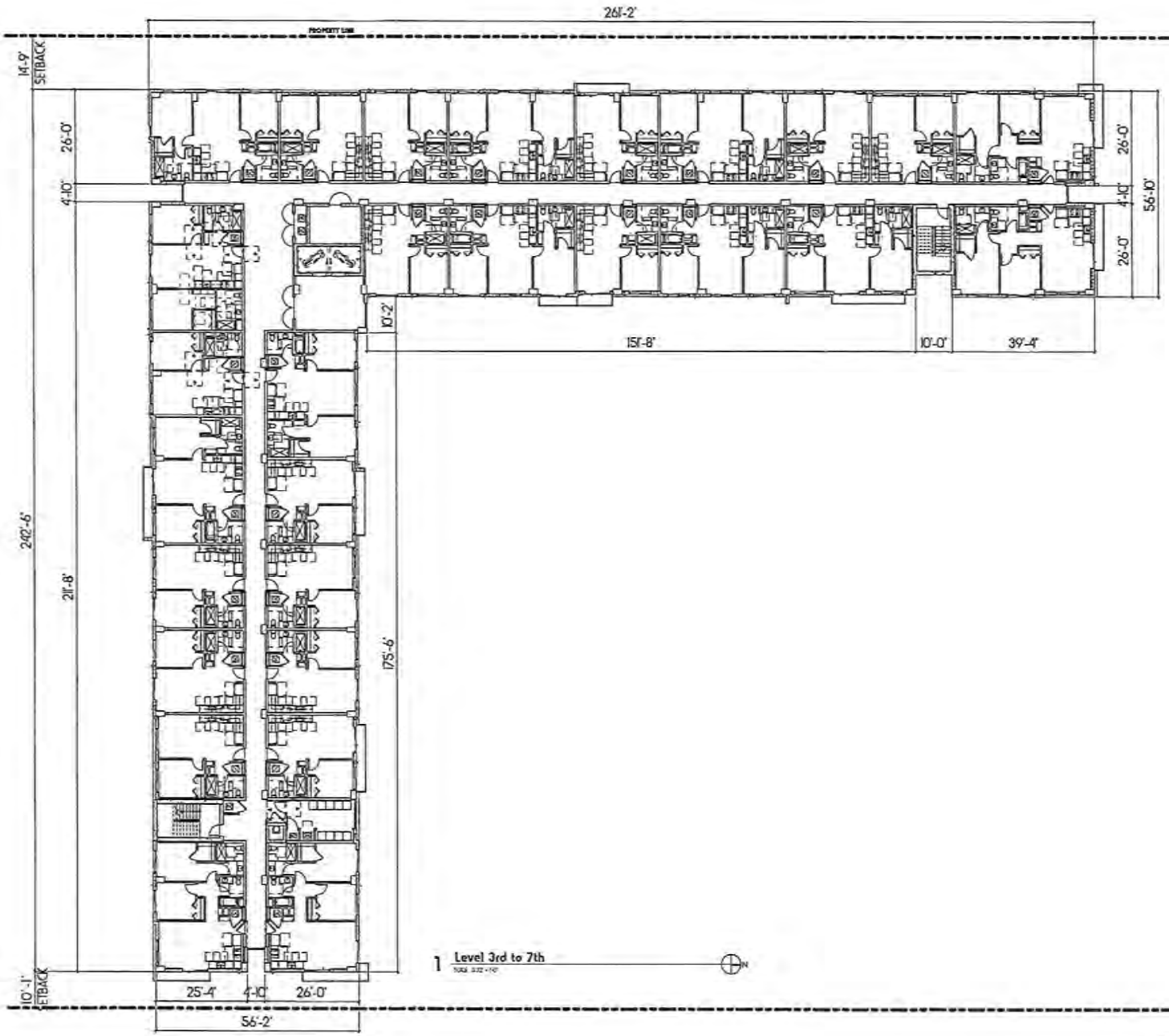
drawing scale : 3/32" = 1'-0"

drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : A-102

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



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project info :

RESIDENCES AT PALM COURT

930 NW 65 ST & 950 NW 95 ST, MIAMI , FL 33150

seal :

Digitally signed by Robert M
Date: 2024.10.17 12:24:37-04'00'

revisions :

Rev. #	Description	Date
1	DRC SUBMITTAL 1	04-22-2024
2	DRC SUBMITTAL 2	08-07-2024
3	DRC SUBMITTAL 3	10-17-2024

drawing data :

3RD TO 7TH LEVEL FLOOR PLAN

project number : 23034

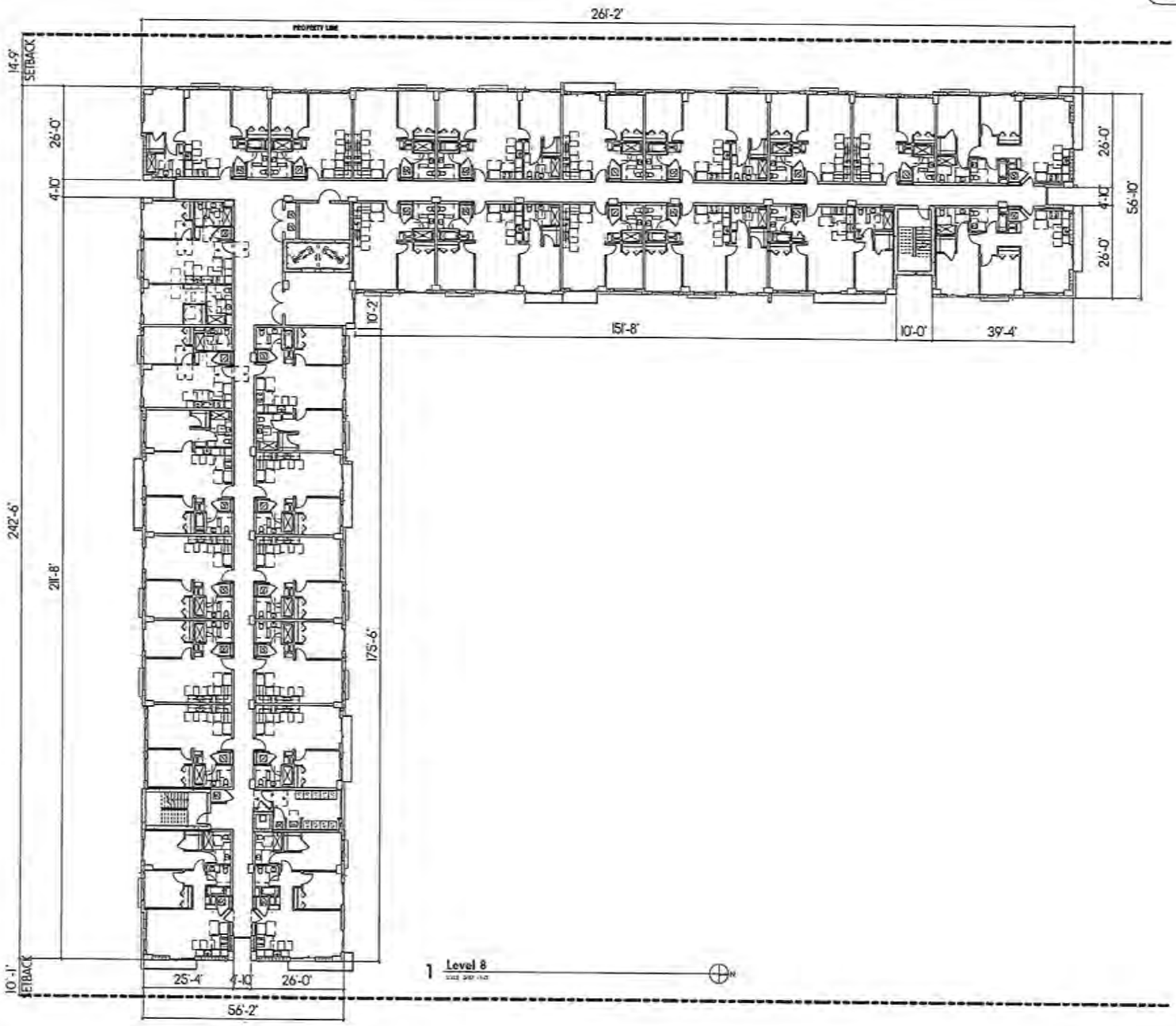
drawing scale : 3/32" = 1'-0"

drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : A-103

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



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RESIDENCES AT PALM COURT

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seal :

Digitally signed by Robert K Manasseh-Manickam
Date: 2024.10.17 12:24:39 04'00'

revisions :

Rev. n°	Description	Date
1	DIC SUBMITTAL 1	04-03-2024
2	DIC SUBMITTAL 2	08-14-2024
3	DIC SUBMITTAL 3	10-17-2024

drawing data :

8TH FLOOR PLAN

project number : 23034

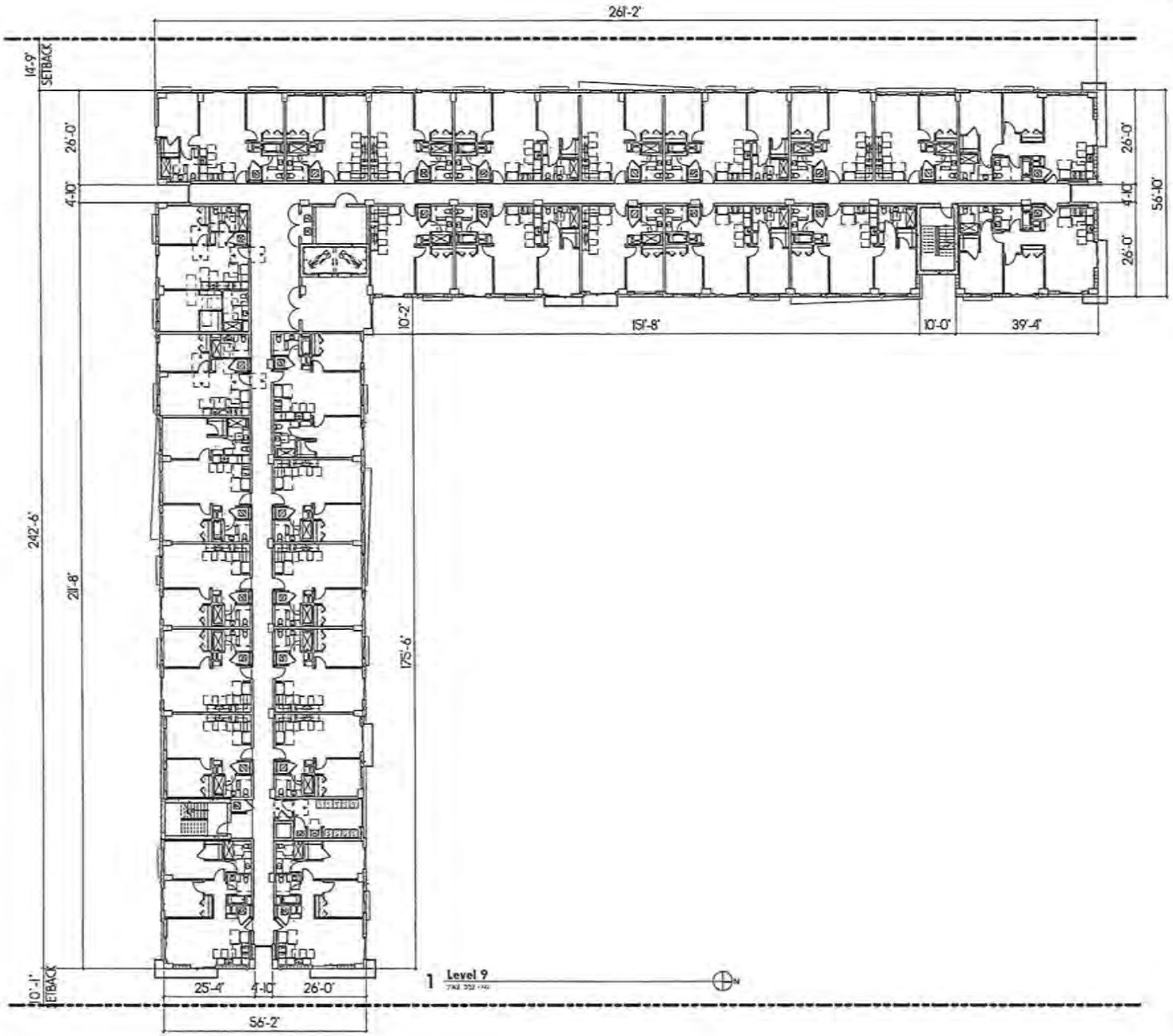
drawing scale : 3/32" = 1'-0"

drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : A-104

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RESIDENCES AT PALM COURT

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seal :

revisions :

Item #	Description	Date
2	DRC SUBMITTAL 1	04-22-2024
3	DRC SUBMITTAL 2	09-04-2024
4	DRC SUBMITTAL 3	10-17-2024

drawing data :

9TH FLOOR PLAN

project number : 23034

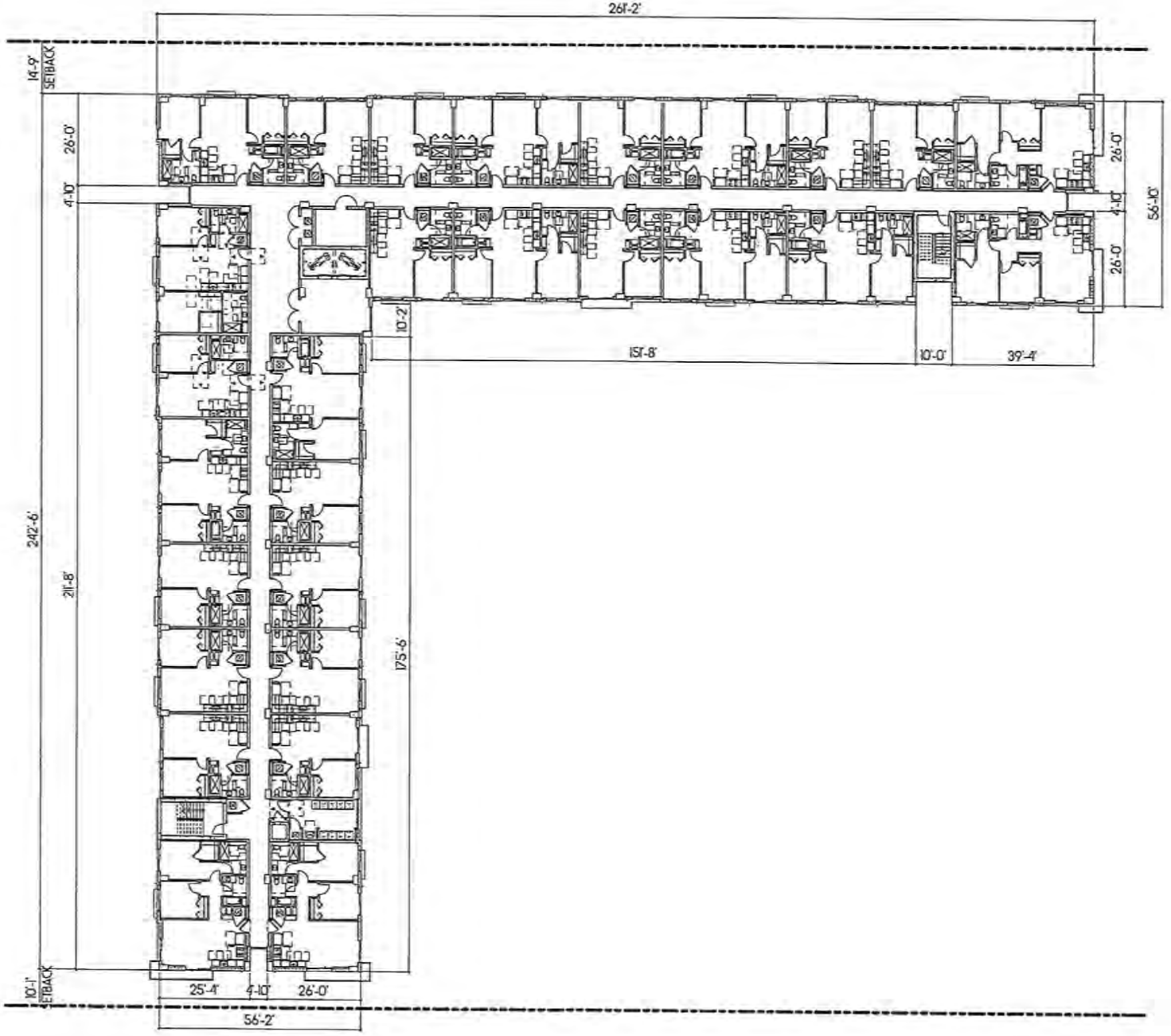
drawing scale : 3/32" = 1'-0"

drawing date : 10-17-2024

phase : DRC SUBMITTAL

sheet number : A-105

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



1 Level 10

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RESIDENCES AT PALM COURT

930 NW 65 ST & 950 NW 95 ST, MIAMI, FL 33150

seal :

revisions :

Rev. #	Description	Date
1	DRC SUBMITTAL 1	04-01-2024
2	DRC SUBMITTAL 2	09-24-2024
3	DRC SUBMITTAL 3	10-17-2024

drawing data :

10TH & 12TH LEVEL FLOOR PLANS

project number : 23034

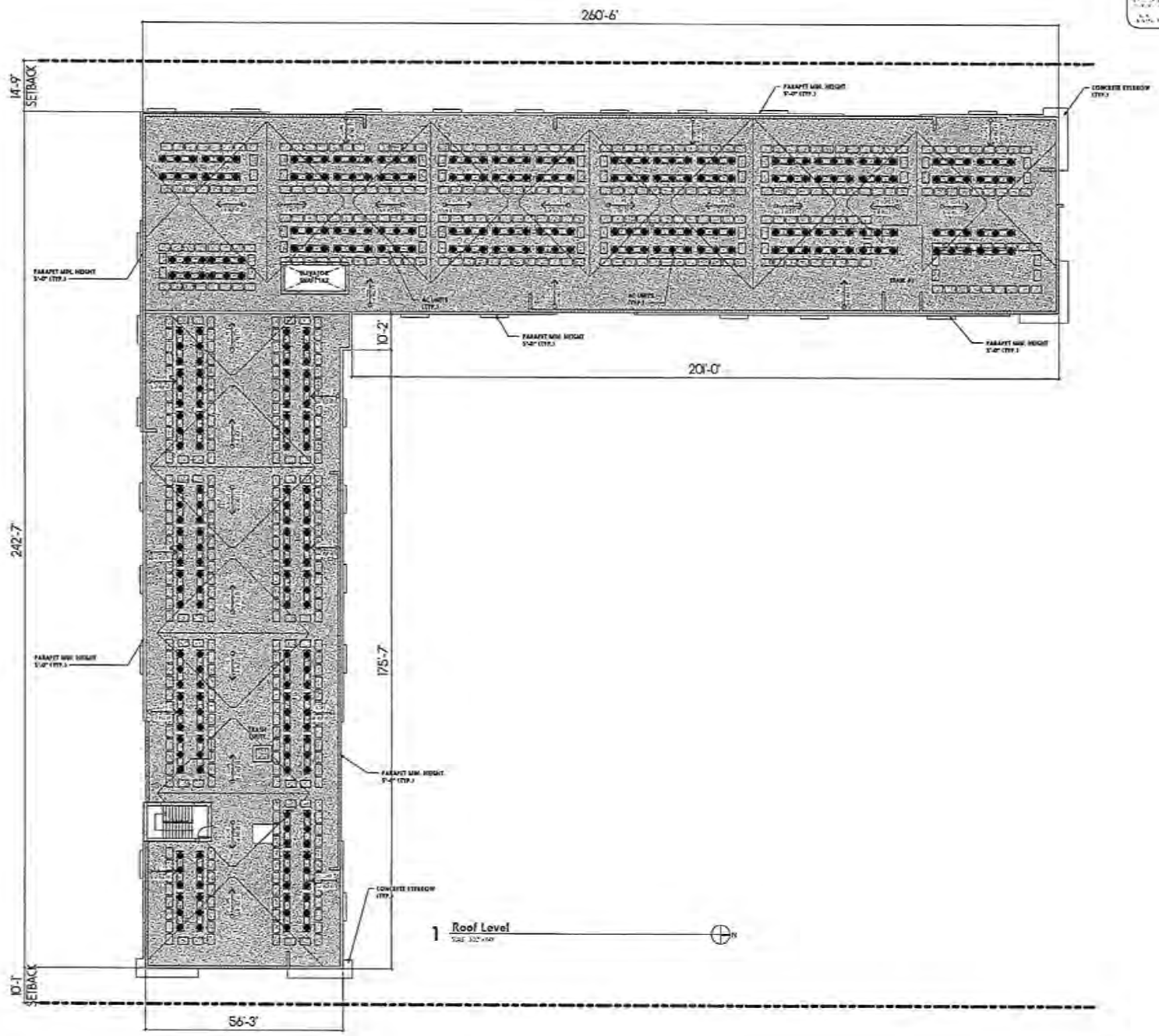
drawing scale : 3/32" = 1'-0"

drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : A-106

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



1 Roof Level

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RESIDENCES AT PALM COURT

930 NW 65 ST & 950 NW 95 ST, MIAMI , FL 33150

seal :

Digitally signed by Robert K
Date: 2024.10.17 12:24:42-04'00'

revisions :

No.	Description	Date
1	DIC SUBMITTAL 1	06-28-2024
2	DIC SUBMITTAL 2	08-14-2024
3	DIC SUBMITTAL 3	10-17-2024

drawing data :

ROOF LEVEL FLOOR PLAN

project number : 23034

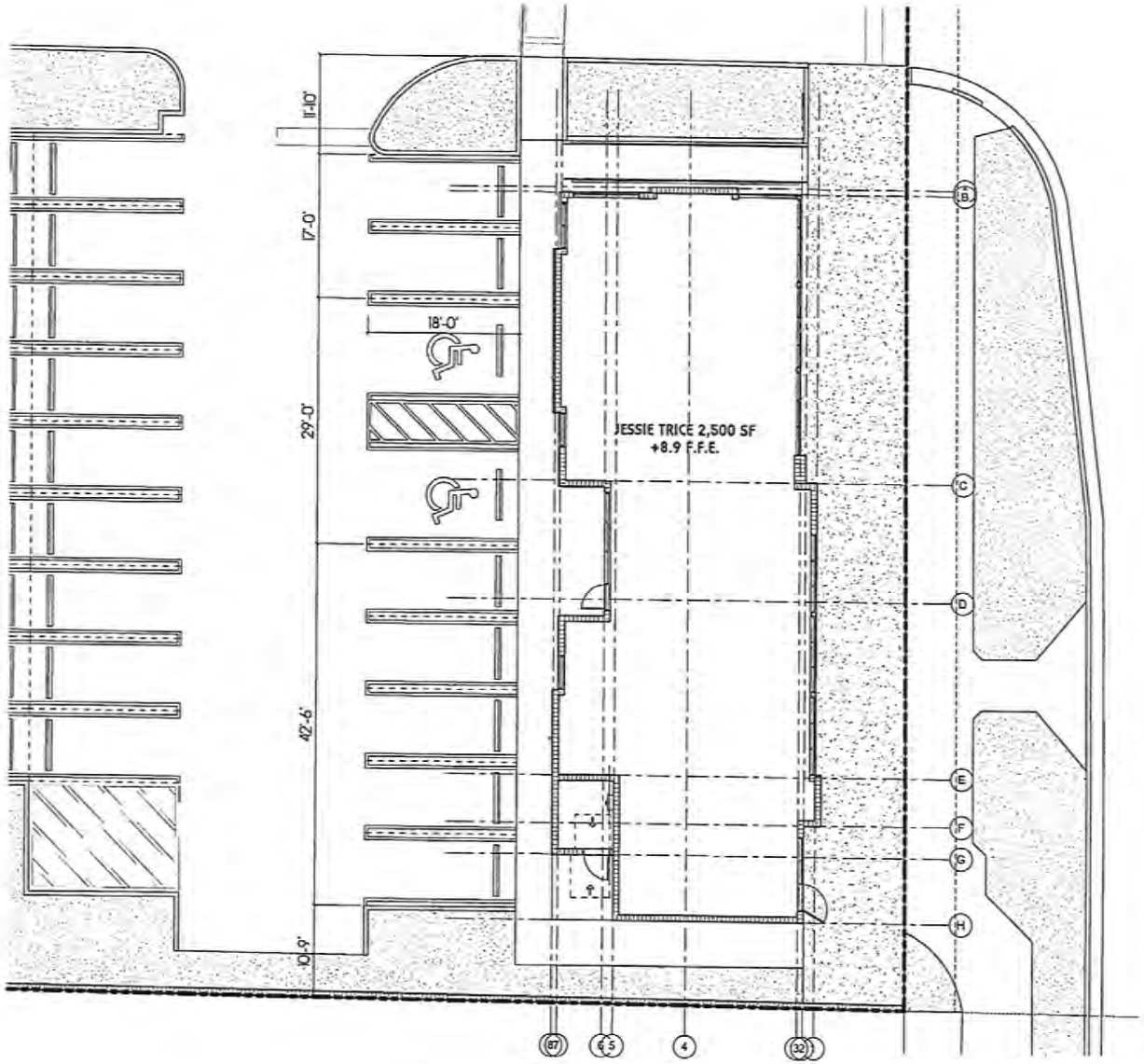
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drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : A-107

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1 JESSIE TRICE #2 FLOOR PLAN

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RESIDENCES AT PALM COURT

930 NW 65 ST & 950 NW 95 ST, MIAMI , FL 33150

seal :

Digitally signed by Robert A Manzolillo Manzolillo
Date: 2024.10.17 12:24:44-04'00'

revisions :

Rev. #	Description	Date
1	DIC SUBMITTAL 1	04-12-2024
2	DIC SUBMITTAL 2	08-14-2024
3	DIC SUBMITTAL 3	10-17-2024

drawing data :

JESSIE TRICE #2 FLOOR PLAN

project number : 23034

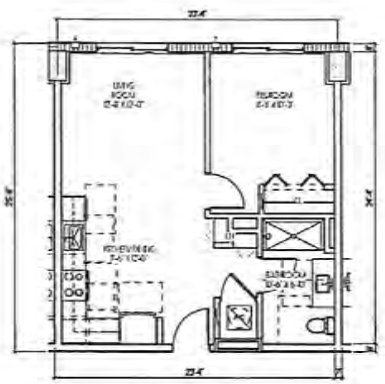
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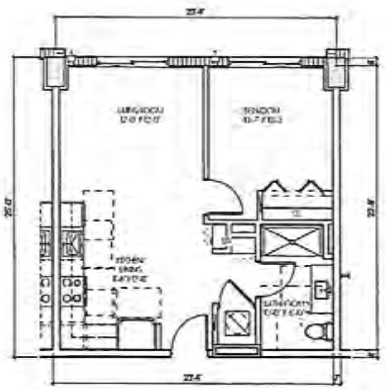
phase : DIC SUBMITTAL

sheet number : A-111

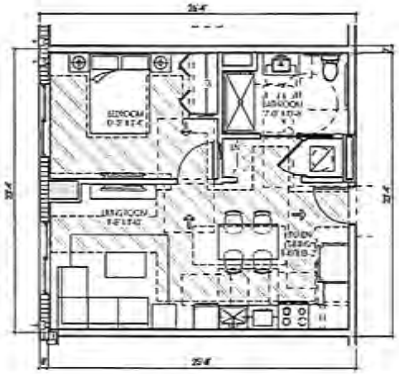
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



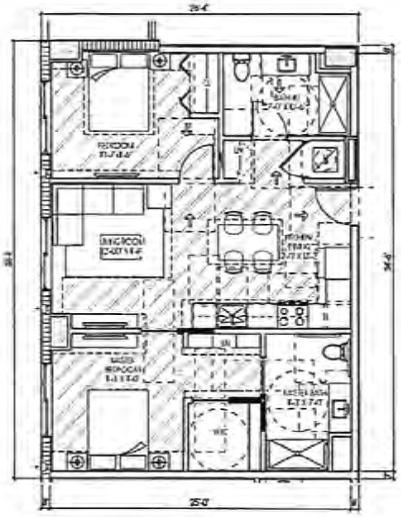
1 UNIT TYPE A1



2 UNIT TYPE A2



5 UNIT UFAS A1



6 UNIT UFAS B1

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RESIDENCES AT PALM COURT

930 NW 65 ST & 950 NW 95 ST, MIAMI , FL 33150

seal :

Digitally signed by Robert K Monserrate Date: 2024.10.17 12:24:57-04'00'

revisions :

Rev. #	Description	Date
1	DRC SUBMITTAL 1	04-22-2024
2	DRC SUBMITTAL 2	08-14-2024
3	DRC SUBMITTAL 3	10-17-2024

drawing data :

ENLARGED UNITS

project number : 23034

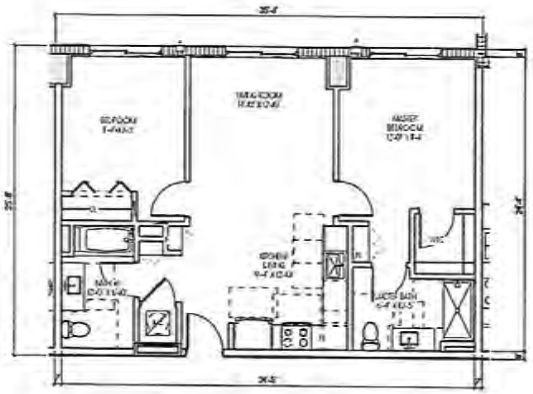
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drawing date : 10-17-2024

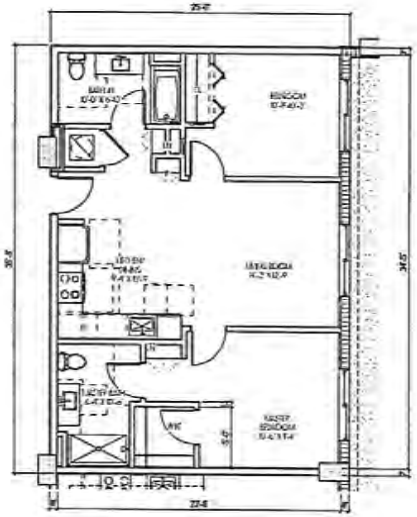
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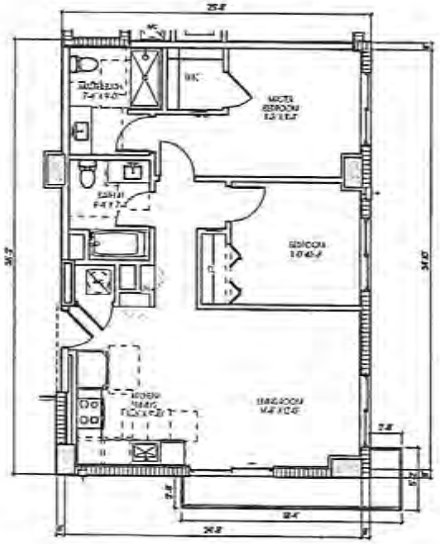
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



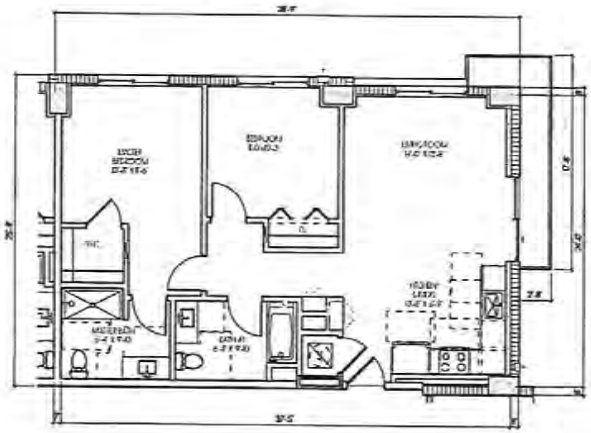
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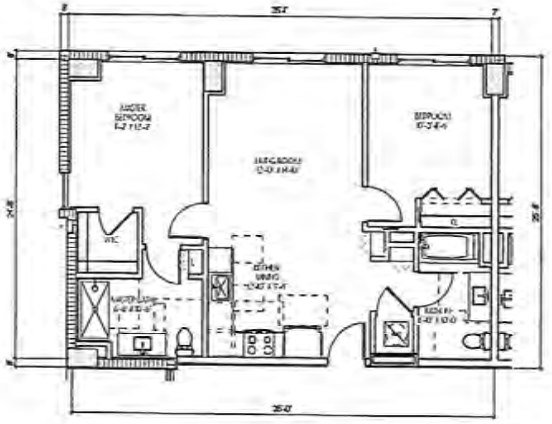
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3 UNIT TYPE B3



4 UNIT TYPE B4



5 UNIT TYPE B5

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project info :

RESIDENCES AT PALM COURT

930 NW 65 ST & 950 NW 95 ST, MIAMI , FL 33150

seal :

Digitally signed by Robert K Polsum & Manuela Manocchia
Date: 2024.10.17 12:24:59 -04'00'

revisions :

No. #	Description	Date
1	DIC SUBMITTAL 1	04-27-2024
2	DIC SUBMITTAL 2	08-29-2024
3	DIC SUBMITTAL 3	10-17-2024

drawing data :

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project number : 23034

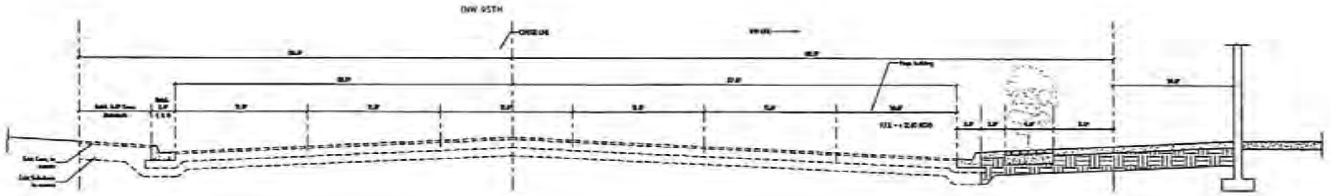
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drawing date : 10-17-2024

phase : DIC SUBMITTAL

sheet number : A-402

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



1 SECTION-A

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project info :

RESIDENCES AT PALM COURT

930 NW 65 ST & 950 NW 95 ST, MIAMI , FL 33150

seal :

Digitally signed by Robert K
Date: 2024.10.17 10:24:56-04'00'

revisions :

Rev. #	Description	Date
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2	DIC SUBMITTAL2	09-19-2024
3	DIC SUBMITTAL3	10-17-2024

drawing data :

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project number : 23034

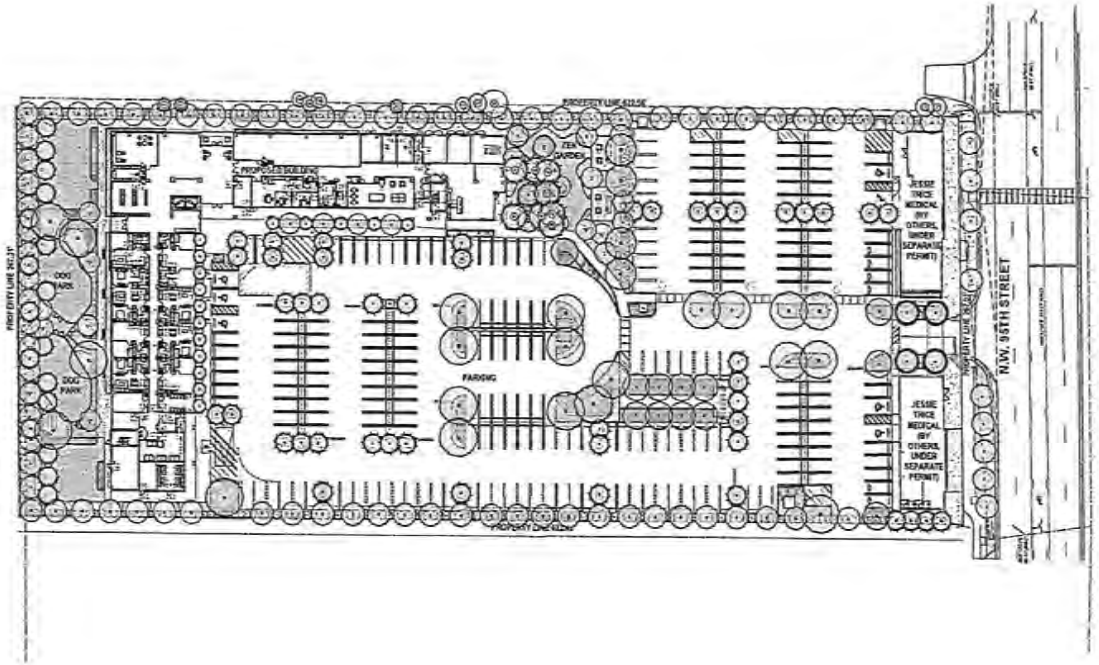
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sheet number : A-302

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



ASPR SUBMITTAL: SHEET INDEX

L-0	COVER & SHEET INDEX
L-1	OVERALL CANOPY PLANTING PLAN
L-2	CANOPY PLANTING PLAN
L-3	CANOPY PLANTING PLAN
L-4	CANOPY PLANTING PLAN
L-5	OVERALL UNDERSTORY PLANTING PLAN
L-6	UNDERSTORY PLANTING PLAN
L-7	UNDERSTORY PLANTING PLAN
L-8	UNDERSTORY PLANTING PLAN
L-9	PLANTING SCHEDULES & MITIGATION
L-10	PLANTING NOTES & DETAILS
L-11	TREE DISPOSITION PLAN - EXISTING CONDITIONS
L-12	TREE DISPOSITION PLAN - PROPOSED BUILDING
L-13	EXISTING TREE DISPOSITION SCHEDULE & DETAILS
L-14	EXISTING TREE DISPOSITION NOTES

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PROJECT NAME: RESIDENCES AT PALM COURT
PROJECT ADDRESS: 930 NW 65ST & 950 NW 95th STREET MIAMI, FLORIDA 33150

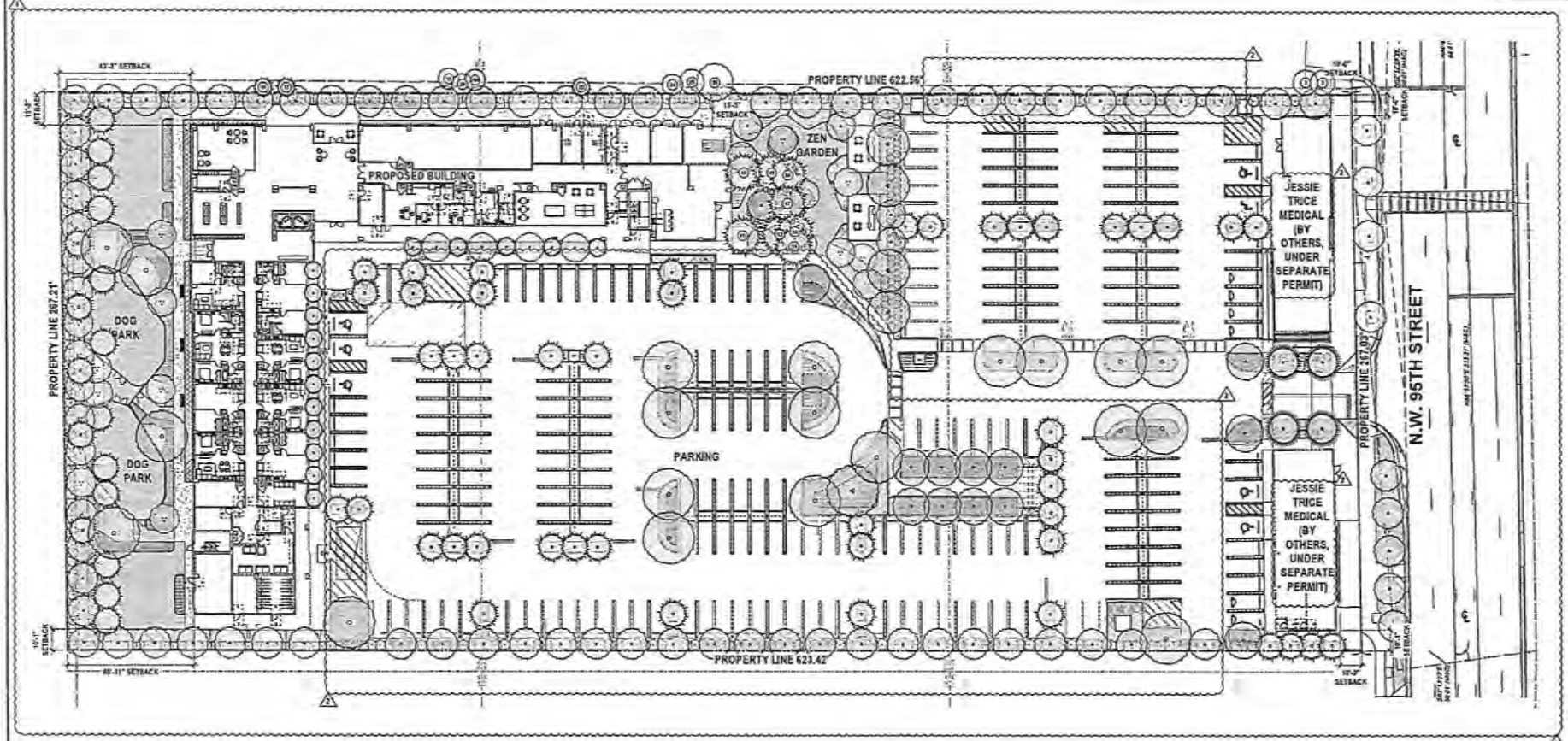
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SEAL

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CHECKED: D.O.
CADD FILE
DRAWING TITLE: COVER SHEET

SHEET NO.: L-0

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



OVERALL CANOPY PLANTING PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 50' 100'

N

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PROJECT NAME: RESIDENCES AT PALM COURT

PROJECT ADDRESS: 930 NW 65ST & 950 NW 95th STREET MIAMI, FLORIDA 33150

Revisions:

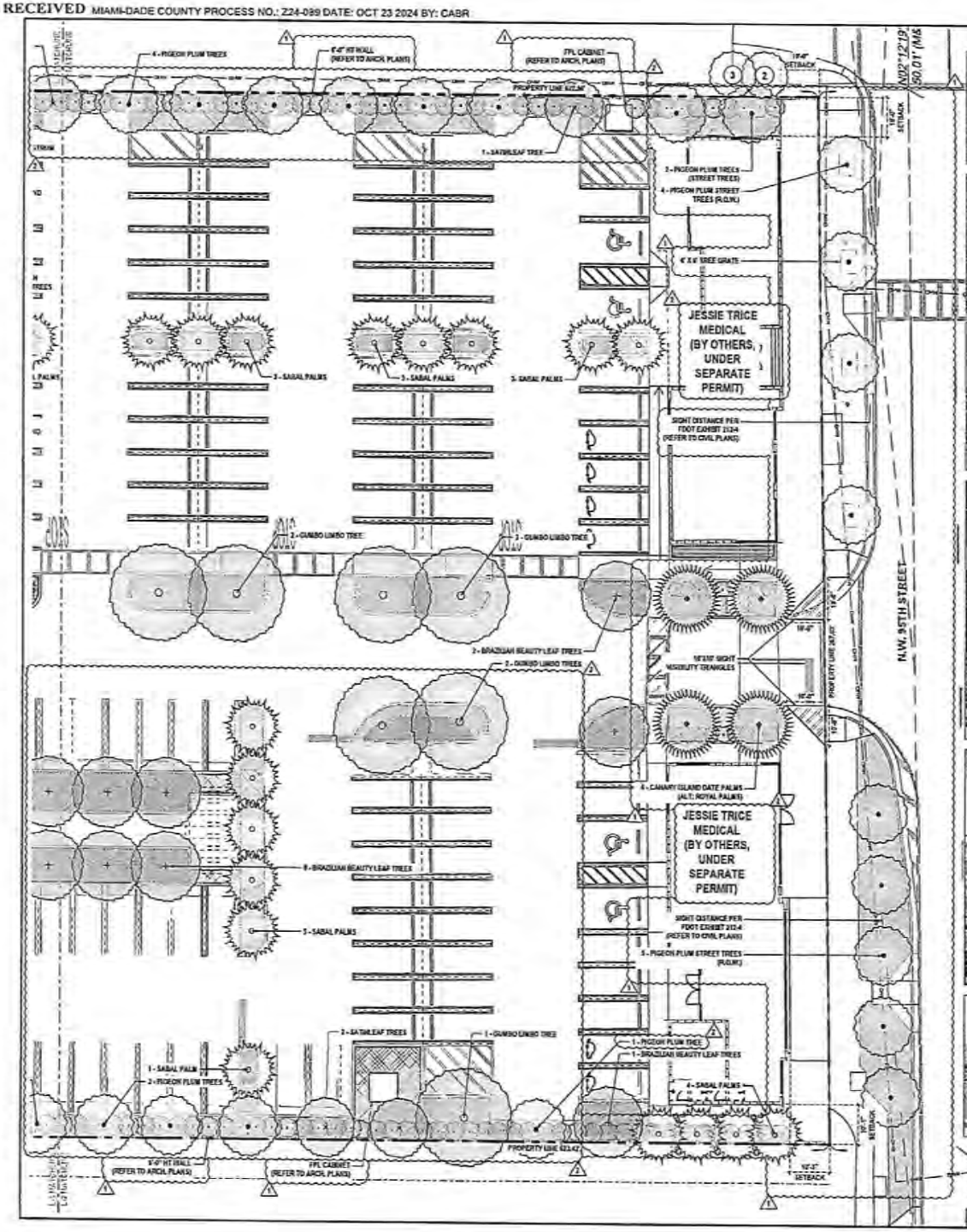
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PROJECT NO:
SCALE: AS NOTED
DATE: 10/29/2024
DRAWN: D.O.L STAFF
CHECKED: D.D.
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DRAWING TITLE: OVERALL CANOPY PLANTING PLAN

SHEET NO: L-1

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



KEY PLAN





























SHEET L-2 - L-4 LANDSCAPE LEGEND

TREES & PALMS

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME
	-	EXISTING RELOCATED TREE TO REMAIN (TYP.)
	22	EXISTING RELOCATED PALM TO REMAIN (TYP.)
	20	BURSERA SIMARUBA GUMBO LIMBO TREE
	12	CALOPHYLLUM INOPHYLLUM BRAZILIAN BEAUTY LEAF TREE
	20	CHRYSOPHYLLUM OLIVIFORME SATINLEAF TREE
	38 9 (ROW)	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE
	11	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD TREE
	1	DELONIX REGIA ROYAL POINCIANA TREE
	12	LIGUSTRUM LUCIDUM LIGUSTRUM TREE
	4	LYSILOMA LATISILIQUUM WILD TAMARIND TREE
	19	MYRCIANTHES FRAGRANS SIMPSON STOPPER TREE
	4	PHOENIX CANARIENSIS CANARY ISLAND DATE PALM
	51	SABAL PALMETTO SABAL PALM
	12	SABAL PALMETTO SABAL PALM - CURVED TRUNKS
	16	THRINAX RADIATA THATCH PALM

CANOPY PLANTING PLAN

SCALE: 3/32" = 1'-0"

0 3' 16' 25' 50'

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PROJECT NAME: RESIDENCES AT PALM COURT

PROJECT ADDRESS: 930 NW 65ST & 950 NW 95th STREET MIAMI, FLORIDA 33150

Revisions

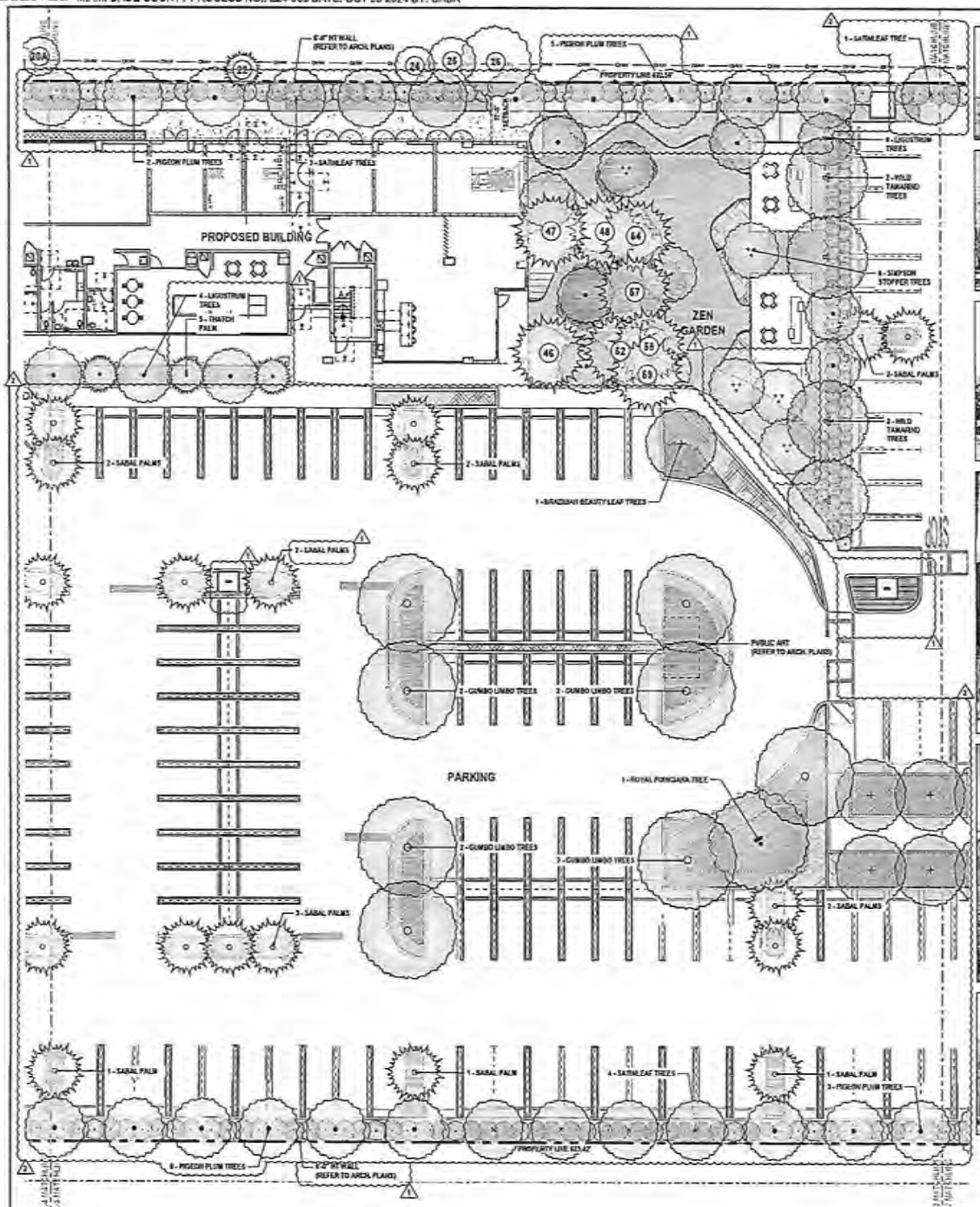
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PROJECT NO.	
SCALE	AS NOTED
DATE	03/29/2024
DRAWN	D.O.I. STAFF
CHECKED	D.O.
CADD FILE	

DRAWING TITLE: CANOPY PLANTING PLAN

SHEET NO.: L-2

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



KEY PLAN





























SHEET L-2 - L-4 LANDSCAPE LEGEND

TREES & PALMS

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME
	-	EXISTING RELOCATED TREE TO REMAIN (TYP.)
	22	EXISTING RELOCATED PALM TO REMAIN (TYP.)
	20	BURSERA SIMARUBA GUMBO LIMBO TREE
	12	CALOPHYLLUM BRASILIENSE BRAZILIAN BEAUTY LEAF TREE
	20	CHRYSOPHYLLUM OLIVIFORME SATINLEAF TREE
	38 9 (ROW)	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE
	11	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD TREE
	1	DELONIX REGIA ROYAL POINCIANA TREE
	12	LIGUSTRUM LUCIDUM LIGUSTRUM TREE
	4	LYSILOMA LATISILIQUUM WILD TAMARIND TREE
	13	MYRCIANTHES FRAGRANS SIMPSON STOPPER TREE
	4	PHOENIX CANARIENSIS CANARY ISLAND DATE PALM
	51	SABAL PALMETTO SABAL PALM
	12	SABAL PALMETTO SABAL PALM - CURVED TRUNKS
	16	THRINAX RADIATA THATCH PALM

CANOPY PLANTING PLAN

SCALE: 3/32" = 1'-0"

0 5' 10' 23' 50'

N

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PROJECT NAME: RESIDENCES AT PALM COURT

PROJECT ADDRESS: 930 NW 65ST & 950 NW 95th STREET MIAMI, FLORIDA 33150

Revisions

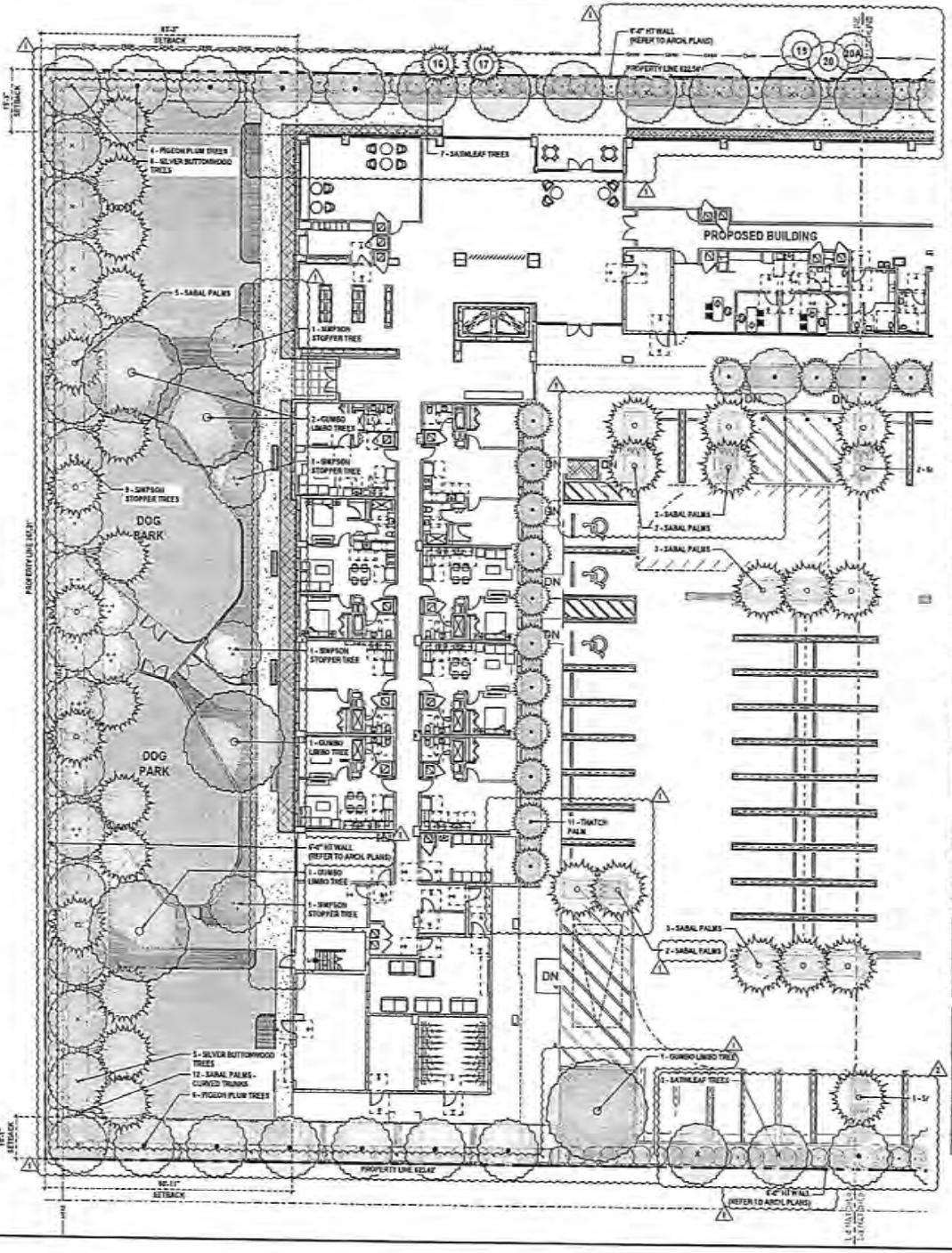
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CHECKED: D.O.
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DRAWING TITLE: CANOPY PLANTING PLAN

SHEET NO.: L-3

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-059 DATE: OCT 23 2024 BY: CABR















KEY PLAN













SHEET L-2 - L-4 LANDSCAPE LEGEND

TREES & PALMS

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME
	-	EXISTING RELOCATED TREE TO REMAIN (TYP.)
	22	EXISTING RELOCATED PALM TO REMAIN (TYP.)
	20	BURSERA SIMARUBA GUMBO LIMBO TREE
	12	CALOPHYLLUM INOPHYLLUM BRAZILIAN BEAUTY LEAF TREE
	20	CHRYSOPHYLLUM OLIVIFORME SATINLEAF TREE
	28 9 (ROW)	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE
	11	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD TREE
	1	DELONIX REGIA ROYAL POINCIANA TREE
	12	LIGUSTRUM LUCIDUM LIGUSTRUM TREE
	4	LYSILOMA LATISILIQUUM WILD TAMARIND TREE
	19	MYRCIANTHES FRAGRANS SIMPSON STOPPER TREE
	4	PHOENIX CANARIENSIS CANARY ISLAND DATE PALM
	51	SABAL PALMETTO SABAL PALM
	12	SABAL PALMETTO SABAL PALM - CURVED TRUNKS
	16	THRINAX RADIATA THATCH PALM





CANOPY PLANTING PLAN

SCALE: 3/32" = 1'-0"

0 5' 10' 25' 50'

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PROJECT NAME: RESIDENCES AT PALM COURT

PROJECT ADDRESS: 930 NW 65ST & 950 NW 95th STREET MIAMI, FLORIDA 33150

Revisions

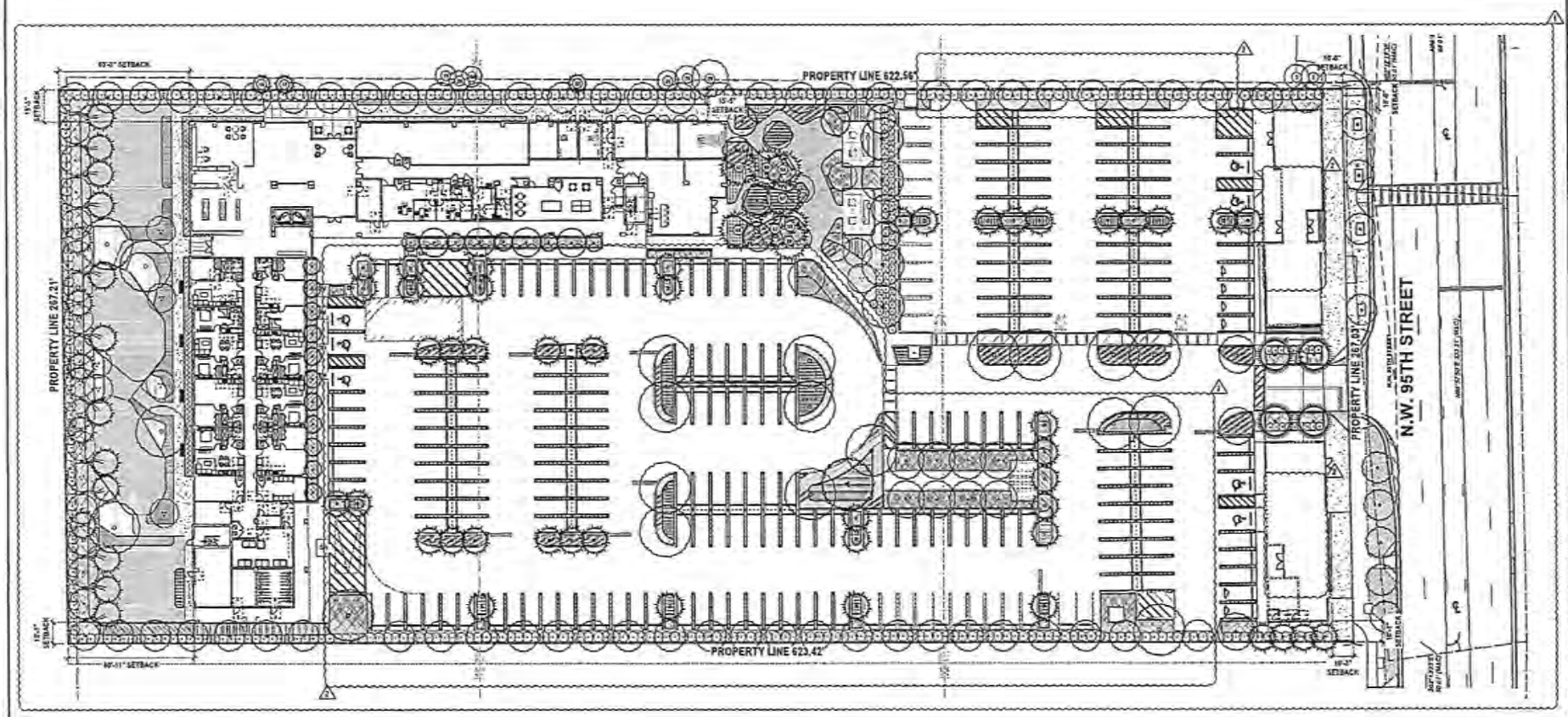
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DATE: 03/29/2024
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CHECKED: D.O.
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DRAWING TITLE: CANOPY PLANTING PLAN

SHEET NO: L-4

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 224-069 DATE: OCT 23 2024 BY: CABR



OVERALL UNDERSTORY PLANTING PLAN

SCALE: 1" = 20'-0"

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PROJECT NAME: RESIDENCES AT PALM COURT

PROJECT ADDRESS: 930 NW 95ST & 950 NW 95th STREET
MIAMI, FLORIDA 33150

Revisions

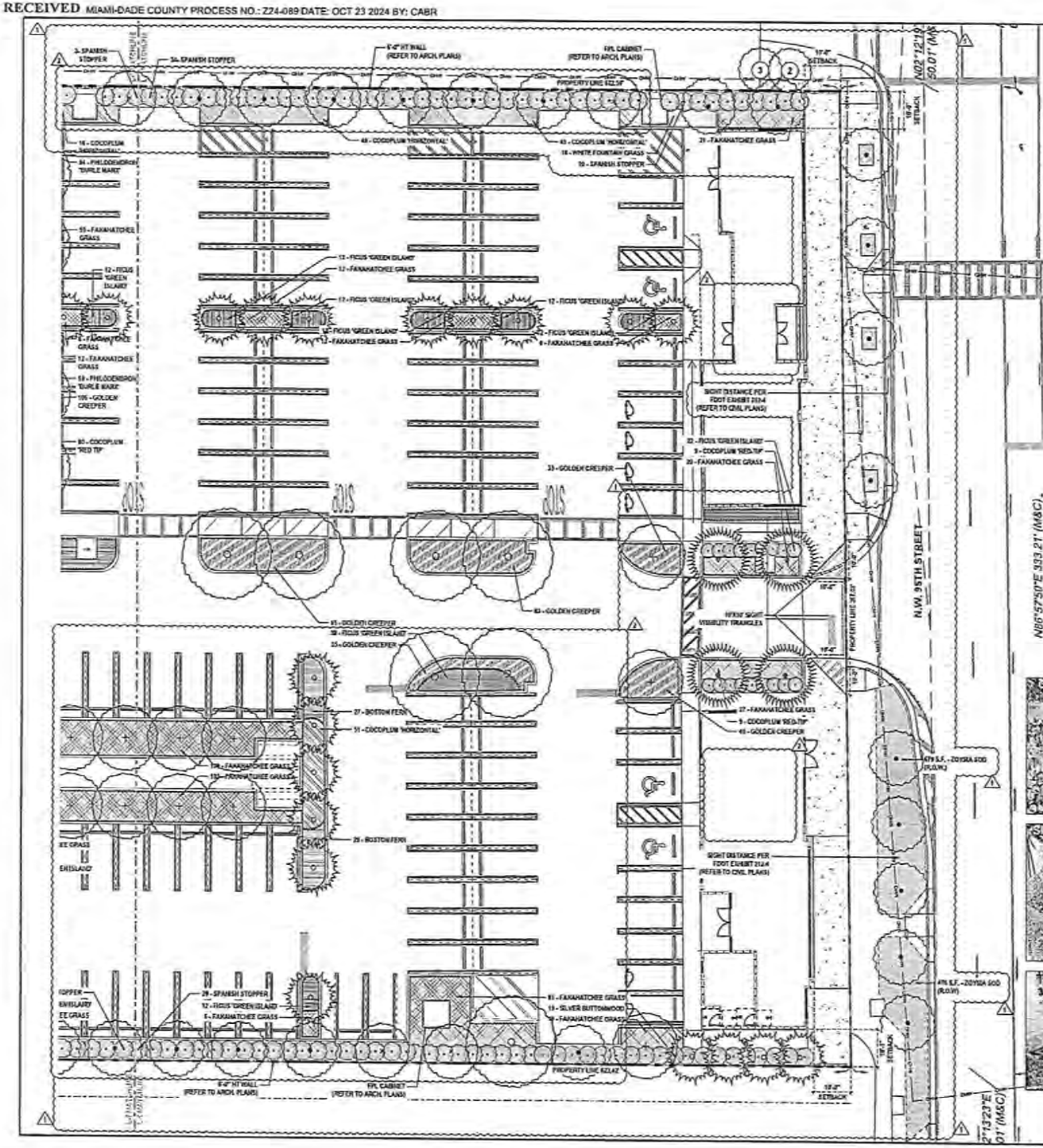
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DATE: 09/30/2024
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CHECKED: D.O.
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DRAWING TITLE: OVERALL UNDERSTORY PLANTING PLAN

SHEET NO: L-5

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



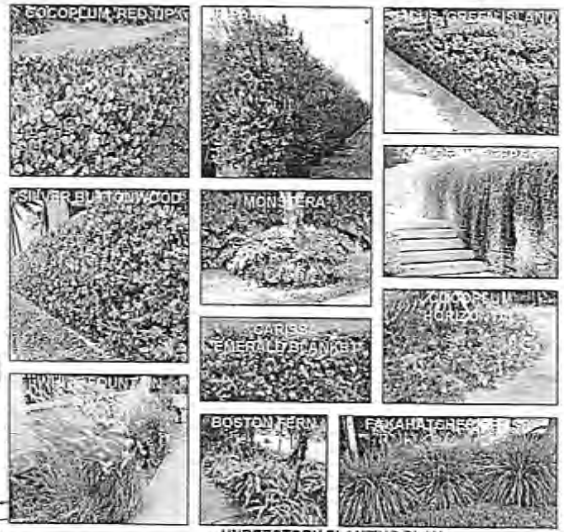
KEY PLAN



SHEET L-6 - L-8 LANDSCAPE LEGEND

SHRUBS, GROUNDCOVERS AND VINES

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME
	632	ARACHIS GLABRATA PERENNIAL PEANUT
	403	CARISSA MACROCARPA 'EMERALD BLANKET' CARISSA 'EMERALD BLANKET'
	376	CHRYSOBALANUS ICACO 'HORIZONTAL' COCOPLUM 'HORIZONTAL'
	59	CHRYSOBALANUS ICACO 'RED TIP' COCOPLUM 'RED TIP'
	104	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD
	1007	ERNODEA LITTORALIS GOLDEN CREEPER
	261	EUGENIA FOETIDA SPANISH STOPPER
	1015	FICUS MICROCARPA 'GREEN ISLAND' FICUS 'GREEN ISLAND'
	348	NEPHROLEPIS EXALTATA BOSTON FERN
	18	PENNISETUM SETACEUM 'ALBA' WHITE FOUNTAIN GRASS
	879	PHILODENDRON 'BURLE MARX' SAME
	1151	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE GRASS



UNDERSTORY PLANTING PLAN

SCALE: 3/32" = 1'-0"

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PROJECT NAME: RESIDENCES AT PALM COURT

PROJECT ADDRESS: 930 NW 65ST & 950 NW 95th STREET
MIAMI, FLORIDA 33150

Revisions

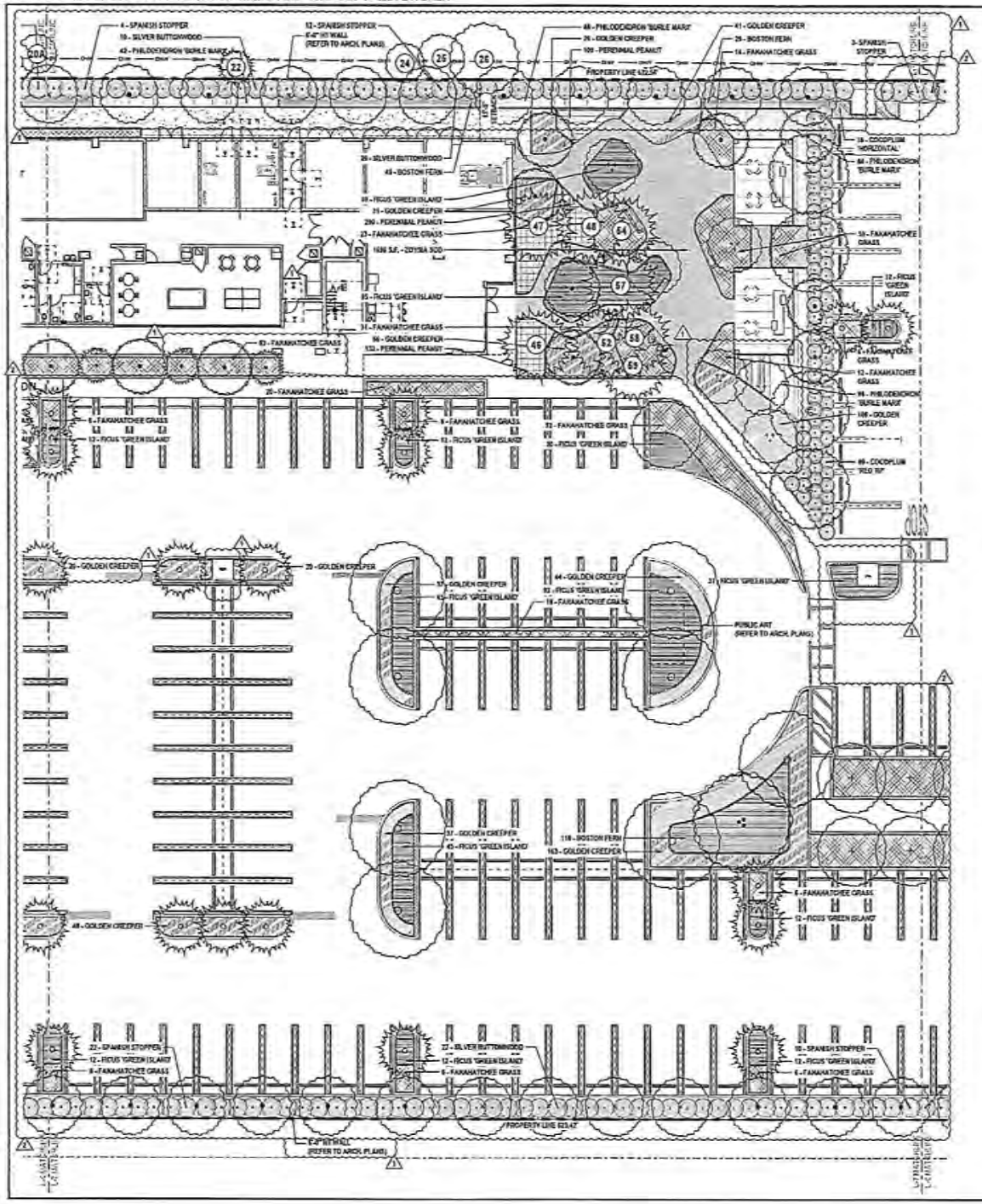
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DATE: 09/29/2024
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CHECKED: D.O.
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DRAWING TITLE: UNDERSTORY PLANTING PLAN

SHEET NO.: L-6

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



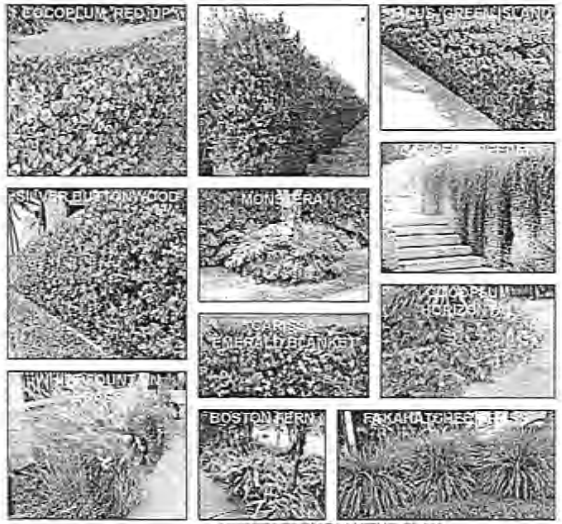
KEY PLAN



SHEET L-5 - L-8 LANDSCAPE LEGEND

SHRUBS, GROUNDCOVERS AND VINES

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME
	632	ARACHIS GLABRATA PERENNIAL PEANUT
	402	CARISSA MACROCARPA 'EMERALD BLANKET' CARISSA 'EMERALD BLANKET'
	376	CHRYSOBALANUS ICACO 'HORIZONTAL' COCOPLUM 'HORIZONTAL'
	89	CHRYSOBALANUS ICACO 'RED TIP' COCOPLUM 'RED TIP'
	194	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD
	1007	ERNODEA LITTORALIS GOLDEN CREEPER
	261	EUGENIA FOETIDA SPANISH STOPPER
	1015	FICUS MICROCARPA 'GREEN ISLAND' FICUS 'GREEN ISLAND'
	348	NEPHROLEPIS EXALTATA BOSTON FERN
	18	PENNISETUM SETACEVM 'ALBA' WHITE FOUNTAIN GRASS
	678	PHILODENDRON 'BURLE MARX' SAME
	1151	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE GRASS



UNDERSTORY PLANTING PLAN

SCALE: 3/32" = 1'-0"

0 5' 10' 25' 50'

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PROJECT NAME:
RESIDENCES AT PALM COURT

PROJECT ADDRESS:
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MIAMI, FLORIDA 33150

Revisions

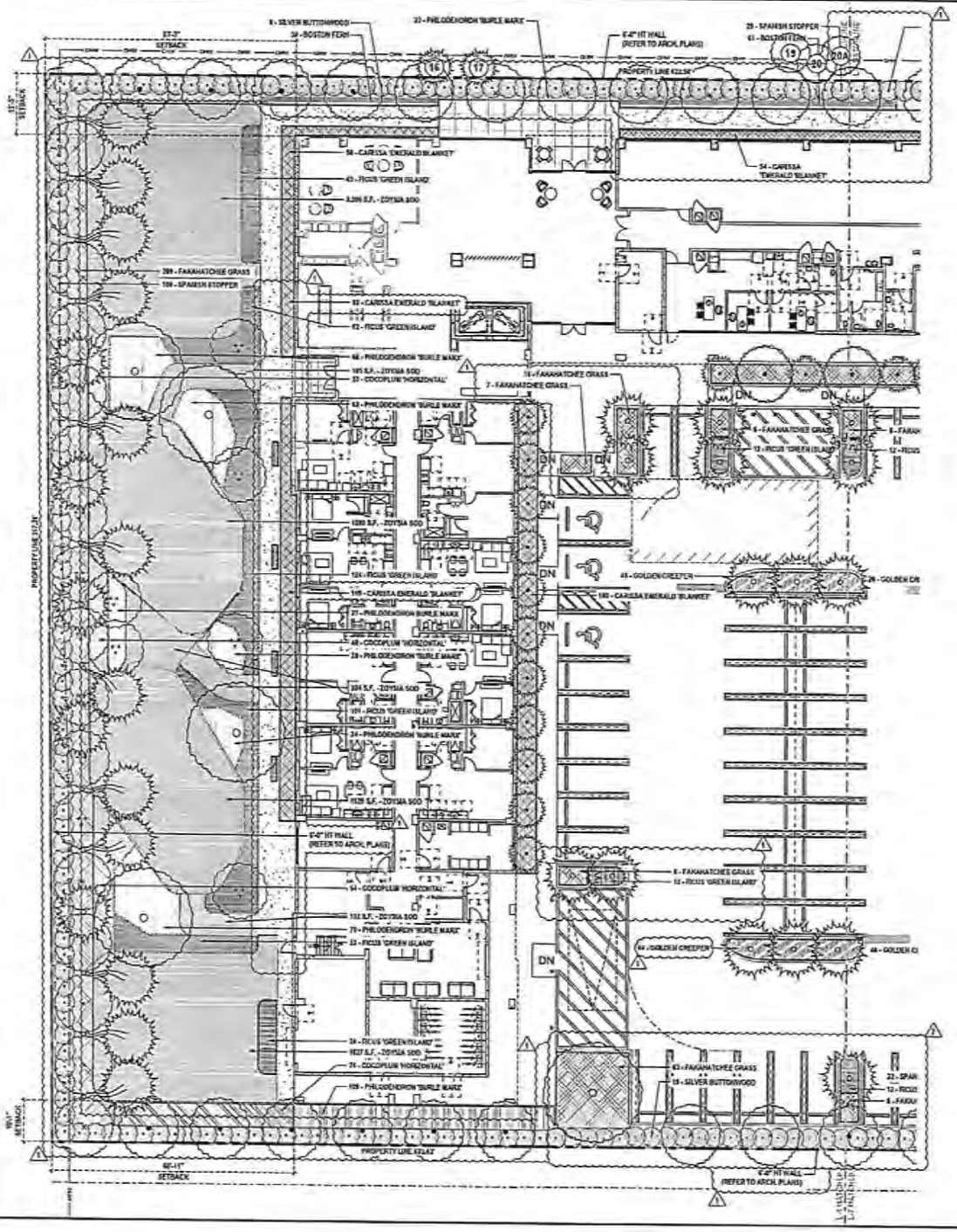
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PROJECT NO:
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CHECKED: D.O.
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DRAWING TITLE:
UNDERSTORY PLANTING PLAN

SHEET NO:
L-7

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-069 DATE: OCT 23 2024 BY: CABR



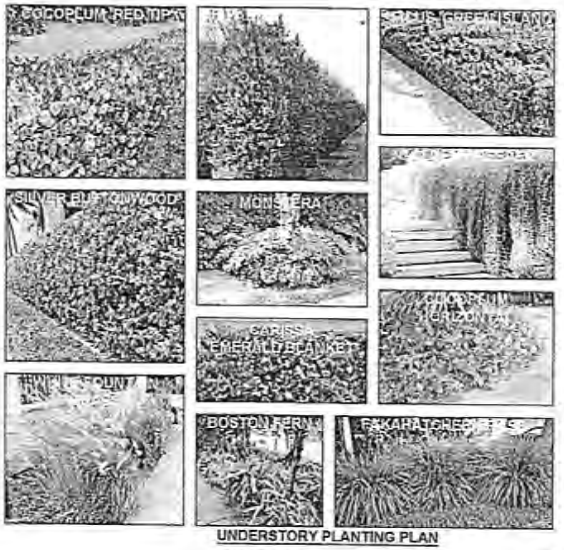
KEY PLAN



SHEET L-5 - L-8 LANDSCAPE LEGEND

SHRUBS, GROUNDCOVERS AND VINES

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME
	532	ARACHIS GLABRATA PERENNIAL PEANUT
	403	CARISSA MACROCARPA 'EMERALD BLANKET' CARISSA 'EMERALD BLANKET'
	378	CHRYSOBALANUS ICACO 'HORIZONTAL' COCOPLUM 'HORIZONTAL'
	98	CHRYSOBALANUS ICACO 'RED TIP' COCOPLUM 'RED TIP'
	194	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD
	1007	ERNODEA LITTORALIS GOLDEN CREEPER
	251	EUGENIA FOETIDA SPANISH STOPPER
	1016	FICUS MICROCARPA 'GREEN ISLAND' FICUS 'GREEN ISLAND'
	346	NEPHROLEPIS EXALTATA BOSTON FERN
	18	PENNISETUM SETACEUM 'ALBA' WHITE FOUNTAIN GRASS
	678	PHILODENDRON 'BURLE MARX' SAME
	1151	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE GRASS



UNDERSTORY PLANTING PLAN

SCALE: 3/32" = 1'-0"

0 3' 15' 25' 30'

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PROJECT NAME: RESIDENCES AT PALM COURT

PROJECT ADDRESS: 930 NW 65ST & 950 NW 95th STREET MIAMI, FLORIDA 33150

Revisions

SEAL

PROJECT NO

SCALE: AS NOTED

DATE: 03/29/2024

DRAWN: D.G.L STAFF

CHECKED: D.J.G

CADD FILE

DRAWING TITLE: UNDERSTORY PLANTING PLAN

SHEET NO: L-8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: IBC Net Lot Area: 3.82 acres 166,519 square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 166,519 square feet x 10 % = 16,652 square feet	16,652 S.F.	37,573 S.F.
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 249 x 10 square feet per parking space =	1,470 S.F.	2,490 S.F.
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	18,122 S.F.	40,063 S.F.

(Refer to Sheet C-W3 from Arch. Set for Parking Calculations)

LAWN AREA CALCULATIONS:
A. Total square feet of landscaped open space required by Chapter 33 = 16,652 S.F.
B. Maximum lawn area (St. Augustine sod) permitted = 60% % x 16,652 square feet = 9,991 S.F. — 9,383 S.F.

TREES
A. The number of trees required per net lot acre: 62
less the existing number of trees that meet minimum requirements (minus): 0
= 16 trees x net lot acreage = 62 — 135*
B. 30% palm trees allowed. (two palms = one tree) Palms provided = 0
C. Percentage of native trees required = the number of trees provided x 30% = 41 — 110
D. Street trees (max. average spacing of 35' o.c.): N/A linear feet along street = 25 = N/A — N/A
Palms as street trees (max. average spacing 25' o.c.): N/A linear feet along street x 25 = N/A
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 267 linear feet along street ÷ 25 = 11 — 51*
F. Total number of trees provided = 73 — 186

SHRUBS
A. The total number of trees required x 10 = the number of shrubs required: 620 — 3,459
B. The number of shrubs required x 30% = the number of native shrubs required: 186 — 3,345

IRRIGATION PLAN: Required by Chapter 33, Auto Irrigation YES or hose bib _____ provided.

* TREE NOTE:
2 PIGEON PLUM TREES LOCATED WITHIN THE PROPERTY TO MEET STREET TREE REQUIREMENTS. THE 2 TREES HAVE BEEN EXCLUDED FROM 'LOT TREE' QUANTITIES AND INCLUDED IN THE 'STREET TREE' QUANTITIES (9 RIGHT-OF-WAY TREES + 2 PIGEON PLUM STREET TREES = 11 STREET TREES PROVIDED).

TREES & PALMS TO BE MITIGATED (PROPERTY):

SURVEY No.	COMMON NAME	SCIENTIFIC NAME	CANOPY - DIAMETER (FT.)	CANOPY LOST (S.F.)	MITIGATION
1	Gumbo Limbo Tree	Bursera simaruba	20.00	491	
4	Buttonwood Tree	Conocarpus sp.	15.00	346	
6A	Washingtonia Palm	Washingtonia robusta	8.00	79	
6B	Washingtonia Palm	Washingtonia robusta	8.00	79	
9	Sheoak Fig Tree	Ficus sp.	42.00	2771	
10A	Areca Palm	Dypsis lutescens	15.00	177	
10B	Areca Palm	Dypsis lutescens	15.00	177	
11	Royal Palm	Roystonea regia	18.00	223	
15	Royal Palm	Roystonea regia	14.00	308	
19	Royal Palm	Roystonea regia	16.00	201	
21	Royal Palm	Roystonea regia	16.00	201	
23	Royal Palm	Roystonea regia	16.00	201	
25	Royal Palm	Roystonea regia	16.00	201	
26	Royal Palm	Roystonea regia	16.00	201	
29	Royal Palm	Roystonea regia	16.00	201	
30	Royal Palm	Roystonea regia	16.00	201	
31	Royal Palm	Roystonea regia	16.00	201	
32	Royal Palm	Roystonea regia	16.00	201	
33	Royal Palm	Roystonea regia	16.00	201	
34	Royal Palm	Roystonea regia	16.00	201	
35	Royal Palm	Roystonea regia	16.00	201	
36	Royal Palm	Roystonea regia	16.00	201	
37	Royal Palm	Roystonea regia	16.00	201	
38	Royal Palm	Roystonea regia	16.00	201	
39	Royal Palm	Roystonea regia	16.00	201	
40	Royal Palm	Roystonea regia	16.00	201	
41	Royal Palm	Roystonea regia	16.00	201	
42	Royal Palm	Roystonea regia	16.00	201	
43	Royal Palm	Roystonea regia	16.00	201	
44	Royal Palm	Roystonea regia	16.00	201	
45	Royal Palm	Roystonea regia	16.00	201	
46	Royal Palm	Roystonea regia	16.00	201	
47	Royal Palm	Roystonea regia	16.00	201	
48	Royal Palm	Roystonea regia	16.00	201	
49	Royal Palm	Roystonea regia	16.00	201	
50	Royal Palm	Roystonea regia	16.00	201	
51	Royal Palm	Roystonea regia	16.00	201	
52	Royal Palm	Roystonea regia	16.00	201	
53	Royal Palm	Roystonea regia	16.00	201	
54	Royal Palm	Roystonea regia	16.00	201	
55	Queen Palm	Syagrus romanzoffiana	7.00	38	
56	Royal Palm	Roystonea regia	16.00	201	
57	Royal Palm	Roystonea regia	16.00	201	
58	Live Oak Tree	Quercus virginiana	32.00	2771	
59	Live Oak Tree	Quercus virginiana	32.00	2771	
60A	Areca Palm	Dypsis lutescens	12.00	113	
60B	Areca Palm	Dypsis lutescens	12.00	113	

TOTAL CANOPY LOST (PROPERTY): 17,006 SQ.FT.

TREES & PALMS TO BE MITIGATED (RIGHT-OF-WAY):

SURVEY No.	COMMON NAME	SCIENTIFIC NAME	CANOPY - DIAMETER (FT.)	CANOPY LOST (S.F.)	MITIGATION
7	Christmas Palm	Adonidia merrillii	9.00	201	
8	Christmas Palm	Adonidia merrillii	9.00	201	
12	Date Palm	Cathaya palmata	8.00	201	
13*	Strangler Fig	Ficus aurea	52.00	4247	

* Replacement Tree - double mitigation

TOTAL CANOPY LOST (PROPERTY + RIGHT-OF-WAY): 21,537 SQ.FT.

PROPOSED TREES/PALMS MITIGATION SCHEDULE (PROPERTY)

NATIVE	QUANTITY	BOTANICAL/COMMON NAME	SPECIFICATIONS	CATEGORY	CANOPY CREDIT (S.F.)
Y	23	Bursera simaruba / Gumbo Limbo Tree	14" Caliper x 16' Ht. x 12' Sp., Min., FL Grade #1 or Better	Shade Tree 1	10,626
N	12	Calophyllum brasiliense / Brazilian Beauty Leaf	14" Caliper x 16' Ht. x 12' Sp., Min., FL Grade #1 or Better.	Shade Tree 1	5,544
Y	20	Phytolaccaceae laetidiae / Jamaican Dogwood	12" Caliper x 12' Ht. x 8' Sp., Min., FL Grade #1 or Better	Shade Tree 2	8,000
Y	38	Coccoloba diversifolia / Pigeon Plum Tree	12" Caliper x 12' Ht. x 8' Sp., Min. FL Grade #1 or Better (2 to meet Street Tree requirements)	Shade Tree 2	15,200
Y	11	Conocarpus erectus 'Sericeus' / Silver Buttonwood Tree	12" Caliper x 12' Ht. x 8' Sp. Min., Multi-Trunk	Shade Tree 2	3,300
N	1	Delonix regia / Royal Poinciana Tree	14" Caliper x 16' Ht. x 12' Sp., Min., FL Grade #1 or Better.	Shade Tree 1	900
N	12	Liquidambar styraciflua / Liquidambar Tree	12" Caliper x 16' Ht. x 8' Sp., Min., Multi-Trunk.	Shade Tree	2,400
Y	4	Lysiloma latisiliquum / Wild Tamarind Tree	14" Caliper x 12' Ht. x 12' Sp., Min., FL Grade #1 or Better.	Shade Tree 1	2,000
Y	18	Myrcianthes fragrans / Simpson Stopper Tree	12" Caliper x 12' Ht. x 8' Sp., Min., Multi-Trunk.	Shade Tree	3,600

Total Canopy Credit Provided (S.F.): 49,400

PROPOSED TREES MITIGATION SCHEDULE (RIGHT-OF-WAY)

NATIVE	QUANTITY	BOTANICAL/COMMON NAME	SPECIFICATIONS	CATEGORY	CANOPY CREDIT (S.F.)
Y	9	Coccoloba diversifolia / Pigeon Plum Tree	14" DBH, x 16' Ht. x 8' Sp. Min., FLT., Single Type, FL Grade #1 or Better (Below Power Lines)	Shade Tree 2	2,700

Total Canopy Credit Provided (S.F.): 2,700

TOTAL CANOPY CREDIT PROVIDED (PROPERTY + RIGHT-OF-WAY): 49,400 SQ.FT.

PLANTING SCHEDULE (PROPERTY)

TREES & PALMS

Native	Qty.	Botanical / Common Name	Specifications
Y	23	Bursera simaruba / Gumbo Limbo Tree	14" Caliper x 16' Ht. x 12' Sp., Min., FL Grade #1 or Better. See General Note #1.
N	12	Calophyllum brasiliense / Brazilian Beauty Leaf	14" Caliper x 16' Ht. x 12' Sp. Min. FL Grade #1 or Better See General Note #1
Y	20	Phytolaccaceae laetidiae / Jamaican Dogwood	12" Caliper x 12' Ht. x 8' Sp., Min., FL Grade #1 or Better See General Note #1
Y	38	Coccoloba diversifolia / Pigeon Plum Tree	12" Caliper x 12' Ht. x 8' Sp., Min. FL Grade #1 or Better (2 to meet Street Tree requirements). See General Note #1
Y	11	Conocarpus erectus 'Sericeus' / Silver Buttonwood Tree	12" Caliper x 12' Ht. x 8' Sp. Min., Multi-Trunk See General Note #1
N	1	Delonix regia / Royal Poinciana Tree	14" Caliper x 16' Ht. x 12' Sp., Min., FL Grade #1 or Better See General Note #1
N	12	Liquidambar styraciflua / Liquidambar Tree	12" Caliper x 16' Ht. x 8' Sp., Min., Multi-Trunk See General Note #1
Y	4	Lysiloma latisiliquum / Wild Tamarind Tree	14" Caliper x 16' Ht. x 12' Sp., Min., FL Grade #1 or Better See General Note #1
Y	18	Myrcianthes fragrans / Simpson Stopper Tree	12" Caliper x 12' Ht. x 8' Sp., Min., Multi-Trunk See General Note #1
N	4	Phoenix dactylifera / Canary Island Date Palm	12' Clear Trunk Ht. Min., Matching, FL Grade #1 or Better See General Note #1
Y	51	Sabal palmetto / Sabal Palm	10-15' Ord., Min. Ht., Staged Trunks, FL Grade #1 or Better See General Note #1
Y	12	Sabal palmetto / Sabal Palm - Staged Trunks	10-15' Ord., Ht., Matching, Staged Trunk., FL Grade #1 or Better See General Note #1
Y	18	Thrinax radiata / Thatch Palm	6'-10' Ord. Ht., Matching, Single Trunk., FL Grade #1 or Better See General Note #1

SHRUBS, GROUND COVERS AND VINES

Native	Qty.	Botanical/Common Name	Specifications
Y	322	Asystasia gangetica / Perennial Peanut	1 Gal., 12" O.C.
N	400	Canna x generalis 'Cleopatra' / Canna 'Emerald Blanket'	3 Gal., 24" O.C.
Y	272	Chrysobalanus icaco 'Horizontal' / Cocoplum 'Horizontal'	3 Gal., 24" O.C. 18" Ht. Min. at time of planting
Y	39	Chrysobalanus icaco 'Red Tip' / Cocoplum 'Red Tip'	15 Gal., 30" O.C. 18" Ht. Min. at time of planting
Y	104	Conocarpus erectus 'Sericeus' / Silver Buttonwood	10 Gal., 20" O.C. 36" Ht. Min. at time of planting
Y	1007	Ernodea littoralis / Golden Creeper	3 Gal., 24" O.C. 18" Ht. Min. at time of planting
Y	281	Eugenia foetida / Spanish Stopper	15 Gal., 30" O.C. 36" Ht. Min. at time of planting
N	1,012	Ficus microcarpa 'Green Island' / Ficus 'Green Island'	3 Gal., 24" O.C. 18" Ht. Min. at time of planting
N	243	Nephrolepis exaltata / Boston Fern	3 Gal., 24" O.C. 18" Ht. Min. at time of planting
N	18	Pennisetum setaceum 'Alba' / White Fountain Grass	3 Gal. @ 24" O.C. 18" Ht. Min. at time of planting
N	673	Philodendron 'Burle Marx' / Same	3 Gal., 24" O.C. 18" Ht. Min. at time of planting
Y	1101	Tripsacum floridanum / Dwarf Fakahatchee Grass	3 Gal., 20" O.C. 18" Ht. Min. at time of planting

MISCELLANEOUS

Native	Qty.	Botanical/Common Name	Specifications
N	9,232 S.F.	Cynodon dactylon 'Tifway' / Bermuda Grass	Sodded, and Staked Grass

PLANTING SCHEDULE (RIGHT-OF-WAY)

TREES

Native	Qty.	Botanical/Common Name	Specifications
Y	9	Coccoloba diversifolia / Pigeon Plum Tree	12" DBH, x 16' Ht. x 8' Sp. Min., FLT., Single Type, FL Grade #1 or Better. See General Note #1 (Below Power Lines)

MISCELLANEOUS (RIGHT-OF-WAY)

Native	Qty.	Botanical/Common Name	Specifications
N	1,155 S.F.	Cynodon dactylon / Bermuda Grass	Sodded, and Staked Grass on Right-of-Way

RELOCATED PLANT MATERIAL

Native	Qty.	Botanical/Common Name	Specifications
14, 15, 21, 27, 29-31, 33-44, 50, 54, 60	22	Rhododendron indicum / Azalea Plant	Refer to Sheet L-13

GENERAL NOTES

1	Landscape Contractor shall provide photographic submittal with person for scale reference to Landscape Architect for review and approval prior to purchasing plants
2	Landscape Architect to approve all specification items & plants in person
3	All plant locations to approved on-site by Landscape Architect
4	Tree grades shall be approved in the field by Landscape Architect prior to planting
5	Landscape Contractor to coordinate irrigation with Landscape Architect at least 1 month prior to installation date

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PROJECT NAME: RESIDENCES AT PALM COURT
PROJECT ADDRESS: 930 NW 65ST & 950 NW 95th STREET MIAMI, FLORIDA 33150

Revisions:
1 (redacted) 10/23/24
2 (redacted) 10/28/24

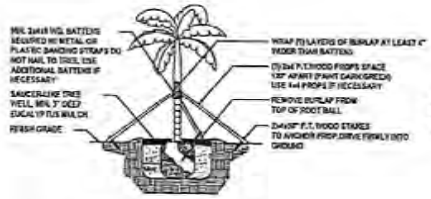
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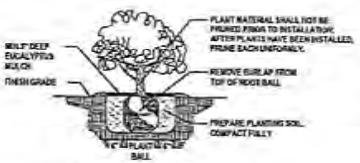
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SHEET NO: L-9

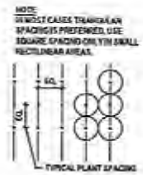
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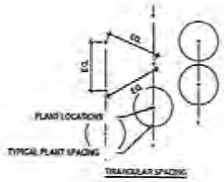
SPECIMEN TREE AND TALL PALMS SUPPORT DETAIL



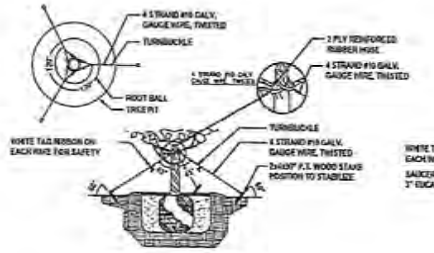
TYPICAL SHRUB PLANTING DETAIL



SQUARE SPACING



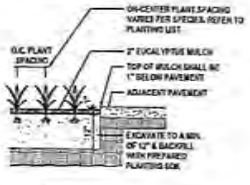
TRIANGULAR SPACING



TREE PLANTING AND GUYING DETAIL



SMALL TREE SUPPORT DETAIL



PLANTING DETAIL

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 2"MIN. "GRADE A" CYPRESS OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECIFICATIONS)
6. SOD SHALL BE "FLORATAM" ST. AUGUSTINE (UNLESS OTHERWISE NOTED) SOLID SOD LAID WITH ALTERNATIVE AND ABUTTING JOINTS, WITH 2" TOP SOIL MINIMUM IF REQUIRED. (SEE SPECIFICATIONS)
7. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR TWELVE MONTHS FROM DATE OF FINAL ACCEPTANCE.
8. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
9. ALL TREES, PALMS, SHRUBS AND GROUNDCOVER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH LONG LASTINGFERTILIZER, ACCORDING TO MANUFACTURES RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL) (SEE SPECIFICATIONS)
10. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES. (NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.)
11. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
12. NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
13. ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
14. ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. (REFER TO IRRIGATION PLAN)
15. ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, 1/3 CYPRESS SAWDUST & CHIPS) MINIMUM 6" DEEP. (REFER TO PLANTING DETAILS)
16. CONTRACTOR WILL VISIT SITE TO FAMILIARIZED HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
17. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
18. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN)
19. ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE TREE CANOPY TO BE RELOCATED.
20. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
21. ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
22. ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
23. ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE A 20-24" SPREAD MINIMUM.

TREE BRACING NOTES:

2" AND LARGER CALIPER TREES BRACED BY GUYING -

1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVING AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
4. PLACE THE HOSE AROUND THE TREE TRUNK JUST ABOVE THE LOWEST BRANCH.
5. THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 3 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
8. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
9. GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

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PROJECT NAME
RESIDENCES AT PALM COURT
PROJECT ADDRESS
930 NW 65ST & 950 NW 95th STREET
MIAMI, FLORIDA 33150

Revisions

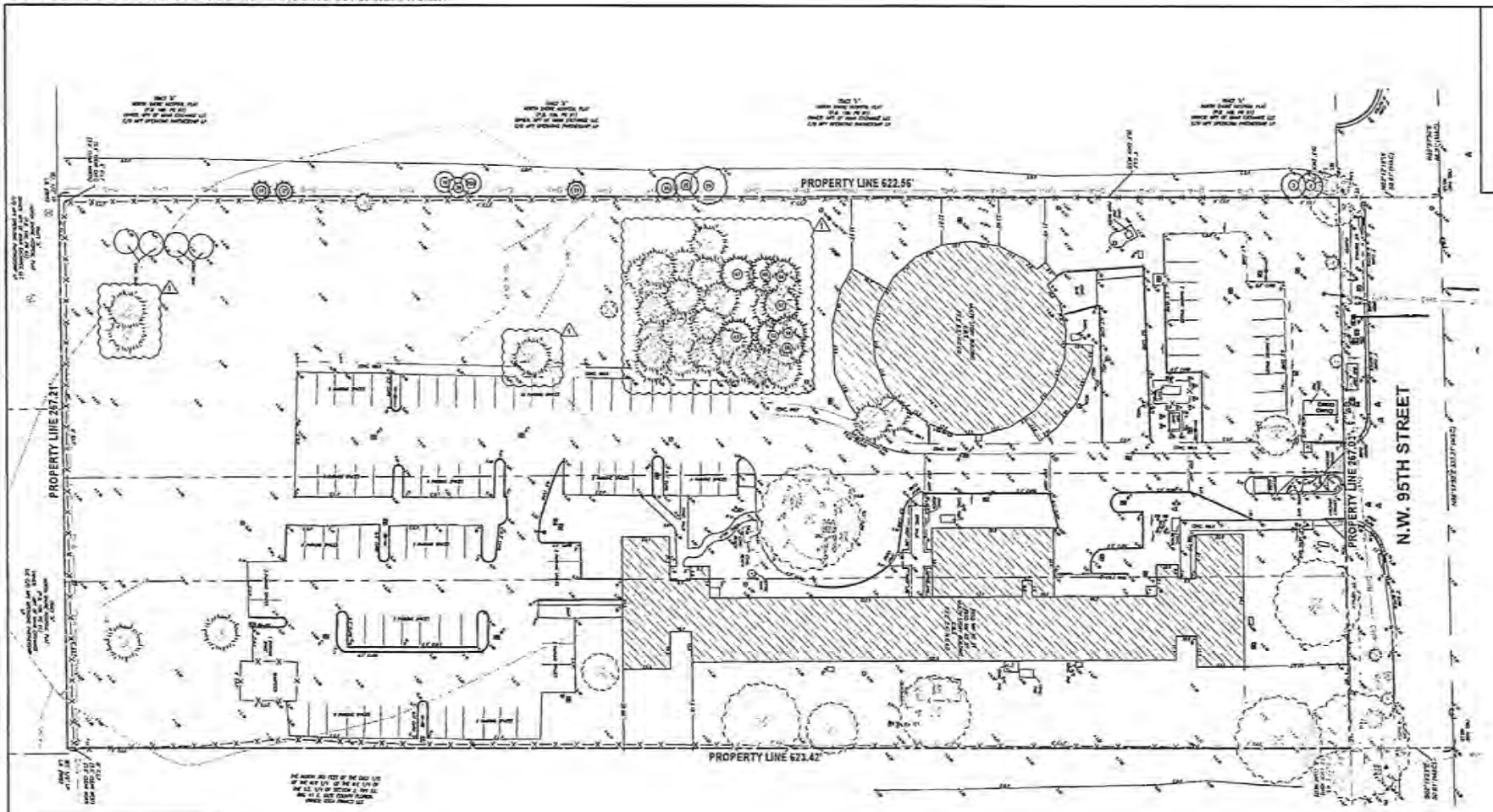
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PROJECT NO.
SCALE: AS NOTED
DATE: 03/29/2024
DRAWN: D.G.I. STAFF
CHECKED: D.G.
CADD FILE:

DRAWING TITLE:
PLANTING NOTES AND DETAILS

SHEET NO.
L-10

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 224-089 DATE: OCT 23 2024 BY: CABR



EXISTING TREE & PALM DISPOSITION LEGEND
= EXISTING TREE TO REMAIN
= EXISTING PALM TO REMAIN
= EXISTING TREE TO BE RELOCATED
= EXISTING PALM TO BE RELOCATED
= EXISTING TREE TO BE REMOVED
= EXISTING PALM TO BE REMOVED
= TREE PROTECTION ZONE (TPZ)
= CRITICAL ROOT ZONE (CRZ)

OVERALL TREE DISPOSITION PLAN - EXISTING CONDITIONS

SCALE: 1" = 30'-0"

0' 10' 20' 50' 100'

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PROJECT NAME:
RESIDENCES AT PALM COURT

PROJECT ADDRESS
930 NW 65ST & 950 NW 95th STREET
MIAMI, FLORIDA 33150

Revisions

SEAL:

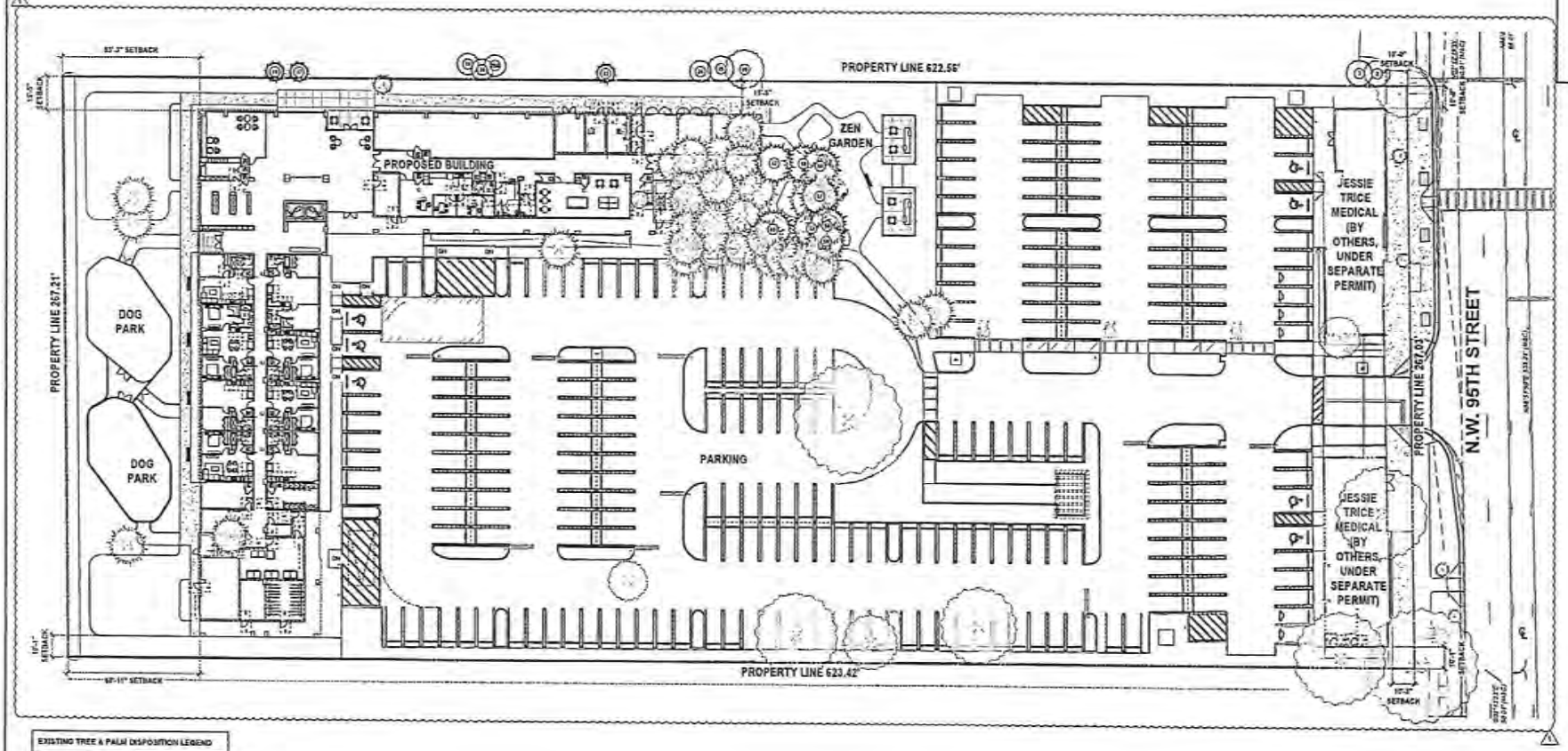
PROJECT NO:
SCALE: AS NOTED
DATE: 03/25/2024
DRAWN: D.D.I. STAFF
CHECKED: D.J.D.
CADD FILE:

DRAWING TITLE:
TREE DISPOSITION PLAN - EXISTING CONDITIONS

SHEET NO:
L-11

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR

NOTE:
LANDSCAPE PLANS HAVE BEEN UPDATED TO MATCH THE ARCHITECT OF RECORD'S PLANS.



EXISTING TREE & PALM DISPOSITION LEGEND
= EXISTING TREE TO REMAIN
= EXISTING PALM TO REMAIN
= EXISTING TREE TO BE RELOCATED
= EXISTING PALM TO BE RELOCATED
= EXISTING TREE TO BE REMOVED
= EXISTING PALM TO BE REMOVED
= TREE PROTECTION ZONE (TPZ)
= CRITICAL ROOT ZONE (CRZ)

OVERALL TREE DISPOSITION PLAN - PROPOSED CONDITIONS

SCALE: 1" = 20'-0"

0' 10' 20' 50' 100'

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PROJECT NAME: RESIDENCES AT PALM COURT

PROJECT ADDRESS: 930 NW 65ST & 950 NW 95th STREET
MIAMI, FLORIDA 33150

Revisions

SEAL:

PROJECT NO.
SCALE: AS NOTED
DATE: 03/29/2024
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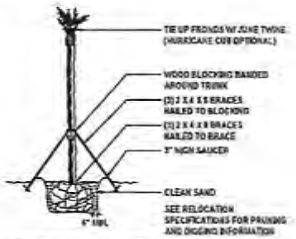
DRAWING TITLE: TREE DISPOSITION PLAN - PROPOSED CONDITIONS

SHEET NO: L-12

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR



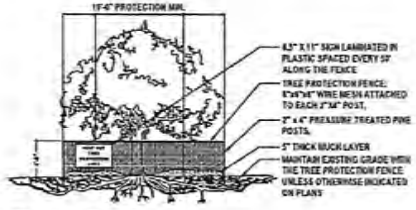
1 TREE RELOCATION DETAIL



2 PALM RELOCATION DETAIL

NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

PROVIDE A ADDITIONAL 6'-10" PROTECTION AREA PER INCH OF DBH ON TREES LARGER THAN 10" DBH



3 TREE PROTECTION DETAIL

EXISTING TREE DISPOSITION SCHEDULE (PROPERTY)

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	NATIVE	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	CLEAR TRUNK (FT)	CONDITION	HEALTH CONDITION %	DISPOSITION	OBSERVATIONS
1	Gumbo Limbo Tree	Bursera simaruba	Y	10.00	21.2	25.00		Good	65%	Remove	Insufficient root zone for relocation
A	Bottlebrush Tree	Callistemon sp	N	14.73	17.6	15.00		Fair	45%	Remove	Poor structure, trunk lean, visual evidence of decay, torsional stress crack, Florida Invasive Species Council Category II Invasive
6A	Honeygrove Palm	Dictyosperma album	N	3.00	13.5	6.00	5	Good	85%	Remove	Minor irrigation
6B	Honeygrove Palm	Dictyosperma album	N	4.00	13.5	6.00	5	Good	80%	Remove	Minimum value
7	Strangler Fig Tree	Ficus aurea	N	47.00	50.8	40.00		Good	90%	Remove	Poor structure, epiphytic shoulders, crowded root space, insufficient root ball for relocation, irregular canopy density, partial unpaved fence
10	Bolongwood Tree	Bucephalandra sp	M	17.00	28.5	20.00		Fair	70%	Remove	Florida Invasive Species Council Category I Invasive
11	Bolongwood Tree	Bucephalandra sp	M	18.23	21.2	25.00		Fair	60%	Remove	Florida Invasive Species Council Category I Invasive
12	Bolongwood Tree	Bucephalandra sp	M	12.00	20.8	25.00		Fair	50%	Remove	Florida Invasive Species Council Category I Invasive
13	Bolongwood Tree	Bucephalandra sp	M	19.00	28.5	18.00		Fair	70%	Remove	Florida Invasive Species Council Category I Invasive
15A	Areca Palm	Dypsis lutescens	N	11" cluster	17.1	15.00	14.5	Fair	54%	Remove	Aesthetic deficiency
15B	Areca Palm	Dypsis lutescens	N	11" cluster	16.1	15.00	12.1	Fair	49%	Remove	Nutrient deficiency, dead crown
17	Royal Palm	Roystonea regia	Y	13.33	52.8	40.00	32.5	Good	92%	Remove	
18	Royal Palm	Roystonea regia	Y	13.03	57.8	45.00	47.8	Good	82%	Remove	
19	Royal Palm	Roystonea regia	Y	14.00	59.7	50.00	48.7	Good	95%	Remove	
21	Royal Palm	Roystonea regia	Y	21.00	61.5	45.00	41.3	Good	85%	Remove	
22	Orange Tree	Citrus sinensis	N	10.00	14.2	14.00		Fair	54%	Remove	Poor structure, canopy dieback, crowded, fragile
23	Royal Palm	Roystonea regia	Y	24.00	60.0	45.00	50.0	Good	90%	Remove	
24	Royal Palm	Roystonea regia	Y	30.00	63.5	45.00	55.0	Good	90%	Remove	Leaf wound
25	Royal Palm	Roystonea regia	N	13.00	22.4	16.00	10.4	Good	85%	Remove	
26	Royal Palm	Roystonea regia	Y	15.73	58.6	14.00	39.6	Good	85%	Remove	
27	Royal Palm	Roystonea regia	Y	16.00	59.0	15.00	39.2	Good	85%	Remove	
28	Royal Palm	Roystonea regia	Y	14.50	54	18.00	50	Fair	62%	Remove	Large trunk wound
29	Royal Palm	Roystonea regia	N	18.75	57.3	14.00	47.3	Good	89%	Remove	
30	Royal Palm	Roystonea regia	Y	15.00	59.9	15.00	59.9	Good	82%	Remove	
31	Royal Palm	Roystonea regia	Y	18.50	59.8	14.00	55.6	Good	85%	Remove	
32	Royal Palm	Roystonea regia	Y	13.75	59.4	15.00	59.0	Good	90%	Remove	
33	Royal Palm	Roystonea regia	Y	18.00	59.8	14.00	59.5	Good	89%	Remove	
34	Royal Palm	Roystonea regia	Y	16.75	59.6	15.00	58.8	Good	90%	Remove	
35	Royal Palm	Roystonea regia	Y	19.25	59.9	14.00	59.6	Good	90%	Remove	
40	Royal Palm	Roystonea regia	Y	21.00	59.6	14.00	59.0	Good	92%	Remove	
41	Royal Palm	Roystonea regia	Y	19.75	59.6	15.00	59.0	Good	93%	Remove	
42	Royal Palm	Roystonea regia	Y	18.00	59.6	14.00	59.0	Good	91%	Remove	
43	Royal Palm	Roystonea regia	Y	15.50	59.8	15.00	59.8	Good	89%	Remove	
44	Royal Palm	Roystonea regia	Y	20.00	59.6	16.00	59.6	Good	95%	Remove	
45	Royal Palm	Roystonea regia	Y	9.00	48.4	15.00	38.7	Fair	58%	Remove	Previously
46	Royal Palm	Roystonea regia	Y	19.50	59.6	15.00	59.6	Good	89%	Remain	
47	Royal Palm	Roystonea regia	Y	21.25	59.8	14.00	59.8	Good	93%	Remain	
48	Royal Palm	Roystonea regia	Y	22.25	59.6	13.00	59.8	Good	95%	Remain	
49	Royal Palm	Roystonea regia	Y	12.00	49.2	15.00	39.3	Good	82%	Remove	Trunk wound
50	Royal Palm	Roystonea regia	Y	17.25	59.6	15.00	59.6	Good	92%	Remain	
51	Royal Palm	Roystonea regia	Y	19.75	59.8	14.00	59.8	Good	92%	Remain	Trunk wound
52	Royal Palm	Roystonea regia	Y	19.50	59.8	14.00	59.8	Good	92%	Remain	
53	Royal Palm	Roystonea regia	Y	18.29	59.6	14.00	59.6	Good	92%	Remove	Trunk wound
54	Royal Palm	Roystonea regia	Y	18.54	59.8	15.00	59.8	Good	95%	Remain	
55	Royal Palm	Roystonea regia	Y	11.00	44.2	18.00	34.3	Good	89%	Remove	
56	Queen Palm	Syagrus romanzoffiana	N	7.48	31.4	4.00	27.3	Fair	47%	Remove	Nutrient deficiency
57	Royal Palm	Roystonea regia	Y	17.50	59.6	14.00	59.8	Good	88%	Remain	
58	Royal Palm	Roystonea regia	Y	15.25	59.6	15.00	59.8	Good	93%	Remain	
59	Royal Palm	Roystonea regia	Y	11.00	59.6	13.00	59.8	Good	89%	Remain	
60	Royal Palm	Roystonea regia	Y	17.25	61.4	16.00	61.4	Good	95%	Remove	
61	Royal Palm	Roystonea regia	Y	12.50	44.6	18.00	34.8	Fair	58%	Remove	Nutrient deficiency
62*	Black Olive Tree	Bucida buceras	Y	24.00	42.5	42.00		Fair	45%	Remove	Poor structure, weak branch, small evidence of decay, epicormic shoots, trunk lean
63*	Strangler Fig Tree	Ficus aurea	Y	55.00	53.7	50.00		Fair	55%	Remove	Poor structure, significantly overlaid with roots, severe trunk lean, over-sized canopy, visual evidence of decay
63A	Areca Palm	Dypsis lutescens	N	17" cluster	25	12.00	15	Fair	54%	Remove	Nutrient deficiency
63B	Areca Palm	Dypsis lutescens	N	17" cluster	25	12.00	15	Fair	62%	Remove	Nutrient deficiency

*Specimen Tree

EXISTING TREE DISPOSITION SCHEDULE (RIGHT-OF-WAY)

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	NATIVE	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	TRUNKS	CONDITION	HEALTH CONDITION %	DISPOSITION	OBSERVATIONS
5	Christmas Palm	Adonidia merrillii	N	6.00	13.9	5.64	3.1 S	Fair	54%	Remove	Trunk lean, trunk wounds
8	Christmas Palm	Adonidia merrillii	N	3.00	15.6	5.00	12.6	Fair	58%	Remove	Trunk lean, trunk wounds
9	Royal Palm	Roystonea regia	N	11.25	19.6	5.00	10.6	Good	88%	Remove	Canopy pruning beneficial/utility wires
14	Strangler Fig	Ficus aurea	N	37.00	41.6	22.00		Fair	72%	Remove	Poor structure, wholly epicormic, overabundance crown, significantly crowded root space, partial unpaved fence, canopy pruning

EXISTING NEIGHBORING TREE DISPOSITION SCHEDULE

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	NATIVE	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	TRUNKS	CONDITION	HEALTH CONDITION %	DISPOSITION	OBSERVATIONS
2	Bottlebrush Tree	Callistemon sp	N	12.00	19.0	10		Poor	32%	Remain	Poor structure, trunk lean, visual evidence of decay, Florida Invasive Species Council Category I Invasive
4	Bottlebrush Tree	Callistemon sp	N	17.75	15	12		Poor	32%	Remain	Poor structure, trunk lean, visual evidence of decay, Florida Invasive Species Council Category I Invasive
10	Royal Palm	Roystonea regia	Y	15.00	18	8	12	Good	83%	Remain	
11	Royal Palm	Roystonea regia	Y	15.00	14.5	8	12.1	Good	83%	Remain	
12	Weeping Bottlebrush Tree	Callistemon viminalis	N	15.00	16.0	15		Poor	42%	Remain	
13	Weeping Bottlebrush Tree	Callistemon viminalis	N	12.00	15.6	10		Fair	55%	Remain	
13A	Weeping Bottlebrush Tree	Callistemon viminalis	N	13.00	15	12		Fair	62%	Remain	
22	Royal Palm	Roystonea regia	Y	16.00	17	8	12	Good	85%	Remain	
24	Weeping Bottlebrush Tree	Callistemon viminalis	N	17.00	15.6	10		Poor	45%	Remain	Poor structure, trunk lean, visual evidence of decay, Florida Invasive Species Council Category II Invasive
26	Weeping Bottlebrush Tree	Callistemon viminalis	N	17.00	16.8	12		Fair	60%	Remain	Poor structure, trunk lean, visual evidence of decay, Florida Invasive Species Council Category II Invasive
29	Weeping Bottlebrush Tree	Callistemon viminalis	N	12.00	14	10		Fair	48%	Remain	Poor structure, trunk lean, visual evidence of decay, Florida Invasive Species Council Category II Invasive

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PROJECT NAME: RESIDENCES AT PALM COURT
PROJECT ADDRESS: 930 NW 65ST & 950 NW 95th STREET MIAMI, FLORIDA 33150

Revisions:
1 PLANNING DEPT. 10/23/24
2 1ST APPLICANT RES. 12/20/24

SEAL:

PROJECT NO:
SCALE: AS NOTED
DATE: 12/20/2024
DRAWN: D.O.L STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: TREE DISPOSITION SCHEDULE AND DETAILS

SHEET NO: L-13

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR

TREE / PALM PROTECTION NOTES

1. CONTRACTOR QUALIFICATIONS

1.1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.
1.2. CONTRACTOR MUST HAVE A MINIMUM OF 10 YEARS OF PROVEN EXPERIENCE RELOCATING LARGE SPECIMEN TREES AND PALMS IN SOUTH FLORIDA.
1.3. CONTRACTOR MUST HAVE PROVEN EXPERIENCE RELOCATING TREES AND PALMS OF THE SAME SPECIES AND SIZE AS THOSE TO BE RELOCATED FOR THE CURRENT PROJECT.
1.4. CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF.

2. CONTRACTOR REQUIREMENTS

2.1. CONTRACTOR MUST VISIT THE JOBSITE AND INSPECT ALL TREES AND PALMS TO BE RELOCATED AS WELL AS EXISTING SITE CONDITIONS AND RESTRICTIONS PRIOR TO PREPARING BID.
2.2. CONTRACTOR MUST VERIFY AND ENSURE THAT ALL TREES AND PALMS IDENTIFIED ON THE PLANS AND THOSE TAGGED ON THE JOBSITE CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARING BID.
2.3. CONTRACTOR MUST CONDUCT ALL WORK ASSOCIATED WITH RELOCATION AND MAINTENANCE OF TREES AND PALMS TO BE RELOCATED NO WORK IS TO BE SUBCONTRACTED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
2.4. CONTRACTOR MUST DESIGNATE A COMPETENT, SUPERVISOR OR FOREMAN TO OVERSEE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS OUTLINED IN THESE SPECIFICATIONS.
2.5. CONTRACTOR MUST SCHEDULE ROOT PRUNING TO PROVIDE THE MAXIMUM POSSIBLE TIME FOR NEW ROOT GROWTH, EVEN TREES AND PALMS THAT TYPICALLY DO NOT REQUIRE LONG (OR ANY) ROOT PRUNING WILL BENEFIT FROM MORE ROOT PRUNING TIME. WHERE ONE, ALL TREES AND PALMS TO BE RELOCATED MUST BE ROOT PRUNED. CONTRACTOR MUST PROVIDE A ROOT PRUNE SCHEDULE FOR EACH TREE OR PALM TO BE RELOCATED AS AN ATTACHMENT TO THE BID.
2.6. CONTRACTOR MUST CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED UNDER OR IN THE VICINITY OF THE CURRENT OR FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO WORK COMMENCING.
2.7. CONTRACTOR MUST VERIFY WITH THE GENERAL CONTRACTOR THE ABSENCE OF ANY UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS (E.G., BUILDINGS, SEPTIC SYSTEMS, ETC.) IN THE CURRENT AND FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED.
2.8. CONTRACTOR MUST ALERT THE LANDSCAPE ARCHITECT OF ANY TREES OR PALMS THAT WILL NOT SUCCESSFULLY RELOCATE DUE TO POOR HEALTH PRIOR TO BEGINNING ROOT PRUNING.
2.9. CONTRACTOR MUST FLAG ALL PROPOSED TRANSPLANT LOCATIONS FOR THE LANDSCAPE ARCHITECT'S APPROVAL A MINIMUM OF 15 DAYS PRIOR TO RELOCATION.
2.10. CONTRACTOR MUST ENSURE THAT ALL TREES AND PALMS TO BE RELOCATED ARE INSTALLED AT SIZE, CORRECT GRADE OR ELEVATION ACCORDING TO THE GRADING PLAN.
2.11. CONTRACTOR MUST ENSURE THAT ALL ROOT FLARES ARE EXPOSED AFTER RELOCATION.
2.12. CONTRACTOR MUST REMOVE ALL EXISTING ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILL PITS FROM WHICH RELOCATED TREES AND PALMS WERE REMOVED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
2.13. CONTRACTOR MUST REPAIR ANY DAMAGE TO OTHER PLANTS, LAWN, HARDSCAPES, OR NEW CONSTRUCTION WITHIN THE RELOCATION AREA AT CONTRACTOR'S EXPENSE. HARDSCAPES INCLUDE, BUT ARE NOT LIMITED TO CURBS, WALLS, WALKS, FENCES, SITE FURNISHINGS, ETC.
2.14. CONTRACTOR MUST PHOTOGRAPHICALLY DOCUMENT NEW ROOT GROWTH FOLLOWING EACH ROOT PRUNE AND SUBMIT THIS DOCUMENTATION TO THE LANDSCAPE ARCHITECT. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE THAT SUFFICIENT ROOT PRUNING HAS OCCURRED PRIOR TO THE SECOND AND SUBSEQUENT ROOT PRUNES AND FOLLOWING THE FINAL ROOT PRUNE PRIOR TO RELOCATION.
2.15. CONTRACTOR MUST INSTALL AND MAINTAIN PROTECTION FENCING AROUND EACH TREE AND PALM TO BE RELOCATED BOTH DURING ROOT PRUNING AND AFTER RELOCATION. PROTECTION FENCING MUST CONSIST OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH ATTACHED TO 6' 4"X 2" POSTS INSERTED AROUND THE PERIMETER OF THE DRIPLINE OF THE TREE OR PALM. PROTECTION FENCING MUST BE VISUAL, TAUT, AND STURDY AT ALL TIMES AND MUST REMAIN IN PLACE THROUGHOUT THE ROOT PRUNING AND WARRANTY PERIODS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
2.16. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND TRANSPORTATION OF THE TREES AND PALMS TO BE RELOCATED.
2.17. CONTRACTOR MUST REPLACE ANY TREES OR PALMS SCARRED OR DAMAGED DURING RELOCATION AT THE CONTRACTOR'S EXPENSE, WITH THE SAME OR SIMILAR SPECIES, SIZE, AND QUALITY. REPLACEMENT TREES OR PALMS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND/OR INSTALLATION. REPLACEMENT TREES AND PALMS MUST BE INSTALLED WITHIN 60 DAYS OF NOTICE.
2.18. CONTRACTOR MUST GUARANTEE ALL RELOCATED TREES AND PALMS FOR ONE YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION. GUARANTY MUST INCLUDE TREE HEALTH AND SETTLING.
2.19. CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY TO PERFORM THE WORK CONSIDERED HEREIN, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ADDITIVES, AND SUPPLEMENTS, TEMPORARY IRRIGATION, BURLAP, WIRE, SHRINK WRAP, AND ALL NECESSARY TOOLS AND EQUIPMENT.

3. ROOT PRUNING SPECIFICATIONS

3.1. GENERAL

3.1.1. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED ONLY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3.1.2. EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS (EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND). EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3.1.3. TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24-HOUR PERIOD. NO TREES OR PALMS MAY BE STORED/LEFT ONSITE OR OFF SITE FOR ANY PERIOD OF TIME WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. WHEN ALLOWED, APPROVAL FOR THE METHOD OF "STOCKPILING" MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT.
3.1.4. ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND. NO MACHINERY WILL BE ALLOWED. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. DO NOT RAVEL CUT ROOTS WITH TREE PAINT OR ANY KIND OF SEALANT.
3.1.5. MYCORRHIZA (ROOTEX TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURERS RECOMMENDATIONS.
3.1.6. AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL, AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER, AND ANY ADDED SUPPLEMENTS, DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
3.1.7. ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHOROUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.

3.2. ROOTS

3.2.1. PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE EXPOSED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.
3.2.2. MANY TREE RELOCATION SPECIFICATIONS USE "GENERAL RULES" TO CALCULATE MINIMUM ROOTBALL DIAMETER, SUCH AS MULTIPLYING THE DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE BY A FACTOR OF 10 OR ALLOWING A MINIMUM OF 9-12" OF ROOTBALL FOR EVERY 1" OF TREE CALIPER. OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR HEIGHTS. IN MANY CASES, SUCH APPROACHES RESULT IN ROOTBALLS THAT ARE EITHER TOO LARGE OR TOO SMALL FOR A GIVEN TREE. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS BASED ON REAL-WORLD EXPERIENCE OF TREE RELOCATION SPECIALISTS IN SOUTH FLORIDA.

CALIPER (INCHES)	MIN. ROOTBALL DIA. (feet)	CALIPER (INCHES)	MIN. ROOTBALL DIA. (feet)
1 - 5	3	12 - 13	9
5 - 6	4	13 - 17	10
6 - 7	5	18 - 24	12 - 15
8 - 9	6	25 - 30	16 - 20
10 - 11	7	30 +	as needed

3.2.3. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
3.2.4. MINIMUM ROOTBALL DEPTH MUST BE 24-36" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36" MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.
3.2.5. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10" IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL. WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
3.2.6. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10"-06 GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
3.2.7. CERTAIN HARDWOOD TREES AND DYNASTY PALMS REQUIRE LONGER ROOT PRUNING TIMES. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AVOCADO (PERSEA AMERICANA)
- BLACK OLIVE (BUCIDA BUCERAS)
- BRIDELIA (CAE SALPINIA GRANDIS L.)
- CASSIA (ALL SPECIES OF CASSIA)
- CEIBA SPECIOSA (CEIBA PENTANDRA L. G. OFFICINALE)
- PODOCARPUS (PODOCARPUS SP.)
- LIVE OAK (QUERCUS VIRGINIANA)
- MAHOGANY (SWIETENIA MAHAGONI)
- SAPODILLA (MANILKARA ZAPOTA)
- PYGEUM (PRUNUS AFRICANA (HYPERICUM))
- SWEET ACACIA (ACACIA FARNESIANA)
- VERAWOOD (BULNESIA ARBOREA)
- WILD TAMARIND (LYSILOMA LATISILIQUUM & L. SABICU)

FOR THESE TREES, THE MINIMUM ROOT PRUNE TIMES DISCUSSED IN SECTIONS 3.2.5 AND 3.2.6 ABOVE MAY BE INSUFFICIENT, ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

3.3. PALMS

3.3.1. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS BASED ON REAL-WORLD EXPERIENCE OF RELOCATION SPECIALISTS IN SOUTH FLORIDA.

PALM SPECIES	ROOTBALL SPECIFICATIONS
SABAL / CABBAGE PALM	36" diameter
QUEEN & FOXTAIL PALMS	12" (1 foot) larger in all directions
ROYAL & COCONUT PALMS	18 - 24" (1.5 - 2 feet) larger in all directions
CANARY DATE PALM	24" (2 feet) larger in all directions
SLOW-GROWING PALMS (see sec. 3.3.4)	12" (1 foot) larger in all directions

3.3.2. PALM ROOTBALLS MUST BE A MINIMUM OF 24" DEEP, WHENEVER POSSIBLE. ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
3.3.3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR PALMS IS 4-8 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 3-4 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 4-5 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
3.3.4. CERTAIN PALMS, IN PARTICULAR, THOSE THAT ARE SLOW GROWING, REQUIRE LONGER ROOT PRUNING TIME. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- ALL SPECIES OF ARCHONTOPHOENIX
- ALL SPECIES OF CORYPHA
- ARCHONTOPHOENIX, ALL SPECIES OF ATTALEA)
- BISMARCK PALM (BISMARCKIA NOBILIS)
- CUBAN & CARIBBEAN COPERNICIA
- CUBAN (RED) + PALM (GASTROCOCOS CRISPA)
- GINGER BREAD (HODDUM PALMS (ALL SPECIES OF ARYPHAEBE)
- PALMYRA PALMS (ALL SPECIES OF BORASSUS)
- SAABAE PALM (SATAKENTIA LIUKIUENSIS)
- SAW PALMETTO (SERENOA REPENS)
- SILVER PALM (COCOS NUCIFERA 'ARISTATA')
- ZOMBIE PALM (ZOMBIA ANTILLARUM)

FOR THESE PALMS, THE MINIMUM ROOT PRUNING TIME IS 4-8 MONTHS OR GREATER, ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

4. CANOPY PRUNING SPECIFICATIONS

4.1. TREES

4.1.1. PRIOR TO RELOCATION, THE CANOPY OF EACH TREE TO BE RELOCATED MUST BE SELECTIVELY PRUNED TO REMOVE DISEASED, DEAD, DECAYED, BROKEN, AND LOW-HANGING BRANCHES THAT MAY INTERFERE WITH CONSTRUCTION ACTIVITIES OR THAT MAY INTERFERE OR RESULT IN DAMAGE OR LIFTING THE TREE DURING RELOCATION.
4.1.2. FOR TREES BEING RELOCATED ONSITE, THE CANOPY MAY BE SELECTIVELY THINNED AND REDUCED BY NO MORE THAN 10 BY THE OVERALL CANOPY MASS, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, HOWEVER, THE BASIC SHAPE, FORM AND CHARACTER OF THE TREE MUST BE PRESERVED.
4.1.3. FOR TREES BEING RELOCATED OFF SITE, THE CANOPY MUST BE PRUNED, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO FIT ON THE TRAILER FOR TRANSPORT, EVERY EFFORT MUST BE MADE TO RETAIN AS MANY LARGE BRANCHES AS POSSIBLE AND TO PRESERVE AS MUCH OF THE SHAPE, FORM, AND CHARACTER OF THE TREE AS POSSIBLE TO THE WIDEST LOAD WIDTH ALLOWABLE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND ESCORTS TO TRANSPORT WIDE LOADS, PER FLORIDA LAW.
4.1.4. ALL CANOPY PRUNING MUST BE CONDUCTED FOLLOWING ANSI A-300 TREE PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.
4.1.5. ALL DEBRIS GENERATED DURING CANOPY PRUNING MUST BE REMOVED OFF SITE AND DISPOSED.

4.2. PALMS

4.2.1. IT IS WELL KNOWN THAT SOME PALMS SURVIVE RELOCATION BETTER WHEN ALL OF THE LEAVES ARE REMOVED (E.G., CABBAGE PALM, SABAL PALMETTO), AND THAT OTHER PALMS BENEFIT FROM HAVING THEIR LEAVES CUT IN HALF DURING RELOCATION (E.G., COCONUT PALM, COCOS NUCIFERA). BOTH OF THESE HORTICULTURAL PRACTICES, WHILE COMMON, ARE ONLY APPLICABLE WHEN PALMS ARE NOT ROOT PRUNED. LEAVES DO NOT NEED TO BE CUT IN HALF OR REMOVED FROM PALMS THAT ARE ADEQUATELY ROOT PRUNED. ON OCCASION WHEN SUFFICIENT ROOT PRUNING TIME IS NOT AVAILABLE, PALMS TO BE RELOCATED MAY HAVE THEIR LEAVES CUT IN HALF OR REMOVED ENTIRELY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
4.2.2. PALM LEAVES MUST BE TIED UP WITH 3-PLY BIODEGRADABLE TWINE PRIOR TO RELOCATION TO PREVENT MECHANICAL DAMAGE DURING THE RELOCATION PROCESS.
4.2.3. PALM TRUNKS SHALL ONLY BE "CLEANED UP" ACCORDING TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS SPECIFIC TO EACH PALM.

5. RELOCATION SPECIFICATIONS

5.1. GENERAL

5.1.1. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 15 DAYS PRIOR TO REMOVAL.
5.1.2. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 5 DAYS PRIOR TO ANY RELOCATION TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
5.1.3. ALL ROOTBALLS MUST BE WRAPPED IN BURLAP AND THEN TIGHTLY WIRE-BASKETED (USING REDLINE HORSE WIRE OR EQUIVALENT) TO KEEP THE ENTIRE ROOTBALL INTACT DURING RELOCATION. TREES AND PALMS GROWING IN LIME STONE MUST BE DUG AND RELOCATED WITH THE ROOTS ATTACHED TO A SECTION OF ROCK AS PART OF THE ROOTBALL. SUCH THAT THE ROOTS REMAIN INTACT. ROOTBALLS COMING FROM SAND OR SANDY SOIL MAY ALSO NEED TO BE BOXED PRIOR TO RELOCATION, AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
5.1.4. TREES AND PALMS BEING RELOCATED OFF SITE MUST HAVE THEIR ENTIRE ROOTBALLS THOROUGHLY AND TIGHTLY WRAPPED WITH PLASTIC SHRINK WRAP OR THE EQUIVALENT OF THE WIRE WRAP, AND THE ENTIRE TREE OR PALM ROOTBALL/CROWN/CANOPY, TRUNK, AND ROOTBALL MUST BE COVERED WITH A BREATHABLE FABRIC (E.G., SHADE CLOTH) DURING TRANSPORT.
5.1.5. NEW PLANTING PITS FOR RELOCATED TREES AND PALMS MUST BE PREPARED PRIOR TO LIFTING THE PALM OR TREE FROM ITS CURRENT LOCATION AND MUST BE AT LEAST 3-4 FEET WIDER THAN THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL. SUCH THAT THE FINAL ELEVATION OF THE TOP OF THE ROOTBALL IS AT OR SLIGHTLY ABOVE (NO MORE THAN 1") HIGHER THAN FINAL GRADE.
5.1.6. TREES AND PALMS TO BE RELOCATED MUST BE LIFTED BY THE ROOTBALL ONLY, USING APPROPRIATELY SIZED SLINGS AND STRENGTH LIFTING STRAPS OR CHAINS DURING LIFTING. THE TREE OR PALM MUST BE BALANCED IN A MORE-OR-LESS UPRIGHT POSITION, WITH THE STRAP OR THE TRUNK USED ONLY FOR BALANCING AND MANEUVERING THE TREE OR PALM INTO POSITION. NO CHAINS MAY BE USED AROUND OR AGAINST THE TRUNK AT ANY TIME, AT NO TIME SHALL 100% OF THE WEIGHT OF THE TREE OR PALM BE ON THE STRAP ATTACHED TO THE TRUNK. TRUNKS MUST BE HEAVILY PADDED WITH 10-40 LAYERS (DEPENDING ON SIZE AND WEIGHT) OF BURLAP BENEATH THE BALANCING STRAP.
5.1.7. TREES AND PALMS MUST BE SET TO WITHIN A GRADE OF BACKHOE APPROXIMATELY SIZED FOR THE SIZE AND WEIGHT OF THE TREE OR PALM AND LIFTED OR CARRIED DIRECTLY TO THE FINAL ROOTBALL LOCATION OR TRANSPORT TRAILER.
5.1.8. DHOE LIFTING BEHIND. ANY UNCUT ROOTS UNDER OR AROUND THE ROOTBALL THAT MAY YET REMAIN MUST BE IMMEDIATELY SEVERED WITH HAND PRUNING TOOLS TO MINIMIZE TEARING AND ROOT DAMAGE.
5.1.9. AGRIFORM PLANTING TABLETS (OR APPROVED EQUIVALENT) MUST BE EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE PLANTING PIT AT THE RATE OF 2 TABLETS PER 1" TRUNK CALIPER PRIOR TO BACKFILLING.
5.1.10. MYCORRHIZA (ROOTEX TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING.
5.1.11. RELOCATED TREES AND PALMS MUST BE CENTERED IN THE PLANTING PIT, AND THE PIT BACKFILLED USING A 1:1 MIXTURE OF EXISTING SOIL AND 10-20 (100T SAND MIX) OR SIL MIX THOROUGHLY BLENDED TOGETHER. DO NOT USE MUCKY SOIL AS BACKFILL (SEE 5.2.2 BELOW FOR SPECIAL CONDITIONS REGARDING DATE PALM BACKFILL SPECIFICATIONS.)
5.1.12. SMALL TREES AND PALMS MUST BE FIRMLY BRACED USING A MINIMUM OF FOUR 8' 2-4" X 4" WOODEN BRACES ATTACHED TO 2" X 4" WOODEN BATTENS HELD IN PLACE WITH TWO STEEL BANDS. LARGER TREES MAY REQUIRE MORE BRACES. DO NOT USE EVEN TELEPHONE POLES TO PROVIDE SUFFICIENT BRACING STRENGTH TO PREVENT TOWN AND COUNTRY-WIDE EVENTS. A SUFFICIENT NUMBER OF BATTENS MUST BE STRATEGICALLY PLACED AROUND THE TRUNK SUCH THAT THE STEEL BANDS NEVER CONTACT THE TRUNK, AND BURLAP IS TO REMAIN UNDER THE WOODEN BATTENS ON TREES DURING BRACING, BUT SEVERAL LAYERS OF BURLAP SHOULD BE LEFT UNDER THE WOODEN BATTENS WHEN BRACING PALMS. WIRE SHALL NEVER BE DRIVEN DIRECTLY INTO THE TRUNK DURING BRACING. BRACING MUST REMAIN IN PLACE FOR A MINIMUM OF ONE YEAR.
5.1.13. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY SUPPLEMENTS THAT ARE ADDED DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
5.1.14. ONCE THE TREE RING IS CONSTRUCTED, A HIGH-PHOSPHOROUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN.
5.1.15. ROOTBALLS MUST BE THOROUGHLY WATERED IN USING A HOSE AND A JOHNSON BAR INSERTED TO THE VERY BOTTOM OF THE ROOTBALL AND SHOVED BACK AND FORTH TO PREVENT FORMATION OF AIR POCKETS. THE JOHNSON BAR TECHNIQUE MUST BE REPEATED AT LEAST ONCE MORE WITHIN ONE WEEK AFTER RELOCATION AND AGAIN IF ANY SIGNS OF STRESS PROCEDE APPARENTLY.
5.1.16. ORGANIC MULCH (MELALEUCA IS PREFERRED) MUST BE APPLIED WITHIN 48 HOURS OF RELOCATION AT A DEPTH OF 3-4" OVER THE ENTIRE TOP OF THE ROOTBALL FROM THE TREE RING TO WITHIN 6" OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
5.1.17. PITS FROM WHICH THE RELOCATED TREES AND PALMS WERE REMOVED MUST BE CLEANED OF ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILLED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
5.1.18. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM OF ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL FROM TIME OF SUBSTANTIAL COMPLETION.

5.2. SPECIAL CONDITIONS

5.2.1. MULTI-TRUNK TREES AND PALMS MUST BE RELOCATED AS ONE UNIT WITH A SINGLE ROOTBALL.

6. MAINTENANCE SPECIFICATIONS

6.1. GENERAL

6.1.1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
6.1.2. CONTRACTOR MUST MAINTAIN ALL RELOCATED TREES AND PALMS FOR ONE FULL YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION.
6.1.3. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH, THE WELL PRODUCE 25-50 GALLONS OF WATER FOR SMALL TREES AND PALMS, DEPENDING ON ROOTBALL SIZE. WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER (I.E., A 10' DIAMETER ROOTBALL WILL REQUIRE A MINIMUM OF 100 GALLONS PER WATERING EVENT). WATERING FREQUENCY MUST BE EVERY DAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT THREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.
6.1.4. WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THROUGHOUT THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
6.1.5. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHOROUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.
6.1.6. EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHOROUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS AS CONTINUED PREVENTATIVE MAINTENANCE.
6.1.7. IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.

6.2. SHADE TREES

6.2.1. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE (5-2-12) GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
6.2.2. FOLIAR FEED FOUR TIMES PER YEAR.

6.2.3. FL

RECEIVED MIAMI-DADE COUNTY PROCESS NO - 224-089 DATE: OCT 23 2024 BY: CABR

M-DWASD AGREEMENT ID: MDWASD AGREEMENT NUMBER GOES HERE

RESIDENCES AT PALM COURT

PRELIMINARY CIVIL PLANS
930-950 NW 95 ST MIAMI, FL. 33150
AUGUST 2024

LEGAL DESCRIPTION:

THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 2, TOWNSHIP 53 SOUTH, RANGE 41 EAST, EXCEPT THE NORTH 50 FEET AND THE WEST 50 FEET, LYING AND BEING IN DADE COUNTY, FLORIDA

TOGETHER WITH

THE W. 1/2 OF THE W. 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 2, TOWNSHIP 53 SOUTH, RANGE 41 EAST, LESS THE WEST 65 FEET AND THE NORTH 50 FEET

AND

THE WEST 50 FEET OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 2, TOWNSHIP 53 SOUTH, RANGE 41 EAST, LESS THE NORTH 50 FEET FOR ALL LYING AND BEING IN DADE COUNTY, FLORIDA.

THE ELEVATIONS SHOWN WITHIN PLANS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) AND ARE EXPRESSED IN FEET.

FLOOD CRITERIA NOTES

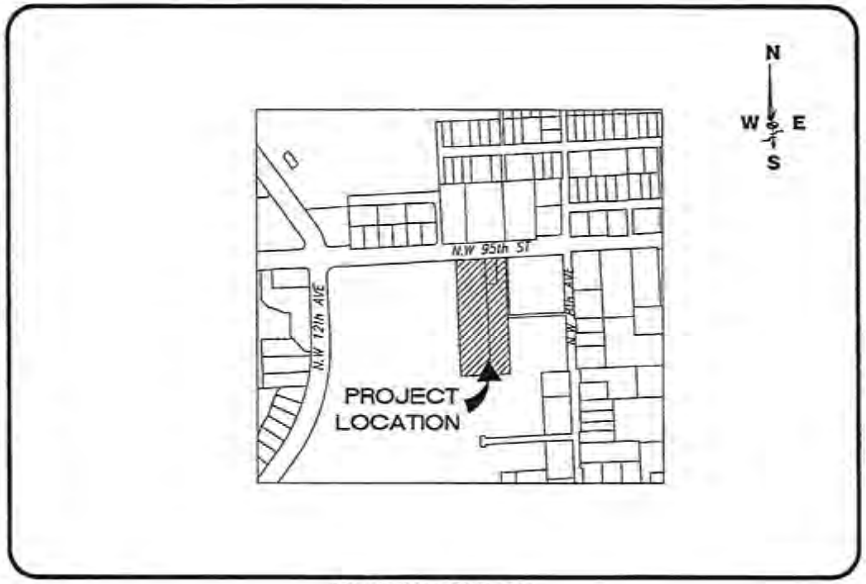
1. MIAMI-DADE COUNTY FLOOD CRITERIA =8.00' N.G.V.D.
2. FEMA FLOOD ELEVATION = NORTH SIDE OF THE PROPERTY SAY ON FLOOD ZONE "X" & SOUTH SIDE ON ZONE "AH" ELEV. 6' PER COMMUNITY PANEL NO. 120650 0302 L MAP DATED ON 9/11/2009.
3. MIAMI-DADE COUNTY DET. WATER TABLE. =2.50' N.G.V.D.

PROJECT DESCRIPTION:

TWELVE (12) STORY RESIDENTIAL BUILDING
- 318 UNITS

2,500 SF OF MEDICAL OFFICE BUILDING
2,500 SF OF MEDICAL OFFICE BUILDING
EXISTING ELEVEN (11) STORY RESIDENTIAL BUILDING TO BE DEMOLISHED
- 103 UNITS

EXISTING SIX (6) STORY BUILDING TO BE DEMOLISHED
- 88 UNITS



LOCATION SKETCH
SCALE: SEE PLAN
SECTION 02 - TOWNSHIP 53 - RANGE 41

PRELIMINARY CIVIL PLANS INDEX		
Sheet Number	Sheet Title	SHEET DESCRIPTION
1	C-0	COVER SHEET
2	MK-1	PAVEMENT MARKING & SIGNAGE PLANS
3	MK-2	PAVEMENT MARKING & SIGNAGE PLANS
4	CS-1	CROSS SECTIONS
5	CS-2	CROSS SECTIONS
6	CS-3	CROSS SECTIONS
7	AT-1	GARBAGE TRUCK MANEUVER PLAN
8	AT-2	SINGLE UNIT TRUCK (SU-30) MANEUVER PLAN
9	AT-3	MIAMI-DADE COUNTY FIRETRUCK MANEUVER PLAN

FOLIO NUMBERS:

30-3102-000-0250 (16,445 SF) (1.168 ACRES)
30-3102-000-0240 (7,830 SF) (0.180 ACRES)
30-3102-000-0240 (50,502 SF) (1.390 ACRES)

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check pointe response codes before you dig!

PREPARED BY:

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#97 | LB#97
TEL: (954)315-7910 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

Digitally signed by Hernando J Navas
Date: 2024.08.13 18:25:07-04'00'

REVISIONS

NO.	DESCRIPTION	DATE

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#97 | LB#97
TEL: (954)315-7910 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

RESIDENCES AT PALM COURT
PRELIMINARY CIVIL PLANS
COVER SHEET
930-950 NW 95 ST MIAMI, FL 33150
SECTION 02, TOWNSHIP 53, RANGE 41

RE NO: AA0001
DESIGN BY: H.J.N.
DESIGN DATE: 10/2023
MAPPED BY: A.N.
CHECKED BY: H.J.N.
SCALE: SEE PLAN

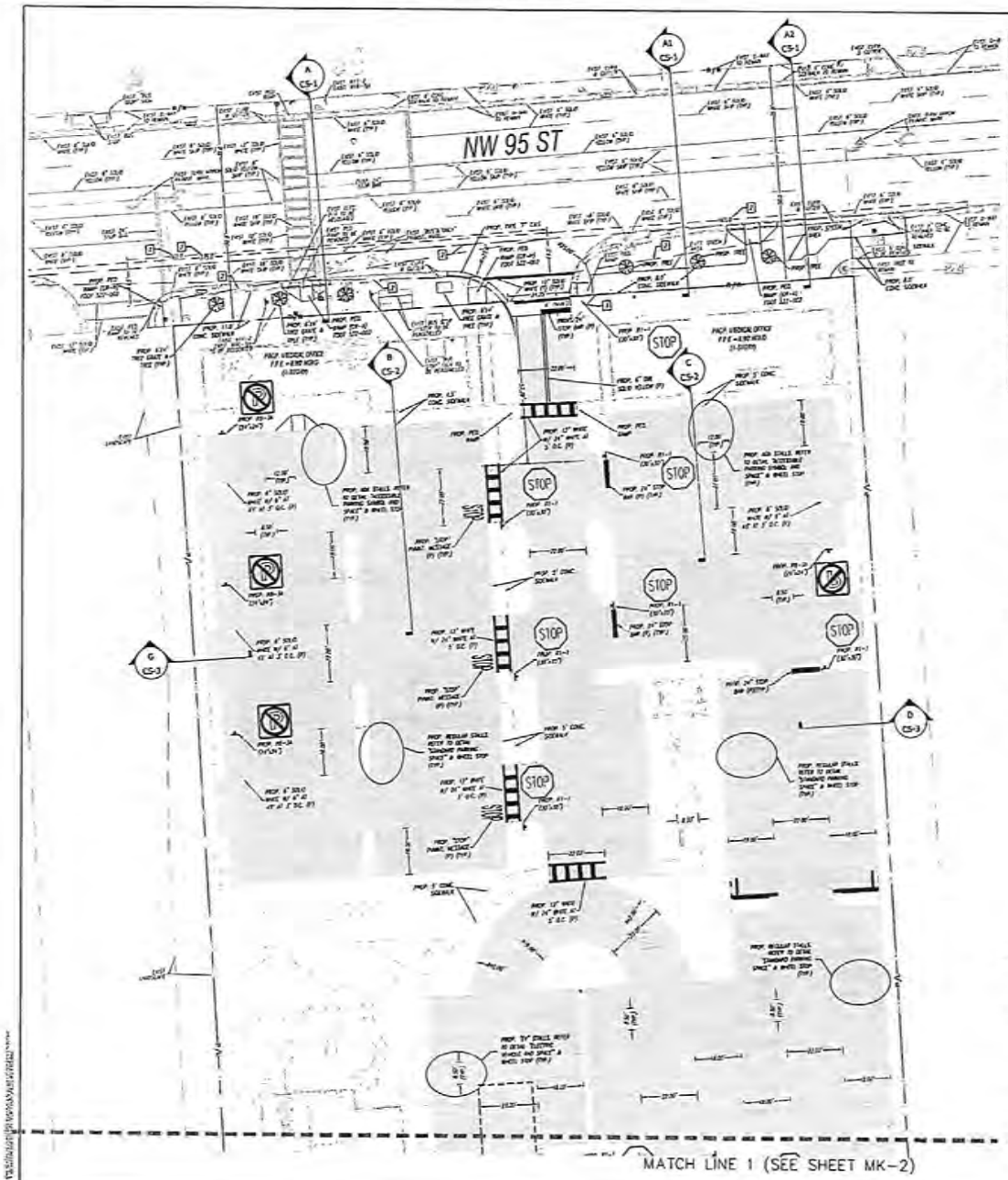
HERNANDO J. NAVAS LICENSE No. 30635 STATE OF FLORIDA PROFESSIONAL ENGINEER

STATUS: PERMIT
SHEET NAME: C-0
SHEET 1 OF 9

PROJECT ID GOES HERE

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR

M-DWASD AGREEMENT ID: MDWASD AGREEMENT NUMBER GOES HERE

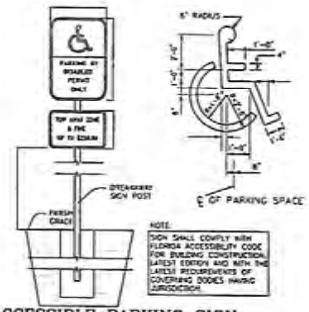


GENERAL NOTES

1. ALL PAVEMENT MARKINGS within the PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC (T)
2. ALL STOP BARS AND DOUBLE SOLID YELLOW LINES within the PROPERTY SHALL BE STARTUP PAINT (P)
3. ALL PAVEMENT MARKINGS within the PUBLIC RIGHT OF WAY SHALL BE RESTORED TO MEET EXISTING CONDITIONS AFTER THE INSTALLATION OF ALL PROPOSED UTILITIES AND PAVEMENT RESTORATION.
4. ALL SIGNS SHALL BE HIGH INTENSITY AND REFLECTIVE.
5. ALL THERMOPLASTIC PAINT (T) SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS – SECTION 710.
6. ALL PAINTED PAVEMENT MARKINGS (P) SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS – SECTION 711.
7. INSTALL RPM'S ON ALL ROADS PER FDOT REQUIREMENTS (INDEX 706-001)
8. ALL SIGNS IN THE PUBLIC RIGHT OF WAY ON NOC SHALL BE INSTALLED BY NOC STANDARD ROAD DETAIL R18.1.

SIGHT TRIANGLE NOTES

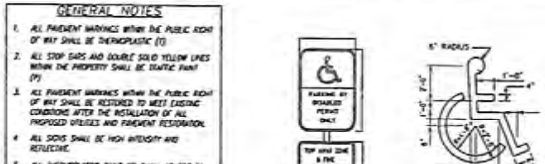
1. DENOTES NO PARKING ZONE PER NOTED TRAFFIC OPERATIONS MANUAL REQUIREMENTS.
2. SIGHT DISTANCE PER FDOT EXHIBIT 212-A. (I=CAR @ 40 MPH)
3. 10'X10' PEDESTRIAN SIGHT TRIANGLE PER MIAMI-DADE COUNTY.

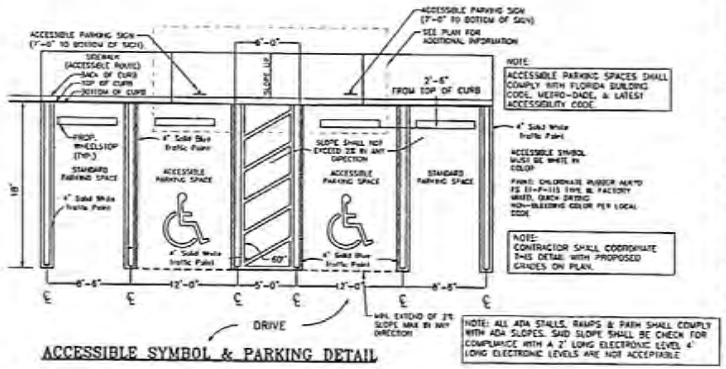


ACCESSIBLE PARKING SIGN

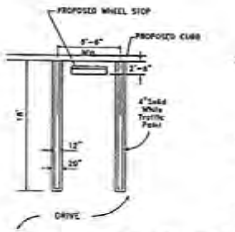
(N.T.S.)

SEE MIAMI-DADE COUNTY PUBLIC WORKS DETAIL R18.3 FOR ADDITIONAL SIGN SPECIFICATIONS

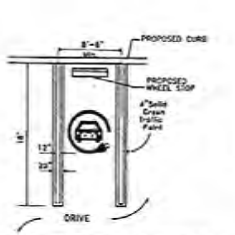




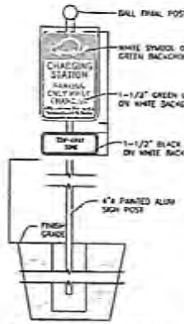
ACCESSIBLE SYMBOL & PARKING DETAIL



TYPICAL STANDARD PARKING SPACE WITH WHEEL STOP



TYPICAL ELECTRIC VEHICLE (EV) PARKING SPACE



ELECTRIC VEHICLE (EV) STATION PARKING SIGN DETAIL

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#27 | LB#27
TEL (954)135-7310 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.sschiskin.com

REVISIONS

RESIDENCES AT PALM COURT
PRELIMINARY CIVIL PLANS
PAVEMENT MARKING & SIGNAGE PLANS
930-950 NW 95 ST MIAMI, FL 33150
SECTION 02, TOWNSHIP 53, RANGE 41

FILE NO.: A-4299
DESIGN BY: H.J.N.
DESIGN DATE: 7/2025
DRAWN BY: N.N.
CHECKED BY: H.J.N.
SCALE: SEE PLANS

HERNANDO J. NAVAS LICENSE No. 50635 STATE OF FLORIDA PROFESSIONAL ENGINEER

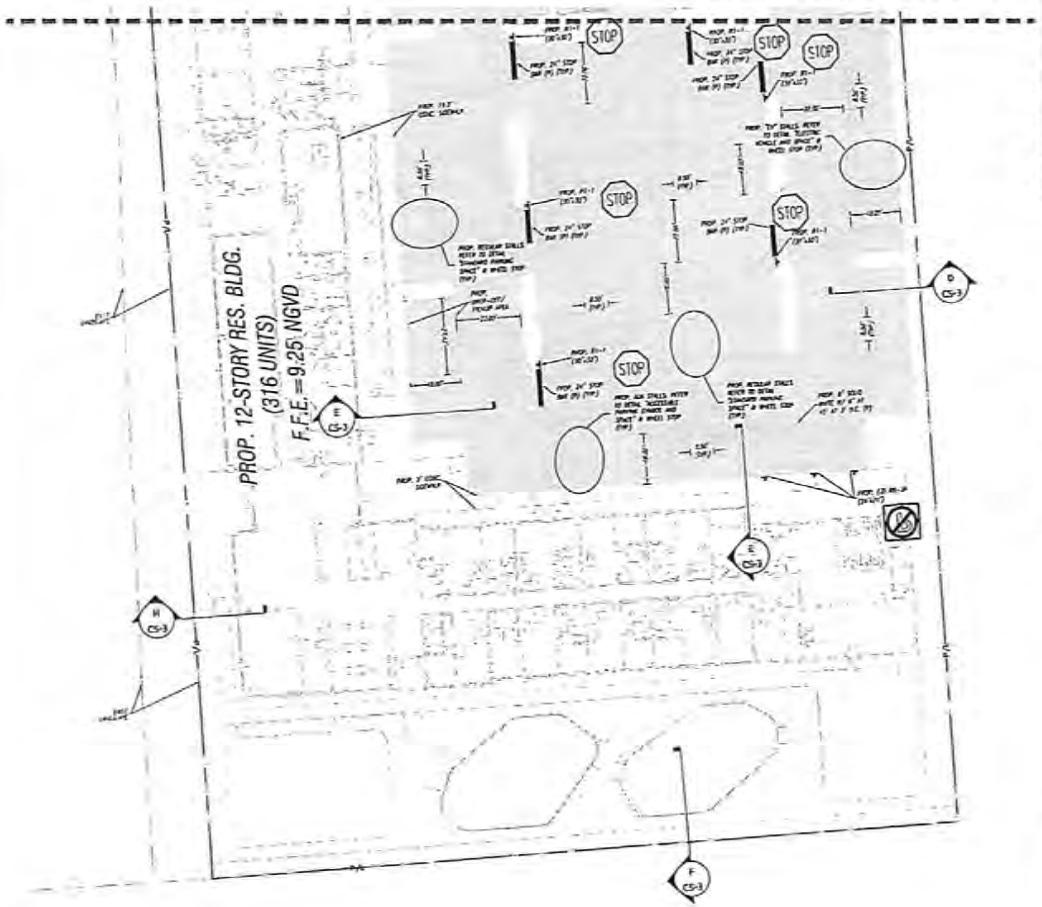
STATUS: PERMIT
SHEET NAME: MK-1
SHEET 2 OF 9

PROJECT ID GOES HERE

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR

M-DWASD AGREEMENT ID: MDWASD AGREEMENT NUMBER GOES HERE

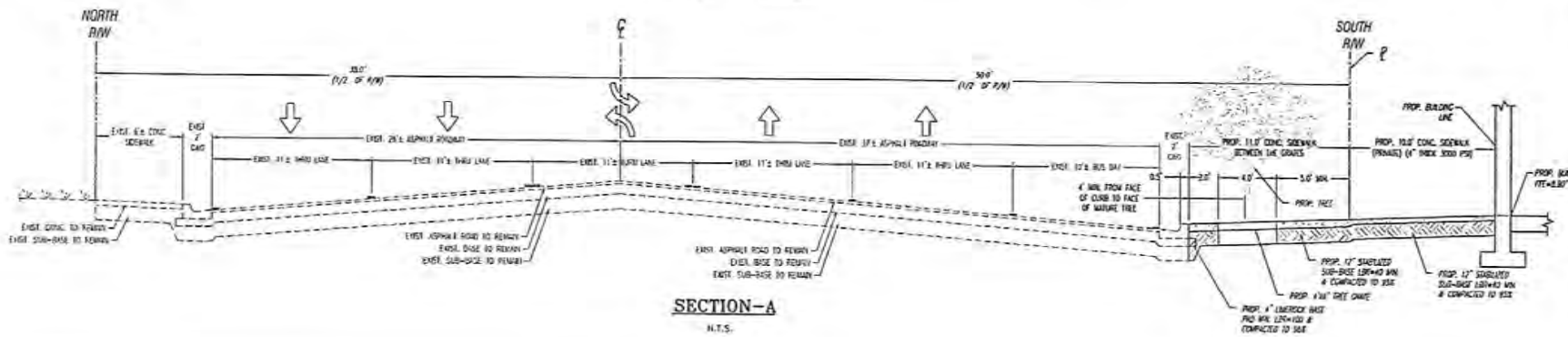
MATCH LINE 1 (SEE SHEET MK-1)



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR

M-UWASD AGREEMENT ID: MUWASD AGREEMENT NUMBER GOES HERE

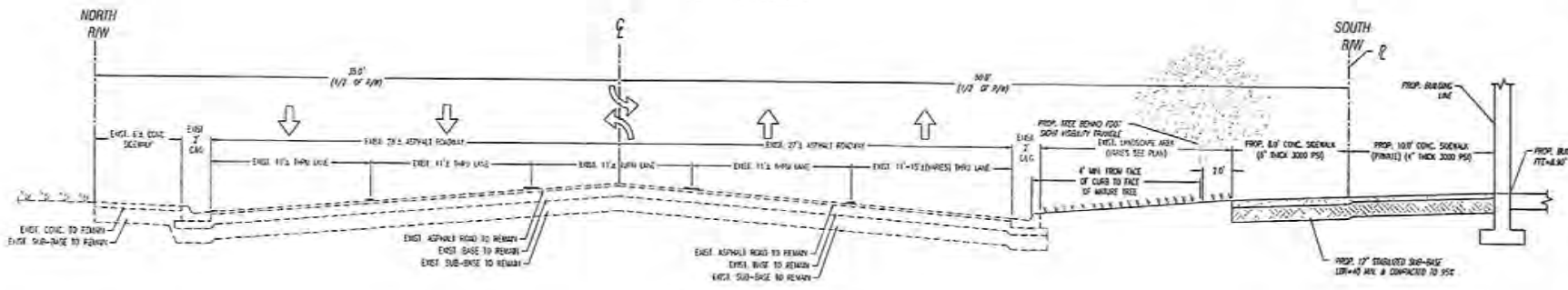
NW 95TH STREET



SECTION–A

N.T.S.

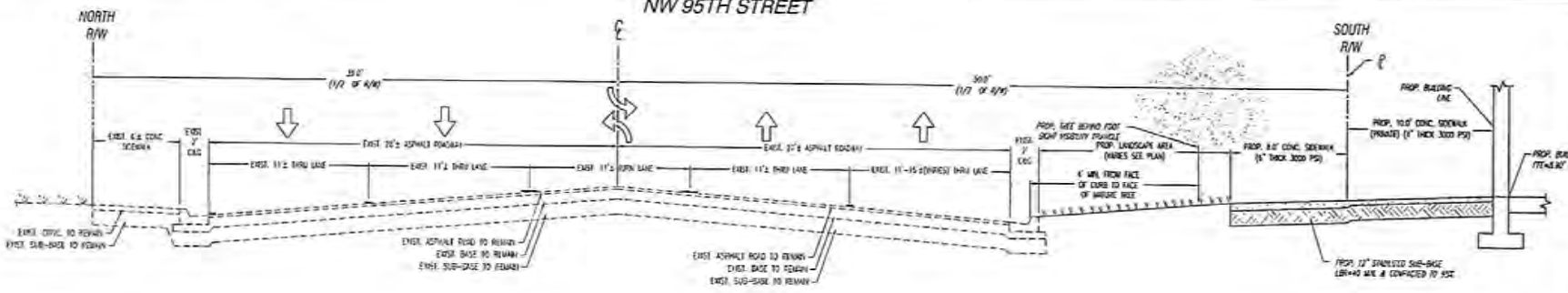
NW 95TH STREET



SECTION–A1

N.T.S.

NW 95TH STREET



SECTION–A2

N.T.S.

REVISIONS

#	DESCRIPTION	DATE	BY

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#97 | LB#97
TEL: (561)775-7910 3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 www.SHISKIN.com

RESIDENCES AT PALM COURT

PRELIMINARY CIVIL PLANS

CROSS SECTIONS

930,950 NW 95 ST MIAMI, FL 33150

SECTION 02, TOWNSHIP 53, RANGE 41

FILE NO: A-4209
DESIGN BY: H.J.N.
DESIGN DATE: 9/2024
DRAFTED BY: R.N.
CHECKED BY: H.J.N.
DALE: SEE PLAN

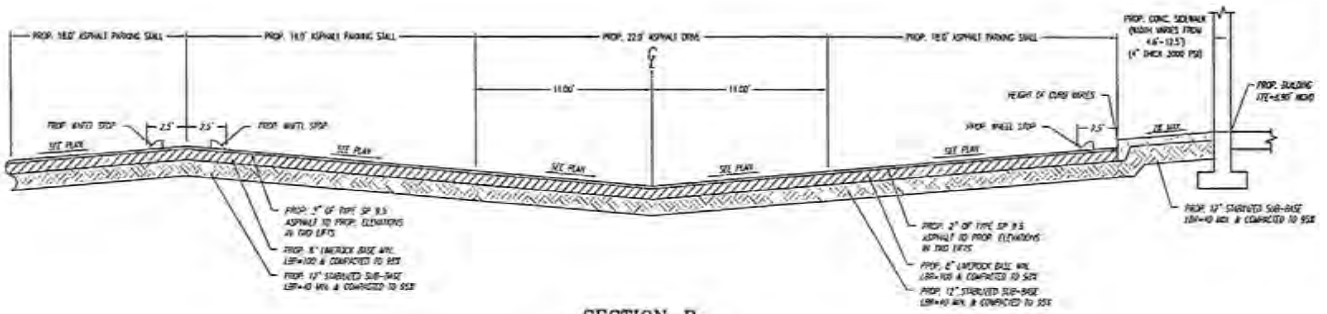
HERNANDO J. NAVAS
LICENSE
No. 50633
STATE OF FLORIDA
PROFESSIONAL ENGINEER

STATUS: PERMIT
SHEET NAME: CS-1
SHEET 4 OF 8

PROJECT ID GOES HERE

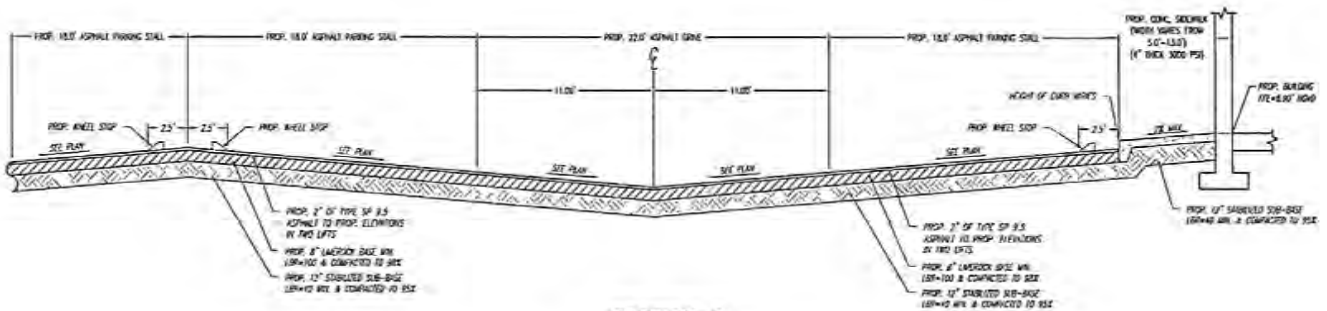
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR

M-DWASD AGREEMENT ID: MDWASD AGREEMENT NUMBER GOES HERE



SECTION–B

N.T.S.



SECTION–C

N.T.S.

REVISIONS

NO.	DESCRIPTION	DATE	BY

SSA SCHWEBKE SHISKIN + ASSOCIATES

CIVIL ENGINEERS | LAND SURVEYORS

CA#27 | LB#27

TEL: (954)784-1616 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.sshsfl.com

RESIDENCES AT PALM COURT

PRELIMINARY CIVIL PLANS

CROSS SECTIONS

9301-9501 NW 95 ST MIAMI, FL 33150

SECTION 02, TOWNSHIP 53, RANGE 41

FILE NO.: 24-230

DESIGN BY: H.J.N.

DESIGN DATE: 10/2024

DRAWN BY: R.H.

CHECKED BY: H.J.N.

SCALE: SEE PLAN

HERNANDO J. NAVAS LICENSE No. 50635 STATE OF FLORIDA PROFESSIONAL ENGINEER

STATUS: PERMIT

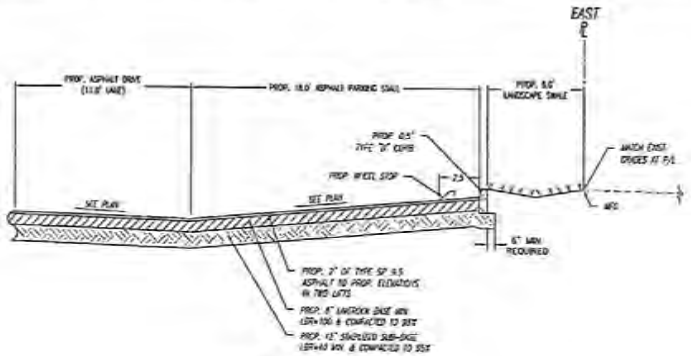
SHEET NAME: C3-2

SHEET 5 OF 8

PROJECT ID GOES HERE

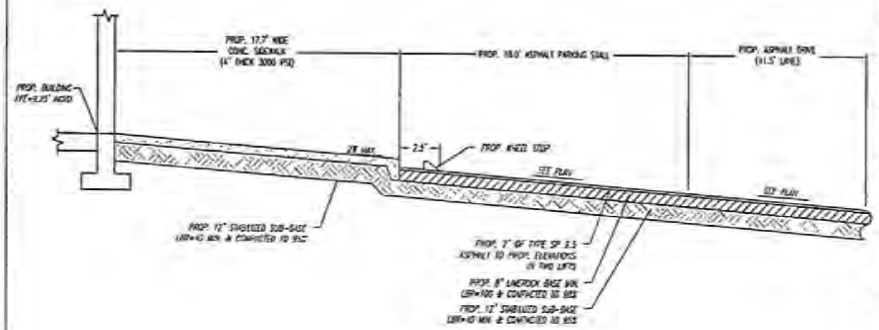
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CARR

M-UWASD AGREEMENT ID: MUWASD AGREEMENT NUMBER GOES HERE



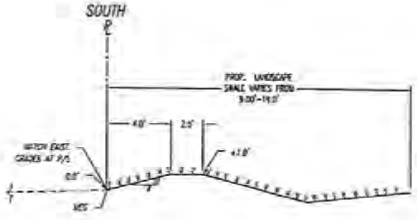
SECTION–D

N.T.S.



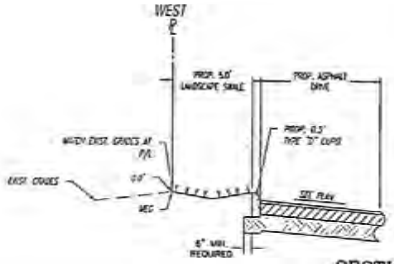
SECTION–E

N.T.S.



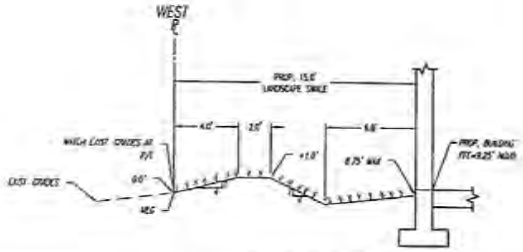
SECTION–F

N.T.S.



SECTION–G

N.T.S.



SECTION–H

N.T.S.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1			
2			

SSA SCHWEBKE SHISKIN + ASSOCIATES

CIVIL ENGINEERS | LAND SURVEYORS

CA#647 | LB#47

TEL: (954)525-7510 5355 TOWN CENTER RD., BOCA RATON, FLORIDA 33486 www.sschwebke.com

RESIDENCES AT PALM COURT

PRELIMINARY CIVIL PLANS

CROSS SECTIONS

SW 99TH AVE & SW 95 ST HIALEAH, FL 33150

SECTION 02, TOWNSHIP 53, RANGE 41

PSE NO.: XX-0299

DESIGN BY: H.J.H.

DESIGN DATE: 10/2023

DRAFTED BY: N/A

CHECKED BY: H.J.H.

SCALE: SEE PLANS

HERNANDO J. HAYAS LICENSE No. 50635 STATE OF FLORIDA PROFESSIONAL ENGINEER

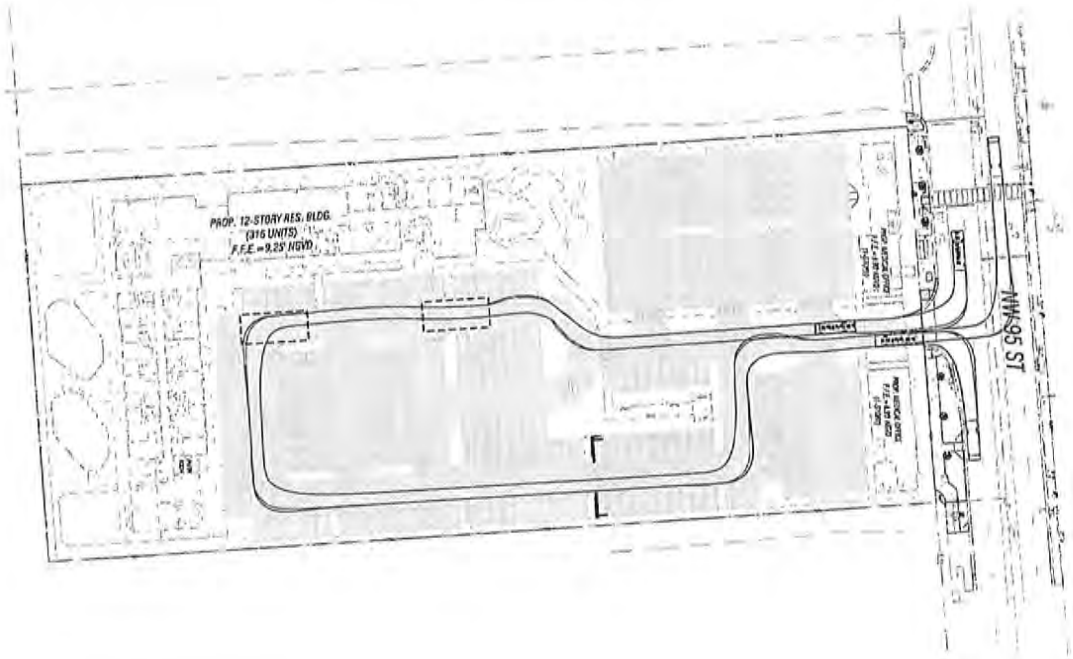
STATUS: PERMIT

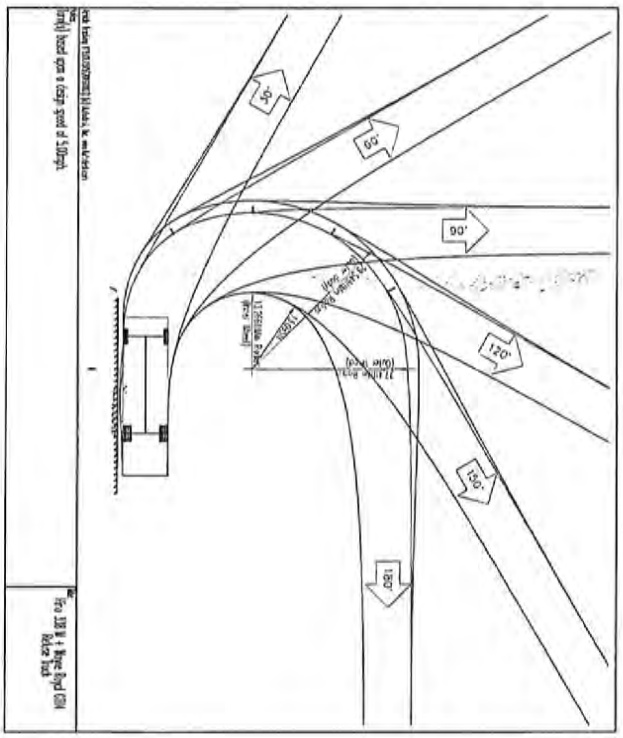
SHEET NAME: CS-3

SHEET 5 OF 9

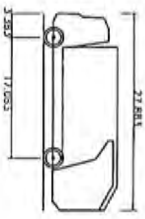
PROJECT ID GOES HERE

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 724-089 DATE: OCT 23 2024 BY: CABR





Hino 338 M + Wayne Royal GT14 Refuse Truck
Overall Length 27.883ft
Overall Width 8.042ft
Overall Body Height 10.468ft
Min. Body Ground Clearance 1.318ft
Track Width 8.042ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 27.460ft



MIAMI-DADE AGREEMENT ID: MIAMI-DADE AGREEMENT NUMBER GOES HERE

FILE NO.: AI-6299	
DESIGN BY: H.J.N.	
DESIGN DATE: 10/2023	
DRAFTED BY: N.H.	
CHECKED BY: H.J.N.	
SCALE: SEE PLAN	

RESIDENCES AT PALM COURT

PRELIMINARY CIVIL PLANS
GARBAGE TRUCK MANEUVER PLAN
930-950 NW 95 ST MIAMI, FL 33150
SECTION 02, TOWNSHIP 53, RANGE 41

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
TEL: (954) 435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

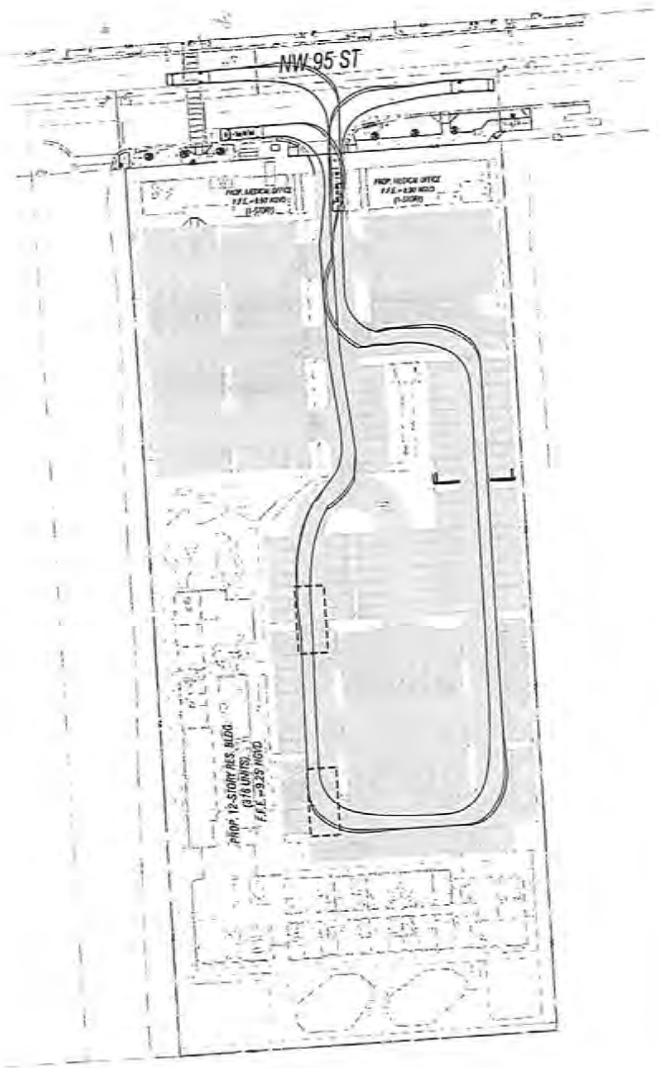
REVISIONS			
NO.	DESCRIPTION	DATE	BY

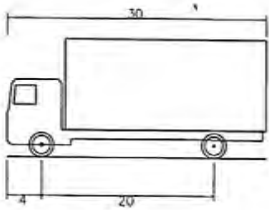
STATUS: PERMIT
SHEET NAME: AT-1
SHEET 7 OF 8

PROJECT ID GOES HERE

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CARR

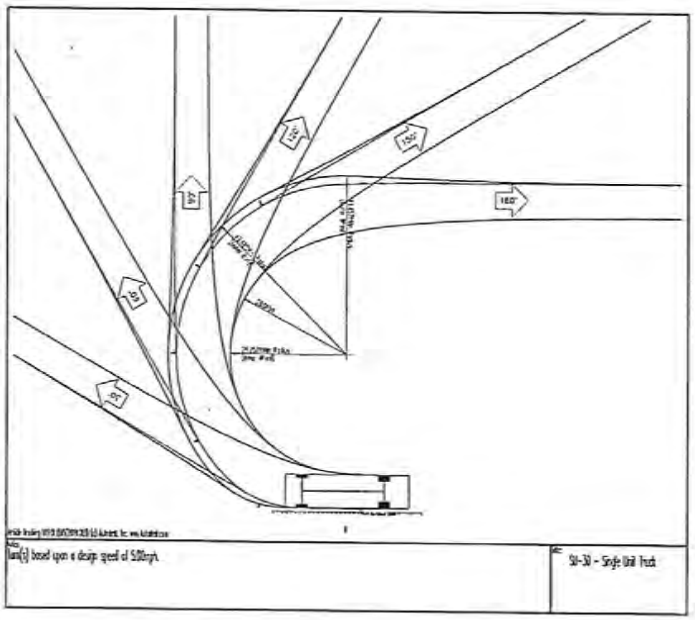
M-DWASD AGREEMENT ID: MDWASD AGREEMENT NUMBER GOES HERE

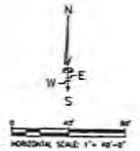




SU-30 – Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°





REVISIONS

NO.	DESCRIPTION	DATE	BY

SSA SCHWEBKE SHISKIN + ASSOCIATES

CIVIL ENGINEERS | LAND SURVEYORS CA#97 | LB#97

TEL: (954)975-1810 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHOTS.com

RESIDENCES AT PALM COURT

PRELIMINARY CIVIL PLANS

SINGLE UNIT TRUCK (SU-30) MANEUVER PLAN

9301-9501 NW 95 ST MIAMI, FL 33150

SECTION 02, TOWNSHIP 53, RANGE 41

FILE NO.: A14-209
DESIGN BY: HJ/JL
DESIGN DATE: 10/2023
DRAFTED BY: NR
CHECKED BY: HJ/JL
SCALE: SEE PLAN

HERNANDO J. NAVAS
LICENSE
No. 50635
STATE OF FLORIDA
PROFESSIONAL ENGINEER

STATUS: PERMIT

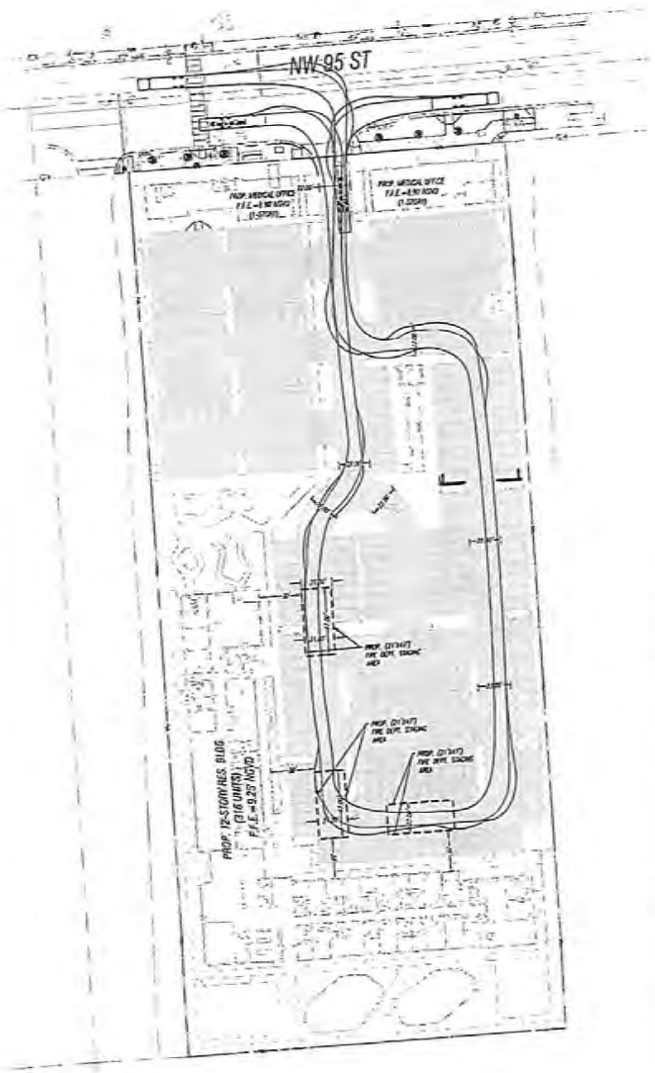
SHEET NAME: AT-2

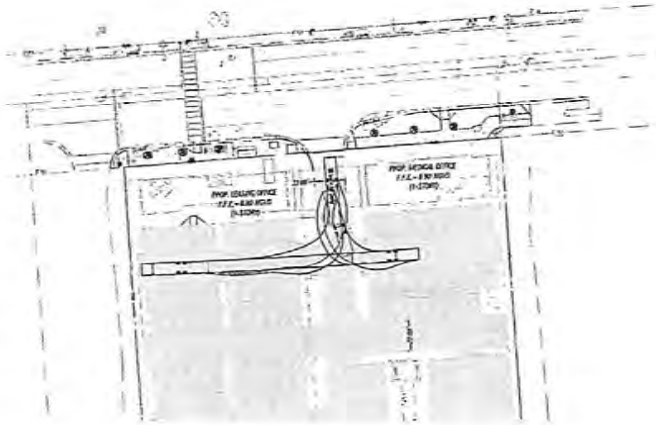
SHEET 8 OF 9

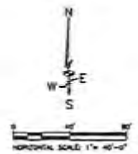
PROJECT ID GOES HERE

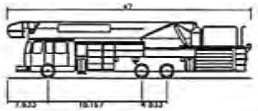
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: OCT 23 2024 BY: CABR

M-DWASD AGREEMENT ID: MDWASD AGREEMENT NUMBER GOES HERE



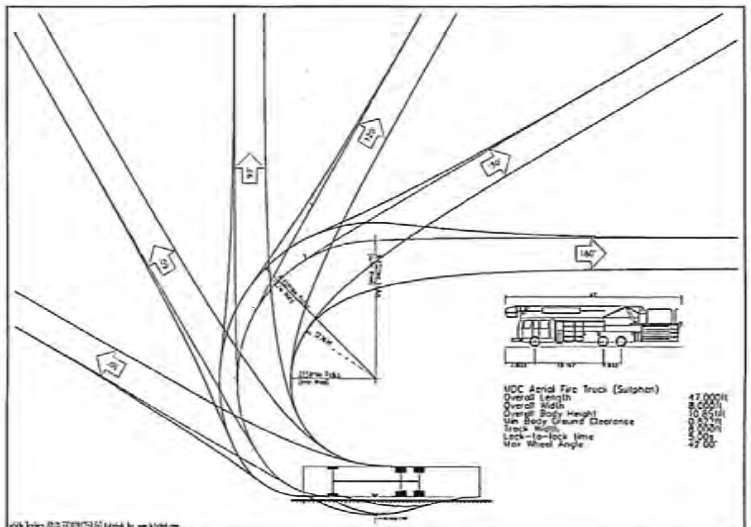






MDC Aerial Fire Truck (Sutphen)

Overall Length	47.000ft
Overall Width	8.000ft
Overall Body Height	10.851ft
Min Body Ground Clearance	0.822ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Wheel Angle	42.00°



MDC: Turn(s) based upon a design speed of 5.00mph.

Dr: MDC Aerial Fire Truck (Sutphen)

REVISIONS

No.	DESCRIPTION	DATE

SSA SCHWEBKE SHISKIN + ASSOCIATES

CIVIL ENGINEERS | LAND SURVEYORS CA#987 | LB#87

TEL: (954)493-1010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SSRSE.com

RESIDENCES AT PALM COURT

PRELIMINARY CIVIL PLANS

MIAMI-DADE COUNTY FIRETRUCK MANEUVER PLAN

920-930 NW 95 ST MIAMI, FL 33150

SECTION 02, TOWNSHIP 53, RANGE 41

FILE NO.: AA1909

DESIGNED BY: FLH

DESIGN DATE: 10/2023

DRAFTED BY: NN

CHECKED BY: HJN

SCALE: SEE PLAN

HERNANDO J. NAVAS LICENSE No. 50635 STATE OF FLORIDA PROFESSIONAL ENGINEER

STATUS: PERMIT

SHEET NAME: AT-3

SHEET 9 OF 9

PROJECT ID GOES HERE

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: MAY 22 2024 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: Residences at Palm Court, LLC*

NAME AND ADDRESS	Percentage of Stock
The Urban Development Group, LLC	33.33%
PRH Affordable Investments, LLC	66.67%
Residences at Palm Court, LLC	0.01%
Albert Milo, Jr.	
Matthew J. Allen	

*The Property is owned by Miami-Dade County, a political subdivision of Florida

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.: Z24-089 DATE: MAY 22 2024 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: Residences at Palm Court, LLC*

NAME AND ADDRESS	Percentage of Stock
See Organizational Chart Attached	
*The Property is owned by Miami-Dade County, a political subdivision of Florida	

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.: Z24-089 DATE: MAY 22 2024 BY: CABR

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 29 day of April, 2024. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

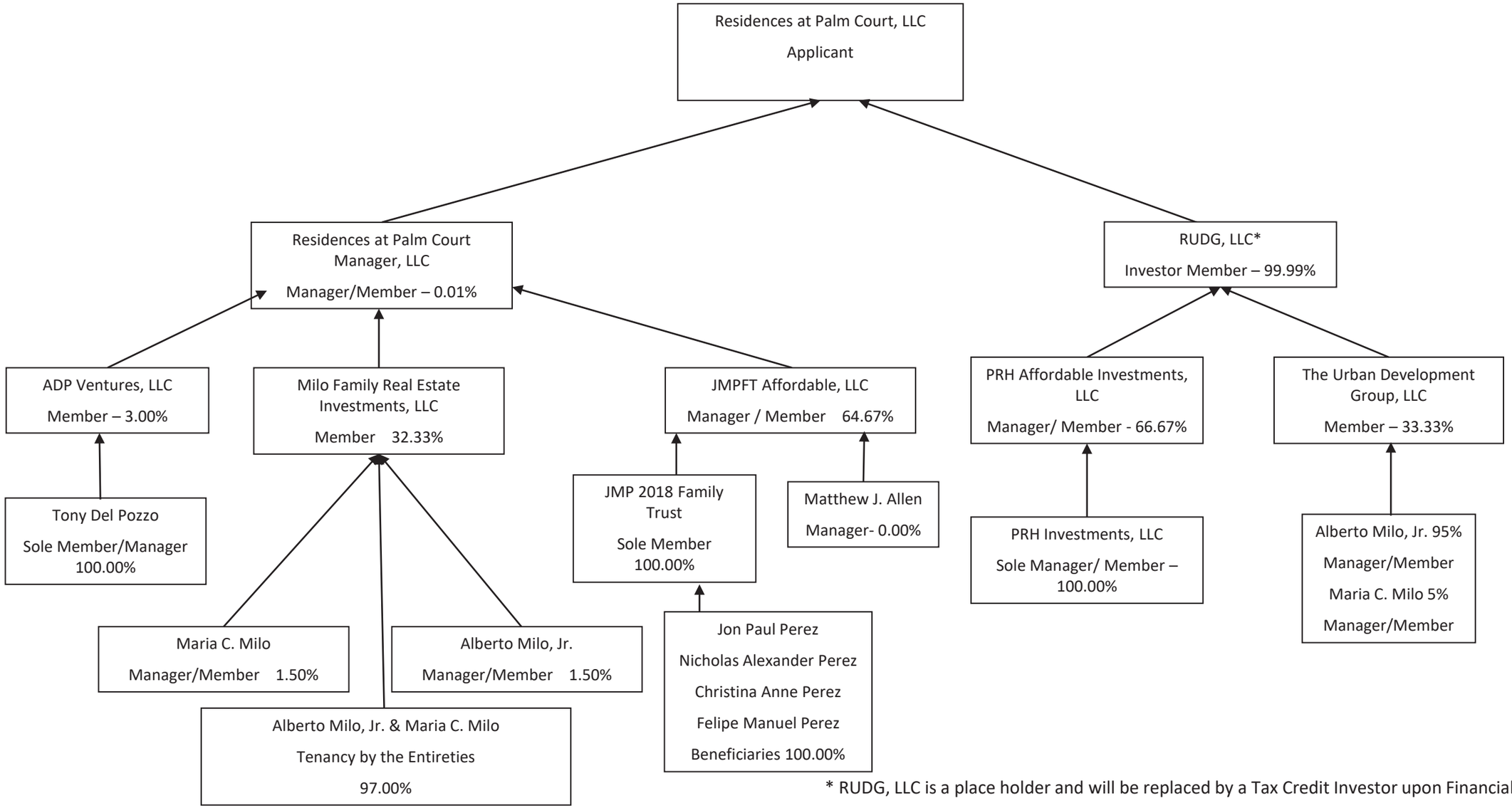
My commission expires 07-07-26

GUILLERMO MAGNUM MAZON
Notary Public - State of Florida
Commission # HH 284975
My Comm. Expires Jul 7, 2026
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.

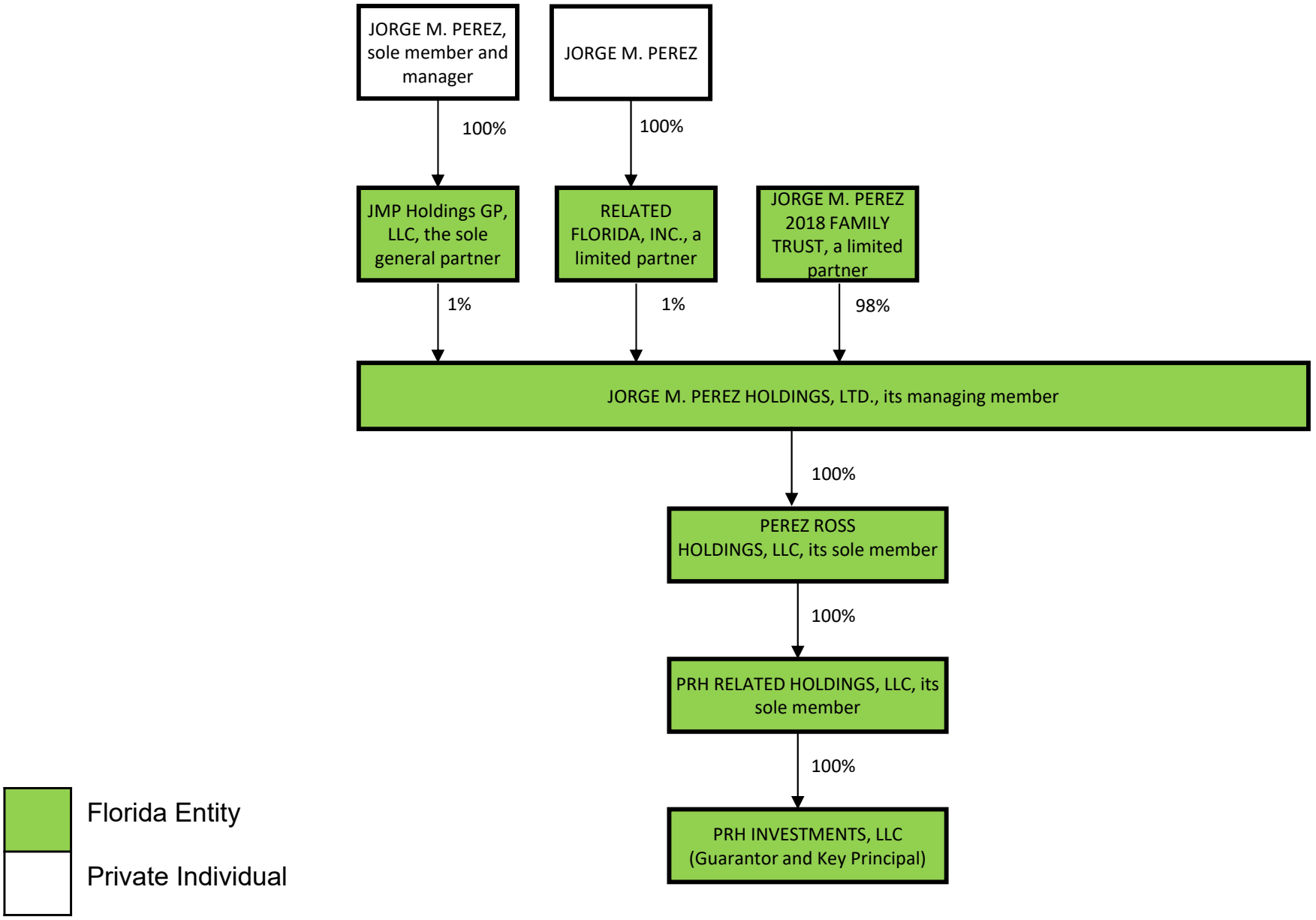
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: MAY 22 2024 BY: CABR

Residences at Palm Court, LLC



* RUDG, LLC is a place holder and will be replaced by a Tax Credit Investor upon Financial Closing.

PRH Investments, LLC
Organization Chart



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: MAY 22 2024 BY: CABR

OWNERSHIP AFFIDAVIT
FOR
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

STATE OF Florida

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared _____, hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the _____ of _____, Miami-Dade County (the "County"), a political subdivision of the State of Florida, with the following address:

   _____

2. The County owns the property which is the subject of the proposed hearing.

3. The subject property is legally described as: See Exhibit "A" attached hereto

4. Affiant is legally authorized to file this application for a zoning hearing.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted.

Witnesses:

Signature

Roxana Bayarre Chi
Print Name

Signature

Marta B. Mendez.
Print Name

Miami-Dade County (the "County"), a political subdivision of the State of Florida

By:
Name: Jose Mascarro
Title: Division Director

Sworn to and subscribed before me on the 30 day of April 2024. Affiant is personally known to me or has produced _____ as identification.

Notary
(Stamp/Seal)

My Commission Expires

ILEANA PIFFERRER
MY COMMISSION # HH 223658
EXPIRES: May 30, 2026

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-089 DATE: MAY 22 2024 BY: CABR

P.H. #_____

Miami-Dade County's Sworn-to-Consent
Permitting Optionee to File for a Hearing

On behalf of Miami-Dade County (the "County"), a political subdivision of the State of Florida, being first duly sworn, deposes and says that as _____ (title) of the County, which is the Owner of the property legally described below and which is the subject property of the proposed hearing, does hereby grant consent to Residences at Palm Court, LLC, as Optionee under the Option to Ground Lease agreement dated August 1, 2023 to file this application for a public hearing.

Legal Description: See Exhibit A.

Witnesses:

Signature

Print Name

Signature

Print Name

Miami-Dade County
Address:

By Jose Mascorro (Name)
Division Director (Title)

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Jose Mascorro (Name), _____ (Title), on behalf of Miami-Dade County. He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 30 day of April, 2024, in the County and State aforesaid.

ILEANA PIFFERRER
MY COMMISSION # HH 223658
EXPIRES: May 30, 2026

Notary Public-State

My Commission Expires:

Print Name

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

PH: Z24-107 **February 20, 2025**
Item No. 8C4

Application Summary	
Commission District	8
Applicant	278 ST Development, LLC.
Summary of Requests	The applicant seeks approval of a district boundary change from AU, Agricultural District to RMD, Residential Modified District, in order to develop the parcel with a maximum of 66 residential dwelling units. In addition, the applicant also seeks to allow the proposed rowhouses to be located farther than required from the build to line and to permit the proposed internal rowhouses to front on a common open space, which is otherwise not permitted by code.
Location	Lying on the southeast corner of SW 154 Avenue and SW 278 Street, Miami-Dade County, Florida.
Property Size	±2.67-gross (±2.60 -net) Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential w/ One Density Increase (DI-1) (13 to 25 dwelling units per gross acre with urban design) **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20240006) *** *(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 Variance Standards 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 and #3. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240006 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20240006 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.

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from AU, Agricultural to RMD, Residential Modified District.

(2) NON-USE VARIANCE of the zoning regulations requiring buildings to be located within the 15' building frontage zone; to waive same to permit the buildings along SW 154 Avenue to setback 20'.

(3) NON-USE VARIANCE of the Mixed-Use Corridor District Regulations requiring all buildings, except accessory buildings, to have frontage along or within the building frontage zone; to waive same, to permit the proposed internal rowhouses to front on common open space.

PROJECT DESCRIPTION:

The subject properties consist of two (2) vacant parcels located immediately west of and within the buffer area of Miami-Dade County's South Dade Transitway Corridor, which is one of the six rapid transit corridors identified as a part of the Strategic Miami Area Rapid Transit (SMART) Plan that runs along South Dixie Highway and is currently served by the South-Dade Transitway. The SMART Plan was adopted by the Miami-Dade County's Transportation Planning Organization (TPO) in April 2016 and endorsed by the Board of County Commissioners (BCC) by Resolution No. R-523-16.

Staff notes that the applicant has concurrently filed a CDMP application (CDMP20240006) seeking to redesignate the application site from Estate Density Residential to "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre) with the One Density Increase (DI-1) with sound urban design overlay designation, which would allow a density of 13 to 25 dwelling units per gross acre if sound urban design principles contained in the County's Urban Design Manual are incorporated into the proposed development. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20240006 and it becoming effective.

The applicant seeks to permit a rezoning of the ±2.67-gross (±2.60 -net) Acres subject parcels from AU, Agricultural District, to RMD, Residential Modified District, in order to develop the site with a maximum of 66 residential dwelling units. As part of this application, the applicant has provided a conceptual site plan that outlines the requested ancillary Non-Use Variances to allow the proposed rowhouses to be located farther than required from the build-to line (Request #2) and to permit the proposed internal rowhouses to front on common open space, which is not permitted (Request #3). Staff further notes that any future development on the site would have to be sought under a separate application for an Administrative Site Plan Review (ASPR). A zoning Declaration of Restrictions is being voluntarily proffered by the applicant that requires that the development of the property shall be limited to a maximum of sixty-six (66) residential dwelling units; provides certain urban design guidelines such as landscape buffers, building transitions and other design elements that shall be incorporated into the design of the development on the property consistent with the One Density Increase (DI-1); and commits to limiting the building height to two (2) stories, or, 35 feet in height and providing a landscape buffer along the northern and western boundaries of the property. Furthermore, the zoning covenant also provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20240006, being processed concurrently with this zoning hearing application.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land	Low-Medium Density w/ One Density Increase (DI-1) **(Subject to approval of the concurrent CDMP amendment)**
North	EU-S; single-family residences	Estate Density Residential, 1-2.5 dua, CUC radius
South	AU; vacant land	Estate Density Residential, 1-2.5 dua, CUC radius
East	GU; South Dade Transitway	Transportation, CUC radius
West	EU-S; single-family residences	Estate Density Residential, 1-2.5 dua, CUC radius

NEIGHBORHOOD CHARACTER:

The subject site is ±2.67-gross (±2.60 -net) acres and consist of an irregularly shaped area compromised of two (2) vacant parcels. It is generally bounded by Harriet Tubman Highway, fka Old Dixie Highway to the east and SW 154 Avenue to the west. The area surrounding the subject property is primarily characterized by residential uses to the north and west and a vacant parcel of land to the south. However, abutting the subject property to the east, is the South Dade Transitway, one of the County's Strategic Miami Area Rapid Transit (SMART) Corridors, along which transit oriented development is encouraged. Further, staff notes that the subject property lies in close proximity to and within the radius of the Leisure City Community Urban Center (LCUC) District.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject parcels to RMD in order to develop the parcels under the RMD, Residential Modified District Development Standards. Staff acknowledges that the development will result in additional traffic on the surrounding roadways. However, staff opines that approval of this application will allow the applicant to comprehensively develop the ±2.67gross acre/±2.60 net acre subject parcel under the RMD standards and the incorporation of urban design principles pursuant to the County's Urban Design Manual, while fostering easier vehicular and pedestrian traffic. Further, based on the accompanying department memoranda and information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), staff opines that the approval of the application will not have a negative impact on transportation services and that the proposed development will generate approximately 65 PM peak hour vehicle trips. Further, staff's zoning analysis below indicates that any visual impacts on the surrounding residences from the proposed development will be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is the subject of a CDMP amendment application (CDMP20240006) 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 ±2.67gross acre/±2.60 net acre subject property from "Estate Density Residential" to "Low-Medium Density with One Density Increase (DI-1)". The residential densities allowed in the **Low-Medium Density** *use category shall range from a minimum of 6 to a maximum of 13 dwelling units per gross acre.* Furthermore, the re-designation with One Density Increase (DI-1), permits the subject property to be developed with one category higher, at the **Medium-High Density Residential** category which allows residential development at 13 to 25 units per gross acre. This would allow the applicant to develop the ±2.67gross acre subject site with a maximum of 66 residential dwelling units. Staff notes that the applicant has proposed a CDMP Covenant that, among other things, will limit the development of the site to a maximum of 66 residential dwelling units. The covenant also commits to limiting the building height to a maximum of two (2)-stories, or, 35 feet in height, and provides a landscape buffer strip all along the northern and western boundaries of the subject property. Additionally, staff notes that the proposed development on the site with a maximum of 66 residential dwelling units is **consistent** with the Miami-Dade County Zoning Code RMD zoning district. In addition, the proffered **Zoning Covenant provides that the owner shall comply with the CDMP covenant** accepted in conjunction with approval of the CDMP amendment Application No. CDMP20240006, that is being processed concurrently with this application and would restrict the development of the site to the RMD development parameters among other things. 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 that would be allowed under the CDMP density threshold.

The application proposes development that is transit supportive and generally consistent with the Mixed-use Development provisions of the CDMP Land Use Element that allows mixed-use development within ¼ mile and ½ mile of CDMP designated Rapid Transit Activity Corridor at residential densities up to 60 and 36 units per acre, respectively. The application site is within ¼ mile of the South Dade Transitway corridor, a Rapid Transit Activity Corridor and one of six Strategic Miami Area Rapid Transit (SMART) Plan corridors, where compatible higher intensity and density development is encouraged at up to 60 units per acre. Therefore, the site could potentially be developed with a mixed-use project at this density, allowing up to 160 multifamily units. However, staff is of the opinion that such a density is too intense for the small, narrow site, given its proximity to adjacent estate and agricultural uses and therefore, staff supports limit the site to a designation with a density of 25 units per acre. This density would be generally **consistent** with the Mixed-Use Development provisions of the CDMP. As noted previously, the applicant's proffered CDMP covenant commits to limit the development to 66 residential units, and commits to address compatibility through height restrictions, landscape buffer areas, and incorporation of the County's urban design principle.

The section of 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 believes that the proposed development, consisting of a maximum of 66 residential dwelling units with a maximum height of two (2) stories and 35 feet, along with additional setbacks to the west where existing single-family homes are located, will provide the appropriate transition between the higher density to the east of the subject

property along US-1 (which permits up to 125 units per acre) and the less intensive residential uses located to the north and west of the subject parcels. Therefore, staff further opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text for property designated **Low-Medium Density** on the CDMP LUP map and would be **compatible** with the surrounding area based on the zoning analysis below.

Therefore, subject to the Board's approval of the CDMP amendment (including acceptance of the CDMP covenant) to allow the redesignation of the subject parcel to **Low-Medium Density w/ One Density Increase (DI-1**) on the CDMP LUP map, and subject to the acceptance of the proffered zoning covenant, staff opines that the proposed rezoning to RMD, along with the two (2) non-use variances would be **consistent** with the CDMP Land Use Element interpretative text and the maximum density threshold permitted for the **Low-Medium Density** with One Density Increase [DI-1] 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 is requesting approval for a district boundary change from AU, Agricultural District, to RMD, Residential Modified District (Request #1) for the subject parcel. For the reasons outlined above and below, staff opines that rezoning the ±2.67 gross acre/±2.60 net acre parcel to RMD to allow for the development of up to 66 residential dwelling units is **compatible** with the surrounding area. When analyzed under Section 33-311, District Boundary Change, staff finds the request to be reasonable and necessary in relation to the present and future development of the 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 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. As a result, 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 Low-Medium Density with One Density Increase (DI-1) requiring that certain urban design principles be incorporated into the design of the development on the subject property, as well as subject to the 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 RMD would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the trend of development in the surrounding area. Staff opines that the proposed rowhouses residential development will create a harmonious transition between the less intense single-family residential lots located to the north and west of the subject property, and the future development of the surrounding properties to the east, currently designated MC, Core within the Leisure City Community Urban Center (LCUCD), and would not alter the development trend within the surrounding community. In addition, staff research of the surrounding area identified several similar rezoning approvals. For example, in 2019, the Board of Commissioners approved a rezoning from AU to Leisure City Community District (LCUCD) for a parcel located approximately 1,694 feet from the subject property, pursuant to Resolution #Z-13-19. Additionally, in 2024, the Board of Commissioners approved a rezoning from AU and EU-M to RMD for a series of parcels located approximately 665 feet to the south of the subject property, pursuant to Resolution #Z-47-24.

Furthermore, based on the memoranda submitted by other departments reviewing the application, approval of the request 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), in their memorandum dated December 10, 2024, state that that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 65 PM daily peak hour vehicle trips. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum dated December 24, 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 Miami-Dade Fire Rescue Department (MDFRD) and Water and Sewer Department (WASD), do not object to the application. Based on the aforementioned department memoranda, staff opines that approval of the district boundary change will not unduly burden the abutting roadways, will not have an unfavorable impact on the environmental resources of the County, and would ensure safety from fire and other dangers. As such, staff opines that approval of the request to rezone the subject parcel to RMD, 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 RMD, Residential Modified District, under Section 33-311, District Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240006 and it becoming effective)**

Staff notes that on September 23, 2024, the CDMP amendment was heard by the Redland Community Council (CZAB 14). During this meeting, residents expressed concerns regarding the setbacks and building height, particularly along the existing single-family residences to the north and west property lines. The developer took these concerns into account and provided a covenant addressing the recommendations made during the CZAB 14 meeting. Additionally, the Department requested the submission of a conceptual site plan to ensure consistency with the existing single-family homes located immediately to the north and west of the subject property. As part of this review, the applicant also requested ancillary Non-Use Variances to allow the proposed rowhouses to be located farther than required from the build-to line (Request #2) and to permit the internal rowhouses to front on common open space, which is not permitted (Request #3). When these requests are analyzed under the Non-Use Variances from other than Airport Regulations, Section 33-311(A)(4)(b), staff opines that they are inextricably intertwined to the proposed development of the site under the RMD development standards for the site, which staff supports, and opines that the approval of the requests with conditions would be **compatible** with the surrounding area. The submitted conceptual site plan indicates that the proposed buildings will have a 20-foot setback from the north and west property lines, and a 15-foot setback from the east property line. Additionally, a 10-foot-wide landscape buffer will be provided along the northern and western boundaries. The height of the buildings will not exceed two (2) stories and 35 feet, which is consistent with the building height allowed under the current AU zoning district for the site, as well as the height permitted for the existing EU-S zoned single-family residences located to the north and west of the subject property. In addition, the additional setbacks and building height restrictions will help mitigate potential impacts on adjacent single-family residences, including light spillage and stormwater management. When the request to permit the internal rowhouses to front on common open space, which is not permitted (Request #3) is analyzed, staff is of the opinion that given that the subject site is a narrow ±2.67-acre property with a width of only 222 feet, implementing urban design principles to ensure compatibility is challenging due to the limited space and frontage. Therefore, staff supports the request to permit

the internal rowhouses to front on common open spaces and is of the opinion that the proposed site design meets the intent of the County's Urban Design Manual which states that residential buildings should be arranged to define streetscapes and open space. Active building frontages should be oriented toward a common street or common open space to increase accessibility walkability. In addition, the conceptual site plan provided indicates that a 4-foot-wide sidewalk will be provided within the common open space area to accommodate for pedestrian circulation. Furthermore, staff has incorporated a series of recommendations that will enhance the pedestrian experience and public realm.

Staff also notes that a zoning covenant has been voluntarily proffered by the applicant in support of this application that requires that the development of the property shall be limited to a maximum of sixty-six (66) residential dwelling units; provides certain urban design guidelines such as landscape buffers, building transitions and other design elements that shall be incorporated into the design of the development on the property consistent with the One Density Increase (DI-1); and commits to limiting the building height to two (2) stories, or, 35 feet in height, and provides a landscape buffer strip all along the northern and western boundaries of the subject property. Furthermore, the zoning covenant also provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20240006, being processed concurrently with this zoning hearing application.

Staff notes that the proposed development will be reviewed for compliance with all RMD zoning regulations, which include, but are not limited to, common open space, lot area, lot coverage, building fenestration, and landscaping during the ASPR review process. The proposed RMD development, shall be design with pedestrian and auto connectivity, residential structures with massing and intensity similar in scale to the surrounding uses, as well as the proposed landscaping, shall produce a development that is compatible with the neighborhood. Additionally, staff opines that the conditions included in the CDMP and Zoning Covenant will help ensure that the proposed development aligns with the intent and purpose of zoning, subdivision, and other land use regulations, which aim to protect the general welfare of the public—especially regarding the stability and appearance of the community. Staff also opines that the non-use variances, as proposed, will be **compatible** with surrounding land uses and will not be detrimental to the other properties in the immediate area in which the subject parcel is situated. **Therefore, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240006 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: Subject to the approval of the Platting Section and the Department of Public Works at time of ASPR, access to and from the Property shall be restricted as follows: (a) future residents of the Property shall enter and exit the Property through one or more driveway(s) on Harriet Tubman Highway; and (b) only emergency vehicles may enter and exit the Property through one or more driveway(s) on SW 154 Avenue. Notwithstanding the foregoing, in the event of an emergency on the subject property, residents may exit the site out onto SW 154 Avenue.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of request #2 and #3. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20240006 and it becoming effective)

CONDITIONS FOR APPROVAL: For request #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 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 the proposed common open space between the rowhouses shall primarily consist of lawn, trees, and garden structures, and shall incorporate pedestrian-scaled lighting and seating areas in accordance with the County's Urban Design Manual.

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

278 ST Development, LLC.
Z24-107

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	*No objection*
Platting and Traffic Review Section (RER)	*No objection*
Miami-Dade Fire Rescue Department (MDFR)	*No objection*
Water and Sewer Department (WASD)	*No objection*
Planning Department of Regulatory and Economic Resources	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

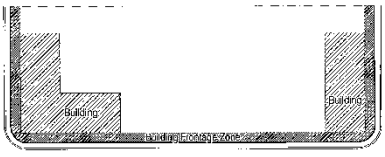
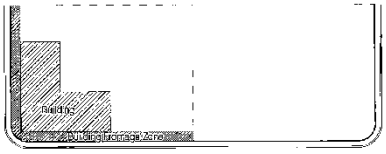
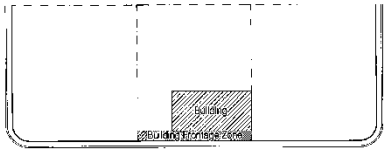
COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Estate Density Residential (Pg. I-31)	*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 to a maximum of 2.5 dwelling units per gross acre.*
Low-Medium Density (Pg. I-31) ***With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)***	*This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.* ***Density Increase with Urban Design.*** *Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as* ***DI-1 (Density Increase 1)*** *denotes that the parcel is eligible for approval of one density category higher than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a DI-1 designation only if the development containing the designated property utilizes sound urban design principles adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners. A property shall be eligible for a DI-2 designation only if it meets the above urban design principles, is located in a transit corridor and addresses in a development agreement or site plan the urban design concerns of identifying civic areas, defining open spaces and streets, incorporating any historic theme and providing a pedestrian-friendly environment along roadways. For purposes of this paragraph, transit corridors are land areas located within 660 feet of planned Major Roadways identified on the LUP map, and within one-quarter mile from existing rail transit stations, express busway stops, future transit corridors and planned transit centers identified in the CDMP. To provide a transition between the transit corridor and adjacent neighborhoods, the height of buildings along the edge of the corridor should taper for at least 20 horizontal feet to the height of the existing adjacent buildings outside the corridor. However, where the adjacent property is vacant, heights of buildings at the edge of the corridor may be based on adopted comprehensive plans and the zoning of the surrounding area. Existing or proposed developments with vehicular entrances that are controlled or have entry gates with private streets are not eligible for a density increase designation of DI-1 or DI-2. If the referenced urban design principles are not employed, the*

	allowable density shall be limited to that authorized only by the underlying color code. ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20240006)***
Medium Density (Pg. I-31)	*This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.*
Objective LU-4 (Pg. I-11)	*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, 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*
Sec. 33-493. - General Site Regulations	*(3) Building Placement Standards.* *(c)Minimum Building Frontage Required.* *(i) All buildings, except accessory buildings, shall have frontage along or within the building frontage zone. The frontage length of a single building or the aggregate frontage length of multiple buildings shall comply with the following, as further illustrated in the figures below:* *a.Lots with one frontage: 70 percent.* *b.Lots with two frontages: 60 percent.* *c.Lots with three or more frontages: 50 percent.*  Lot with three or more frontages  Lot with two frontages  Lot with one frontage *(ii) Maximum building frontage zone width shall be 15 feet and shall be measured from the property line.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

278 ST DEVELOPMENT, LLC/CANERO, JOSE	27800 OLD DIXIE HWY MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000107
DATE	**HEARING NUMBER**

FOLIO: 30-6933-000-0640/30-6933-000-0711

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
February 10, 2025

NEIGHBORHOOD REGULATIONS:
Folio No.s: 30-6933-000-0640/30-6933-000-0711
There are no open/closed cases in CMS

BUILDING SUPPORT REGULATIONS:
Folio No.s: 30-6933-000-0640/30-6933-000-0711
There are no open/closed cases in BSS.

VIOLATOR:
278 ST DEVELOPMENT, LLC/CANERO, JOSE

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

Memorandum

Date: February 7, 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: Z2024000107-3rd Review
278 ST Development LLC
SW 278th Street and SW 154th Avenue
Requesting a DBC from AU to RMD for a future housing development. Declaration of Restrictions to restrict the allowable residential density to a maximum of 66 dwelling units.
(AU) (2.64 acres)
33-56-39

DERM has reviewed concurrent application No. CDMP20240006. The review conducted by DERM on this concurrent zoning application must assume that the CDMP application is approved; if the CDMP application is denied, then DERM recommends that this concurrent zoning applications 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. This analysis does not revisit the merits of the aforementioned CDMP application.

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 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
According to DERM records, public water currently abuts the subject properties. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements. Please note that this development will need to obtain water extension permits prior to DERM approval of future development orders.

This request for a district boundary change from AU to RMD does not include a site plan or proposed development information. 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.

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.

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.

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.

This analysis is based on sanitary sewer infrastructure as it exists at the time of this application. Please be advised that sanitary sewer system infrastructure is constantly changing, and future applications related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications.

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.

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.

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

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 AU to RMD 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: February 7, 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 and Sewer Department (WASD)

Subject: ***UPDATED*** - Zoning Application Comments - 278 ST Development LLC
Application No. Z2024000107

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: 278 ST Development LLC.

Location: The proposed project is located in approximately 2.67 net acres at the southeast corner of SW 278th Street and SW 154th Avenue, in unincorporated Miami-Dade County, Florida, and is further identified by Miami-Dade County Tax Folio Nos. 30-6933-000-0640 and 30-6933- 000-0711, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking a district boundary change from AU (Agricultural/Residential 5 Acres gross) to RMD (Residential Modified District) to allow the construction of 66 Townhouses Units (Low Density).

The estimated total water/sewer flows for the proposed project will be 10,890 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 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 a WASD Agreement No. 33019 pending to be finalized for the subject project, with approved points of connection (P.O.C.) dated January 6, 2025. Per said P.O.C.:

IMPORTANT NOTE: The property is wide horizontally (west-to-east). IF this property goes to M-D County plating to have townhouse lots, it is possible that a water main extension will be required by the nature of the layout, which a site plan has not been provided at this time. For example, it would be expected that water service(s) and fire hydrant(s) will be required within the property; Therefore: the developer may connect to the 8-inch water main (E11048-1) in SW 154th Avenue.

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 connection.

It is IMPORTANT to note that if a looped water system is required, then the developer has an option to connect to the 8-inch water main in SW 154th Avenue and extend an 8-inch water main within the property as required to provide water service(s) and fire hydrant(s), then then continue the 8-inch water main.

extension back to S.W. 154 Ave. and connect to the 8-inch water main in SW 154th Avenue to complete a loop.

Note that an alternative looped water system would require a lengthy water main extension in Old Dixie Highway from SW. 280th Street north to the developer's property, then extend within the property and provide water service(s) and FIRE hydrant(s) as required, then continue the 8-inch water main extension to S.W. 154 Ave., and connect to the 8-inch water main in SW 154th Avenue to complete a loop.

A Water Supply Certification (WSC) letter from WASD was issued on January 10, 2025, through WASD Agreement No. 33019. 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 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 points of connection dated January 6, 2025:

If DERM requires connection to the sewer system, or the Developer-Owner proposes to connect to the sewer system, then a gravity sewer main extension is required. This property is included in a new, proposed WASD public pump station basin for WASD agreement No. 31807 (THANG DANG SUBDIVISION). This project has engineering water-sewer plans being reviewed by WASD and DERM at this time. The provided master sewer plan for this agreement shows that a gravity sewer main extension for the property will allow for connection to the sewer system.

Therefore, If the proposed WASD public sanitary pump station and proposed WASD gravity sewer main for agreement No. 31807 are installed and CONVEYED by the time this project is ready for construction, the developer may connect to the proposed 8-inch gravity sewer main in SW 155th Avenue at SW 278th Street and extend, AT FULL DEPTH , an 8-inch gravity sewer main easterly in SW 278th Street to SW 154th Avenue, then southerly , AT FULL DEPTH , in SW 154th Avenue. to the southwest corner of the property.

If Unity of Title does not apply, then any gravity sewer main within the property shall be public and 8-inch minimum diameter.

If the proposed 8-inch gravity sewer main (Agreement No. 31807; plans are under review with WASD) is not conveyed by the time this project is ready for construction, then a revision of this POC will be necessary to determine the available POC at that time.

Notes to the Developer:

1. The Developer of this project shall coordinate and cooperate on water and sewer interconnections, construction sequence, and schedule with other development projects that are in the vicinity either downstream or upstream with regard to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.

2. If a vicinity development has a water and/or sewer construction permit but has not started construction and another developer would like to take over the other development scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

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 A. Ramirez at (786) 552-8121or benita.ramirez@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: December 10, 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: Z2024000107
Name: 278 ST Development, LLC
Location: Southeast Corner of SW 278 Street and SW 154 Avenue
Section 33 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 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 **65 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
9860	SW 157 Avenue south of SW 272 Street	C	C
F2521	US 1 northeast of SW 272 Street	E + 5%	E + 6%
9926	SW 280 Street east of US 1	C	C
9972	US 1 northeast of SW 288 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."
- 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: Z2024000107

The Miami-Dade Fire Rescue Department has **no objection** to request for zoning designation change uploaded to "EnerGov" on 6/6/2024. 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: February 7, 2025

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: Z2024000107 – 278 ST Development LLC

Location/Folio	27800 Old Dixie HWY Folio 3069330000640 and 3069330000711
Acreage	±2.67 gross acres / ±2.60 net acres
Current Land Use	"Estate Density"
Proposed Land Use	"Medium Density" residential with 1 Density Increase" (25 to 60 dwelling units per gross acre)
Existing Zoning	AU (Agricultural District)
Zoning Request	RMD (Residential Modified District)
Project Description	Development of 103 multifamliy dweling units
Concurrent CDMP Application	CDMP20240006 / With a proferred covenant

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 Applicant is seeking to rezone the property from AU (Agricultural District) to RMD (Residential Modified District) to allow for the development of 103 multifamliy dweling units.
- The Zoning application is being processed concurrently with a CDMP application (CDMP20240006) that proposes to redesignate the site from "Agriculture" to "Medium Density Residential" with one (1) Density Increase.
- The current CDMP designation of "Estate Density" would only allow 6 dwelling units on the site. The proposed CDMP designation of "Medium Density Residential with 1 Density Increase (DI-1)" would allow a maximum density of 160 units (60 units per acre). However, the applicant has a proffered covenant that limits development to 103 units. Approval of the CDMP is required for the Zoning application to be consistent with the CDMP.
- The proffered CDMP covenant also commits to incorporate urban design principles in the development in order to utilize the one density increase (DI-1) overlay provision that permits a density of 25 to 60 units per acre. The utilization of the DI-1 overlay would allow the 38 unit per acre density proposed in the Zoning application.

- The Zoning covenant needs to include a statement that commits to utilize the DI-1 provisions included of the CDMP covenant, noting that if urban design principles are not incorporated in the development, the underlying "Medium Density" designation will apply, which only allows a density of 13 to 25 units per acre.

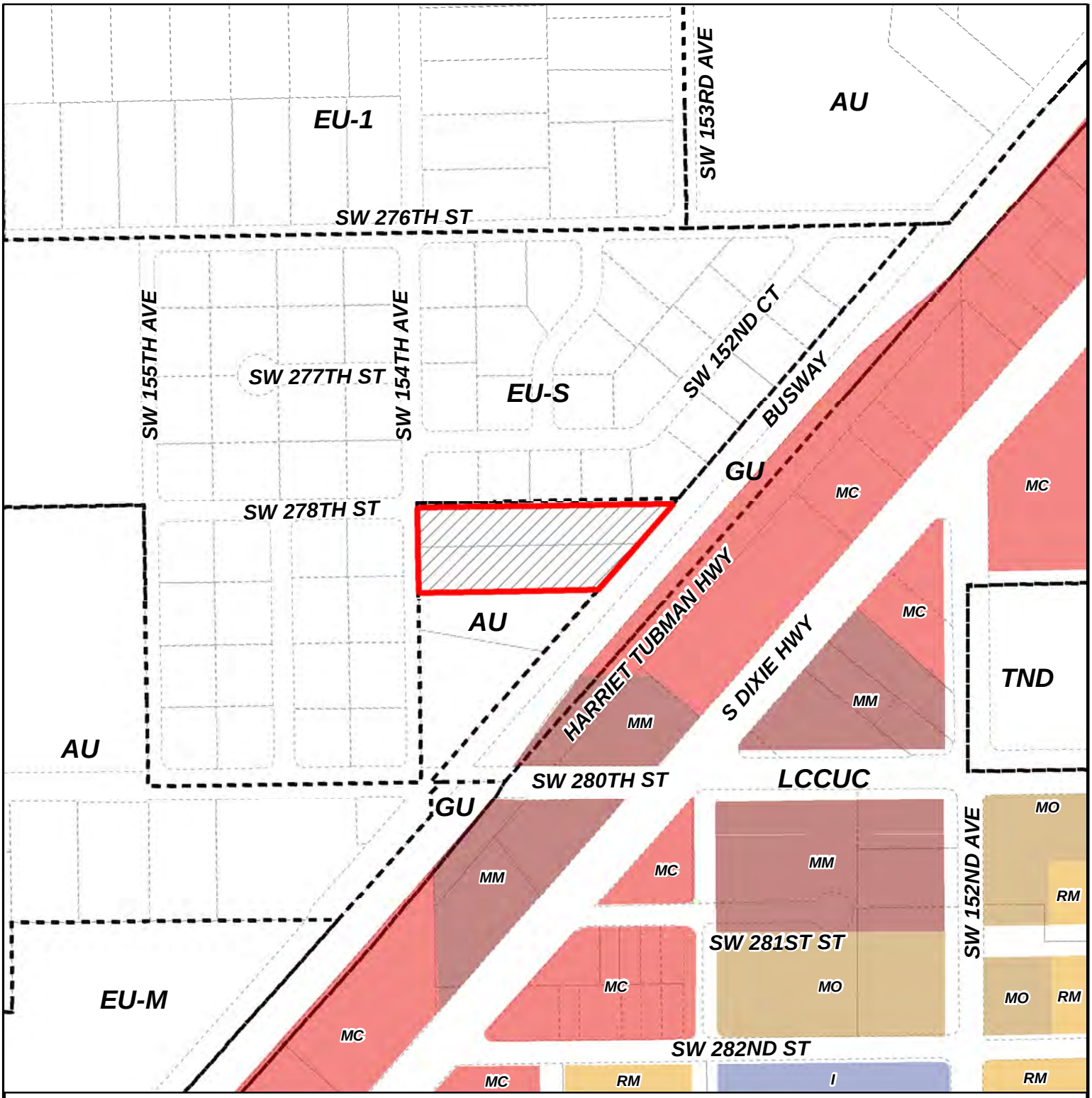
Concurrent CDMP/Zoning Process

- The public hearing for concurrent CDMP/Zoning applications must be scheduled on the same date.
- Approval of the zoning application is contingent upon the CDMP amendment application becoming effective.
  - A CDMP application becomes effective after it has been adopted by the BCC and the 30-day challenge period expires without a petition being filed.
- If timely challenged, an amendment does not become effective until the State Land Planning Agency or Administrative Commission issues a Final Order determining the adopted amendment to be in compliance with state law.

The Planning Division has reviewed the subject zoning application for consistency with the Comprehensive Development Master Plan (CDMP) and finds the zoning request consistent should the CDMP application be adopted.

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:IR



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000107

Section: 33 Township: 56 Range: 39
Applicant: 278 ST Development LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

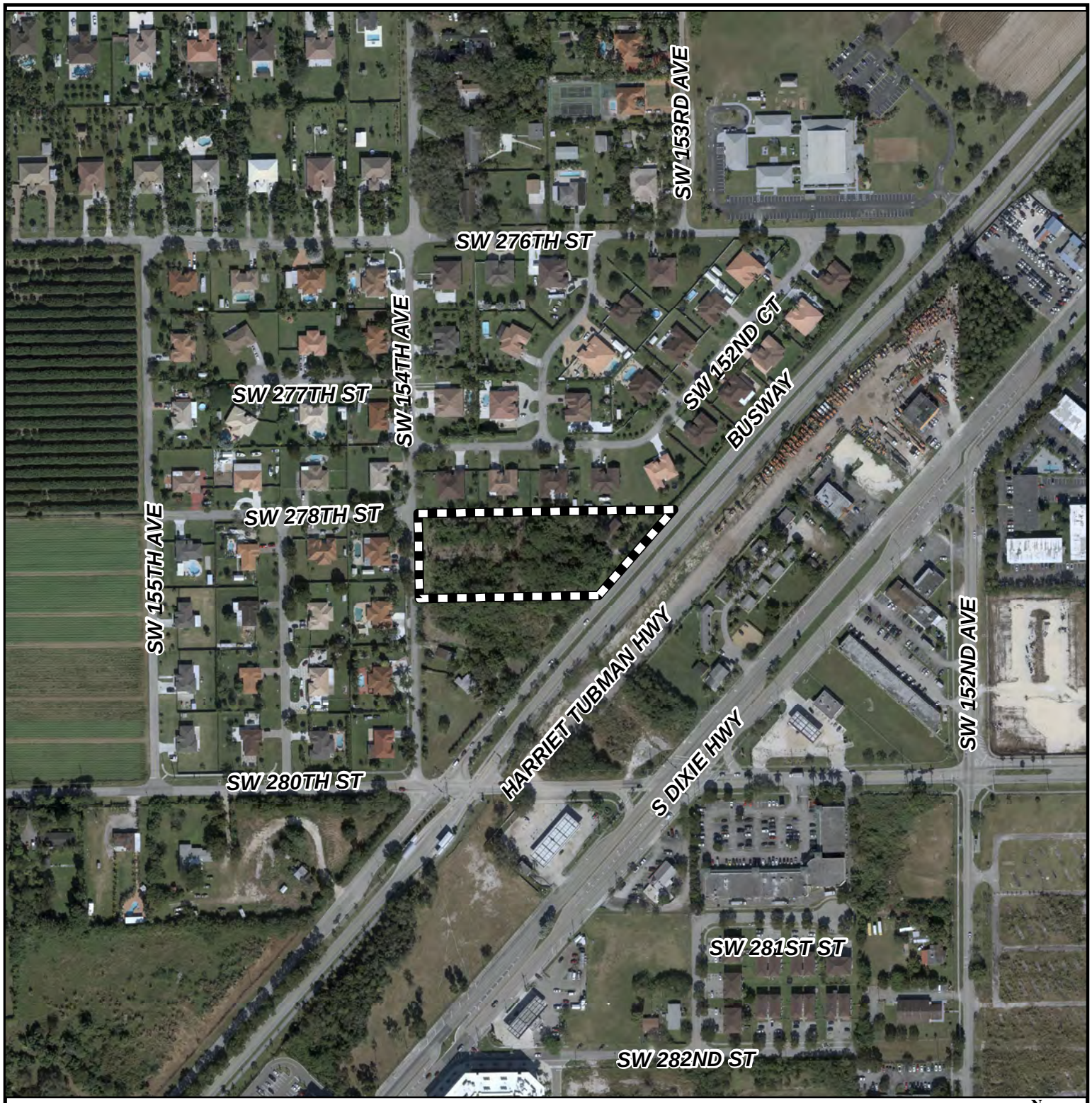
Zoning

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, June 6, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2024000107

Legend

Subject Property

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Section: 33 Township: 56 Range: 39
Applicant: 278 ST Development LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, June 6, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000107

RADIUS: 2640

Section: 33 Township: 56 Range: 39
Applicant: 278 ST Development LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

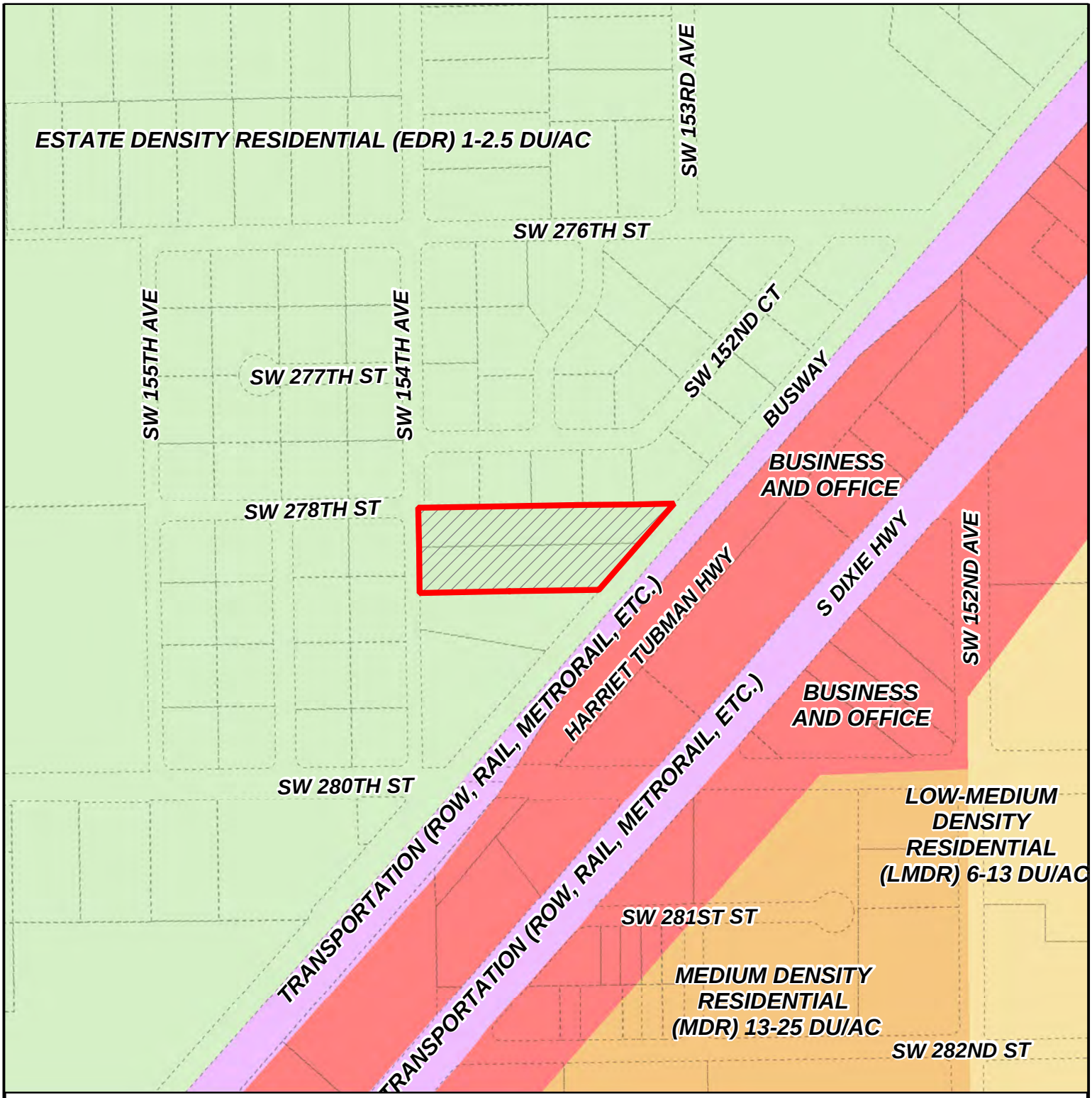
- Subject Property
- Buffer
- Property Boundaries
- UDB

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, June 6, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000107

Section: 33 Township: 56 Range: 39
Applicant: 278 ST Development 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, June 6, 2024

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-107
DATE: JUN 6 2024
BY GONGOL

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percentage 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: 278 ST Development LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
Jose A. Cañero, 250 Giralda Avenue, Coral Gables, Florida 33134	22.22%
Jose M. Cañero, 250 Giralda Avenue, Coral Gables, Florida 33134	22.22%
Rodolfo Rodriguez, 250 Giralda Avenue, Coral Gables, Florida 33134	22.22%
Aldo Beretta, 250 Giralda Avenue, Coral Gables, Florida 33134	33.34%

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].

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-107
DATE: JUN 6 2024
BY: GONGOL

• NAME OF PURCHASER: _____

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.

278 ST Development LLC, a Florida limited liability company

By: Jose Cañero

Print Name: Jose A. Cañero

Title: Manager

Sworn to and subscribed before me this 30th day of May, 2024. Affiant is personally known to me or has produced _____ as identification.

R. R.

(Notary Public)

RAQUEL RIVAS
Notary Public-State of Florida
Commission # HH 431087
My Commission Expires
October 24, 2027

My commission expires 10/24/27

*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.

This instrument was prepared by:

Name: Juan J. Mayol, Jr., Esq.
Address: Holland & Knight LLP
701 Brickell Avenue Suite 3300
Miami, Florida 33131

H&K DRAFT 02-07-2025

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, **278 ST Development LLC**, a Florida limited liability company (hereinafter 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”);

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the “CDMP”) in the October 2023 Cycle and said amendment is identified as Application No. CDMP20240006; and

WHEREAS, the Owner has also filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2024000107 (the "Zoning Application"), for the purpose of seeking the rezoning of the Property and site plan approval 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 Zoning 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) **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. CDMP20240006, which was processed concurrently with Zoning Application No. Z2024000107.

2) **Maximum Residential Density**. Notwithstanding the approval of the Zoning Application, the proposed development of the Property shall be developed with a maximum of sixty-six (66) residential dwelling units.

3) **For Sale**. The Owner has committed to initially offering the units for sale and shall provide evidence to the Director of such offer, such as a copy of listing or marketing materials for the units. Nothing in this paragraph shall limit the ability of the owners of individual units to offer their units for rent.

4) **Urban Development Design Guidelines.** Any development application seeking to benefit from the density increase provided by the "DI-1 Overlay" shall utilize the Miami-Dade County's Urban Design Manual endorsed by Resolution R-1360-98 of the Board of County Commissioners as a guideline for the Property's development, and at a minimum, shall incorporate the following design principles:

(A) Buildings shall be compatible with surrounding development or made compatible through the use of, among other methods: landscaping, buffers such as walls and fences, architectural styles that complement surrounding development, and building height transitions.

(B) Buildings shall be built close to the sidewalk to create a public space in the street corridor that is comfortable, interesting, and safe for pedestrians. The Owner shall seek, if necessary, variances of the County's zoning regulations to accommodate this requirement.

H&K DRAFT 02-07-2025

If any variances necessary to meet this requirement are not approved by the County at the time the Property or any portion thereof is subject to a district boundary change to accommodate the density increase provided by the "DI-1 Overlay," the Owners shall develop buildings as reasonably close as possible to the minimum setback permitted by the County's zoning standards.

(C) The front of buildings shall provide a door serving as the primary entrance and address the street by incorporating such features as porches, stoops, covered entrances or similar elements.

(D) The Property shall connect to the adjoining (and proposed) street sidewalk network.

(E) Except as provided in this Declaration, fences and walls along street frontages shall have a height that does not impede pedestrian visibility of a building's front elevation from the street.

(F) The Owner agrees to install a combination of fence, columns, and landscaping, in compliance with Chapter 28 of the County Code, to provide privacy to the residents of the proposed subdivision and to screen to the maximum extent practicable any off-street parking areas.

(G) Buildings shall have abundant windows and doors at street level and incorporate a variety of architectural features and treatments on all facades such as, but not limited to balconies, porches, enclosed entrances; a variety of materials such as stone, metal, stucco, concrete and brick; modulation and articulation of building surfaces; and changes in roof levels.

(H) Uniform street furniture and lighting standards shall be provided throughout the

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Property. All permanent light fixtures within 30 feet of the property's interior lot lines will be screened to ensure that light from the fixture is directed downward and to minimize any potential halo effect created by said fixtures.

(I) To ensure an adequate transition between the development of the Property and any adjacent existing agricultural operations, the Owner shall incorporate appropriate buffering elements between the proposed development and any existing agricultural operation. In addition, the Owner shall take steps to control the spillage of light and stormwater runoff from the Property onto any adjacent agricultural operations.

4) **Landscape Buffer**. In an effort to provide a continuous visual screen between the Property and the adjacent property owners on the north and west of SW 154 Avenue, prior to the issuance of a certificate of occupancy for any new buildings on the Property, the Owner shall install a 10-foot wide landscaped buffer along the northern boundary (except for pedestrian walkways) and the western boundary (except for pedestrian walkways and points of egress and ingress) of the Property (the "Buffer"), which Buffer shall be located in a separate tract and outside of any platted residential lot. The Buffer shall, at a minimum, contain the following: a six foot (6') high precast concrete wall along the north and west property lines, subject to compliance with Section 33-310.4 of the Code, and a hedge of such species as may be approved by the Department of Regulatory and Economic Resources (the "Department"), which hedge shall be planted at a minimum height of 36" and then maintained at a minimum height of six feet (6'), and live oak, mahogany, crape myrtle trees (or such substitute trees as may be approved by the Department), to be planted at a minimum height of sixteen

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feet (16') and at a maximum average spacing of twenty-five feet (25') on center.

5) **Building Height.** The height of the future buildings shall not exceed 2 stories and shall not exceed 35 feet in height.

6) **Building Setbacks.** All buildings shall comply with a maximum 15-foot building frontage zone from the east property line and shall setback a minimum of 20 feet from the west and north property lines.

7) **Entry and Exit Locations.** Subject to the approval of the Platting Section and the Department of Public Works, access to and from the Property, once developed, shall be restricted as follows: (a) future residents of the Property shall enter and exit the Property through one or more driveway(s) on Harriet Tubman Highway; and (b) only emergency vehicles may enter and exit the Property through one or more driveway(s) on SW 154 Avenue. Notwithstanding the foregoing, in the event of an emergency on the Property, residents may exit the Property onto SW 154 Avenue.

8) **Traffic Calming Measures Evaluation.** Following the approval of the Zoning Application, as part of the Administrative Site Plan Review ("ASPR") Application submittal process, the Owner shall submit to the Traffic Engineering Division (TED) of the Department of Transportation and Public Works for review and approval an evaluation of the need to install one or more speed tables within the SW 154 Avenue right-of-way along the Property's western boundary, which evaluation shall be prepared by a Florida licensed traffic engineer. Should TED approve the installation of the speed table(s), the Owner shall seek all necessary design approvals and permits and cause the installation of the speed table(s) at its own cost and expense prior to the issuance of a certificate of occupancy for the unit representing fifty-one percent (51%) of the units to be built on the

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Property.

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.

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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

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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.

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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 02-07-2025

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

WITNESSES:

278 ST Development LLC, a Florida limited liability company

By: _____
Name: Jose A. Cañero
Title: Manager

_____
Signature

_____
Printed Name

_____
Address

_____
Signature

_____
Printed Name

_____
Address

_____
Address

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by Jose A. Cañero, as Manager of 278 ST Development 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:

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EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL 1:

Commence at the Northeast corner of the SW 1/4 of the SE 1/4 of the SW 1/4 of Section 33, Township 56 South, Range 39 East; thence in a Westerly direction along the North boundary line of said SW 1/4 of the SE 1/4 of the SW 1/4 of said Section to the intersection of said land and the Northwesterly boundary line of Dixie Highway as the Point of Beginning; thence Southwesterly along the Northwesterly line of said Dixie Highway a distance of 150 feet; thence in a Westerly direction and parallel to the North boundary line of the SW 1/4 of the SE 1/4 of the SW 1/4 of Section 33, Township 56 South, Range 39 East, to the point of said intersection with the West boundary of the SW 1/4 of the SE 1/4 of the SW 1/4 of Section 33, Township 56 South, Range 39 East; thence in a Northerly direction along said line to the Northwest corner of the SW 1/4 of the SE 1/4 of the SW 1/4; thence in an Easterly direction to the Point of Beginning. Said lands situate, lying and being in Miami-Dade County, Florida.

PARCEL 2:

The South 111.40 feet of the North 222.8 feet of the SW 1/4 of the SE 1/4 of the SW 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, lying Westerly of the Florida East Coast Railway Right-Of-Way, Miami-Dade County, Florida.

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OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a Declaration of Restrictions ("Declaration") pursuant to Zoning Hearing Application No. Z2024000107, covering the real property hereinafter described, it is hereby certified that I have examined a Title Insurance Policy No. 2543-1-7382-2023.7251209-229643498, issued by Chicago Title Insurance Company, covering the period from the beginning to the 20th day of January, 2023, at the hour of 1:13 PM, and I know of no reason that this Title Policy is inaccurate or incomplete, together with that certain title search from Chicago Title Insurance Company under Property Information Report No. 11984060, covering the period from January 20, 2023 at the hour of 1:13 PM, to October 1, 2024, at the hour of 11:00 PM, as updated to January 22, 2025, at the hour of 11:00 PM, inclusive, of the following described property:

(See Legal Description attached hereto as Exhibit "A")

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

278 ST DEVELOPMENT, LLC, a Florida limited liability company

NOTE: Jose A. Canero, as Manager of 278 ST DEVELOPMENT, LLC, a Florida limited liability company is authorized to execute the Covenant.

Subject to the following encumbrances, liens, and other exceptions:

1. **RECORDED MORTGAGES:**

   Mortgage dated June 26, 2024, with 278 ST DEVELOPMENT, LLC, a Florida limited liability company, as Mortgagor, and 14251 Investments, LLC, a Florida limited liability company, as Mortgagee, recorded July 10, 2024, in Official Records Book 34307, at Page 4093, of the Public Records of Miami-Dade County, Florida.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGEMENTS:**

   None of record

3. **GENERAL EXCEPTIONS:**

   None.

4. **SPECIAL EXCEPTIONS:** None of record

5. **REAL ESTATE TAXES:** 2024 Real Estate Taxes which are not yet due and payable
   Tax Folio Number(s): 30-6933-000-0640 and 30-6933-000-0711.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Covenant Running with the Land.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

Name	Interest	Special Exception Number
14251 Investments, LLC a Florida limited liability Company	Mortgagee	

The following is a description of the aforementioned Title Policy and its continuations:

Number	Company Certifying	No. of Entries	Period Covered
#2543-1-7382-2023.7251209-229643498	Chicago Title Insurance Company	N/A	Beginning to 1/20/2023
#11984060	Chicago Title Insurance Company	N/A	1/20/23 to 1/22/2025

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 7th day of February, 2025.

Jose J. Leonardo, Esq.
Florida Bar No. 705594
Address: 500 S. Dixie Highway, Suite 204
Coral Gables, FL 33146

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

The foregoing instrument was sworn to and acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 7th day of February, 2025, by Jose J. Leonardo, an individual. He/She is ☒ personally known to me or ☐ has produced _____ as identification.

Notary Public State of Florida
Milagros Penas
My Commission
HH 254007
Exp. 4/17/2026

_____
Notary Public

[Notarial Seal]
My Commission Expires:

_____
Printed Name of Notary

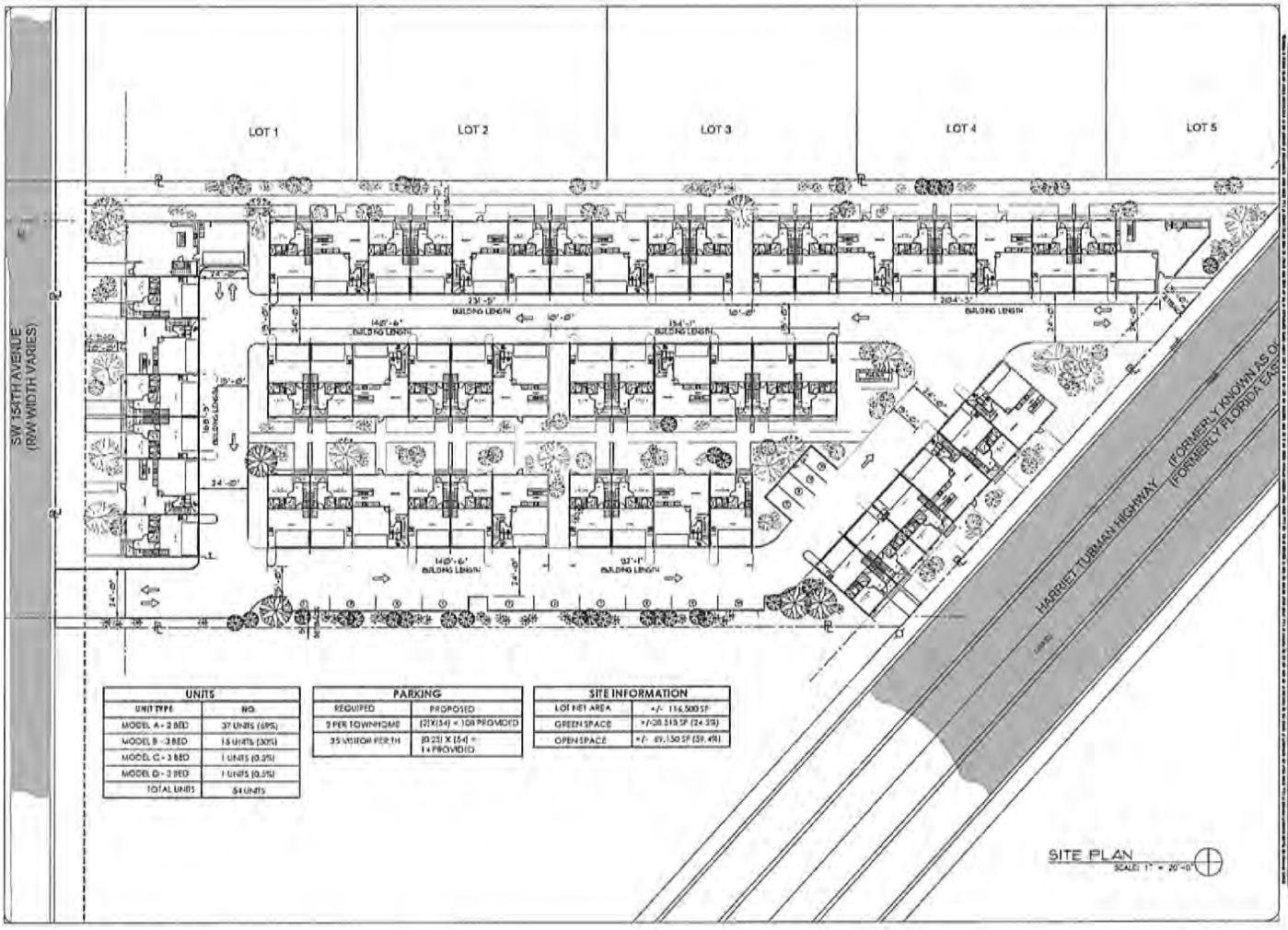
Exhibit "A"
(Legal Description)

PARCEL 1:

Commence at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East; thence in a Westerly direction along the North boundary line of said Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section to the intersection of said land and the Northwesterly boundary line of Dixie Highway as the Point of Beginning; thence Southwesterly along the Northwesterly line of said Dixie Highway a distance of 150 feet; thence in a Westerly direction and parallel to the North boundary line of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East, to the point of said intersection with the West boundary of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East; thence in a Northerly direction along said line to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4; thence in an Easterly direction to the Point of Beginning. Said lands situate, lying and being in Miami-Dade County, Florida

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LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
SW 154TH AVENUE
(RIW WIDTH VARIES)
HARRIET TUBMAN HIGHWAY (FORMERLY KNOWN AS OL
(FORMERLY FLORIDA EAST
231'-5"
BUILDING LENGTH
10'-0"
10'-0"
204'-5"
BUILDING LENGTH
140'-6"
BUILDING LENGTH
154'-1"
BUILDING LENGTH
168'-5"
BUILDING LENGTH
140'-6"
BUILDING LENGTH
93'-1"
BUILDING LENGTH
24'-0"
24'-0"
24'-0"

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-107
DATE: JUN 6 2024
BY: GONGOL

278 ST Development LLC - View of Southwest Corner from SW 154th Avenue



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-107
DATE: JUN 6 2024
BY: GONGOL

278 ST Development LLC - View from the Intersection of SW 278th Street and SW 154th Avenue



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